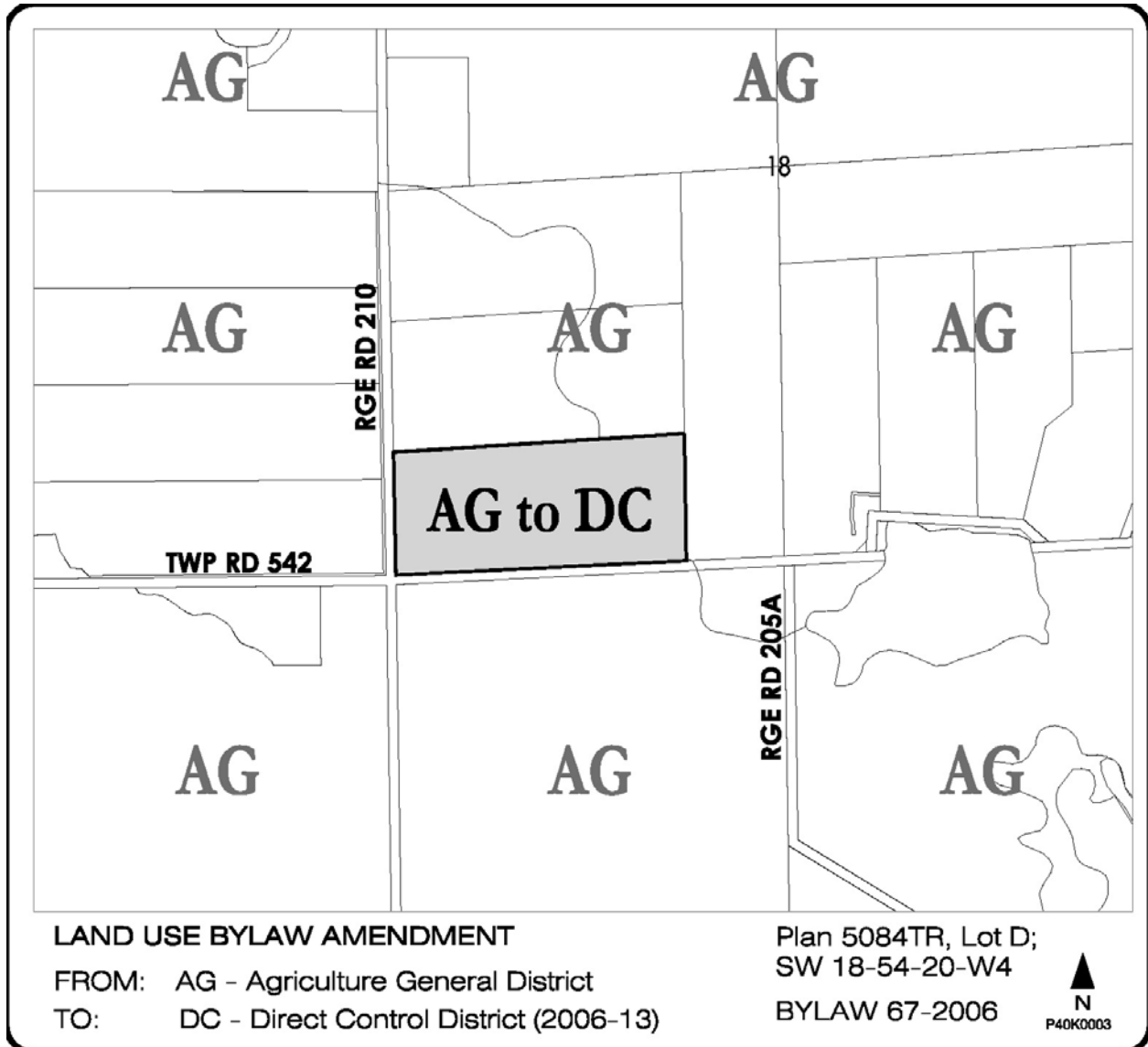


DC56

Direct Control District

DC56

**DC DIRECT CONTROL DISTRICT (2006-13)
(Bylaw 67-2006)**



DC DIRECT CONTROL DISTRICT (2006-13)

1) Purpose:

The purpose of this district is to establish a site-specific Direct Control District that fosters a rural residential lifestyle on parcels greater than 7.1 ha, in accordance with the Conceptual Scheme prepared for the SW¼ 18-54-20-W4M.

