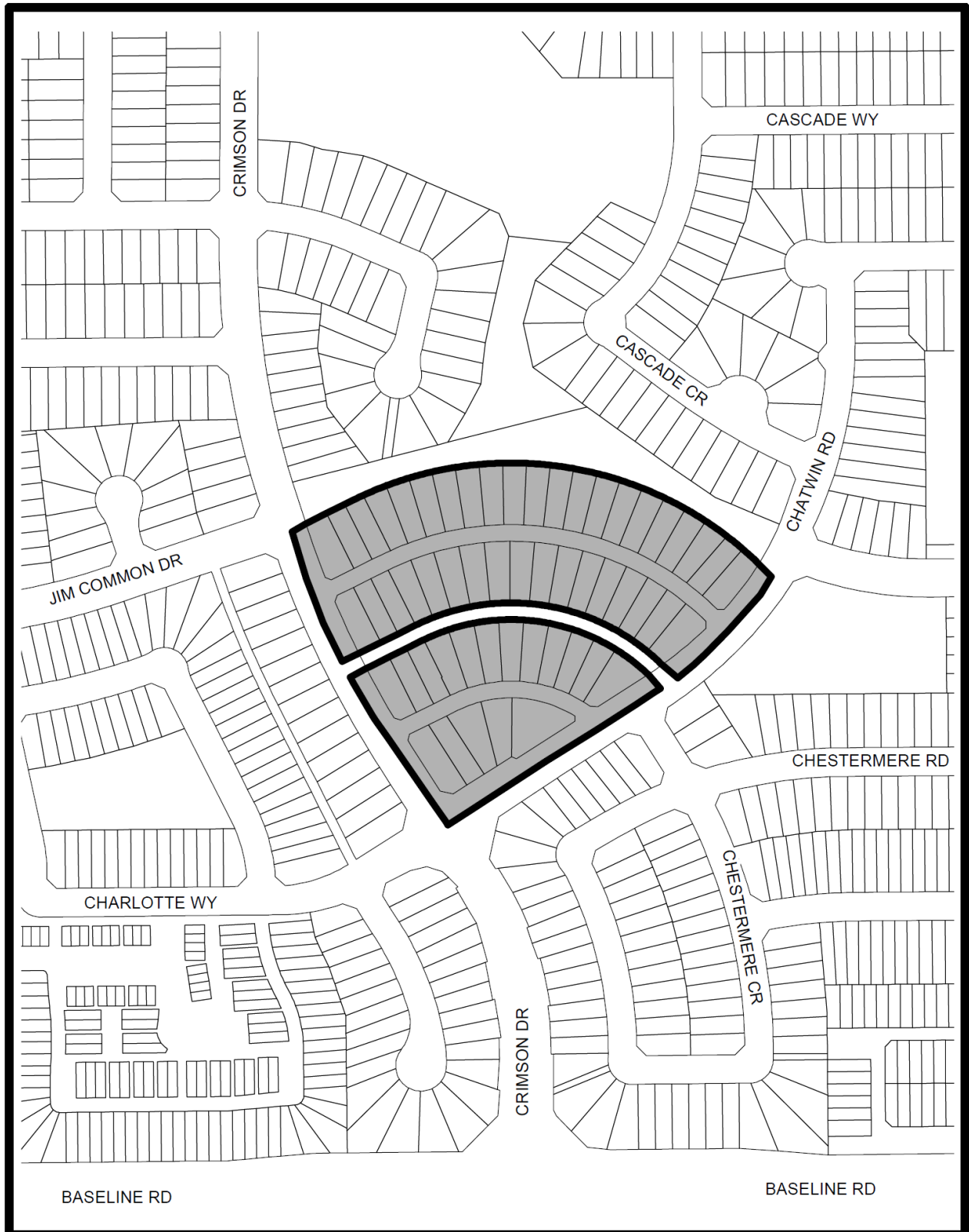


DC 41 DIRECT CONTROL DISTRICT



DC 41 DIRECT CONTROL DISTRICT**(1) Purpose:**

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

(2) Area Of Application:

This district shall apply to the SE 2-53-23-W4, as shown on the above map.

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

dwelling, single

b) Discretionary Uses

home business, minor
residential sales centre

(4) Subdivision Regulations:

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

(5) Development Regulations:

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

(6) Additional Regulations:

- a) The development permit application for the principal building shall include the construction of a hard surfaced parking pad consisting of concrete and measuring at least 36 m² (387.5 ft²). The parking pad shall include an electrical outlet. Provisions shall be made for a future garage which shall be located in accordance with Section (5) g) above.
- b) Each individual lot shall provide address identification at the rear of the lot facing the rear access road.

- 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.

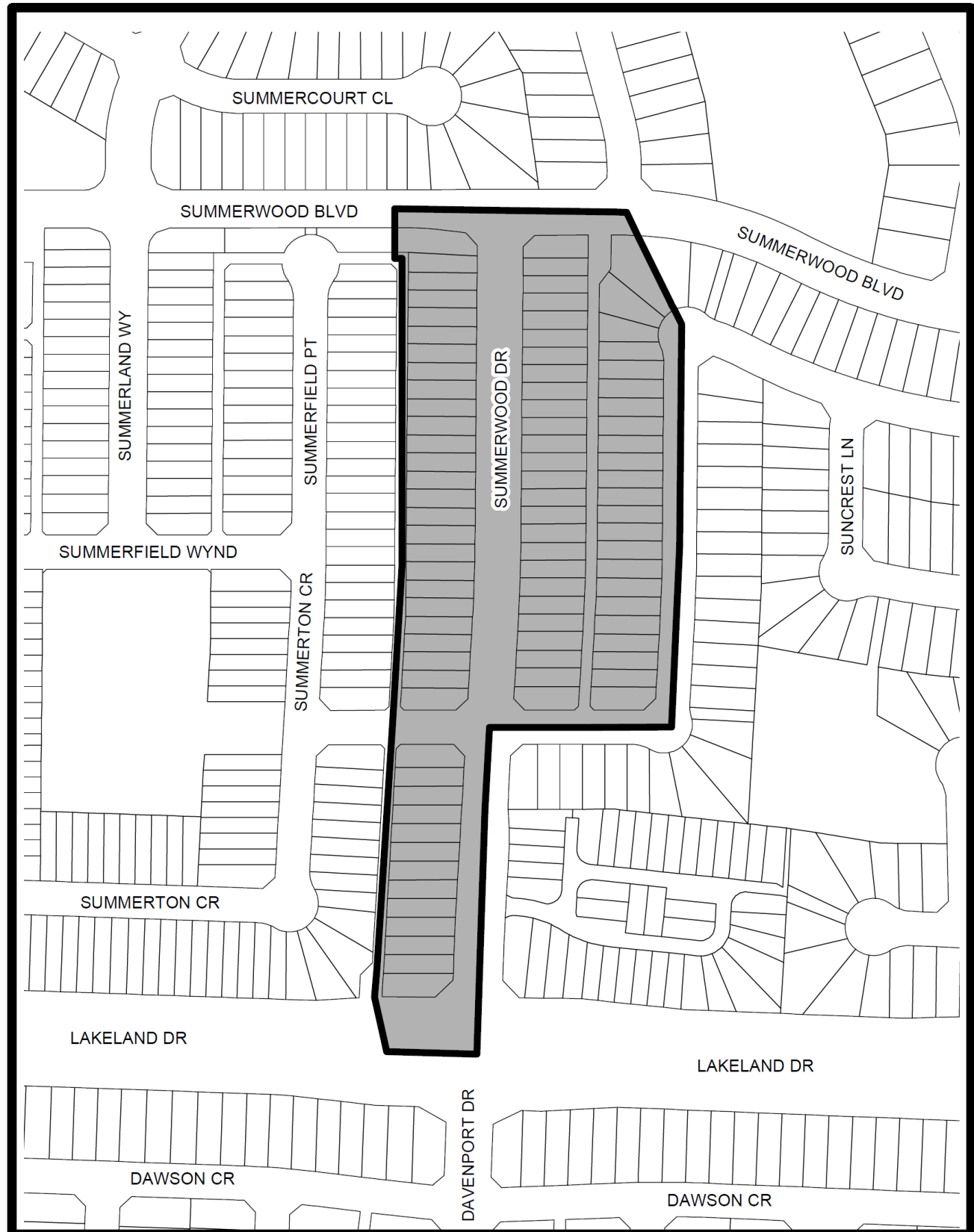
(7) Definitions:

- a) A rear yard is that yard that abuts a rear access road.
- b) A front yard abuts a park, walkway or onto Chatwin Road.

(8) Development Permits:

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

DC 43 Direct Control District



DC 43 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 (Summerwood, Stage 5), as shown on the above map.

(3) Uses:

Permitted Uses

dwelling, single
home business, minor*

Discretionary Uses

home business, major*
residential sales centre*

(4) Subdivision Regulations:

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

(5) Development Regulations for Principal Buildings:

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

(6) Development Regulations for Accessory Development:

- a) Accessory development shall adhere to the provisions of 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 m².
 - iv) The minimum front yard shall be 18 m.
 - v) The minimum side yard shall be 1 m, except it is 4 m from a flanking road.
 - vi) The minimum rear yard shall be 2 m.
 - vii) The overhead door(s) of a garage shall face the lane.

- viii) The maximum height of a garage shall not exceed 4.5 m.

