

SCHEDULE 'A': DIRECT CONTROL DISTRICTS

DC 1 DIRECT CONTROL DISTRICT



DC 1 DIRECT CONTROL DISTRICT

(1) Purpose:

To establish a special purpose district to accommodate appropriate commercial, business, and related uses with site specific development regulations to ensure a high and comprehensive standard of appearance appropriate to the site's exposure on major entrance routes to Strathcona County; and to ensure compliance with the Broadview Business Park Area Structure Plan.

(2) Area of Application:

This district shall apply to the SW 3-53-23-W4, located northeast of the intersection of Broadmoor Boulevard and Baseline Road, as shown on the above map.

(2.1) Sites:

For the purpose of DC Special Purpose District, four sites are established as outlined on the below map.

(3) Uses:

a) The following uses are permitted in this district except as noted in b), d) and f) below:

- Alcohol Sales
- Automotive and Equipment Repair
- Automotive and Recreational Vehicle
- Business Support Services
- Convenience Retail
- Daytime Child Care^
- Drive-in Food Services
- Drive-thru Vehicle Service
- Equipment Rental
- Gas Bars
- General Retail^
- Government Services
- Health Services^
- Hotel^ and Motels^
- Household Appliance Repair
- Indoor Participant Recreation^
- Major and Minor Service Stations
- Minor Amusement Establishments^
- Major and Minor Eating and Drinking Establishments
- Personal Service Shops
- Professional and Financial Offices
- Retail, cannabis* (*Bylaw 16-2018 – April 24, 2018*)
- Spectator Entertainment^
- Veterinarians
- Warehousing Sales including outdoor storage^

b) The following uses are permitted in this district except within a radius of 200 m from the intersection of the centrelines of Broadmoor Boulevard and Baseline Road:

- Automotive and Equipment Repair
- Automotive and Recreational Vehicle
- Equipment Rental
- Warehouse sales including outdoor storage^

- c) The following uses are discretionary in this district:
 - Major Amusement Establishments^
 - Retail, Secondhand^
- d) The following uses are discretionary in this district when located within 200 m of Baseline Road:
 - Automotive and Equipment Repair
 - Automotive and Recreational Vehicle
 - Equipment Rental
 - Warehousing Sales including outdoor storage^
- e) Notwithstanding subsection (d), an Automotive and Equipment Repair use shall be a permitted use if located greater than 150 m from Baseline Road and in accordance with the Site Plan presented to Council on January 29, 1991.
- f) Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations pursuant to Section 7.19, Heavy Industrial Transition Overlay.

(4) Development Regulations:

In addition to the general regulations of the Bylaw, the following regulations shall apply:

- a) The overall site development shall be in accordance with the urban design guidelines and principles established herein, in the Broadview Park Area Structure Plan, and other urban design guidelines which may be established by the County for this area, to the satisfaction of a Development Officer.
- b) The maximum floor area ratio shall be 1.0 for all developments, except a hotel for which the maximum floor area ratio shall be 3.0.
- c) The maximum site coverage shall be 70%.
- d) The minimum yard required along any public roadway shall be 7.5 m (24.6 ft.).
- e) The minimum rear yard not abutting a public roadway shall be 6.0 m (19.7 ft.).
- f) The maximum building height shall not exceed 16 m (52.5 ft.) nor 4 storeys, except for a hotel which shall not exceed 30 m (98.4 ft.) nor 10 storeys.
- g) Development in this district shall be in accordance with the following architectural guidelines, to the satisfaction of a Development Officer:
 - i) the design of each site shall establish a single architectural theme or period architecture and the principal design elements, finishing materials, colours and roof style shall be applied to each building, with minor variations, regardless of the staging sequence of the project;
 - ii) both the rooflines and building facades shall be articulated and varied to reduce the perceived mass and linearity of large buildings and add architectural interest;
 - iii) the predominant exterior finishing material shall consist of brick, stone, stucco, wood, architecturally finished block or concrete, or prefinished metal or other durable and aesthetically pleasing materials, having regard to the objective of ensuring that the development is of a high quality that is compatible with the location;

- iv) all exposed sides of the buildings shall be finished in a consistent, harmonious architectural manner;
 - v) retail commercial buildings that are not automotive related should be designed to provide a canopy area, arcade, awning or overhang at entrances, where appropriate, to protect the public from inclement weather;
 - vi) all mechanical equipment on the roof of any building fronting Baseline Road, Broadmoor Boulevard, and the east-west collector shall be completely screened or be incorporated in the roof envelope;
 - vii) buildings along Baseline Road and Broadmoor Boulevard shall have a significant building orientation towards Baseline Road and Broadmoor Boulevard; and
 - viii) each site shall be designed with due regard and sensitivity to adjoining sites in order to ensure developments are of a compatible and complementary nature, to the satisfaction of a Development Officer.
- h) Appropriate lighting of the project shall be undertaken to provide security and to add visual interest. Lighting shall be directed away from adjacent roadways. No lighting standard or fixture shall exceed 10.7 m in height. Lighting standards and fixture shall be of a consistent design, complementary to the overall architectural theme of each development.
 - i) Each development shall be designed such that parking facilities within and between developments are coordinated functionally and aesthetically to the greatest practical extent.
 - j) A pedestrian circulation plan for each development shall be submitted to and approved by a Development Officer prior to approval of any development permit. This plan shall provide for pedestrian connections between developments such that potential conflict between on site pedestrian and vehicular traffic is minimized. The pedestrian connections between developments shall also provide a visual link between those developments.
 - k) Major entry points to each development from Broadmoor Boulevard, Baseline Road, and the north/south collector are to be given special landscape treatment to ensure that they are both attractive and readily identifiable.
 - l) The corner of Baseline Road and Broadmoor Boulevard shall be developed, subject to the yard requirements contained in these regulations, either as a retail commercial building or a major landscape feature. The provision of parking and/or vehicular circulation in this area is to be minimized.
 - m) A detailed landscaping plan for each development shall be submitted to and approved by a Development Officer prior to the approval of any development permit. These plans shall include details of pavement materials, fencing, exterior lighting and street furniture elements, garbage and storage areas, pedestrian seating areas, sizes and species of new plantings for the site, including any adjacent boulevard areas, sidewalk improvements, parks and open spaces. A Development Officer in its evaluation shall have regard for the degree to which the design of these features is consistent within the development and complementary to existing adjacent retail/commercial development. All such features, including fences, shall be of a quality and aesthetic appearance appropriate to the retail/commercial development permitted in this district. These features, where practical, shall be finished in materials the same as or complementary to the architectural theme established pursuant to Section 4(g)i) of these regulations.

- n) A landscaped yard, a minimum of 4.0 m in width shall be provided along Baseline Road and Broadmoor Boulevard. Landscaping treatment therein shall consist of a mixture of coniferous and deciduous trees and evergreen shrubs grouped in clusters to enhance the development. Deciduous trees shall have a minimum calliper of 8.0 cm and coniferous trees a minimum height of 3.0 m. This landscaping shall be provided to the satisfaction of a Development Officer.
- o) A comprehensive sign design plan shall be prepared for a development to be approved by a Development Officer, having regard to the sign regulations of the Land Use Bylaw as if the site were in a C2 – Arterial Commercial Zoning District.
- p) All outdoor storage shall be sited and adequately screened to the satisfaction of a Development Officer, having regard for the location on major entrances to the urban service area, with special emphasis on those sites within 200 m of Baseline Road and the visual integrity of Baseline Road and Broadmoor Boulevard. None of the materials being stored shall be visible from Broadmoor Boulevard or Baseline Road.

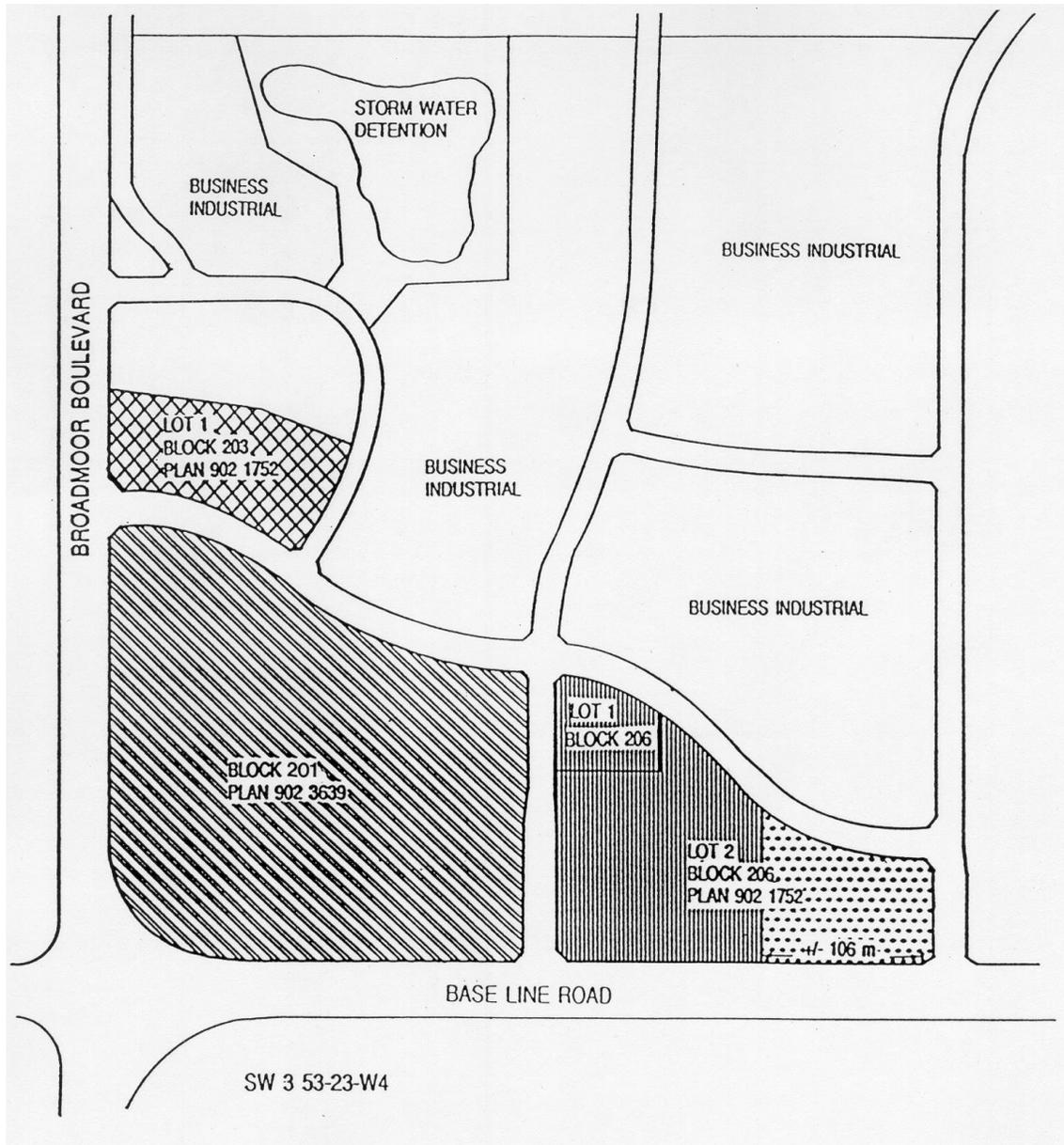
(5) Other Regulations:

- 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.

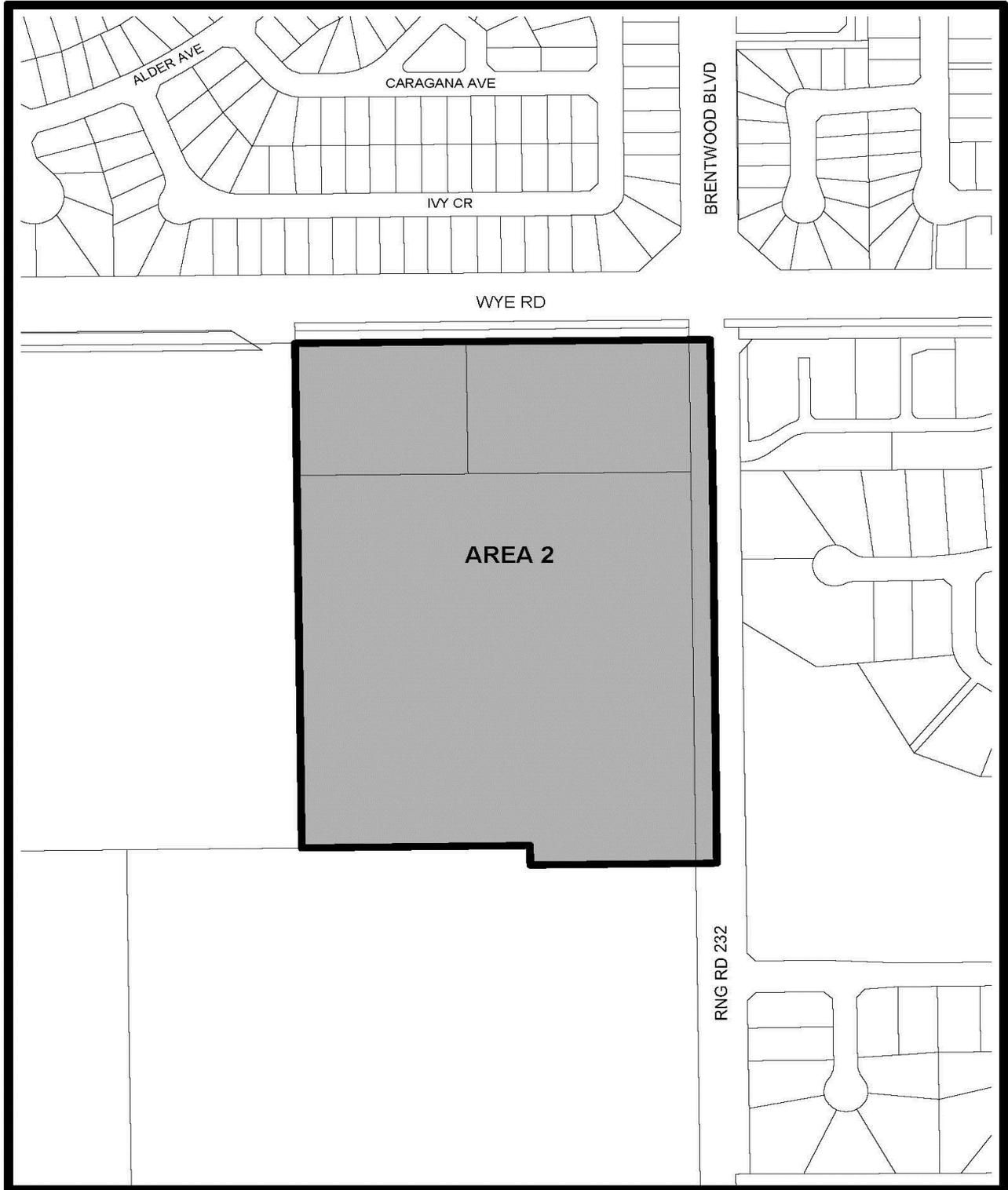
(6) Development Permits:

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

DC 1 - SCHEDULE "A"



DC 2 DIRECT CONTROL DISTRICT



DC 2 DIRECT CONTROL DISTRICT**(1) Purpose:**

To establish a special purpose district to accommodate appropriate commercial, business, and related uses within identified theme areas with site specific land use and development regulations to ensure a high and comprehensive standard of appearance appropriate to the sites exposure on major entrance routes to Strathcona County; and to ensure compliance with the South Wye Area Structure Plan.

