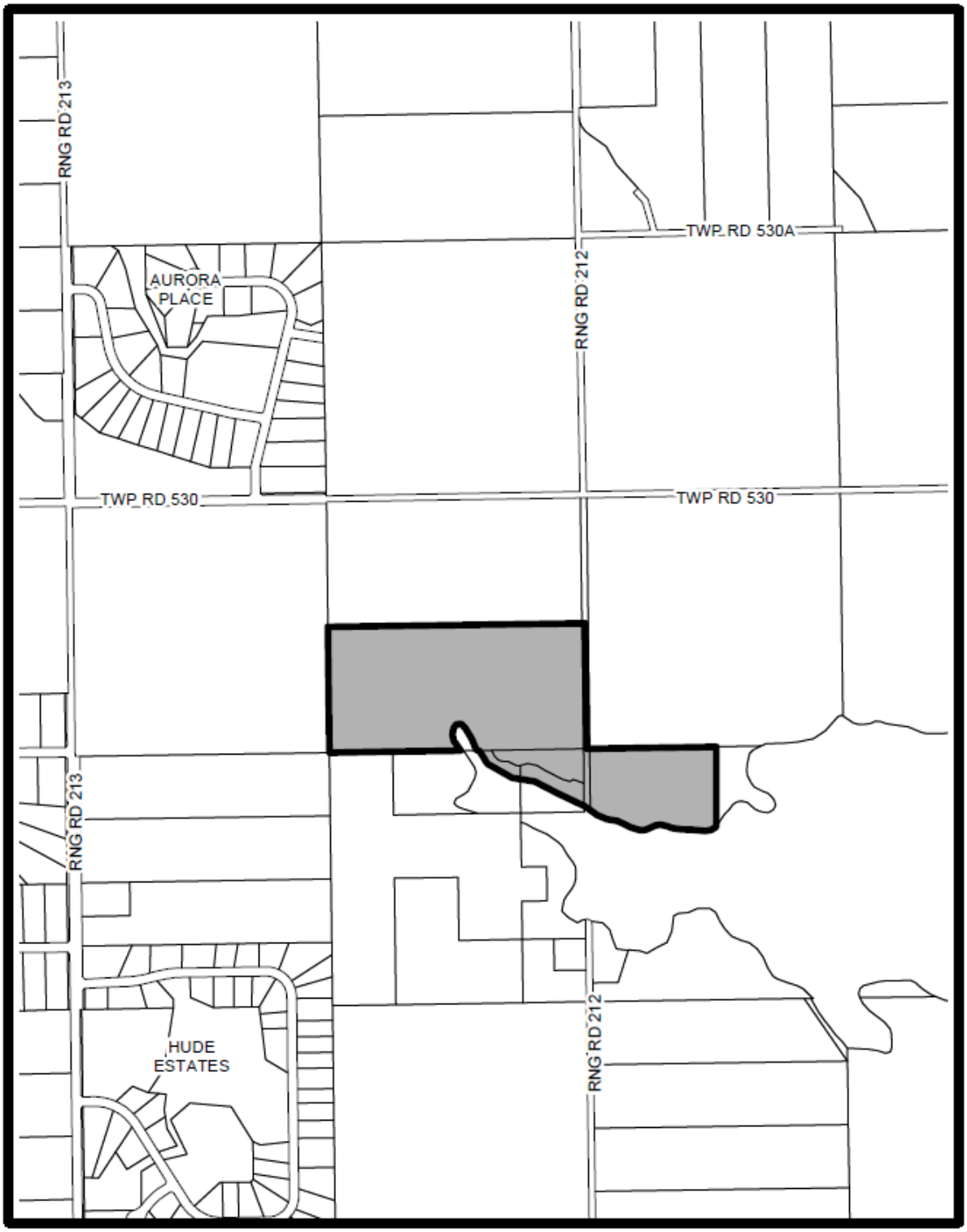
DC 21 DIRECT CONTROL DISTRICT



DC 21 DIRECT CONTROL DISTRICT

(1) Purpose:

To provide for the conservation and protection of environmentally sensitive areas and land within the Strathcona County Wilderness Centre having a natural environment capable of sustaining environmental and outdoor recreation opportunities.

This DC Direct Control District (2002-4) will allow for the future growth of the Wilderness Centre according to the Strathcona County Wilderness Centre Operational Strategy.

(2) Area of Application:

This district shall apply to the property within SE LSD 15, 16 34-52-21-W4, NE LSD 10, 9 34-52-21-W4, and SW LSD 5 35-52-21-W4 as shown on the above map.

(3)

Permitted Uses:

park
information centre
lodge
sleeping unit
tourist campsite
sleeping unit
accessory structure

Discretionary Uses:

residential security / operator unit

(4) Development Regulations:

Design and development of any building, structures, access roadways, parking and loading areas within this district shall be based on a plan submitted and approved by a Development Officer:

(a) The minimum front yard, rear yard, and side yard shall be 6.0 m.
(b) The maximum height shall be 20 m.
(c) Development shall avoid or minimize any potential adverse impact on wildlife, site topography, and natural vegetation.
(d) Development shall be sensitive to the hydrological factors of the site, including water quality, ground water table, natural drainage pattern, presence of surface water and flood susceptibility.

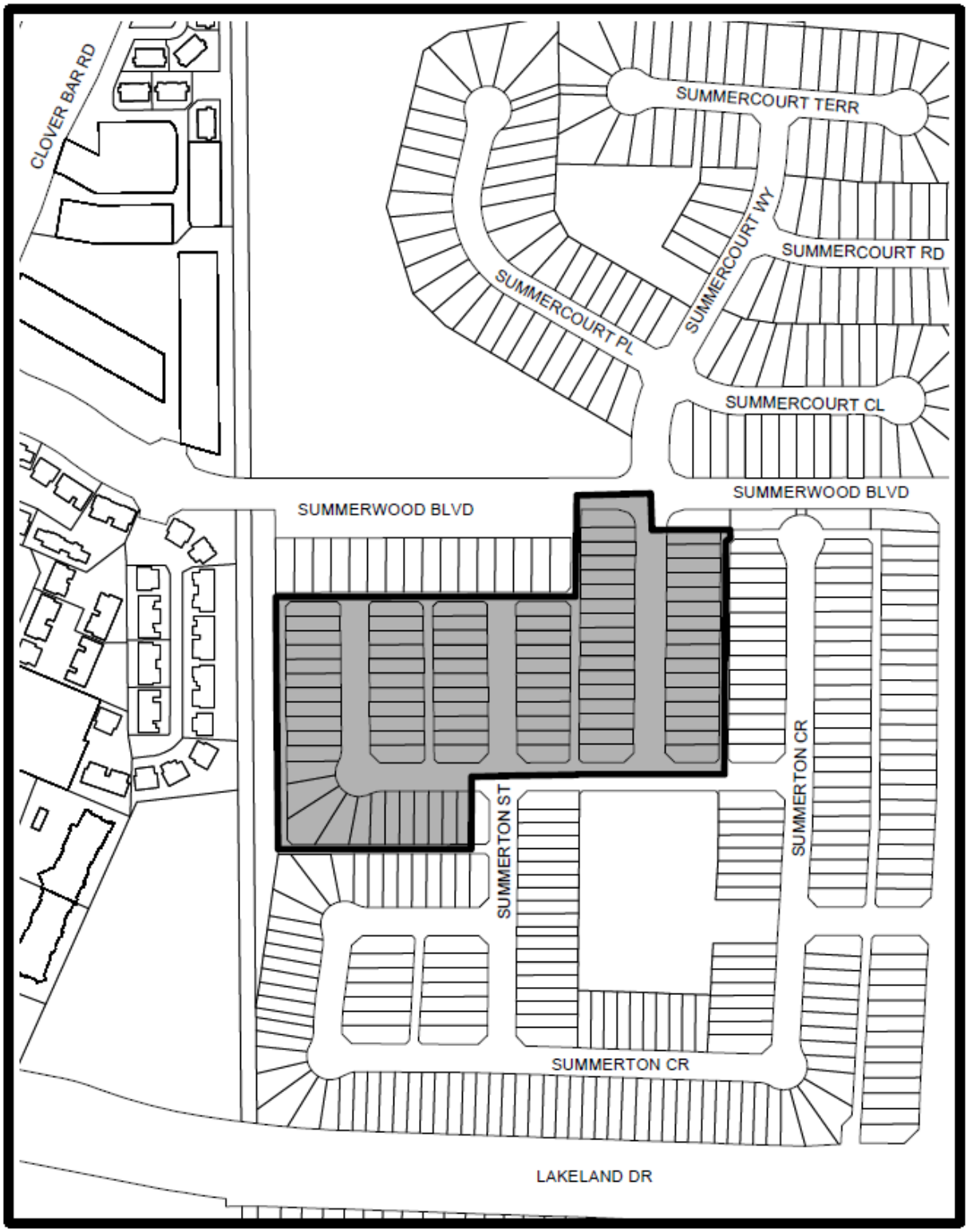
(5) Other Regulations:

(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 22 DIRECT CONTROL DISTRICT



DC 22 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 traditional single detached residential development.

(2) Area of Application:

This District shall apply to the SW-12-53-23-W4, as shown on the above map.

(3) Uses:

Permitted Uses	Discretionary Uses
Home Business, Minor Dwelling, Single	Residential Sales Centre

(4) Development Regulations:

a) The minimum lot area shall be 297.5 m^2 (3,201.1 ft^2).

b) The minimum lot width shall be 8.5 m (28.0 ft.) except on corner lots it shall be 11.3 m (37.1 ft.).

c) The minimum site depth shall be 34.0 m (114.8 ft.) 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 30.0 m (98.4 ft.).

d) The maximum total site coverage shall not exceed 45% with a maximum of 35% for a principal building, and a maximum site coverage of 15% for accessory buildings.

e) The minimum front yard shall be 4.0 m (13.1 ft.).

f) The minimum rear yard shall be 7.5 m (24.6 ft.).

g) The minimum side yard shall be 1.2 m (3.9 ft.) for principal buildings up to 7.5 m (24.6 ft.) in height; 2.0 m (6.6 ft.) for any portion of a principal building over 7.5 m (24.6 ft.) in height; and on a corner site, 4.0 m (13.1 ft.) for the side yard abutting the public roadway other than a lane.

h) The maximum height shall be 9.1 m (29.86 ft.) and 2 storeys.

i) The following regulations shall apply to all garages:

   i) Garages shall be detached in all cases.

   ii) Garages shall conform to the principle dwelling with respect to colour, style and materials.

   iii) Garages shall be a maximum of 41 m^2.

(5) 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 m^2 (387.5 ft^2). The parking pad shall include an electrical outlet. Provisions shall be made for a future garage which shall be located in accordance with Section-above (5) b).

b) Accessory development shall adhere to the provisions of this Bylaw, except for a detached garage with its door facing the lane, the rear yard setback shall not be less than 2.0 m (6.6 ft).

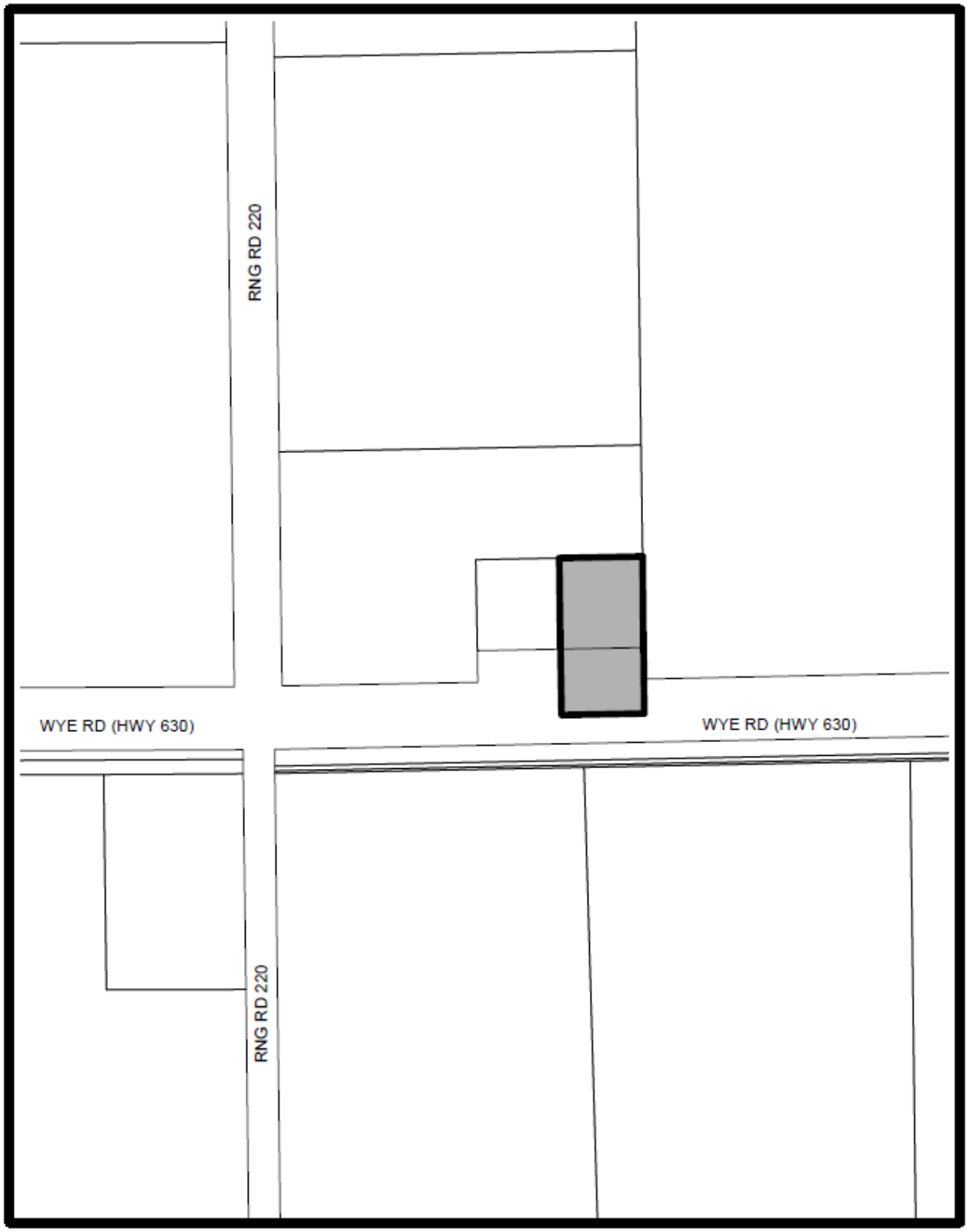
(5) Other Regulations:

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 23 DIRECT CONTROL DISTRICT



DC 23 DIRECT CONTROL DISTRICT

(1) Purpose:

To establish a site specific Direct Control District to accommodate a limited range of local commercial services and an Autobody Repair & Paint Shop in the rural area.

(2) Area of Application:

This District shall apply to the SW 30-52-21-W4, Lot 7, Plan 952 3720, as shown on the above map.

(3) Uses:

Permitted Uses	Discretionary Uses
Autobody Repair & Paintshop	Residential Security/Operator Unit
Equipment, Minor	Retail, Secondhand
Food Service, Restaurant	
Food Service, Specialty	
Gas Bar*	
Personal Service	
Retail, Convenience	
Service Station, Minor*	

(4) Subdivision Regulations

a) The minimum lot width is 15 m
b) The minimum lot area is 500 m^2

(5) Development Regulations

a) The maximum site coverage is 30%.
b) The maximum height is 10 m.
c) The minimum front yard is 7.5 m or, in a rural area, it is the greater of 7.5 m or 45 m from the centreline of a provincial highway.
d) The minimum side yard is 3.0 m.
e) The minimum rear yard is 7.5 m except it shall be increased by 1.0 in depth for each storey above the first storey.

(6) Other Regulations

a) There shall be no outside storage of vehicles outside the repair shop building.

b) There shall be no outside storage of parts and equipment unless it is located in the side or rear yard, and are properly screened and fenced.

c) The outside display of equipment for sale or rent within the front yard shall be located in areas approved by the Development Officer.

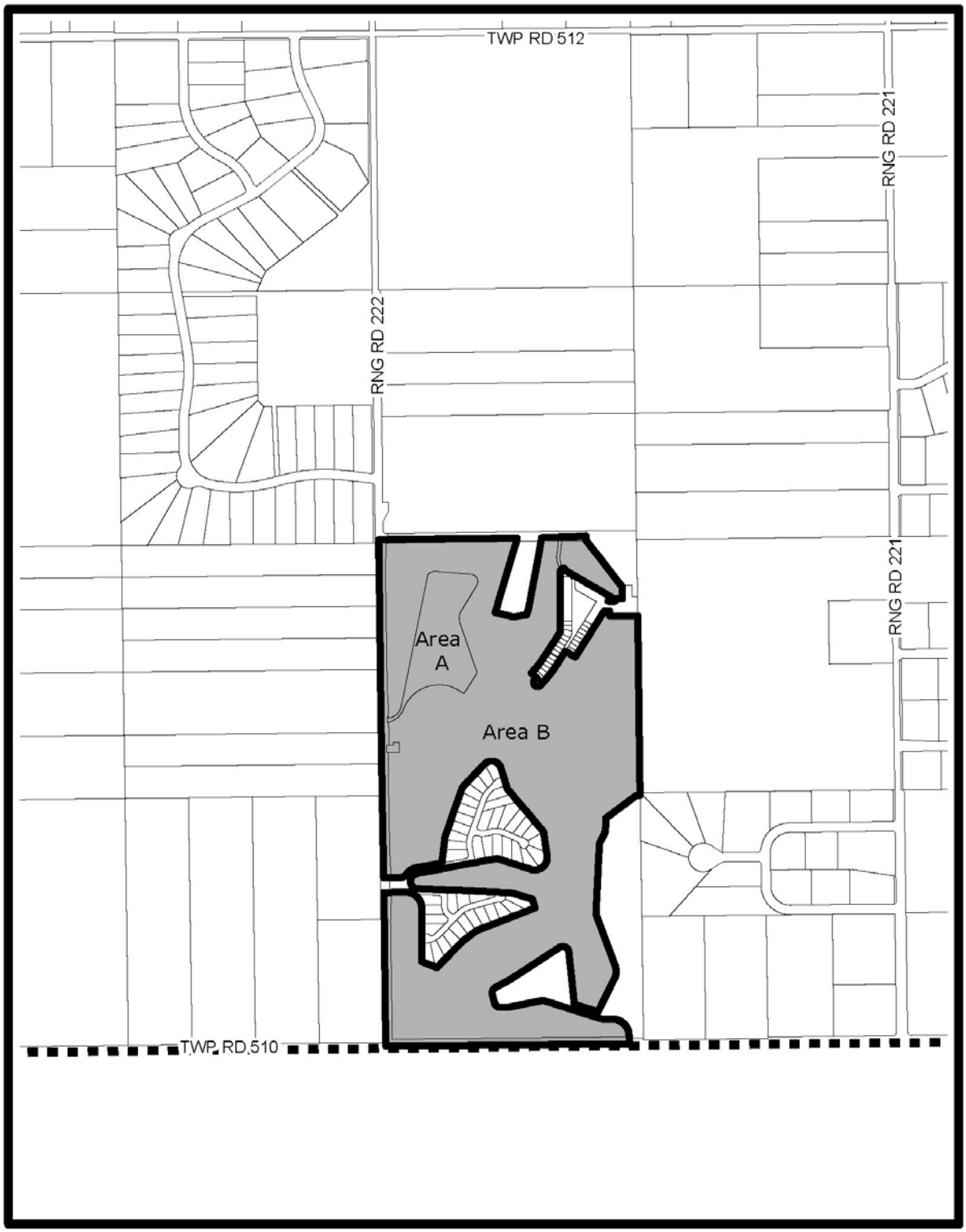
d) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

(7) Development Permits:

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

DC 26 Direct Control District

(Bylaw 39-2015, July 7, 2015)



DC 26 DIRECT CONTROL DISTRICT

(1) Purpose:

To establish a site-specific Direct Control District for the Northern Bear Golf Course and Resort in accordance with the Suntree Golf Club and Resort Area Structure Plan, that provides for year round services and utilities associated with a destination resort.

(2) Area of Application:

This district shall apply to parts of the W½ 2-51-22-W4 located north of Township Road 510 and east of Range Road 222, as shown on the above map.

(3) Uses: Area A

Permitted Uses:	Discretionary Uses:
Hotel	Lodge
Motel	Office
	Personal Service Establishment

Uses: Area B

Permitted Uses	Discretionary Uses
Golf Course	Recreation, Indoor
	Care Centre, Intermediate
	Private Club
	Personal Service Establishment
	Utility Service, Minor
	Residential Security/Operator Unit
	Recreation Outdoor
	Office

(4) Subdivision Regulations:

Area A

(a) The minimum lot area for the hotel/motel/lodge site is 6.0 ha.
(b) The minimum site width is 9 m for bareland condominium units of a motel development.

Area B

(a) The minimum lot area for the golf course is 88 ha.

(5) Development Regulations:

Area A

(a) The maximum density is 100 units.
(b) The maximum height is 10 m, except it is 16 m for a hotel.
(c) The maximum site coverage is 40%.
(d) The minimum side and rear yard is 7.5 m where the site abuts Area B.
(e) The minimum front yard is 10 m where the site abuts Area B.
(f) The minimum yard requirements for condominium units of a motel development are 7.5 m front yard, 1.5 m side yard and 7.5 m rear yard.

(g) The hotel, motel and lodge units shall not be used or intended to be used permanently for residential purposes and are limited to a maximum habitation per occupant not exceeding 180 days in one year. A unit shall not exceed a gross floor area of 200 m^2.

(h) Notwithstanding (d), (e), and (f), the minimum yard is 40 m from the center line of a rural road.

Area B

(a) The maximum site coverage is 5%.

(b) The maximum height is 10 m.

(c) The minimum front, side and rear yard is 10.0 m where a site abuts Area A or a residential district and 7.5 m where it abuts any other district.

(d) Notwithstanding (c), the minimum yard is 40 m from the center line of a rural road.

(6) General Regulations: – Area A & B

(a) A comprehensive sign design plan shall be prepared for each development to be approved by a Development Officer.

(b) No temporary portable signs shall be allowed.

(c) Unless otherwise noted in this district, all other provisions of the Strathcona County Land Use Bylaw shall apply.

(d) Offices are only allowed for administration and marketing of development within the area covered by the approved Area Structure Plan.

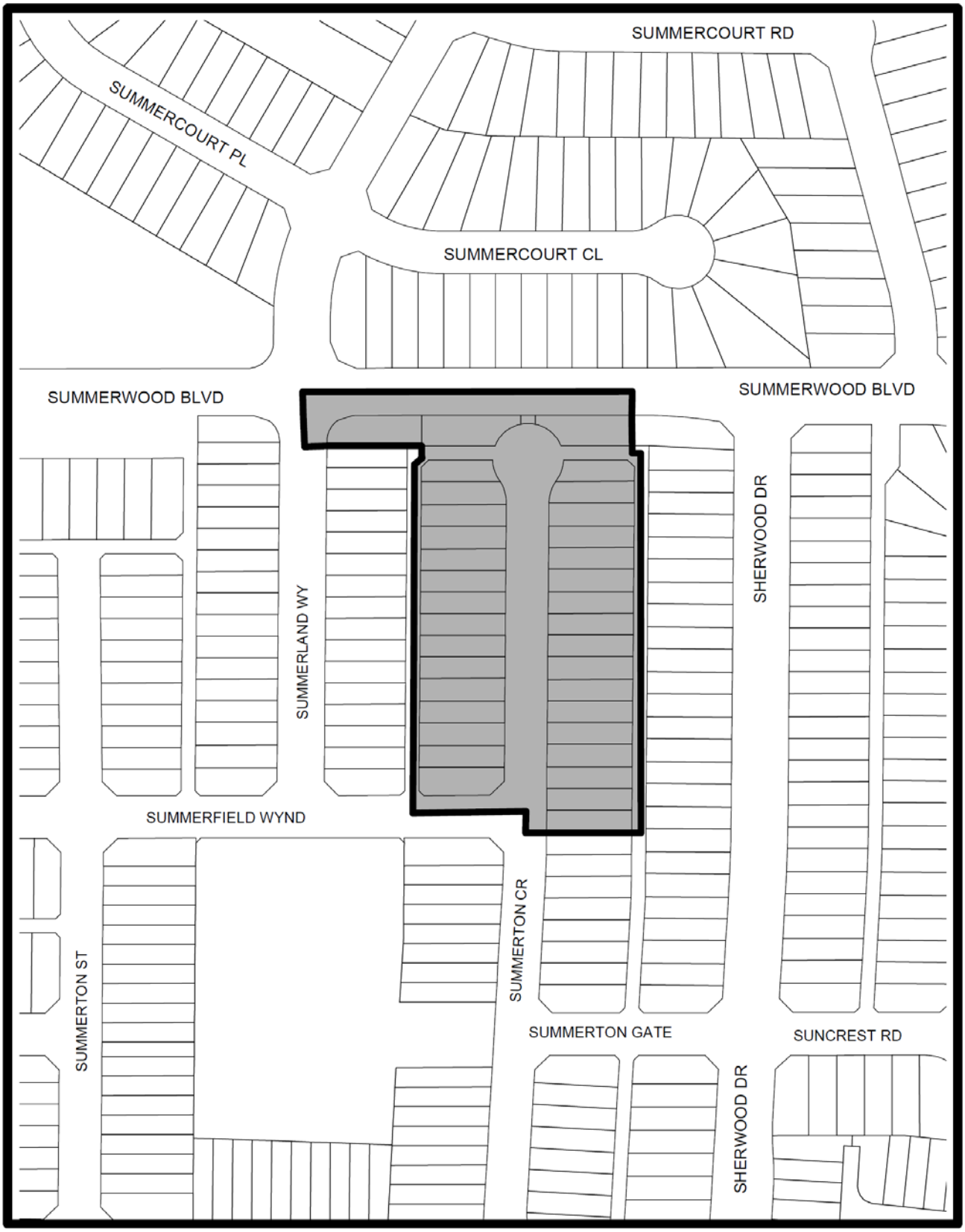
(7) Other Regulations:

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.