2) Area of Application:

This district shall apply to that portion of the SW¼ 18-54-20-W4M, as shown on the attached Schedule A.

3) Uses:

- | | |
|--|--|
| a) <u>Permitted Uses:</u>
dwelling, single
home business, minor* | b) <u>Discretionary Uses:</u>
bed and breakfast, up to 4 sleeping units*
dwelling, family care*
home business, major*
manufactured home, doublewide* |
|--|--|

- c) It is a fundamental use criteria of any permitted or discretionary use that:
- i) the maximum density shall be eight (8) parcels per quarter section; and,
 - ii) the minimum lot area is 7.1 ha; and,
 - iii) any proposed subdivision shall be consistent with any Conceptual Scheme adopted by resolution of Council for the lands.

4) Subdivision Regulations:

- a) The minimum lot width is 100 m.
- b) The minimum width to length ratio of each lot shall be no greater than 1:4.

5) Development Regulations:

- a) The maximum height is 10 m.
- b) The minimum front yard is 10 m.
- c) The minimum rear yard is 10 m.
- d) The minimum side yard is 7.5 m, except it is 10 m from a flanking road.
- e) Notwithstanding (b), (c), and (d), the minimum yard is 40 m from the centerline of a rural road.

6) Additional Regulations:

- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projection into yards, lighting, environmental setbacks, etc.) the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.
- b) In this district, Section 9.3.3 of the specific use regulations for a family care dwelling shall be applicable.
- c) In this district, Sections 6.11.11, 6.11.12 and 6.11.13, of the general regulations for accessory development shall be applicable.

