

## 9.28 Direct Control District (DC-7)



### General Regulations

- a) The General Regulations contained in the Land Use Bylaw shall apply unless otherwise specified in this Bylaw.
- b) The General Regulations contained within this section are applicable to the entire development area which includes all development cells.
- c) Council shall be responsible for the issuance of development permits for all discretionary uses listed within each development cell.
- d) The Development Officer shall be responsible for the issuance of development permits for all permitted uses listed within each development cell.
- e) For the purposes of this Bylaw, the lands shall be divided into development cells. The boundaries of each development cell are indicated on the attached Schedule 'A' which forms part of this Bylaw.
- f) The location, size and shape of the development cells as indicated on the attached "Appendix A – Development Cells" are approximate and will be determined by plan of survey to the satisfaction of the County, to be submitted to the County by the Developer as an application for subdivision approval.
- g) The water supply and distribution system required to service any of the development cells shall be via a piped water system constructed, licensed and permitted by Alberta Environment and Parks.
- h) The wastewater servicing solution required to service any of the development cells shall be via a piped wastewater system constructed, licensed and permitted by Alberta Environment and Parks.

### 1. Cell 1 Land Use Regulations – Residential Type I

#### Purpose and Intent

The purpose and intent of this development cell is to provide for low density residential development in the form of single detached dwellings.

#### 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	Home-Based Business, Type 2
Dwelling, Single Detached	Show Home
Essential Public Service	
Sign, Identification	

#### Site Regulations

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

<b>Minimum Parcel Size</b>	As per the Approving Authority
<b>Minimum Parcel Width</b>	14.0m (46.0ft)
<b>Front Yard Setback</b>	6.10m (20.0ft) principal building and accessory buildings
	4.57m (15.0ft) principal building and accessory buildings (street side of a corner site)
	4.57m (15.0ft) for side entrance garages where the vehicular garage doors do not front the street
<b>Side Yard Setback</b>	1.22m (4.0ft) principal building and accessory buildings
	3.05m (10.0ft) principal building and accessory buildings (street side of a corner site)
<b>Rear Yard Setback</b>	6.10m (20.0ft) principal building
	3.05m (10.0ft) accessory buildings
<b>Minimum Yard Setback between Buildings / Structures</b>	1.52 m (5.0 ft)
<b>Maximum Height Requirements</b>	10.0m (32.8ft) principal building
	5.03m (16.5ft) accessory buildings
<b>Maximum Site Coverage</b>	50%

## 2. Cell 2 Land Use Regulations – Residential Type II

### Purpose and Intent

The purpose and intent of this development cell is to provide for low to medium density residential development in the form of semi-detached dwellings.

### 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	Home-Based Business, Type 2
Dwelling, Semi-Detached	Show Home
Essential Public Service	
Sign, Identification	

### Site Regulations

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

<b>Minimum Parcel Size</b>	As per the Approving Authority
<b>Minimum Parcel Width</b>	7.6m (25.0ft) semi-detached units

<b>Front Yard Setback</b>	6.10m (20.0ft) principal building and accessory buildings
	4.57m (15.0ft) principal building and accessory buildings (street side of a corner site)
	4.57m (15.0ft) for side entrance garages where the vehicular garage doors do not front the street
<b>Side Yard Setback</b>	1.22m (4.0ft) principal building and accessory buildings
	3.05m (10.0ft) principal building and accessory buildings (street side of a corner site)
	0.0m (0.0ft) principal building where sharing a common wall
<b>Rear Yard Setback</b>	6.10m (20.0ft) principal building
	3.05m (10.0ft) accessory buildings
<b>Minimum Yard Setback between Buildings / Structures</b>	1.52 m (5.0 ft)
<b>Maximum Height Requirements</b>	10.0m (32.8ft) principal building
	5.03m (16.5ft) accessory buildings
<b>Maximum Site Coverage</b>	50%

### 3. Cell 3 Land Use Regulations – Residential Type III

#### Purpose and Intent

The purpose and intent of this development cell is to provide for country residential development on lots ranging in size from 0.5 to 1.0 acre.

