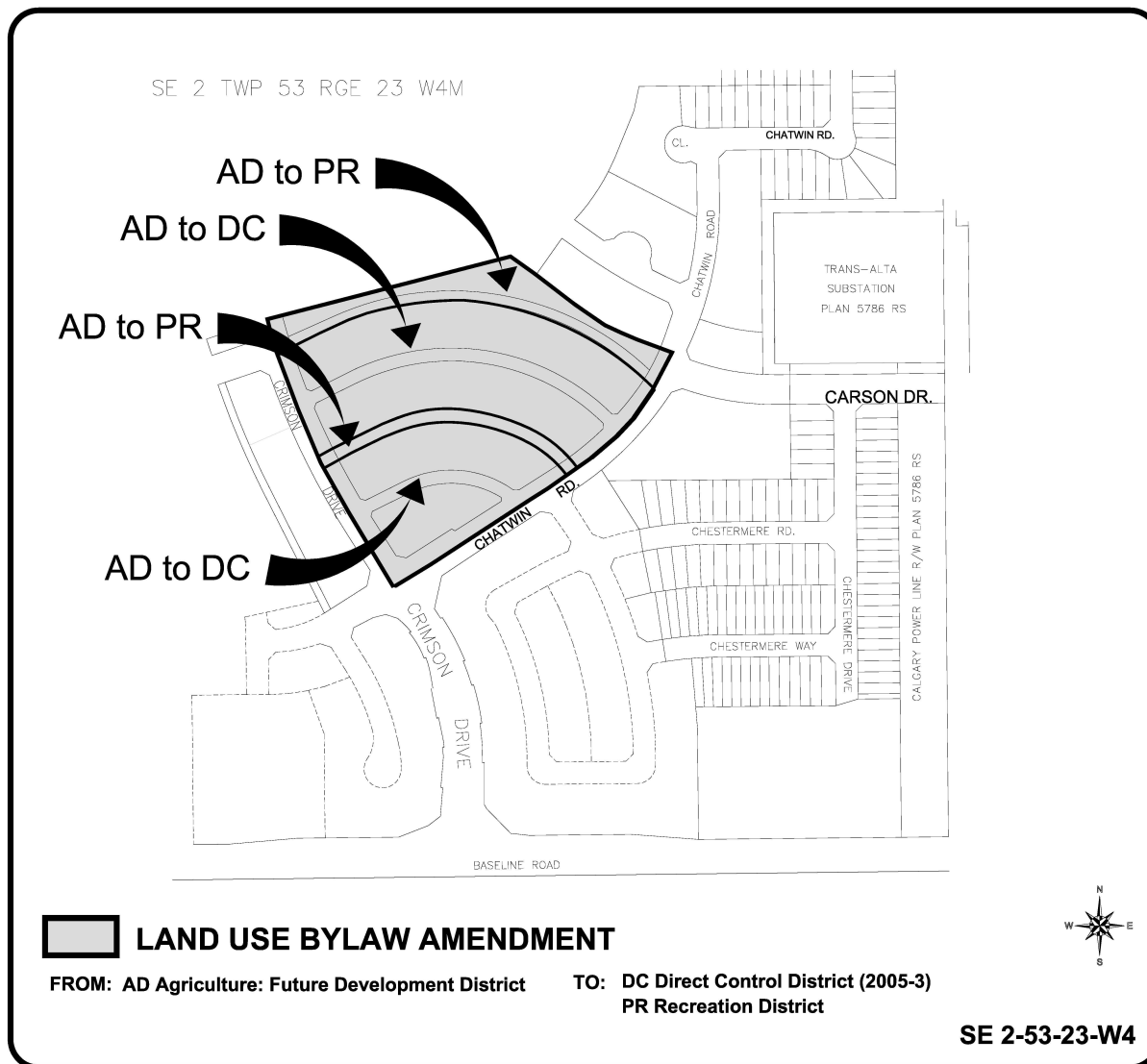


DC41**Direct Control District****DC41**

DC DIRECT CONTROL DISTRICT (2005-3)
(Bylaw 10-2005)



DC DIRECT CONTROL DISTRICT (2005-3)**(1) Purpose:**

To establish a special purpose district consistent with the Lakeland Ridge Neighbourhood 2 Area Structure Plan, that defines specific development guidelines for single-detached housing with detached parking pads or garages on residential parcels.

(2) Area Of Application:

This district shall apply to the SE 2-53-23-W4, as shown on Schedule "A".

(3) Uses:**a) Permitted Uses:**

dwelling, single

b) Discretionary Uses:

care centre, minor
home business, minor
residential sales centre

(4) Subdivision Regulations:

- a) The minimum lot area shall be 420 m² (4,521 ft²).
- b) The minimum lot width shall be 12 m (39.4 ft), except on corner lots it shall be 15 m (49.2 ft).

(5) Development Regulations:

- a) The maximum total site coverage shall not exceed 45%.
- b) The minimum front yard shall be 3.0 m (9.8 ft) but in no case shall it be greater than 6.0 m (19.7 ft).
- c) The minimum rear yard shall be 7.5 m (24.6 ft).
- d) The minimum side yard shall be 1.2 m (3.9 ft), except on corner lots it shall be 4 m (13.1 ft).
- e) The maximum height shall be 10.0 m (32.8 ft).
- f) Access to the parking pad and/or future detached garage shall be restricted to the rear access road. No access is permitted on corner lots from Crimson Drive or Chatwin Road. Access driveways to parking pads and detached garages shall be hardsurfaced.
(Bylaw 17-2006)
- g) The following regulations shall apply to all garages within this district:
 - (i) Garages shall be detached in all cases.
 - (ii) Garages shall conform to the principal dwelling with respect to colour, style and materials. **(Bylaw 51-2007)**
 - (iii) Notwithstanding Section 6.11.8 of the Land Use Bylaw, garages shall be a maximum of 67 m² (721.2 ft²)
 - (iv) Where the doors of a detached garage face the rear lot line, the garage shall be setback a minimum of 5.0 m (16.4 ft) from the rear lot line.
 - (v) Notwithstanding Section 6.11.9 of the Land Use Bylaw, the minimum side yard shall be 1.2 m. **(Bylaw 51-2007)**

(6) Additional Regulations:

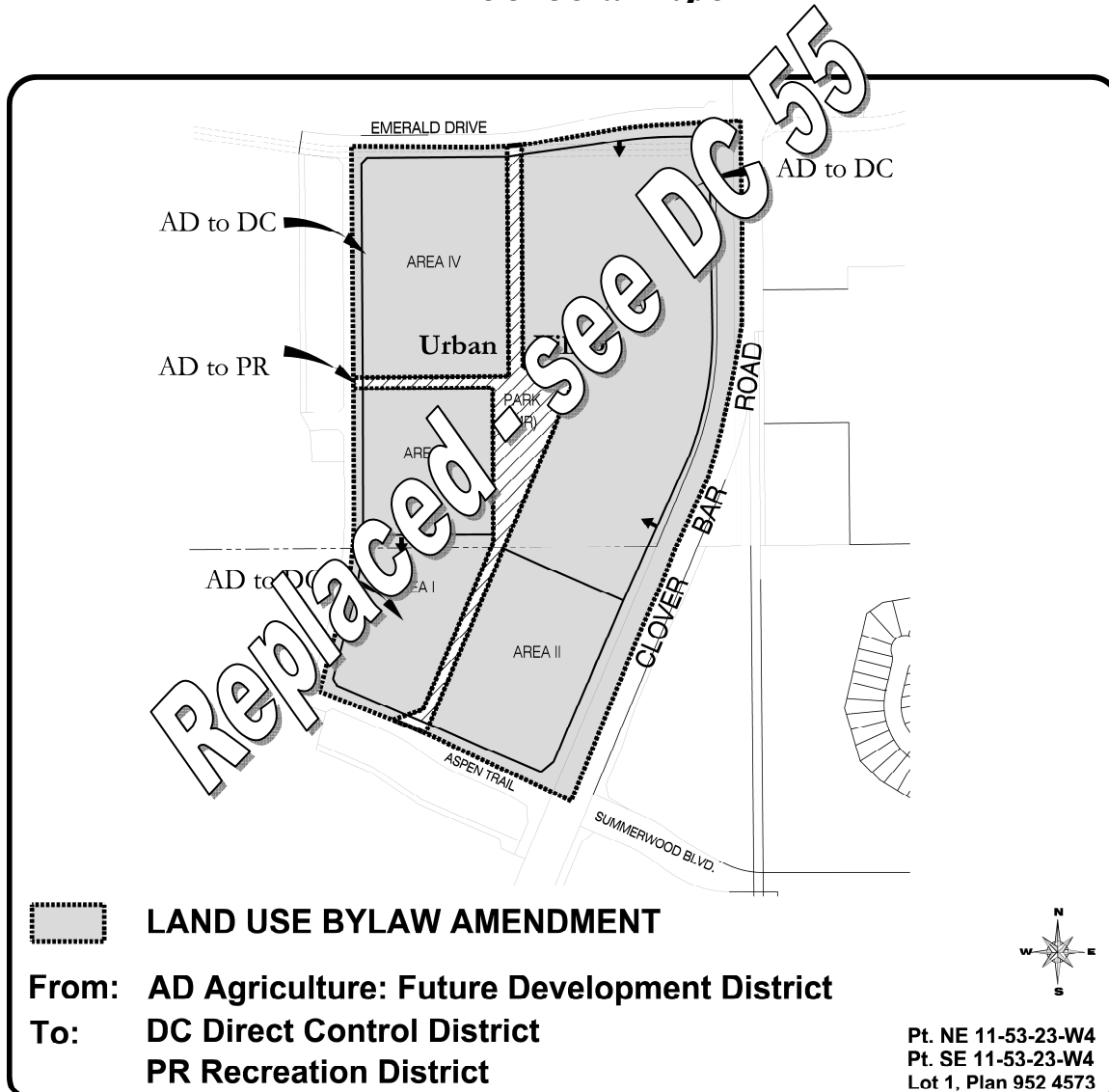
- a) The development permit application for the principal building shall include the construction of a hard surfaced parking pad consisting of concrete and measuring at least 36 m² (387.5 ft²). The parking pad shall include an electrical outlet. Provisions shall be made for a future garage which shall be located in accordance with Section (5) g) above. **(Bylaw 51-2007)**
- 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, 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.
- c) Home Businesses shall adhere to the provisions of Section 9.13 of the Land Use Bylaw.
 - d) Residential Sales Centres shall adhere to the provisions of Section 9.5 of the Land Use Bylaw.
 - e) Each individual lot shall provide an address identification at the rear of the lot facing the rear access road. **(Bylaw 98-2005)**
- (7) Definitions:
- a) A rear yard is that yard that abuts a rear access road.
 - b) A front yard abuts a park, walkway or onto Chatwin Road. **(Bylaw 98-2005)**
- (8) Development Permits:
- A Development Officer shall consider and decide upon all development permit applications.

DC42**Direct Control District****DC42**

DC DIRECT CONTROL DISTRICT (2005-4)
(Bylaw 20-2005)

Refer to Urban Map U21



DC DIRECT CONTROL DISTRICT (2005-4)**(1) Purpose:**

To establish a special-purpose district that will achieve the vision of an Urban Village as contemplated in the Emerald Hills Area Structure Plan. The Urban Village is intended to encourage the provision of a variety of housing options and care services for people as they advance through various stages of life. The Urban Village is an internally focused, compact mixed-use community providing a variety of complementary land uses including residential, commercial, business and professional services. It will also provide for senior's care and housing, apartments, low-density residential, and an internal park and pedestrian corridor as a central greenway connection.

(2) Area of Application:

This district shall apply to parts of NE-11-53-23-W4 and SE 11-53-23-W4, Lot 1, Plan 952 4573, located south of Emerald Drive and west of Clover Bar Road, as shown on attached Attachment "A". The district is divided into five areas:

- **Area I** – Semi-Detached Multiple Residential
- **Area II** – Low Density Multiple Residential
- **Area III** – Medium Density Multiple Residential
- **Area IV** – Senior Care Residential
- **Area V** – Mixed Use Residential Commercial

(3) General Regulations:

- a) **Parking** - Unless otherwise modified within this DC district the parking requirements shall follow the requirements of Section 8 of the Land Use Bylaw 8-2001.
- b) **Design Guidelines** - In addition to the requirements outlined in Section 6.12 of the Land Use Bylaw 8-2001, the Urban Village will incorporate an overall design theme and utilize similar finishes throughout in order to provide a comprehensively designed "village" development. Architectural guidelines will be implemented, monitored and approved by the developer to ensure continuity.
- c) **Density** - District residential density for Areas I, II, III, IV and V combined are a maximum 50 units/net ha.
- d) **Maximum Number of Residential Units** - Maximum number of residential units combined for all Areas is 1000 as contemplated in the North of Lakeland Drive Area Concept Plan (Bylaw 71-2003).
- e) **Pedestrian Access** - A pedestrian way located at, above, or below grade, which may or may not connect or pass through buildings, and which may or may not connect buildings on properties of different ownership, may be permitted between uses within and between each Area. Each Area includes connections to an integrated linear public open space and walkway system that links it to the greater Urban Village.
- f) **Additional 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.

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

(4) Land Use:

The following are the permitted and discretionary uses listed by Area. All discretionary uses are subject to the approval of the Development Officer who shall have regard for the purpose and intent of the district, and of each area within the district, when making a decision on a development permit.

a) Area I – Semi-Detached Multiple Residential

The purpose of this area is to provide for low-density housing in the form of semi-detached dwellings.

1. Permitted Uses

home business, minor*
semi-detached housing

2. Discretionary Uses

park
residential sales centre*

3. Conditions of Land Use

a) Subdivision and development shall be subject to the regulations of the R3 Low Density Multiple Residential district except as modified below:

i) Maximum density is 22 units/ha.

ii) The minimum lot depth for fee simple lots is 32 m.

b) Area II – Low Density Multiple Residential

The purpose of this area is to provide for low-density housing in the form of townhouses that cater to residents who are active and independent within a planned neighbourhood with internal site roadways.

1. Permitted Uses

home business, minor*
town housing

2. Discretionary Uses

dwelling, single
park
residential sales centre*
semi-detached housing

3. Conditions of Land Use

a) Subdivision and development shall be subject to the regulations of the R3 Low Density Multiple Residential district except as modified below:

i) The minimum lot depth for a bareland condo lot may be 28 m.

ii) Maximum density is 37 units/ha.

c) Area III –Medium-Density Multiple Residential

The purpose of this area is to provide for medium-density residential housing in the form of apartments, some of which are intended for meeting the needs of aging citizens. Building design techniques should be employed to mitigate the perceived mass and linearity of buildings along public roadways. This may be achieved through varying building heights.

1. Permitted Uses

apartment housing
home business, minor*
town housing

2. Discretionary Uses

park
residential sales centre*

3. Conditions of Land Use

a) Subdivision and development shall be subject to the regulations of the R4 Medium Density Multiple Residential district, except as modified below:

- i) Maximum height is 16 m.
- ii) Maximum density is 75 units/ha.
- iii) The minimum setback from the property line is 6 m for single storey development and an additional 2 m for each additional storey on the west flanking road.

4. Form and Character

Appropriate siting and location considerations must be incorporated to minimize impacts when viewed from adjacent residential areas. Architectural detailing and landscape elements will be comprehensively integrated to further complement the transition to the surrounding neighbourhood.

d) Area IV – Senior Care Residential

The purpose of this area is to provide for development of a senior's long-term care facility and other housing options for the community's senior residents requiring care.

1. Permitted Uses

apartment housing
health service, major
congregate housing

2. Discretionary Uses

convenience retail
town housing
park
personal service establishment

3. Conditions of Land Use

a) Subdivision and development of a health service, major use shall be subject to the regulations of the PS Services district, except as modified below:

- i) Parking facilities may be located in a required front or other yard where a minimum 3.0 m landscaping buffer is provided from the property line.
- ii) Personal service establishment and convenience retail uses may only be permitted when they are: an integral and secondary component of a health service, major; have a maximum gross floor area on any site not exceeding 275 m²; and, shall be solely accessed by customers from within the interior of the principal building.