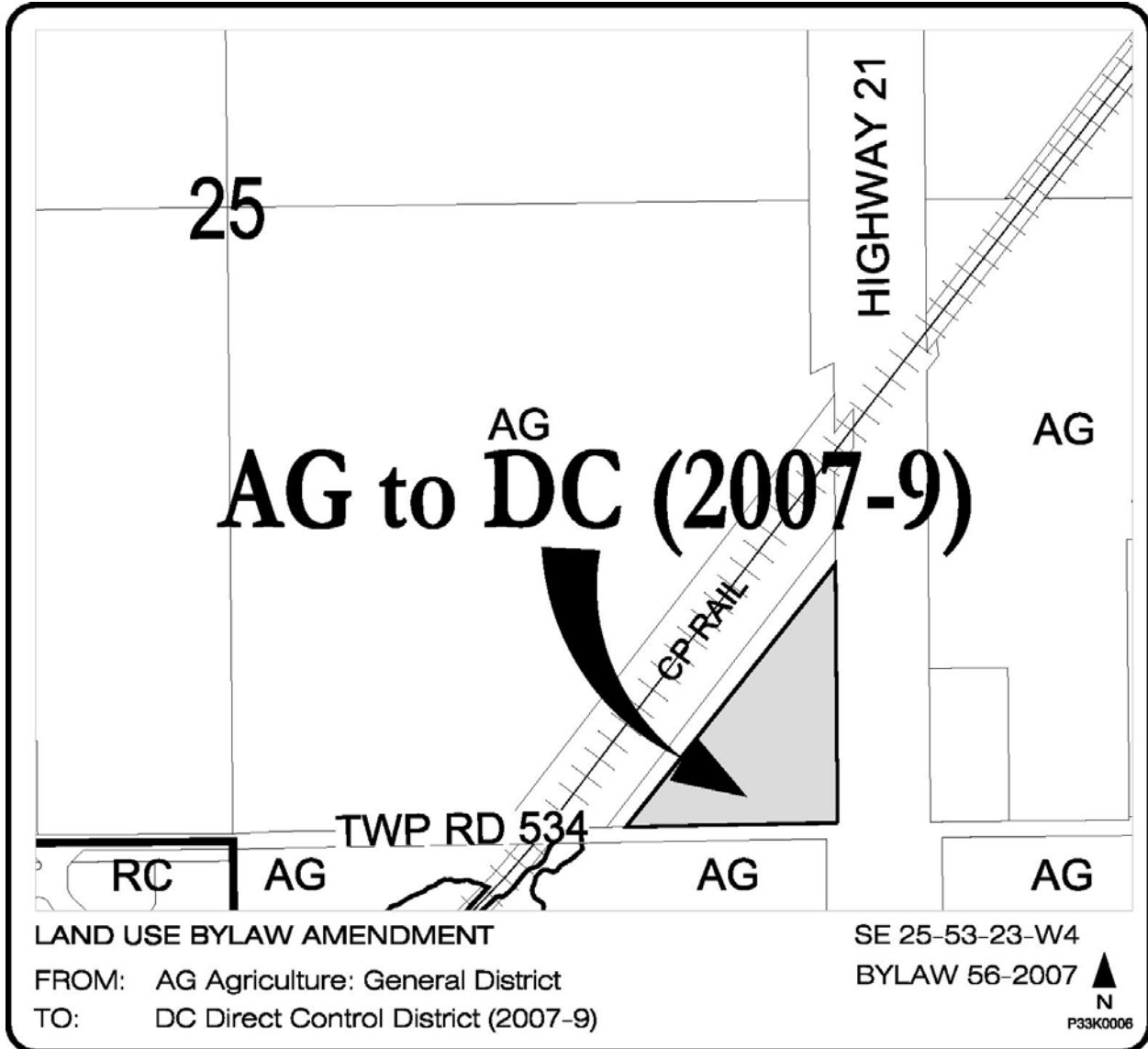
7) Development Permits: A Development Officer shall consider and decide upon all development permit applications within this district.

DC57

Direct Control District

DC57

**DC DIRECT CONTROL DISTRICT (2007-9)
(Bylaw 56-2007)**



DC DIRECT CONTROL DISTRICT (2007-9)

1) Purpose:

To establish a site specific Direct Control District primarily to accommodate a landscaping sales and service business. Other uses that may have an effect on the future use and development of the land are included as discretionary uses.

2) Area of Application:

This district shall apply to the SE 25-53-23-W4M, as shown on Schedule A.

3) Uses:

a) Permitted Uses:

landscaping sales & service

b) Discretionary Uses:

greenhouse and plant nursery
agriculture, general

c) It is a fundamental use criteria of this district that any permitted or discretionary use shall be considered a temporary use.

4) Subdivision Regulations:

a) The minimum lot size shall be 5 ha.

5) Development Regulations:

a) The maximum height is 10m.

b) The minimum setback adjacent to the northwest boundary is 10m.

c) The minimum setback adjacent to the east boundary is 10m.

d) The minimum setback adjacent to the south boundary is 40m from the centreline of a rural road and highway right-of-way.

6) Additional Regulations:

a) A use in this district may be considered for a period of up to one year.

b) A master site plan is required to be submitted with a development permit application indicating any buildings or structures; open/closed display of products or materials; perimeter or other fencing; landscaping; screening; and lighting, on-site.

c) A professional geotechnical and environmental report is required to be submitted with a development permit application to ensure the lands are suitable for the type of development proposed on-site.

d) Any outdoor storage of materials or goods related to an authorized development and use of the site shall be at the discretion of the Development Officer. Any outdoor storage shall be screened and buffered from adjacent properties and, shall be provided to the satisfaction of the Development Officer.

e) Only those vehicles and equipment directly associated with an authorized development and use shall be permitted on-site.

f) No materials, goods or, vehicles shall be stored or parked within a required yard setback area.

g) One non-illuminated free-standing sign to a maximum area of 1.5m² and a maximum height of 2.5m is permitted on site.