(8) Development Permits:

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

DC 27 DIRECT CONTROL DISTRICT



DC 27 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 SW-12-53-23-W4, as shown on the above map.

(3) Uses:

Permitted Uses	Discretionary Uses
dwelling, single	home business, major*
home business, minor*	residential sales centre*

(4) 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.

(5) General Development Regulations:

a) The maximum total site coverage shall not exceed 45%.
b) Garages attached to the principal building shall not be permitted.

(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 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 principle 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.
   iii) The parking pad shall be cited 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.
   vi) Site coverage shall not exceed 15% of the total area.

(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 principle dwelling with respect to colour, style and materials.
   iii) The site coverage shall not exceed 15% or an area of 41 m^2.
   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.

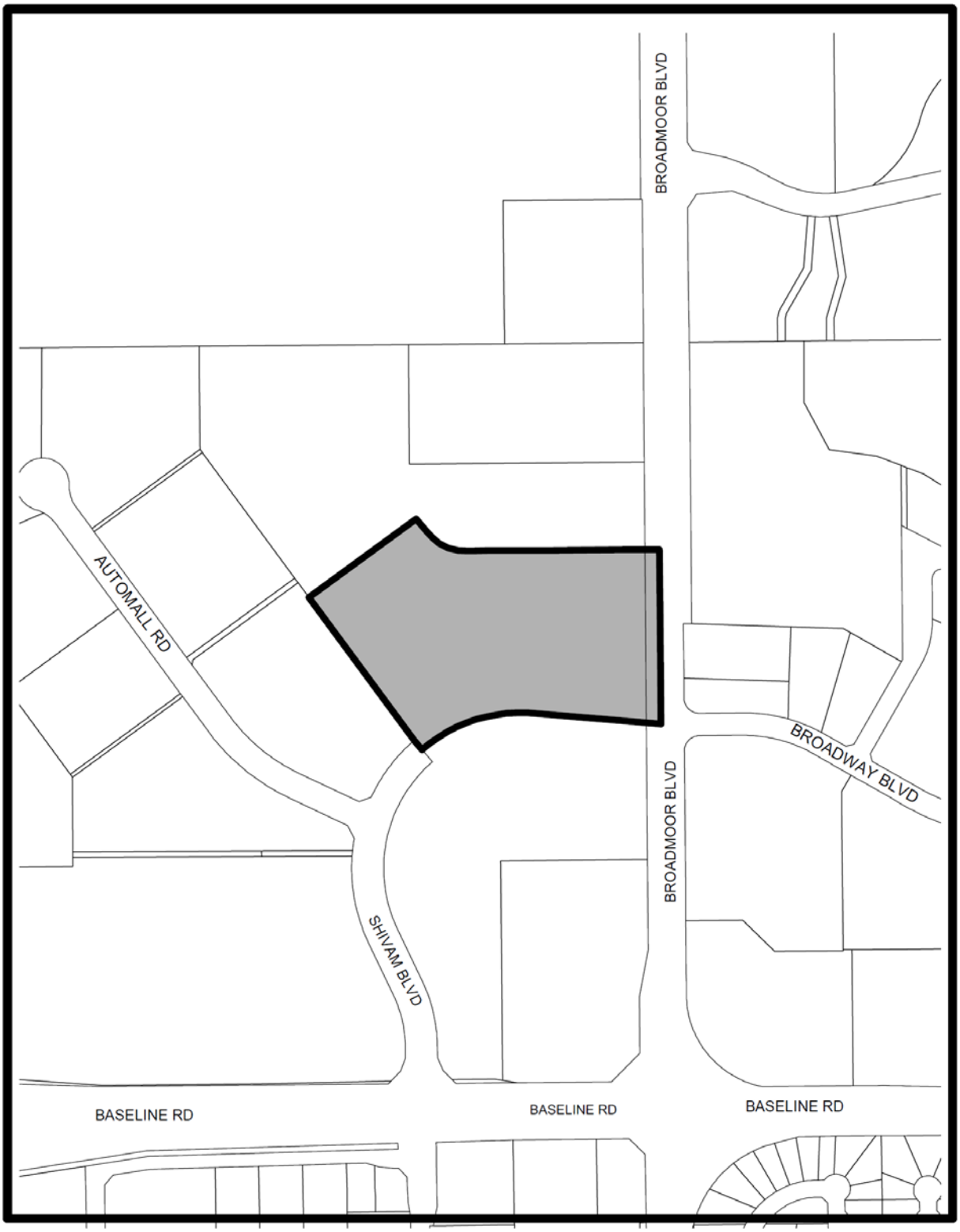
(8) Other Regulations:

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 28 DIRECT CONTROL DISTRICT



DC 28 DIRECT CONTROL DISTRICT

(1) Purpose:

To establish a Direct Control District to provide for arterial and business service commercial development in compliance with the Shivam Park Area Structure Plan.

(2) Area of Application:

This district applies to approximately 5.68 hectares (14.04 acres) of land within the SE 4-53-23-W4M, as shown on the above map.

(3) Permitted and Discretionary Uses between 0 km and 1.5 km of lands zoned IH-Heavy Industrial District:

Permitted Uses	Discretionary Uses
business support services	financial service
commercial storage	government service
drive-through vehicle service*	office
parking, non-accessory	personal service establishment
utility service, minor	retail, convenience
vehicle repair, minor	retail, general
vehicle sale/rental	service station, minor*
veterinary service, minor	warehouse sales
warehousing and storage	

(4) Permitted and Discretionary Uses between 1.5 km and 3.0 km of lands zoned IH-Heavy Industrial District:

Permitted Uses	Discretionary Uses
business support services	personal service establishment, with a gross floor area greater than 2,000 m^2
commercial storage	warehouse sales
drive-through vehicle service*	warehousing & storage
financial service	
food service, restaurant	
food service, speciality	
food service, drive-in*	
government service	
health service, minor	
office	
parking, non-accessory	
retail, convenience	
retail, general	
service station, minor*	
utility service, minor	
vehicle repair, minor	
vehicle sale/rental	
veterinary service, minor	

(5) Fundamental Use Criteria

It is a fundamental use criterion of any of the above permitted or discretionary uses, that notwithstanding the development regulations of this district, that the total of warehousing and storage and all other use floor areas between 0 km and 1.5 km and of the site shall not exceed 3,900 square meters. Similarly between 1.5 and 3.0 km; Retail and other Commercial use floor area shall not exceed 2,100 square meters; Health Service, Minor floor area shall not exceed 6,000 square meters; other office use floor area shall not exceed 4,000 square meters and the total floor area on this portion of the site shall not exceed 12,100 square meters in all.

0 – 1.5 km	**sq. m.**	**sq. ft.**
Warehousing or other uses with the same or lower risk parameters	3,900	42,000

1.5 – 3.0 km	**sq. m.**	**sq. ft.**
Retail, including restaurants, or other uses with the same or lower risk	2,100	22,600
Minor Medical and medical support, or other uses with the same or lower risk	6,000	64,600
Office, or other uses with the same or lower risk	4,000	43,000
	_____	_____
Total beyond 1.5 km	12,100	130,200
Total site	16,000	172,200 sq. ft.

(6) Subdivision Regulations:

a) The minimum lot width is 30 m.

(7) Development Regulations:

a) The maximum height between 0 km and 1.5 km of lands zoned IH-Heavy Industrial District is 10.0 m.

b) The maximum height between 1.5 km and 3.0 km of lands zoned IH-Heavy Industrial District is 16.0 m.

c) The minimum front yard is 7.5 m.

d) The minimum side yard is 6.0 m. The required yard shall be increased by 1.0 m in depth for each storey above the first storey.

e) The minimum rear yard is 6.0 m. The required yard shall be increased by 1.0 m in depth for each storey above the first storey.

f) Development of the lands outlined on Schedule "A" of this Bylaw shall adhere to the development regulations of Section 15.4 of Land Use Bylaw 8-2001, being the IH-O Heavy Industrial Transition Overlay except Section 15.4.6 shall not apply.

g) Where the parcel outlined on Schedule "A" is bisected by the 1.5 km boundary line of the IH-O Heavy Industrial Transition Overlay, or any subsequent risk management overlay district, the uses and development regulations on each side of the boundary line shall follow the applicable provisions as described in this bylaw. Where there is a dispute or doubt as to the location of the 1.5 km boundary line, it shall be determined by a Development Officer in accordance with Section 2.2.4 of the Land Use Bylaw 8-2001.

(8) Other Regulations:

a) All sites and buildings shall be designed in accordance with the County's "Guide to Shelter-in-Place or Evacuation during an Environmental Emergency".

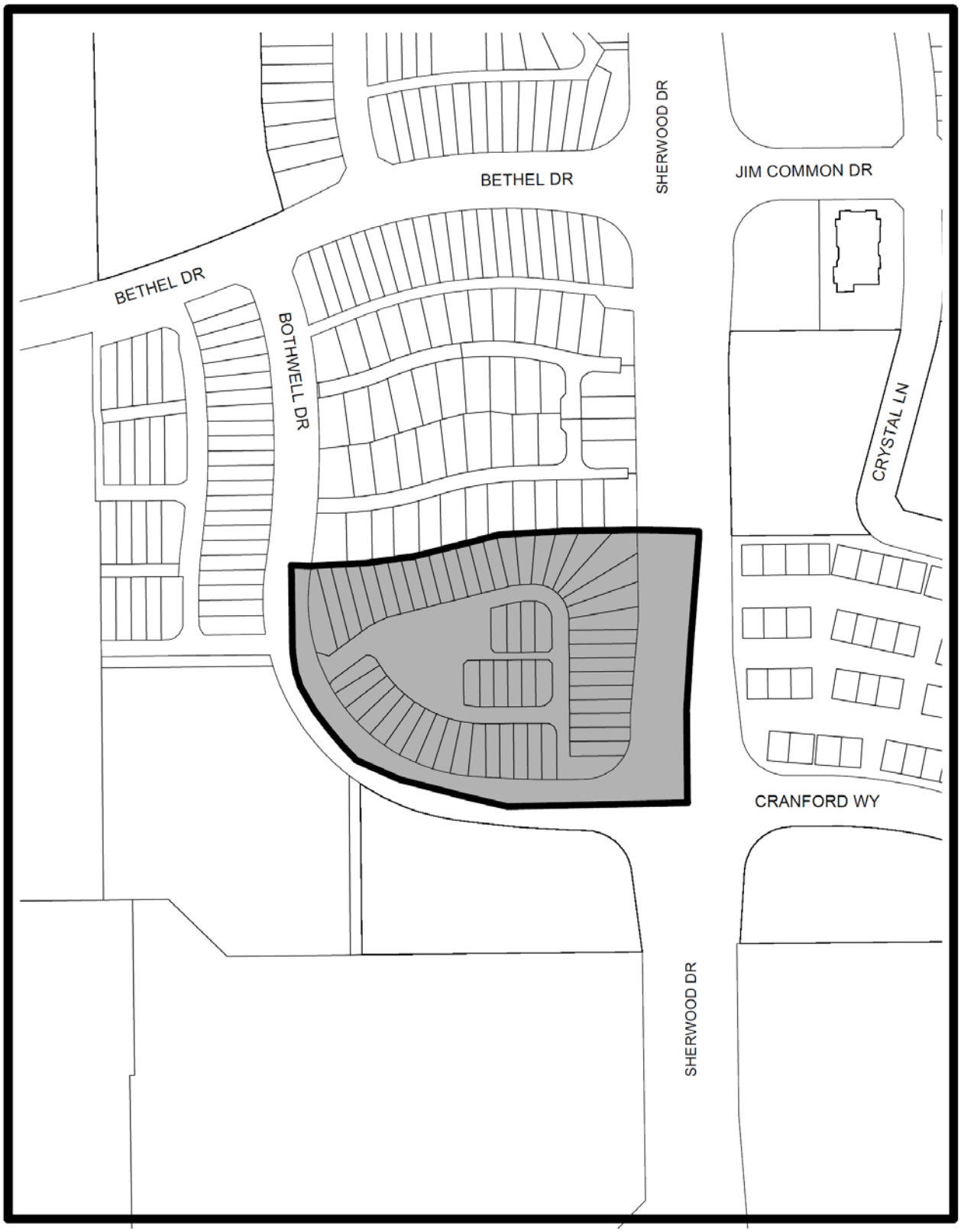
b) No flashing, blinking or travelling signs and, no portable signs shall be permitted along the Broadmoor Boulevard frontage. All other signage as part of this development shall adhere to a comprehensive sign design plan, as approved by a Development Officer.

c) 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 29 DIRECT CONTROL DISTRICT



DC 29 DIRECT CONTROL DISTRICT

(1) PURPOSE:

To establish a site specific Special Purpose District, compliant with the Strathcona Centre Area Structure Plan, that defines specific development guidelines for planned residential communities with internal roadways.