- b) Subdivision and development for uses other than health service, major shall be subject to the regulations of the R4 Medium Density Multiple Residential District.
- c) Additional Area IV Regulations:
 - i) Density is calculated as the number of units divided by the area of Area IV, which shall not exceed a maximum density of 75 units/ha.
 - ii) Densities of non self-contained units (rooms without a kitchen) within care facilities will be calculated so that 5 beds will be considered equivalent to 1 unit.
 - iii) Maximum height is 16 m.
 - iv) A minimum setback of 16 m will be required from the property line on the west flanking road.

4. Form and Character

Area IV will provide a full spectrum of housing options for seniors from independent living to 24 hour nursing care. Site design must foster the people and business interaction and activities required to meet the various needs of these diverse residents, employees and patrons. Provision for pedestrian and vehicular routes which are safe, attractive and direct and which facilitate movement between continuums of care and other Urban Village services and parks is a primary consideration.

The developments within Area IV will have regard for adjacent residential development to the west and south. The integrity of these adjacent land uses will be protected through appropriate setbacks, separation and landscape buffers.

e) **Area V – Mixed Use Residential Commercial**

The purpose of this area is to create a mixed-use focus for the greater Urban Village. Area V will allow for a greater variety of land uses and greater flexibility in site planning than the other Urban Village areas. Area V will provide a blend of residential, commercial, retail, business, and professional services in a street oriented pedestrian atmosphere. The intent is to create a harmonious mix of land uses in a compact pattern that will reduce dependency on the automobile, improve air quality and promote a high quality interactive community. Area V will be characterized by a “main street” with buildings carefully sited along the street to encourage diversity and interest.

1. Permitted Uses

apartment housing	household repair service
business support service	office
care centre, intermediate	park
care centre, minor	personal service establishment
financial service	retail, convenience
food service, speciality	retail, general
government service	
health service, minor	
home business, minor	

2. Discretionary Uses

alcohol sales*
care centre, major
congregate housing
gas bar

residential sales centre
recreation, indoor
town housing
utility service minor

3. Considered Discretionary Uses When Associated with 2nd Floor Residential Development

food service, drive-in
food service, restaurant
neighbourhood pub
retail, convenience
retail, general

4. Conditions of Land Use

a) Subdivision and development for Area V shall be subject to the following regulations:

- i) The minimum lot width for subdivision is 30 m.
- ii) The maximum floor area ratio for commercial development is 1.0.
- iii) The maximum site coverage for the commercial component shall be limited to 40% of the gross land area of Area V.
- iv) The maximum height is 16 m.
- v) The minimum yard is 6.0 m, except it is 7.5 m abutting a public roadway.
- vi) Development sites that specifically combine commercial and residential uses will limit commercial uses to the main floor and limit residential uses to the second storey or higher.
- vii) The overall maximum density for mixed-use residential development is 55.0 units/ha, based on the total area of Area V. This may vary from 37 units/ha to 75 units/ha.

5. Form and Character

Area V will be the most diversified and vibrant area in the Village. In addition to providing various types of housing from assisted living to rental units, it is intended to be a destination for people of the Village and beyond. It will be an active area where people will be able to live, do business and shop in a pedestrian friendly environment.

The central park and walkway system provides a pleasant mode of access to connect the other Areas. Care will be taken by the developer to coordinate a consistent program for decorative street lighting, boulevard treatment and entrance features.

Given the intentional range of uses, perimeter landscaping must be provided around parking lots to ensure a sensitive transition to the surrounding uses. Landscaping should be used to enhance the built form and provide sensitive transition and visual buffers between on site land uses and surrounding land uses and the public roadway.

Varying heights will be encouraged to increase interest and diversity in the streetscape. Generally lower profile 76 buildings will be oriented adjacent to Clover Bar Road and will increase in height as they move inward. Ground floor commercial with residential units above are to be oriented towards the centre of the Village and the central pedestrian corridor. Town house developments shall be oriented adjacent to the residential developments in Area II. The visual impact within this Area should transition from lower single storey commercial developments adjacent to Clover Bar Road to higher mixed use commercial/residential uses focused towards the interior of the Urban Village.

DC DIRECT CONTROL DISTRICT (2005-5)

(1) Purpose:

To establish a site specific Direct Control District, in accordance with the Summerwood Area Structure Plan, that defines specific development guidelines for single detached residential development with detached garages.

(2) Area of Application:

This District shall apply to the SW-12-53-23-W4 (Summerwood, Stage 5), as shown on Schedule "A".

(3) Uses:

Permitted Uses

dwelling, single
home business, minor*

Discretionary Uses

care centre, minor
home business, major*
residential sales centre*

(4) Subdivision Regulations:

- a) The minimum lot area shall be 289 m², except on corner lots it shall be 339 m².
- b) The minimum lot width shall be 8.5 m, except on corner lots it shall be 11.3 m.
- c) The minimum site depth shall be 34 m unless the lot is located on the bulb of a cul-de-sac or a right angle corner, in which case a minimum lot depth shall be 30 m.

(5) Development Regulations for Principal Buildings:

- a) The site coverage shall not exceed 35% for a principal building.
- b) The minimum front yard shall be 4.6 m.
- c) The minimum rear yard shall be 10 m.
- d) The minimum side yard shall be 1.2 m, except it is 4 m from a flanking road.
- e) The maximum height shall be 9.1 m.
- f) The development permit application for the principal building shall include the construction of a hard surfaced parking pad in accordance with the following:
 - i) The parking pad and access/driveway shall consist of cement.
 - ii) The minimum area shall be 36 m².
 - iii) The parking pad shall be sited in accordance with the requirements for garages (See the Development Regulations for Accessory Development in this District).
 - iv) The parking pad shall include an electrical outlet.
 - v) Provision shall be made for a future garage on the parking pad.

(6) Development Regulations for Accessory Development:

- a) Accessory development shall adhere to the provisions of Section 6.11 of the Land Use Bylaw, except for garages which shall adhere to the following:
 - i) Garages shall be detached in all cases.
 - ii) Garages shall conform to the principal dwelling with respect to colour, style and materials.
 - iii) The maximum size of a garage shall be 41 m².
 - iv) The minimum front yard shall be 18 m.
 - v) The minimum side yard shall be 1 m, except it is 4 m from a flanking road.
 - vi) The minimum rear yard shall be 2 m.
 - vii) The overhead door(s) of a garage shall face the lane.
 - viii) The maximum height of a garage shall not exceed 4.5 m.

(7) Additional Regulations:

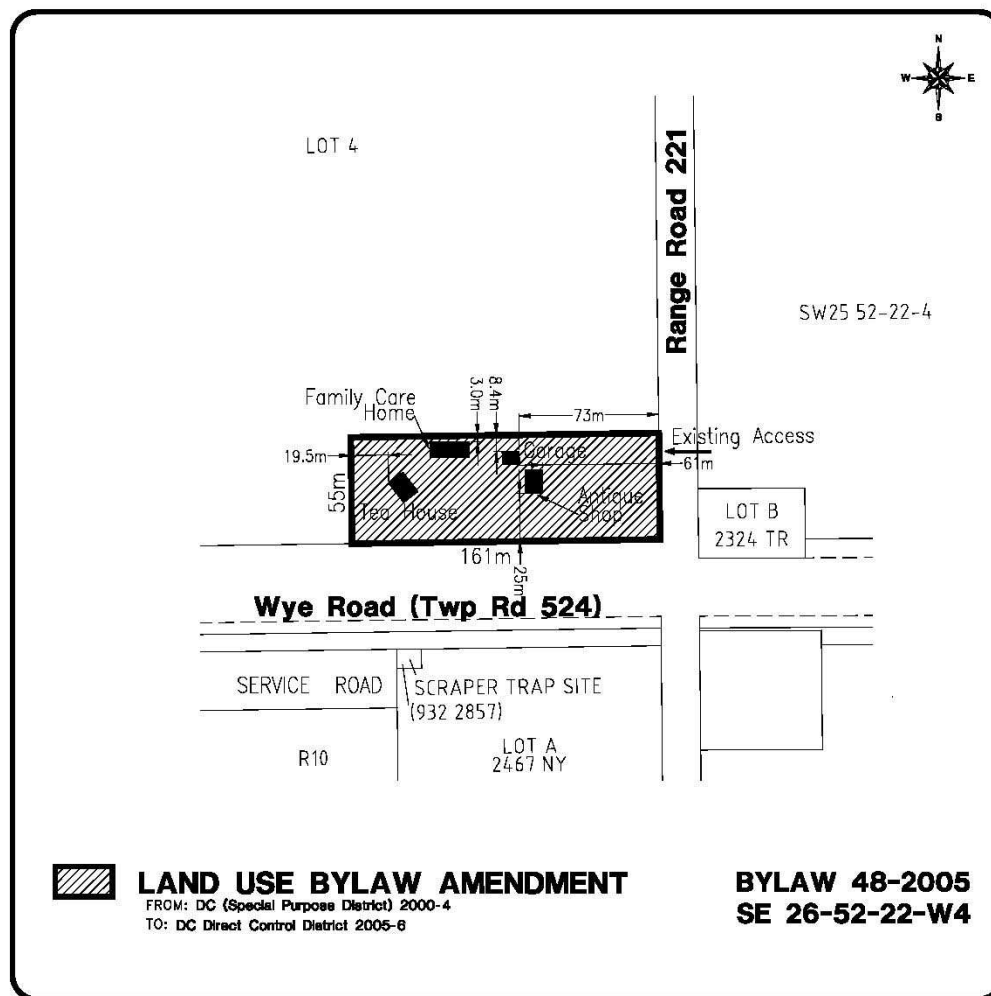
- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, projections into yards, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking 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.

(8) Development Permits:

A Development Officer shall consider and decide upon all Development Permit Applications within this District.

DC44**Direct Control District****DC44**

DC DIRECT CONTROL DISTRICT (2005-6)
(Bylaw 48-2005)



DC DIRECT CONTROL DISTRICT (2005-6)**(1) Purpose:**

The purpose of this district is to establish a site-specific district that provides rural community oriented commercial and retail services intended to serve adjacent country residential clusters and the rural area. This district will also facilitate a family care dwelling.

(2) Area of Application:

This district shall apply to the property located at the south east corner of the SE 26-52-22-W4 located at the intersection of Wye Road and Range Road 221 as shown on Schedule 'A'.

(3) Permitted Uses:

food service, restaurant
office
personal service establishment
retail, convenience

Discretionary Uses:

dwelling, family care*
residential security/operator unit
retail, alcohol*
retail, general

(4) Development Regulations:

- a) The maximum site coverage is 30%.
- b) The minimum front yard is 6.0 m.
- c) The minimum rear is 3.0 m, except it is 6.0 m where the site abuts a residential district.
- d) The minimum side yard is 3.0m, except it is 6.0 m where the site abuts a residential district.
- e) The maximum height is 12 m, except it is 10 m where a site abuts a residential district.
- f) A maximum of one (1) manufactured home is allowed on the site.

(5) Additional Regulations:

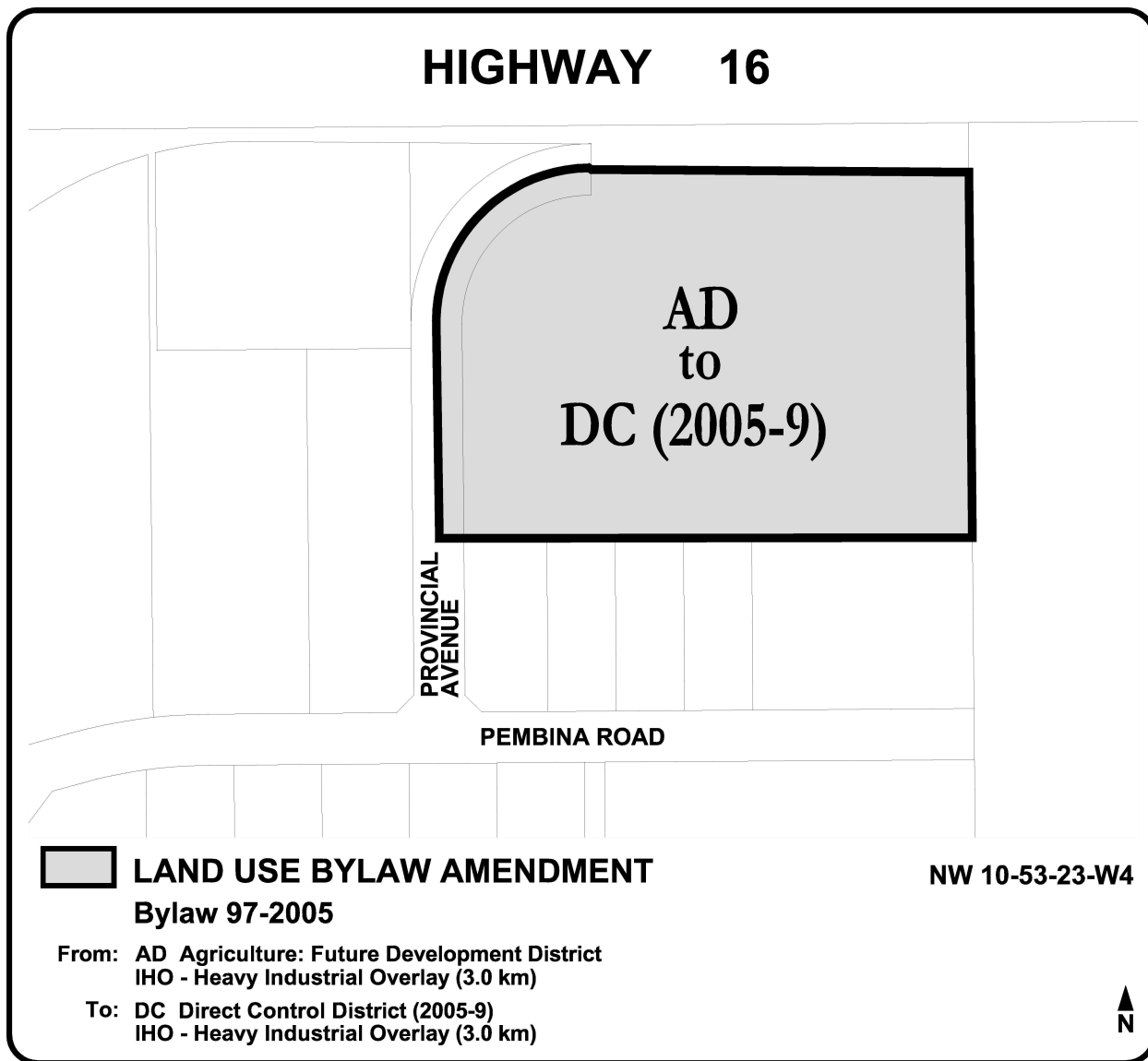
- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 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.
- b) In addition to Section 10, the specific regulations of Section 10.12.5. shall apply to this district, except the maximum area of a free standing sign is 3.0m².
- c) Notwithstanding Section 5 b), a Non-Permanent Changeable Copy Sign is not permitted in this district. (Bylaw 15-2010)

(6) Development Permits:

- a) A Development Officer shall consider and decided upon all development permit applications within this district.

DC45**Direct Control District****DC45**

DC DIRECT CONTROL DISTRICT (2005-9)
(Bylaw 97-2005)



DC DIRECT CONTROL DISTRICT (2005-9)

1) Purpose:

To establish a site specific Direct Control District to accommodate a compatible mix of low intensity business and service commercial uses in planned centres with good visibility and accessibility.

2) Area of Application:

This District shall apply to a portion of NW ¼ Sec.10 – Twp.53 – Rge.23 – W4th, located within the Yellowhead East – Sherwood Business Park, south of Highway 16 and east of Provincial Avenue, totalling approximately 6.6 hectares, as shown on the attached Schedule “A”.