- h) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 and those uses noted with an asterisk (*).

7) Development Permits:

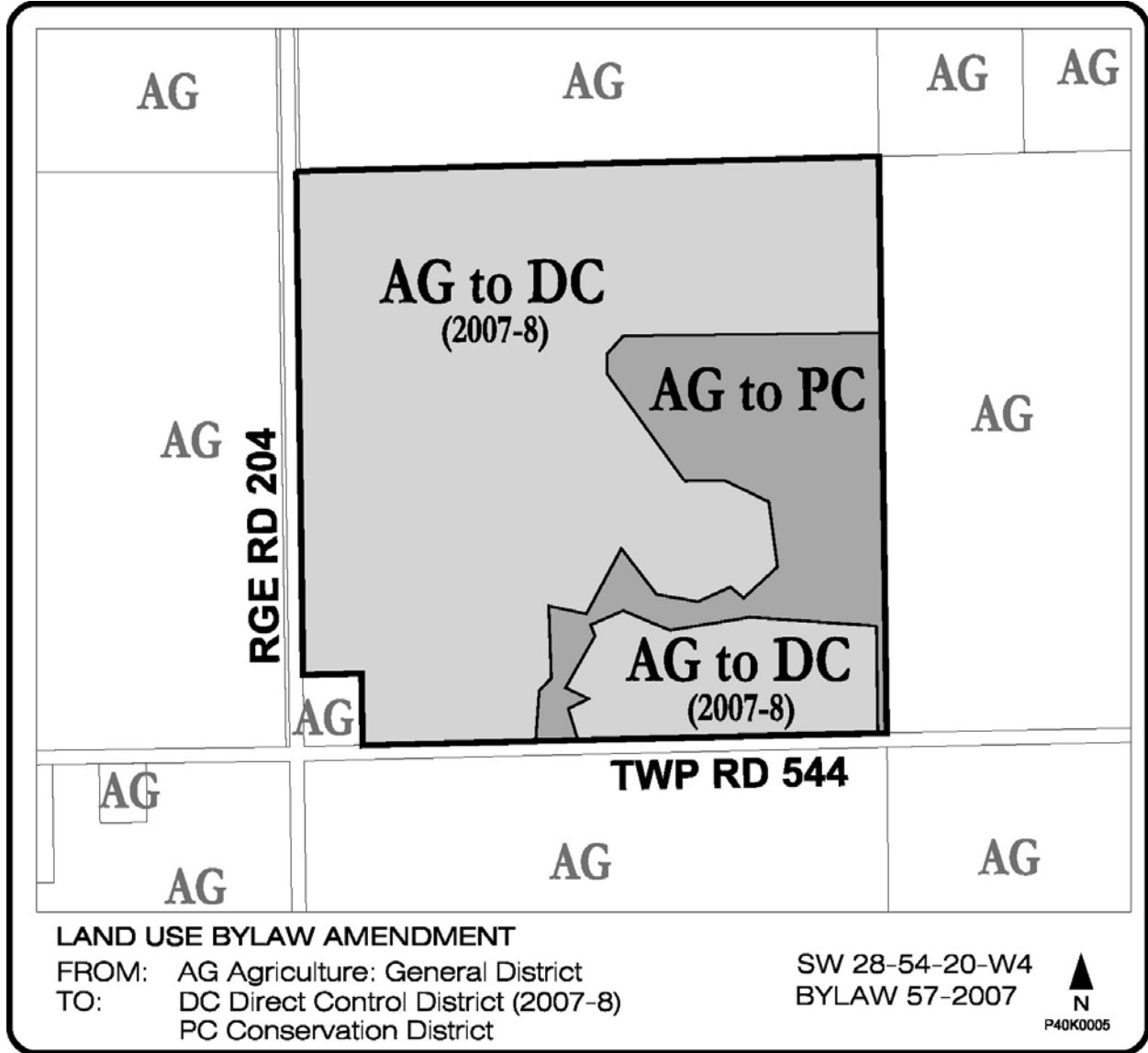
A Development Officer shall consider and decide upon all development permit applications within this district.

