

Section 14: Direct Control

14.1 DC Direct Control



14.1.1 Purpose

The purpose is to provide a mechanism to create districts with land use regulations for a specific site within Strathcona County when the control by other districts would be inappropriate or inadequate, having regard to existing or future surrounding developments and to the interest of the applicant and the public.

14.2 Application

14.2.1 This District shall only be used when the following conditions are met:

- a) the proposed development is, in the opinion of County Council, considered appropriate for the site, having regard for the policies and objectives of the *Municipal Development Plan* and any other applicable statutory plan or policy; and
- b) the use of any other district of this *Bylaw* to accommodate the proposed development would, in the opinion of County Council, result in potential conflicts with the scale and character of existing or future surrounding development, should the full development potential of such district be utilized; or
- c) the proposed development is of a scale, character, or complexity requiring comprehensive planning and implementation that, in the opinion of County Council, is of a unique form or nature not contemplated or reasonably regulated by another district.

14.2.2 The application of this district may be initiated through the redistricting procedure of Section 5 of this *Bylaw*; or County Council may, after public hearing on any proposed redistricting, amend a proposed bylaw to a Direct Control District, and pass the proposed bylaw, where Council is of the opinion that the development circumstances of the proposed bylaw warrant the use of a Direct Control District.

14.2.3 In addition to the application information required by this *Bylaw* for a redistricting as required by Section 5 of this *Bylaw*, the applicant shall also provide the following information:

- a) support rationale explaining why a Direct Control District is desirable for the site, having regard for the conditions of application set out in 14.2.1 above;
- b) a proposed district, laid out in a format similar to the standard districts, which includes the general purpose of the district (including whether it is a residential, commercial, industrial, etc. district), a list of permitted uses for the site, a list of discretionary uses for the site; a list of subdivision regulations, a list of development regulations, and a list of any other regulations which apply in addition or instead of any regulation in this *Bylaw*;
- c) documentation of the opinions and concerns of surrounding property owners and residents obtained through a public information program, and how the proposed development responds to these concerns, together with a summary of the methods used to obtain such input; and
- d) a site plan, and/or elevations may be required to be attached to a Direct Control District as a schedule, where, in the opinion of County Council, the complexity of the proposed development is such that a site plan and/or elevations would be necessary to clarify or interpret the written regulations of a Direct Control District.

14.3 Uses

- 14.3.1 In approving a Direct Control District, Council shall specify those uses that may be permitted or discretionary in the Direct Control District.

14.4 Regulations

- 14.4.1 Where this District is applied, the development regulations for the district shall be prescribed in the *Bylaw* applying the District to the site.
- 14.4.2 The regulations of Sections 6, 7, 8, 9 and 10 of this *Bylaw*, as they may be amended from time to time, shall apply to all development within sites districted as Direct Control, unless such regulations are specifically excluded or modified by the Direct Control District.

14.5 Land Use Maps

- 14.5.1 All approved Direct Control Districts shall be designated on the *Land Use Maps* by 'DC' followed by the next in a series of sequential reference numbers of Direct Control Districts.

14.6 Interpretation

- 14.6.1 For those Direct Control Districts included in *Schedule "A"* that were approved under the provisions of *Land Use Bylaw 42-89*, as amended, terms shall be interpreted using the definitions and context of that *Bylaw*.

14.7 Schedule "A"

- 14.7.1 All approved Direct Control Districts shall be included in *Schedule "A"* of this *Bylaw*.