

## 9.24 Direct Control District (DC-3)



### Purpose and Intent

The purpose and intent of this land use district is to allow direct control by Council over the development of land located on NW-27-23-21-W4M, NE-28-23-21-W4M, NW-6-28-21-W4M and NE-6-28-21-W4M.

### Authority

All Permitted Uses shall be referred to the Development Officer for a decision while Discretionary Uses shall be referred to Council for a decision.

### Definitions

**Communal Child Care:** Child care intended for short term daily care between the hours of 6am and 6pm of six (6) or more children under the age of seven (7), by someone other than the parent or guardian. The parent or guardian of the children must be present on or in the same property or building that the child care is taking place. There is no formal educational curriculum as part of the daily child care.

### Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Buildings / Structures	Agricultural Support Services
Agricultural Buildings / Structures	Abattoir
Agricultural Operation	Agricultural Processing – Major
Agricultural Processing – Minor	Composting Facility
Communal Child Care	Essential Public Service
Dwelling, Clustered Farm	Food and Beverage Production
Dwelling, Duplex	Greenhouse, Public
Dwelling, Multi-Unit	Industrial, Light
Dwelling, Manufactured	Industrial, Medium
Dwelling, Modular	Natural Resource Extractive
Dwelling, Single Detached	Office
Greenhouse, Private	Farmers Market
Market Garden	Recycling Facility
Nursery	Tower
School, Colony	Warehouse / Commercial Storage
Signs Requiring a Development Permit	WECS Category 1
Solar Panel, Ground Mounted	WECS Category 2
Worship Facility	

Notes: 1 - See Development Permits Not Required Section  
 ^ - See Signage Section for Signage that does not require a permit

### Site Regulations

- b) The following regulations and policies shall apply to every development in this district:

<b>Minimum Lot Area Requirements</b>	The minimum lot size at the time of this bylaw given third reading
<b>Minimum Yard Setbacks</b>	38.10 m (125.0 ft) from the nearest limit (property line) of the public road right of way
	7.62 m (25.0 ft) from the property line in all other cases
<b>Minimum Yard Setback between Buildings / Structures</b>	1.52 m (5.0 ft)
<b>Maximum Height Requirements</b>	18.28 m (60.0 ft) or three storeys (excludes grain bins and feed mills)
<b>Minimum Gross Floor Area</b>	A minimum of 97.54 m <sup>2</sup> (1,050 ft <sup>2</sup> ) Dwelling, Dingle Detached
	A minimum of 97.54 m <sup>2</sup> (1,050 ft <sup>2</sup> ) Dwelling, Manufactured
	A minimum of 97.54 m <sup>2</sup> (1,050 ft <sup>2</sup> ) Dwelling, Modular
	A minimum of 84.0 m <sup>2</sup> (904.20 ft <sup>2</sup> ) Dwelling, Semi-Detached (per unit)
	A minimum of 84.0 m <sup>2</sup> (904.20 ft <sup>2</sup> ) Dwelling, Multi-Unit (per unit)
<b>Density</b>	The maximum number of multiple unit dwellings shall be six (6)
	The maximum number of dwelling units in a multiple unit dwelling shall be eight (8)
	Maximum density for dwellings other than multiple unit dwellings shall be permitted in accordance with the same use defined as Dwelling, Clustered Farm.

**Special Regulations**

- c) No more than four (4) industrial operations will be allowed in NW-27-23-21-W4M and NE-28-23-21-W4M combined this District.
- d) No more than four (4) industrial operations will be allowed in NW-6-28-21-W4 and NE-6-28-21-W4 combined.
- e) The design, location and operation of private sewage treatment facilities shall adhere to the Alberta Private Sewage Systems Standard of Practice.
- f) No operation or activity shall emit air and water contaminants in excess of the standards prescribed by the Environmental Protection and Enhancement Act.

# Appendix A: DC-3