(2) Area of Application:

This district shall apply to those parcels of land shown on the above map.

(3) This DC District is divided into theme areas as shown on Schedule A. The following and similar uses are discretionary uses with decisions to be made by a Development Officer:

Area 1 - Low Intensity Commercial District

This area applies to those parcels situated along major roadways and arterial roadways. Exposure and traffic numbers are higher and uses catering to the travelling public are attracted to such locations. Because of the profile of the area, there is a need for image responsible development and for aesthetic treatment of all buildings, structures and site.

Uses which may be approved by a Development Officer in Theme Area 1 include the following:

Alcohol Sales
 Automotive & Recreational Vehicle Sales/Rental
 Automotive Equipment Sales & Service
 Convenience Retail
 Daytime Child Care
 Drive-in Food Services
 Drive-through Vehicle Services
 Essential Utilities
 Gas Bars
 General Retail
 Hotels and Motels
 Household Appliance Repair
 Major Eating and Drinking Establishments
 Minor Amusement Establishments
 Minor Eating and Drinking Establishments
 Minor Service Stations
 Personal Service Shops
 Professional & Financial Offices
 Spectator Entertainment
 Veterinarians

Area 2 - Commercial Centre

Theme Area 2 applies to the commercial centre area site. This site is situated at the intersection of two key arterial roadways and will provide for a range of commercial shopping opportunities and services to the expanding urban area of Sherwood Park. Comprehensive development of the site envisaged with high profile tenants, franchise outlets, food services, indoor entertainment, and personal service facilities.

Uses which may be approved by a Development Officer in Theme Area 2 include:

Business Support Services
 Commercial Schools
 Daytime Child Care
 Drive-in Food Services
 Drive-through Vehicle Services
 Essential Utilities
 Gas Bars
 General Retail
 Government Services
 Health Services
 Hotels & Motels
 Household Appliance Repair
 Indoor Participant Recreation
 Major & Minor Amusement Establishments
 Major & Minor Eating & Drinking Establishments
 Major Service Stations
 Minor Service Stations
 Personal Service Shops
 Professional & Financial Offices
 Spectator Entertainment
 Veterinarians

Area 3 - Business Park District

Theme Area 3 includes lands which do not front onto major roadways or arterial roadways. The area, however, is surrounded by sensitive development and enjoys a locational advantage for destination uses. Business, office, professional, institutional and distribution functions will be attracted to the area because of its location and its accessibility to the County's transportation network. Light industrial uses adhering to high standards of building design and site development will be encouraged.

Uses which may be approved by a Development Officer in Theme Area 3 include the following:

Automotive & Equipment Repair Shops
 Automotive & Recreational Vehicle Sales and Services
 Business Support Services
 Catering Services
 Commercial Schools
 Convenience Vehicle Rentals
 Drive-through Vehicle Services
 Equipment Rentals
 Essential Utilities
 Fleet Services
 Funeral Services
 Gas Bars
 Government Services
 Health Services
 Household Appliance Repair
 Indoor Participant Recreation
 Limited Contractor Services
 Major Service Stations
 Professional and Financial Offices

Recycling Depots
Religious Assembly
Truck & Mobile Home Sales
Utility Services
Veterinarians
Warehouse Sales
Warehousing and Storage

(4) Development Regulations:

In addition to the general regulations of the County's Land Use Bylaw, the following regulations shall apply:

- a) The overall site development shall be in accordance with the development guidelines and principles established within the South Wye Area Structure Plan Development Guidelines together with other urban design guidelines which may be established by Council for this area.

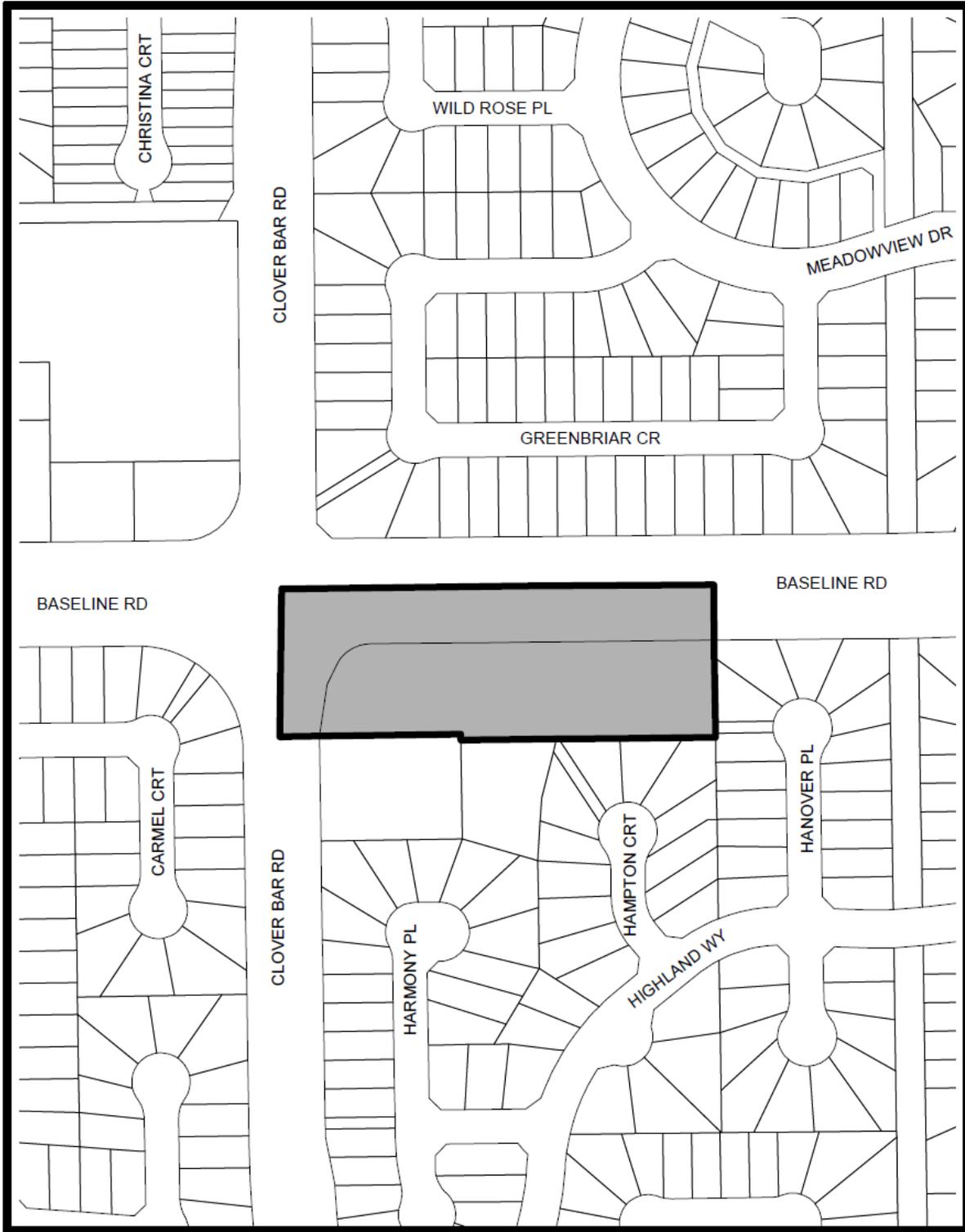
(5) Other Regulations:

- 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 3 DIRECT CONTROL DISTRICT



DC 3 DIRECT CONTROL DISTRICT

(1) Purpose:

To establish a special purpose district to provide for community and neighbourhood oriented retail, personal and other commercial services which serve several adjacent residential neighbourhoods and beyond, and to specify a restricted range of uses and site specific development regulations to ensure a high and comprehensive standard of appearance appropriate to the site's exposure to a major arterial road and to adjacent residential development.

(2) Area of Application:

This district shall apply to the property located southeast of the intersection of Cloverbar Road and Baseline Road, as shown on the above map.

(3) Permitted Uses

- Alcohol Sales
- Convenience Retail
- Daytime Child Care
- Gas Bars
- Government Services
- Health Services
- Minor Eating and Drinking Establishments
- Personal Service Shops
- Professional and Financial Offices
- Retail, cannabis* (*Bylaw 16-2018 - April 24, 2018*)
- Veterinary Service, Minor

Discretionary Uses

- Drive-Thru Vehicle Services (within 110m of the west boundary of the site only)
- General Retail uses not exceeding 400 m² in gross floor area
- Household Appliance Repair

(4) Regulations:

In addition to the general regulations of the Strathcona County Land Use Bylaw, the following regulations shall apply:

- a) The maximum floor area ratio shall be 0.7.
- b) The maximum site coverage shall be 50%.
- c) The minimum setback required along any public roadway shall be 7.5 m (24.6 ft.).
- d) The minimum side and rear setbacks shall be 7.5 m (24.6 ft.) except where the rear (south) boundary of the site abuts Lot 1, Block 1, Plan 892 1952 and the stormwater detention facility where the minimum rear setback shall be 4 m (13.1 ft.).
- e) The maximum building height shall not exceed 10 m (32.8 ft.). The development shall be subject to the general regulations of this Bylaw with respect to height in residential districts.
- f) Development in this District shall be in accordance with the following architectural guidelines, to the satisfaction of a Development Officer:
 - i) the design of the buildings on the site shall establish an architectural theme consistent with, or complementary to, low density residential development, and the principal design elements, finishing materials, colours and roof style shall be applied to each building, with minor variations, regardless of the staging sequence of the project;

- ii) both the rooflines and building facades shall be articulated and varied to reduce the perceived mass and linearity of the buildings and add architectural interest;
 - iii) the predominant exterior finishing materials shall consist of brick, stone, stucco, wood, architecturally finished block or concrete, or prefinished metal or other durable and aesthetically pleasing materials, having regard to the objective of ensuring that the development is of a high quality and is compatible with the location;
 - iv) all sides of the buildings shall be finished in a consistent, harmonious architectural manner;
 - v) retail commercial buildings should be designed to provide a canopy area, arcade, awning or overhang at entrances, where appropriate, to protect the public from inclement weather;
 - vi) the roofs of the buildings shall be peaked to simulate the visual impression of single detached residential development in the vicinity; and
 - vii) all mechanical equipment on the roof of the buildings shall be incorporated in the roof envelope, and not visible from the future residential development to the south and east of the site.
- g) Outdoor lighting shall be directed away from adjacent roadways. No lighting standard or fixture shall exceed 5.5 m (18 ft.) in height. Lighting standards and fixtures shall be of a consistent design, complementary to the overall architectural theme of the development. Lighting on the east and south sides of the site shall be directed away from future adjacent residential lots and houses.
- h) A landscaping plan, under the regulations of this Bylaw, shall be submitted to the Development Officer with the development permit application.
- i) A landscaped yard, a minimum of 4.0 m (13.1 ft.) in width, shall be provided along Baseline Road and Cloverbar Road. A landscaped yard, 7.5 m (24.6 ft.) in width, shall be provided along the south and east property lines where the site abuts future residential lots. Landscaping treatment shall consist of a mixture of coniferous and deciduous trees and evergreen shrubs grouped in clusters to enhance the development. Deciduous trees shall have a minimum calliper of 8.0 cm (3.15 in.) and coniferous trees a minimum height of 3.0 m (9.8 ft.). This landscaping shall be provided to the satisfaction of a Development Officer, and shall incorporate, where feasible, existing trees on the site, either in their present locations or re-located consistent with the landscape plan. A 2.0 m (6.6 ft.) high screen fence shall be provided along the east and south property lines where they abut future residential lots.
- j) A comprehensive sign design plan shall be prepared for the development to be approved by a Development Officer, having regard to the sign regulations of the Land Use Bylaw as if the site were in a C1 Community Commercial District. Fascia signs shall adhere to a consistent theme with respect to colouring, configuration, and illumination, and this theme shall be complementary to single detached residential development in the vicinity. No portable temporary sign shall be permitted on the site.
- k) Any garbage enclosure will be visually linked and constructed of the same external materials as the principal building.
- l) Parking and loading requirements shall be in accordance with the standards of the Land Use Bylaw.
- m) Noise levels generated by the commercial development in the course of its normal operation shall not exceed standards currently set by Strathcona County.

