

PART 11: DIRECT CONTROL ZONING DISTRICTS

11.1 PURPOSE

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

11.2 APPLICATION

- 11.2.1. A Direct Control Zoning District may only be used when the following conditions are met:
- a) the proposed development is, in the opinion of Council, considered appropriate for the site, having regard for the policies and objectives of the Municipal Development Plan and any other applicable statutory plan or policy; and
 - b) the use of any other district of this Bylaw to accommodate the proposed development would, in the opinion of Council, result in potential conflicts with the scale and character of existing or future surrounding development, should the full development potential of such district be utilized; or
 - c) the proposed development is of a scale, character, or complexity requiring comprehensive planning and implementation that, in the opinion of Council, is of a unique form or nature not contemplated or reasonably regulated by another district.
- 11.2.2. The application of this Zoning District may be initiated through the Bylaw amendment procedure of Section 2.3 of this Bylaw; or Council may, after public hearing on any proposed amendment, amend a proposed Bylaw to a Direct Control Zoning District, and pass the proposed Bylaw, where Council is of the opinion that the development circumstances of the proposed bylaw warrant the use of a Direct Control Zoning District.
- 11.2.3. In addition to the application information required by this Bylaw for an amendment as required by Section 2.3 of this Bylaw, the applicant shall also provide the following information:
- a) support rationale explaining why a Direct Control Zoning District is desirable for the site, having regard for the conditions of application set out in Section 11.2.1 above;
 - b) text of the proposed Zoning District, laid out in a format similar to the standard districts, which includes the general purpose of the district (including whether it is a residential, commercial, industrial, etc. Zoning District), a list of permitted uses for the site, a list of discretionary uses for the site; a list of subdivision regulations, a list of development regulations, and a list of any other regulations which apply in addition or instead of any regulation in this Bylaw;
 - c) documentation of the opinions and concerns of surrounding property owners and residents obtained through a public engagement program, and how the proposed development responds to these concerns, together with a summary of the methods used to obtain such input; and
 - d) a site plan, and/or elevations may be required to be attached to a Direct Control District as a Schedule, where, in the opinion of Council, the

complexity of the proposed development is such that a site plan and/or elevations would be necessary to clarify or interpret the written regulations of a Direct Control Zoning District.

11.3 USES

- 11.3.1. In approving a Direct Control Zoning District, Council shall specify the applicable uses in the Direct Control Zoning District.

11.4 REGULATIONS

- 11.4.1. Where this Zoning District is applied, the development regulations shall be prescribed in the Bylaw applying the Zoning District to the site.
- 11.4.2. The regulations of this Bylaw, as they may be amended from time to time, shall apply to all development within sites designated as Direct Control, unless such regulations are specifically excluded or modified by the Direct Control Zoning District.
- 11.4.3. A Direct Control Zoning District may include a provision for the Development Officer to consider a minor variance to the regulations contained within the District, where in accordance with Section 2.16 of this Bylaw.

11.5 LAND USE MAPS

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

11.6 INTERPRETATION

- 11.6.1. For those Direct Control Districts (DC 1 – DC 15) included in Schedule "A" that were approved under the provisions of Land Use Bylaw 42-89, as amended, terms shall be interpreted using the definitions and context of that Bylaw.
- 11.6.2. For those Direct Control Districts (DC 16 – DC 83) included in Schedule "A" that were approved under the provisions of Land Use Bylaw 8-2001, as amended, terms shall be interpreted using the definitions and context of that Bylaw.

11.7 SCHEDULE "A"

- 11.7.1. All Direct Control Zoning Districts shall be included in Schedule "A" of this Bylaw.

NOTE: The following Direct Control Districts are to be included within Schedule "A":

DC1	Bylaws 7-91, 70-91, 16-95	DC51	Bylaw 70-2006
DC2	Bylaws 43-91, 16-95, 53-2006	DC52	Now RS District
DC3	Bylaws 41-92, 16-95	DC53	Bylaw 43-2007
DC4	See DC 75	DC54	Bylaws 68-2007, 3-2007
DC5	Bylaw 59-95	DC55	Now UV2 – Emerald Hills
DC6	Bylaw 60-96	DC56	Bylaw 67-2006
DC7	Bylaw (97-3), 36-2017	DC57	Bylaw 56-2007
DC8	See DC 66	DC58	Bylaw 57-2007
DC9	Bylaw 73-98	DC59	Bylaw 12-2007
DC10	Bylaw 18-2004	DC60	Bylaw 88-2007
DC11	See DC 44	DC61	Now UV4 – Salisbury Village
DC12	Bylaw 14-2000	DC62	Bylaw 79-2007
DC13	Bylaw 44-2000	DC63	Bylaw 6-2008
DC14	Bylaw 57-2000	DC64	Bylaw 1-2008
DC15	Bylaw 36-2001	DC65	Bylaw 51-2006
DC16	Bylaw 88-2001	DC66	Bylaw 33-2008
DC17	Bylaw 88-2001	DC67	Now C5 District
DC18	Bylaw 9-2002	DC68	Now RS District
DC19	Bylaw 37-2002, 13-2013	DC69	Bylaws 38-2008, 34-2009, 22-2013, 45-2017
DC20	Bylaw 26-2002	DC70	Bylaw 6-2009
DC21	Bylaw 19-2002	DC71	Bylaw 32-2009
DC22	Bylaw 83-2002	DC72	Bylaw 35-2009
DC23	Bylaw 115-2002	DC73	Now RS District
DC24	See DC63	DC74	Bylaw 34-2008
DC25	Now UV1 - Center in the Park	DC75	Bylaw 11-2010
DC26	Bylaws 68-2003, 47-2009, 39-2015	DC76	Bylaws 21-2010, 4-2011
DC27	Bylaw 82-2003	DC77	Bylaws 22-2010
DC28	Bylaw 11-2003	DC78	Bylaws 38-2010
DC29	Bylaw 7-2004	DC79	Bylaw 26-2010
DC30	Bylaw 74-2003	DC80	Bylaw 12-2011
DC31	Bylaw 49-2004	DC81	Now RS District
DC32	Bylaws 4-2004, 33-2008	DC82	Bylaw 21-2011
DC33	Bylaw 62-2004	DC83	Bylaw 15-2011
DC34	Bylaw 75-2003	DC 84	Bylaw 22-2015
DC35	Now UV3 – Centennial Village		
DC36	Bylaw 74-2004		
DC37	Bylaw 70-2004		
DC38	Bylaw 66-2004		
DC39	Bylaw 99-2004		
DC40	Bylaw 92-2005, Formerly 100-2004		
DC41	Bylaw 10-2005		
DC42	See DC55		
DC43	Bylaw 28-2005		
DC44	Bylaw 48-2005		
DC45	Bylaw 97-2005		
DC46	Bylaw 28-2006		
DC47	Bylaw 41-2006		
DC48	Bylaws 35-2006, 62-2006, 15-2010		
DC49	Bylaw 50-2006		
DC50	Bylaw 68-2006		