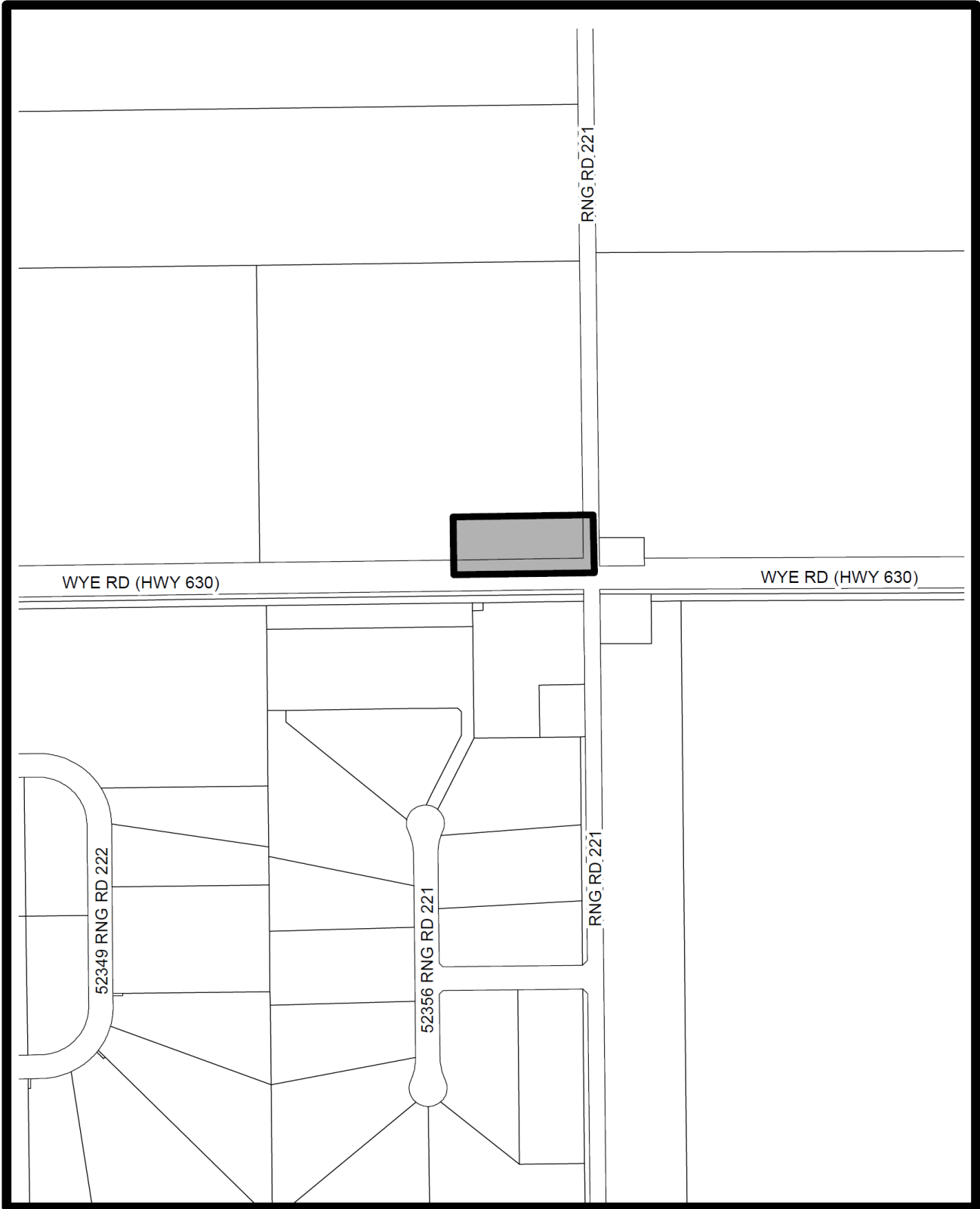
(7) Other Regulations:

- 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 44 Direct Control District



DC 44 DIRECT CONTROL DISTRICT**(1) Purpose:**

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

(2) Area of Application:

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

(3) Permitted Uses

food service, restaurant

gas bar

(Bylaw 48-2016 – Nov 29, 2016)

office

personal service establishment

retail, convenience

Discretionary Uses

dwelling, family care*

residential security/operator unit

retail, alcohol*

retail, cannabis* *(Bylaw 16-2018 – April 24, 2018)*

retail, general

(4) Development Regulations:

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

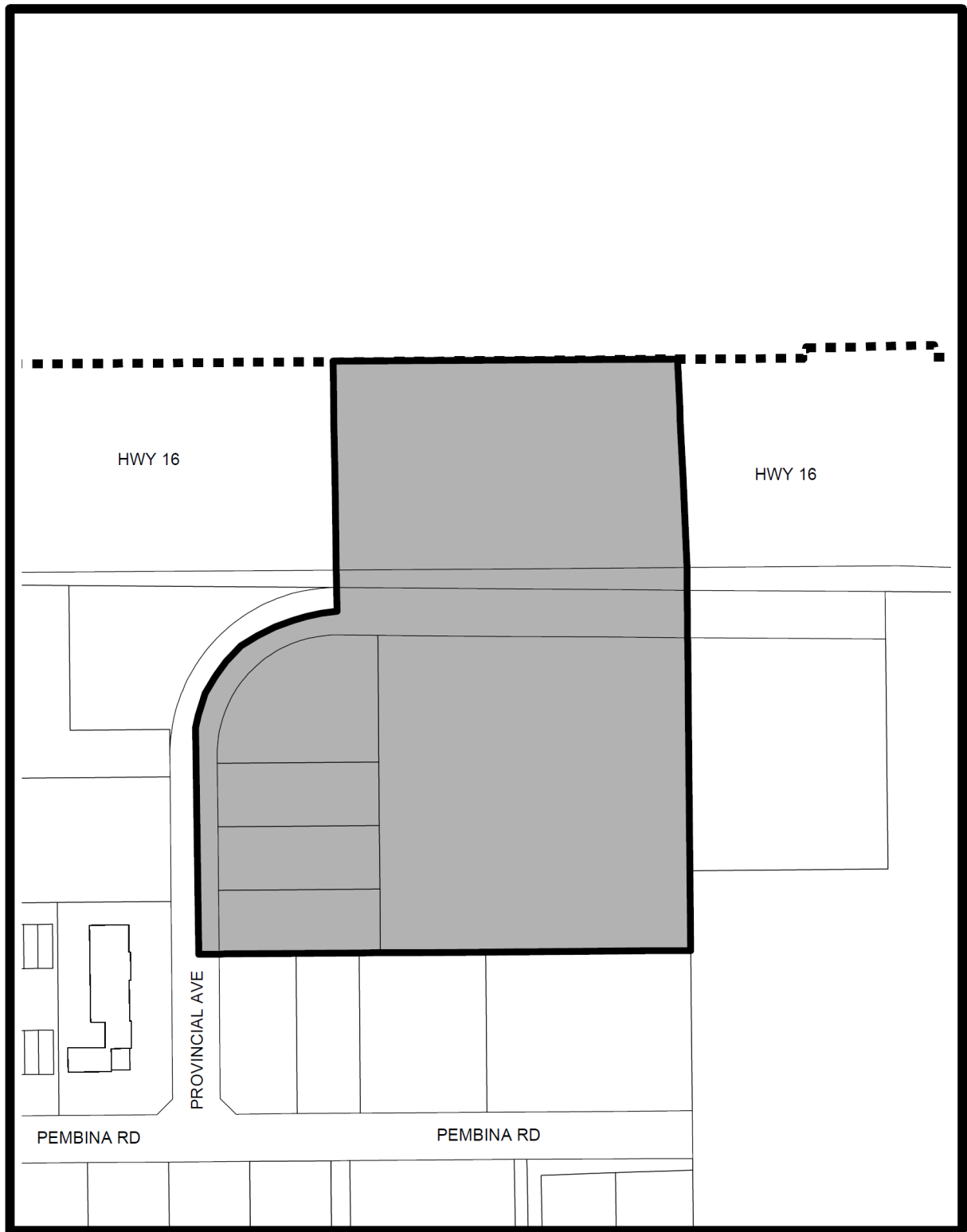
(5) Other Regulations:

- a) The maximum area of a free standing sign is 3.0m².
- 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.

(6) Development Permits:

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

DC 45 Direct Control District



DC 45 DIRECT CONTROL DISTRICT

1) Purpose:

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

2) Area of Application:

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

3) Uses:

Permitted Uses

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

Discretionary Uses

autobody repair & paint shop
commercial storage
contractor service, general
fleet service
food service, mobile catering
recreation, indoor^ (*Bylaw 31-2021-July 22, 2021*)
recycling, oil depot
retail, alcohol*
retail, cannabis* (*Bylaw 16-2018 – April 24, 2018*)
retail, general^
retail, secondhand^
service station, major
truck and manufactured home sale/rental
utility service, minor

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

4) Development Regulations

- a) The maximum floor area ratio is 1.0.
- b) The maximum height is 12 m.
- c) The minimum lot width is 30 m.

- d) The minimum front yard is 7.5 m.
- e) The minimum side yard is 3.0 m, except it is 6.0 m on a flanking road.
- f) The minimum rear yard is 3.0 m, except it is 6.0 m where it abuts a road or a residential district.

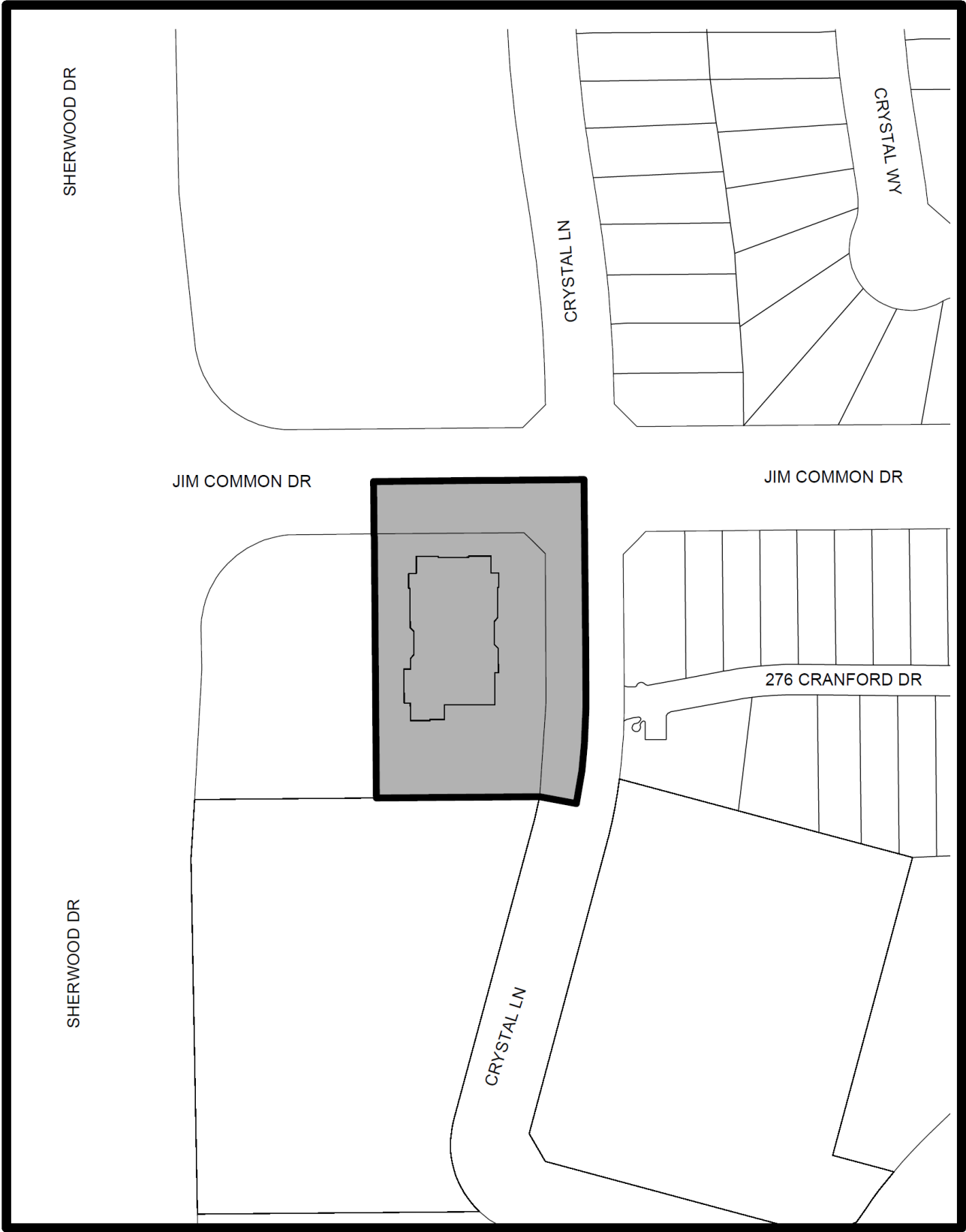
5) Other Regulations:

- a) No general industrial uses are permitted which carry out their operations such that there would be a nuisance factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created outside an enclosed building.
- b) In addition to the regulations 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 46 Direct Control District



DC 46 DIRECT CONTROL DISTRICT**1) Purpose**

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

2) Area of Application

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

3) Permitted Uses

apartment housing

Discretionary Uses

home business, minor*
residential sales centre*

4) Subdivision Regulations

a) N/A

5) Development Regulations

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

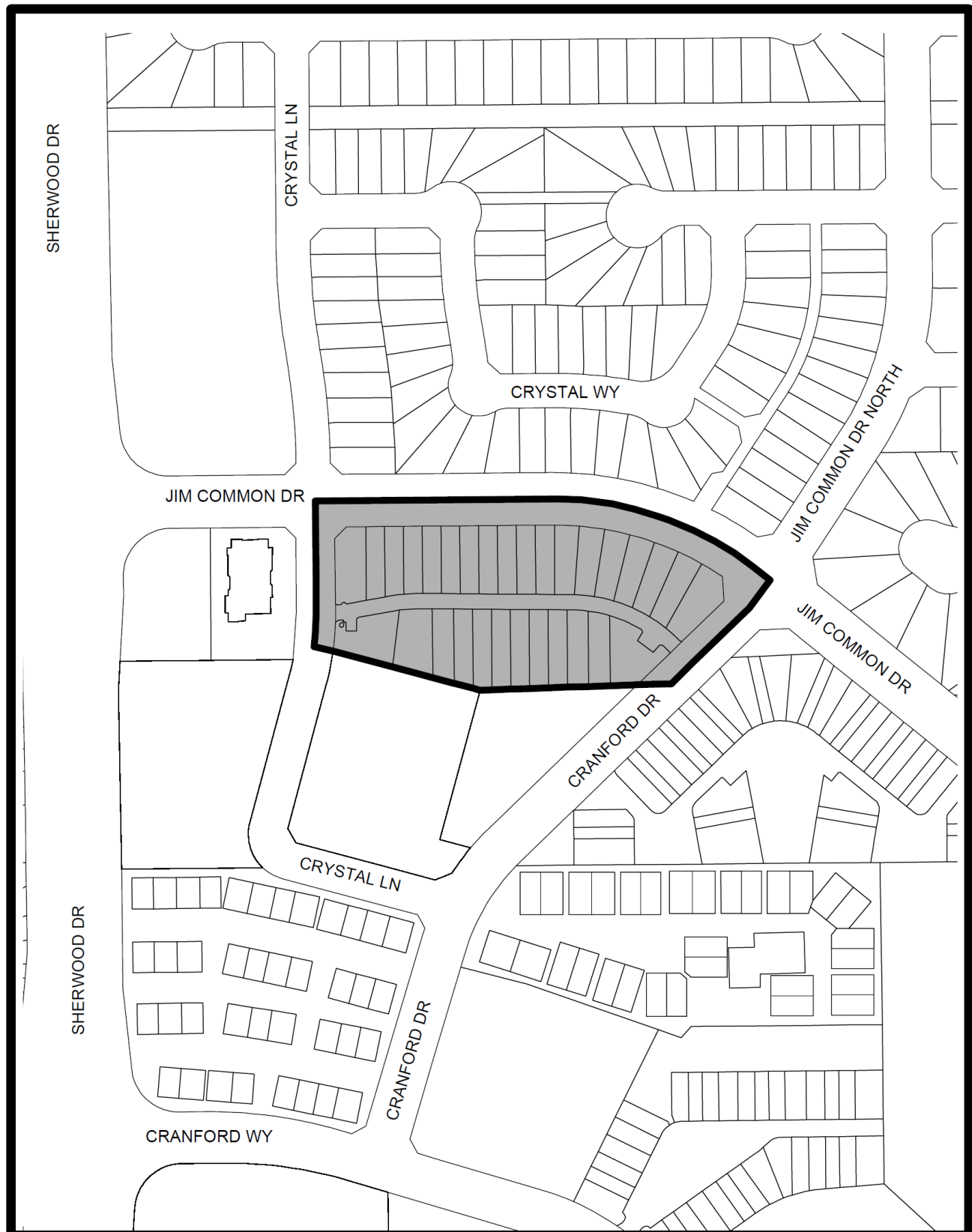
6) Other Regulations

- 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 47 Direct Control District



DC 47 DIRECT CONTROL DISTRICT**1) Purpose:**

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

2) Area of Application:

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

3) Permitted Uses:

dwelling, single
semi-detached housing

Discretionary Uses:

home business, minor*
residential sales centre*

4) Development Regulations:

- a) The maximum number of dwelling units shall be 30.
- b) The maximum site coverage is 40%.
- c) The minimum yard adjacent to Jim Common Drive and the south property line is 7.5 m.
- d) The minimum yard adjacent to Crystal Lane and Cranford Drive is 4.5 m.
- e) The maximum building height shall be 8.5 m.
- f) The Development of this site shall be in accordance with the following architectural guidelines to the satisfaction of a Development Officer:
 - i. The design of the development shall establish a single architectural theme and principal design elements, finishing materials, colors and roof style which shall be applied to each building;
 - ii. Roofs shall be sloped and of residential character and finished with asphalt shingles;
 - iii. The predominant exterior finish shall consist of appropriate siding materials which are durable and attractive in appearance, having regard to the objective of ensuring that the development is of high quality compatible with the location; and
- g) A landscape plan for the entire site shall be submitted with the initial development permit application for the site. In addition to the landscaping provisions of this Bylaw, the following shall apply to development in this district:
 - i. The required yards shall be landscaped with mature coniferous and deciduous trees and shrubs in a proportion of approximately 50:50;
 - ii. A minimum of two mature trees and two shrubs shall be provided for each residential unit and shall conform with the minimum specifications of Section 7.5 of the land use bylaw.
 - iii. Fencing shall be constructed along the entire perimeter of the site and shall be consistent with the character and quality of the design and materials of the principal buildings on-site, to the satisfaction of the Development Officer.
- h) There shall be appropriate lighting throughout the project to provide security and to add visual interest. All lighting shall be directed away from adjacent public roadways and adjacent land. Lighting standards and fixtures shall be of a consistent design, complementary to the overall architectural theme of the development. All lighting shall be provided to the satisfaction of the Development Officer.
- i) In addition to the regulations regarding Parking and Loading in this Bylaw, the following shall apply to development within this district:

- i. No parking, loading, storage or trash collection area shall be permitted in a required yard.
- ii. Visitor parking shall be provided at a ratio of one parking stall for every 5 dwelling units.

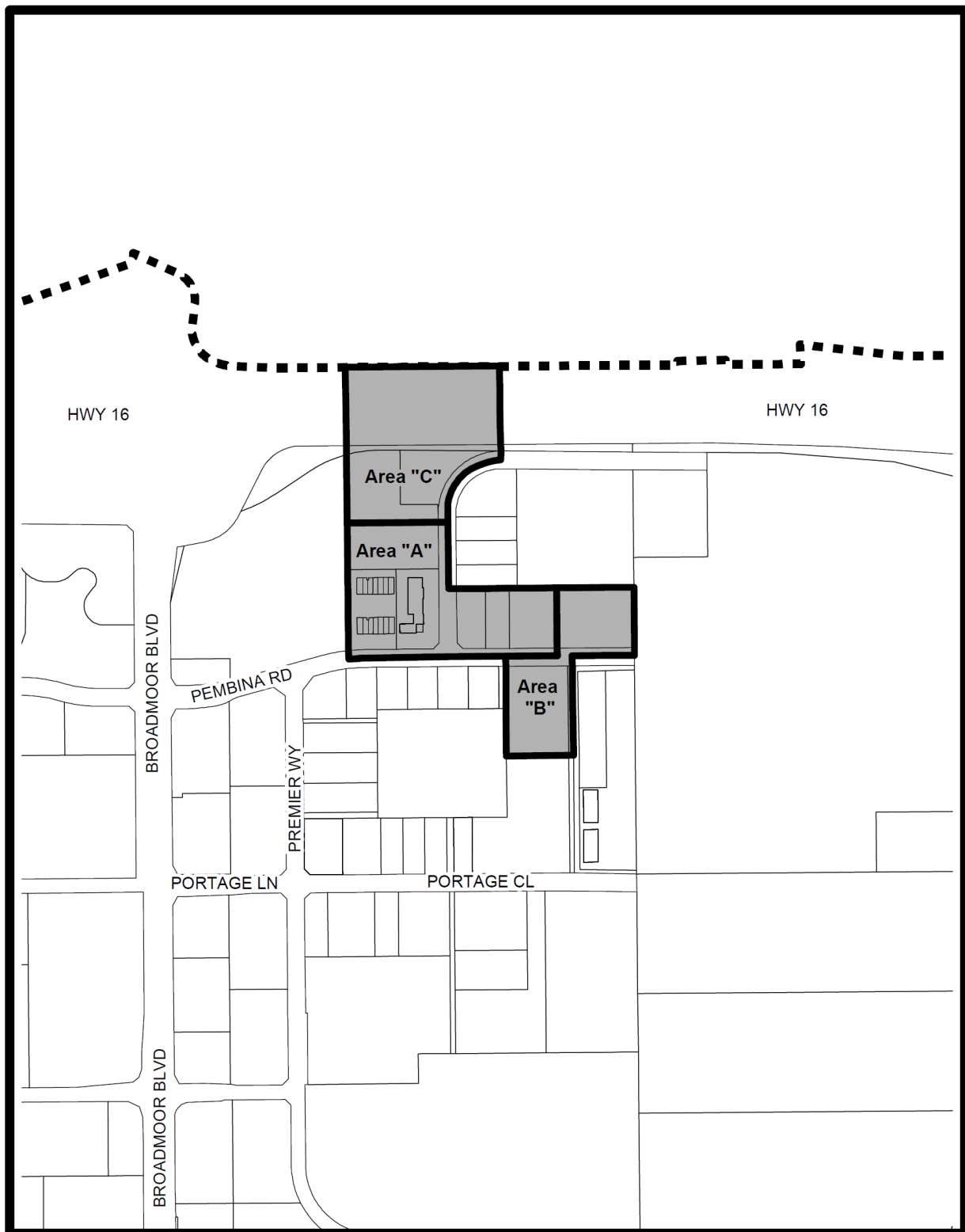
5) Other Regulations:

- 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 48 Direct Control District



DC 48 DIRECT CONTROL DISTRICT

1) Purpose:

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

2) Area of Application:

This district shall apply to a portion of the NW ¼ Section 10-53-23-W4M, located within the Millennium Ridge Business Park, south of Highway 16, totalling approximately 11.8 hectares, as shown on the above map. This District is divided into three (3) areas:

- **Area A**, +/- 7.3 hectares – Low Intensity Business and Service Commercial
- **Area B**, +/- 3.3 hectares – Low Intensity Business, Service Commercial and Light Industrial
- **Area C**, +/- 1.2 hectares – Parcel Specific Service Commercial

3) Land Use:

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

3.1 Area A – Low Intensity Business and Service Commercial

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

3.1.1 Permitted Uses

animal grooming facility
business support service
contractor service, limited
convenience vehicle rental
custom indoor manufacturing
custom workshops
drive-through vehicle service
equipment, minor
financial service
food and beverage products
food service, drive-in
gas bar
government service
household repair service
office
personal service establishment
recycling depot
recycling drop-off
retail, convenience
service station, minor
vehicle repair, major
vehicle repair, minor
vehicle sale/rental

3.1.2 Discretionary Uses

commercial school^
commercial storage
contractor service, general
fleet service
health service, minor^
food service, mobile catering
recreation, indoor^
recycling, oil depot
retail, alcohol*
retail, cannabis* (Bylaw 16-2018, April 24, 2018)
retail, general^
retail, secondhand^
service station, major
truck and manufactured home sale/rental
utility service, minor
warehouse sales^

veterinary service, minor
warehousing and storage

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

3.1.3 Development Regulations – Area A

- a) The maximum floor area ratio is 1.0.
- b) The maximum height is 12 m.
- c) The minimum lot width is 30 m.
- d) The minimum front yard is 7.5 m.
- e) The minimum side yard is 3.0 m, except it is 6.0 m from a flanking road.
- f) The minimum rear yard is 3.0 m, except it is 6.0 m where it abuts a road or a residential district.

3.1.4 Other Regulations – Area A

- a) No operation or activity associated with any use in this District shall be permitted which carry out their operations such that there would be a nuisance factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created outside an enclosed building.
- b) For the purpose of Signs, in this District, Area A shall be considered a C2 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.

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

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

3.2.1 Permitted Uses

animal grooming facility
business support service
contractor service, limited
convenience vehicle rental
custom indoor manufacturing
drive-through vehicle service
equipment, minor
financial service
food and beverage products
food service, drive-in
gas bar
government service
household repair service
office
personal service establishment
recycling depot
recycling drop-off
retail, convenience

3.2.2 Discretionary Uses

commercial storage
contractor service, general
fleet service
industrial, general^
food service, mobile catering
recycling, oil depot
retail, alcohol*
retail, cannabis* (Bylaw 16-2018, April 24, 2018)
retail, general^
retail, secondhand^
service station, major
truck and manufactured home sale/rental
utility service, minor
warehouse sales^

service station, minor
vehicle repair, major
vehicle repair, minor
vehicle sale/rental
veterinary service, minor
warehousing and storage

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

3.2.2 Development Regulations – Area B

- a) The maximum floor area ratio is 1.0.
- b) The maximum height is 12 m.
- c) The minimum lot width is 30 m.
- d) The minimum front yard is 7.5 m.
- e) The minimum side yard is 3.0 m, except it is 6.0 m from a flanking road.
- f) The minimum rear yard is 3.0 m, except it is 6.0 m where it abuts a road or a residential district.

3.2.3 Other Regulations – Area B

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

3.3 Area C – Parcel Specific Low Intensity Business and Service Commercial

The purpose of this Area is to provide for compatible service commercial uses on Lot 6, Block 247, Plan 052 4056 and storm water management on Lot 9PUL, Block 247, Plan 052 4056.

3.3.1 Permitted Uses

business support service
 contractor service, limited
 convenience vehicle rental
 custom indoor manufacturing
 custom workshops
 drive-through vehicle service
 equipment, minor
 financial service
 gas bar*
 government service
 household repair service
 office
 personal service establishment
 recycling depot
 recycling drop-off
 retail, convenience
 service station, minor
 vehicle repair, major
 vehicle repair, minor
 vehicle sale/rental
 warehousing and storage

3.3.2 Discretionary Uses

autobody repair and paint shop
 commercial school^
 commercial storage
 contractor service, general
 fleet service
 recreation, indoor^
 recycling, oil depot
 retail, alcohol*
 retail, cannabis* (Bylaw 16-2018, April 24, 2018)
 retail, general^
 retail, secondhand^
 service station, major
 truck and manufactured home sale/rental
 utility service, minor
 warehouse sales^

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

3.3.2 Development Regulations – Area C

- a) The maximum floor area ratio is 1.0.
- b) The maximum height is 12 m.
- c) The minimum lot width is 30 m.
- d) The minimum front yard is 7.5 m.
- e) The minimum side yard is 3.0 m, except it is 6.0 m from a flanking road.
- f) The minimum rear yard is 3.0 m, except it is 6.0 m where it abuts a road or a residential district.

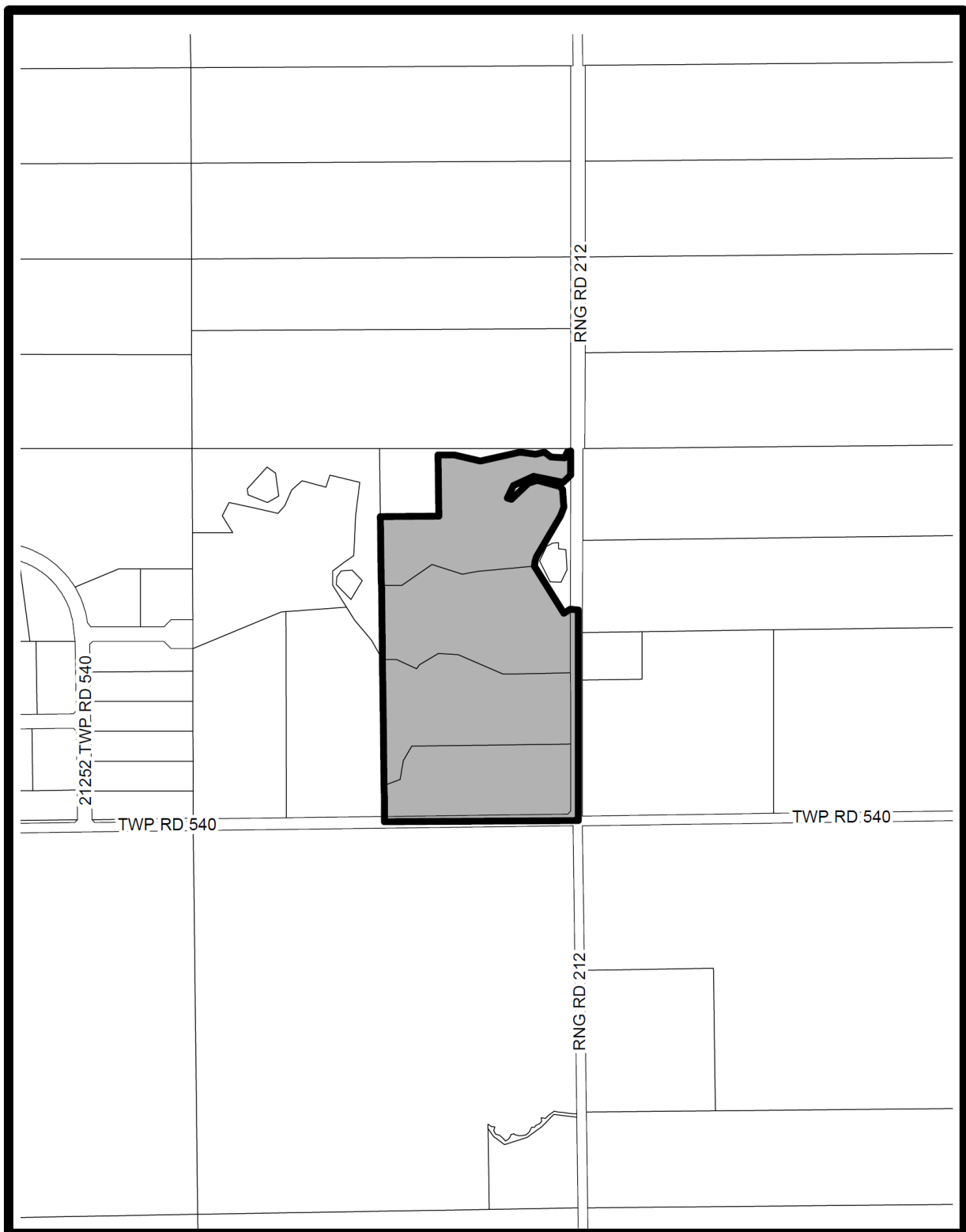
3.3.3 Other Regulations – Area C

- a) No operation or activity associated with any use in this District shall be permitted which carry out their operations such that there would be a nuisance factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created outside an enclosed building.
- b) For the purpose of Signs, in this District, Area A shall be considered a C2 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.

4) Development Permits:

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

DC 49 Direct Control District



DC 49 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 East half of 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*

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.

