

9.30 Direct Control District (DC-9)



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 Block 1, Plan 941 0521 in the SW-35-23-25-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) A maximum of two dwelling units are allowed within Cell 1. No Dwelling Units are allowed within Cell 2.
- d) The minimum lot area of this Direct Control District is 16.89 ha (41.73 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 –Agricultural

Purpose and Intent

The purpose and intent of this cell is to provide for the one 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	Agricultural Processing – Minor
Agricultural Operation	Agricultural Processing – Major
Dwelling, Single Detached	Tower
Dwelling, Modular	
Dwelling, Manufactured	
Dwelling, Employee	
Farm Building	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount	
Stripping and Grading	
Signs Not Requiring a Development Permit	
WECS (micro)	

Site Regulations

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

Minimum Cell Area Requirement	16.08 ha (39.73 ac)
Maximum Cell Coverage	No buildings, structures or impervious surfaces shall cover more than 40% of the total cell area.
Minimum Setback Between Buildings / Structures	1.52 m (5.0 ft)
Front Yard Setback	22.86 m (75.0 ft) from the right-of-way of a public road.
	3.0 m (10.0 ft) from the property line in all other cases
Side Yard Setback	22.86 m (75.0 ft) from the right-of-way of a public road.
	3.0 m (10.0 ft) from the property line in all other cases
Rear Yard Setback	22.86 m (75.0 ft) from the right-of-way of a public road.
	3.0 m (10.0 ft) from the property line in all other cases
Yard Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation
Maximum Height Requirements	Maximum 12.19 m (40.0 ft)

2. Cell 2 Land Use Regulations – Recreational Vehicle Storage

Purpose and Intent

The purpose and intent of this cell is to allow for Recreational Vehicle Storage 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	
Recreational Vehicle Storage	
Stripping and Grading	
Signs Not Requiring a Development Permit	

Site Regulations

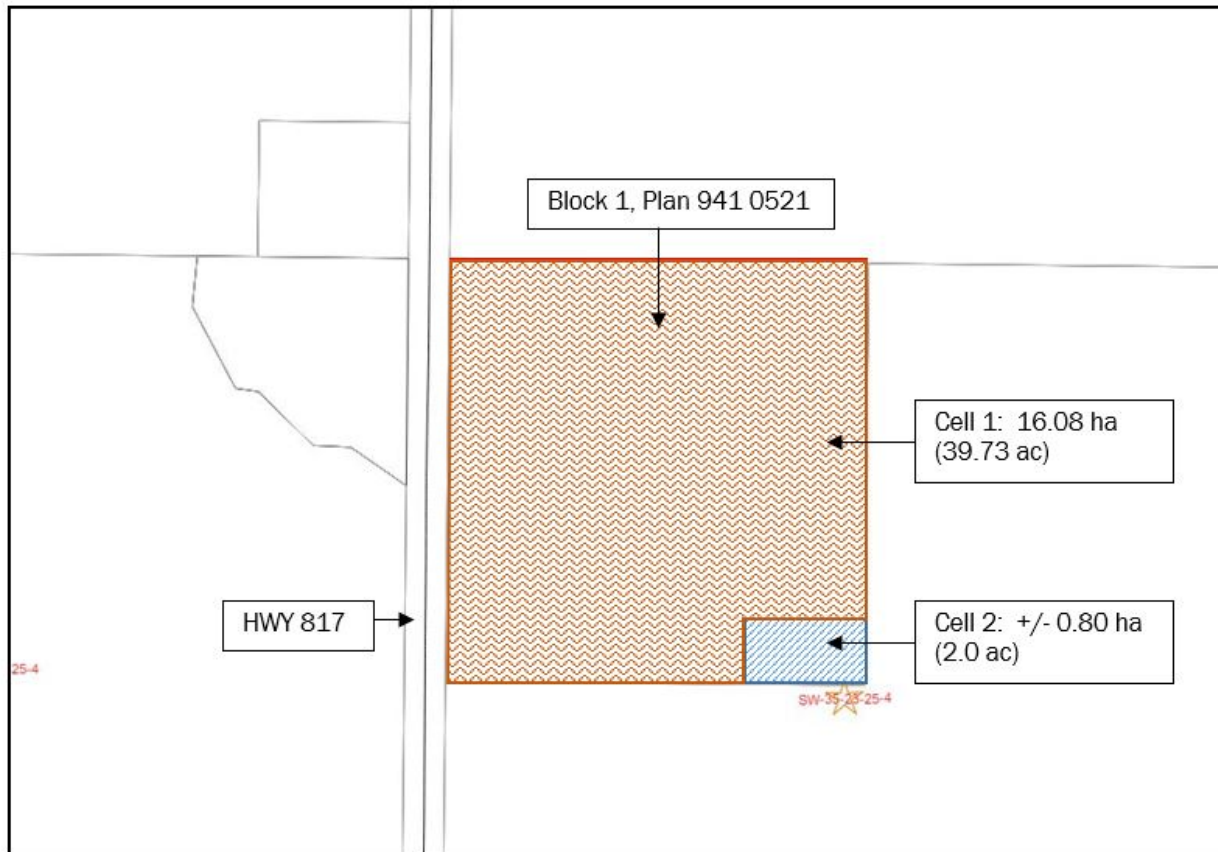
- b) The following regulations and policies shall apply to all development in this cell:

Maximum Cell Area Requirement	+/- 0.80 ha (2.0 ac)
Maximum Cell Coverage	No buildings or structures shall cover more than 20% of the total cell area.
Minimum Setback Between Buildings / Structures	1.52 m (5.0 ft)
Yard Setback	7.62 m (25.0 ft) from the property line
Maximum Height Requirements	Maximum 6.09 m (20.0 ft)

Special Regulations

- c) Development Permit applications for Recreational Vehicle Storage shall include a landscaping and screening plan. All landscaping shall be in accordance with the Land Use Bylaw.

Appendix A: DC-9



-  Cell 1 – Agricultural
-  Cell 2 – Recreational Vehicle Storage