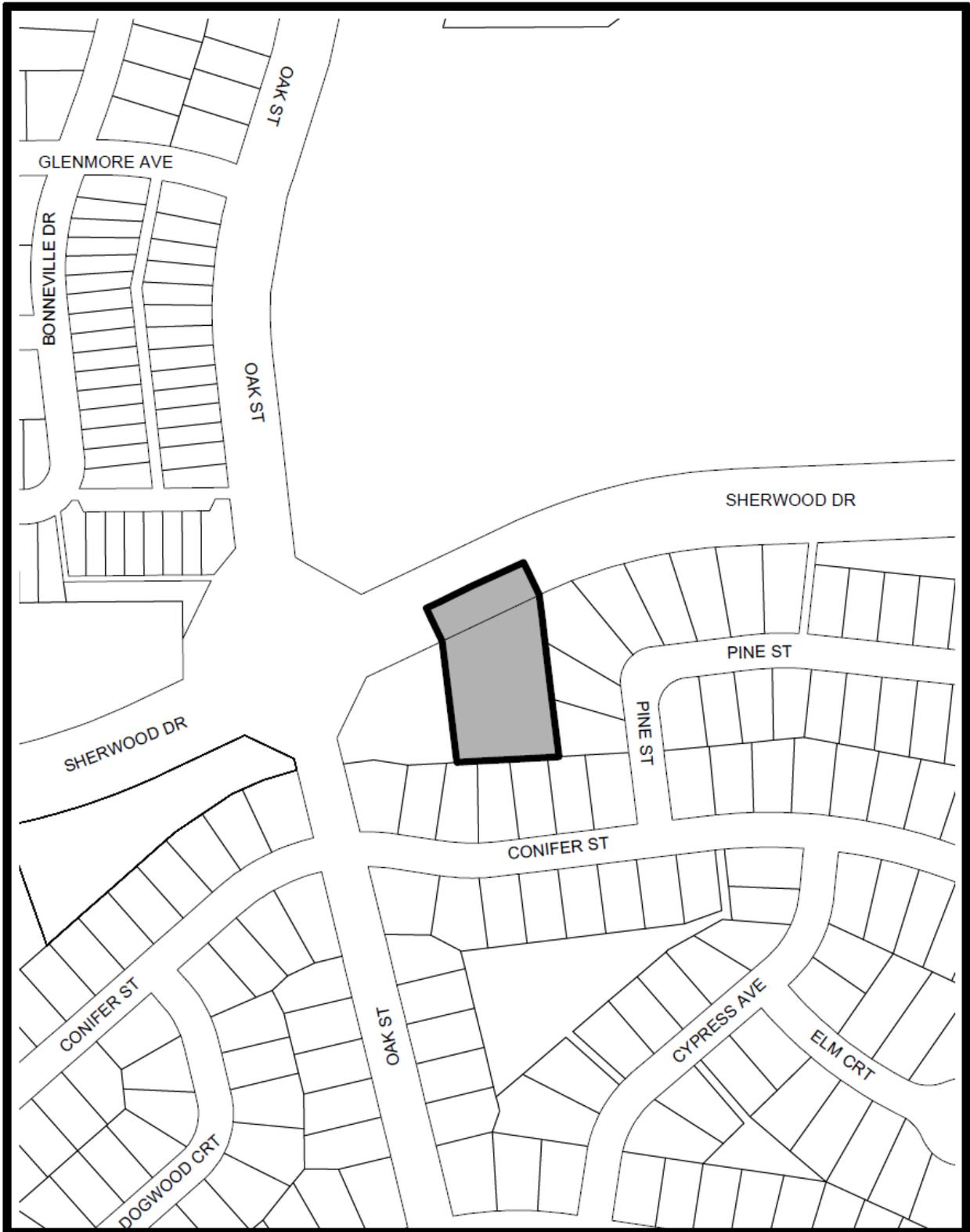
(5) Other Regulations:

- 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 5 DIRECT CONTROL DISTRICT



DC 5 DIRECT CONTROL DISTRICT

(1) Purpose:

To provide for convenient commercial and personal services intended to serve day-to-day needs of adjacent residential neighbourhoods.

(2) This district shall apply to part of the NE 27-52-23-W4 located east of Oak Street and adjacent to Sherwood Drive, as shown on the above map.

(3) Permitted Uses

Discretionary Uses

Convenience Retail
Gas Bar
Health Services
Minor Eating and Drinking Establishments
Personal Service Shops
Professional and Financial Offices
Public or Private Education Services

Commercial School
Daytime Child Care
Government Services
Household Appliance Repair
Minor Service Station
Religious Assembly

(4) Regulations:

- a) The maximum floor area ratio shall be 1.0.
- b) The minimum front, rear, and side yard shall be 6.0 m (19.7 ft.).
- c) The maximum height shall be 10 m (32.8 ft.) and 2 storeys.

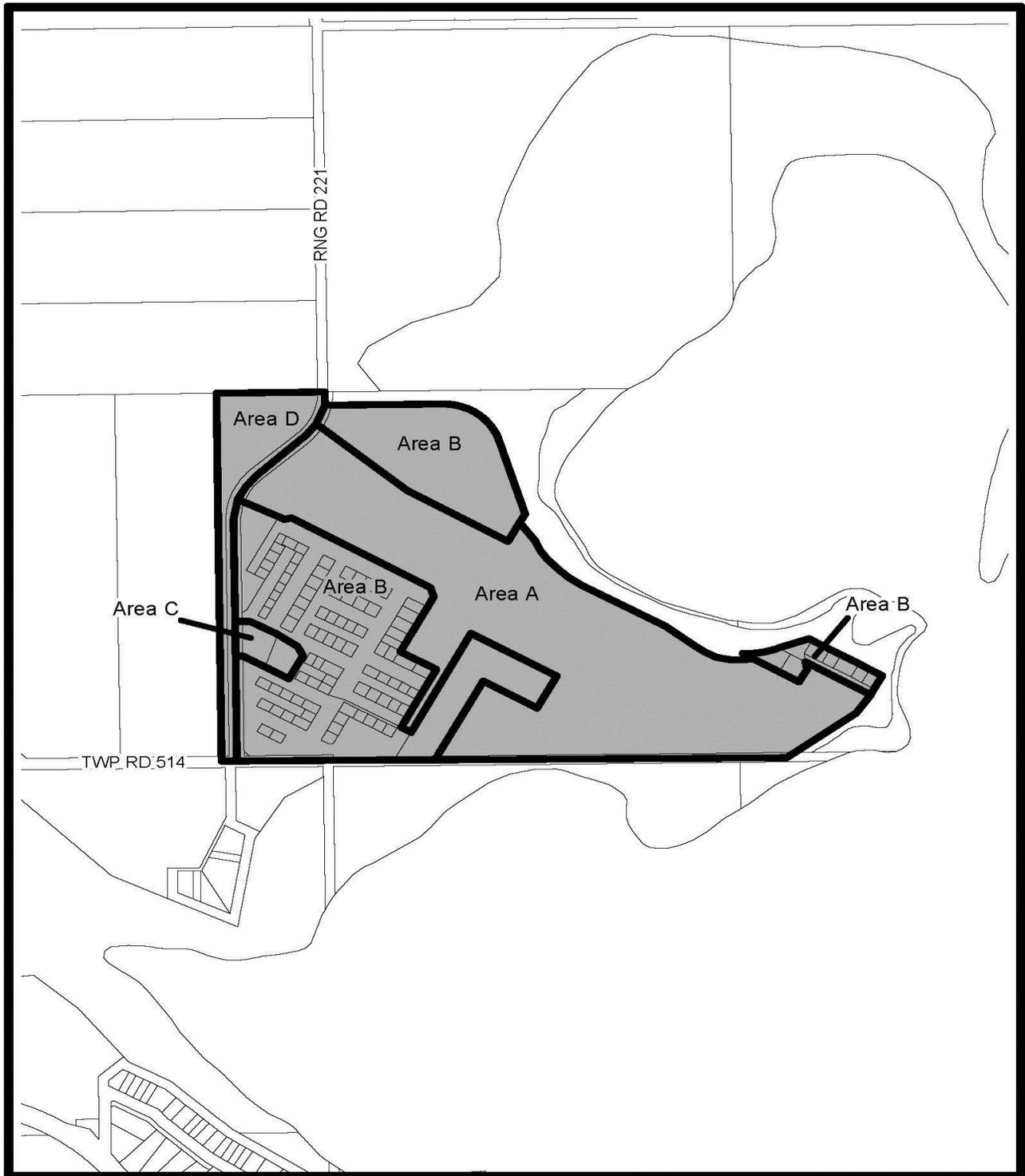
(5) Other Regulations:

- 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 6 DIRECT CONTROL DISTRICT



DC 6 DIRECT CONTROL DISTRICT

(1) Purpose:

To establish a Special Purpose District to maintain and enhance the existing Cooking Lake Airport and allow for a limited range of aviation - related business and industrial uses.

(2) Area of Application:

This District shall apply to a portion of the SW 25-51-22-W4, a portion of the SE 26-51-22-W4 and Lot D, Plan 792 2172, located to the east of Range Road 221 and to the north and west of the shoreline of Cooking Lake, as shown on the above map.

(3) Permitted Uses:

Uses - Area A: Airport Operations

Runway, Apron, Taxiways and Float Plane Pier - as shown on the above map.

Approach and Take-off Zones - Surfaces measured in space for both the take-off and landing of aircraft from the airport runway, to ensure that no object nor structure presents an obstruction to aircraft navigation. (Described in detail in Section 4.1)

Terminal Building and Accessory Parking - Permanent structures and/or portable trailers to accommodate the administrative and navigational functions of the airport, passenger and cargo related activities, and business support uses, and other accessory uses, such as food and catering services, and a limited range of convenience commercial uses. Accessory parking shall be paved or hard-surfaced area for parking passenger vehicles and trucks associated with the terminal building functions.

Aircraft Hangars and "T" Hangars - Aircraft hangers shall include permanent and/or temporary structures to allow for the indoor storage, maintenance and mechanical servicing of aircraft. "T" hangars include a grassed or hard-surfaced area with the appropriate infrastructure to fasten aircraft in place for outdoor storage, maintenance and mechanical servicing of aircraft.

Aircraft Tie-Downs - Tie-downs include a grassed or hard-surfaced area with appropriate hardware to fasten aircraft in place for outdoor, short-term storage/parking.

Itinerant Aircraft Parking - Grassed, paved and/or hard-surfaced areas for the short-term parking of aircraft.

Accessory Vehicular Parking - Paved and/or hard-surfaced area for parking passenger vehicles and/or trucks associated with general airport operations and aviation - related businesses.

Ancillary Uses to Airport Operations - Ancillary uses to airport operations shall include such uses and activities as aircraft refueling, navigational aids and equipment, utilities and other such uses which in the opinion of the Development Officer are compatible with the other uses of this District.

Uses - Area B: Aviation Business/Industrial

- Aircraft Hangers and "T" Hangers
- Aircraft Tie-Downs
- Accessory Vehicular Parking

Aircraft/Aviation Equipment Repair and Rentals - The servicing, painting and mechanical repair of aircraft and aviation equipment and the installation, servicing or rental of related accessories and parts.

Aircraft Support Services - Support services to the airport operation or on-site, aviation - related businesses, including accessory sleeping accommodation.

Aircraft Refueling - The retail sale of aviation fuel, gasoline, other petroleum products and incidental aircraft accessories.

Minor Eating and Drinking Establishments
Protective and Emergency Services

Aviation Products Sales Centre - A permanent or temporary (not to exceed 12 months) building used for the purpose of marketing aircraft and aviation products and accessories.

Uses - Area C: Aviation - Related Accommodation

Accessory - Dwelling - One or more self-contained rooms provided with sleeping, washing and cooking facilities, intended to be used as a residence which is accessory to airport operations or aviation - related businesses, however such residential use shall not compromise the operation of the airport nor navigation of aircraft.

Aircraft Hangars and "T" Hangars

Bed and Breakfast

Motel

Uses - Area D: Restricted Development Area

Advertising, Directional and Traffic Signage - Signs intended to provide information in support of airport operations, on-site aviation related businesses and traffic control which do not obstruct aircraft navigation and are in accordance with the Approach and Take-off zones as described in Section 4.

(4) Regulations:

The maximum height of a development including all appurtenances, temporary construction equipment and those uses listed in this bylaw, shall not penetrate the following surfaces:

- (a) the Inner Horizontal Surface being a plane established at a consistent elevation of 45.73 m (150 ft.) above the airport references point and extending outward to a radius of 2,438.4 m (8,000 ft.);
- (b) the Conical Surface being a surface measured out from the outer circumference of the inner horizontal surface and rising in a 1:20 slope to 76.21 m (250 ft.) above the level of the Inner Horizontal Surface;
- (c) the Take-Off/Approach Surface consisting of inclined planes diverging upwards and outwards from a fixed point at the end of the runway. The slope of the inclined plane and its extent varies with the function of the airport and it shall be established based on information provided by Transport Canada; and
- (d) the Transitional Surfaces, prescribed by Transport Canada, consisting of inclined planes diverging outwards from the side of the Take-Off/Approach Surfaces until it intersects the Inner Horizontal Surface or as otherwise specified.