DC58

Direct Control District

DC58

**DC DIRECT CONTROL DISTRICT (2007-8)
(Bylaw 57-2007)**



DC DIRECT CONTROL DISTRICT (2007- 8)

1) Purpose:

The Purpose of this district is to establish a site-specific Direct Control District that fosters a rural residential lifestyle on properties smaller than rural residential/agriculture parcels that provides for the preservation and protection of environmentally sensitive lands and habitat that are of significant ecological value to the community.

2) Area of Application:

This district shall apply to the SW ¼ Section 28-54-20-W4M, as shown on the attached Schedule A.

3) Uses:

a) Permitted Uses:

agriculture, general
agriculture, intensive horticulture
care center, minor
dwelling, single
group home, minor
home business, minor*
manufactured home*

b) Discretionary Uses:

agricultural and garden stand
bed and breakfast, up to 6 sleeping units*
boarding facility*
breeding facility*
dwelling, family care*
equestrian centre, minor
home business, major*
greenhouse and plant nursery
veterinary service, minor

c) It is a fundamental use criteria of this district that the parcel density shall not exceed 5 residential parcels, and that any proposed subdivision shall be consistent with any Conceptual Scheme adopted by resolution of Council for the lands.

4) Subdivision Regulations:

- a) The minimum lot area is 6.0 ha.
- b) The minimum lot width is 200 m.

5) Development Regulations:

- a) The maximum height is 10 m.
- b) The minimum front yard is 10 m.
- c) The minimum rear yard is 10 m.
- d) The minimum side yard is 7.5 m, except it is 10 m from a flanking road.
- e) Notwithstanding (b), (c), and (d), the minimum yard is 40 m from the centerline of a rural road.

6) Additional Regulations:

- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projection into yards, lighting, environmental setbacks, etc.) the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.
- b) In this district, Section 9.3.3 of the specific use regulations for a family care dwelling shall be applicable.
- c) In this district, Sections 6.11.11, 6.11.12 and 6.11.13, of the general regulations for accessory development shall be applicable.

7) Development Permits:

A Development Officer shall consider and decide upon all development permit applications within this district.

