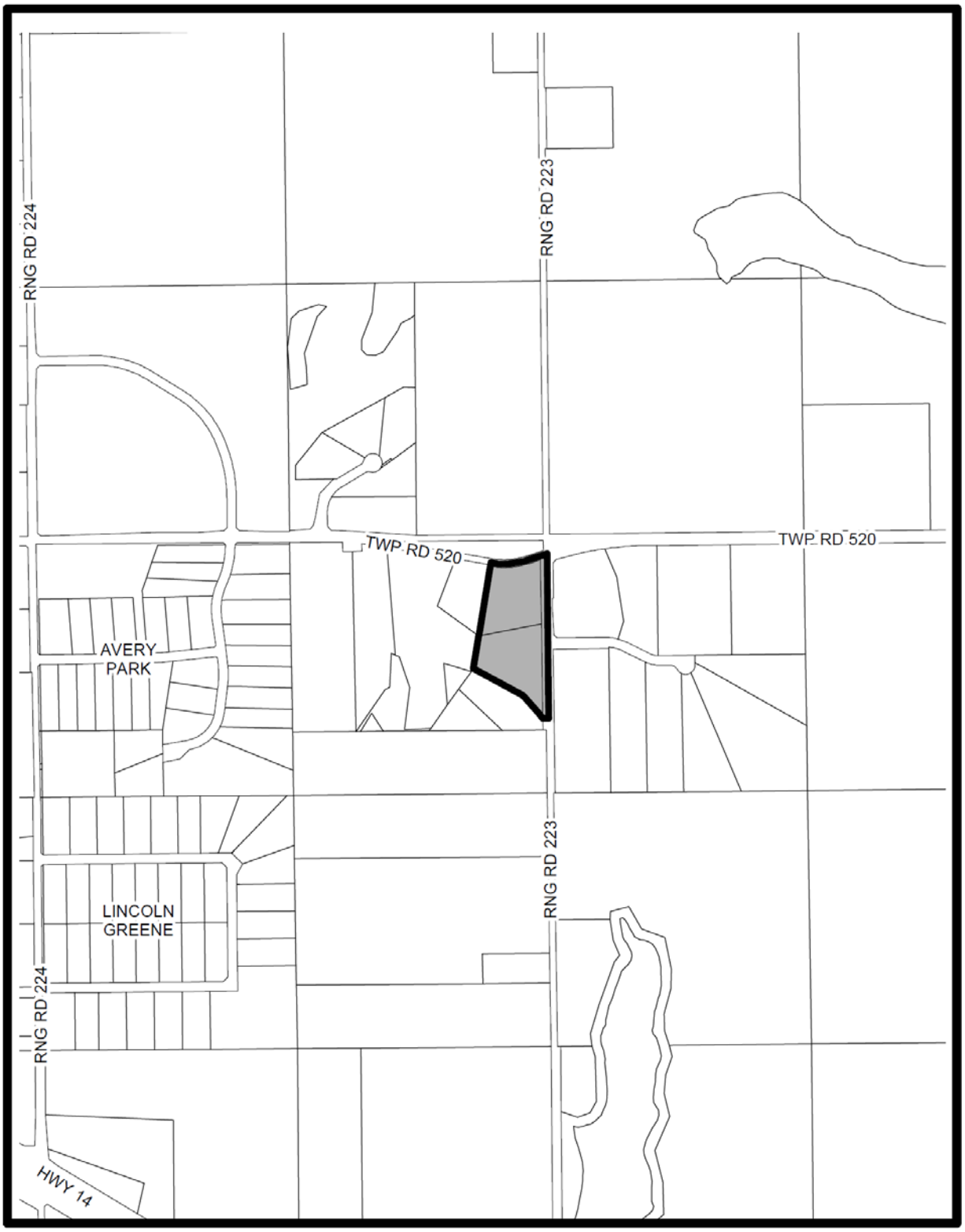
# DC 62 Direct Control District



# DC 62 DIRECT CONTROL DISTRICT

## 1) Purpose:

To establish a site-specific Direct Control District that fosters a rural residential lifestyle on parcels larger then traditional country residential lots and provides for the preservation and protection of environmentally sensitive lands and habitat.

## 2) Area of Application:

This district shall apply to Pt. of NE ¼ Section 33-51-22-W4M, as shown on Schedule A.

## 3) Uses:

a) **Permitted Uses:**
dwelling, single
home business, minor*
agriculture, general

b) **Discretionary Uses:**
bed and breakfast, up to 4 sleeping units*
dwelling, family care*
home business, major*
group home, minor

c) It is a fundamental use criterion of this district that the parcel density shall not exceed 2 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 100 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 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 centreline of a rural road.

c) **Accessory structures:**
i) Accessory structures shall not exceed 6.0 m in height, except for agricultural structures unless restricted by the Airport Vicinity Protection Overlay.
ii) The total site coverage of accessory structures on a site shall not exceed 425 $m^2$. A Development Officer may grant a variance where the structure is being proposed in conjunction with an agricultural, general use and 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 $m^2$.

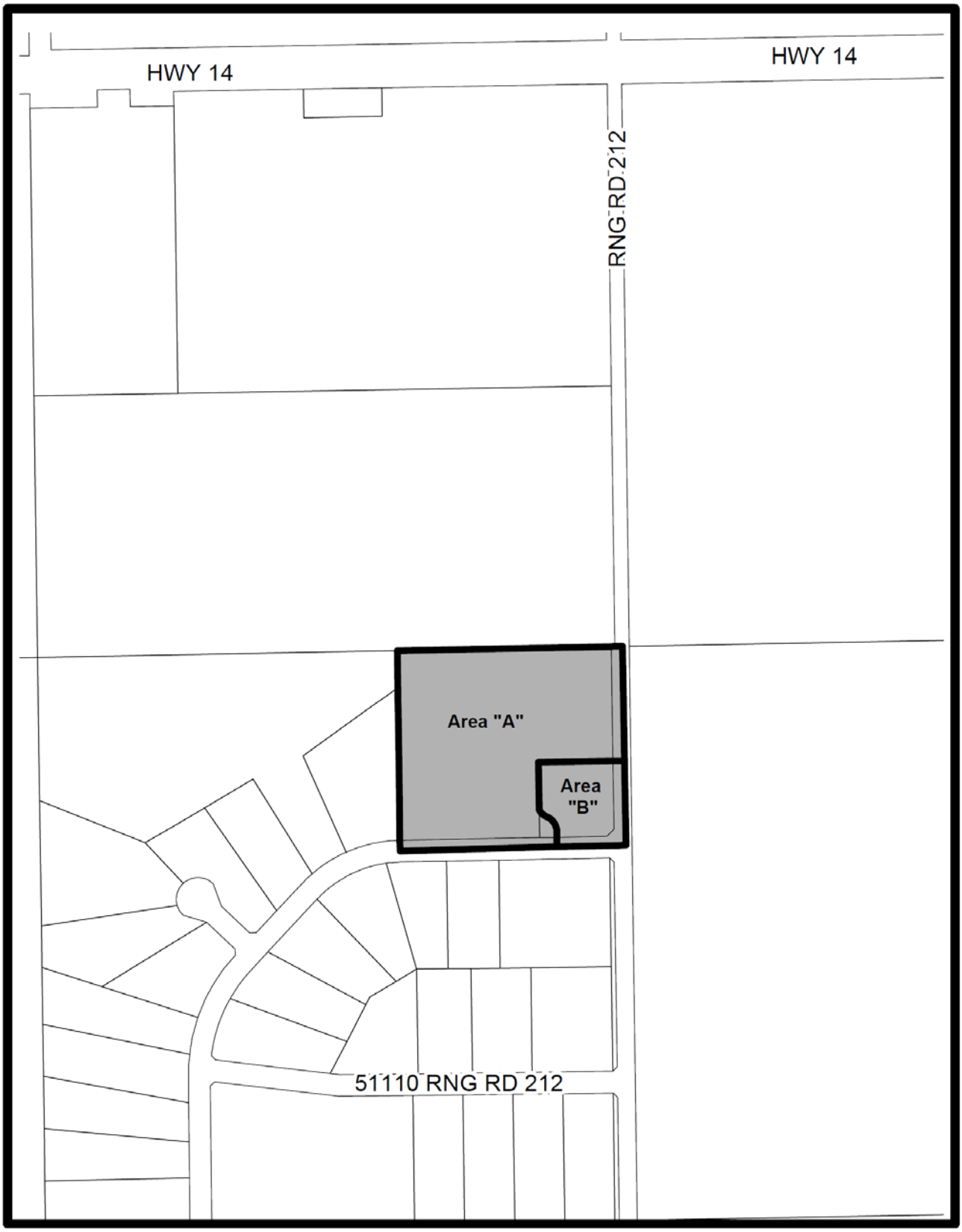
**5) Other Regulations:**

(a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

**6) Development Permits:**

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

# DC 63 Direct Control District



# DC 63 DIRECT CONTROL DISTRICT

## 1) Purpose:

To establish a site-specific Special Purpose District to accommodate a country residential parcel and Equine Surgical Hospital to ensure a high standard of appearance and quality of construction. 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 a 20 acre parcel within SE 10-51-21-W4 located on the north west corner of the intersection of Range Road 212 and Keding Estates Road (Ministik Drive) as shown on the above map. This District is divided into two areas:

Area A +/- 7.0 hectares – Country Residential

Area B +/- 1.1 hectares – Equine Surgical Hospital

## 3) Land Use:

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

### 3.1) Area A – Country Residential

The purpose of this Area is to provide for a use compatible with the existing residential uses in a rural setting.

**3.1.1)**

a) **Permitted Uses:**

dwelling, single
home business, minor*

b) **Discretionary Uses:**

dwelling, family care*
secondary suite*

### 3.1.2) Subdivision Regulations – Area A:

a) The minimum lot size shall be 7.0 ha.
b) No further subdivision of this area may occur without amendment of this Bylaw by Council.

### 3.1.3) Development Regulations – Area A:

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

### 3.1.4) Additional Regulations – Area A:

a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

b) Area A within this District shall be considered an RCL Zoning District for the purpose of sign regulations.

### 3.2) Area B – Equine Surgical Hospital

The purpose of this Area is to provide for an equine surgical hospital for the care and treatment of primarily horses and related livestock.

#### 3.2.1) Uses

a) **Permitted Uses:**
veterinary service, major
animal hospital shelter

b) **Discretionary Uses:**
residential security/operator unit

#### 3.2.2) Subdivision Regulations – Area B:

a) The minimum lot size shall be 1.1 ha.
b) No further subdivision of this area may occur without amendment of this Bylaw by Council.

#### 3.2.3) Development Regulations – Area B:

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

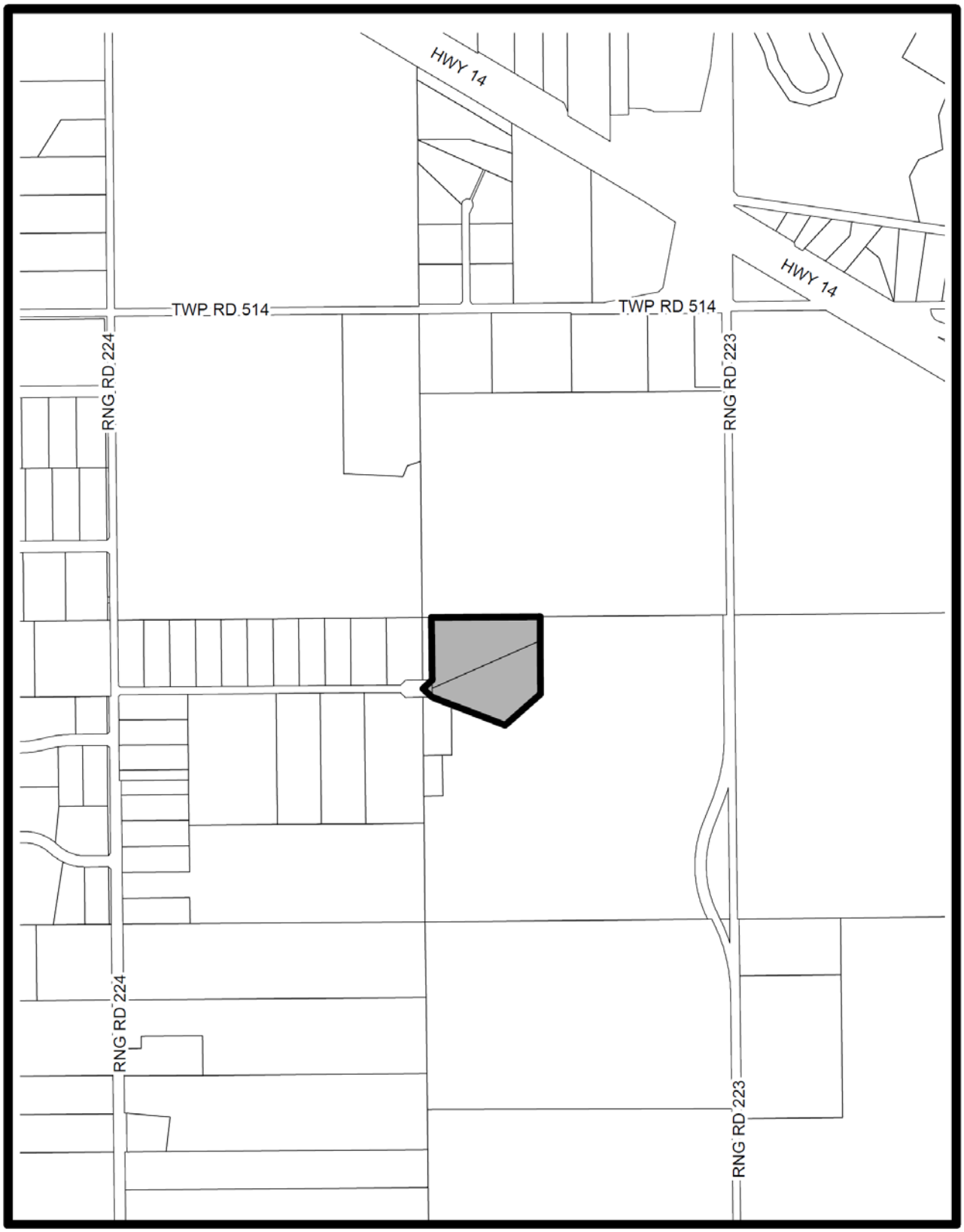
#### 3.2.4) Additional Regulations – Area B

a) Veterinary Service, Major for this District means the care and treatment of horses, where the veterinary service primarily involves outpatient care and medical procedures involving hospitalization for fewer than 4 days. Major Veterinary Service and Animal Hospital and Shelter uses within the subject area shall be for the care, treatment and accommodation of horses primarily within an indoor facility. Minor outdoor stabling areas may be allowed at the discretion of the development officer.
b) Animal Hospital and Shelter for this District means the development is used for the temporary accommodation and care or impoundment of horses within an enclosed building. This does not include animal breeding and boarding.
c) A detailed landscape plan shall be provided to the satisfaction of a development officer, in consideration of the provisions of Section 7 Landscaping and Screening. In this regard, the landscaping and screening shall include substantial retention of existing natural trees on the site and the development of a berm with tree planting along the south boundary of the site, to provide a landscape buffer for development.
d) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.
e) The building will be a rigid steel frame structure with reinforced concrete piles and grade beam foundation system. The exterior of the proposed building will be predominantly metal siding with ample windows for natural lighting. A low profile metal roof assembly complete with a classical covered veranda at the front of the building will complete the rural stable look.
f) Area B within this Zoning District shall be considered a C7 Local Commercial District for the purpose of sign regulations.