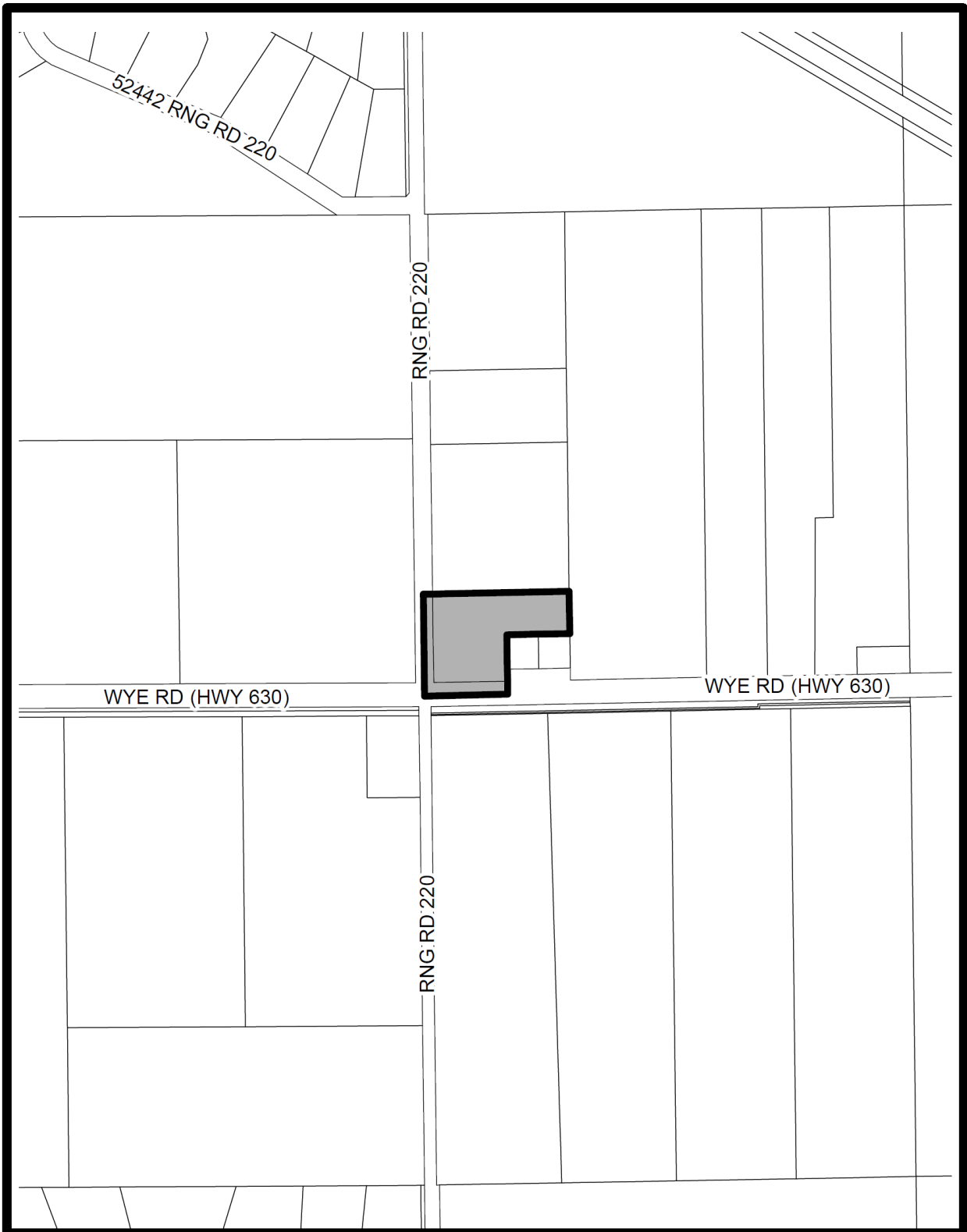
6) Other Regulations:

- 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 50 Direct Control District



DC 50 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 the traveling public and local rural residential areas.

2) Area of Application:

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

3) Uses:**Permitted Uses**

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

Discretionary Uses

drive-through vehicle service
food service, drive-in

4) Development Regulations

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

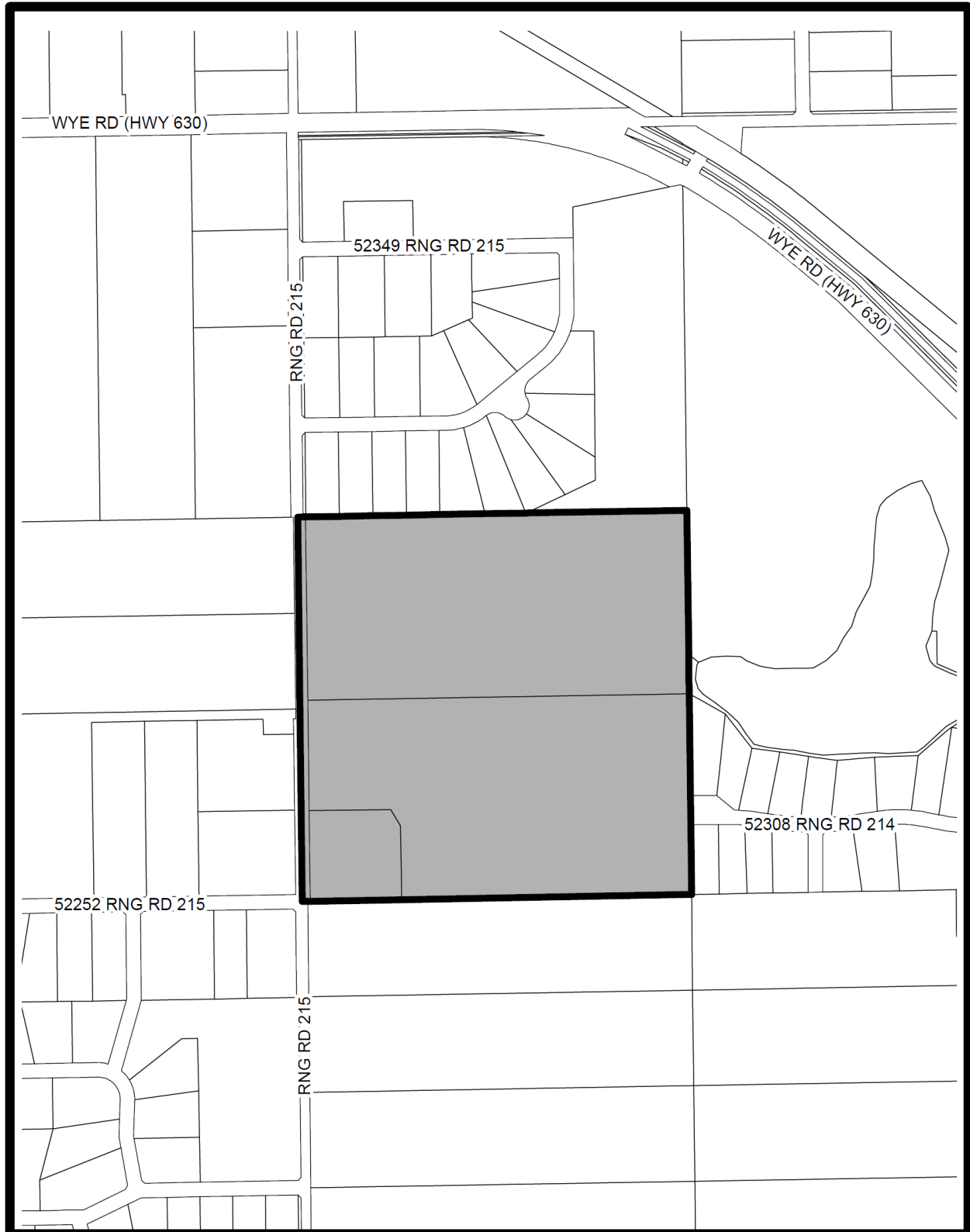
5) Additional Regulations:

- 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 51 DIRECT CONTROL DISTRICT



DC 51 DIRECT CONTROL DISTRICT**1) Purpose:**

To establish a site-specific Direct Control District that is consistent with framework established by the Conceptual Scheme adopted for the lands. The Conceptual Scheme proposes a two phase development concept. Phase 1 of the development concept supports the continued agricultural use of the lands on large parcels. Phase 2 of the development concept 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 SW ¼ Section 20-52-21-W4M, as shown on the above map.

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

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

b) Discretionary Uses:

agriculture, general
dwelling, family care*
manufactured home, doublewide
park
residential sale centre*
secondary suite*

- c) It is a fundamental use criterion of this district that the parcel density shall not exceed 10 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.
f) Notwithstanding the Development Regulations above, any proposed use, ie. single dwelling, proposed in conjunction with Phase 1 of the Conceptual Scheme adopted for the lands shall be located and developed such that it does not prejudice the future subdivision and development of Phase 2 of the development concept.

6) Other Regulations:

- a) The existing agriculture operation will be allowed to continue pursuant to Phase 1 of the Conceptual Scheme adopted for the lands. In this regard, Section 6.11.4 of the general

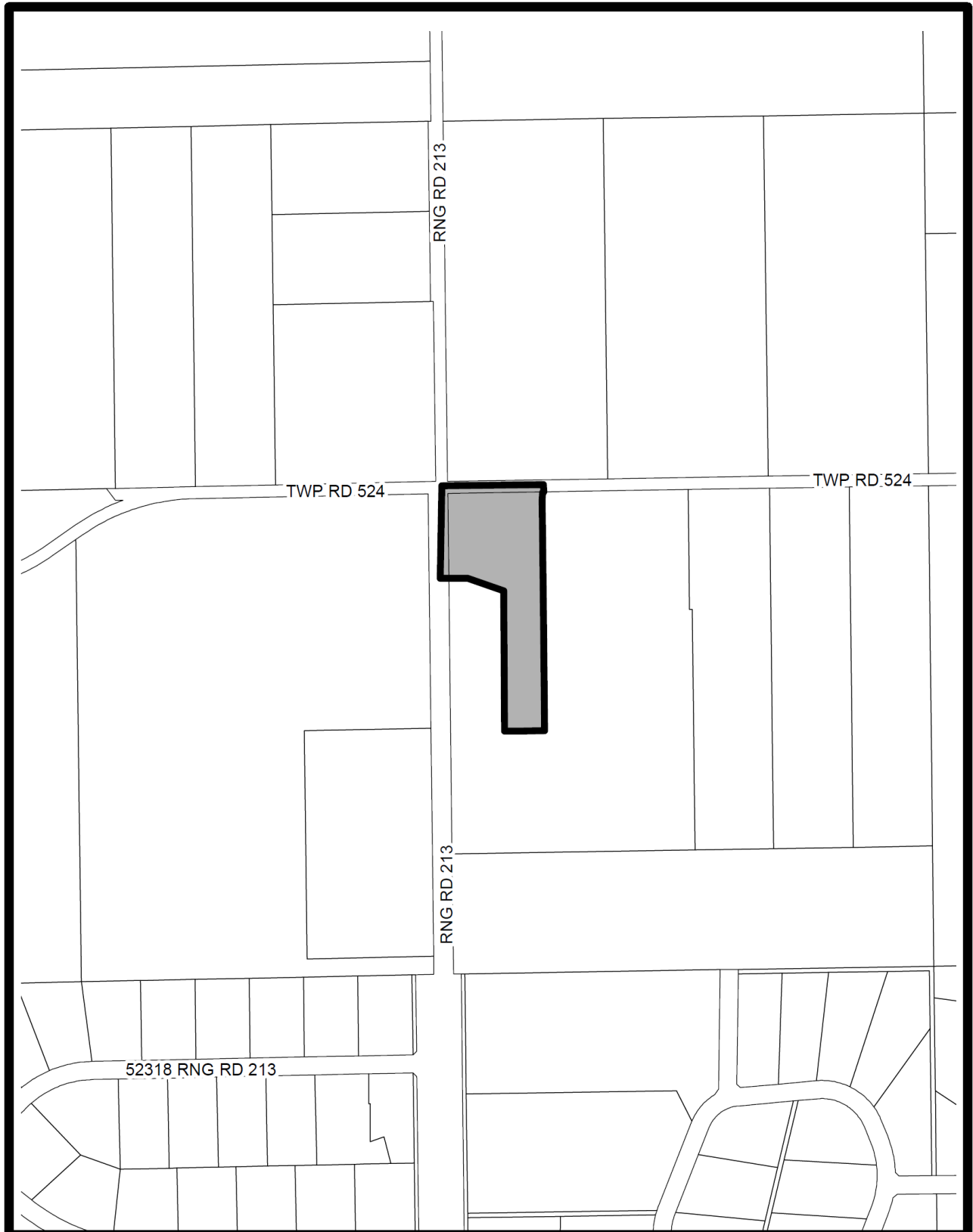
regulations for accessory development shall be applicable to Phase 1 of the adopted Conceptual Scheme.