The use or development of any land within this District must be such as not to cause any objectionable or dangerous condition that would interfere with the safety of airport operations. A development within the District shall not, in the opinion of the Development Officer cause excessive:

- (a) discharge of toxic, noxious or other particulate matter, into the atmosphere;
- (b) radiation or interference by the use of electric or electronic equipment such as:
 - i) industrial x-ray equipment, and
 - ii) equipment used for commercial purposes that employs an electric arc;
- (c) fire and explosive hazards; and/or
- (d) accumulation of any material or waste edible by, or attractive to, birds as in the case of the following:
 - i) flat, poorly drained roofs; and
 - ii) Drive-in Restaurant

(5) Other Regulations:

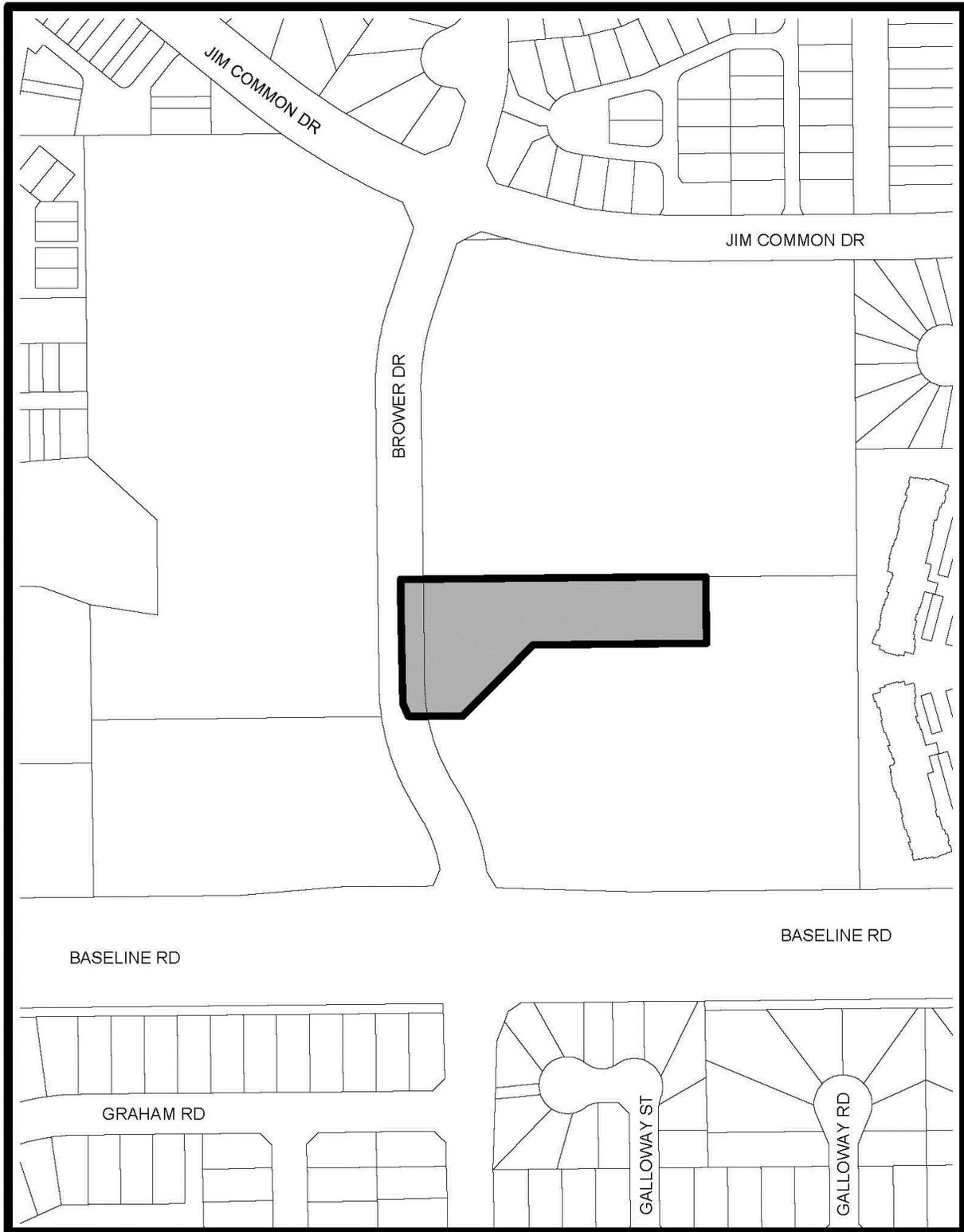
- (a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

(6) Development Permits:

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

DC 7 DIRECT CONTROL DISTRICT

(Bylaw 36-2017 - 1111 22, 2017)



DC 7 DIRECT CONTROL DISTRICT

1) Purpose:

To establish a site-specific Direct Control District to accommodate congregate care and/or assisted living facility development with specific development regulations.

2) Area of Application:

This district shall apply to part of Lot G, Plan 2736RS located at the northeast corner of the intersection of Brower Drive and Baseline Road as shown on the above map.

3) Uses:

Assisted Living Facility
Congregate Housing
Health service, Minor
Senior Citizen Housing

4) Subdivision Regulations

- a) The maximum lot area shall be 0.70 ha.
- b) The minimum lot width shall be 35.0 m.

5) Development Regulations:

- a) Setbacks:
 - i. The minimum setback from the front lot line shall be 6.0 m.
 - ii. The minimum setback from the rear lot line shall be 9.0 m.
 - iii. The minimum setback from the north side lot line shall be 7.0 m.
 - iv. The minimum setback from the south side lot shall be 5.0 m.
- b) The maximum number of units shall be 165.
- c) The maximum building height shall be 6 storeys to a maximum height of 24.0 m.
- d) The maximum site coverage shall be 50%.

6) Parking

- a) Parking shall be provided at the ratio of 0.25 stalls per 1 unit.
- b) Resident parking shall be provided underground.
- c) Parking for visitors and staff parking may be located on the surface.

7) Design Regulations

- a) Projections such as awnings, porticos, eaves, unenclosed balconies, shade protection, and similar architectural features that are not considered part of the interior space of the building may project up to 1.2 m.
- b) Massing of building walls greater than 15 m. in length shall be reduced through the use of architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g., recesses and projections), changes in building finishes, materials and textures, or other features that create an identifiable pattern and sense of human scale. Massing elements such as major entries, windows, shifts in wall planes, trellises, roof elements, cupolas, gazebos, terracing, arcades or other similar elements should be incorporated to add visual interest to the basic massing.
- c) Section 3.5.13 of this Bylaw does not apply.
- d) For each unit a minimum of 3.5 m²/per unit of common amenity space is required within the site.
- e) Common amenity space includes indoor and outdoor spaces with a minimum allocation of 50% to outdoor common amenity space. The common amenity space shall be accessible by all residents within the development, and may include rooftop spaces. Building setbacks and building code separations between buildings shall not be considered as common amenity space.
- f) Buildings shall utilize materials such as brick, stone or textured, split face block veneer, cast stone or tinted masonry to the satisfaction of the Development Officer. The following materials are prohibited:
 - i. Painted or unpainted concrete block facing public roadways.
 - ii. Tilt-up concrete panels
 - iii. Reflective glass
 - iv. Aluminum or vinyl siding, fiberglass or asphalt
- g) The sidewalk adjacent to the principal entry shall be a minimum of 2.44 m wide. All other connecting sidewalks shall be a minimum 1.50m wide.
- h) Accessory structures shall conform to the architectural design and finish of the principal building.

8) Landscaping:

- a) Where limited by space, tree planting may be substituted in one of the following manners:
 - i. Shrub groupings may be substituted at the rate of five shrubs for one tree; and/or
- b) The cash equivalent value of the planting deficiency is used to enhance non-planting landscape amenities such as one or more of those as noted in Section

3.5.14 of this Bylaw within the subject parcel to the satisfaction of the Development Officer.

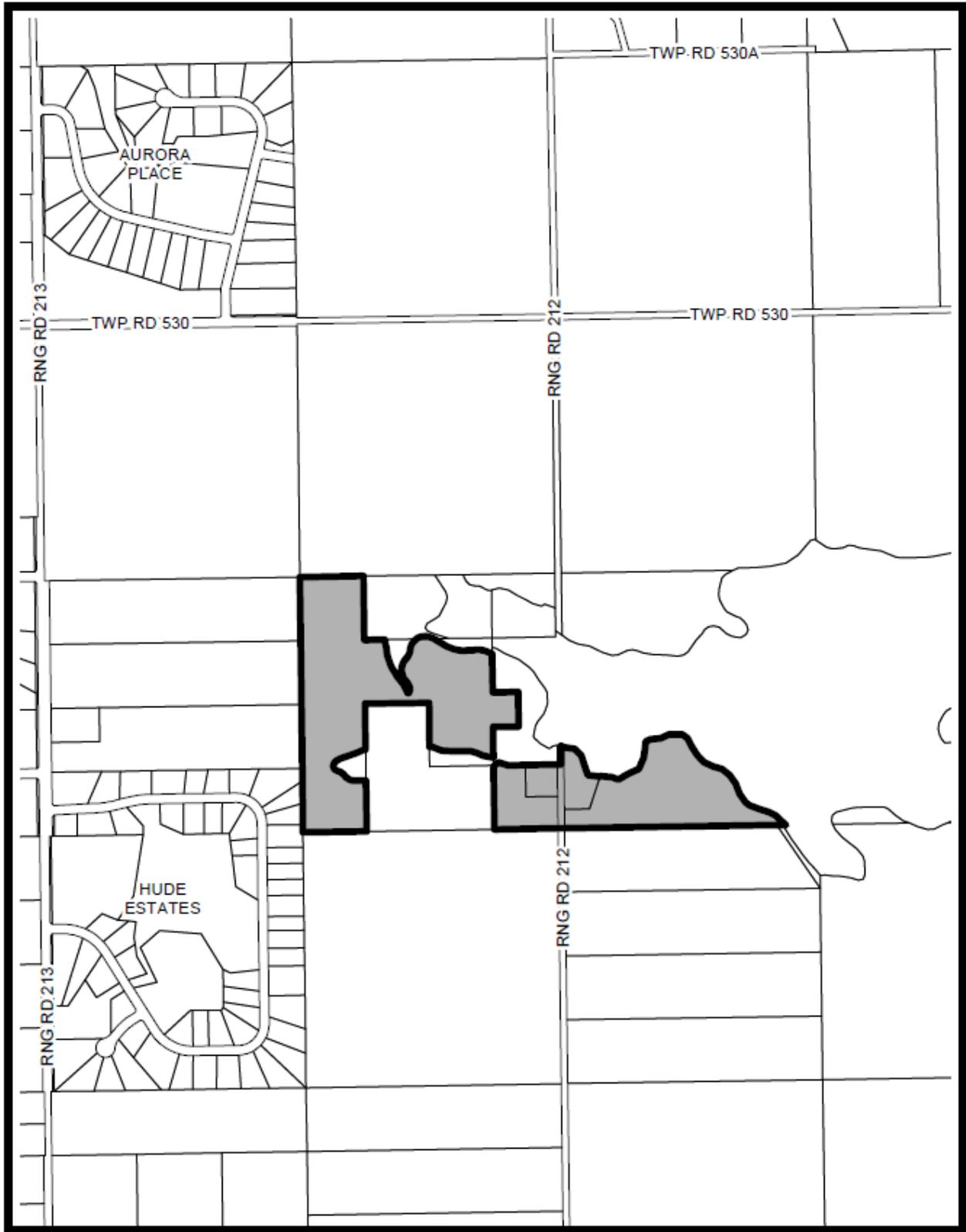
9) Additional Regulations:

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

10) Development Permits:

- a) A Development Officer shall consider and decide upon all development permit applications within this district.
- b) A Development Officer may grant a variance for a development permit where the Development Officer determines that the variance, in addition to Section 2.16 of the Land Use Bylaw, considers the attainment of the County planning objectives in the Durham Town Square Area Structure Plan.
- c) Despite 10 b) above no variance shall be granted to the maximum number of units or to the maximum building height or maximum storeys.

DC 9 DIRECT CONTROL DISTRICT



DC 9 DIRECT CONTROL DISTRICT

(1) Purpose:

To establish a site specific Special Purpose District to provide for Private Institutional Services.

(2) Area of Application:

The area shall apply to part of the SE 34-52-21-W4 and part of the SW 35-52-21-W4, as shown on the above map.

(3) Permitted Uses

Private Education
Accessory Dwelling
Group Home

Discretionary Uses

Outdoor Participation Recreation
Private Camps
Professional Offices

(4) Regulations:

In addition to the general regulations of the Strathcona County Land Use Bylaw, the following regulations shall apply:

- a) The minimum front, rear and side yard shall be 15 m (49.2 ft.).
- b) The maximum height shall be 20 m (65.6 ft.).
- c) No building shall be allowed within a 50 m setback of the shoreline of Bennett Lake.

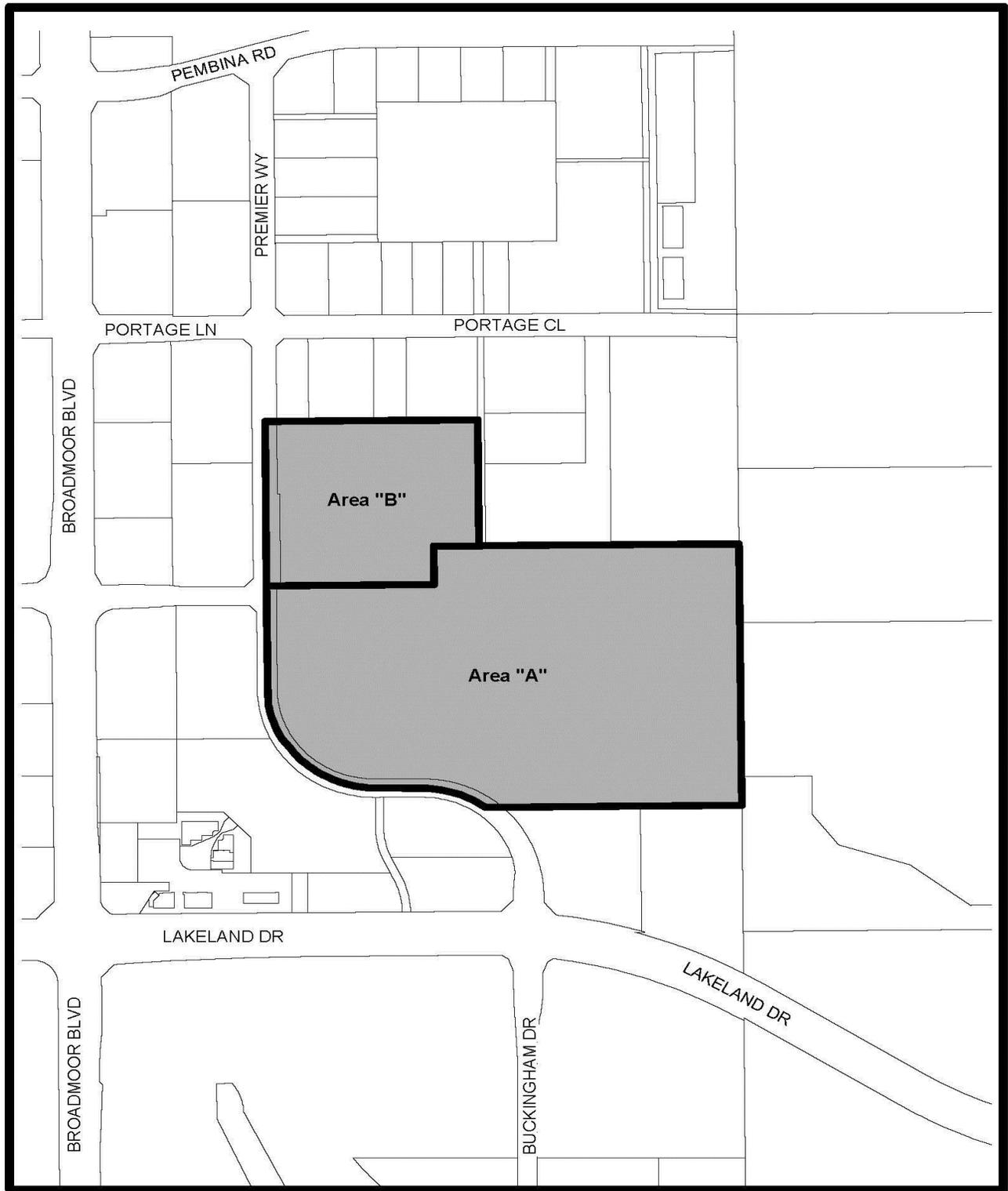
(5) Other Regulations:

- 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 10 DIRECT CONTROL DISTRICT



DC 10 DIRECT CONTROL DISTRICT

(1) Purpose:

To provide for the development of the Strathcona County Multipurpose Recreation Facility, as well as other related services and uses.