**4) Development Permits:**

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

# DC 64 Direct Control District



# DC 64 DIRECT CONTROL DISTRICT

## 1) Purpose:

To establish a site-specific Direct Control District that fosters a rural residential lifestyle on properties smaller than agricultural/large rural residential parcels and 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 part of the SE ¼ 21-51-22-W4M, as shown on the above map.

## 3) Uses:

a) **Permitted Uses:**
dwelling, single
home business, minor*

b) **Discretionary Uses:**
dwelling, family care*
secondary suite*

c) It is a fundamental use criterion of this district that the parcel density shall not exceed two (2) 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 22 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 centreline of a rural road.
c) Accessory structures:
   i) Accessory structures shall not exceed 6.0 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 there is no garage attached to the principal building which can accommodate two vehicles and there will not be an adverse effect on adjacent uses having regard for the location of adjacent development, topography, and natural screening. This variance shall not exceed 90 m2.

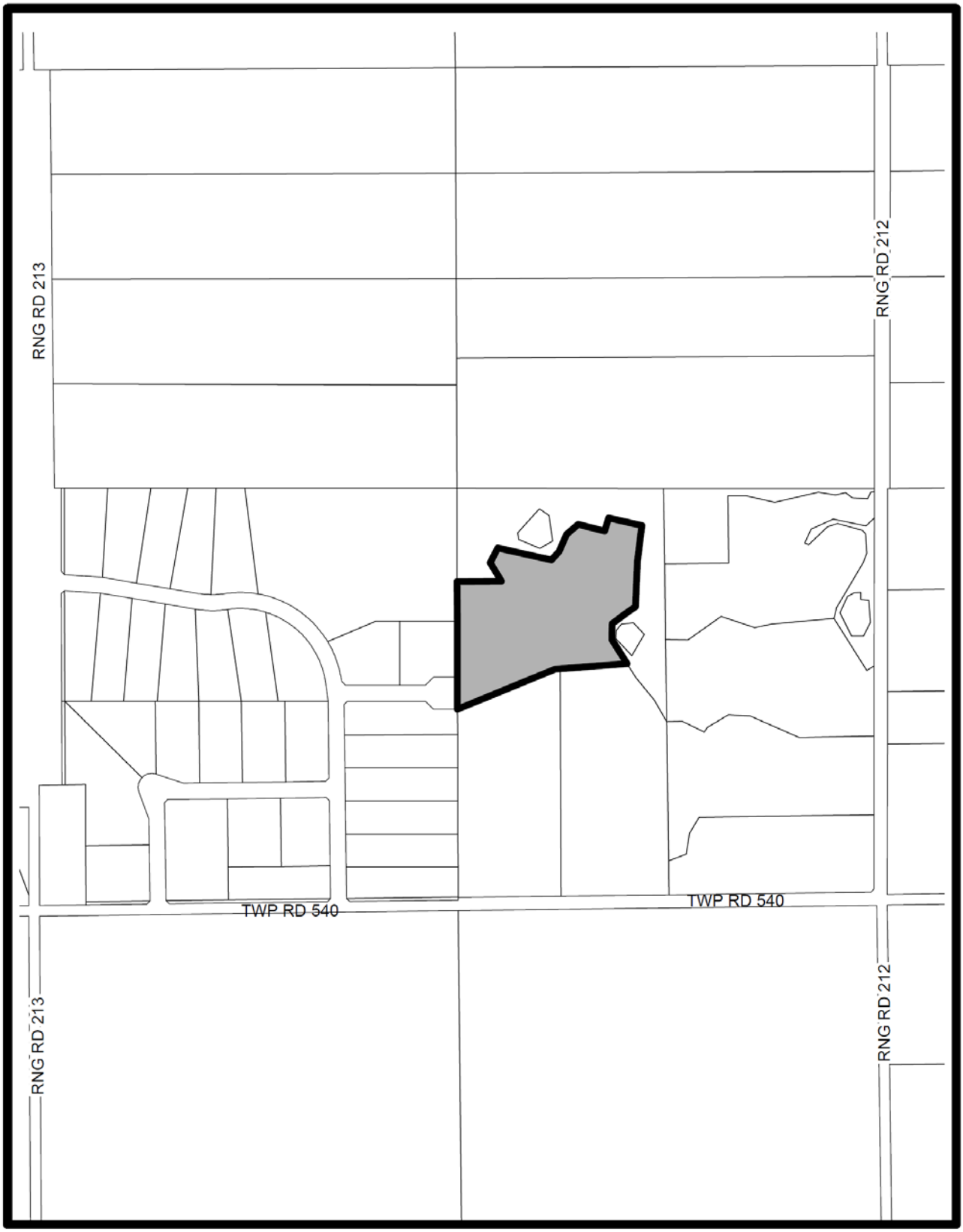
## 5) Other Regulations:

a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

**6) Development Permits:**

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

# DC 65 Direct Control District



# DC 65 DIRECT CONTROL DISTRICT

## 1) Purpose:

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 SE ¼ Section 3-54-21-W4M, as shown on the above map.

## 3) Uses:

a) **Permitted Uses:**
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*
secondary suite*

c) It is a fundamental use criterion of this district that the parcel density shall not exceed 1 residential parcel, 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 centrline of a rural road.

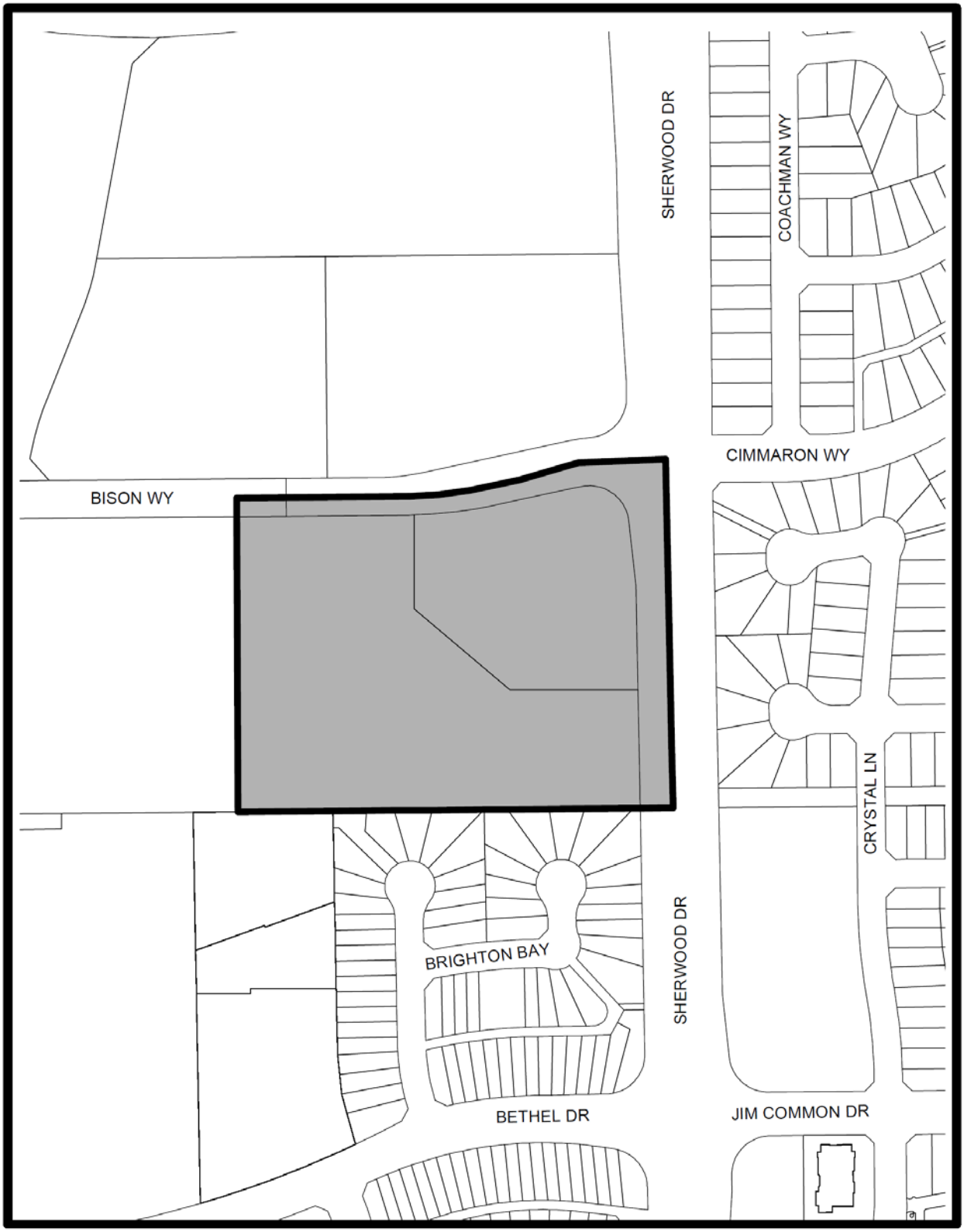
## 6) Other Regulations:

a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

## 7) Development Permits:

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

# DC 66 Direct Control District



# DC 66 DIRECT CONTROL DISTRICT

## 1) Purpose:

To provide for a combination of institutional, community service, residential and limited commercial uses for development of a range of assisted living and residential housing and support services.

## 2) Area of Application:

This district shall apply to a portion of NE 3-53-23-W4, as shown on the above map.

## 3) Uses:

a) **Permitted Uses:**

congregate housing
dwelling, single
group home, minor
group home, major
health services, minor
health services, major
home business, minor*
senior citizen housing

b) **Discretionary Uses:**

apartment housing
personal service establishment
town housing
religious assembly, minor
recreation, community
food service, specialty
retail, convenience

## 4) Regulations:

a) The minimum front yard is 6 m, except abutting Sherwood Drive the minimum front yard is 15 m.
b) The minimum rear yard is 7.5 m.
c) The minimum side yard is 6 m.
d) The maximum site coverage is 40%.
e) The maximum height is 16 m.

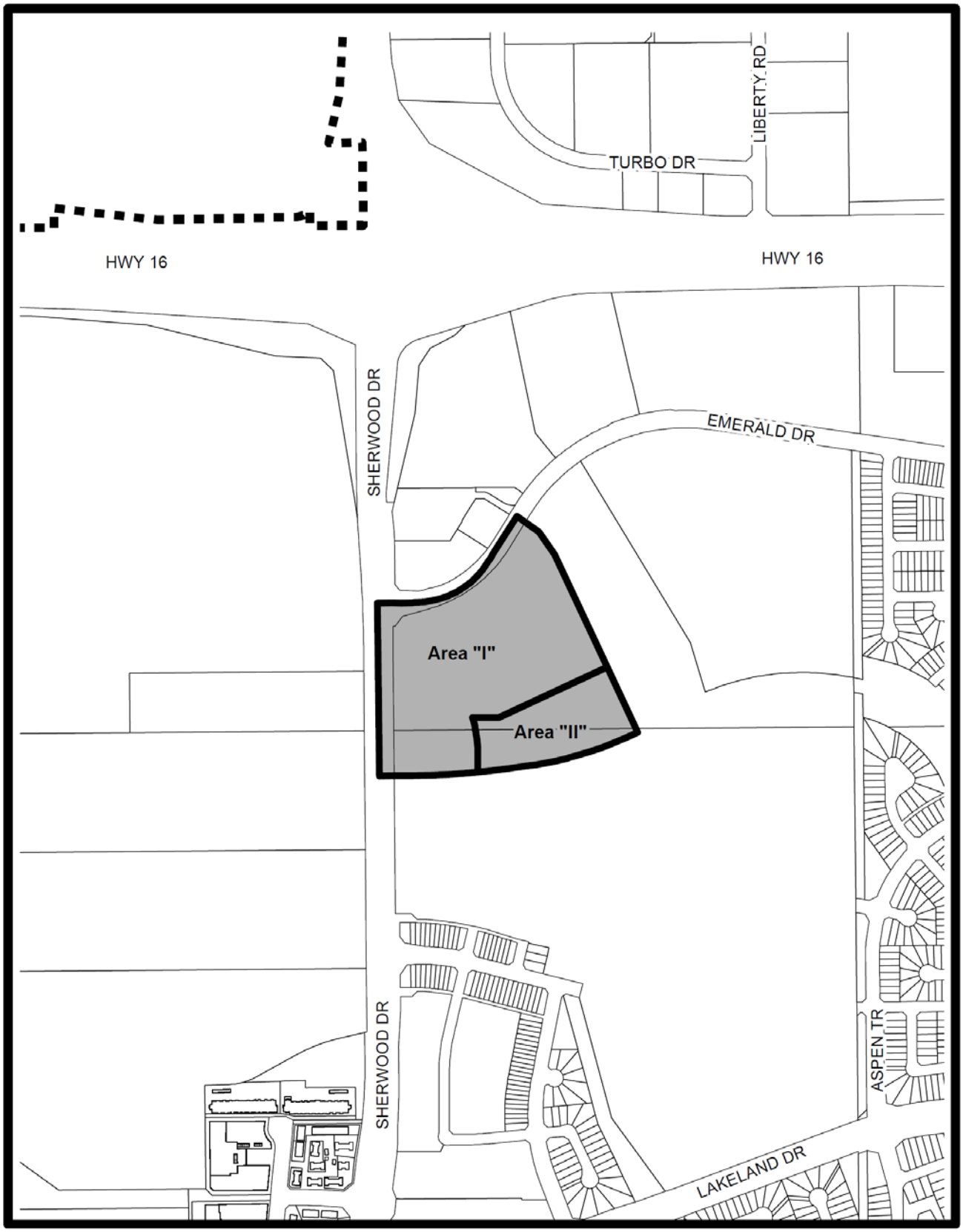
## 5) Other Regulations:

a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

## 6) Development Permits:

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

# DC 69 Direct Control District



# DC 69 DIRECT CONTROL DISTRICT

## 1) Purpose

To establish a site specific Direct Control District that accommodates a mix of service commercial and business employment uses to meet the retail and service needs of the region and the travelling public. This service commercial and business employment area will be master planned and feature enhanced urban design. This district will acknowledge and respect the gateway role it plays for residents and visitors to Sherwood Park and Strathcona County.

## 2) Area of Application

This district shall apply to a portion of the NW and SW 11-53-23-W4, located within the Emerald Hills area, totaling approximately 10.25 ha (25.33 ac), as shown on attached Schedule A. The district is located north of Amberley Way, south of Emerald Drive, west of Ebony Boulevard and east of Sherwood Drive.

This master planned district is divided into two areas. Each Area is considered a Site for the purpose~~s~~ of application of the regulations.

- **AREA I**, +/- 7.91 hectares – Service Commercial
- **AREA II**,+/- 2.34 hectares – Business Employment

## 3) Development Concept

The Emerald Hills Centre Sustainability Summary and Development Concept Plan, which has been approved by Strathcona County, apply to this district. This district ensures consistency and compatibility within all of the Emerald Hills Centre sites.

## 4) Area I – Service Commercial

### 4.1 Purpose

To provide for a mix of low intensity business and service commercial uses that are compatible with and complementary to Emerald Hills Centre. The proximity of Area I to Highway 16 makes it an ideal location for service commercial uses that require good visibility and convenient access. The location of the lands near the intersection of Highway 16 and Sherwood Drive also provides a unique opportunity to create a grand urban entrance to Sherwood Park.