(2) AREA OF APPLICATION:

This district shall apply to part of the SE 3-53-23-W4 (Strathcona Centre) located west of Sherwood Drive and north of Bothwell Drive as shown on the above map.

(3) USES:

Permitted Uses	Discretionary Uses
town housing	care centre, minor
semi-detached housing	home business, minor*
dwelling, single	home business, major*
	park
	residential sales centre*

(4) DEVELOPMENT REGULATIONS:

a) The maximum density shall be 58 units.
b) The maximum site coverage shall be 40%.
c) The maximum height shall be 10 m.
d) The minimum front yard adjacent to Bothwell Drive shall be 6.0 m.
e) The minimum north side yard shall be 3.0 m.
f) The minimum east side yard adjacent to Sherwood Drive shall be 6.0 m.

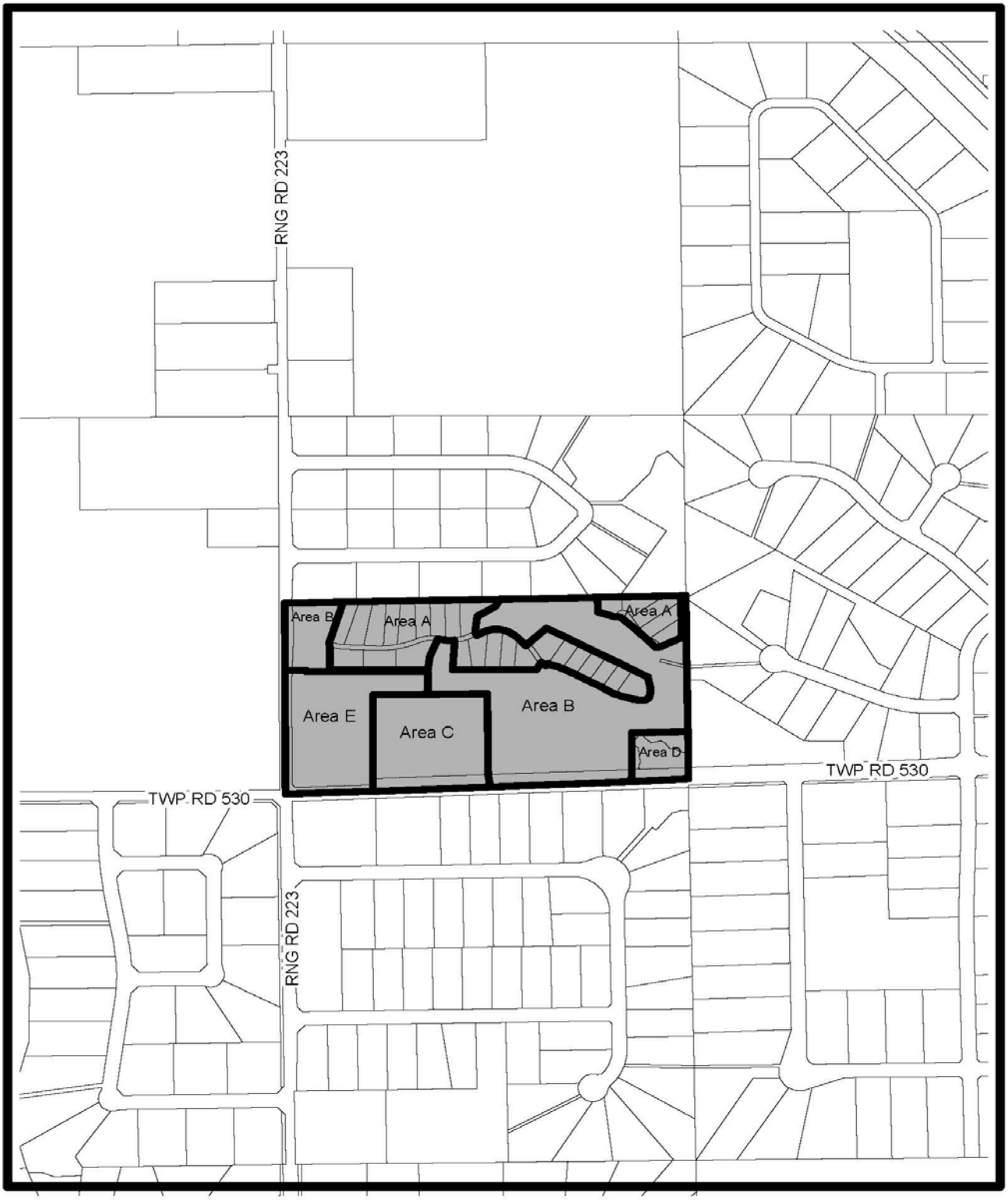
(5) Other Regulations:

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 30 DIRECT CONTROL DISTRICT



DC 30 DIRECT CONTROL DISTRICT

(1) Purpose:

To establish a site-specific Direct Control District for the development of cluster country residential parcels on minimum residential parcels of 1,250 m^2, in accordance with the Habitat Acres Area Structure Plan. The District also provides for complementary uses that are compatible with residential uses in a clustered country residential setting and utilities associated with the development of a private communal on-site sewage treatment and disposal system.

(2) Area of Application:

This district shall apply to parts of the SW 3-53-22-W4 located north of Township Road 530 and east of Range Road 223, as shown on the above map.

(3) Uses: Area A – Cluster Country Residential Node

Permitted Uses:	Discretionary Uses:
dwelling, single	care centre, intermediate
group home, minor	dwelling, family care*
home business, minor*	home business, major*
	residential sale centre*

Uses: Area B – Open Space Node

Permitted Uses	Discretionary Uses
park	recreation, outdoor
utility service, minor	utility service, major

Uses: Area C – Public Utilities Node

Permitted Uses	Discretionary Uses
utility service, minor	utility service, major
waste management, minor	waste management, major

Uses: Area D – Environmental Reserve Node

Permitted Uses:	Discretionary Uses:
environmental reserve	n/a
park	

Uses: Area E – Country Residential Node

Permitted Uses:	Discretionary Uses:
dwelling, single	care centre, intermediate
group home, minor	dwelling, family care*
home business, minor*	home business, major*
	residential sale centre*

(4) Subdivision Regulations:

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 shall be 20 m.
b) The minimum lot area is 1,250 m2.
c) The maximum lot area is 4,000 m2.
d) The maximum density shall be 29 lots.

Area B

a) The minimum lot areas are as generally depicted on Schedule “C”.

Area C

a) The minimum lot areas are as generally depicted on Schedule “C”.

Area D

a) The minimum lot areas are as generally depicted on Schedule “C”.

Area E

a) The minimum lot area shall be 4 ha.

(5) Development Regulations:

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 front, side and rear yard is 10 m.
c) Notwithstanding (b), the minimum yard is 40 m from the center line of a rural road.

Area C

a) The maximum height is 10 m.
b) The minimum front, side and rear yard is 10 m.
c) Notwithstanding (b), the minimum yard is 40 m from the center line of a rural road.

Area D

a) The minimum lot areas are as generally depicted on Schedule “C”.

Area E

a) The maximum height is 10 m.
b) The minimum front yard is 10 m.
c) The minimum side yard is 7.5 m, except on a flanking street, in which it is 10 m.
d) The minimum rear yard is 10 m.
e) Notwithstanding (b), the minimum yard is 40 m from the center line of a rural road.
f) The minimum parcel size is 4 ha.

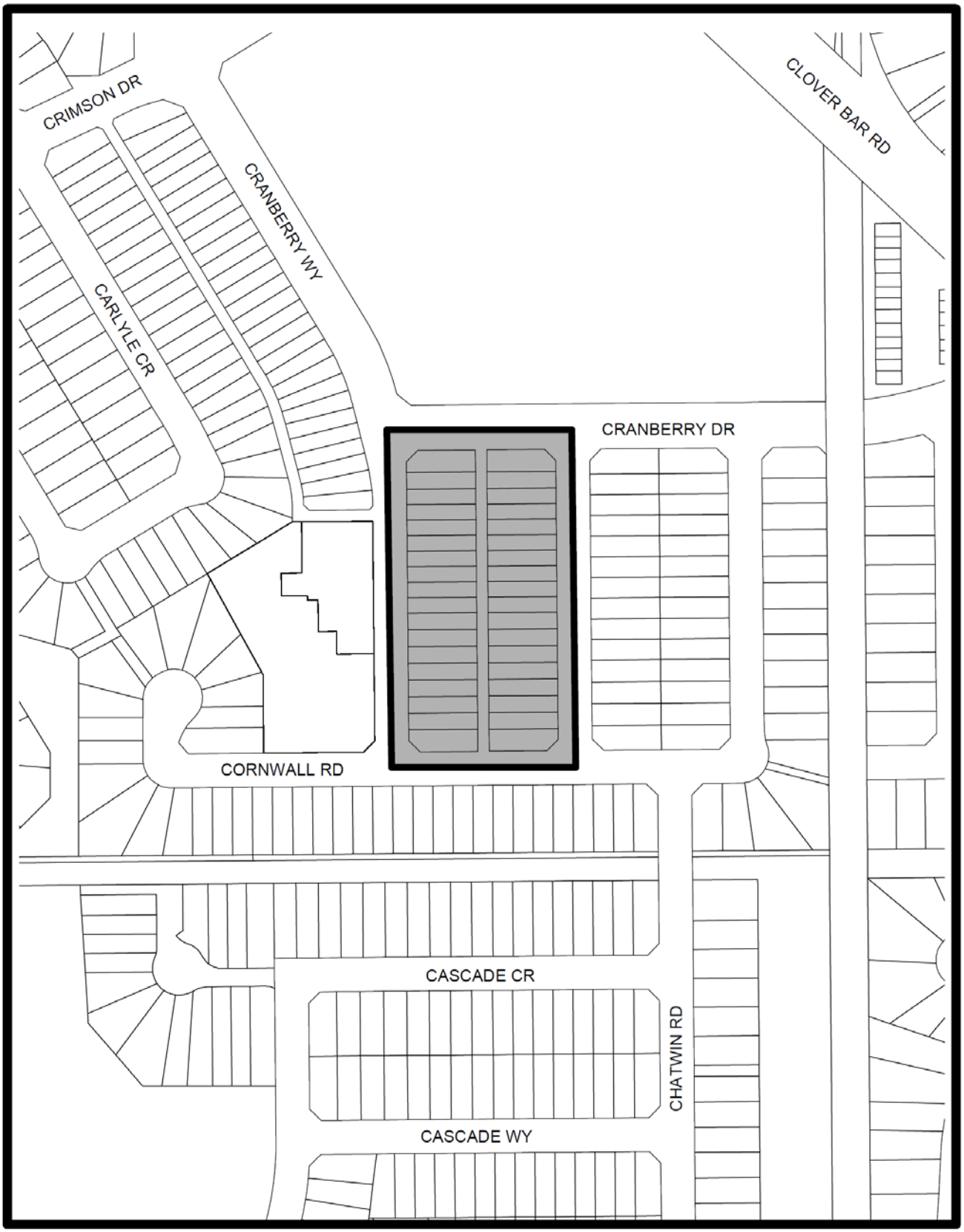
(6) Other Regulations:

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 31 DIRECT CONTROL DISTRICT



DC 31 DIRECT CONTROL DISTRICT

(1) Purpose:

To provide for 18 semi-detached dwellings (36 units) with detached garages on residential lots with a minimum lot width of 8.21 m.

(2) Area of Application:

This District shall apply to those lots legally described as Lots 1-36, Block 109, Plan 022 7072 in the NE 2-53-23-W4 (Lakeland Ridge Neighbourhood 2, Stage 5A), as shown on the above map.

(3) Uses:

Permitted Uses	Discretionary Uses
home business, minor*	home business, major*
semi-detached Housing	residential sales centre*

(4) Subdivision Regulations:

a) The minimum lot width shall be 8.21 m for each internal lot and 11.6 m for each corner lot.

b) The minimum lot area shall be 299 m² per lot.

(5) General Development Regulations:

a) The maximum total site coverage shall not exceed 50%.

b) Garages attached to the principal building shall not be permitted.