- b) For accessory development in Phase 2 of the adopted Conceptual Scheme the general regulations for accessory development in this Bylaw shall be applicable.
- 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.

7) Development Permits:

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

DC 53 Direct Control District



DC 53 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 a portion of the NW ¼ Section 22-52-21-W4M, as shown on the above map.

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

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

b) Discretionary Uses:

dwelling, family care*
manufactured home, doublewide*
park
residential sale centre*
secondary suite*

- c) It is a fundamental use criterion of this district that the parcel density shall not exceed 8 residential parcels on the quarter section, 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 centreline of a rural road.
f) Notwithstanding the Development Regulations above, any proposed use, ie. single dwelling, proposed in conjunction with Phase 1 of the Conceptual Scheme adopted for the lands shall be located and developed such that it does not prejudice the future subdivision and development of Phase 2 of the development concept.

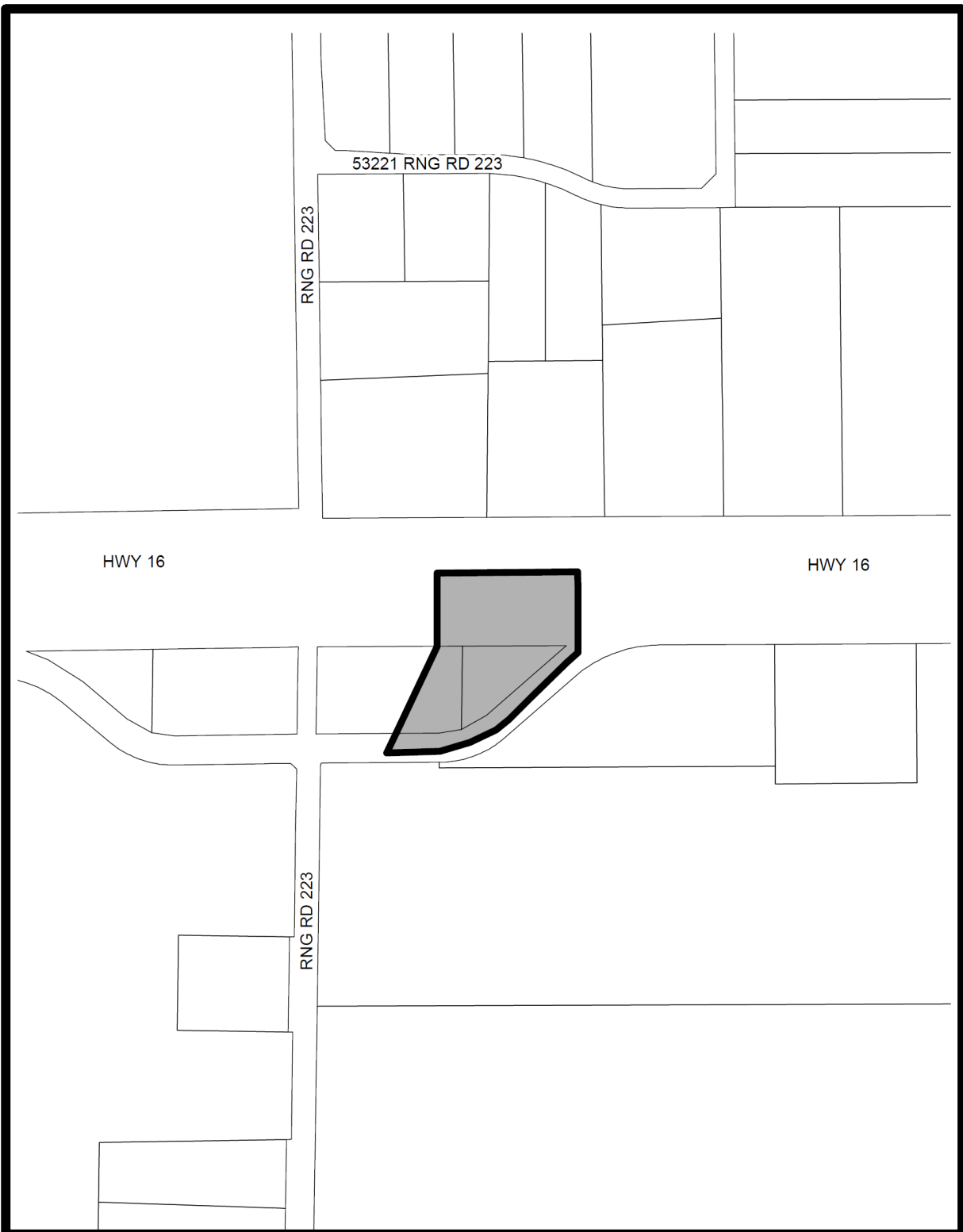
6) Additional Regulations:

- a) For accessory development in Phase 2 of the general regulations for accessory development in this Bylaw shall be applicable.
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 54 Direct Control District



DC 54 DIRECT CONTROL DISTRICT**1) Purpose:**

To establish a site-specific Direct Control District that provides for a diversity of commercial and tourist uses, largely intended for public travelling east along Highway 16, while providing a broad range of services for the surrounding rural area.

2) Area of Application:

This district shall apply to a Pt. NW ¼ Section 10-53-22-W4, Block R, Plan 339RS, and Block 2, Plan 339RS, as shown on the above map.

3) Uses:**a. Permitted Uses:**

animal grooming facility
food service, drive in
health service, minor
office
personal service establishment
retail, convenience
vehicle repair, minor
veterinary service, minor

b. Discretionary Uses:

drive-through vehicle service
equipment, minor
laundromat
retail, general
retail, alcohol*
retail, cannabis*

(Bylaw 16-2018, April 24, 2018)

4) Subdivision Regulations:

- a) The minimum lot width is 60 m.

5) Development Regulations:

- a) The maximum height is 10 m.
b) 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.
c) The minimum rear yard is 6.0 m. except it is 7.5 m where it abuts a residential district.
d) The minimum side yard is 6.0 m, except it is 7.5 m where it abuts a residential district.
e) The maximum floor area ratio is 2.0.

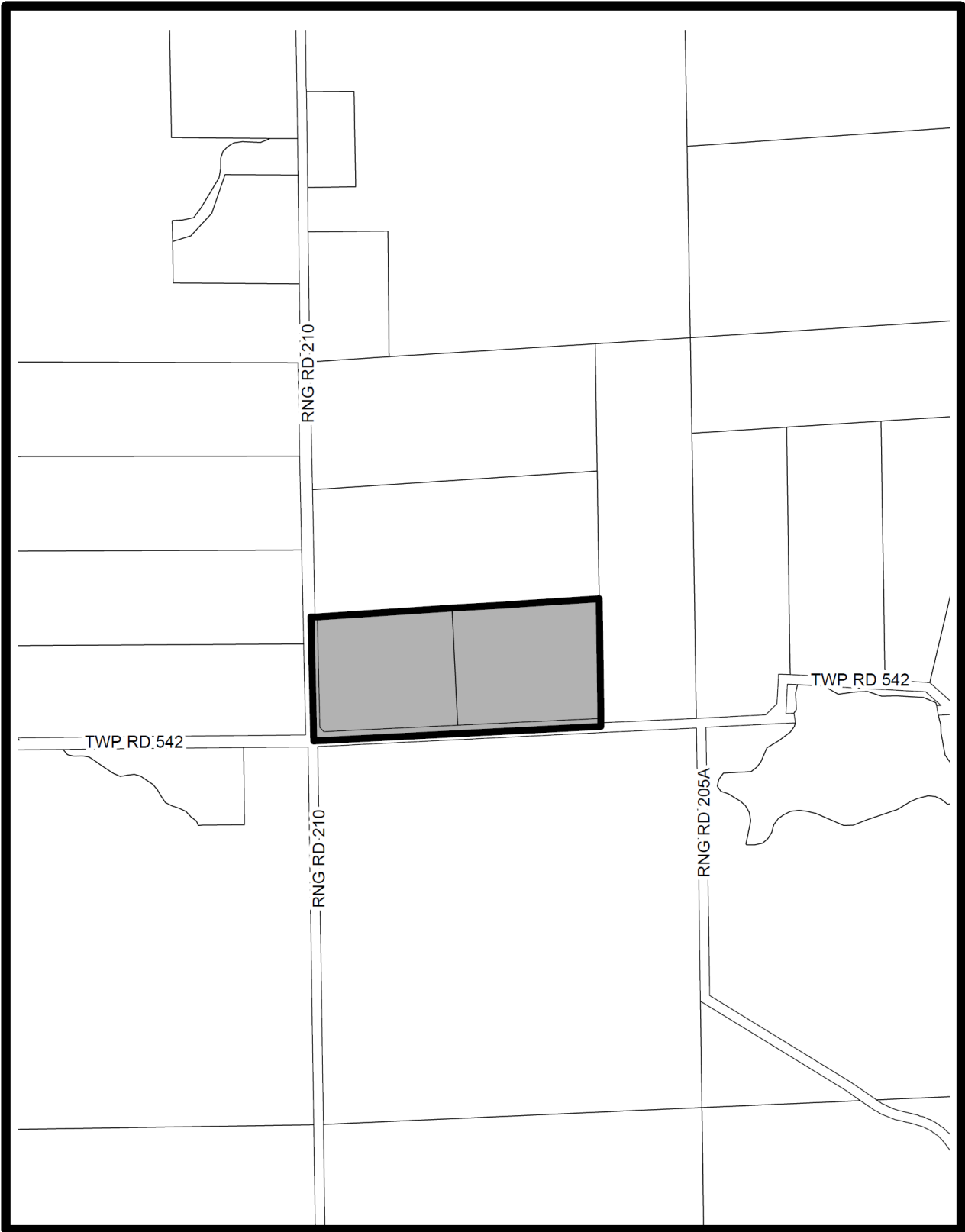
6) Other Regulations:

- 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 56 DIRECT CONTROL DISTRICT



DC 56 DIRECT CONTROL DISTRICT**1) Purpose:**

To establish a site-specific Direct Control District that fosters a rural residential lifestyle on parcels greater than 7.1 ha, in accordance with the Conceptual Scheme prepared for the SW¼ 18-54-20-W4M.

2) Area of Application:

This district shall apply to that portion of the SW¼ 18-54-20-W4M, as shown on the above map.