The stormwater management facility east of Ebony Boulevard anchors the eastern edge of Area I and complements the “gateway” nature of this prominent urban location as an area of high quality architectural, urban and landscape design which creates a signature entrance to Sherwood Park. Area 1 will be designed and landscaped to complement the stormwater management feature in conjunction with the goals and guidelines set out in the Emerald Hills Centre Sustainability Summary and Development Concept Plan to achieve the “gateway” elements of the development.

### 4.1.1 Area I – Uses

Uses

Business support service
Commercial school
Convenience vehicle rental
Drive through vehicle service
Financial service
Food service, drive-thru
Food service, restaurant
Food service, specialty
Gas Bar
Government service
Health service, minor
Hotel *(Bylaw 53-2015 – Oct 20, 2015)*
Neighbourhood pub
Personal service, establishment
Recreation, indoor
Retail, alcohol*
Retail, convenience
Retail, general
Service station, minor
Vehicle repair, minor
Veterinary service, minor

### 4.1.2 Area I –Regulations

a) The maximum floor area ratio is 0.5, except it is 2.0 for a hotel *(Bylaw 53-2015 – Oct 20, 2015)*.
b) The maximum height is 15.0 m, except it is 20 m for a hotel *(Bylaw 53-2015 – Oct 20, 2015)*.
c) The minimum yard is 3.0 m, except it is 6.0 m on a flanking road.
d) The minimum lot width is 30.0 m.

## Area II – Business Employment

### 4.2 Purpose

To accommodate an area for business employment which may include professional offices, commercial school facilities and limited supporting retail services.

### 4.2.1 Area II – Uses

Uses

Broadcasting studio
Business support service
Care centre, intermediate
Care centre, major
Contractor service, limited
Commercial school
Custom indoor manufacturing
Financial service
Food service, restaurant
Food service, specialty
Government service
Health service, minor
Office
Personal service establishment
Retail, general – ground floor only
Veterinary service, minor

### 4.2.2 Area II – Regulations

a) The maximum floor area ratio is 2.0.

b) The maximum height shall be 12.0 meters.

c) The minimum yard is 3.0 m, except it is 6.0 m on a flanking road or where it abuts a residential district.

d) The minimum lot width is 30.0 m.

## 5) Areas I and II – Design Standards

In addition to the requirements of the Design Standards Section of the Land Use Bylaw, the following standards shall be applicable to development within this district:

### a) Area Design

i) Design shall be compatible and complementary with the architectural theme, principal design elements, finishing materials, colors and roof styles established in Emerald Hills Centre. These elements shall be applied to each building, with minor variations, regardless of the staging sequence of development.

ii) Designs will also be required to adhere to the Emerald Hills Centre Sustainability Summary and Development Concept Plan, which provide detailed design direction for evaluating development proposals to ensure consistency and compatibility for development within the Emerald Hills Centre in the areas of access and transportation, urban design, landscaping design and sustainability initiatives.

### b) Buildings

i) In order to ensure that high-quality, authentic materials that evoke the parkland image of Sherwood Park and Strathcona County are used in new commercial development, buildings shall be constructed of high-quality materials such as brick, stone or textured, split face block veneer, cast stone or tinted masonry units. The following materials are prohibited:

- Concrete block, painted or unpainted
- Tilt-up concrete panels
- Pre-fabricated steel or sheet metal panels
- Reflective glass
- Aluminum, vinyl, fiberglass, asphalt or fiberboard siding
- Wood siding

ii) Colours – In order to ensure that building colors are aesthetically pleasing and compatible with surrounding buildings, building colours shall consist of subtle, neutral or muted colors, with low reflectance. Colours including browns, grays, tans, beiges, and dark or muted greens, blues and reds can be considered. No more than two principal colors may be used on a façade. Bright, white or primary colours should be used only as accents, occupying a maximum of 10 percent of building facades. Variations to this colour palette may be approved at the discretion of the Development Officer.

### c) Lighting

Lighting shall adhere to the Light Efficient Community Policy and the Lighting requirements of the Land Use Bylaw.

### d) Community Amenities

For every 100,000 square feet of floor area developed an outdoor community amenity, area such as a patio or outdoor seating area for public use, shall be provided. Amenity areas shall be a contiguous area of a minimum of 1,000 square

feet in area and shall be placed in a location that provides convenient access to the public, adjacent to the front façade or side of a building and connected by a walkway. The amenity areas shall include seating and landscaping to provide shade and relief from wind. Individual retail development of over 100,000 square feet shall include a central focal feature such as a clock tower, sculpture, play structure, etc. that reflects the heritage parkland image of Strathcona County and Sherwood Park within its required amenity area.

**6) Areas I and II – Parking, Loading and Circulation**

In addition to the requirements of the Parking and Loading section of the Land Use Bylaw, the following standards shall be applicable to development within this district:

**a) On-Site Parking, Loading and Circulation Standards**

i) This district shall provide for pedestrian connections between buildings such that potential conflict between on-site pedestrian and vehicular traffic is minimized. Pedestrian connections through vehicle circulation areas shall be visually distinguishable through landscape and urban design elements such as pavement markings, alternative paving materials, concrete bump-outs, signage, distinctive landscape elements, and/or raised surfaces.

ii) A well-defined pedestrian walkway shall be provided from adjacent roadway sidewalks to each principal customer entrance of a building. Walkways shall be located so that the distance from the street and/or parking lot to the customer entrance is minimized. Walkways shall be at least 1.2 meters in width, and shall be distinguished through pavement material from the surrounding parking lot. Walkways shall be landscaped to provide separation of pedestrian connections.

iii) Enhanced walkways shall be provided every 60 meters through the central core of the development area in order to provide safe connection for pedestrians between the south and north; and the east and west development. These walkways shall be a minimum of 2.44 meters in width, with landscaping that creates visual distinction.

iv) Sidewalks of at least 2.44 meters in width shall be provided along all front building facades that abut public parking areas.

v) Bicycle parking shall be provided at the front of all buildings, located between the front of the building and parking lot in a manner that does not interrupt pedestrian access.

vi) Vehicular movement within the development area shall be designed in a manner that discourages cut through traffic from Emerald Drive, Ebony Boulevard and Amberley Way.

vii) The maximum length of a parking row shall be 26 parking stalls unless landscaping requirements require a different length.

**7) Areas I and II – Landscaping and Screening**

This district shall be required to comply with the requirements of the Landscaping and Screening section of the Land Use Bylaw, the Emerald Hills Sustainability Summary and the following:

a) Landscaped islands are required at the ends of parking rows and shall be a minimum width of 2.0 meters. Trees shall be planted at the rate of one tree per $15m^2$ and one shrub per $10m^2$ of required island area.

**8) Areas I and II – Additional Regulations**

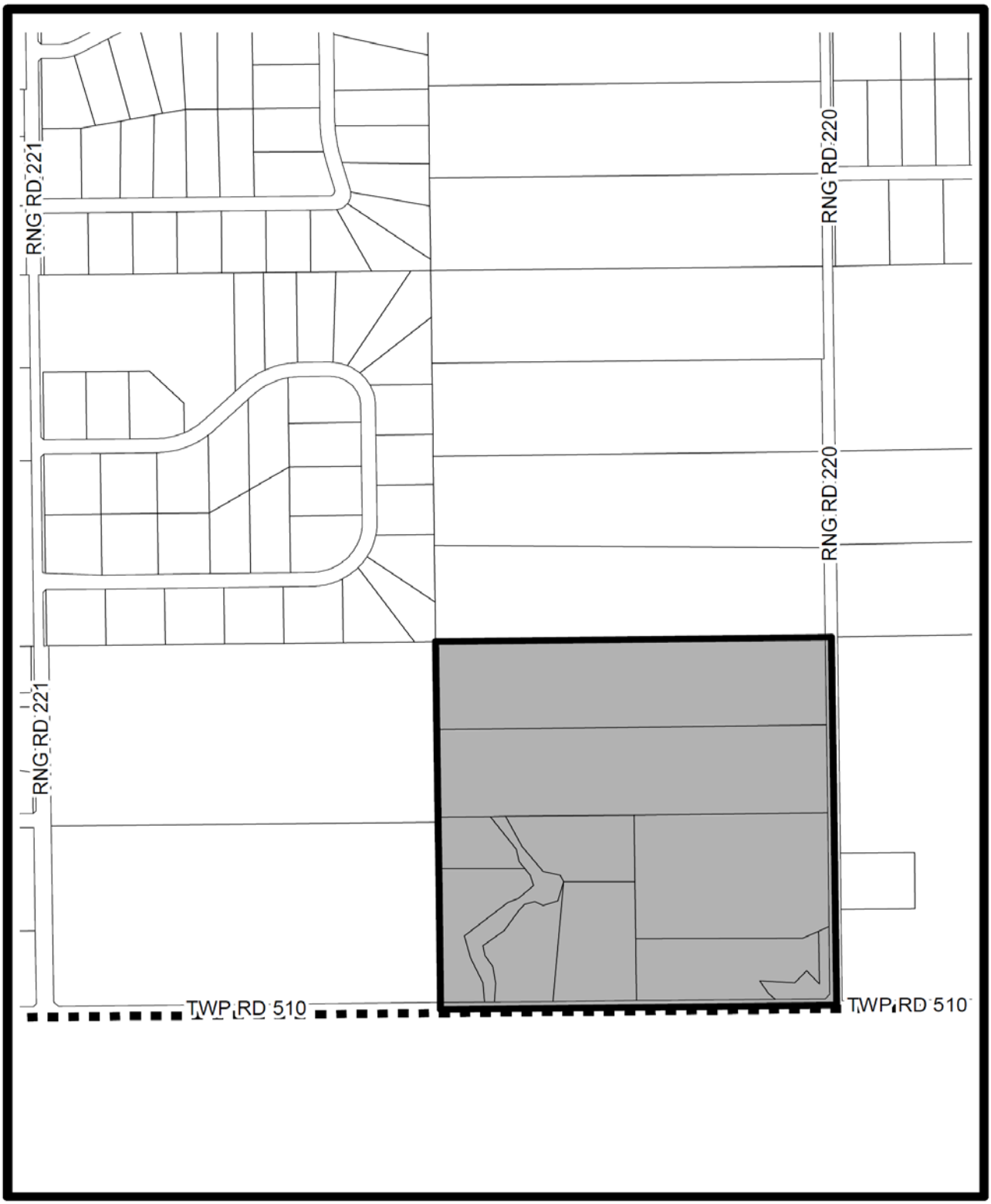
a) The submission of Development Permit applications within this district shall adhere to the Emerald Hills Sustainability Summary and Development Concept Plan in order to achieve the sustainability goals and objectives within Emerald Hills.

b) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

**9) Development Permits:**

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

# DC 70 Direct Control District



# DC 70 DIRECT CONTROL DISTRICT

**(1) Purpose:**

To establish a site-specific Direct Control District that fosters a rural residential lifestyle on parcels larger then traditional country residential lots and provides for the preservation and protection of environmentally sensitive lands and habitat.

**(2) Area of Application:**

This district shall apply to the SE ¼ Section 1-51-22-W4M, as shown on the above map.

**(3) Uses:**

| a) **Permitted Uses:** | b) **Discretionary Uses:** |
|---|---|
| agriculture, general<br>agriculture, intensive horticulture | bed and breakfast, up to 6 sleeping units* |
| dwelling, single | dwelling, family care* |
| group home, minor | home business, major |
| home business, minor* | greenhouse and plant nursery |
| manufactured home* | secondary suite* |
| | veterinary service, minor |

c) It is a fundamental use criterion of this district that the parcel density shall not exceed 7 rural 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 2.6 ha.
b) The minimum lot width is 100 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 centreline of a rural road.

c) Accessory Structures:
   (i) Accessory structures shall not exceed 6.0 m in height.
   (ii) The total site coverage of accessory structures on a site shall not exceed 425 $m^2$. A Development Officer may grant a variance where the structure is being proposed in conjunction with an agricultural, general use and 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 $m^2$.

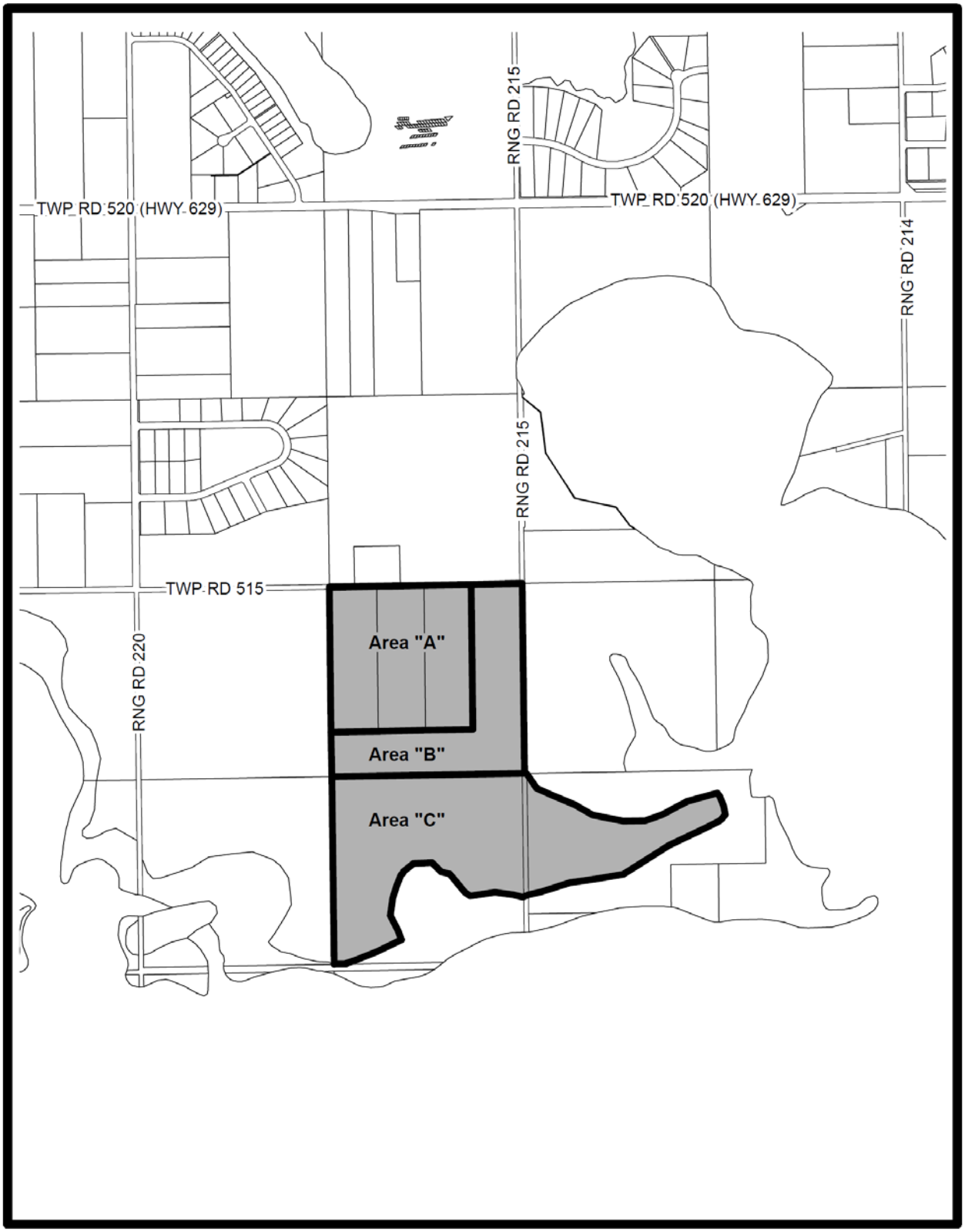
**(6) Other Regulations:**

a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

**(6) Development Permits:**

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

# DC 71 DIRECT CONTROL DISTRICT



# DC 71 DIRECT CONTROL DISTRICT

## 1. Purpose

To foster agriculture and conserve agricultural land by providing for a compatible range of agricultural uses with regulations that maintain the agricultural integrity of the land and continue to protect the Cooking Lake shore line. The development concept for the subject lands is based on the concept of transfer of density and maintains large tracts of land. The district also provides for complementary rural residential related uses that are compatible with the agricultural 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 effects into account.

