

9.26 Direct Control District (DC-5)



Purpose and Intent

The purpose and intent of this land use district is to allow direct control by Council over a portion of NE-27-24-25-W4M for the purposes of a compressor station and natural resource extraction / processing.

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	Industrial, Light
Outdoor Storage	Industrial, Medium
Office	
Shipping Container	
Natural Resource Extraction / Processing	

Site Regulations

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

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

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-5