3) Uses:

- | | |
|---|---|
| a) <u>Permitted Uses:</u>
dwelling, single
home business, minor* | b) <u>Discretionary Uses:</u>
bed and breakfast, up to 4 sleeping units*
dwelling, family care*
home business, major*
manufactured home, doublewide* |
|---|---|
- c) It is a fundamental use criterion of any permitted or discretionary use that:
- i) the maximum density shall be eight (8) parcels per quarter section; and,
 - ii) the minimum lot area is 7.1 ha; and,
 - iii) 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 width is 100 m.
- b) The minimum width to length ratio of each lot shall be no greater than 1:4.

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 40 m from the centerline of a rural road.

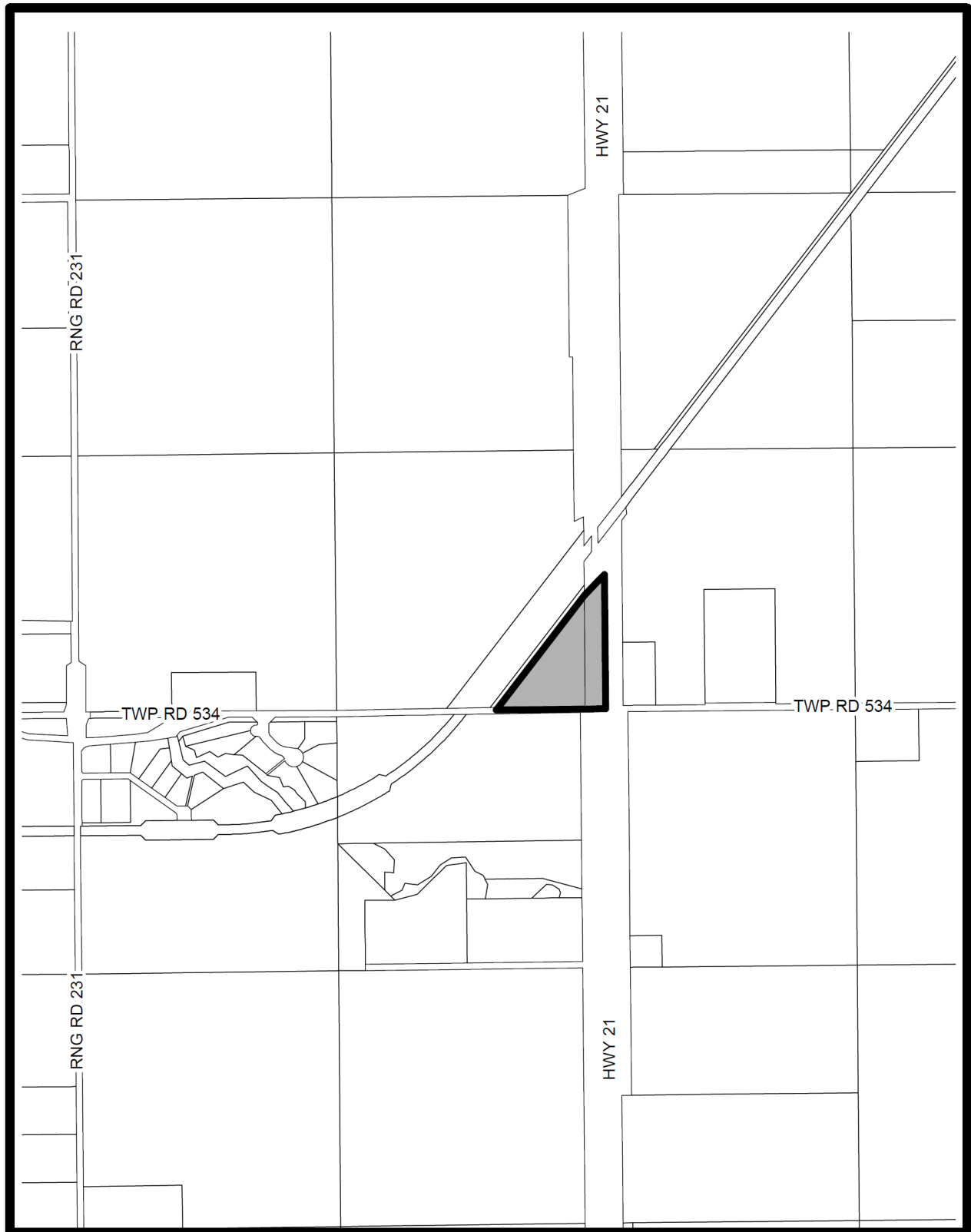
6) Other Regulations:

- 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 57 DIRECT CONTROL DISTRICT



DC 57 DIRECT CONTROL DISTRICT**1) Purpose:**

To establish a site specific Direct Control District primarily to accommodate a landscaping sales and service business. 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 the SE 25-53-23-W4M, as shown on the above map.

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

landscaping sales & service

b) Discretionary Uses:

greenhouse and plant nursery
agriculture, general

c) It is a fundamental use criterion of this district that any permitted or discretionary use shall be considered a temporary use.

4) Subdivision Regulations:

a) The minimum lot size shall be 5 ha.

5) Development Regulations:

- a) The maximum height is 10m.
- b) The minimum setback adjacent to the northwest boundary is 10m.
- c) The minimum setback adjacent to the east boundary is 10m.
- d) The minimum setback adjacent to the south boundary is 40m from the centreline of a rural road and highway right-of-way.

6) Other Regulations:

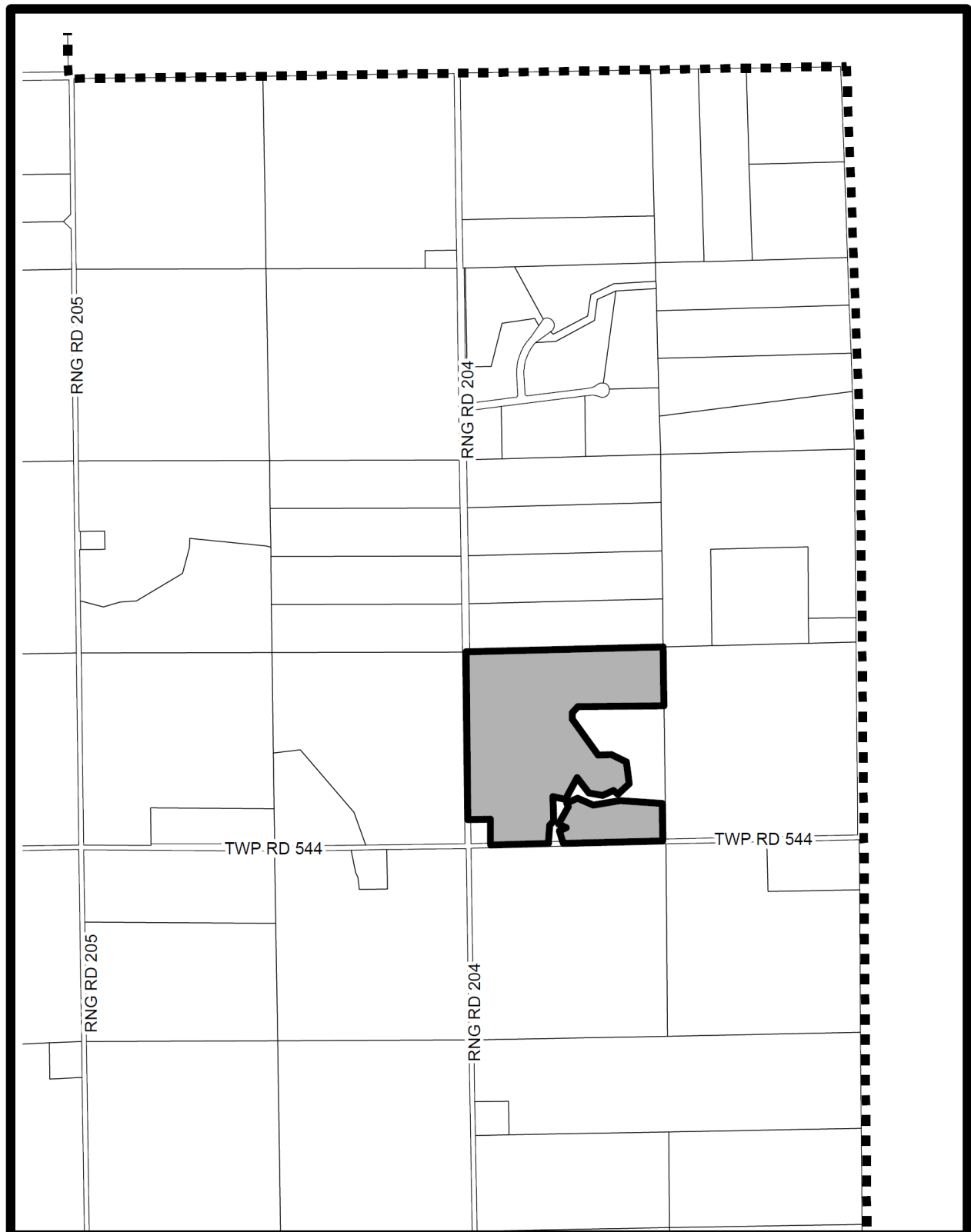
- a) A use in this district may be considered for a period of up to one year.
- b) A master site plan is required to be submitted with a development permit application indicating any buildings or structures; open/closed display of products or materials; perimeter or other fencing; landscaping; screening; and lighting, on-site.
- c) A professional geotechnical and environmental report is required to be submitted with a development permit application to ensure the lands are suitable for the type of development proposed on-site.
- d) 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 be screened and buffered from adjacent properties and, shall be provided to the satisfaction of the Development Officer.
- e) Only those vehicles and equipment directly associated with an authorized development and use shall be permitted on-site.
- f) No materials, goods or, vehicles shall be stored or parked within a required yard setback area.
- g) One non-illuminated free-standing sign to a maximum area of 1.5m² and a maximum height of 2.5m is permitted on site.

- h) 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 58 DIRECT CONTROL DISTRICT



DC 58 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 SW ¼ Section 28-54-20-W4M, as shown on the above map.

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

agriculture, general
dwelling, single
group home, minor
home business, minor*
manufactured home*

b) Discretionary Uses:

agricultural and garden stand
agriculture, intensive horticulture
(Bylaw 55-2017 – Sept 12, 2017)
bed and breakfast, up to 6 sleeping units*
boarding facility*
breeding facility*
dwelling, family care*
equestrian centre, minor
home business, major*
greenhouse and plant nursery
veterinary service, minor

- c) It is a fundamental use criterion of this district that the parcel density shall not exceed 5 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 6.0 ha.
b) The minimum lot width is 200 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 40 m from the centerline of a rural road.