## 2. Area of Application:

This district shall apply to the NE 30-51-21-W4, SE 30-51-21-W4, SW 29-51-21-W4 and SE 29-51-21-W4, as shown on the above map.

- **Area A** +/- 33.7 hectares – Rural Residential/Agriculture
- **Area B** +/- 30.9 hectares – Agriculture General
- **Area C** +/- 67.6 hectares – Agriculture General Restricted

## 3. Uses:

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

### 3.1 Area A – Rural Residential/Agriculture

The purpose of this Area is to provide uses that are compatible with the surrounding area and rural residential opportunities in an agricultural setting.

**3.1.1**

| a) **Permitted Uses**: | b) **Discretionary Uses**: |
|---|---|
| agriculture, general | agricultural and garden stand |
| agriculture, intensive horticulture | boarding facility* |
| dwelling, single | breeding facility* |
| group home, minor | dwelling, family care* |
| home business, minor* | equestrian centre, minor |
| manufactured home* | home business, major |
| | greenhouse and plant nursery |
| | secondary suite* |
| | veterinary service, minor |

c) It is a fundamental use criterion of Area “A” that the parcel density shall not exceed five (5) rural residential parcels, and that any proposed subdivision shall be consistent with any conceptual scheme adopted by resolution of Council for the lands. The following uses shall not be a permitted use or a discretionary use on parcels less than 8 ha in area: agriculture, general; agriculture, intensive horticulture; agriculture and garden stand; boarding facility; equestrian centre, minor; greenhouse and plant nursery.

### 3.1.2 Subdivision Regulations – Area A:

a) The minimum lot size shall be 2.02 ha.
b) The minimum lot width is 60 m, except in the case of an irregular shape lot (such as a pie lot) fronting onto an internal cul-de-sac, the minimum lot width is 30 m.

### 3.1.3 Development Regulations – Area A:

a) The maximum height shall be 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 centreline of a rural road.

### 3.1.4 Development Regulations for Accessory Development:

a) The maximum height is 8 m.
b) The total site coverage of accessory structures within this Area shall not exceed 425 $m^2$. A Development Officer may grant a variance where the structure is being proposed 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 90 $m^2$.
c) Accessory Structures shall comply with the siting requirements for principal buildings.

## 3.2 Area B –Agriculture General

The purpose of this Area is to provide a location for general agricultural activities and continue to support the existing agricultural operation within a portion of NE 30-51-21-W4.

### 3.2.1

| a) **Permitted Uses**: | b) **Discretionary Uses**: |
|---|---|
| agriculture, general | agricultural and garden stand |
| agriculture, intensive horticulture | boarding facility* |
| dwelling, secondary | breeding facility* |
| dwelling, single | dwelling, agriculture |
| equestrian centre, minor | dwelling, family care* |
| group home, minor | greenhouse and plant nursery |
| home business, minor* | home business, major* |
| manufactured home* | greenhouse and plant nursery |
| veterinary service, minor | secondary suite* |
| | veterinary service, major |

c) It is a fundamental use criterion of Area “B” that the parcel density shall not exceed one contiguous agriculture parcel that also includes Area “C” and that any proposed subdivision shall be consistent with any conceptual scheme adopted by resolution of Council for the lands.

### 3.2.2 Subdivision Regulations – Area B:

a) The minimum lot size shall be 30.9 ha.

b) No further subdivision of this Area may occur without amendment of this Bylaw and the adopted conceptual scheme.

### 3.2.3 Development Regulations – Area B:

a) The maximum height shall be 10 m except for agricultural structures unless restricted by the Airport Vicinity Protection Overlay.
b) The minimum front yard is 20 m, provided that no front yard is less than 40 m from the centreline of a rural road.
c) The minimum side yard is 20 m, provided that no side yard is less than 40 m from the centreline of a rural road.
d) The minimum rear yard is 20 m, except it is 10 m from a flanking road.

### 3.2.4 Development Regulations for Accessory Development:

a) The maximum height is 10 m except for agricultural structures unless restricted by the Airport Vicinity Overlay.
b) Accessory Structures shall comply with the siting requirements for principal buildings.

## 3.3 Area C –Agriculture General Restricted

The purpose of this Area is to conserve a large tract of agricultural land and protect the Cooking Lake shore by restricting activities that generate an impact on the landscape within the SE and SW 29-51-21-W4 and the SE 30-51-21-W4.

### 3.3.1

| a) **Permitted Uses**: | b) **Discretionary Uses**: |
|---|---|
| agriculture, general | n/a |

c) It is a fundamental use criterion of Area “C” that the parcel density shall not exceed one contiguous agriculture parcel that also includes Area “B” and that any proposed subdivision shall be consistent with any conceptual scheme adopted by resolution of Council for the lands.

### 3.3.2 Subdivision Regulations – Area C:

a) The minimum lot size shall be 67.6 ha.
b) No further subdivision of this Area may occur without amendment of this Bylaw and the adopted conceptual scheme.

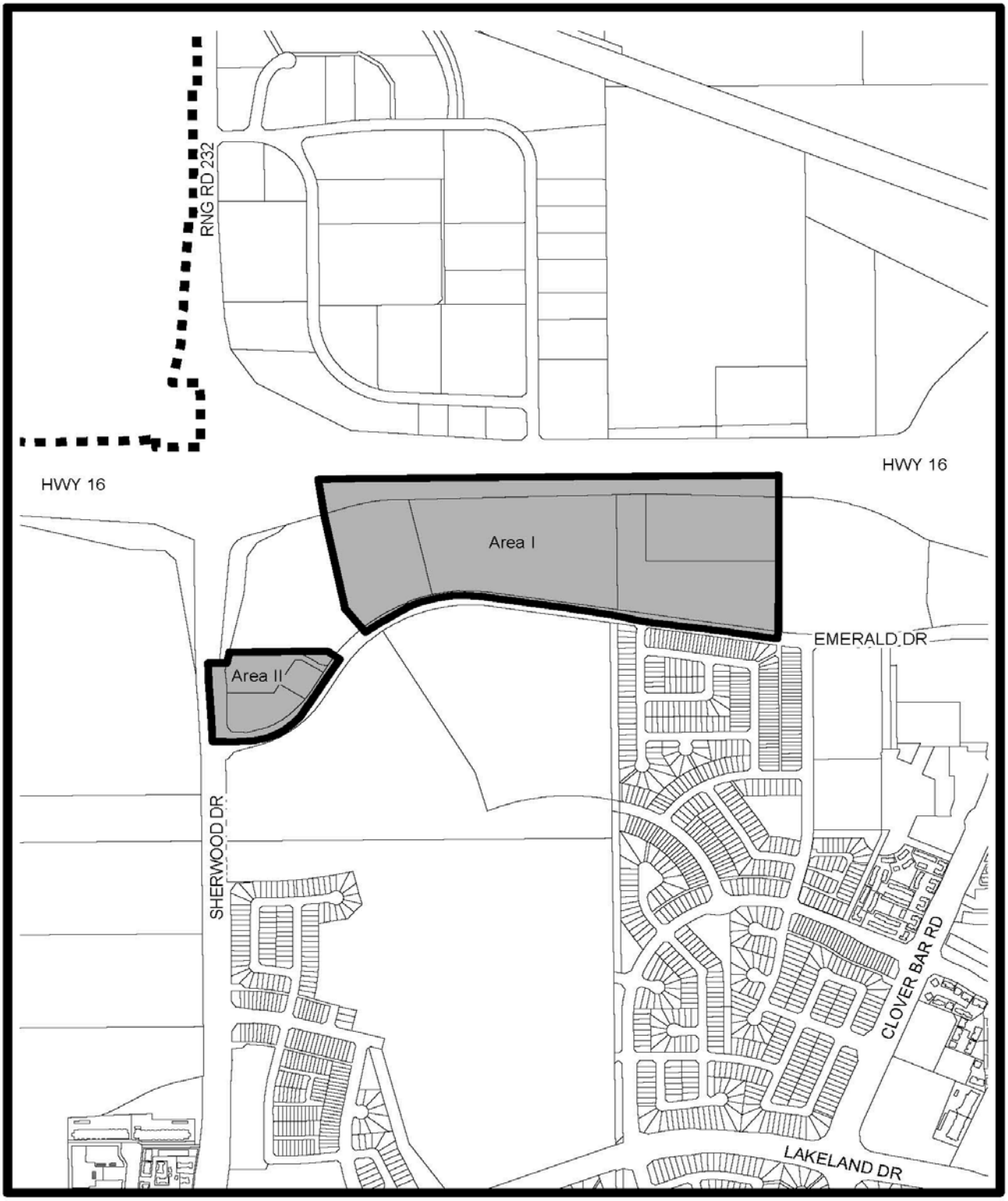
## 3.4 Other Regulations:

a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

## 3.5 Development Permits:

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

# DC 72 DIRECT CONTROL DISTRICT



# DC 72 DIRECT CONTROL DISTRICT

## 1. Purpose

To establish a site specific Direct Control District that accommodates a broad range of commercial uses that meet the retail and service needs of the region and the travelling public. Commercial development will be master planned and feature enhanced visual design that recognizes the gateway role the land plays for residents and visitors to Strathcona County and Sherwood Park.

## 2. Area of Application

This district shall apply to a portion of the NW and NE 11-53-23-W4, located within the Emerald Hills area, totalling approximately 25.64 ha (63.35 ac), as shown on attached Schedule A. This master planned district is divided into two areas that recognizes the size and scale of the two areas in relation to adjoining roadways. Each Area is considered a Site for the purposes of application of the regulations.

- **AREA I**, +/- 21.88 hectares – Large Format Highway Commercial
- **AREA II**,+/- 3.76 hectares – Highway/Arterial Commercial

## 3. Subdivision Regulations

### 3.1 Concept Plan

A subdivision application within this District requires the submission of a development concept plan demonstrating the consistency and compatibility of the new parcel and subsequent development within the Area and Site.

## 4. Development Regulations

### 4.1 Area I – Large Format Highway Commercial

#### 4.1.1 Purpose:

To provide for a mix of large format commercial uses in combination with medium and smaller format commercial and retail businesses. The proximity of Area I to Highway 16 makes it an ideal location for commercial uses that require high visibility and convenient access. The location of the lands at the intersection of Highway 16 and Sherwood Drive also provides a unique opportunity to create a grand urban entrance to Sherwood Park. The adjacent Stormwater Management Facility anchors the western edge of Area I and complements the “gateway” nature of this prominent urban location. The Area will be designed and landscaped to complement the Stormwater Management feature in conjunction with the goals and guidelines set out in the Emerald Hills Sustainability Summary to achieve the “gateway” elements of the development.

| 4.1.2 Permitted Uses | 4.1.3 Discretionary Uses |
|---|---|
| Business support service | Greenhouse and plant nursery |
| Drive through vehicle service | Landscaping sales and service |
| Financial service | Neighbourhood pub |
| Food service, drive in | Retail, alcohol* |
| Food service, restaurant | Utility service, minor |
| Food service, specialty | Vehicle sale/ rental |
| Gas bar | |
| Health service, minor | |

Personal service, establishment
Recreation, indoor
Retail, convenience
Retail, general
Vehicle repair, minor
Veterinary service, minor
Warehouse sales

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**4.1.4 Regulations:**

a) The maximum floor area ratio is 0.5.

b) The maximum height is 15.0 m.

c) The minimum yard is 6.0 m to all property lines aligned with the district boundaries established on the above map, except for yards adjacent to pipelines which shall be in accordance with this Bylaw. The minimum yard is 0 m to future internal property lines.

d) No outdoor storage shall be permitted, except where proposed as an integral component of a principal use for seasonal displays. Storage areas must be screened and developed of high quality materials that match the characteristics of the adjacent buildings

## 4.2 Area II – Highway/Arterial Commercial

**4.2.1 Purpose:**

To provide for a mix of medium and smaller format commercial uses and retail businesses. The area is intended to complement the large format commercial development in Area I and the proposed service commercial areas to the south and west, offering supporting complementary uses such as hotels and services to adjacent employment nodes, the travelling public and residents in the area. Area II will be designed and landscaped to complement the adjacent Stormwater Management Facility in conjunction with the goals and guidelines set out in the Emerald Hills Sustainability Summary.

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| 4.2.2 Permitted Uses | 4.2.3 Discretionary Uses |
|---|---|
| Business support service | Neighbourhood pub |
| Drive through vehicle service | Retail, alcohol* |
| Financial service | Retail, general |
| Food service, drive in | Utility service, minor |
| Food service, restaurant | Vehicle sale/ rental |
| Food service, specialty | |
| Gas bar | |
| Hotel | |
| Motel | |
| Personal service, establishment | |
| Retail, convenience | |
| Service station, minor | |
| Vehicle repair, minor | |

**4.2.4 Regulations:**

a) The maximum floor area ratio is 2.0.

b) The maximum height is 15.0 m, except it is 20.0 m for a hotel.

c) The minimum yard is 6.0 m to all property lines aligned with the district boundaries established in Schedule A. The minimum yard is 0 m to future internal property lines.

d) No outdoor storage shall be permitted.

## 4.3 Design Standards

In addition to the requirements of this Bylaw, the following standards shall be applicable to development within this district:

**4.3.1 Area Design:**

The design of each Area shall establish a single architectural theme or period architecture and the principal design elements, finishing materials, colours and roof style shall be applied to each building, with minor variations, regardless of the staging sequence of development within the Area.

**4.3.2 Buildings:**

a) In order to ensure that high-quality, authentic materials that evoke the parkland image of Strathcona County and Sherwood Park are used in new commercial development, buildings shall be constructed of high-quality materials such as brick, stone or textured, cast stone or tinted masonry units. The following materials are prohibited:

i) Concrete block, painted or unpainted

ii) Tilt-up concrete panels

iii) Pre-fabricated steel or sheet metal panels

iv) Reflective glass

v) Aluminum, vinyl, fiberglass, asphalt or fiberboard siding

vi) Wood siding

b) Side and Rear Treatments – In order to ensure continuity of materials and façade treatments on all visible facades, all building facades visible from a public street or walkway shall employ materials and design features as the front façade.

c) Colours – In order to ensure that building colors are aesthetically pleasing and compatible with surrounding buildings, building colors shall consist of subtle, neutral or muted colors, with low reflectance. Recommended colors include browns, grays, tans, beiges, and dark or muted greens, blues and reds. No more than two principal colors may be used on a façade. Bright, white or primary colors should be used only as accents, occupying a maximum of 10 percent of building facades.

d) Roof Top Mechanical – all mechanical equipment on the roof of any building shall be completely screened or be incorporated in the roof envelope, and shall not be visible from any side of the building.