3) Uses:

Permitted Uses

animal grooming facility (Bylaw 13-2003)
 business support service
 contractor service, limited
 convenience vehicle rental
 custom indoor manufacturing
 drive-through vehicle service*
 equipment, minor
 financial service (Bylaw 4-2001)
 food and beverage products (Bylaw 13-2001)
 food service, drive-in
 gas bar*
 government service
 household repair service
 office
 personal service establishment
 recycling depot
 recycling drop-off
 retail, convenience
 service station, minor*
 vehicle repair, major
 vehicle repair, minor
 vehicle sale/rental
 veterinary service, minor
 warehouse sale
 warehousing and storage

Discretionary Uses

autobody repair & paint shop (Bylaw 19-2007)
 commercial storage
 contractor service, general
 fleet service (Bylaw 4-2002)
 food service, mobile catering
 recycling, oil depot
 retail, alcohol*
 retail, general
 retail, secondhand
 service station, major*
 truck and manufactured home sale/rental
 utility service, minor

4) Development Regulations

- a) The maximum floor area ratio is 1.0.
- b) The maximum height is 12 m.
- c) The minimum lot width is 30 m.
- d) The minimum front yard is 7.5 m.
- e) The minimum side yard is 3.0 m, except it is 6.0 m on a flanking road.

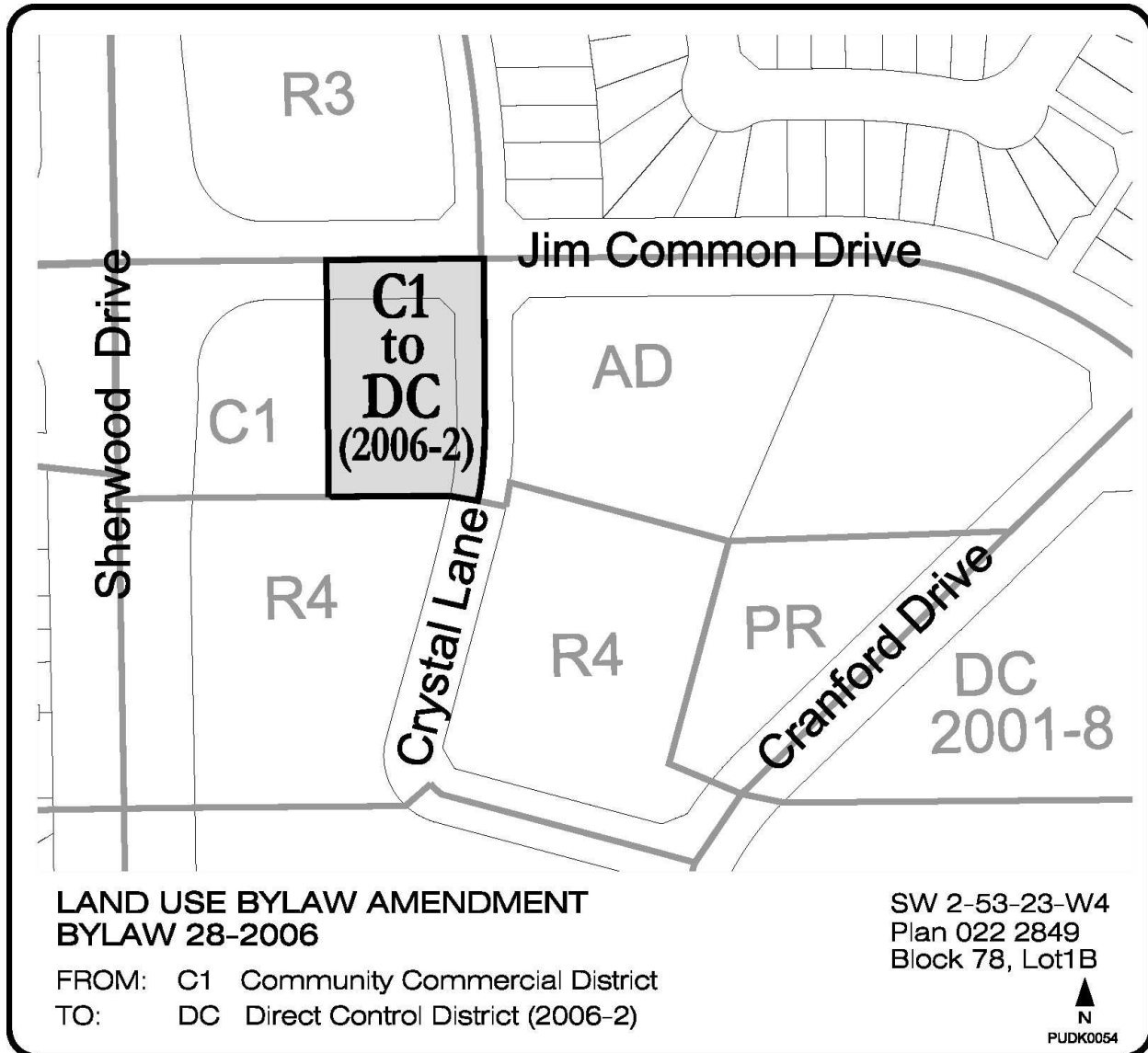
- f) The minimum rear yard is 3.0 m, except it is 6.0 m where it abuts a road or a residential district.
- 5) Other Regulations
 - a) No general industrial uses are permitted which carry out their operations such that there would be a nuisance factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created outside an enclosed building.
 - 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, 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 (*), the sign regulations of Section 10 and the industrial and business regulations of Section 15.

6) Development Permits

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

DC46**Direct Control District****DC46**

DC DIRECT CONTROL DISTRICT (2006-2)
(Bylaw 28-2006)



DC DIRECT CONTROL DISTRICT (2006-2)

1) Purpose

To establish a site specific Direct Control District that provides for low rise apartment housing compliant with the Consolidated Durham Town Square Area Structure Plan.

2) Area of Application

This district shall apply to Lot 1B, Block 78, Plan 022 2849, in the SW 2-53-23-W4 (Durham Town Square), located South of Jim Common Drive and West of Crystal Lane as shown on the attached Schedule "A".

3) Permitted Uses

apartment housing

Discretionary Uses

home business, minor*
residential sales centre*

4) Subdivision Regulations

a) N/A

5) Development Regulations

- a) The maximum density is 23 units.
- b) The maximum site coverage is 40%.
- c) The maximum height is 10 m and 3 storeys. Notwithstanding the definition for Height in Section 3 – Interpretation, the height of any part of any building, including but not limited to the ridge of a roof sloping greater than 20 degrees, shall not exceed 10 m above the building grade.
- d) The minimum front yard is 6.0 m.
- e) The minimum side yard is the greater of 2.0 m or 1.5 m for each storey or partial storey, except if it is 6.0 m from a flanking road.
- f) The minimum rear yard is 7.5 m.

