



1.1 Direct Control District (DC-19)

Purpose and Intent

The purpose and intent of this land use district is to allow direct control by Council over the development of land located on the northwest portion of NE-20-23-25-4.

General Regulations:

- a) The General Regulations contained in the Land Use Bylaw shall apply unless otherwise specified in this Direct Control Bylaw.
- b) For the purposes of this Bylaw, the lands shall be divided into two development cells. The boundaries of each development cell are indicated on the attached Schedule 'A' which forms part of this Bylaw.
- c) The minimum lot area of this Direct Control District is 3.95 ha (9.77 ac).
- d) All Permitted Uses shall be referred to the Development Officer for a decision while Discretionary Uses shall be referred to Council for a decision.

Cell 1 Land Use Regulations – Industrial General

Purpose and Intent

The purpose and intent of this cell is to provide for industrial activity Cell 1 as per Schedule A.

Definitions

Parcel: means the portion of NE-20-23-25-W4M within the redesignated area as shown on Schedule 'A': DC-19.

Shipping Container: means a steel and/or wood structure that is portable in nature, used for storage and not on an axle. Examples include sea-cans and moving containers. The storage of shipping containers on site shall be limited to a maximum of five (5). Shipping containers shall not be stacked.

Permitted and Discretionary Uses

- a) The following uses in the table below shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw.

Permitted	Discretionary
Accessory Building / Structure	Outdoor Storage
Agricultural Operation	
Agricultural Processing - Minor	
Agricultural Support Services	
Office	
Recreational Vehicle Storage	
Signs not requiring a Development Permit ¹	
Shipping Container	

Site Regulations

- b) The following regulations and policies shall apply to every development in this cell:

Minimum Parcel Size	0.4 ha (1.0 ac)
Maximum Parcel Area Coverage	No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than 90% of the Parcel's area.
Minimum Setbacks between Buildings / Structures	1.52 m (5.0 ft)
Minimum Front, Side, and Rear Yard Setbacks	22.86 m (75.0 ft) from the nearest limit (property line) of the public road right of way.
	15.24 m (50.0 ft) from the right-of-way of an internal subdivision road.
	3.05 m (10.0 ft) from the property line in all other cases.
Yard Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation
Other Setbacks	See the <i>Special Setback Requirements</i> section of the Land Use Bylaw 2016-01 for additional setback requirements that may apply.
Maximum Height Requirements	Limited to such height as deemed suitable and appropriate for the intended use.

Cell 2 Land Use Regulations – Residential

Purpose and Intent

The purpose and intent of this cell is to allow residential uses present on the parcel while ensuring an appropriate buffer between this use and the adjacent industrial uses/development cells.

Permitted and Discretionary Uses

- a) The following uses in the table below shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw.

Permitted	Discretionary
Accessory Building / Structure	Bed and Breakfast
Agricultural Operation ²	Dwelling, Accessory
Agricultural Processing - Minor	Dwelling, Temporary
Day Home	Home-Based Business, Type 3
Dwelling, Duplex	Signs requiring a Development Permit [^]
Dwelling, Manufactured	Tower
Dwelling, Modular	
Dwelling, Moved On	
Dwelling, Secondary Suite	
Dwelling, Semi-Detached	
Dwelling, Single Detached	
Farm Building ²	
Greenhouse, Private	
Home-Based Business, Type 2	

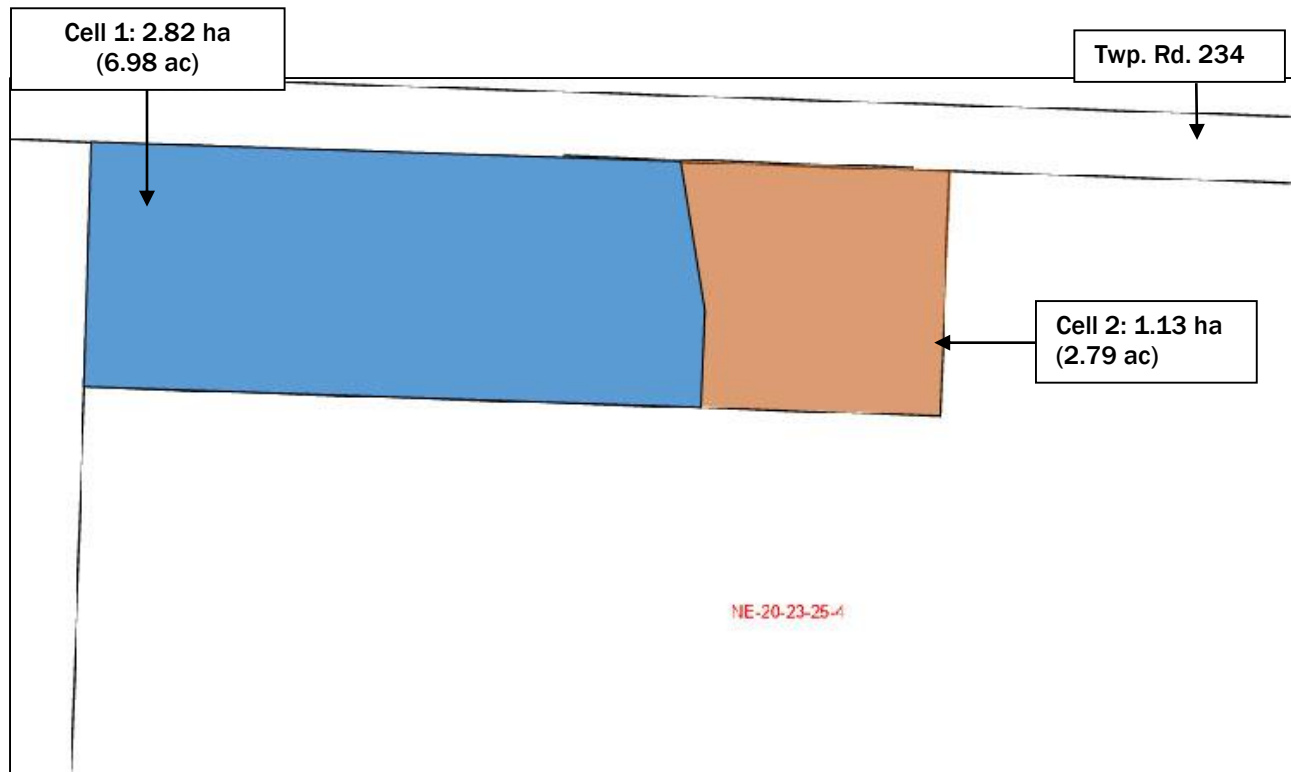
Shipping Container	
Signs not requiring a Development Permit ¹	
Solar Panel, Ground Mount ¹	
Solar Panel, Structure Mount ¹	
Stripping and Grading ¹	



Site Regulations

b) The following regulations and policies shall apply to every development in this cell:

Minimum Parcel Size	0.40 ha (1.0 ac)
Maximum Lot Coverage	No buildings, structures or impervious surfaces shall cover more than 40% of the lot area.
Setback Between Buildings / Structures	A minimum of 1.52 m (5.0 ft)
Minimum Front, Side, and Rear Yard Setbacks	22.86 m (75.0 ft) from the nearest limit (property line) of the public road right of way.
	3.05 m (10.0 ft) from the property line in all other cases.
Yards Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation
Other Setbacks	See the <i>Special Setback Requirements</i> section of this Bylaw for additional setback requirements that may apply.
Maximum Height Requirements	Limited to such height as deemed suitable and appropriate for the intended use.

Appendix A: DC



-  Cell 1 – Industrial
-  Cell 2 – Residential