**4.3.3 Lighting:**

A lighting and illumination plan for each Area shall be submitted to and approved by a Development Officer prior to approval of any development permit within the Area. Exterior lighting shall be the minimum necessary for safety and security. Lighting shall be designed to coordinate with building architecture and landscaping. Building-mounted fixtures shall be compatible with the building facades. Overall lighting levels should be consistent with the character and intensity of the surrounding area. All light fixtures shall be shielded or other directed to ensure that light is not directed onto adjacent properties or roadways.

**4.3.4 Community Amenities:**

Each retail development of over 100,000 square feet in floor area, or hotel/motel development, shall provide an outdoor community amenity area such as a patio or outdoor seating area, which may also be in the form of outdoor cafes or dining areas, with the stipulation that at least 50 percent of the area shall be reserved for public use. The amenity shall be a contiguous area, a minimum of 1000 square feet in area. The outdoor area shall include seating and central focal feature such as a clock tower, sculpture, play structure, etc. that reflects the heritage parkland image of Strathcona County and Sherwood Park.

## 4.4 Parking, Loading and Circulation

In addition to the requirements of this Bylaw, the following standards shall be applicable to development within this district:

### 4.4.1 On-site Parking, Loading and Circulation Standards

a) All required onsite parking, loading and aisles shall be subject to all setbacks and yard requirements, except setbacks from pipeline right-of-ways.

b) A pedestrian circulation plan for each area shall be submitted to and approved by a Development Officer prior to approval of any development permit within the Area. This plan shall provide for pedestrian connections between developments such that potential conflict between on site pedestrian and vehicular traffic is minimized.

c) A well-defined pedestrian path shall be provided from adjacent roadway sidewalks to each principal customer entrance of a building. Walkways shall be located so that the distance between street and entrance is minimized. Walkways shall be at least 5 feet in width, and shall be distinguished through pavement material from the surrounding parking lot. Walkways shall be landscaped for at least 50 percent of their length with trees, shrubs, and planting beds.

d) Sidewalks of at least 8 feet in width shall be provided along all front building facades that abut public parking areas.

e) Walkways and sidewalks shall be defined by design features such as way-finding signs, towers, arcades, porticoes, pedestrian-scale light fixtures, planters, and other architectural elements.

f) Bicycle parking shall be provided in a convenient and visible location no farther from the principal entrance than the closest automobile parking space.

## 4.5 Landscaping and Screening

In addition to the requirements of this Bylaw, the following standards shall be applicable to development within this district:

### 4.5.1 Highway 16

Area I – The significant exposure of Area I toward Highway 16 requires that enhanced landscaping standards be applied along the north boundary of the district. The required yard adjacent to the north boundary of Area I shall be landscaped as follows:

a) A minimum of one tree and one shrub shall be planted for every 10 linear metres of yard adjacent to the north boundary of Area I.

b) Deciduous trees shall be at least 90 mm in caliper;

c) Coniferous trees shall be at least 3 m in height;

d) Tree species at maturity shall have a minimum crown of 4 m;

e) Trees may be grouped to screen parking and loading areas that are visible from Highway 16.

f) Landscape drawings for Area I shall include the landscape plan from the stormwater management facility on the western boundary and demonstrate the compatibility of the landscaping between the two sites; and

g) The pipeline right-of-way within Area I shall be given special landscape treatment, including but not limited to an extension of the pedestrian trail located south of Emerald Drive.

## 4.6 Signs

In addition to the requirements of this Bylaw, the following standards shall be applicable to development within this district:

### 4.6.1 Comprehensive Sign Design Plan

A comprehensive sign design plan shall be prepared for each Area to be approved by a Development Officer, having regard to the sign regulations of the Land Use Bylaw as if the Areas were in a C3 Highway Commercial Zoning District.

### 4.6.2 Fascia Signs

a) Fascia signs shall adhere to a consistent theme with respect to colouring, configuration, and illumination throughout each Area.

### 4.6.3 Non-Permanent Changeable Copy Sign

Non-permanent changeable signs copy signs shall not be permitted on the site.

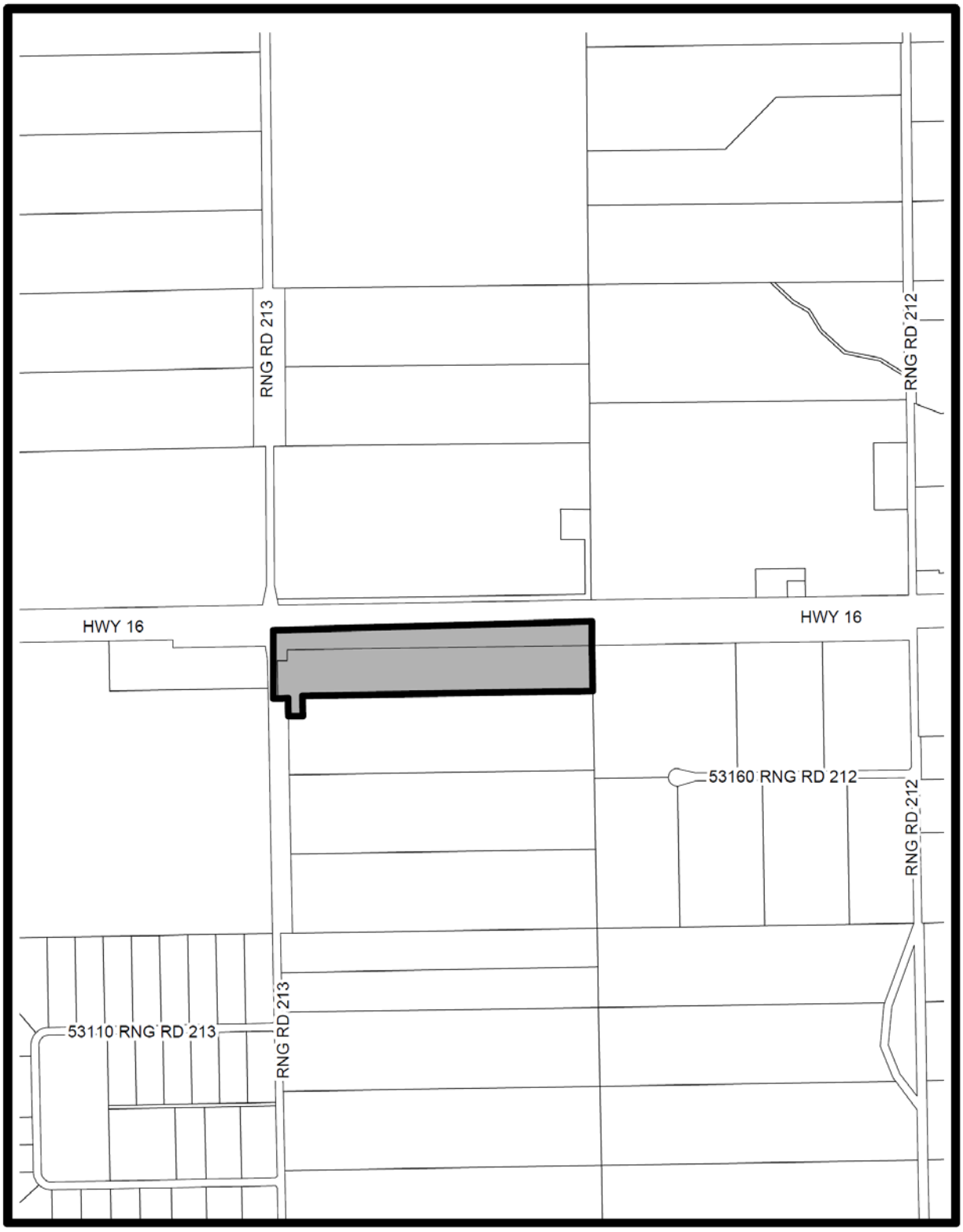
## 4.7 Other Regulations

4.7.1 In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

**4.7.2** The submission of Development Permits within this district shall include a completed Emerald Hills Sustainability Summary evaluating the proposal against the sustainability goals and objectives within Emerald Hills.

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

# DC 74 DIRECT CONTROL DISTRICT



# DC 74 DIRECT CONTROL DISTRICT

## 1) Purpose:

To establish a site-specific Direct Control District that allows for both indoor and outdoor storage of recreational vehicles.

## 2) Area of Application:

This district shall apply to part of the NW ¼ Section 10-53-21-W4M as shown on the above map.

## 3) Uses:

a) **Permitted Uses:**
Recreation vehicle storage*
Dwelling, single

b) **Discretionary Uses:**
Vehicle repair, major
Residential security/operator unit

## 4) Subdivision Regulations:

The minimum lot area is 9.4 ha (23.2 ac).

## 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, except it is 10 m from a flanking road.
d) The minimum rear yard is 10 m.
e) Notwithstanding (b), the minimum yard is 40 m from the centerline of a rural road.

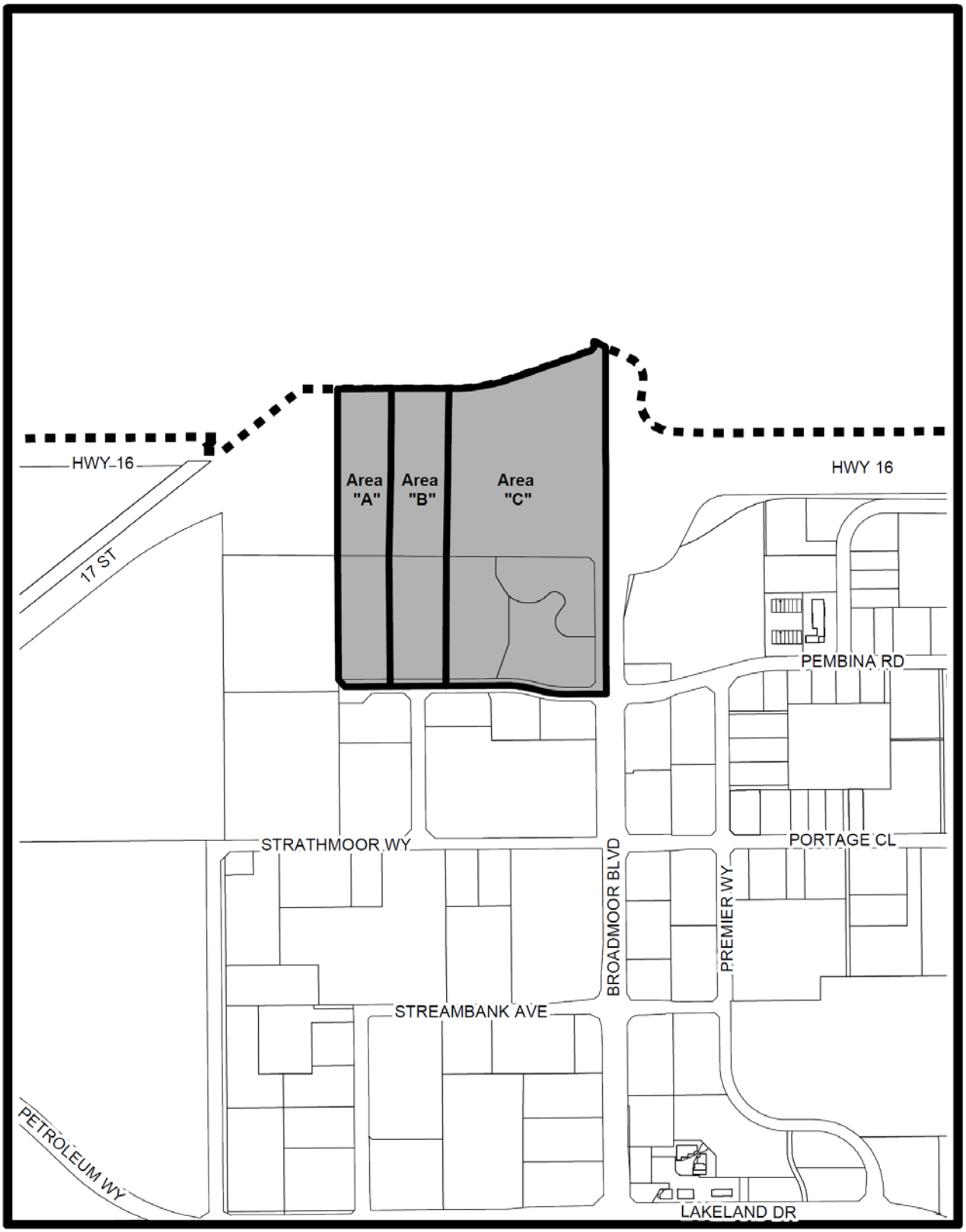
## 6) Other Regulations:

a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

## 7) Development Permits:

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

# DC 75 DIRECT CONTROL DISTRICT



# DC 75 DIRECT CONTROL DISTRICT

## 1. Purpose:

To accommodate selected medium industrial uses; office and maintenance shop development; and major truck stop facility and associated accessory uses appropriate to the area in compliance with the Strathmoor Industrial Area Structure Plan.

## 2. Area of Application:

This District shall apply to that portion of the NE 9-53-23-W4 located south of Highway 16 and west of Broadmoor Boulevard, totaling approximately 14.4 ha as shown on the above map. This District is divided into three areas that recognize the varied functions of the site. Each area is considered a site for the purpose of application of the regulations.

Area A +/ - 2.9 ha – Medium Industrial
Area B +/ - 3.4 ha – Light Industrial
Area C +/ - 8.1 ha – Highway Commercial

## 3. Subdivision Regulations:

A subdivision application within this District requires the submission of a development concept plan demonstrating the consistency and compatibility of the new parcel with current and future development within the site.

## 4. Development Regulations:

### 4.1 Area A – Medium Industrial

#### 4.1.1 Purpose:

To provide for medium industrial uses that are compatible with the surrounding area and are sensitive to high visibility from Highway 16.

#### 4.1.2 Uses:

a) **Permitted Uses:**
Drive-Through Vehicle Service
Equipment Major
Vehicle Repair, Major
Vehicle Repair, Minor
Warehousing and Storage

b) **Discretionary Uses:**
Industrial General^
Utility Service, Minor

#### 4.1.3 Regulations:

a) The maximum floor area ratio is 0.5.
b) The maximum building height shall not exceed 10.0 m nor 2 storeys.
c) The minimum yard required along any public roadway shall be 7.5 m and for all other property lines 6.0 m.
d) Exterior storage of accessory goods, equipment and materials is permitted, but shall be screened from adjacent properties and roadways.

## 4.2 Area B – Light Industrial

### 4.2.1 Purpose:

To provide an area that will facilitate services or businesses of a light industrial nature which do not create nuisance factors beyond the site where outdoor storage shall be completely screened from roadways and adjacent properties.

### 4.2.2 Uses:

a) **Permitted Uses:**
Contractor Service, Limited
Drive-Through Vehicle Service
Equipment Major
Office^
Vehicle Repair, Major
Warehousing and Storage

b) **Discretionary Uses:**
Contractor Service, General
Utility Service, Minor

### 4.2.3 Regulations:

a) The maximum floor area ratio is 0.5.
b) The maximum building height shall not exceed 10.0 m nor 2 storeys.
c) The minimum yard required along any public roadway shall be 7.5 m and for all other property lines 6.0 m.
d) Exterior storage of accessory goods, equipment and materials is permitted, but shall be screened from adjacent properties and roadways.

## 4.3 Area C – Highway Commercial

### 4.3.1 Purpose:

To accommodate a major truck stop facility and associated accessory uses to serve the traveling public.