(2) Area of Application:

This district applies to areas A and B of the Southwest Quarter of Section 10-53-23-W4 as shown on the above map.

(3) Uses: Area A

Permitted Uses

- Community Recreation^
- Daytime Child Care^
- Indoor Participant Recreation^
- Outdoor Participant Recreation^
- Public Libraries and Cultural Facilities^
- Public Park
- Spectator Entertainment^
- Spectator Sports^
- Temporary Overnight Parking of Recreational Vehicles

Discretionary Uses

- General Retail^
- Health Services^
- Major Amusement Establishment
- Minor and Major Eating & Drinking Establishments
- Minor Equipment Rentals
- Personal Service Shops
- Professional and Financial Offices

Uses: Area B

Permitted Uses

- General Retail^
- Hotels^
- Indoor Participant Recreation^
- Major Amusement Establishment
- Minor and Major Eating & Drinking Establishments
- Motels^
- Personal Service Shops
- Professional and Financial Office
- Spectator Entertainment^

Discretionary Uses

- Alcohol Sales
- Retail, cannabis* (*Bylaw 16-2018 – April 24, 2018*)

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

(4) Regulations: Area A

- a) The minimum front, rear, and side yard shall be 6 m (19.7 ft.).
- b) The maximum height shall be 20 m (65.6 ft.)
- c) Temporary Overnight Parking of Recreational Vehicles shall be a temporary development, permitted only in association with specific events.
- d) A pedestrian way may be permitted which is primarily intended for pedestrian traffic, located

at, above or below grade which may or may not connect or pass through buildings, which may or may not connect buildings which are within properties of different zoning and which may or may not connect buildings which lay on properties of different ownership.

Regulations: Area B

- a) Development in Area B shall be subject to the development regulations of the CD2 Regional Arterial and Commercial District.
- b) A pedestrian way may be permitted which is primarily intended for pedestrian traffic, located at, above or below grade which may or may not connect or pass through buildings, which may or may not connect buildings which are within properties of different zoning and which may or may not connect buildings which lay on properties of different ownership.

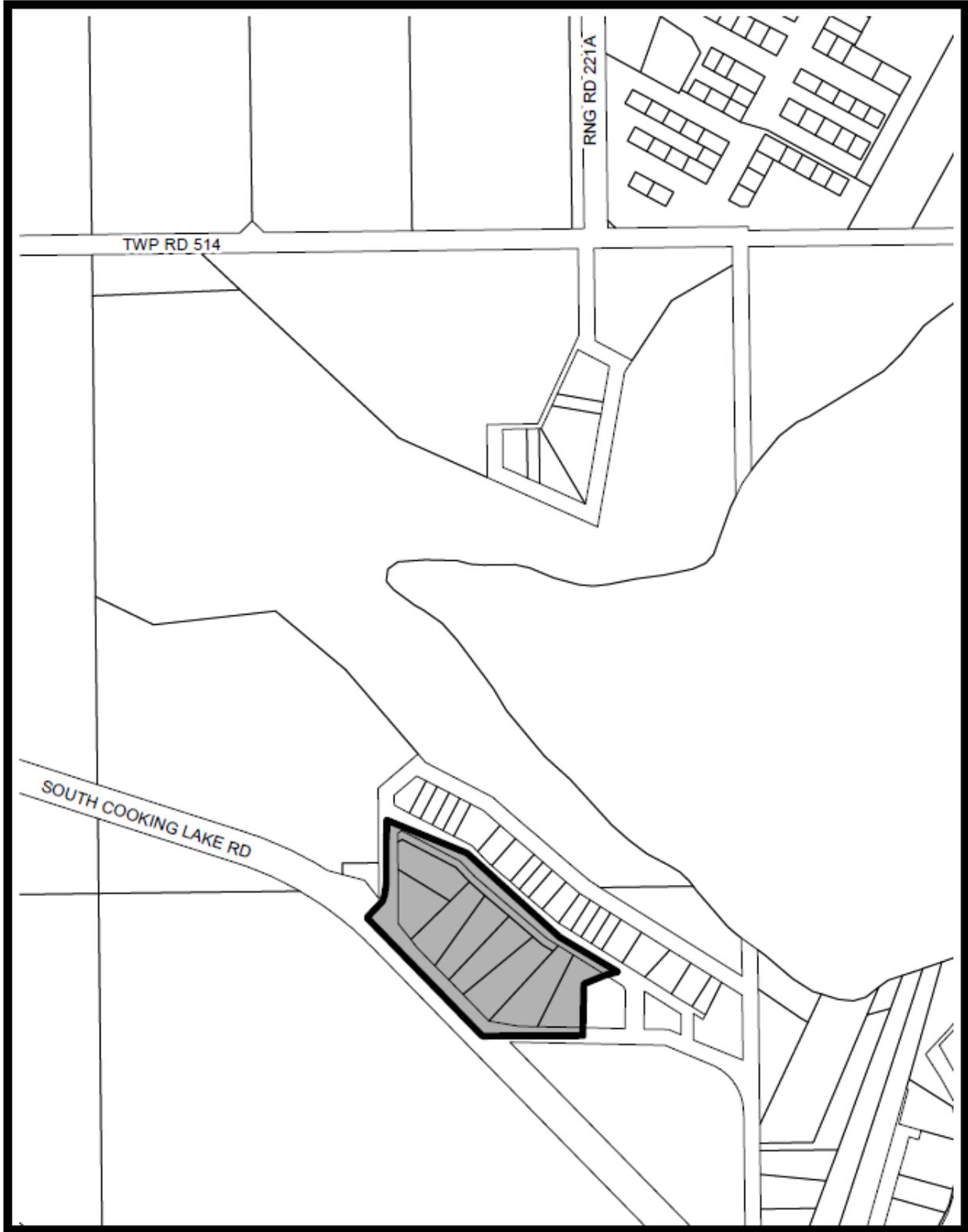
(5) Other Regulations:

- 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 12 DIRECT CONTROL DISTRICT



DC 12 DIRECT CONTROL DISTRICT

(1) Purpose:

To provide for single detached dwellings on low density sites in the Hamlet of South Cooking Lake.

(2) Area of Application:

This area shall apply to Lot 1A, Block 7, Plan 892 1393, E1/2 23-51-22-W4, encompassing 3.2 ha (8.0 ac) as indicated on the above map.

(3) Permitted Uses:

Home Business (Minor)
Single Detached Dwellings

Discretionary Uses:

Bed and Breakfast
Family Care Dwelling
Home Business (Major)
Religious Assembly
Residential Sales Center

(4) Development Regulations:

- a) The minimum lot area shall be 2,787 m² (30,000 ft²).
- b) The minimum site width shall be 25 m (82 ft).
- c) The minimum site depth shall be 50 m (164 ft).
- d) The maximum site coverage shall be 28% for principal buildings, 12% for accessory buildings, and 40% where a garage is attached.
- e) The minimum front yard shall be 7.0 m (23 ft).
- f) The minimum rear yard shall be 9.8 m (32 ft).
- g) The minimum side yard shall be 3.6 m (12 ft) for principal buildings; and on a corner site, 7.0 m (23 ft) for the side yard abutting the public roadway, other than a lane.
- h) The maximum height shall be 10 m (32.8 ft) and 2 1/2 stories.

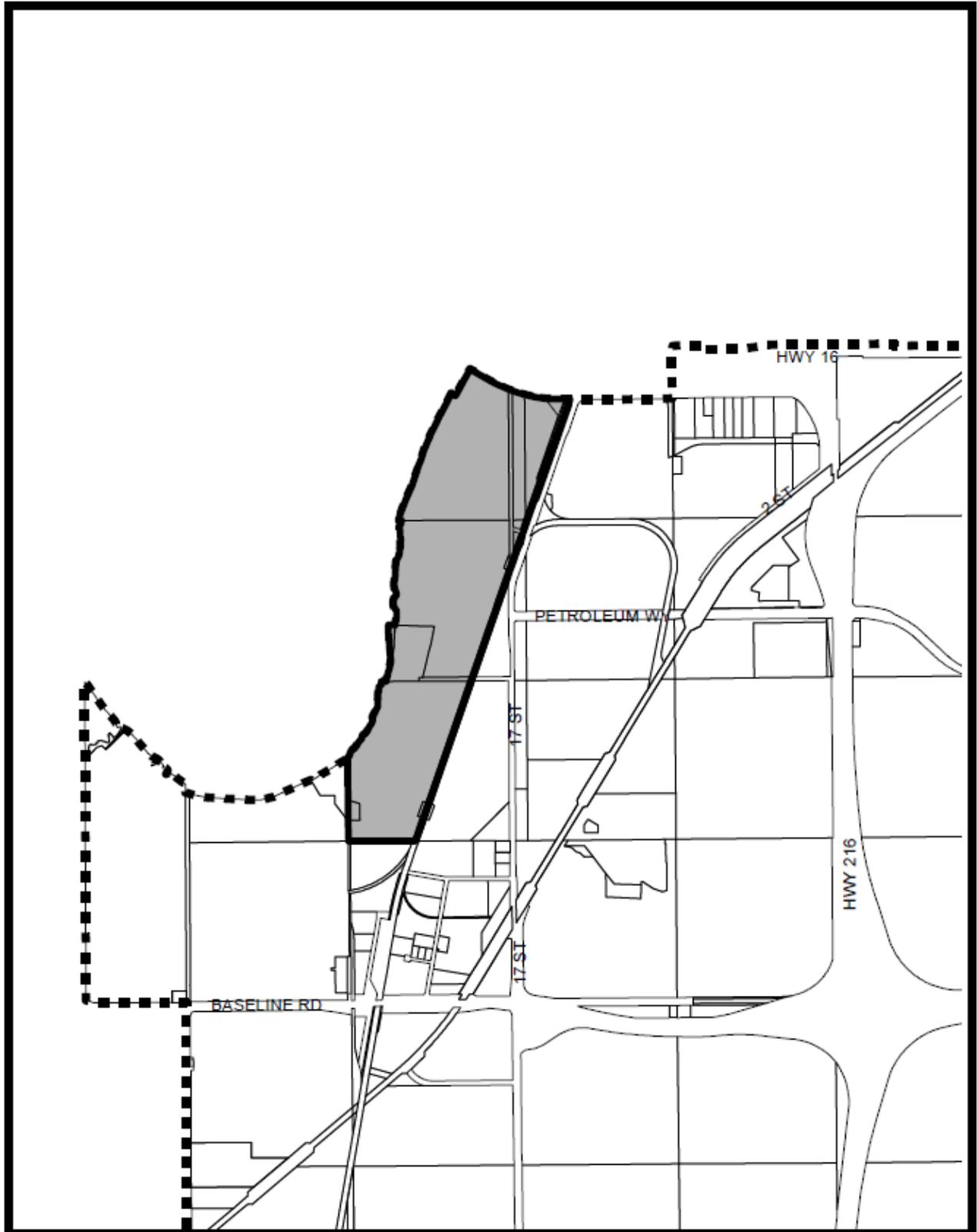
(5) Other Regulations:

- 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 13 DIRECT CONTROL DISTRICT



DC 13 DIRECT CONTROL DISTRICT

(1) Purpose:

To provide for the preservation and protection of environmentally sensitive areas and lands having significant natural environment capability for conservation, passive recreation, and education purposes.

(2) Area of Application:

This district shall apply to the property within portions of E ½ 7-53-23-W4, SE 6-53-23-W4 and NW 8-53-23-W4 located south of Highway 16 as shown on the above map.

(3) Permitted Uses:

Ecological Reserves
Environmental and Natural Conservation
Farming
Natural Science Exhibits
Public Park
Outdoor Participant Recreation

Discretionary Uses:

Accessory Dwelling
Public or Private Education Services

(4) Development Regulations:

- a) The minimum front, rear and side yard shall be 6.0 m (19.7 ft), or 15 m (49.2 ft) where a site abuts a residential district.

(5) Additional Environmental Regulations:

- a) The design of a development shall minimize or eliminate potential slope instability due to adjacent slopes, recognizing the necessity for erosion control.
- b) Removal of vegetation shall be avoided or minimized.
- c) Alteration of site topography shall be avoided or minimized.
- d) A development shall be sensitive to the hydrological factors of the site, including water quality, ground water table, natural drainage pattern, the presence of surface water and flood susceptibility.
- e) A development shall avoid or minimize any potential adverse impact on wildlife.