DC59

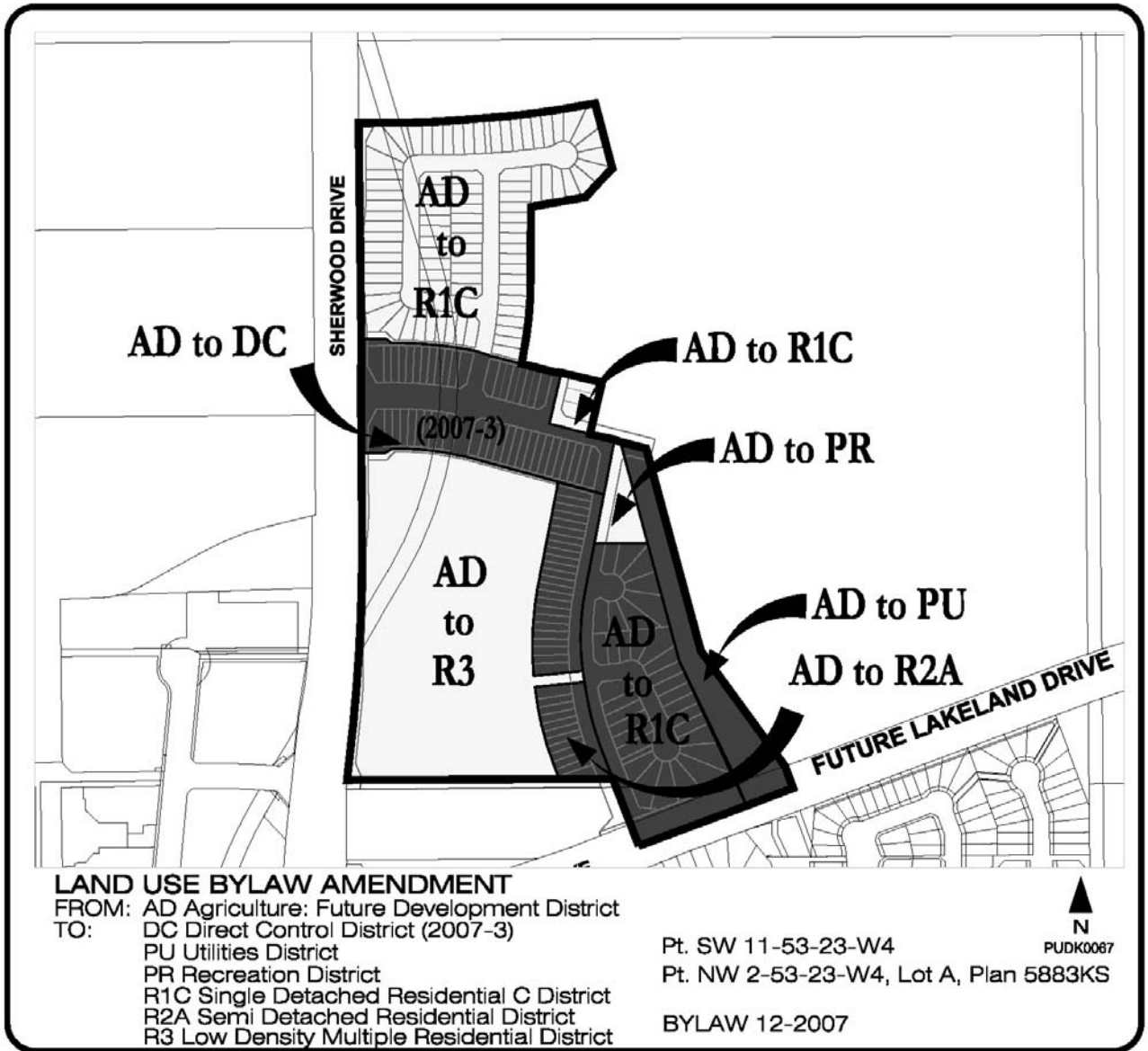
Direct Control District

DC59

DC DIRECT CONTROL DISTRICT (2007-3)

(Bylaw 12-2007)

Refer to Urban Map U21



DC DIRECT CONTROL DISTRICT (2007-3)1) Purpose:

To establish a site-specific Direct Control District that provides for low-density semi-detached housing development with detached garages and rear lane access.

2) Area of Application:

This district shall apply to parts of SW-11-53-23-W4 located north of Lakeland Drive and east of Sherwood Park Drive, as shown on attached Schedule "A".

3) Uses:a. Permitted Uses

home business, minor*
semi-detached housing

b. Discretionary Uses

residential sales centre*

4) Subdivision Regulations

- a) The minimum lot width is 7.6 m for each internal lot and 11.6 m for each corner lot.
- b) The minimum lot area is 300 m², -except on corner lots it shall be 360m².
- c) All lots shall have a rear lane for vehicular access.

5) General Development Regulations

- a) The maximum site coverage is 44%.
- b) Garages attached to the principal Building shall not be permitted.

6) Development Regulations for Principal Buildings

- a) The site coverage shall not exceed 30% for a principal building.
- b) The maximum height is 10 m.
- c) The minimum front yard is 4.5 m.
- d) The minimum side yard is 1.5 m, except it is 4.0 m from a flanking road.
- e) The minimum rear yard shall be 10 m for the principal building.
- f) The development permit application for the principal building shall include the construction of a hard surfaced parking pad for a detached garage in accordance with the following:
 - i) The parking pad and access/driveway shall consist of concrete.
 - ii) The minimum area shall be 36 m².
 - iii) The parking pad shall be sited in accordance with Section 7 below.
 - iv) The parking pad shall include an electrical outlet.
 - v) Provision shall be made for a future detached garage on the parking pad.