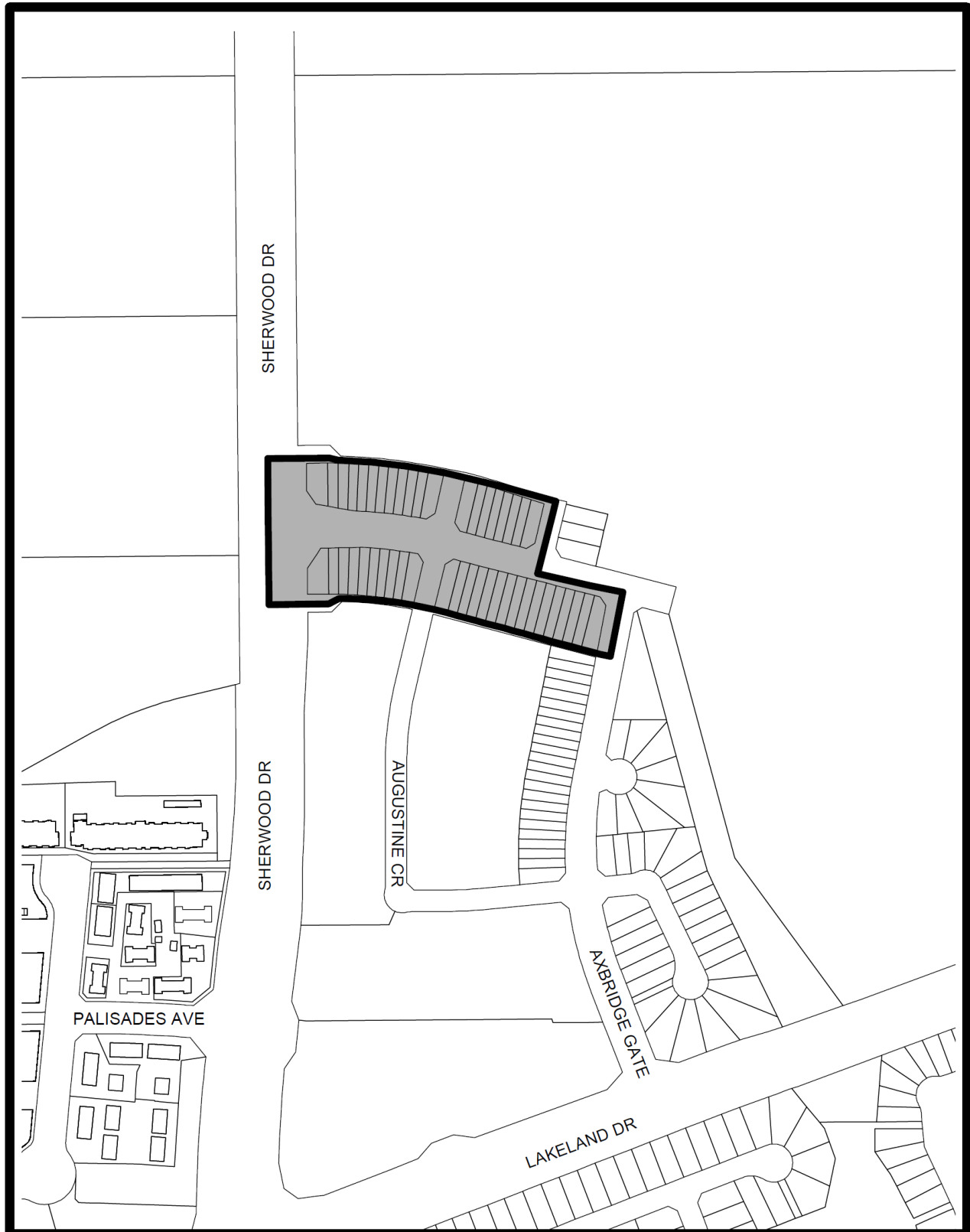
6) Other Regulations:

- 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 59 DIRECT CONTROL DISTRICT



DC 59 DIRECT CONTROL DISTRICT**1) Purpose:**

To establish a site-specific Direct Control District that provides for low-density semi-detached housing development with detached garages and rear lane access.

2) Area of Application:

This district shall apply to parts of SW-11-53-23-W4 located north of Lakeland Drive and east of Sherwood Park Drive, as shown on the above map.

3) Uses:

- | | |
|---|--|
| a. <u>Permitted Uses</u>
home business, minor*
semi-detached housing | b. <u>Discretionary Uses</u>
residential sales centre* |
|---|--|

4) Subdivision Regulations

- a) The minimum lot width is 7.6 m for each internal lot and 11.6 m for each corner lot.
- b) The minimum lot area is 300 m², except on corner lots it shall be 360m².
- c) All lots shall have a rear lane for vehicular access.

5) General Development Regulations

- a) The maximum site coverage is 44%.
- 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 maximum height is 10 m.
- c) The minimum front yard is 4.5 m.
- d) The minimum side yard is 1.5 m, except it is 4.0 m from a flanking road.
- e) The minimum rear yard shall be 10 m for the principal building.
- f) The development permit application for the principal building shall include the construction of a hard surfaced parking pad for a detached garage 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 detached garage on the parking pad.

7) Development Regulations for Detached Garages and Accessory Development:

Accessory development shall adhere to the accessory development provisions of this Bylaw, except for detached garages which shall adhere to the following:

- a) Garages shall be detached in all cases.
- b) Garages shall conform to the principal dwelling with respect to colour, style and materials.
- c) The site coverage shall not exceed 14% or an area of 42 m².
- d) The minimum setback from the front property line shall be 18 m.

- e) The minimum side yard shall be 1 m unless it is a mutual garage erected on the common property line then it shall be zero, except it is 4 m from a flanking road.
- f) The minimum rear yard shall be 2 m for the garage.
- g) The maximum height shall not exceed 4.5 m.
- h) The overhead door(s) of a garage shall face the lane.

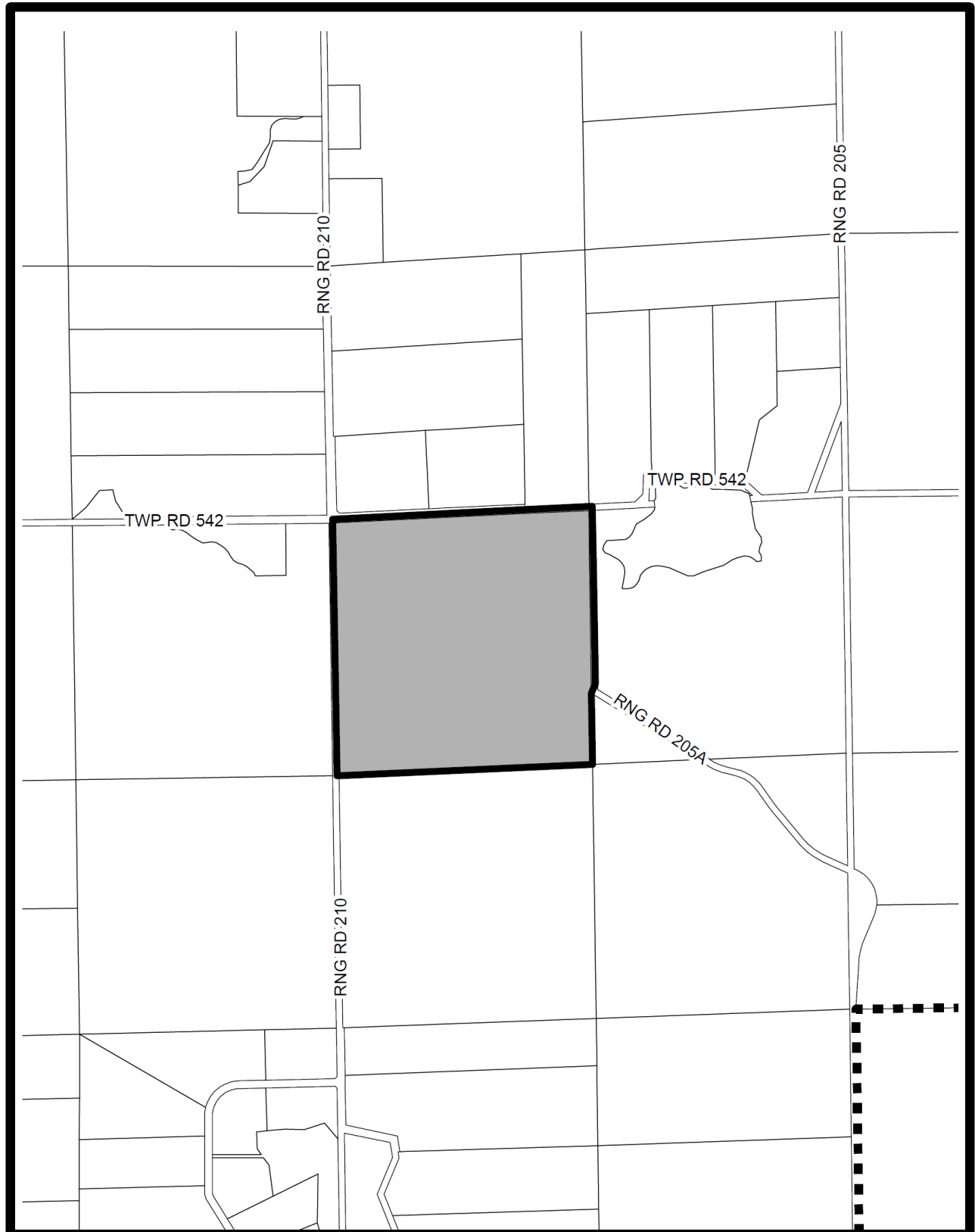
8) Other Regulations:

- 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 60 DIRECT CONTROL DISTRICT



DC 60 DIRECT CONTROL DISTRICT**1) Purpose:**

To establish a site-specific Direct Control District that fosters a rural residential lifestyle on properties larger than 15.0ha. This includes a range of more intensive agriculture and agriculture-related uses that would be compatible in the area in certain situations. The district also provides for complementary residential related uses that are compatible with the residential 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 impacts into account.

2) Area of Application:

This district shall apply to the NW ¼ Section 7-54-20-W4M, as shown on the above map.

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

agriculture, general
care center, minor
dwelling, single
group home, minor
home business, minor*
manufactured home

b) Discretionary Uses:

agricultural and garden stand
agriculture, intensive horticulture
(Bylaw 55-2017 – Sept 12, 2017)
bed and breakfast, up to 6 sleeping units*
boarding facility*
breeding facility*
dwelling, family care*
equestrian centre, minor
home business, major*
greenhouse and plant nursery
veterinary service, minor
utility service, minor

- 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 15.0 ha.
- b) The minimum lot width is 200 m.

5) Development Regulations for Principal Buildings:

- 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 40 m from the centerline of a rural road.

6) Development Regulations for Accessory Development:

- a) The maximum height is 10 m.
- b) The total site coverage of accessory structures within this district shall not exceed 500 m². A Development Officer may grant a variance where the structure is being proposed in conjunction with an agricultural, general use and, 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 100 m².

- c) Accessory Structures shall comply with the siting requirements for principal buildings.

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.