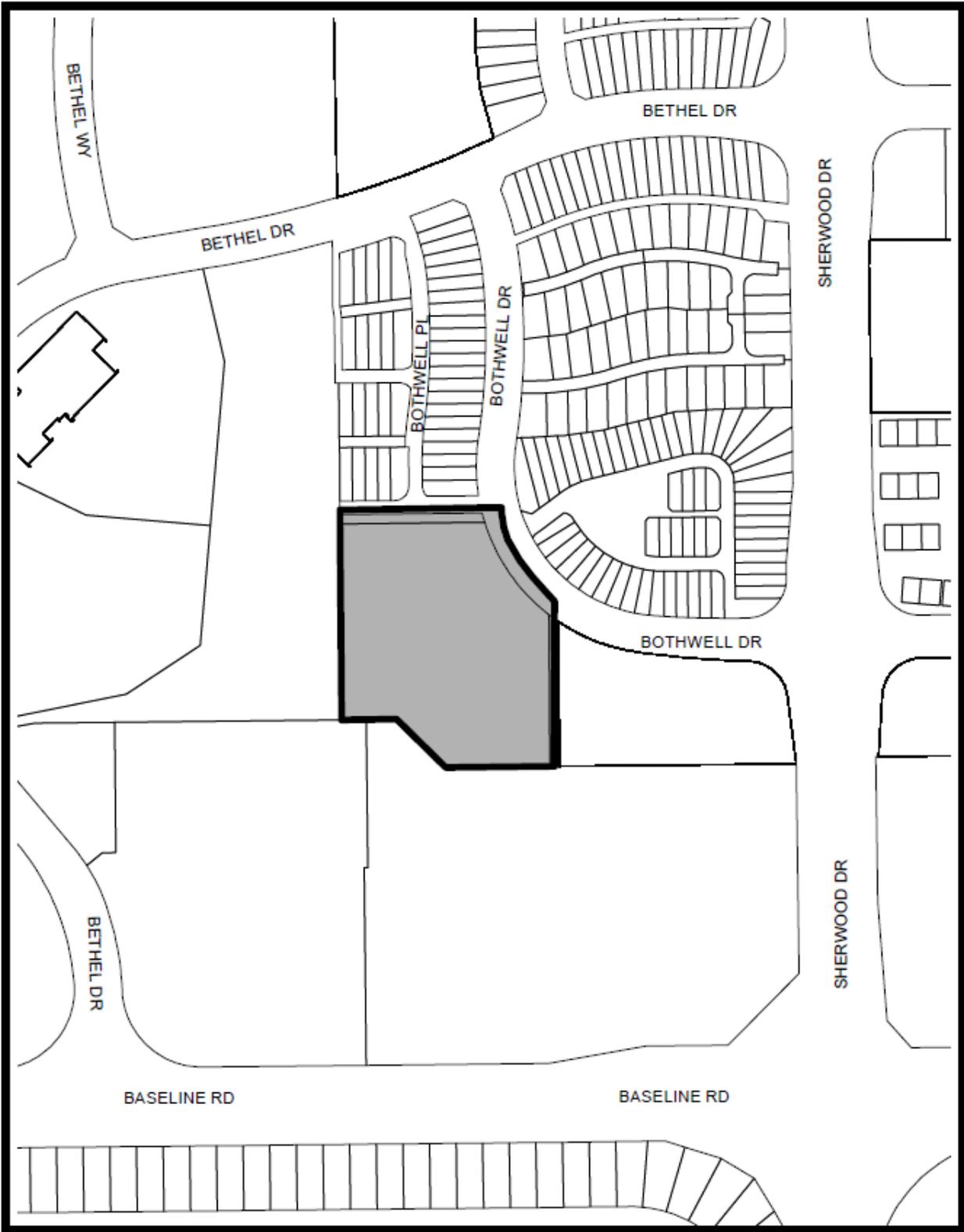
(6) Other Regulations:

- 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 14 DIRECT CONTROL DISTRICT



DC 14 DIRECT CONTROL DISTRICT**(1) General Purpose:**

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

(2) Area of Application:

This district shall apply to the part of the south east ¼ of Section 3-53-23-W4, located west of Sherwood Drive and southwest of Bothwell Drive, as shown on the above map.

(3) Permitted Uses

Apartments
Home Business (Minor)

Discretionary Uses

Residential Sales Centre
Daytime Child Care
Home Business (Major)
Personal Service Shops & Convenience
Retail Stores when included as an
integral component in an apartment
of at least 150 dwellings

(4) Regulations:

In addition to the General Regulations of the Strathcona County Land Use Bylaw, the following regulations shall apply:

- a) The overall site development shall be in accordance with the urban design Guidelines established herein and in the Strathcona Centre Area Structure Plan.
- b) The minimum front yard adjacent to Bothwell Drive shall be 9.0 m.
- c) The minimum rear yard from the south property line shall be 4.0 m.
- d) The minimum east side yard shall be 20.0 m with a minimum landscaped yard of 3.0 m.
- e) The minimum west side yard shall be the greater of 2.0 m or 1.0 m for each storey, or partial storey.
- f) The minimum north side yard shall be 20.0 m with a minimum landscaped yard of 4.0 m.
- g) The maximum height shall be 15.0 m (49.2 ft) and 4 storeys.
- h) The maximum number of units shall be 192 units.
- i) A detailed landscape plan shall be submitted to and approved by a Development Officer.
- j) Perimeter wood screen fencing shall be constructed along the east, south and north sides of the site (excepting the west side and the front side along Bothwell Drive) as per Schedule "A".
- k) A perimeter 1.2 m (4 ft) chain link fence shall be constructed along the west side of the site.
- l) All storage or trash collection shall be screened from view from adjacent sites and public roadways, and not permitted in a required yard.
- m) All outdoor lighting shall be directed away from public roadways and adjacent parcels.
- n) The maximum site coverage shall be 38% for principal buildings and 12% for accessory buildings.

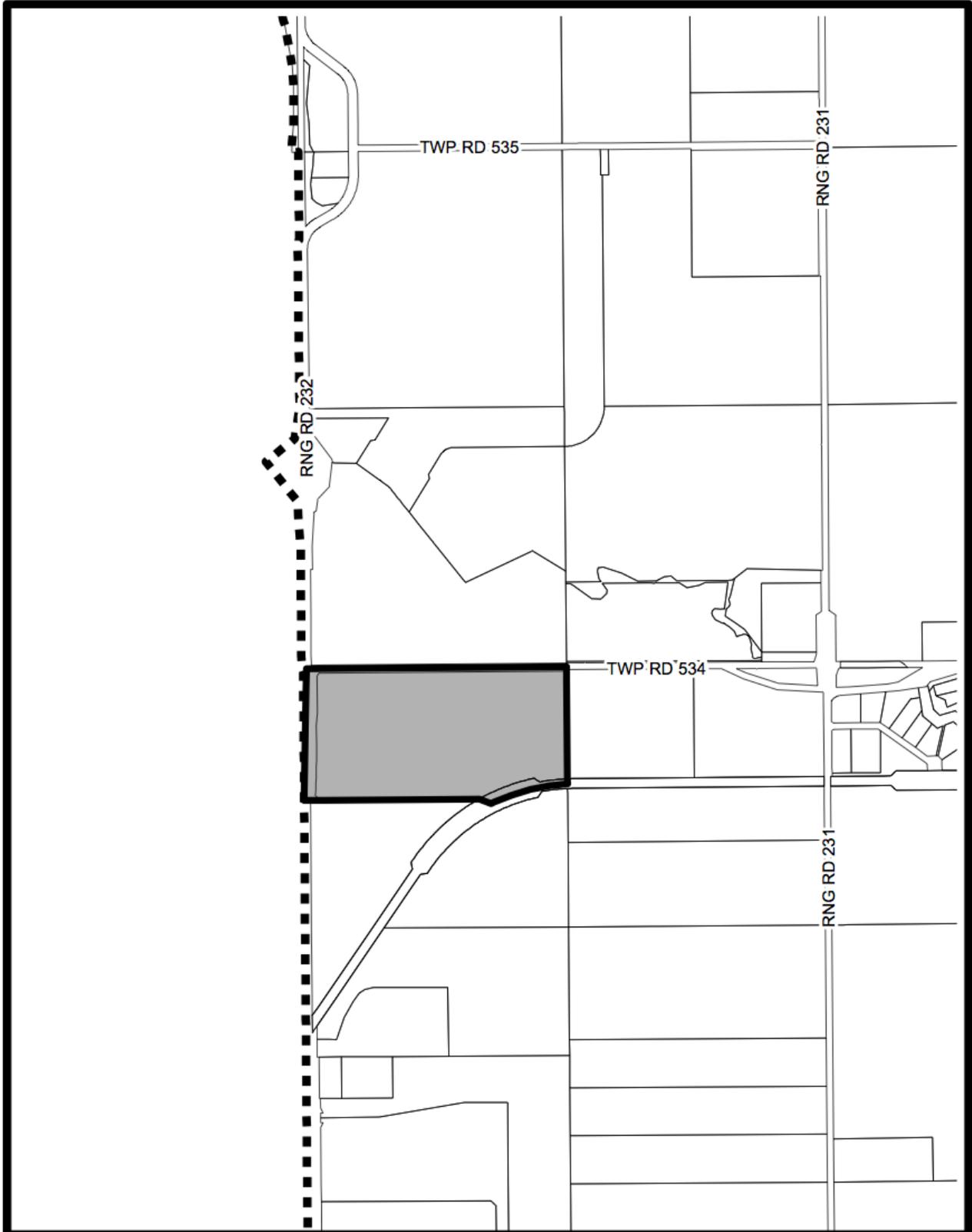
(5) Other Regulations:

- 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 15 DIRECT CONTROL DISTRICT



DC 15 DIRECT CONTROL DISTRICT

(1) Purpose:

To provide for manufacturing, processing, assembly, distribution, service and repair uses which carry out a portion of their operation outdoors or require outdoor storage areas. In general, no significant nuisance associated with uses in this district should extend beyond the boundaries of the site.

Area of Application:

This district shall apply to part of the NW 23-53-23-W4, located south of Twp Rd 534 and east of Rge Rd 232, as shown on the above map.

(2) Permitted Uses

Discretionary Uses

- Animal Hospitals and Shelters
- Auction Yards
- Automotive and Equipment Repair
- Cremation and Interment
- Essential Utility
- Farming
- Fleet Services
- General Contractor
- General Industrial Type I
- General Industrial Type II
- Industrial Vehicle and Equipment
- Major Equipment Rentals
- Minor Equipment Rentals
- Minor Service Stations
- Recycling Depots
- Temporary Storage
- Utility Services
- Warehousing and Storage

- Abattoirs
- Accessory Dwelling
- Community Recreation
- Convenience Retail
- Drive-In Theatre
- Dry Waste Site
- Indoor and Outdoor Participant Recreation
- Major and Minor Veterinary Services
- Minor Eating and Drinking Establishments
- Natural Resource Developments
- Protective and Emergency Services
- Truck and Mobile Home
- Used Oil Recycling Depot
- Warehouse Sales

(3) Regulations:

- a) The maximum floor area ratio shall be 2.0.
- b) The minimum front yard shall be 6 m (19.7 ft.).
- c) The minimum side yard shall be 6 m (19.7 ft.), or in the case of a side yard abutting a railway, no side yard may be required.
- d) The minimum rear yard shall be 6 m (19.7 ft.), or in the case of a rear yard abutting a railway line, no rear yard may be required.
- e) The maximum height shall be 18 m (59 ft.).

(4) Additional Regulations:

- a) A Development Officer may require an Environmental Impact Assessment prepared in accordance with this Bylaw, where there is uncertainty as to potential impacts or

potential significant risk from the proposed development. Notwithstanding a use may be either a permitted use or a discretionary use, a Development Officer may not issue a permit for a development which may cause significant adverse environmental impact.

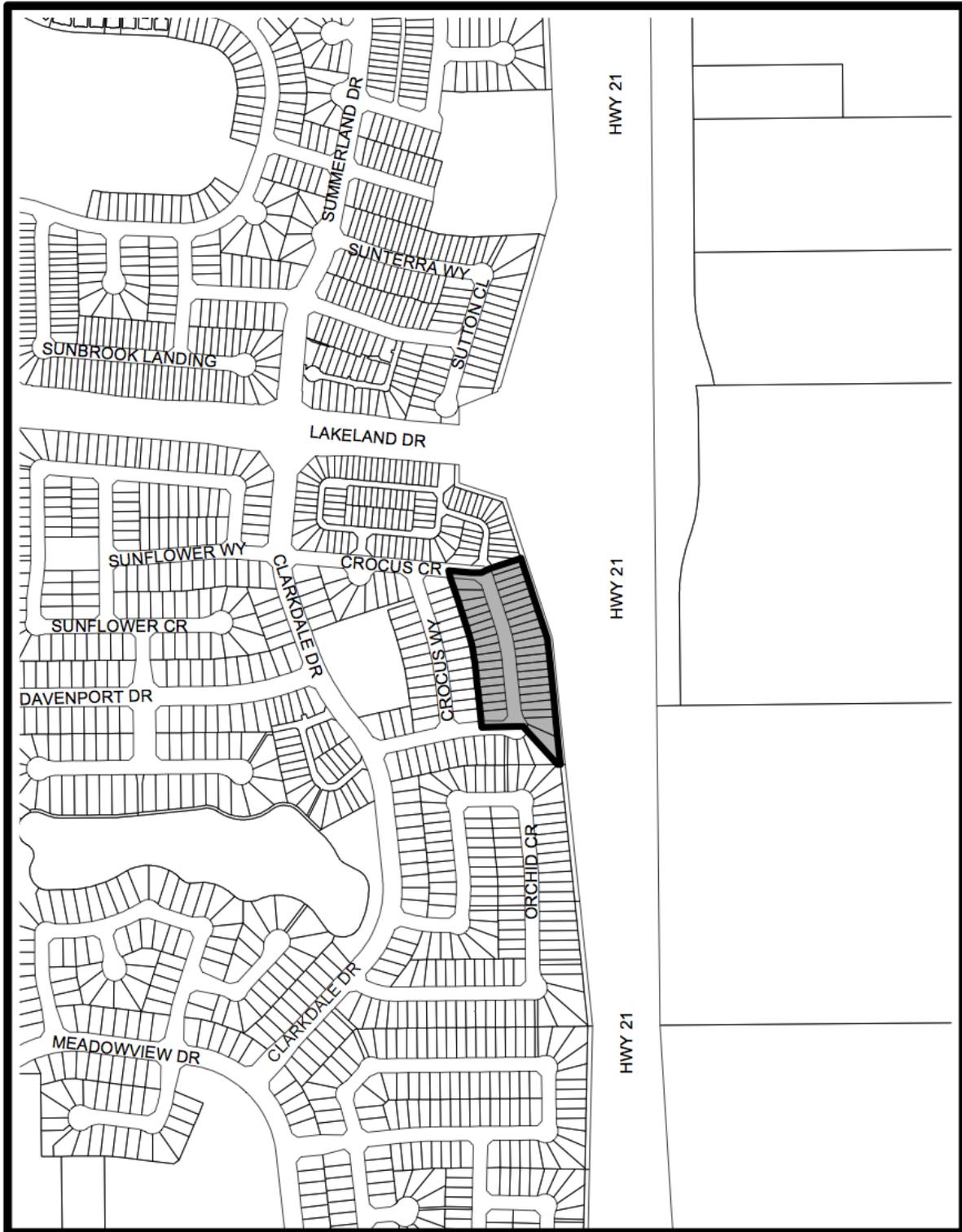
(5) Other Regulations:

- 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 16 DIRECT CONTROL DISTRICT



DC 16 DIRECT CONTROL DISTRICT

(1) Purpose:

To establish a site specific Direct Control District, compliant within the Clarkdale Meadows Area Structure Plan, that defines specific development guidelines for single family residential.

