

9.27 Direct Control District (DC-6)



Purpose and Intent

The purpose and intent of this land use district is to allow direct control by Council over the development of a variety of residential and commercial uses in 5272 CG located within the Hamlet of Rosebud.

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 Buildings/Structures	Drinking and Eating Establishment
Accessory Use	Signs Requiring a Development Permit
Bed and Breakfast	Uses as per Development Authority
Dwelling, Duplex	
Dwelling, Secondary Suite	
Farmers Market	
Home-Based Business, Type 2	
Mixed Use Apartments	
Office	
Restaurant	
Retail Establishment	
Spa and Wellness Centre	
Signs Not Requiring a Development Permit	

Site Regulations

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

Minimum Area of Site	345.0 m ² (3,714 ft ²) for fully serviced lots
Minimum Width of Site	9.0m (29.5 ft)
Front Yard Setbacks	1.22m (4.0ft)
Side Yard Setbacks	Principal Buildings: 1.22m (4.0ft) If adjacent to other properties 0.15 where structure is adjacent to a roadway
	Accessory Buildings: 1.22m (4.0 ft)
Rear Yard Setbacks	Principle Buildings: 7.62 m (25.0 ft)
	Accessory Buildings: 1.22 m (4.0 ft)
Minimum Yard Setback between Buildings / Structures	1.52m (5.0 ft)
Maximum Height Requirements	Principal Building: 12.20 m (40.0 ft) and three stories

	Accessory Buildings: 5.49 m (18.0 ft) and one storey
Maximum Lot Coverage	75%
Landscaping Requirements	10% of site area unless otherwise determined by the Development Authority

Additional Requirements

- c) Outside storage areas shall be screened from adjacent sites and public thoroughfares to the satisfaction of the Development Authority.

Appendix A: DC-6