(6) Development Regulations for Principal Buildings:

a) The site coverage shall not exceed 30% for a principal building.

b) The minimum front yard shall be 4.6 m.

c) The minimum rear yard shall be 10 m for the principal building.

d) The minimum side yard shall be 1.5 m, except it is 4 m from a flanking road.

e) The maximum height shall be 10 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 concrete.
ii) The minimum area shall be 36 m².
iii) The parking pad shall be sited in accordance with Section 7 below.
iv) The parking pad shall include an electrical outlet.
v) Provision shall be made for a future garage on the parking pad.

(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 site coverage shall not exceed 14% or an area of 41 m^2.
iv) The minimum setback from the front property line 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 for the garage.
vii) The overhead door(s) of a garage shall face the lane.

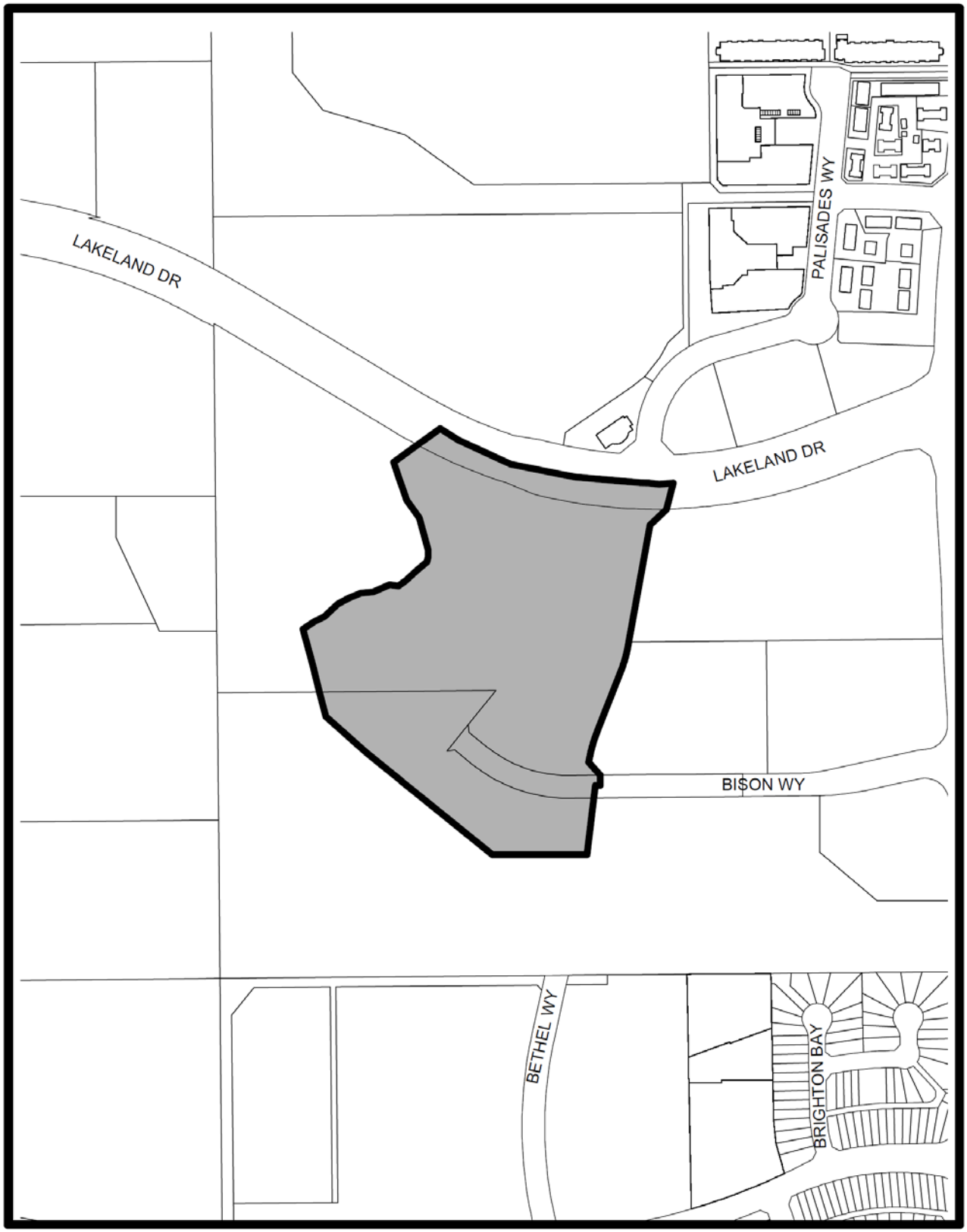
(8) Other Regulations:

a) Notwithstanding Section 7.6, a fence located within 2m of the rear property line shall not exceed 1.0 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.

(9) Development Permits:

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

DC 32 DIRECT CONTROL DISTRICT



DC 32 DIRECT CONTROL DISTRICT

1. Purpose:

To establish a site-specific special-purpose Direct Control District to allow for the development of a college campus with associated complementary uses and facilities. The campus is intended to accommodate educational and training facilities, centres of research and innovation, associated industrial and commercial business partnerships, administrative and student support services, commercial retail facilities, recreation and cultural facilities, campus residences, an auditorium, and a range of other compatible uses to serve the community.

2. Area of Application:

This district shall apply to part of the NE 3-53-23-W4, as shown on the above map. The district is divided into two areas:

Area 'A' – Campus Training / Mixed Use
Area 'B' – Campus Residential

3. Area 'A' Uses:

Permitted Uses

amusement arcade, minor
applied research and development *[See a) below]*
business support services
care centre, intermediate^
education, private^
education, public^
entertainment, spectator
food service, restaurant
food service, specialty
government service
health service, minor^
library and exhibit^
neighbourhood pub
office
personal service establishment
private club
recreation, community^
recreation, indoor^
recreation, outdoor^
retail, convenience

Discretionary Uses

carnival minor
exhibition and convention facility^
retail, general
religious assembly^
utility service, minor

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

a) The following use definition applies to this district only:

Applied Research and Development means the use of a site and/or buildings for applied research, innovation, product development and product improvement services for business and industry in a business incubator and/or business accelerator environment. This use may include the study, testing, design, analysis and experimental

development of products, processes or services. In addition to the incidental manufacturing, assembling and storage of products, and the provision of services to others, a primary component of the use is the provision of training and instruction to students, apprentices, and trainees. Ancillary uses include office, technical and administrative support, and screened outdoor storage. Typical uses include research parks.

4. Development Regulations:

a) The maximum height is 20.0 m., except that this height limitation shall not apply to architectural features including but not limited to cupolas on roofs and free-standing clock towers or monuments.
b) The maximum site coverage is 40 %.
c) The minimum yard is 6.0 m., except that it is 15.0 m where a site abuts a residential district.
d) Any proposed development within Area 'A' shall adhere to the requirements of Section 15.4 of this Bylaw, being the IH-O Heavy Industrial Transition Overlay District as amended.

5. Area 'B' Uses:

Permitted Uses	**Discretionary Uses**
apartment housing	home business, major*
fourplex housing	
home business, minor*	
park	
town housing	

6. Development Regulations:

a) The maximum height is 23.0 m, except it is 19 m within 30 m of Sherwood Drive.
b) The maximum accommodation is 750 beds or 300 units, whichever is the greater.
c) The maximum site coverage is 40 %.
d) The minimum yard adjacent to Sherwood Drive is 7.5 m.
e) The minimum yard adjacent to Lakeland Drive is 7.5 m.
f) The minimum yard adjacent to the south boundary of Area 'B' is 6 m.
g) The minimum yard adjacent to the west boundary of Area 'B' is 6 m.

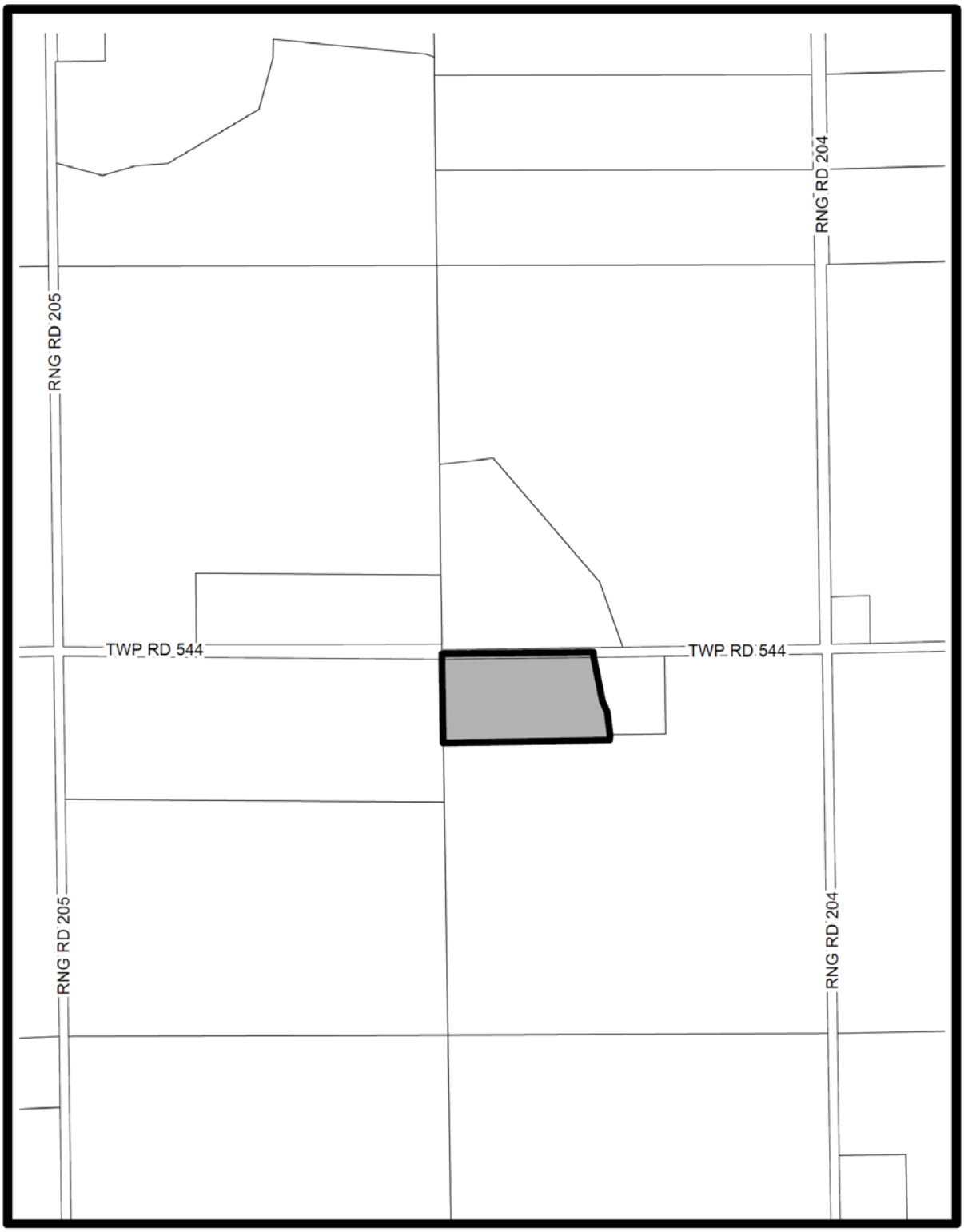
7. Other Regulations:

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.

8. Development Permits:

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

DC 33 DIRECT CONTROL DISTRICT



DC 33 DIRECT CONTROL DISTRICT

1. Purpose:

To establish a site specific Direct Control District to accommodate a recreational motor sport vehicle sales, service and repair business (i.e. snowmobile/all terrain vehicles, water craft and motorcycles), demonstration area and related facilities.

2. Area of Application:

This District shall apply to approximately 6.0 ha (14.8 ac) of property within part of NE 20-54-20-W4 as shown on the above map.

3. Uses:

Permitted Uses	Discretionary Uses
n/a	equipment, minor vehicle repair, minor vehicle sale/rental recreation, outdoor motorized vehicle (Bylaw 16-2004) contractor services, general

4. Subdivision Regulations:

n/a

5. Development Regulations:

a) The maximum site coverage is 20% for the district.
b) The maximum height is 10 m.
c) The minimum front yard is 20 m, provided that no front yard is less than 40 m from the centreline of a rural road.
d) The minimum setback is 6.0 m from a side yard.
e) The minimum setback is 6.0 m from a rear district boundary.

6. Landscaping:

a) Landscaping for the purpose of screening and buffering shall be provided to the satisfaction of the Development Officer and shall include substantial retention of existing natural trees on the site.
b) Landscaping shall be required on-site and shall provide screening and buffering for the purpose of protection from noise and visual appearance to the satisfaction of the Development Officer.
c) A detailed landscape plan, in consideration of the above regulations and the provisions of this bylaw, shall be submitted with a development permit application and to the satisfaction of the Development Officer.