(2) Area of Application:

This district shall apply to part of the NE 1-53-23-W4, located immediately west of Highway 21 and north of Orchid Crescent, as shown on the above map.

(3) Permitted Uses

Dwelling, Single
Dwelling, Family Care

Discretionary Uses

Home Business, Minor
Group Home, Minor
Home Business, Major
Residential Sales Centre

(4) Regulations:

- a) The minimum lot area shall be 331.6m² (3569 ft.²).
- b) The minimum site width shall be 9.76 m (32 ft.) except on corner lots it shall be 12.54 m (41.1 ft.).
- c) The minimum site depth shall be 34 m (111.5 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 m (98. 4 ft.).
- d) The maximum site coverage shall be 28% for principal buildings, 12% for accessory buildings, and 40% where a garage is attached. An additional 5% site coverage may be allowed for decks, porches, verandas or similar projections.
- e) The minimum front yard shall be 3.0 m (9.8 ft.) from the property line and not less than 6.0 m (19.7 ft.) from the edge of the sidewalk.
- 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; 3.0 m (9.8 ft.) for one side yard where no front attached garage and no abutting lane is provided; 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 10 m (32.8 ft.) and 2½ storeys.

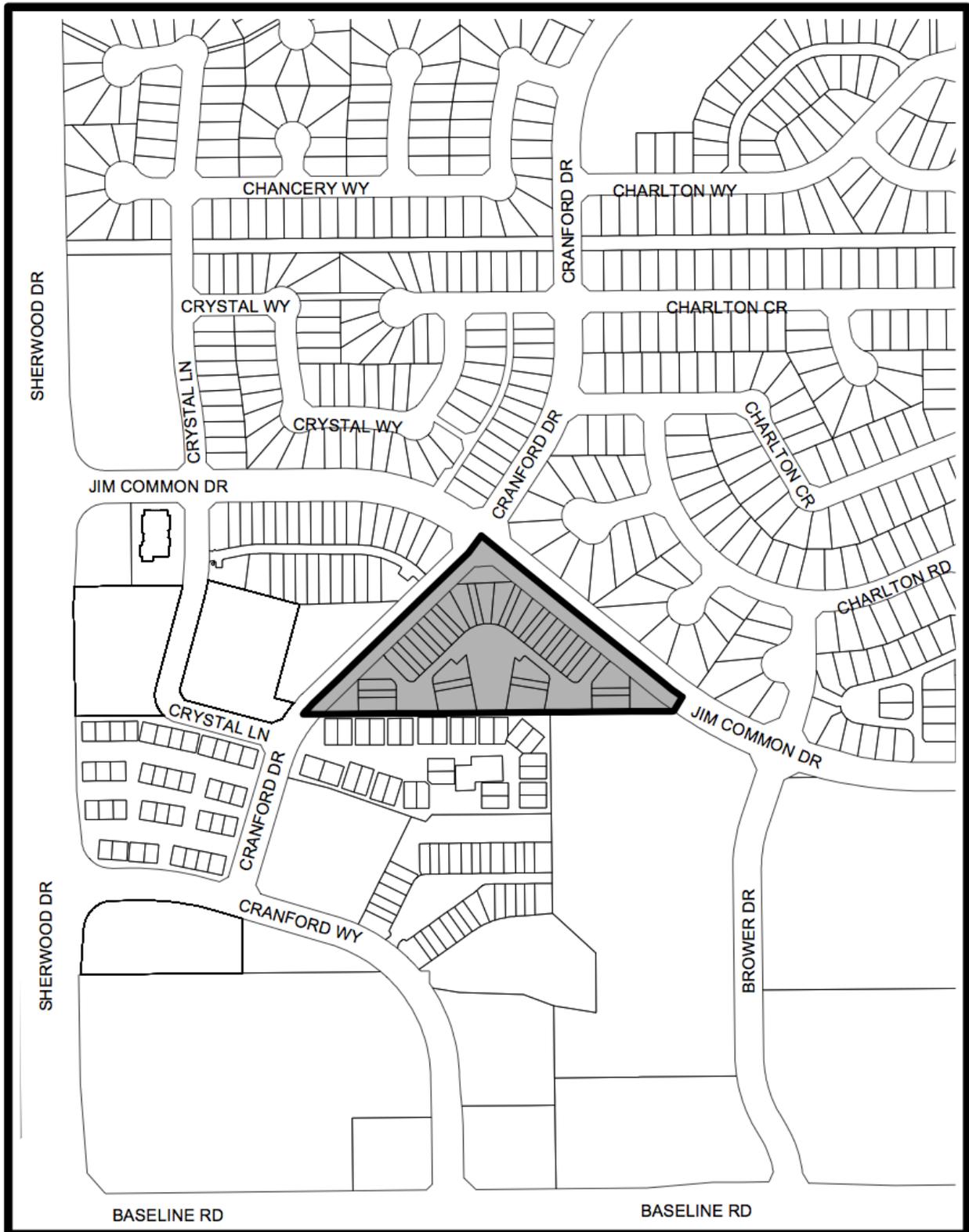
(5) Other Regulations:

- 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 17 DIRECT CONTROL DISTRICT



DC 17 DIRECT CONTROL DISTRICT

(1) Purpose:

To establish a site specific Direct Control District to accommodate multiple residential development with specific development regulations to ensure a high standard of appearance and quality of construction and to ensure the development is in compliance with the Durham Town Square Area Structure Plan.

(2) Area of Application:

This district shall apply to part of the SW 2-53-23-W4 located northeast of the intersection of Baseline Road and Sherwood Drive as shown on the above map.

(3) Permitted Uses:

Home Business (Minor)
Town Housing

Discretionary Uses:

Home Business (Major)
Residential Sales Centre

(4) Regulations:

In addition to the general regulations of the Land Use Bylaw, the following regulations shall apply:

- a) The overall site development shall be in accordance with the urban design guidelines and principles established herein and in the Durham Town Square Area Structure Plan, to the satisfaction of a Development Officer.
- b) The minimum front yard shall be 6.0 m (19.7 ft)
- c) The minimum rear yard shall be 6.0 m (19.7 ft)
- d) The minimum side yard shall be 1.5 m (5.0 ft)
- e) The maximum building height shall be 10 m (32.8 ft) and 2 ½ storeys.
- f) The maximum number of units shall be 36.
- g) 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 of period and the principal design elements, finishing materials, colours and roof style shall be applied to each building with appropriate variations;
 - ii) roofs shall be sloped and of residential character and finished with wood shakes, clay tiles or asphalt singles;
 - 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
- h) Landscaping will be provided as follows:

- i) the required side yard and rear yards in addition to the required front yard shall be landscaped with mature coniferous and deciduous trees in a proportion of approximately 50:50;
 - ii) a minimum of two mature trees shall be provided for each residential unit. Mature coniferous trees shall be a minimum of 3.0 m (9.8 ft) in height and mature deciduous trees shall be a minimum caliper of 8.0 cm (3.14 in).
- i) 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.
- j) No parking, loading, storage or trash collection area shall be permitted in a required yard. Storage and trash collection areas shall be screened from view from adjacent sites and public roadways.
- k) Notwithstanding the General Regulations of the Land Use Bylaw, visitor parking shall be provided at the ratio of one parking stall for every 6 dwellings. All other parking requirements may be in accordance with the Land Use Bylaw.

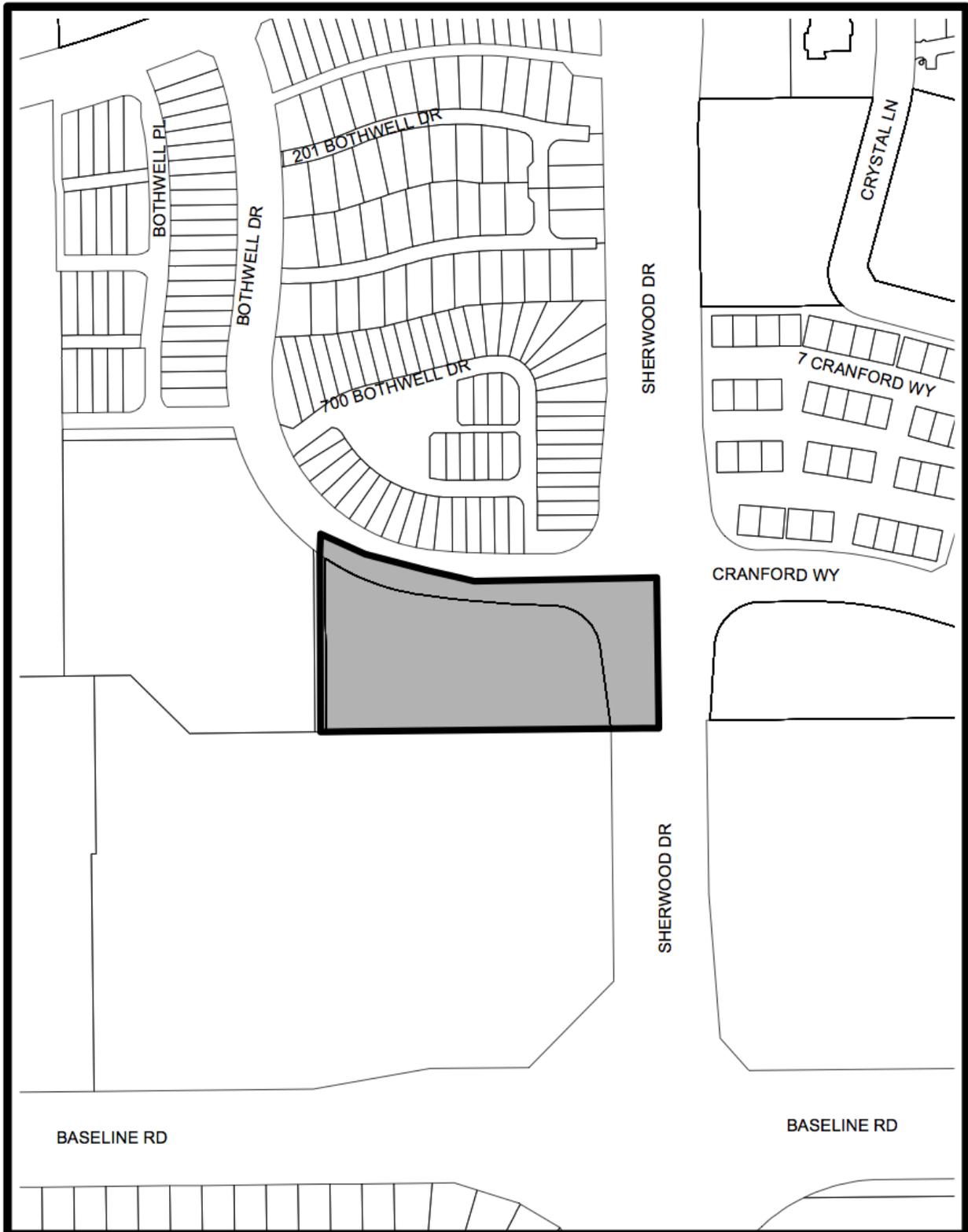
(5) Other Regulations:

- 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 18 DIRECT CONTROL DISTRICT



DC 18 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 attached residential housing.

(2) AREA OF APPLICATION:

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

(3) USES:

Permitted Uses

Town Housing
Semi-Detached Housing
Fourplex Housing

Discretionary Uses

Boarding or Lodging House
Home Business, Minor*
Home Business, Major*
Temporary Shelter Service
Residential Sales Centre*

(4) DEVELOPMENT REGULATIONS:

- a) The maximum density shall be 42 units.
- b) The maximum site coverage shall be 50%.
- 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 west side yard shall be 3.0 m.
- f) The minimum east side yard adjacent to Sherwood Drive shall be 6.0 m.
- g) The minimum rear yard adjacent to the commercial land to the south shall be 7.5 m.

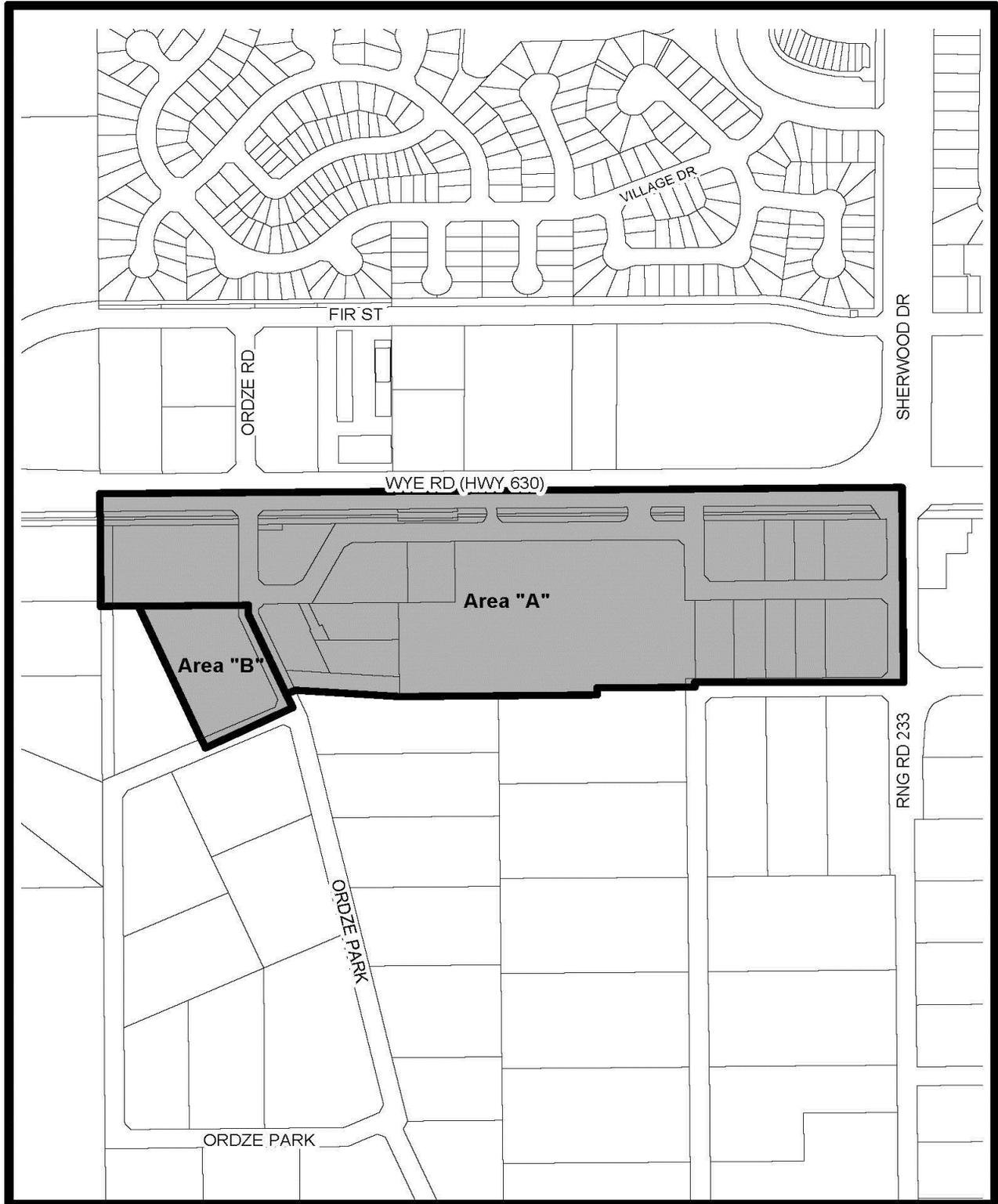
(5) Other Regulations:

- 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 19 DIRECT CONTROL DISTRICT



DC 19 DIRECT CONTROL DISTRICT

1) Purpose:

To establish a special purpose district to accommodate appropriate vehicle-oriented commercial, business, and other related uses that are with site specific development regulations which ensure a high and comprehensive standard of appearance appropriate to the site’s exposure on major entrance routes to Strathcona County; and which is in compliance with the South of Wye Road Area Redevelopment Plan.

