

9.29 Direct Control District (DC-8)



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 Lot 8, Block 1, Plan 1510257 in the NW-4-24-25-W4M.

General Regulations:

- a) The General Regulations contained in the Land Use Bylaw shall apply unless otherwise specified in this Direct Control Bylaw.
- b) For the purposes of this Bylaw, the lands shall be divided into two development cells. The boundaries of each development cell are indicated on the attached Schedule 'A' which forms part of this Bylaw.
- c) No operation or activity shall emit air and water contaminants in excess of the standards prescribed by the Environmental Protection and Enhancement Act.
- d) The minimum lot area of this Direct Control District is 4.03 ha (9.96 ac)
- e) All Permitted Uses shall be referred to the Development Officer for a decision while Discretionary Uses shall be referred to Council for a decision.

1. Cell 1 Land Use Regulations – Residential

Purpose and Intent

The purpose and intent of this cell is to provide for a residential dwelling and continued agricultural uses within Cell 1 as per Schedule A.

Permitted and Discretionary Uses

- a) The following uses in the table below 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	Tower
Dwelling, Single Detached	
Stripping and Grading	
Signs Not Requiring a Development Permit	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount	
WECS (micro)	

Site Regulations

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

Minimum Cell Area Requirement	2.44 ha (6.05 ac)
Maximum Cell Coverage	No buildings, structures or impervious surfaces shall cover more than 15% of the total cell area.

Minimum Setback Between Buildings / Structures	1.52 m (5.0 ft)
Front Yard Setback	7.62 m (25.0 ft) from the property line
Side Yard Setback	7.62 m (25.0 ft) from the property line in all other cases
Rear Yard Setback	7.62 m (25.0 ft) from the property line
Maximum Height Requirements	Maximum 12.19 m (40.0 ft)

2. Cell 2 Land Use Regulations – Industrial

Purpose and Intent

The purpose and intent of this cell is to provide for the existing industrial activity within Cell 2 as per Schedule A.

Permitted and Discretionary Uses

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

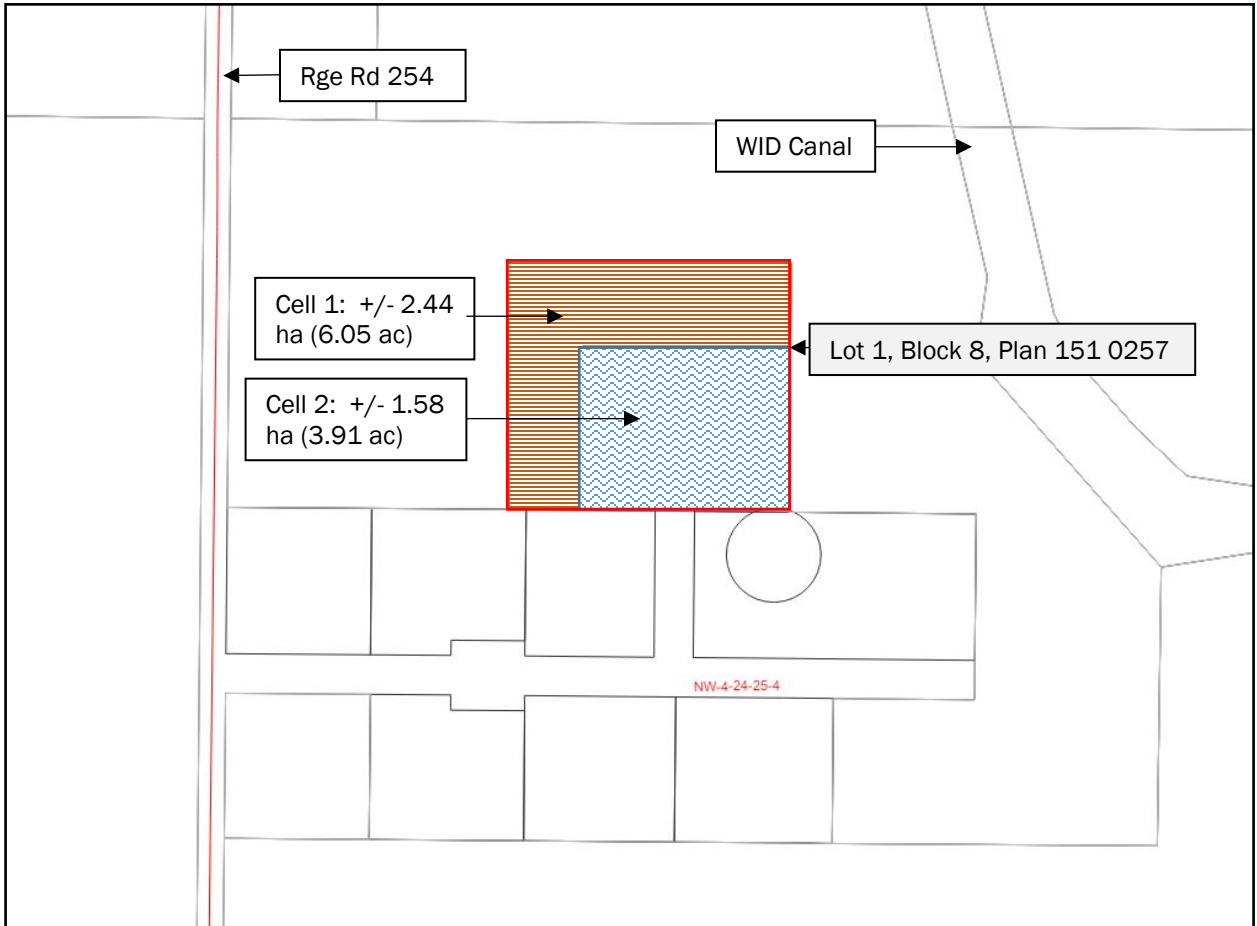
Permitted	Discretionary
Accessory Buildings / Structures	Tower
Industrial, Medium	
Mechanical Repair Shop	
Outdoor Storage	
Stripping and Grading	
Shipping Container	
Signs Not Requiring a Development Permit	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount	
Warehouse Storage	



Site Regulations

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

Minimum Cell Area Requirement	1.58 ha (3.91 ac)
Maximum Cell Coverage	No buildings, structures or impervious surfaces shall cover more than 15% of the total cell area
Minimum Setback Between Buildings / Structures	15.24 m (50 ft)
Front Yard Setback	30.48 m (100.0 ft) from the property line in all other cases
Side Yard Setback	35.05 m (115.0 ft) from the property line in all other cases
Rear Yard Setback	7.62 m (25.0 ft) from the property line in all other cases
Maximum Height Requirements	Maximum 12.19 m (40.0 ft)

Appendix A: DC-8



-  Cell 1 - Residential
-  Cell 2 - Industrial