6) Additional Regulations

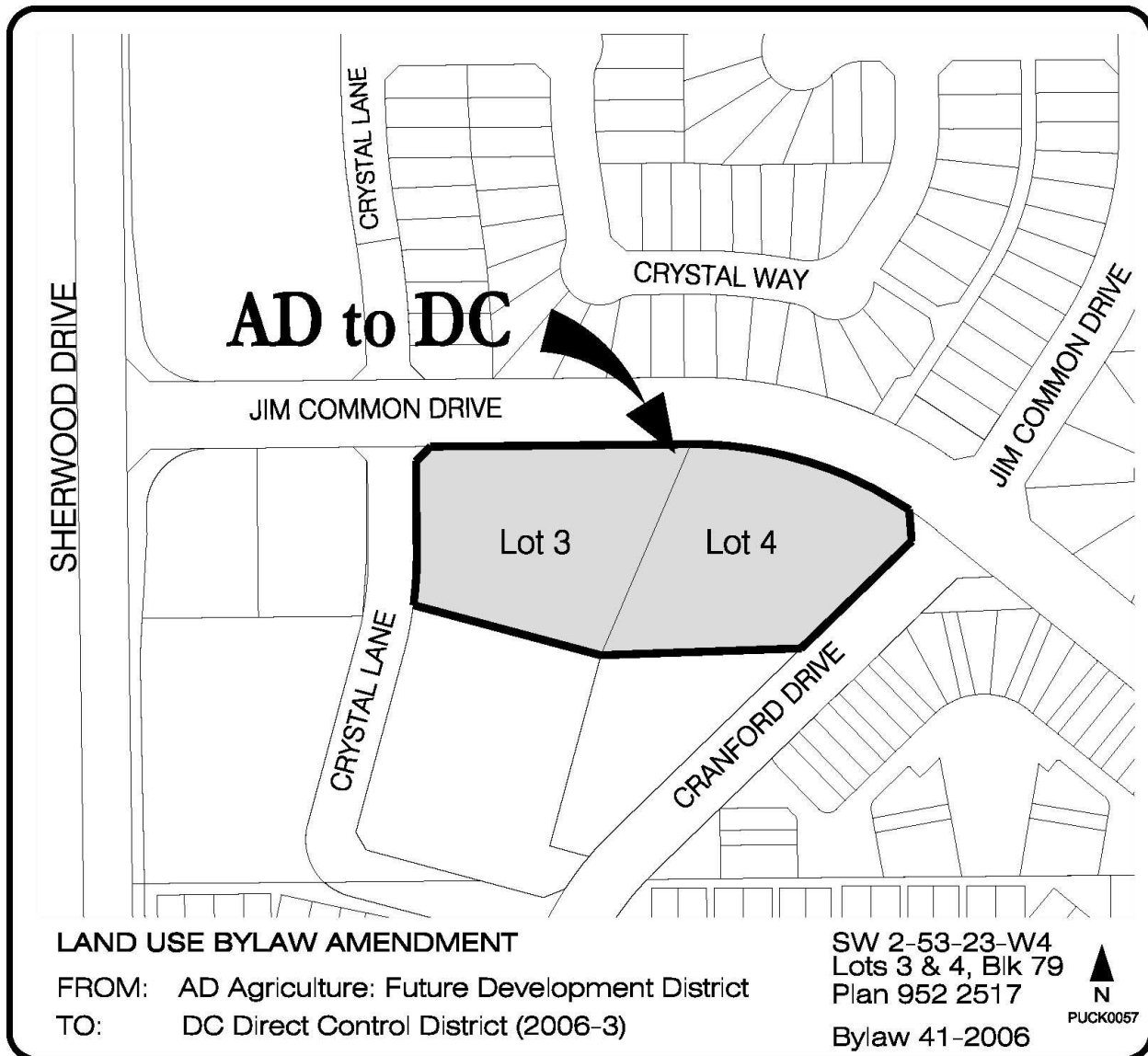
- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 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.

7) Development Permits

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

DC47**Direct Control District****DC47**

DC DIRECT CONTROL DISTRICT (2006-3)
(Bylaw 41-2006)



DC DIRECT CONTROL DISTRICT (2006-3)**1) Purpose:**

To establish a special purpose district to accommodate a multiple residential development with specific regulations to ensure a high standard of appearance and quality of construction that is compliant with The Consolidated Durham Town Square Area Structure Plan.

2) Area of Application:

This district shall apply to SW 2-53-23-W4, Lot 3 and Lot 4, Block 79, Plan 952-2517 located at the intersections of Jim Common Drive with Crystal Lane and Cranford Drive as shown on attached Schedule "A".

3) Permitted Uses:

dwelling, single
semi-detached housing

Discretionary Uses:

care centre, minor
home business, minor*
residential sales centre*

4) Development Regulations:

- a) The maximum number of dwelling units shall be 30.
- b) The maximum site coverage is 40%.
- c) The minimum yard adjacent to Jim Common Drive and the south property line is 7.5 m.
- d) The minimum yard adjacent to Crystal Lane and Cranford Drive is 4.5 m.
- e) The maximum building height shall be 8.5 m.
- f) The Development of this site shall be in accordance with the following architectural guidelines to the satisfaction of a Development Officer:
 - i. The design of the development shall establish a single architectural theme and principal design elements, finishing materials, colors and roof style which shall be applied to each building;
 - ii. Roofs shall be sloped and of residential character and finished with asphalt shingles;
 - iii. The predominant exterior finish shall consist of appropriate siding materials which are durable and attractive in appearance, having regard to the objective of ensuring that the development is of high quality compatible with the location; and
- g) A landscape plan for the entire site shall be submitted with the initial development permit application for the site. In addition to the provisions of Section 7.0 – Landscaping and Screening, the following shall apply to development in this district:
 - i. The required yards shall be landscaped with mature coniferous and deciduous trees and shrubs in a proportion of approximately 50:50;
 - ii. A minimum of two mature trees and two shrubs shall be provided for each residential unit and shall conform with the minimum specifications of Section 7.5 of the land use bylaw.
 - iii. Fencing shall be constructed along the entire perimeter of the site and shall be consistent with the character and quality of the design and materials of the principal buildings on-site, to the satisfaction of the Development Officer.
- h) There shall be appropriate lighting throughout the project to provide security and to add visual interest. All lighting shall be directed away from adjacent public roadways and adjacent land. Lighting standards and fixtures shall be of a consistent design, complementary to the overall architectural theme of the development. All lighting shall be provided to the satisfaction of the Development Officer.
- i) In addition to the regulations within Section 8 – Parking and Loading, the following shall apply to development within this district:
 - i. No parking, loading, storage or trash collection area shall be permitted in a required yard.
 - ii. Visitor parking shall be provided at a ratio of one parking stall for every 5 dwelling units.

5) Additional Regulations:

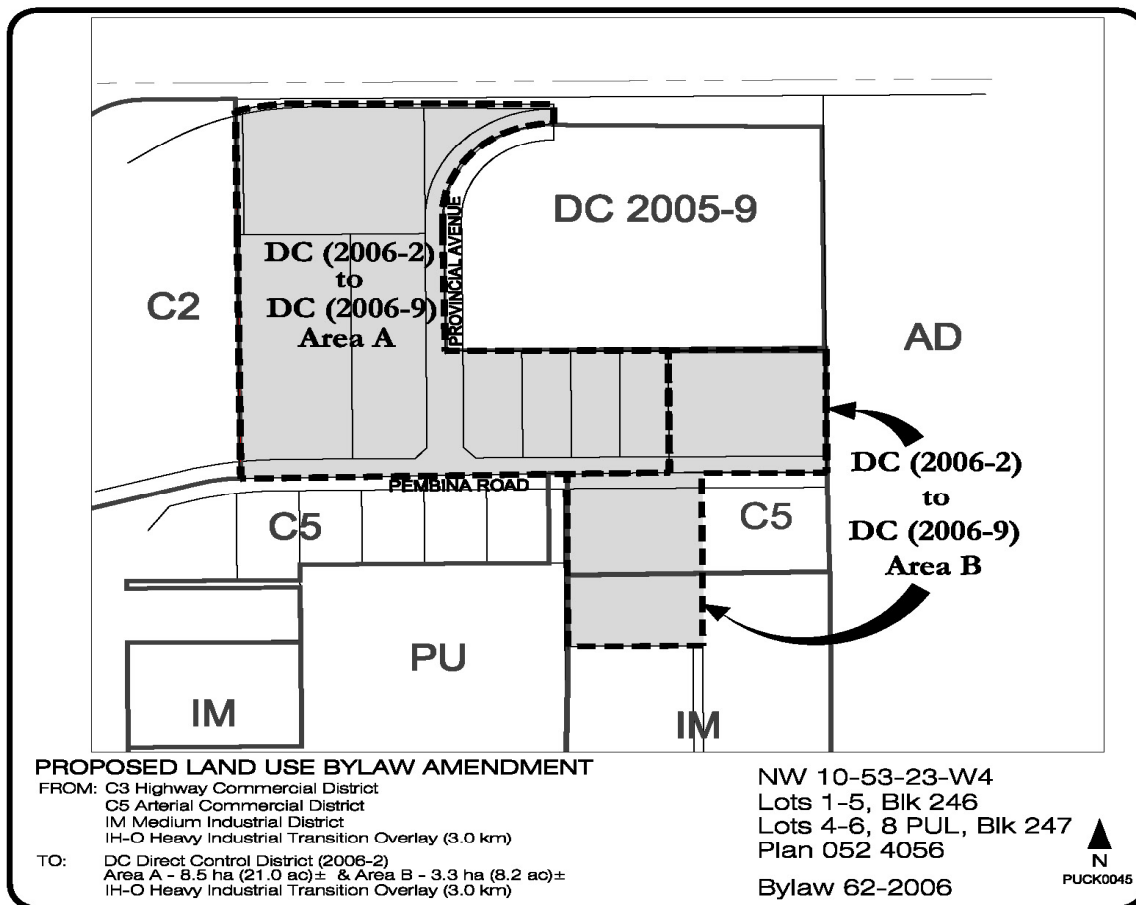
In addition to the regulations listed above, other regulations of the Land Use Bylaw 8-2001 will apply. These additional regulations include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), 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.