#### 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	Home-Based Business, Type 2
Dwelling, Single Detached	Show Home
Essential Public Service	
Sign, Identification	

#### Site Regulations

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

<b>Minimum Parcel Size</b>	1,951m <sup>2</sup> (21,000ft <sup>2</sup> )
<b>Minimum Parcel Width</b>	21.0m (68.9ft)
<b>Front Yard Setback</b>	7.62m (25.0ft) principal building and accessory buildings

<b>Side Yard Setback</b>	3.05m (10.0ft) principal building and accessory buildings
<b>Rear Yard Setback</b>	7.62m (25.0ft) principal building and accessory buildings
<b>Minimum Yard Setback between Buildings / Structures</b>	1.52 m (5.0 ft)
<b>Maximum Height Requirements</b>	10.0m (32.8ft) principal building
	5.03m (16.5ft) accessory buildings
<b>Maximum Site Coverage</b>	40%

#### 4. Cell 4 Land Use Regulations – Golf Course

##### Purpose and Intent

The purpose and intent of this development cell is to provide for a golf course and accessory uses and accessory buildings related to the golf course.

##### 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	Dwelling, Employee
Essential Public Service	Golf Course
Sign	

##### Site Regulations

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

<b>Minimum Parcel Size</b>	As per Approving Authority
<b>Minimum Parcel Width</b>	As per Approving Authority
<b>Front Yard Setback</b>	6.10m (20.0ft) principal building (clubhouse) and accessory building
<b>Side Yard Setback</b>	Principal Building (clubhouse): 3.05m (10.0ft) abutting an internal road 1.22m (4.0ft) from the property line in all other cases
	Accessory Buildings: 3.05m (10.0ft) abutting an internal road 1.22m (4.0ft) from the property line in all other cases
<b>Rear Yard Setback</b>	6.10m (20.0ft) principal building (clubhouse)
	1.22m (4.0ft) accessory buildings
<b>Minimum Yard Setback between Buildings / Structures</b>	1.52 m (5.0 ft)
<b>Maximum Height Requirements</b>	18.28 m (60.0ft)

## 5. Cell 5 Land Use Regulations – Public Utility

### Purpose and Intent

The purpose and intent of this development cell is to provide for public/private utilities required to service the subject lands.

### 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
Essential Public Service	None

### Site Regulations

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

Minimum Parcel Size	As per Approving Authority
Minimum Parcel Width	As per Approving Authority
Front Yard Setback	As per Approving Authority
Side Yard Setback	As per Approving Authority
Rear Yard Setback	As per Approving Authority
Maximum Height Requirements	As per Approving Authority
Maximum Site Coverage	As per Approving Authority

## 6. Cell 6 Land Use Regulations – Storage

### Purpose and Intent

The purpose and intent of this development cell is to provide for the outside storage of recreational vehicles.

### 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	Recreation Vehicle Storage
Essential Public Service	

### Site Regulations

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

<b>Minimum Parcel Size</b>	1.21ha (3.0 ac)
<b>Minimum Front Yard Setback Requirements</b>	15.24m (50ft) principal building and accessory buildings
<b>Minimum Side Yard Setback Requirements</b>	3.05m (10.0ft) principal building and accessory buildings
<b>Minimum Rear Yard Setback Requirements</b>	6.10m (20.0ft) principal building and accessory buildings
<b>Minimum Yard Setback between Buildings / Structures</b>	1.52m (5.0ft)
<b>Maximum Height Requirements</b>	As per Approving Authority

## 7. Cell 7 Land Use Regulations – Village Centre

### Purpose and Intent

The purpose and intent of this development cell is to provide for the development of a village centre for commercial, administrative and community facilities to serve the community.

### 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:

<b>Permitted</b>	<b>Discretionary</b>
Accessory Building/Structure	Community Building and Facility
Office	Community Recreation Facility
Signs Not Requiring a Development Permit	Convenience Store
	Drinking and Eating Establishment
	Entertainment Venue
	Fitness Centre
	Liquor Sales
	Outdoor Café
	Restaurant
	Retail Establishment
	Service Station
	Show Home
	Signs Requiring a Development Permit

### Site Regulations

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

<b>Minimum Parcel Size</b>	2.11 ha (5.2 ac)
<b>Front Yard Setback</b>	15.24m (50ft)
<b>Side Yard Setback</b>	12.2 m (40.0 ft) abutting a County road
	3.05 m (10.0 ft) from the property line in all other cases
<b>Rear Yard Setback</b>	6.10m (20.0ft)

