



9.25 Direct Control District (DC-4)

Purpose and Intent

The purpose and intent of this land use district is to allow direct control by Council over development of land located within Lot 1, Block 1 Plan 1012696 in the NE-7-22-21-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.

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 Building / Structure | |
| Outdoor Storage | |
| Office | |
| Shipping Container | |
| Recreational Vehicle Storage | |

Site Regulations

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

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| Minimum Parcel Size | 0.40 ha (1.0 ac) or greater |
| Maximum Lot Coverage | No buildings, structures or impervious surfaces shall cover more than 40% of the lot area. |
| Required Buildable Area | In accordance with the Buildable Area for Parcels Section of this Bylaw |
| Setback Between Buildings / Structures | A minimum of 1.52 m (5.0 ft) |
| Front Yard Setback | A minimum of 38.10 m (125.0 ft) from the right-of-way of a public road. |
| | A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road. |
| | A minimum of 7.62 m (25.0 ft) from the property line in all other cases. |
| Side Yard Setback | A minimum of 38.10 m (125.0 ft) from the right-of-way of a public road. |
| | A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road. |
| | A minimum of 7.62 m (25.0 ft) from the property line in all other cases. |
| Rear Yard Setback Requirements | A minimum of 38.10 m (125.0 ft) from the right-of-way of a public road. |
| | A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road. |
| | A minimum of 7.62 m (25.0 ft) from the property line in all other cases. |
| Yards Setbacks from Existing and Proposed Highways and Service Roads | Discretion of Alberta Transportation |

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|-------------------------|---|
| Other Setbacks | See the Special Setback Requirements section of this Bylaw for additional setback requirements that may apply. |
| Building Heights | Dwelling Unit: Maximum 12.19 m (40.0 ft) |
| | For all other Permitted and Discretionary Uses: Limited to such height as deemed suitable and appropriate for the intended use. |

Appendix A: DC-4