7. Signs:

a) All signs shall be at the discretion of the Development Officer in accordance with the provisions of Section 10 regarding a Low Density Commercial District, except that a free standing sign with a maximum sign area of 8.0 m2 and a maximum height of 5.0 m may be considered by the Development Officer.

b) Portable signs are not permitted in this district.

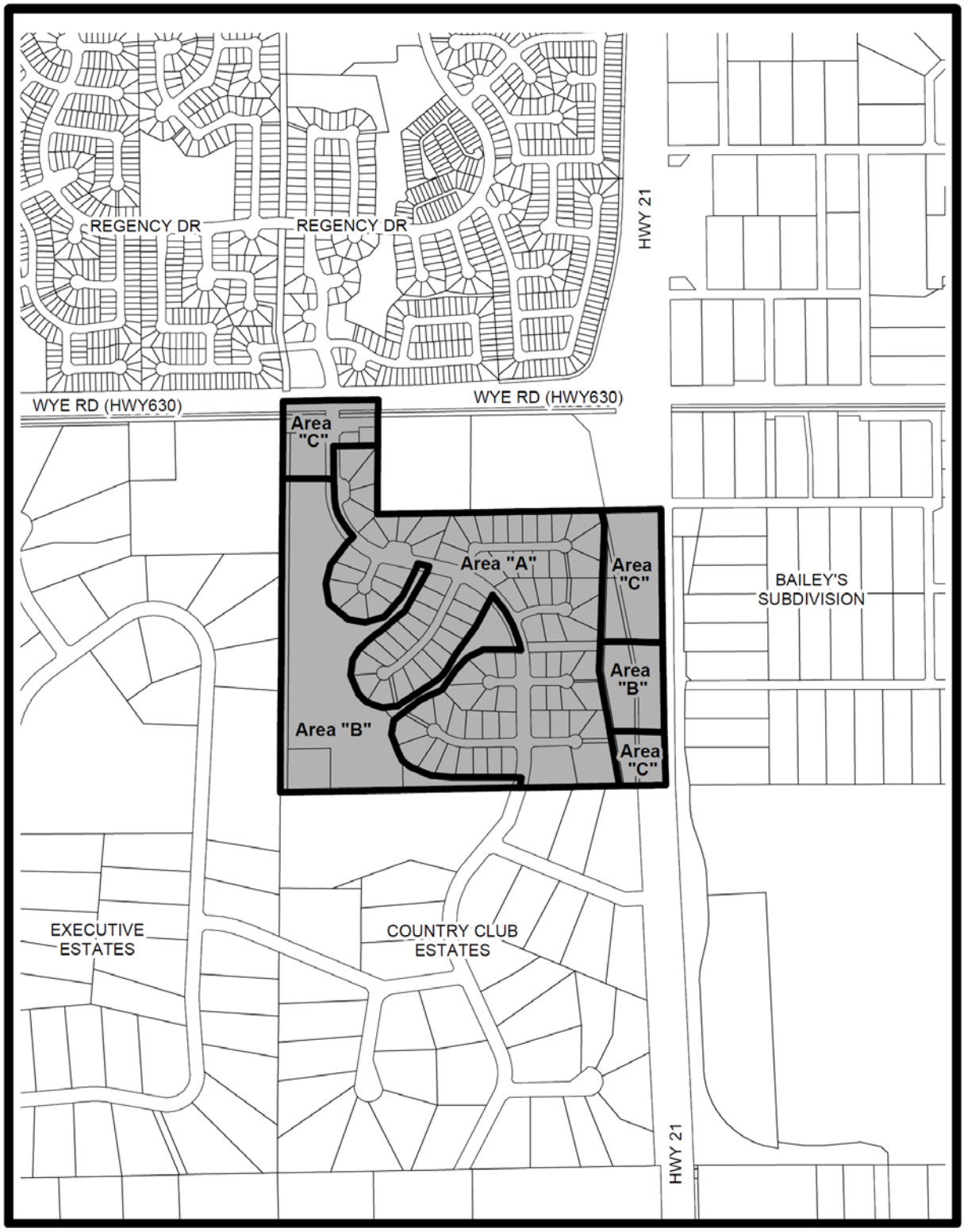
8. Other Regulations:

a) Any outdoor storage of materials or goods related to an authorized development and use of the site shall be at the discretion of the Development Officer. Any outdoor storage shall not exceed an area of 1 % of the DC District and shall be screened from adjacent properties to the satisfaction of the Development Officer.
b) Any outdoor use or activity, including any proposed demonstration and training related to sport recreation vehicles, shall be associated with an authorized development on the site and shall be at the discretion of the Development Officer.
c) 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 34 DIRECT CONTROL DISTRICT



DC 34 DIRECT CONTROL DISTRICT

1. Purpose:

The purpose of this district is to establish a site-specific Direct Control District for the development of cluster country residential parcels, in proximity to the urban services area in accordance with the Sherwood Hills Estates Area Structure Plan. The district also provides for complementary uses that are compatible with residential uses in a clustered country residential setting.

2. Area of Application:

This district shall apply to the part of the NE 24-52-23-W4, located south of Wye Road and west of Highway 21, as shown on the above map.

3. Uses: Area A – Cluster Country Residential Node (as shown on Schedule "C")

Permitted Uses	Discretionary Uses
dwelling, single	dwelling, family care*
group home, minor	care centre, intermediate
home business, minor*	home business, major*
	residential sales centre*

4. Uses: Area B – Open Space Node (as shown on Schedule "C")

Permitted Uses	Discretionary Uses
utility service, minor	recreation, outdoor

5. Uses: Area C – Public Utilities Node (as shown on Schedule "C")

Permitted Uses	Discretionary Uses
utility service, minor	utility service, major

6. Subdivision Regulations:

Area A (as shown on Schedule "C")

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 1,250 m^2.

c) The maximum density is 95 units.

Area B (as shown on Schedule "C")

a) There shall be no minimum parcel size.

Area C (as shown on Schedule "C")

a) There shall be no minimum parcel size.

7. Development Regulations:

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 front, side and rear yard is 10 m.

Area C

a) The maximum height is 10 m.

b) The minimum front yard, side and rear yard is 10 m.

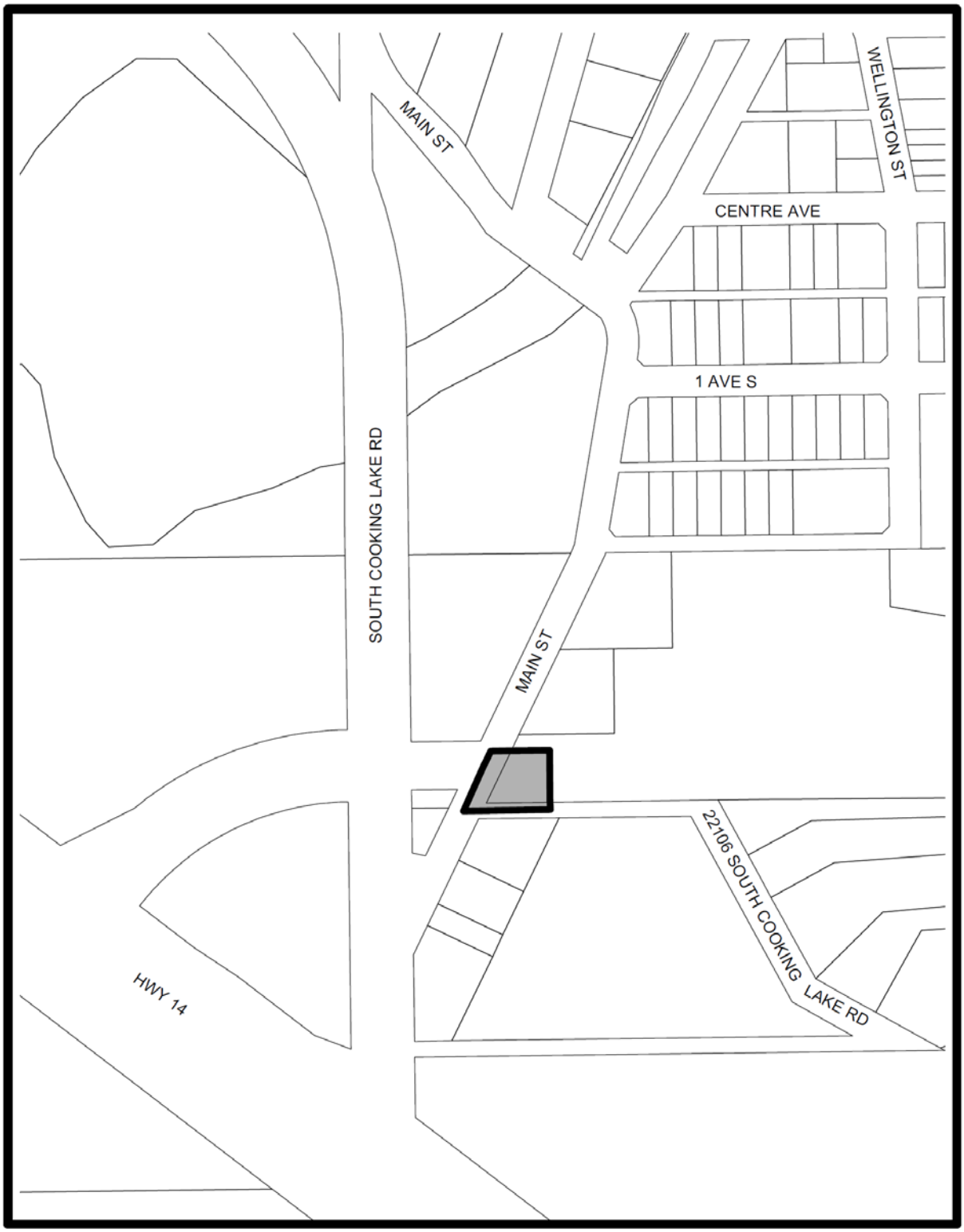
8. Other Regulations:

a) In this district a family care dwelling shall not be permitted in any building other than the principal dwelling on a parcel.
b) A Non-Permanent Changeable Copy Sign is not permitted in this district.
c) 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 36 DIRECT CONTROL DISTRICT



DC 36 DIRECT CONTROL DISTRICT

(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 hamlet residents and adjacent rural areas.

(2) AREA OF APPLICATION:

This District shall apply to part of the NW 13-51-22-W4, located east of Main Street and north of South Cooking Lake Road in the Hamlet of South Cooking Lake as shown on the above map.

(3) USES:

Permitted Uses	Discretionary Uses
food service, specialty	care centre, minor
personal service	food service, restaurant
retail convenience	gas bar*
	government service
	health service, minor
	neighbourhood pub
	retail, alcohol*
	retail, cannabis* *(Bylaw 16-2018 – April 24, 2018)*
	retail, secondhand
	service station, minor*
	veterinary service, minor

(4) DEVELOPMENT REGULATIONS:

a) The maximum floor area ratio shall be 0.5.
b) The maximum height is 10 m.
c) The minimum front yard is 7.5 m
d) The minimum side yard is 3 m, except it is 6 m where it abuts a residential district.
e) The minimum rear yard is 7.5 m.