### 4.3.2 Uses:

a) **Permitted Uses:**
Amusement Arcade, Major^
Amusement Arcade, Minor
Drive-Through Vehicle Service
Financial Service^
Food Service – Drive-In^
Food Service – Restaurant^
Food Service, Specialty^
Hotel^
Motel^
Neighbourhood Pub^
Night Club^
Office^
Personal Service Establishment^
Retail, Convenience^
Retail, General^
Service Station, Major
Vehicle Repair, Major
Vehicle, Sale/Rental

b) **Discretionary Uses:**
Commercial School^
Health Service, Minor^
Retail, Alcohol^*
Utility Service, Minor

Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay

**4.3.3 Regulations:**

a) The maximum floor area ratio is 0.5.
b) The maximum building height shall not exceed 10.0 m nor 2 storeys.
c) The minimum yard required along any public roadway shall be 7.5m and all other property lines shall be 6.0 m.
d) Hotels and Motels shall be limited to a maximum of 120 accommodation units for the site.

**4.4 Design Standards**

In addition to the requirements of this Bylaw, the following standards shall be applicable to development within the district:

**4.4.1 Area Design**

Each of Area A, B and C shall establish a single architectural theme and the principal design elements, finishing materials, colours, and roof style shall be applied to each building within that Area, with minor variations permitted.

**4.4.2 Building Design**

Within each area:

a) The rooflines and building facades shall be articulated and varied to reduce the perceived mass and linearity of large buildings and add architectural interest.
b) The predominant exterior finishing material shall consist of brick, stone, stucco, wood, architecturally finished block or concrete, or pre-finished metal or other durable and aesthetically pleasing materials, having regard to the objective of ensuring that the development is of a high quality that is compatible with the location.
c) All exposed sides of the buildings shall be finished in a consistent, harmonious architectural manner.

**4.4.3 Landscaping and Screening**

In addition to the requirements of this Bylaw, the following standards shall be applicable to each Area within this district:

a) A landscaped yard, a minimum of 4.0 m in width shall be provided along Broadmoor Boulevard and Highway 16.
b) Each access point into the site shall be given special landscape treatment to ensure that is attractive and readily identifiable.
c) A detailed landscaping plan shall be prepared and submitted in conjunction with the exterior lighting and street furniture elements, garbage, and storage areas, pedestrian seating areas, sizes and species of new plantings for the site including any adjacent boulevard areas, sidewalk improvements, parks and open spaces. All such features including fences shall be of a quality and aesthetic appearance appropriate to the development permitted in the district.

**4.4.4 Lighting**

a) Appropriate lighting of each Area shall be undertaken to provide security and to add visual interest.
b) Lighting shall be directed away from adjacent roadways.
c) No lighting standard or fixture shall exceed 30 m in height.

d) Lighting standards and fixtures shall be of consistent design, complementary to the overall architecture of each Area.

### 4.4.5 Signs

a) A comprehensive sign design plan shall be prepared and submitted with each development proposed, having regard to the Sign Regulations of the Land Use Bylaw as if the site were in a C3 Highway Commercial Zoning District.
b) With respect to the erection of Freestanding Signs adjacent to the north property line, one sign per site shall be allowed and the following regulations shall apply:

i) The maximum height shall not exceed 18.3 m.
ii) The maximum size of the sign shall not exceed 111.5 $m^2$.
iii) No portion of the sign shall project over the boundary of the site.
iv) Approval of the sign is required from Alberta Transportation.
v) The sign shall not interfere with or obstruct the sightlines required for pedestrian or vehicular traffic, under this bylaw or any other bylaw.

## 5. Other Regulations:

5.1 All site and building designs shall provide for ease of evacuation and emergency responses, and an adequate level of protection for shelter in place for occupants, in case of an industrial accident. Development Permits shall be circulated to Emergency Services for review and comment.

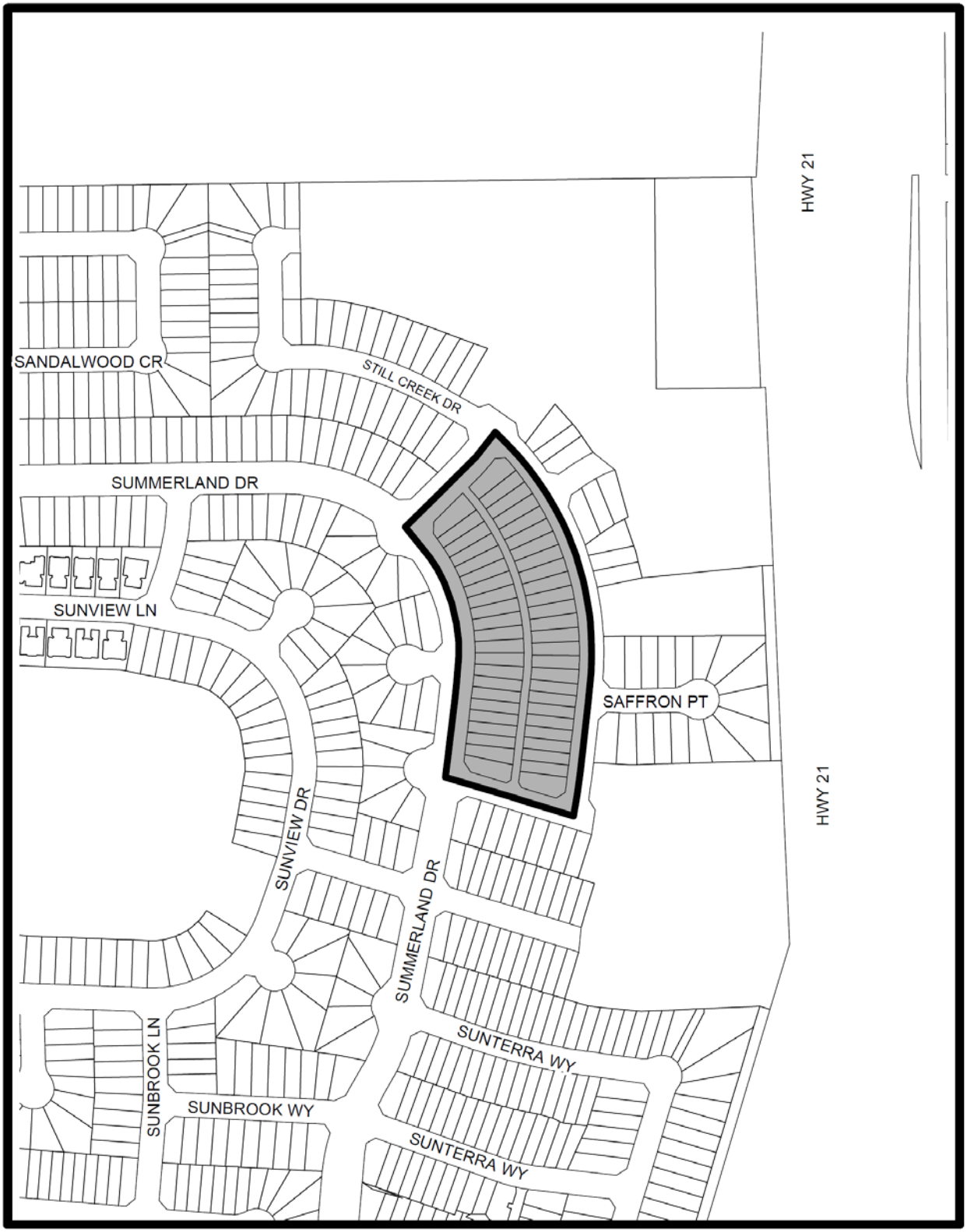
5.2 In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

5.3 Reference shall also be made to the regulations of the Heavy Industrial Transition Overlay of the Land Use Bylaw.

## 6. Development Permits:

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

# DC 76 DIRECT CONTROL DISTRICT



# DC 76 DIRECT CONTROL DISTRICT

## (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 SE-12-53-23-W4 (Summerwood, Stage 8), as shown on the above map.

## (4) Uses:

| Permitted Uses | Discretionary Uses |
|---|---|
| Dwelling, Single | home business, major* |
| Home Business, Minor* | residential sales centre* |

## (5) Subdivision Regulations:

a) The minimum lot area shall be 289 $m^2$, except on corner lots it shall be 339 $m^2$.
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.

## (6) Development Regulations for Principal Buildings:

a) The site coverage shall not exceed 35% for a principal building.
b) The minimum front yard shall be 5.0 m. Front steps shall not encroach within this setback area.
c) The minimum rear yard shall be 10.0 m.
d) The minimum side yard shall be 1.2 m, except it is 4.0 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 $m^2$.

## (7) Development Regulations for Accessory Development:

a) Accessory development shall adhere to the provisions of this 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 $m^2$.
   iv) The minimum front yard shall be 18 m.
   v) The minimum side yard shall be 1.0 m, except it is 4.0 m from a flanking road.
   vi) The minimum rear yard shall be 2.0 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.
   ix) Access to garages shall be from the rear lane only.

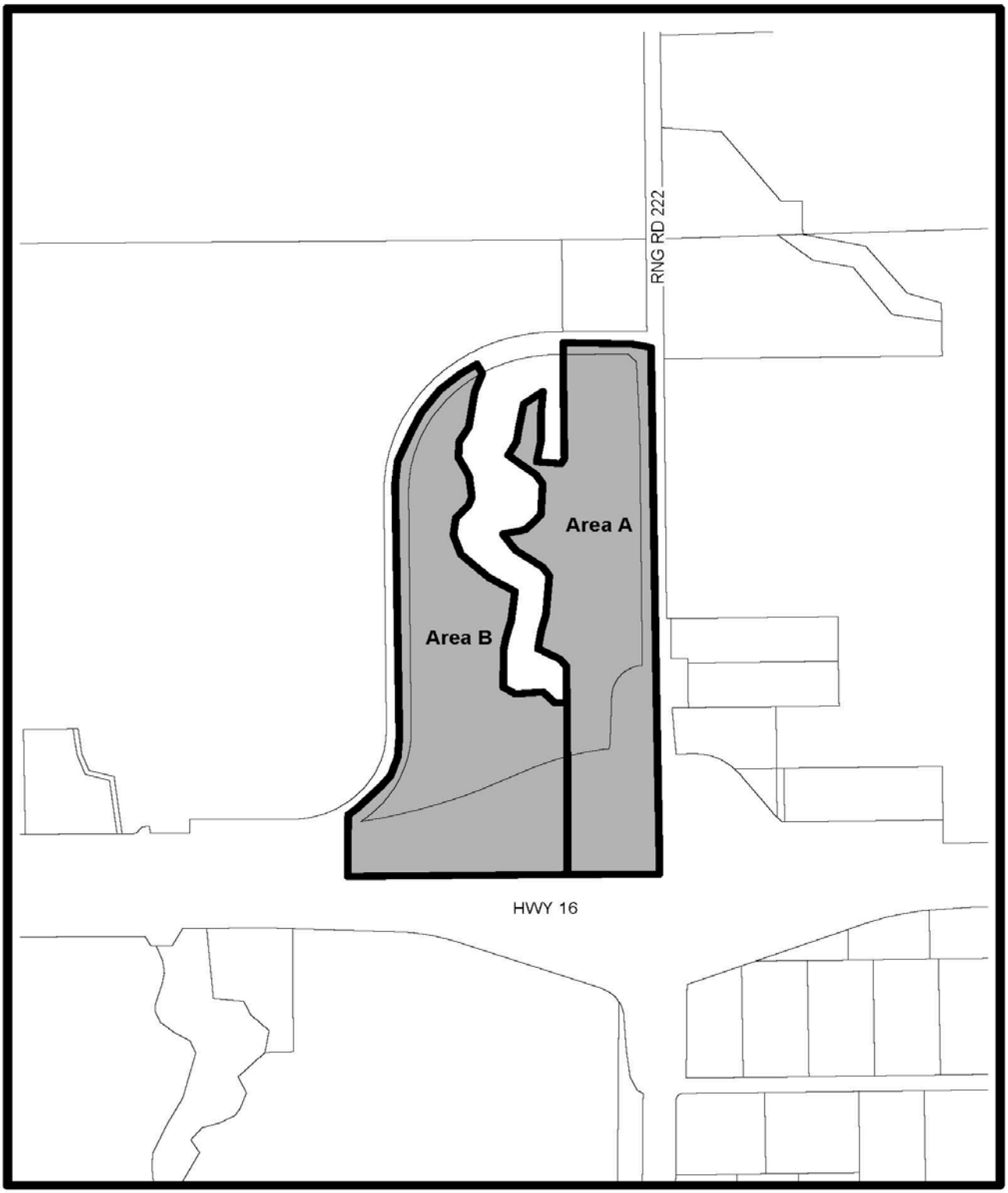
**(8) Other Regulations:**

a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

**(9) Development Permits:**

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

# DC 77 DIRECT CONTROL DISTRICT



# DC 77 DIRECT CONTROL DISTRICT

## 1. Purpose:

To establish a site specific Direct Control District to accommodate a broad range of agriculture-related businesses on rural unserviced land along a major transportation route with good visibility and accessibility, pursuant to the Conceptual Scheme for SE15-53-22 W4.

## 2. Area of Application:

This District shall apply to a portion of SE 15-53-22 W4, as shown on the above map.

## 3. Uses:

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

### 3.1) – Area "A"

The purpose of Area "A" is to respect the existing single dwelling and to contemplate limited agri-business uses that are less intensive than those found in Area "B". Development in Area "A" should not cause nuisances beyond its boundaries and serve as a transition to surrounding land uses.

a) **Permitted Uses:**
agricultural, support services
agriculture, general
agriculture, intensive horticultur
dwelling, single
greenhouse and plant nursery
home business, minor*
veterinary service, minor

b) **Discretionary Uses:**
agricultural and garden stand
agricultural, minor intensive livestock*
agriculture, product processing
agri-industrial support services
boarding facility*
breeding facility*
equestrian centre, minor
home business, major*
secondary suites*
utility service, minor
veterinary service, major

c) It is a fundamental use criterion that the whole quarter section will contain no more than eight (8) developable parcels and that the maximum number of developable parcels in Area "A" shall be one (1).

### 3.2) – Area "B"

The purpose of Area "B" is to allow for the development of agricultural businesses intended to provide value-added services to the agricultural industry.

a) **Permitted Uses:**
agriculture, general
agriculture, product processing
greenhouse and plant nursery

b) **Discretionary Uses:**
agriculture, intensive horticultu
agriculture, support services
agri-industrial support services
business support service
contractor service, general
contractor service, limited

equipment, major
equipment, minor
utility service, minor
utility service, major
veterinary service, major

c) It is a fundamental use criterion that:
   i) the whole quarter section will contain no more than eight (8) developable parcels and that the maximum number of developable parcels in Area "B" shall be one (1);
   ii) an equipment, major use in Area "B" is restricted to agricultural related equipment only.

**4. Subdivision Regulations:**

The minimum lot area is 2.0 ha.

**5. Development Regulations:**

a) The maximum height is 12 m, except for agricultural structures.
b) The minimum front yard is 10 m.
c) The minimum side yard is 6 m.
d) The minimum rear yard is 10 m.