6) Development Permits:

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

DC48**Direct Control District****DC48**

DC DIRECT CONTROL DISTRICT (2006-9)
Formerly: Bylaw 35-2006 (Bylaw 62-2006) (Bylaw 15-2010)
Refer to Urban Map U20



DC DIRECT CONTROL DISTRICT (2006-9)

1) Purpose:

To establish a site specific Direct Control District to accommodate a compatible mix of low intensity business and service commercial uses in planned centres with good visibility and accessibility.

2) Area of Application:

This district shall apply to a portion of the NW ¼ Section 10-53-23-W4M, located within the Yellowhead East – Sherwood Business Park, south of Highway 16, totalling approximately 11.8 hectares, as shown on the attached Schedule A. This District is divided into two (2) areas:

- **Area A**, +/- 8.5 hectares – Low Intensity Business and Service Commercial
- **Area B**, +/- 3.3 hectares – Low Intensity Business, Service Commercial and Light Industrial

3) Land Use:

The following are the permitted and discretionary uses listed by Area.

3.1 Area A – Low Intensity Business and Service Commercial

The purpose of this Area is to provide for a compatible mix of low intensity business and service commercial uses.

3.1.1 Permitted Uses

animal grooming facility (Bylaw 13-2003)

business support service

contractor service, limited

convenience vehicle rental

customer indoor manufacturing

customer workshops (Bylaw 50-2012)

custom indoor manufacturing

drive-through vehicle service*

equipment, minor

financial service (Bylaw 4-2001)

food and beverage products (Bylaw 13-2001)

food service, drive-in)

gas bar

government service

household repair service

office

personal service establishment

recycling depot

recycling drop-off

retail, convenience

service station, minor*

vehicle repair, major

vehicle repair, minor

vehicle sale/rental

veterinary service, minor

3.1.2 Discretionary Uses

commercial school (Bylaw 50-2012)

commercial storage

contractor service, general

fleet service (Bylaw 4-2002)

health service, minor (Bylaw 50-2012)

food service, mobile catering

recreation, indoor (Bylaw 50-2012)

recycling, oil depot

retail, alcohol*

retail, general

retail, secondhand

service station, major*

truck and manufactured home sale/rental

utility service, minor

warehouse sale

warehousing and storage

3.1.3 Development Regulations – Area A

- i) The maximum floor area ratio is 1.0.
- ii) The maximum height is 12 m.
- iii) The minimum lot width is 30 m
- iii) The minimum front yard is 7.5 m.
- iv) The minimum side yard is 3.0 m, except it is 6.0 m from a flanking road.
- vi) The minimum rear yard is 3.0 m, except it is 6.0 m where it abuts a road or a residential district.

3.1.4 Other Regulations – Area A

- i) No operation or activity associated with any use in this District shall be permitted which carry out their operations such that there would be a nuisance factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created outside an enclosed building.
- ii) 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 (*), the sign regulations of Section 10 and the industrial and business regulations of Section 15.
- iii) For the purpose of Section 10 Signs, in this District, Area A shall be considered a C2 District. (Bylaw 15-2010)

3.2 Area B – Low Intensity Business, Service Commercial and Light Industrial

The purpose of this Area is to provide for a compatible mix of low intensity business and service commercial uses. This Area may also provide services or businesses of a light industrial nature, where appropriate, which do not create or generate nuisance factors outside an enclosed building.

3.2.1 Permitted Uses

animal grooming facility (Bylaw 13-2003)
 business support service
 contractor service, limited
 convenience vehicle rental
 custom indoor manufacturing
 drive-through vehicle service*
 equipment, minor
 financial service (Bylaw 4-2001)
 food and beverage products (Bylaw 13-2001)
 food service, drive-in
 gas bar*
 government service
 household repair service
 office
 personal service establishment
 recycling depot
 recycling drop-off
 retail, convenience
 service station, minor*
 vehicle repair, major
 vehicle repair, minor
 vehicle sale/rental
 veterinary service, minor
 warehousing and storage

3.2.2 Discretionary Uses

commercial storage
 contractor service, general
 fleet service (Bylaw 4-2002)
 industrial, general
 food service, mobile catering
 recycling, oil depot
 retail, alcohol*
 retail, general
 retail, secondhand
 service station, major*
 truck and manufactured home sale/rental
 utility service, minor
 warehouse sale

3.2.3 Development Regulations – Area B

- i) The maximum floor area ratio is 1.0.
- ii) The maximum height is 12 m.
- iii) The minimum lot width is 30 m.
- iv) The minimum front yard is 7.5 m.
- v) The minimum side yard is 3.0 m, except it is 6.0 m from a flanking road.
- vi) The minimum rear yard is 3.0 m, except it is 6.0 m where it abuts a road or a residential district.

3.2.4 Other Regulations – Area B

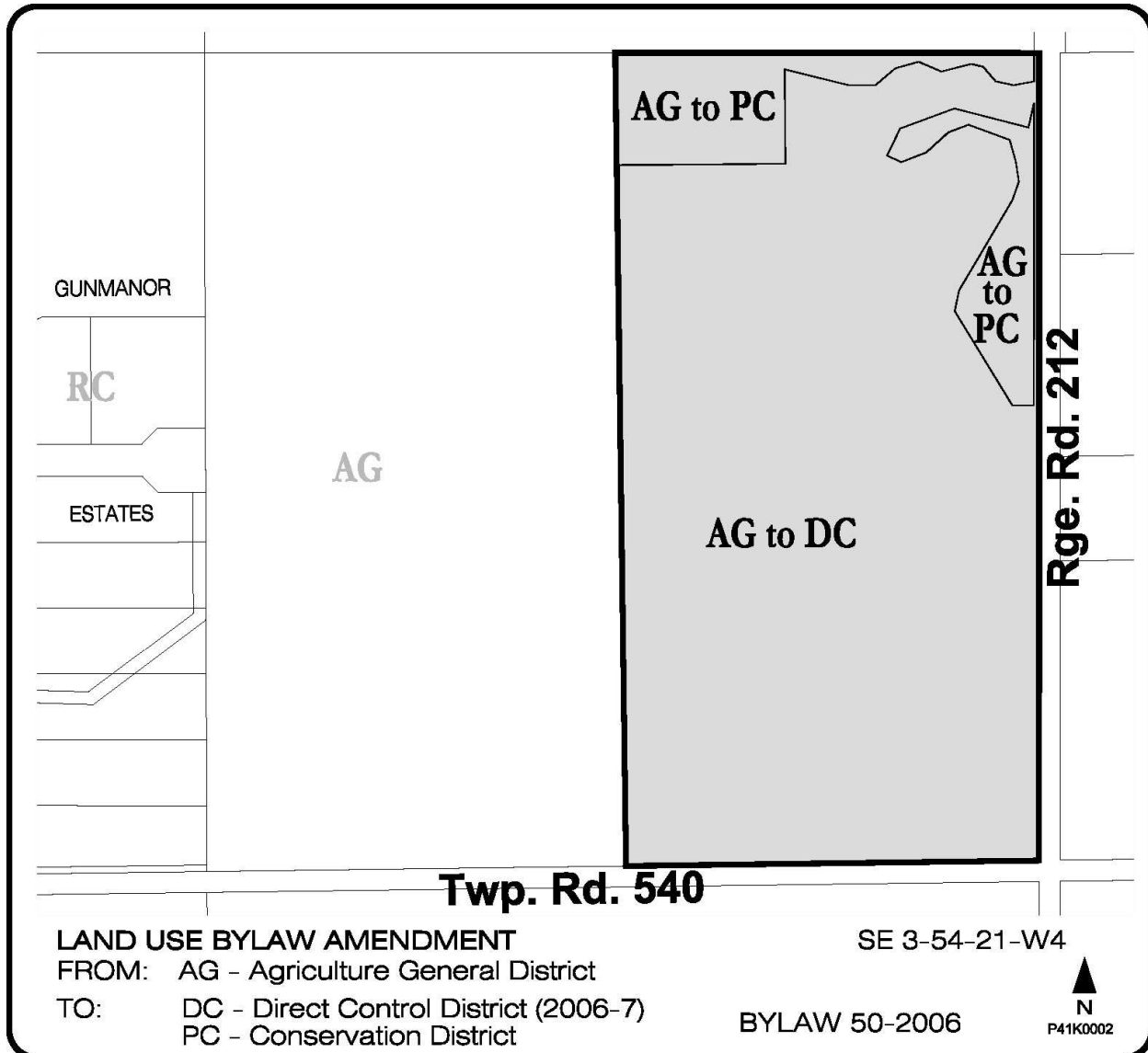
- i) No operation or activity associated with any use in this District, shall be permitted which carry out their operations such that there would be a nuisance factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created outside an enclosed building.
- ii) All loading, service, garbage collection and storage areas shall be located to the rear and sides of the principle building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscape materials, berms, fences, or a combination of these features, to the satisfaction of the Development Officer.
- iii) The Development Officer may require that any exposed projections outside the building, such as mechanical and electrical equipment and cooling towers, be screened from view from any public roadway and adjacent sites if, in the opinion of the Development Officer such projections are inconsistent with the character and appearance of surrounding development or intended visual qualities of Area B.
- iv) All buildings shall be constructed and finished with durable materials. The Development Officer may require that the appearance of metal, and/or concrete block be improved with finishing materials that maintain an appearance which is characteristic of surrounding development.
- v) 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 (*), the sign regulations of Section 10 and the industrial and business regulations of Section 15.
- vi) For the purpose of Section 10 Signs, in this District, Area B shall be considered a C5 District. **(Bylaw 15-2010)**