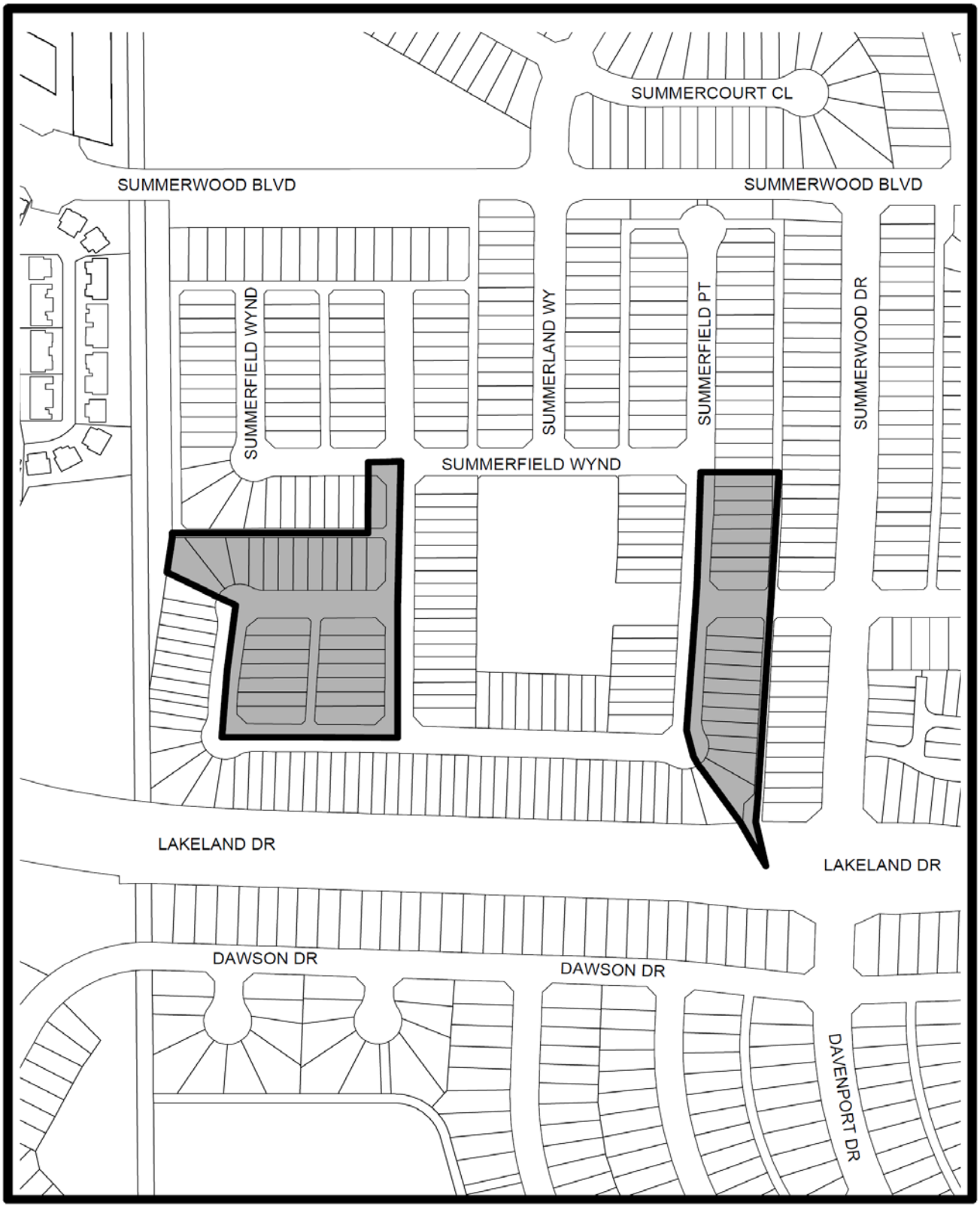
(5) OTHER REGULATIONS:

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 37 DIRECT CONTROL DISTRICT



DC 37 DIRECT CONTROL DISTRICT

(1) USES:

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 3), as shown on the above map.

(3) USES:

Permitted Uses	Discretionary Uses
dwelling, single	home business, major*
home business, minor*	residential sales centre*

(4) 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.

(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 m^2.
   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 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 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.

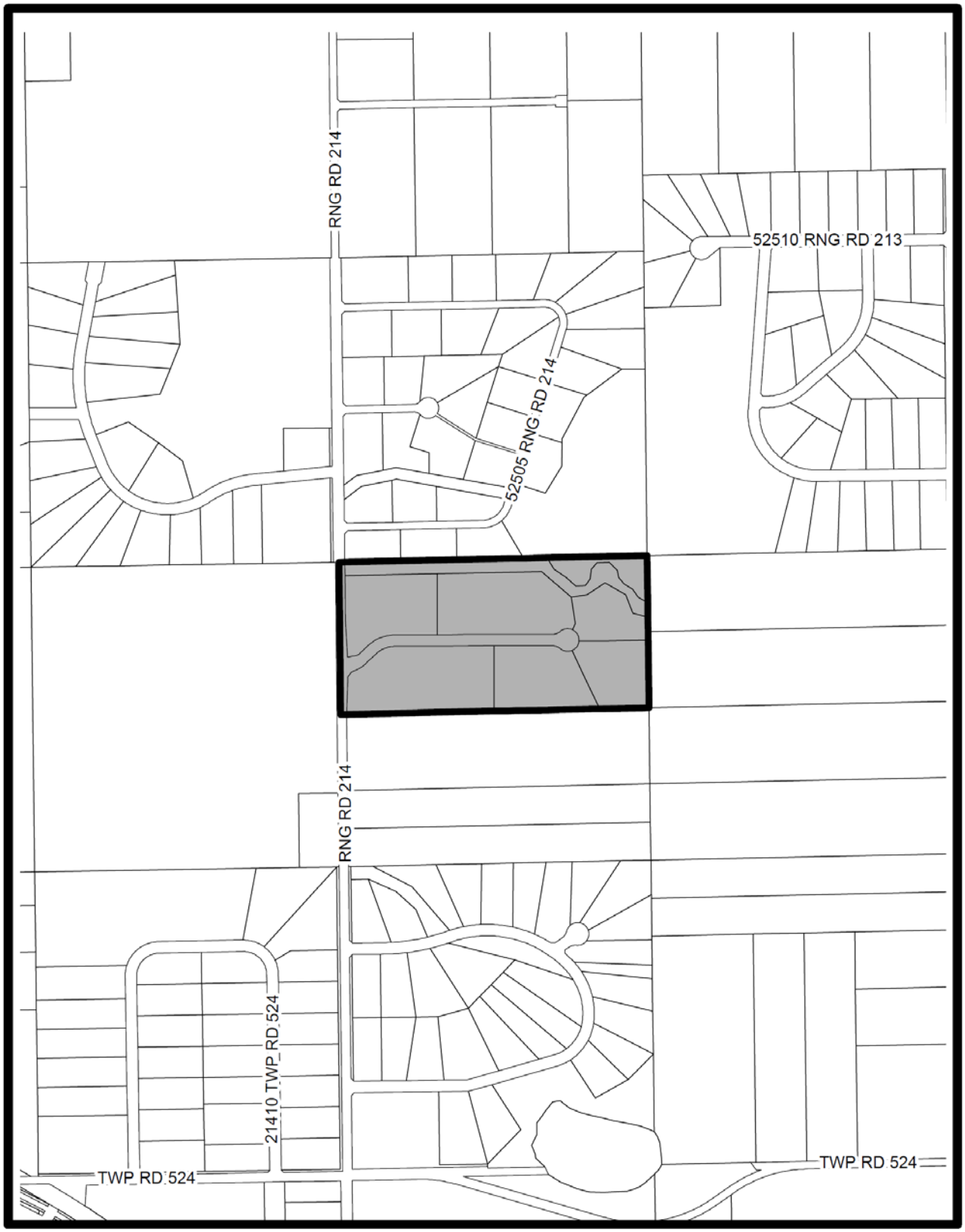
(7) OTHER REGULATIONS:

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.

(8) DEVELOPMENT PERMITS:

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

DC 38 DIRECT CONTROL DISTRICT



DC 38 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 north half of NW 28-52-21-W4, as shown on the above map.

(3) Uses:

a) Permitted Uses:

dwelling, single
group home, minor
home business, minor*
park

b) Discretionary Uses:

bed and breakfast, up to 4 sleeping units
care centre, intermediate
dwelling, family care*
group home, major
home business, major*
secondary suite*

c) It is a fundamental use criterion of this district that the parcel density shall not exceed 6 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 2.2 ha.
b) The minimum lot width is 100 m, except in the case of an irregularly 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 shall be 10.0 m (32.8 ft).
b) The minimum front yard is 10 m.
c) The minimum rear yard is 10 m.
d) The minimum side yard is 7.5 m, except it is 10 m from a flanking road.
e) Notwithstanding (b), (c) and (d), the minimum yard is 40 m from the centerline of a rural road.

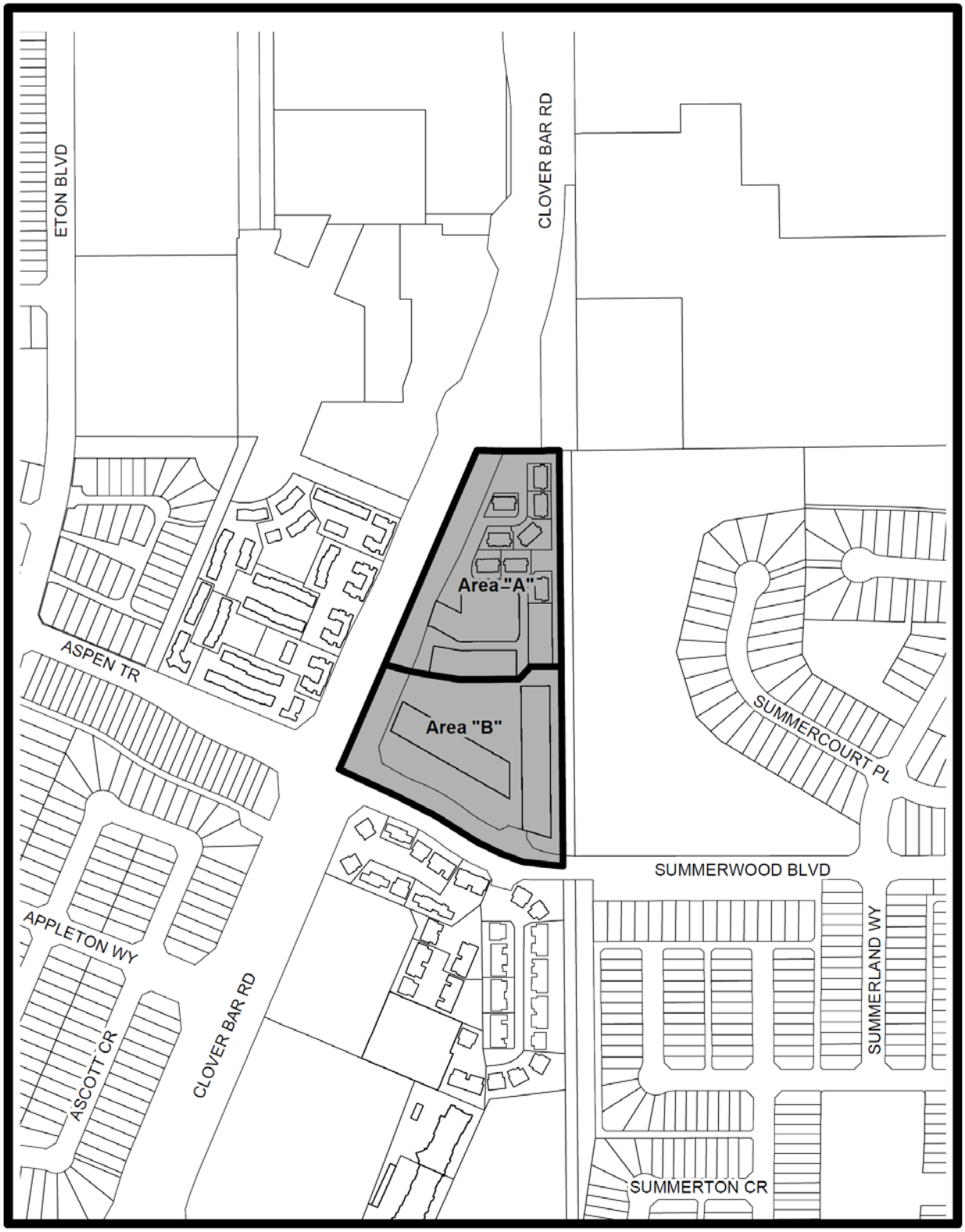
(6) OTHER REGULATIONS:

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 39 DIRECT CONTROL DISTRICT



DC 39 DIRECT CONTROL DISTRICT

(1) PURPOSE:

To establish a special purpose district to achieve the development objectives of the Mixed Use/Medium Density Multi-Residential site as envisioned by the approved Summerwood Area Structure Plan including:

- Provide for a range of compatible residential uses
- Allow for the area to be further subdivided into multi-family sites
- Maximum density of 75 units per hectare for the overall Mixed Use Area

(2) AREA OF APPLICATION:

This District shall apply to a portion of SE ¼ Sec.11 – Twp.53 – Rge.23 – W4th, located to the north of Summerwood Boulevard, totaling 3.42 hectares, as shown on the above map. This District is divided into two (2) areas of distinct housing forms:

- **Area A**, 1.70 hectares – Low-Density Multiple Residential, primarily Town Housing and Fourplex Housing

- **Area B**, 1.72 hectares – Medium-Density Multiple Residential, primarily Low Rise Apartment

(3) LAND USE:

The maximum number of dwelling units that may be developed in Areas A and B combined shall not exceed 256 units.

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

3.1 Area A - Low-Density Multiple Residential

To provide primarily for town housing and fourplex housing on a planned basis with internal site roadways. This Area also provides for a limited range of complementary uses.

3.1.1 Permitted Uses

fourplex housing
group home, minor
home business, minor*
town housing

3.1.2 Discretionary Uses

boarding or lodging house
dwelling, single
home business, major*
semi-detached housing
residential sales centre*
park

3.1.3 Fundamental Use Criteria – Area A

i) The maximum number of units shall be 72.

ii) The maximum site coverage is 50.0%.

