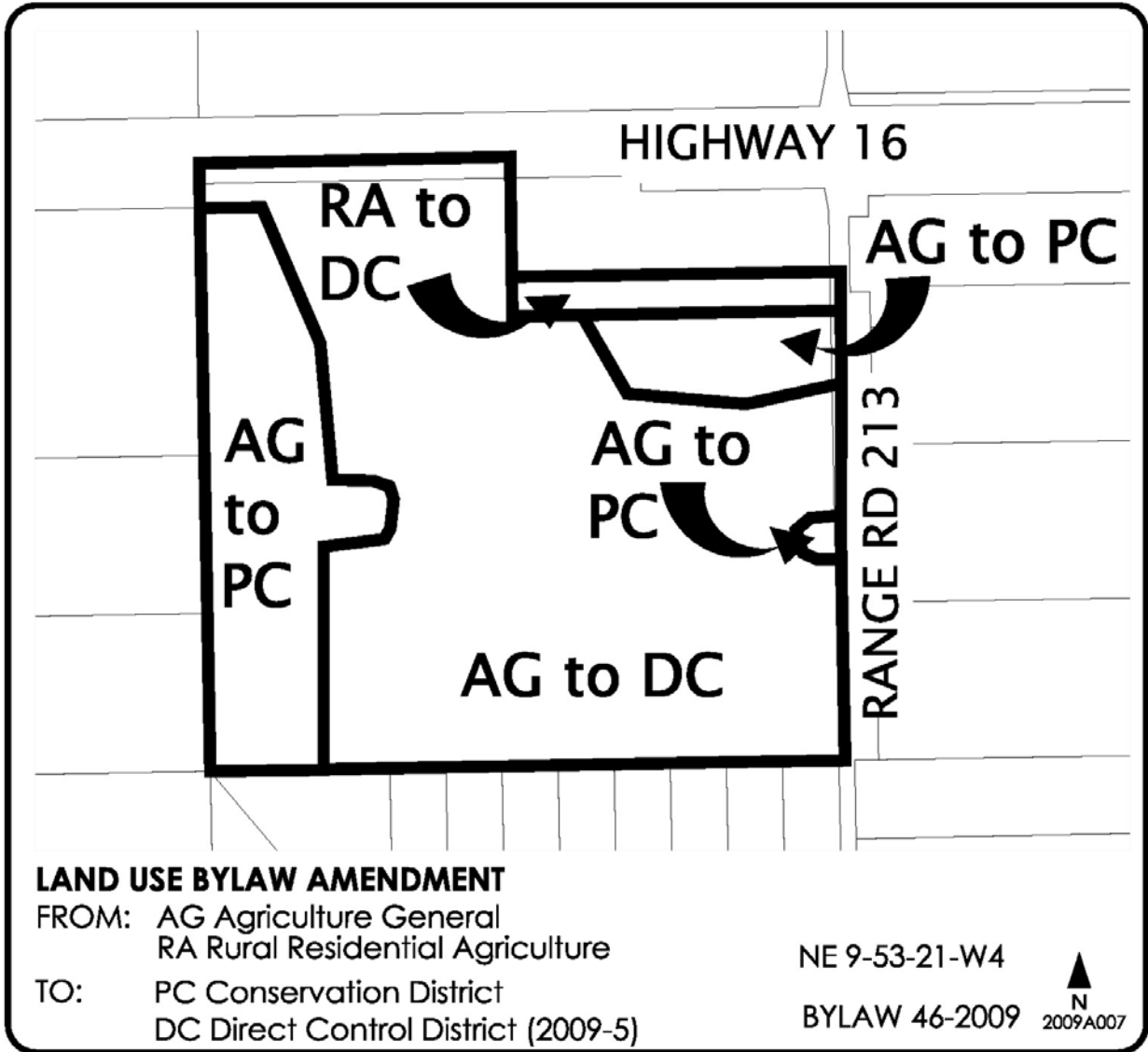


DC81

Direct Control District

DC81

DC DIRECT CONTROL DISTRICT (2009-5)
(Bylaw 46-2009)
Rural Map West Half 53-21



LAND USE BYLAW AMENDMENT

FROM: AG Agriculture General
RA Rural Residential Agriculture

TO: PC Conservation District
DC Direct Control District (2009-5)

NE 9-53-21-W4

BYLAW 46-2009



DC DIRECT CONTROL DISTRICT (2009-5)

(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. The intent of this district is to provide for the preservation and protection of environmentally sensitive lands, and habitat that are of significant ecological value to the community in conformance with a Council adopted Conceptual Scheme.