4) Development Permits:

A Development Officer shall consider and decide upon all development permit applications within Area A and Area B

DC49**Direct Control District****DC49**

DC DIRECT CONTROL DISTRICT (2006-7)
(Bylaw 50-2006)



DC DIRECT CONTROL DISTRICT (2006- 7)

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 East half of the SE ¼ Section 3-54-21-W4M, as shown on the attached Schedule A.

3) Uses:

a) Permitted Uses:

care center, minor
dwelling, single
group home, minor
home business, minor*

b) Discretionary Uses:

bed and breakfast, up to 4 sleeping units*
dwelling, family care*
residential sale centre*

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 2.0 ha.
- b) The minimum lot width is 60 m, except in the case of an irregular shaped lot (such as a pie lot) fronting onto an internal cul-de-sac, the minimum lot width is 50 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 40m from the centerline of a rural road.

6) Additional Regulations:

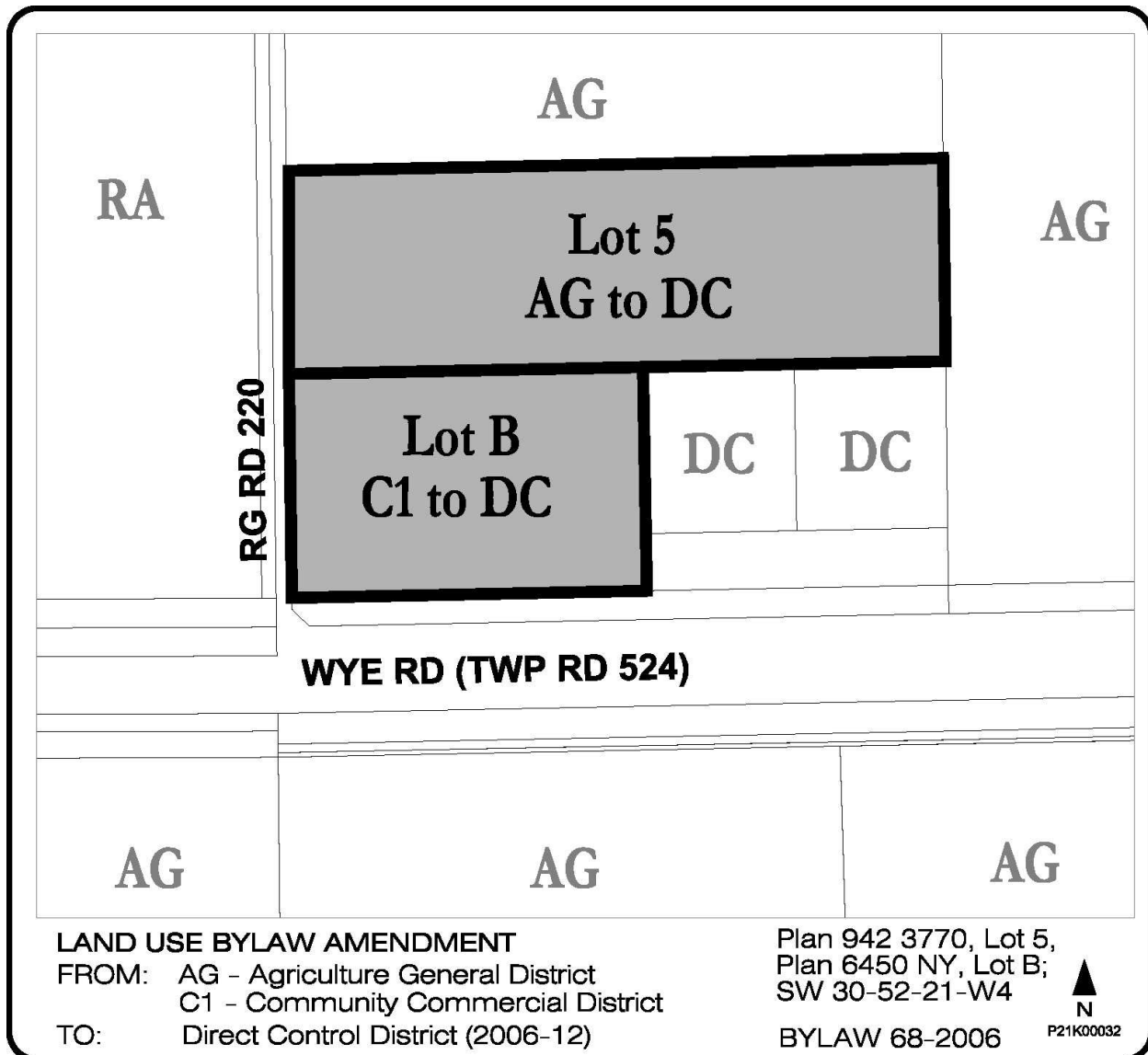
- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projection into yards, lighting, environmental setbacks, etc.) the landscaping and screening provisions of Section 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.

DC50**Direct Control District****DC50**

DC DIRECT CONTROL DISTRICT (2006-12)
(Bylaw 68-2006)



DC DIRECT CONTROL DISTRICT (2006-12)

1) Purpose:

To establish a site-specific Direct Control District to accommodate a limited range of local commercial services intended to serve the needs of the traveling public and local rural residential areas.

2) Area of Application:

This District shall apply to part of the SW ¼ 30-52-21-W4M located at the northeast intersection of Wye Road and Range Road 220 as shown on the attached Schedule A.

3) Uses:

Permitted Uses

food service, restaurant
gas bar*
retail, convenience
service station, minor*

Discretionary Uses

drive-through vehicle service
food service, drive-in

4) Development Regulations

- a) The maximum floor area ratio is 1.0.
- b) The maximum height is 12 m.
- c) The minimum front yard is the greater of 6.0 m or 45 m from the centreline of a provincial highway or 40 m from the centreline of a rural road.
- d) The minimum side yard is the greater of 6.0 m or 45 m from the centreline of a provincial highway or 40 m from the centreline of a rural road.
- e) The minimum rear yard is the greater of 6.0 m.

5) Additional 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, 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.

6) Development Permits:

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