7) Development Regulations for Detached Garages and Accessory Development:

Accessory development shall adhere to the provisions of Section 6.11 of the Land Use Bylaw, except for detached garages which shall adhere to the following:

- a) Garages shall be detached in all cases.
- b) Garages shall conform to the principal dwelling with respect to colour, style and materials.
- c) The site coverage shall not exceed 14% or an area of 42 m².
- d) The minimum setback from the front property line shall be 18 m.
- e) The minimum side yard shall be 1 m unless it is a mutual garage erected on the common property line then it shall be zero, except it is 4 m from a flanking road.
- f) The minimum rear yard shall be 2 m for the garage.
- g) The maximum height shall not exceed 4.5 m.

h) The overhead door(s) of a garage shall face the lane.

8) General Regulations:

In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.); the landscaping and screening provisions of Section 7; the parking and loading regulations of Section 8; the specific use regulations of Section 9 for those uses noted with an asterisk (*); and, the sign regulations of Section 10.

9) Development Permits:

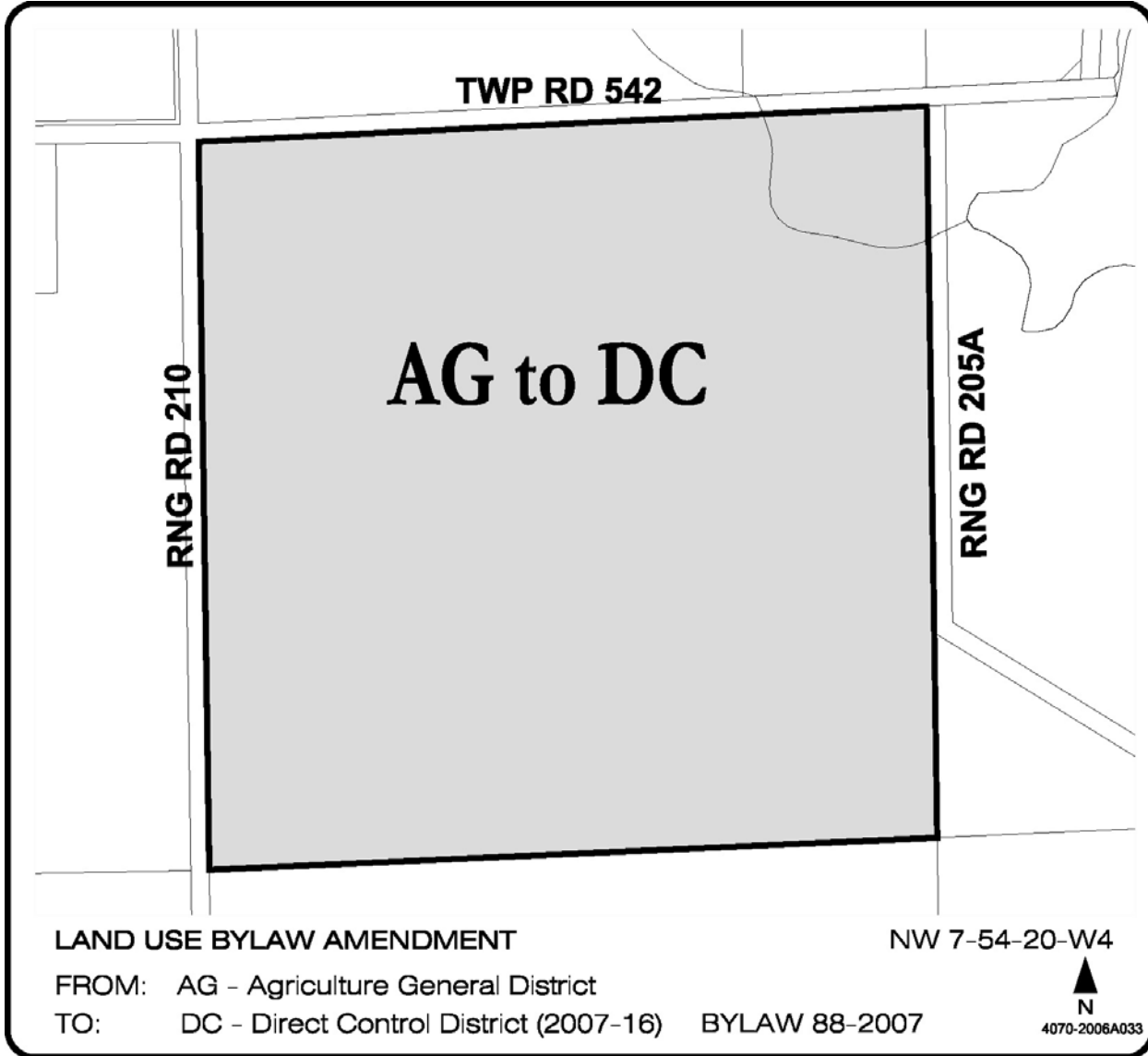
A Development Officer shall consider and decide upon all development permit applications within this district.