**6. Other Regulations:**

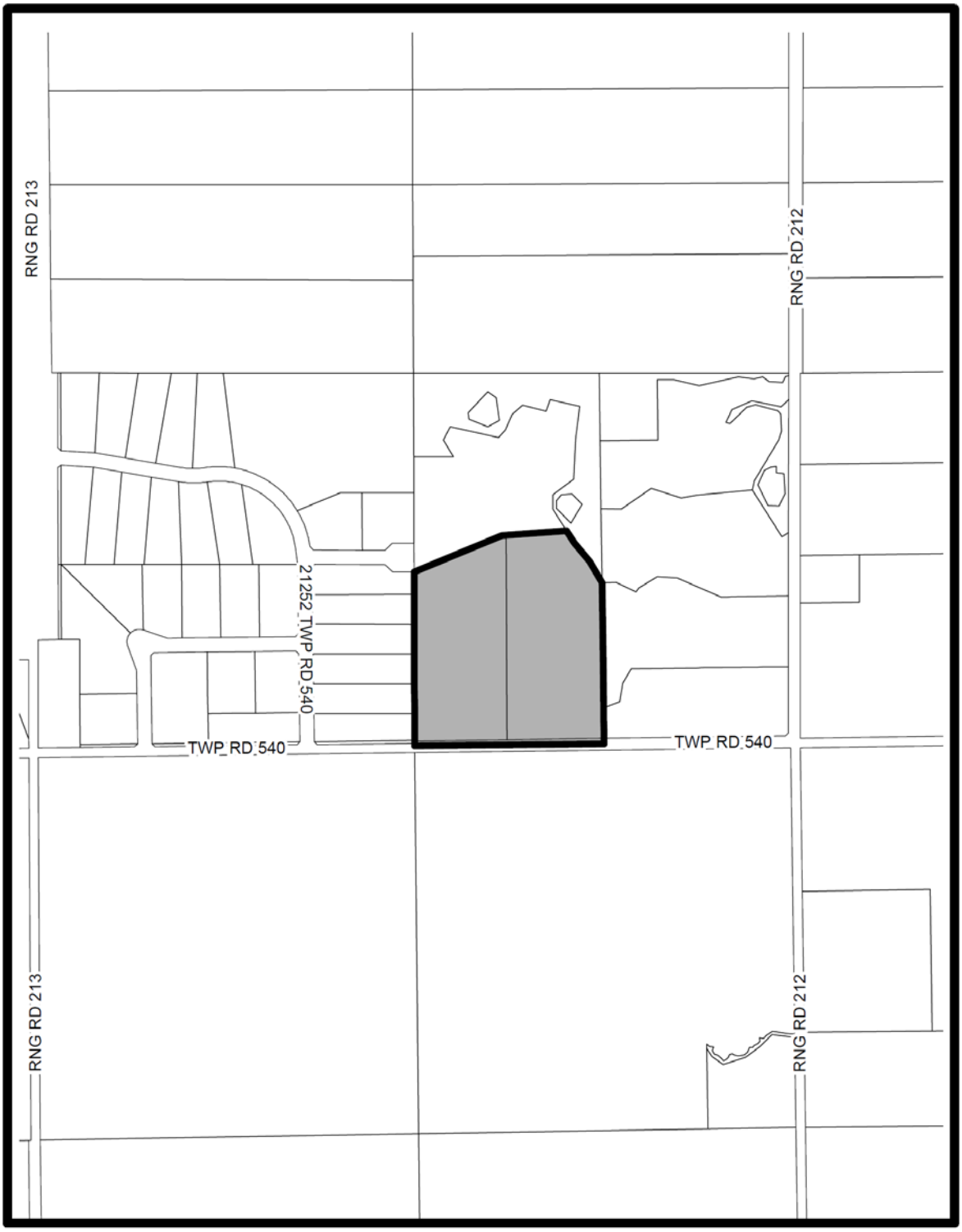
a) Development within this district shall be in accordance with the following design standards, to the satisfaction of the Development Officer:
   i) The exterior design and finishing materials of the buildings shall incorporate architectural features and elements that are characteristic of the rural/agricultural setting of the district;
   ii) Outdoor display areas and 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 be include a minimum of one tree placed along each 10m 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 above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

**7. Development Permits:**

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

# DC 78 DIRECT CONTROL DISTRICT



# DC 78 DIRECT CONTROL DISTRICT

## 1) Purpose:

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 SE 3-54-21-W4, as shown on the above map.

## 3) Uses:

| a) **Permitted Uses:** | b) **Discretionary Uses:** |
|---|---|
| dwelling, single<br>group home, minor<br>home business, minor* | bed and breakfast, up to 4 sleeping units*<br>dwelling, family care*<br>residential sale centre*<br>secondary suite* |

c) It is a fundamental use criterion 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.

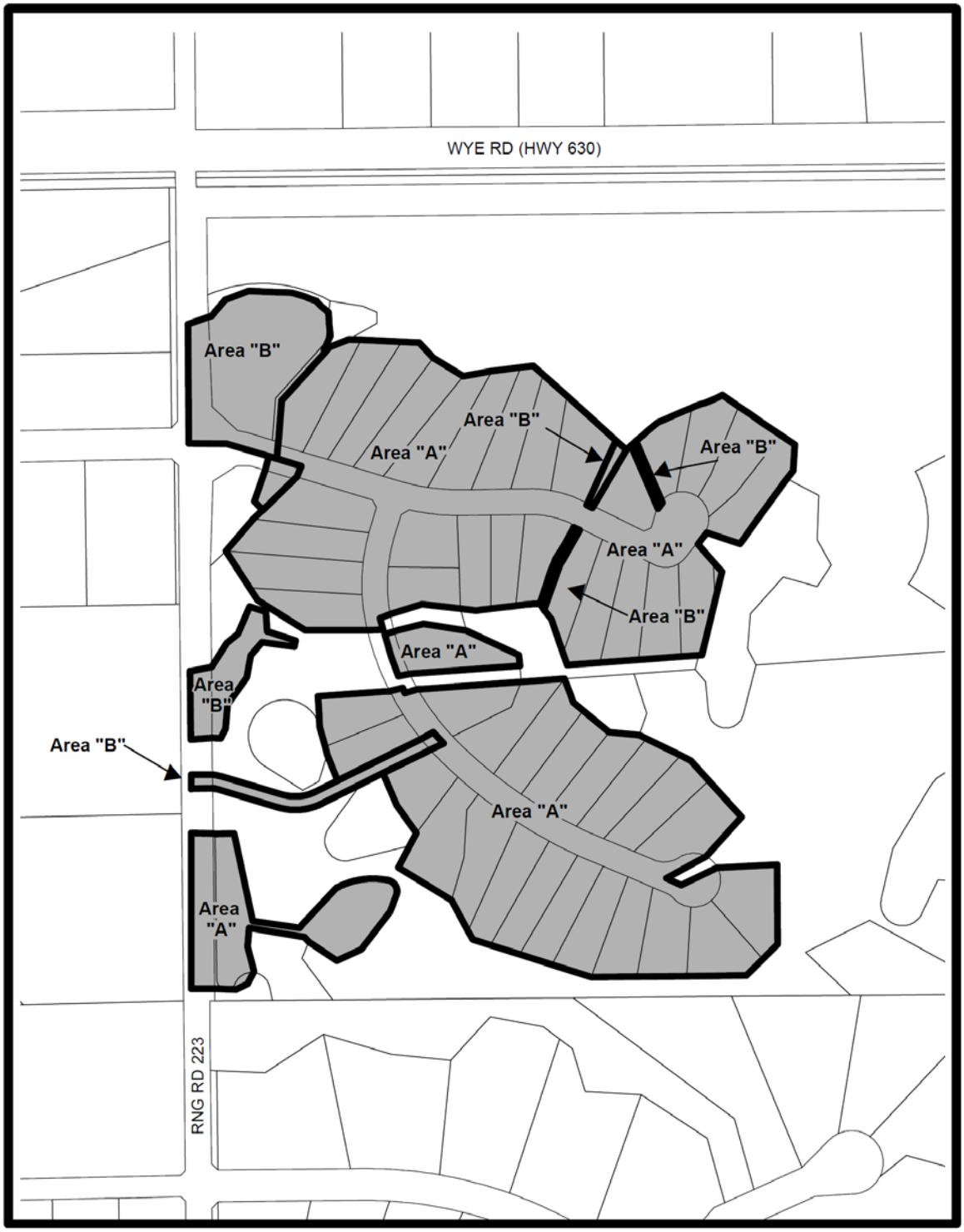
## 8) Other Regulations:

b) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

## 9) Development Permits:

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

# DC 79 DIRECT CONTROL DISTRICT



# DC 79 DIRECT CONTROL DISTRICT

**1. Purpose:**

To establish a site-specific Direct Control District for the development of country residential parcels in accordance with the proposed Grange Country Estates Area Structure Plan.

**2. Area of Application:**

This district shall apply to a portion of NW 22-52-22-W4 located south of Highway 630 (Wye Road) and east of Range Road 223, as shown on the above map.

**3. Uses:**

The following are the permitted and discretionary uses listed by area:

**3.1) Area "A"**

a) **Permitted Uses:**
dwelling, single
group home, minor
home business, minor*

b) **Discretionary Uses:**
bed and breakfast, up to 2 sleeping units*
care centre, intermediate
home business, major*
residential sales centre*
secondary suite

c) It is a fundamental use criterion that the NW 22-52-22-W4 shall not contain more than 50 residential lots.

**3.2) Area "B"**

a) **Permitted Uses:**

b) **Discretionary Uses:**
utility service, minor

**4. Subdivision Regulations:**

**4.1) Area "A"**

a) The minimum lot width shall be 25 m, excepting lots situated on an internal cul-de-sac, in which case the minimum lot width may be 20 m.
b) The minimum lot area is 2,400 m2.
c) Subdivision applications must be consistent with any Area Structure Plan approved by Council for NW 22-52-22-W4.

**4.2) Area "B"**

a) There shall be no minimum parcel size.

**5. Development Regulations:**

**5.1) Area "A"**

a) The maximum site coverage is 40%.
b) The maximum height is 10 m.

c) The minimum front yard is 7 m.
d) The minimum side yard is 4 m, except on a flanking street, in which it is 7 m.
e) The minimum rear yard is 10 m.

**Area "B"**

a) The maximum height is 10 m.
b) The minimum yard is 6 m.

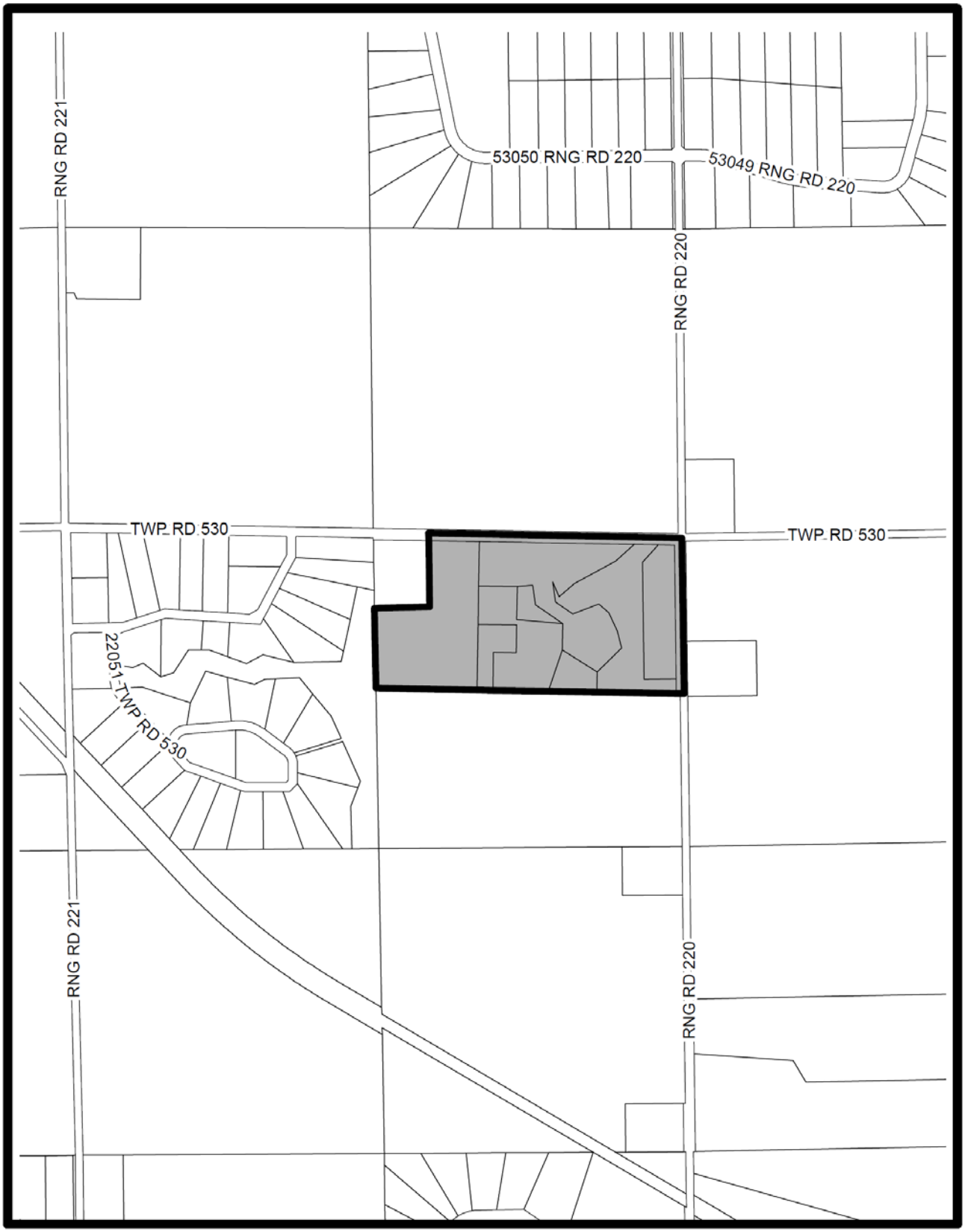
## 8. Other Regulations:

a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

## 9. Development Permits:

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

# DC 80 DIRECT CONTROL DISTRICT



# DC 80 DIRECT CONTROL DISTRICT

(1) **Purpose:**

To establish a site-specific Direct Control District that fosters a rural residential lifestyle on parcels larger than traditional country residential lots and provides for the preservation and protection of environmentally sensitive lands and habitat.

(2) **Area of Application:**

This district shall apply to the N ½ of the NE ¼ 36-52-22-W4M, as shown on the above map.

(3) Uses:

a) **Permitted Uses:**
dwelling, single
group home, minor
home business, minor*
manufactured home*

b) **Discretionary Uses:**
bed and breakfast, up to 6 sleeping units*
dwelling, family care*
home business, major
greenhouse and plant nursery
secondary suite*
veterinary service, minor

c) It is a fundamental use criteria of this district that the parcel density shall not exceed 5 rural residential parcels, and that any proposed subdivision shall be consistent with any conceptual scheme adopted by resolution of Council for the lands *(Bylaw 38-2015 – July 7, 2015)*.

(4) **Subdivision Regulations:**

a) The minimum lot area is 1.5 ha *(Bylaw 38-2015 – July 7, 2015)*.
b) The minimum lot width is 100 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 6.0 m in height.
   (ii) The total site coverage of accessory structures on a site shall not exceed 425 m2. A Development Officer may grant a variance where the structure is being proposed in conjunction with an agricultural, general use and 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 100m².