(2) Area of Application:

This district shall apply to the NE ¼ Section 9-53-21-W4M, as shown on the attached Schedule A.

(3) Uses:

- | | |
|---|---|
| a) Permitted Uses:
care centre, minor dwelling, single group home, minor home business, minor* | b) Discretionary Uses:
Bed and breakfast, up to 4 sleeping units*
dwelling, family care*
Residential sales centre*
secondary suites*
veterinary service, minor |
|---|---|
- c) It is a fundamental use criteria of this district that the parcel density of the quarter section shall not exceed 9 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 2.02 ha.
- b) The minimum lot width is 45 m, except in the case of an irregular shaped lot (such as a pie lot) the minimum lot width is 30 m.

(5) Development Regulations:

- a) The maximum height shall be 10.0 m, except for accessory structures, as outlined below.
- b) Setbacks:
- i) The minimum front yard is 10 m.
 - ii) The minimum rear yard is 10 m.
 - iii) The minimum side yard is 7.5 m, except it is 10 m from a flanking road.
 - iv) Notwithstanding (i), (ii), and (iii) above, the minimum yard is 40 m from the centerline of a rural road.
- c) Accessory structures:
- i) Accessory structures shall not exceed 6.6 m in height.
 - ii) The total site coverage of accessory structures on a site shall not exceed 225 m². A Development Officer may grant a variance provided that there is no garage attached to the principal building which can accommodate two vehicles and, 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 90m².
 - iii) Accessory structures shall comply with the siting requirements for principle buildings.

(6) Additional Regulations:

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

(7) Development Permits:

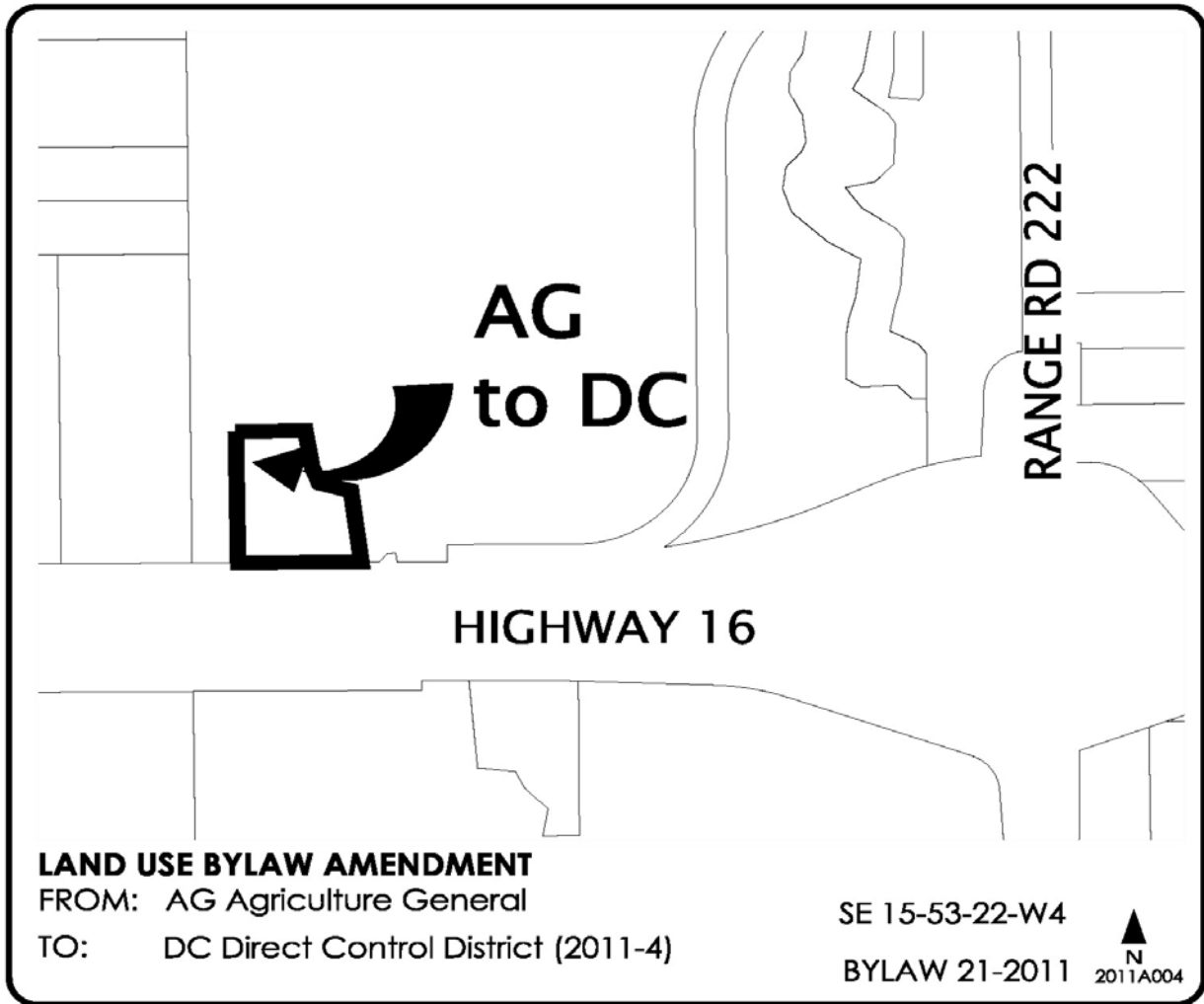
A Development Officer shall consider and decide upon all development permit applications within this district.

DC82

Direct Control District



**DC DIRECT CONTROL DISTRICT (2011-4)
(Bylaw 21-2011)
Rural Map East Half 53-22**



DC DIRECT CONTROL DISTRICT (2011-4)

1) Purpose:

The purpose of this district is to establish a site-specific Direct Control District on un-serviced lands to accommodate custom manufacturing and/or building/construction services in accordance with the approved Conceptual Scheme for SE 15-53-22-W4.

2) Area of Application:

This district shall apply to Lot 3, Plan 9721088 (SE 15-53-22-W4), as shown on the attached Schedule A.

3) Uses:

a) Permitted Uses:	b) Discretionary Uses:
Contractor Service, General	Warehousing and Storage
Custom Indoor Manufacturing	

4) Subdivision Regulations:

The minimum lot area is 1.21 ha.

5) Development Regulations:

- a) The maximum, height shall be 10 m.
- b) The minimum front yard is 10 m.
- c) The minimum side yard is 7.5 m.
- d) The minimum rear yard is 10 m.
- e) Notwithstanding b), the minimum front yard is 40 m from the centreline of a rural road.

6) Additional Regulations:

- a) Development shall be in accordance with the following design standards, to the satisfaction of the Development Officer:
 - I. The exterior design and finishing materials of the buildings shall incorporate architectural features and elements that are characteristic of the rural/agricultural setting of the district;
 - II. Outdoor service areas, including loading and/or vehicular service areas which are visible from an adjacent public road, shall be suitably screened with fencing , berming and/or landscaped screen planting; and
 - III. Landscaping within any setback from a road right-of-way shall include a minimum of one tree placed along each 10 m of linear frontage. Deciduous trees shall have a minimum 60 mm calliper and coniferous trees shall be a minimum of 2.5 m in height.
- b) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, projection into yards, environmental setbacks, setbacks from pipelines, etc.) the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8 and the sign regulations of Section 10; however, in this regard only an "Agricultural Business Sign" shall be permitted in this district.

7) Development Permits:

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