DC60

Direct Control District

DC60

**DC DIRECT CONTROL DISTRICT (2007-16)
(Bylaw 88-2007)**



DC DIRECT CONTROL DISTRICT (2007- 16)

1) Purpose:

The Purpose of this district is to establish a site-specific Direct Control District that fosters a rural residential lifestyle on properties larger than 15.0ha. This includes a range of more intensive agriculture and agriculture-related uses that would be compatible in the area in certain situations. The district also provides for complementary residential related uses that are compatible with the residential character of the area. Uses that may have more of an impact on the area are included as discretionary uses so they can be considered by taking specific site circumstances and impacts into account.

2) Area of Application:

This district shall apply to the NW ¼ Section 7-54-20-W4M, as shown on the attached Schedule A.

3) Uses:

a) Permitted Uses:

agriculture, general
agriculture, intensive horticulture
care center, minor
dwelling, single
group home, minor
home business, minor*
manufactured home*

b) Discretionary Uses:

agricultural and garden stand
bed and breakfast, up to 6 sleeping units*
boarding facility*
breeding facility*
dwelling, family care*
equestrian centre, minor
home business, major*
greenhouse and plant nursery
veterinary service, minor
utility service, minor

c) It is a fundamental use criteria of this district that the parcel density shall not exceed 4 residential parcels, and that any proposed subdivision shall be consistent with any Conceptual Scheme adopted by resolution of Council for the lands.

4) Subdivision Regulations:

- a) The minimum lot area is 15.0 ha.
- b) The minimum lot width is 200 m.

5) Development Regulations for Principal Buildings:

- a) The maximum height is 10 m.
- b) The minimum front yard is 10 m.
- c) The minimum rear yard is 10 m.
- d) The minimum side yard is 7.5 m, except it is 10 m from a flanking road.
- e) Notwithstanding (b), (c), and (d), the minimum yard is 40 m from the centerline of a rural road.

6) Development Regulations for Accessory Development:

- a) The maximum height is 10 m.
- b) The total site coverage of accessory structures within this district shall not exceed 500 m². A Development Officer may grant a variance where the structure is being proposed in conjunction with an agricultural, general use and, provided that there will not be an adverse effect on adjacent uses. In granting a variance, the Development Officer must have regard for the location of adjacent development, topography and natural screening. This variance shall not exceed 100 m².
- c) Accessory Structures shall comply with the siting requirements for principal buildings.

7) Sign Regulations:

- a) Signs must adhere to the current sign regulations of the Land Use Bylaw.

8) Development Permits:

A Development Officer shall consider and decide upon all development permit applications within this district.