<b>Minimum Yard Setback between Buildings / Structures</b>	1.52m (5.0ft)
<b>Maximum Height Requirements</b>	18.28 m (60.0 ft)
<b>Maximum Site Coverage</b>	50%

### Development Regulations

- c) Building Design
  - i. The design, character and appearance of all buildings shall be appropriate to and compatible with their intended use and the surrounding area.
  - ii. All colours, materials and finishes should be co-ordinated on all exterior elevations of the buildings to achieve total continuity and comprehensiveness of design.
  - iii. The finish and appearance of any accessory buildings shall complement the principal building(s).
  - iv. Detailed architectural design guidelines prepared by a professional architect must be submitted to Wheatland County in advance of future commercial development within the Village Centre cell.
  
- d) Parking / Loading
  - i. The parking and loading requirements contained in the Land Use Bylaw, at the time the development permit is applied for, shall apply unless otherwise specified in this Bylaw.
  - ii. Parking areas shall be paved with an asphalt or concrete surface.
  - iii. Loading areas shall be visually screened from Muirfield Boulevard and Range Road 264.

### Special Regulations

- e) With each Development Permit application, a Site Plan shall be submitted for the area covered by the development permit application. The plan shall show anticipated building use, building footprints, building orientation, parking areas, vehicular access/egress, servicing between parcels, open space, landscaping, signage, pedestrian circulation to/from and within the Site and other information to the satisfaction of the Development Authority.

## 8. Cell 8 Land Use Regulations – Seniors’ Independent Living

### Purpose and Intent

The purpose and intent of this development cell is to provide for a seniors’ independent living complex.

### 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	Dwelling, Multi-Unit
Signs	Home Sales Center
	Residential Care Facility

## Site Regulations

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

<b>Minimum Parcel Size</b>	1.86 ha (4.59 ac)
<b>Front Yard Setback</b>	15.24m (50ft)
<b>Side Yard Setback</b>	12.2 m (40.0 ft) abutting a County road
	3.05 m (10.0 ft) from the property line in all other cases
<b>Rear Yard Setback</b>	6.10m (20.0ft)
<b>Minimum Yard Setback between Buildings / Structures</b>	1.52m (5.0ft)
<b>Maximum Height Requirements</b>	18.28 m (60.0 ft)
<b>Maximum Site Coverage</b>	50%

## Development Regulations

c) Building Design

- i. The design, character and appearance of all buildings shall be appropriate to and compatible with their intended use and the surrounding area.
- ii. All colours, materials and finishes should be co-ordinated on all exterior elevations of the buildings to achieve total continuity and comprehensiveness of design.
- iii. The finish and appearance of any accessory buildings shall complement the principal building(s).

d) Parking / Loading

- i. The parking and loading requirements contained in the Land Use Bylaw, at the time the development permit is applied for, shall apply unless otherwise specified in this Bylaw.
- ii. Parking areas shall be paved with an asphalt or concrete surface.
- iii. Loading areas shall be visually screened from Muirfield Boulevard and Range Road 264.

## Special Regulations

e) With each Development Permit application, a Site Plan shall be submitted for the area covered by the development permit application. The plan shall show anticipated building use, building footprints, building orientation, parking areas, vehicular access/egress, servicing between parcels, open space, landscaping, signage, pedestrian circulation to/from and within the Site and other information to the satisfaction of the Development Authority.

## 9. Cell 9 Land Use Regulations – Future Residential Type 1 Development

### Purpose and Intent

The purpose and intent of this development cell is to provide for future single-family residential development within the Lakes of Muirfield community upon near build-out of Cell 1 of this Direct Control (DC) District.



## 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
None	None

## Special Regulations

- b) A DC Bylaw Amendment shall be required authorizing development in Cell 9 before development can proceed.
- c) No DC Bylaw amendment authorizing development in Cell 9 should occur until 90% of the lots in Cell 1 have been issued building permits. Upon building permits having been issued for 90% of the lots in Cell 1 pursuant to the *Safety Codes Act*, County staff shall prepare and submit an amendment to this DC Bylaw that allows for single-family residential development in Cell 9 for Council's consideration.
- d) A DC Bylaw amendment may allow for either a portion or all of Cell 9 to be developed, as determined to be appropriate by Council.

## APPENDIX A: DC-7