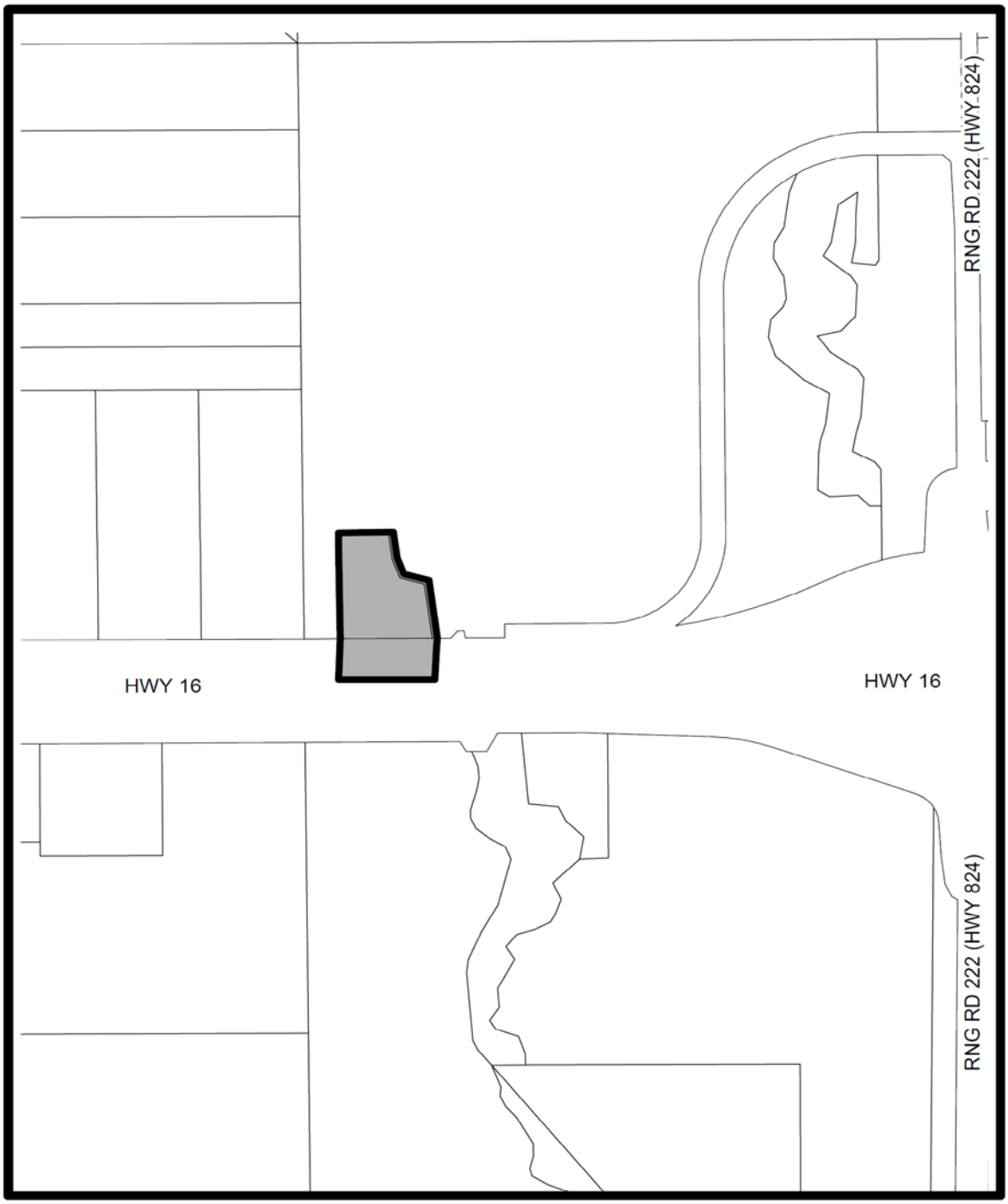
(8) **Other Regulations:**

a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

(9) **Development Permits:**

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

# DC 82 DIRECT CONTROL DISTRICT



# DC 82 DIRECT CONTROL DISTRICT

1) **Purpose:**
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 above map.

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.

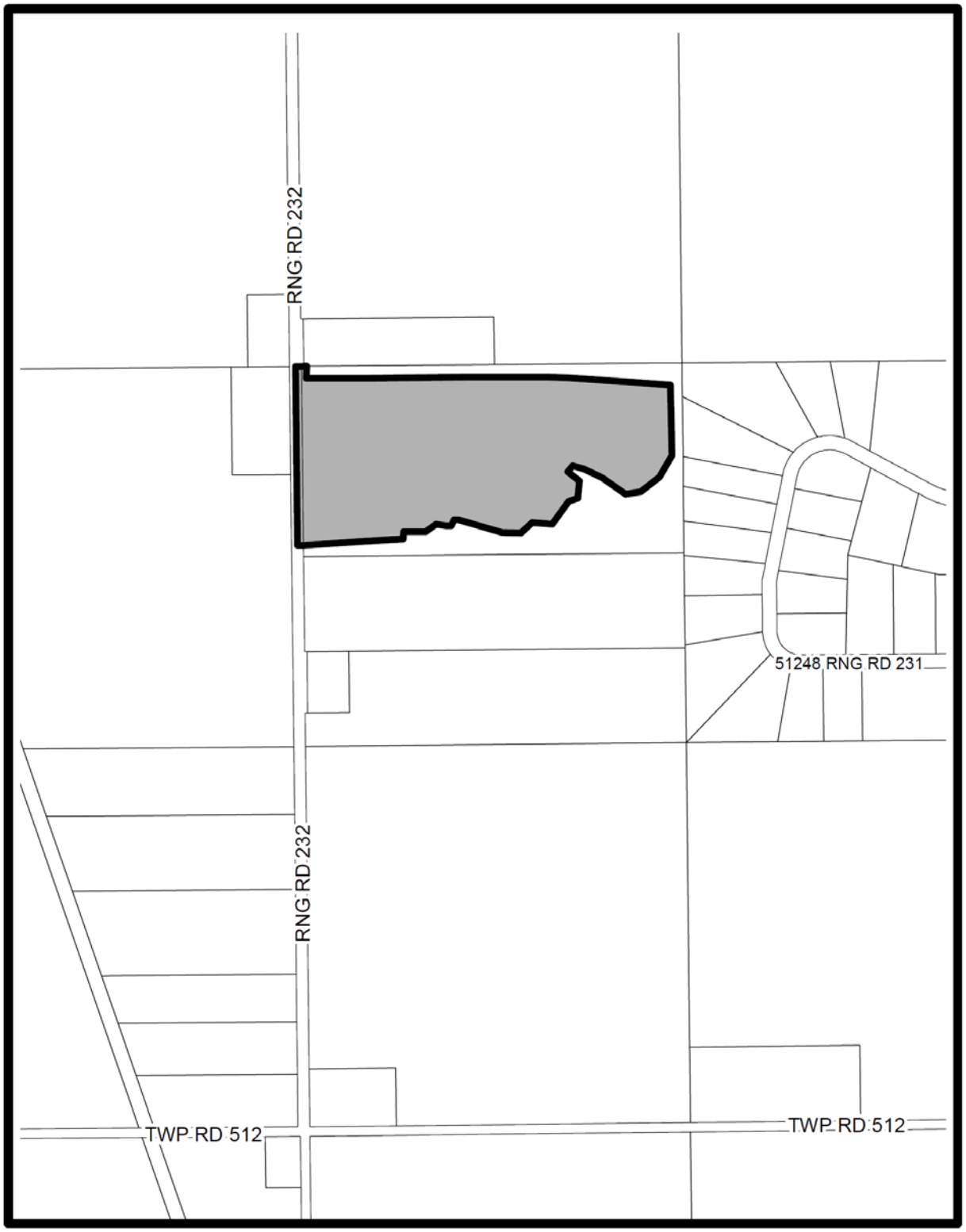
6) **Additional Regulations:**

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) A Development Officer shall consider and decide upon all development permit applications within this district. In this regard only an “Agricultural Business Sign” shall be permitted in this district.

# DC 83 DIRECT CONTROL DISTRICT



# DC 83 DIRECT CONTROL DISTRICT

(1) **Purpose:**

To establish a site-specific Direct Control District that fosters a rural residential lifestyle on parcels larger then traditional country residential lots and provides for the preservation and protection of environmentally sensitive lands and habitat.

(2) **Area of Application:**

This district shall apply to the N ½ of the NW ¼ Section 14-51-23-W4M, as shown on the above map.

(3) **Uses:**

| a) **Permitted Uses:** | b) **Discretionary Uses:** |
|---|---|
| dwelling, single | bed and breakfast, up to 6 sleeping units* |
| home business, minor* | breeding facility* |
| manufactured home* | dwelling, family care* |
| | greenhouse and plant nursery |
| | secondary suite* |
| | veterinary service, minor |
| | |
| | |

d) It is a fundamental use criterion of this district that the parcel density shall not exceed 5 rural residential parcels, and that any proposed subdivision shall be consistent with any conceptual scheme adopted by resolution of Council for the lands. The following uses shall be prohibited on parcels less than 4 ha in area: greenhouse and plant nursery.

(4) **Subdivision Regulations:**

a) The minimum lot area is 1.2 ha.
b) The minimum lot width is 60 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 6.0 m in height.
   (ii) The total site coverage of accessory structures on a site shall not exceed 425 $m^2$. A Development Officer may grant a variance where the structure is being proposed in conjunction with an agricultural, general use and 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 $m^2$.

(6) **Additional Regulations:**

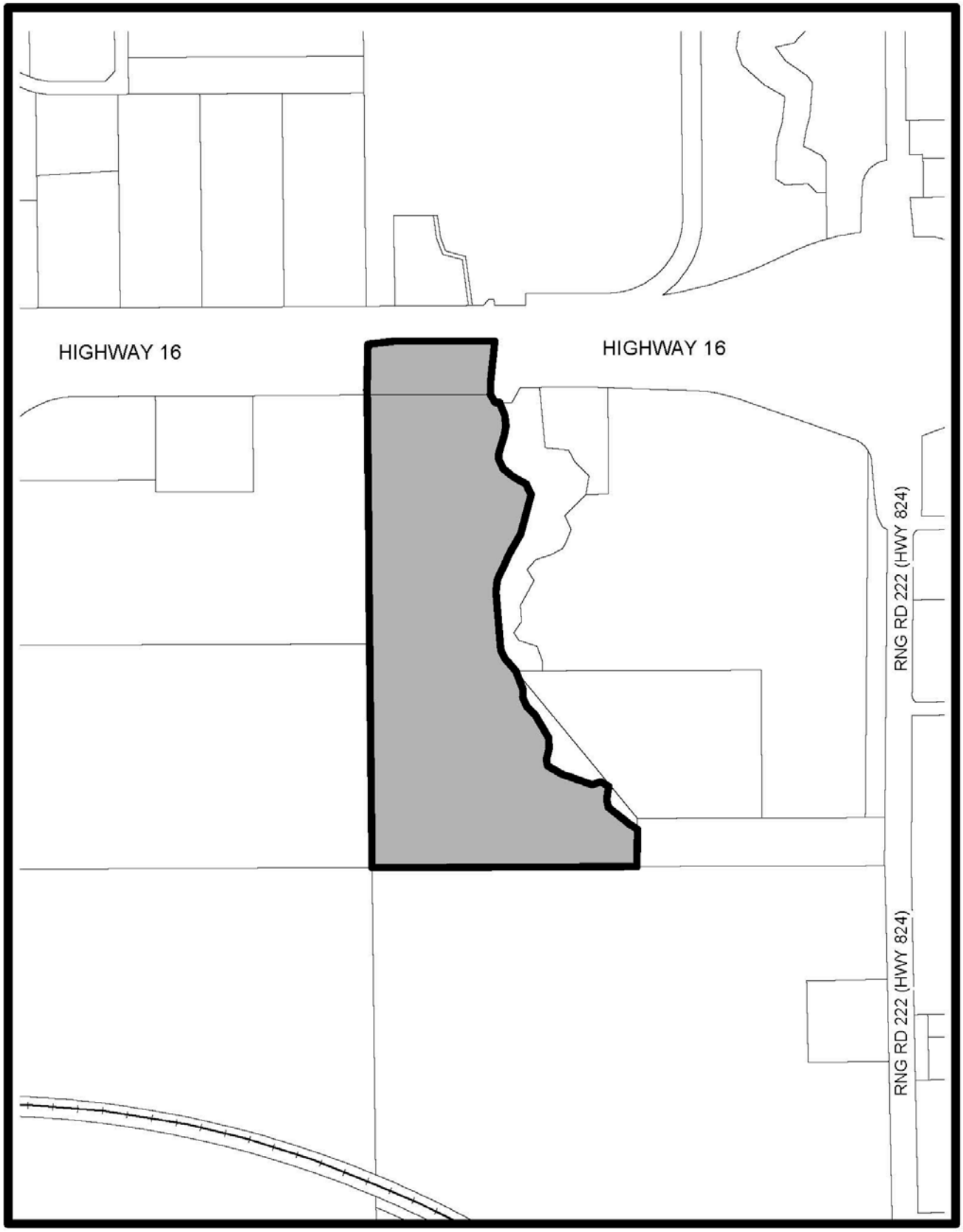
a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

(7) **Development Permits:**

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

# DC84 DIRECT CONTROL DISTRICT

*(Bylaw 22-2015 - May 12, 2015)*



# DC84 DIRECT CONTROL DISTRICT

## 1) Purpose:

To establish a site-specific Direct Control District to allow for the use of a snowmelt facility as a public utility intended to serve Strathcona County.

## 2) Area of Application:

This district shall apply to Lot 1 Block 1 Plan 1321808 within the NE ¼ Section 10-53-22-W4M, as shown on the above map.

## 3) Use:

a) Utility service, major

b) It is a fundamental use criteria of this district that despite the definition of utility service, major, this site shall only be used for a snowmelt facility and buildings or structures accessory to the snowmelt facility.

## 4) Subdivision Regulations:

a) N/A

## 5) Development Regulations:

a) Setbacks:
- (i) The minimum setback from the front lot line shall be 18.0 m.
- (ii) The minimum setback from a rear lot line shall be 20.0 m.
- (iii) The minimum setback from the west side lot line shall be 10.0 m.
- (iv) The minimum setback from the east side lot line shall be 30.0 m.
- (v) Despite the above and Section 3.6 Environmental Features, a berm may be considered within the east side setback subject to the Development Officer being provided with an environmental and geotechnical assessment, prepared by a qualified professional in accordance with County requirements, which verifies that a lesser setback is warranted.

b) Accessory Buildings:
- (i) The maximum height shall be 6.0 m.
- (ii) The total ground floor area on a site shall not exceed 225 m2.

c) Landscaping and Screening:
- (i) the planting of trees and shrubs, and the construction of a berm and fencing shall be required along the length of the site boundary to reduce nuisance to adjacent lots;
- (ii) The minimum width of the landscaped buffer shall be 5.0 m.
- (iii) The minimum height of a berm shall be 2.0 m.
- (iv) One tree shall be provided for each 46 m2 and one shrub for every 10 m2 of any required setback.
- (v) Tree species at maturity shall have an average spread of crown greater than 5.0 m. Trees having a lesser average mature crown of 5.0 m may be grouped so as to create the equivalent of 5.0 m or greater crown at maturity.
- (vi) Deciduous trees shall be at least 0.06 m caliper;

(vii) Coniferous trees shall have a minimum height of 2.5 m;
(viii) Coniferous shrubs shall have a minimum spread of 0.45 m; and
(ix) Deciduous shrubs shall have a minimum height of 0.45 m.

**6) Other Regulations:**

a) In addition to the regulations above, the listed use is subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

**7) Development Permits:**

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