3.1.4. Development Regulations – Area A

i) The maximum building height is 10 m.

ii) The minimum front yard is 6.0 m, except if it is 4.5 m from a flanking road or abutting a multiple residential or commercial District.

iii) The minimum side yard is 3.0 m, except if it is 4.5 m from a flanking road or abutting a multiple residential or commercial district.

iv) The minimum rear yard is 7.5 m.

v) Architectural Character
- Development in Area A shall maintain a sensitive relationship to the neighbouring residential parcels.
- Unifying design elements shall be stressed amongst the built forms in order to develop consistency and harmony within the development and with development in Area B.
- Buildings and accessory buildings shall employ similar elevations, forms and materials to achieve scale and design continuity, which are also complementary with the surrounding development.
- Roof lines and building facades shall be articulated and varied to reduce the perceived mass and linearity of the buildings and shall add architectural interest.

vi) Landscaping Standards
- Private useable open spaces within this DC District shall be connected via pedestrian linkages to open spaces provided elsewhere in the Summerwood neighbourhood
- Landscaping shall be provided in conjunction with, and shall be part of, any development proposed in an application for a development permit.
- Any planting materials required or provided shall be installed in the finished grade.
- A soft landscaped buffer with a minimum width of 4.0 m shall be provided in any yard abutting a public roadway.
- Landscaping of parking areas is to be provided in addition to required setback and not considered a replacement for such.
- Where parking for 30 or more vehicles is required, there shall be a landscaped open space within the interior of the parking area in which a minimum of 1.0 m2 of landscaping shall be provided for each parking space. The required landscaping shall not be located in one area and shall be placed within the parking area so as to provide visual relief and breakup of large areas of parking.
- A garbage collection area, an open storage area, or an outdoor service area, including any loading or vehicular service area, which is visible from an adjacent site in a residential district or a public road, shall be fenced and or have a screen planting.
- All planting material required shall be hardy to the Sherwood Park region, as well as, to the location on the site where they are planted.
- Trees shall be included on the landscape plan and planted on non-vehicular open space.
- All trees and tree planting shall conform to the following:
  - The proportion of the deciduous to coniferous trees shall be approximately 60:40
  - Deciduous trees shall be at least 60 mm caliper and a minimum height of 450 mm
  - Coniferous trees shall have a minimum spread of 450 mm and a minimum height of 2.5 m
- A Development Officer may require, as a condition of a development permit that the applicant/owner provide a guaranteed security to ensure that landscaping is provided and maintained for two growing seasons.

vii) 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.

3.2 Area B - Medium-Density Multiple Residential

To provide medium-density multiple dwellings, primarily as low rise apartment housing. This Area also provides for a range of minor commercial uses and complementary uses that are compatible with residential uses of this density, including some minor commercial uses when integrated into a larger, comprehensively planned development.

3.2.1. Permitted Uses

apartment housing
care centre, intermediate
care centre, minor
fourplex housing
group home, minor
home business, minor*
town housing

3.2.2. Discretionary Uses

boarding or lodging house
care centre, major
congregate housing
group home, major
home business, major*
personal service establishment
residential sales centre
retail, convenience
park

3.2.3 Fundamental use Criteria – Area B.

i) The maximum number of units shall be 184.
ii) The maximum site coverage is 40.0%.
iii) Personal service and convenience retail shall only be considered as an integral part of developments with at least 150 dwellings. Each use shall not exceed 275 m^2 of floor area and shall not be permitted in a free standing building.

3.2.4 Development Regulations – Area B

i) The maximum building height is 14 m.
ii) The minimum front yard is 6.0 m.
iii) 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.
iv) The minimum rear yard is 7.5 m.
v) Architectural Character
- Development in Area B shall maintain a sensitive relationship to the neighbouring residential parcels.
- Unifying design elements shall be stressed amongst the built forms in order to develop consistency and harmony within the development and with development in Area A.
- Buildings and accessory buildings shall employ similar elevations, forms and materials to achieve scale and design continuity, which are also complementary with the surrounding development.
- Roof lines and building facades shall be articulated and varied to reduce the perceived mass and linearity of the buildings and shall add architectural interest.

vi) Landscaping Standards
- Private useable open spaces within this DC District shall be connected via pedestrian linkages to open spaces provided elsewhere in the Summerwood neighbourhood.

- Landscaping shall be provided in conjunction with, and shall be part of, any development proposed in an application for a development permit.
- Any planting materials required or provided shall be installed in the finished grade.
- A soft landscaped buffer with a minimum width of 4.0 m shall be provided in any yard abutting a public roadway.
- Landscaping of parking areas is to be provided in addition to required setback and not considered a replacement for such.
- Where parking for 30 or more vehicles is required, there shall be a landscaped open space within the interior of the parking area in which a minimum of 1.0 m2 of landscaping shall be provided for each parking space. The required landscaping shall not be located in one area and shall be placed within the parking area so as to provide visual relief and breakup of large areas of parking.
- A garbage collection area, an open storage area, or an outdoor service area, including any loading or vehicular service area, which is visible from an adjacent site in a residential district or a public road, shall be fenced and or have a screen planting.
- All planting material required shall be hardy to the Sherwood Park region, as well as, to the location on the site where they are planted.
- Trees shall be included on the landscape plan and planted on non-vehicular open space.
- All trees and tree planting shall conform to the following:
  - The proportion of the deciduous to coniferous trees shall be approximately 60:40
  - Deciduous trees shall be at least 60 mm caliper and a minimum height of 450 mm
  - Coniferous trees shall have a minimum spread of 450 mm and a minimum height of 2.5 m
- A Development Officer may require, as a condition of a development permit that the applicant/owner provide a guaranteed security to ensure that landscaping is provided and maintained for two growing seasons.

vii) 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) Development Permits:

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

DC 40 DIRECT CONTROL DISTRICT

DC 40 DIRECT CONTROL DISTRICT

(1) PURPOSE:

To establish a special purpose district to achieve the development objectives of the Mixed Use/Medium Density Multi-Residential site as envisioned by the approved Summerwood Area Structure Plan including:

- Provide for a range of compatible residential uses
- Allow for the area to be further subdivided into multi-family sites
- Maximum density of 75 units per hectare for the overall Mixed Use Area

(2) AREA OF APPLICATION:

This District shall apply to a portion of SE ¼ Sec.11 – Twp.53 – Rge.23 – W4th, located to the south of Summerwood Boulevard, totaling 5.1 hectares, as shown on the above map. This District is divided into two (2) areas of distinct housing forms:

- **Area A**, +/- 2.0 hectares – Medium-Density Multiple Residential, primarily Low Rise Apartment

- **Area B**, +/- 3.1 hectares – Low-Density Multiple Residential, primarily Town Housing and Fourplex Housing

(3) LAND USE:

The maximum number of dwelling units that may be developed in Areas A and B combined shall not exceed 375 units.

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

3.1 Area A - Medium-Density Multiple Residential

The purpose of this Area is to provide medium-density multiple dwellings, primarily as low rise apartment housing. This Area also provides for a range of minor commercial uses and complementary uses that are compatible with residential uses of this density, including some minor commercial uses when integrated into a larger, comprehensively planned development.

3.1.1 Permitted Uses

apartment housing
care centre, intermediate
care centre, minor
fourplex housing
group home, minor
home business, minor*
town housing
congregate housing

3.1.2 Discretionary Uses

boarding or lodging house
care centre, major
group home, major
home business, major*
personal service establishment
residential sales centre
retail convenience
park

3.1.3 Fundamental Use Criteria – Area A

i) The maximum number of units shall be 270.
ii) The maximum site coverage is 40.0%.

iii) One (1) bed is equivalent to one (1) dwelling unit for congregate housing for the purpose of density calculations.
iv) Personal service and convenience retail shall only be considered as an integral part of developments with at least 150 dwellings. Each use shall not exceed 275 m^2 of floor area and shall not be permitted in a free standing building.

3.1.4 Development Regulations – Area A

i) The maximum building height is 14 m.
ii) The minimum front yard is 6.0 m.
iii) 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.
iv) The minimum rear yard is 7.5 m.
v) Architectural Character

- Development in Area A shall maintain a sensitive relationship to the neighbouring residential parcels.
- Unifying design elements shall be stressed amongst the built forms in order to develop consistency and harmony within the development and with development in Area B.
- Buildings and accessory buildings shall employ similar elevations, forms and materials to achieve scale and design continuity, which are also complementary with the surrounding development.
- Roof lines and building facades shall be articulated and varied to reduce the perceived mass and linearity of the buildings and shall add architectural interest.

vi) Landscaping Standards

- Private usable open spaces within this DC district shall be connected via pedestrian linkages to open spaces provided elsewhere in the Summerwood neighbourhood .
- Landscaping shall be provided in conjunction with, and shall be part of, any development proposed in an application for a development permit.
- Any planting materials required or provided shall be installed in the finished grade.
- A soft landscaped buffer with a minimum width of 4.0 m shall be provided in any yard abutting a public roadway.
- Landscaping of parking areas is to be provided in addition to required setback and not considered a replacement for such.
- Where parking for 30 or more vehicles is required, there shall be a landscaped open space within the interior of the parking area in which a minimum of 1.0 m2 of landscaping shall be provided for each parking space. The required landscaping shall not be located in one area and shall be placed within the parking area so as to provide visual relief and breakup of large areas of parking.
- A garbage collection area, an open storage area, or an outdoor service area, including any loading or vehicular service area, which is visible from an adjacent site in a residential district or a public road, shall be fenced and or have a screen planting.
- All planting material required shall be hardy to the Sherwood Park region, as well as, to the location on the site where they are planted.
- Trees shall be included on the landscape plan and planted on non-vehicular open space.
- All trees and tree planting shall conform to the following:
    - The proportion of the deciduous to coniferous trees shall be approximately 60:40
    - Deciduous trees shall be at least 60mm caliper and a minimum height of 450 mm

- Coniferous trees shall have a minimum spread of 450 mm and a minimum height of 2.5 m

- A Development Officer may require, as a condition of a development permit that the applicant/owner provide a guaranteed security to ensure that landscaping is provided and maintained for two growing seasons.

vii) 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.

3.2 Area B - Low-Density Multiple Residential

The purpose of this Area is to provide primarily for town housing and fourplex housing on a planned basis with internal site roadways. This Area also provides for a limited range of complementary uses.

3.2.1 <u>Permitted Uses</u>

care centre, minor
fourplex housing
group home, minor
home business, minor*
town housing

3.2.2 <u>Discretionary Uses</u>

boarding or lodging house
dwelling, single
home business, major*
semi-detached housing
residential sales centre*
park

3.2.3 Fundamental Use Criteria – Area B

i) The maximum number of units shall be 104.
ii) The maximum site coverage is 50.0%.

3.2.4 Development Regulations – Area B

i) The maximum building height is 10 m.
ii) The minimum front yard is 6.0 m, except if it is 4.5 m from a flanking road or abutting a multiple residential or commercial District.
iii) The minimum side yard is 3.0 m, except if it is 4.5 m from a flanking road or abutting a multiple residential or commercial district.
iv) The minimum rear yard is 7.5 m.
v) <u>Architectural Character</u>

- Development in Area B shall maintain a sensitive relationship to the neighbouring residential parcels.
- Unifying design elements shall be stressed amongst the built forms in order to develop consistency and harmony within the development and with development in Area A.
- Buildings and accessory buildings shall employ similar elevations, forms and materials to achieve scale and design continuity, which are also complementary with the surrounding development.
- Roof lines and building facades shall be articulated and varied to reduce the perceived mass and linearity of the buildings and shall add architectural interest.

vi) <u>Landscaping Standards</u>

- Private usable open spaces within this DC district shall be connected via pedestrian linkages to open spaces provided elsewhere in the Summerwood neighbourhood.

- Landscaping shall be provided in conjunction with, and shall be part of, any development proposed in an application for a development permit.
- Any planting materials required or provided shall be installed in the finished grade.
- A soft landscaped buffer with a minimum width of 4.0 m shall be provided in any yard abutting a public roadway.
- Landscaping of parking areas is to be provided in addition to required setback and not considered a replacement for such.
- Where parking for 30 or more vehicles is required, there shall be a landscaped open space within the interior of the parking area in which a minimum of 1.0 m2 of landscaping shall be provided for each parking space. The required landscaping shall not be located in one area and shall be placed within the parking area so as to provide visual relief and breakup of large areas of parking.
- A garbage collection area, an open storage area, or an outdoor service area, including any loading or vehicular service area, which is visible from an adjacent site in a residential district or a public road, shall be fenced and or have a screen planting.
- All planting material required shall be hardy to the Sherwood Park region, as well as, to the location on the site where they are planted.
- Trees shall be included on the landscape plan and planted on non-vehicular open space.
- All trees and tree planting shall conform to the following:
  - The proportion of the deciduous to coniferous trees shall be approximately 60:40
  - Deciduous trees shall be at least 60 mm caliper and a minimum height of 450 mm
  - Coniferous trees shall have a minimum spread of 450 mm and a minimum height of 2.5 m
- A Development Officer may require, as a condition of a development permit that the applicant/owner provide a guaranteed security to ensure that landscaping is provided and maintained for two growing seasons.

vii) 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) Development Permits:

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