2) Area of Application:

This district shall apply to those parcels south of Wye Road and west of Rge Rd 233 as shown on the above map.

3) Uses:

The following permitted and discretionary uses pertain to those parcels shown within “Area A” as shown on Schedule “A:”

Permitted Uses

- Business Support Service
- Drive Through Vehicle Service
- Financial Service
- Food Service, Drive-in
- Food Service, Restaurant
- Gas Bar
- Green House and Plant Nursery
- Health Service, Minor
- Neighborhood Pub
- Retail, Convenience
- Vehicle Repair, Minor
- Vehicular Oriented Use
- Veterinary Service, Minor

Discretionary Uses

- Animal Grooming Facility
- Hotels
- Office
- Personal Service Establishment
- Recreation, Indoor
- Retail, Alcohol*
- Retail, cannabis* (*Bylaw 16-2018 – April 24, 2018*)
- Retail, General
- Vehicle Repair, Major
- Warehouse Sales

The following uses pertain to those parcels shown within “Area B” as shown on Schedule “A:”

Permitted Uses

- Animal Grooming Facility
- Business Support Service
- Commercial Storage (indoor storage only)
- Financial Service
- Food Service, Restaurant
- Health Service, Minor
- Office
- Personal Service Establishment
- Recreation, Indoor (*Bylaw 26-2019 – August 20, 2019*)
- Retail, General
- Retail, Convenience
- Veterinary Service, Minor

4) Development Regulations:**4.1 Site Requirements****"Area A":**

- a) The maximum floor area ratio for those parcels within "Area A" shall be 0.7.
- b) The minimum front yard and/or flanking yard for those parcels within "Area A" shall be 7.5 m except where there is a lot adjacent to the north western utilities right of way, the minimum side yard may be 3.0 m.
- c) The minimum side yard setback for those parcels within "Area A" shall be 4.5m.
- d) The minimum rear yard setback for those parcels within "Area A" shall be 7.5m or 4.5m from the edge of an easement.
- e) The maximum height for those parcels within "Area A" shall be 10.5m; an additional storey may be approved for a hotel development at the discretion of the Development Officer where the aesthetics of the neighbourhood and the compatibility with the scale of adjacent properties are not adversely affected.

"Area B":

- f) The maximum floor area ratio for those parcels within "Area B" shall be 1.0.
- g) The minimum flanking side yard setback for those parcels within "Area B" shall be 7.5 m.
- h) The minimum rear yard setback for those parcels within "Area B" shall be 4.5m.
- i) The minimum south yard setback within "Area B" shall be 4.5 m.
- j) The minimum west yard setback for those parcels within "Area B" shall be 4.5m.
- k) The maximum height for those parcels within "Area B" shall be 10.5 m.

5) Design Standards:**5.1 Architectural Character**

- a) All building frontages are to present a major orientation to Wye Road, unless deemed by the Development Officer to be otherwise acceptable.
- b) Development within this Direct Control District shall:
 - i) maintain a sensitive relationship to the neighbouring country residential parcels;
 - ii) encourage architectural solutions which capitalize on the high level of visibility of this site; and
 - iii) stress unifying design elements amongst the built forms in order to develop consistency and harmony along the streetscape.
- c) 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.
- d) All exterior wall elevations of buildings visible from frontage and side streets and customer parking areas, including screen walls, shall have architectural treatments.
- e) Rooflines and building facades shall be articulated and varied to reduce the perceived mass and linearity of the buildings and shall add architectural interest.
- f) Building entrances shall be designed to provide a canopy area, awning, or overhang at entrances where appropriate, to protect the public from inclement weather.
- g) Particular attention shall be given to the building front/sidewalk relationship. Sidewalks shall be wide enough to allow for the safety of pedestrians. The

enhancement of the transition zone, which lies between the parking lot and the interior of the building, can be achieved through the use of specialized paving materials, varied paving patterns, installation of site furniture, and the introduction of landscaping.

- h) Finishing material for the building exterior shall predominantly consist of brick, stone, stucco, wood, architecturally finished block or concrete, or prefinished metal or other durable and aesthetically pleasing materials, having regard to the objective of ensuring that the development is of a high quality that is compatible with the location.
- i) Design shall discourage crime by reducing concealment opportunities by:
 - i) Placement of windows in order to maximize informal surveillance
 - ii) Providing lighting to minimize dark spaces
 - iii) Providing easily identifiable street addresses

5.2 Colour

- a) An overall colour scheme shall unify various elements of the building facade and the signage. Vent louvres, overhead doors, service doors, gutters downspouts and similar features are to be painted consistent with the portion of the building to which they are attached. Warm subdued background shades shall blend as a whole throughout the block and brighter accent colours shall highlight areas of focus (doorways, window frames, fascia trim).
- b) Gutters and downspouts shall be painted to match the surface to which they are attached, unless used as a major design element, in which case, the colour is to be consistent with the colour scheme of the building.

5.3 Parking and Loading Requirements

- a) Access points to parking lots shall be well spaced and clearly defined.
- b) No parking shall be permitted on roads or driveways.
- c) Parking and access shall be provided in on-site facilities, paved with asphalt and/or concrete.
- d) Whenever possible, parking facilities shall be designed and/or located for protection against winter winds, and to minimize walking times in the winter.
- e) Adequate parking for employees and customers shall be provided. Parking requirements shall conform to the parking standards outlined in the Land Use Bylaw.
- f) Loading and receiving facilities shall be located away from the major street side of the building and screened in a manner compatible with the overall character of the development. Loading requirements shall conform to the loading regulations outlined in the Land Use Bylaw.
- g) Where off-street parking for 50 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.

5.4 Additional Design Elements

- a) Storage Areas and Garbage Enclosures:
 - i) Free-standing garbage enclosures shall not be permitted.
 - ii) Outdoor storage shall be discouraged.
 - iii) Any external garbage enclosure shall be enclosed within a permanent, attractive, screened structure, and located next to the principal building.
 - iv) Any garbage enclosure shall be constructed of materials the same or similar to external materials on the principle building.
 - v) All outdoor storage areas and refuse collection areas shall be visually screened so that materials stored within these areas shall not be visible from streets and adjacent properties.

- vi) Storage and/or garbage collection areas shall not be permitted in a front yard and/or flanking yard, nor in advance of the principle or flanking frontage of the building.
- b) Utility Connections - No lines, wire or other devices for the communication or transmission of electrical current or power shall be constructed, placed or maintained either in or upon the property unless the same shall be maintained underground or concealed, in, under or on the buildings.
- c) All roof top mechanical equipment and/or ductwork shall be:
 - i) screened from view, and/or incorporated into the roof envelope;
 - ii) screened to minimize visibility from the street or surrounding buildings, and;
 - iii) located in areas of the building which are not visually prominent.
- d) Roof mounted ventilators shall be a maximum of 0.46 m above the point to which they are attached, and are to be painted or prefinished, consistent with the colour scheme of the building.
- e) Transformers, storage tanks and other outdoor mechanical systems and/or equipment, and other appurtenant items of poor visual quality are to be screened by the use of concrete or masonry walls, dense mature landscape materials or approved fencing materials.
- f) Buildings in "Area B" shall be oriented so that no primary building entrance is facing the Country Residential to the west and south.
- g) No drive lanes shall be permitted along the outside of buildings on the south or west property boundaries of "Area B".
- h) Buildings in Area "B" shall not be permitted to have windows above the first storey of the south and west facades.

5.5 Signs

- a) A comprehensive sign design plan shall be prepared for each development to be approved by a Development Officer.
- b) Signs and awnings shall adhere to a consistent theme with respect to colouring, configuration and illumination, and shall be carefully located with consideration of the building facade, architectural features, and the adjacent buildings and their signs.
- c) No flashing, blinking, or travelling signs shall be permitted.
- d) Commercial signage shall be permitted on the face of individual buildings or free standing within 2.0 m. of a building provided that the design of this signage is integrated with the architectural plans proposed.
- e) No temporary portable signs shall be allowed.
- f) For multiple tenancy buildings: one free-standing sign shall be permitted at the principle entrance to collectively identify the project.
- g) Each individual unit within a multiple tenancy building may have a wall or fascia sign over the entrance to identify the tenant, and the said sign shall be oriented toward the parking or pedestrian area of the building.
(Bylaw 26-2019 – August 20, 2019)
- h) Despite 5.5 g), within "Area B", fascia signs may be permitted on a wall of a building, provided that the wall is parallel to and within 6 m of the north lot line of "Area B". *(Bylaw 26-2019 – August 20, 2019)*
- i) In the case of any proposed fascia signs in "Area B", an application for a sign permit must include written authorization from the condominium board for the proposed sign and its location. *(Bylaw 26-2019 – August 20, 2019)*

5.6 Fencing

Fencing within the Development is to be generally discouraged, however, it may be employed for security purposes, screening and protection of mechanical equipment or

merchandise located outside the building. In those cases where fencing is to be permitted, the following standards shall apply:

"Area A":

- a) No fences shall be erected facing fronting or flanking streets, nor shall they extend past the face of the building or the building line of an adjacent building.
- b) No fence shall exceed 2.45 m in height, except where necessitated for reasons of security, in which case, a 4.5 m fence may be permitted. No walls higher than 0.9 m shall be located within the setback area paralleling a flanking yard.
- c) All fencing shall be of a permanent material, architecturally consistent with the building. Walls or fences of sheet or corrugated iron, aluminium, barbwire, asbestos, or security chain link fence, are prohibited. Vinyl-coated chain link fence is permitted when heavily screened or used in combination with battens. The colour and material shall blend with the surrounding development.

"Area B":

- a) No fences shall be erected along the frontage of the property, nor shall they extend past the face of the building or the building line of an adjacent building unless required for reasons of security. If required for reasons of security, a porous vinyl-coated chainlink fence may be constructed. Vinyl-coated chain link fence is only permitted when used in combination with landscaping. The colour and material shall blend with the surrounding development.
- b) A solid wood screen fence with a height of 2.45 meters shall be provided along the west property line of Area 'B'.
- c) A vinyl coated chain link fence with a minimum height of 1.8 m shall be provided along the south property line of Area 'B'.
- d) No fence shall exceed 2.45 m in height.

5.7 Lighting

- a) Lighting standards and fixtures shall be of a consistent design, complimentary to the overall architectural theme of each development.
- b) Lighting shall be directed away from adjacent roadways and residential properties.
- c) Lighting shall be provided for security purposes. Security lighting fixtures shall not project above the fascia or roofline of the building and are to be shielded. The shields shall be finished to match the surface to which they are attached. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are restricted to lighting only loading and storage locations, or other similar areas.
- d) Walkway lighting fixtures shall have an overall maximum height not exceeding 2.5 m.
- e) Maximum height of parking lot lighting shall not exceed 10.7 m.

5.8 Noise Attenuation

- a) All sites and buildings shall be designed to minimize vehicular circulation and other business, support or customer activity alongside a residential property line.
- b) Where possible, outdoor (roof-mounted) cooling equipment, which may cause noise, shall be located as far away from neighbouring residential property as possible. Also, the screening of such equipment shall be designed for both visual and noise attenuation purposes.
- c) No outdoor public address or other sound systems shall be allowed within the area unless on a temporary basis (e.g.: special event).

5.9 Landscape Standards

In accordance with the Landscaping and Screening provisions of this Bylaw, new development or where existing development is substantially enlarged or increased in capacity, shall provide for landscaping of the site in accordance with the regulations contained in this Section.

Wherever any development is approved, existing vegetation shall be preserved and protected, or replaced, unless the development shall require space containing existing vegetation in such a location that existing vegetation must be removed.

- a) Landscaping shall be provided in conjunction with, and shall be part of, any development proposed in any application for a Development Permit
- b) Landscaping shall have regard to the built form and adjacent developments. These plans shall include details of pavement materials, fencing, exterior lighting and street furniture elements, garbage and storage areas, pedestrian seating areas, sizes and species of new plantings for the site, including any adjacent boulevard areas, sidewalk improvements, parks and open spaces. The evaluation by the Development Officer shall have regard for the degree to which the design of these features is consistent within the development and complementary to existing adjacent retail/commercial development
- c) Any planting required or provided shall be installed in the finished grade. Where this is not practical, planters may be used, provided that such planters shall have sufficient soil and insulation, and shall be of adequate design, to support the proposed landscaping
- d) A soft landscaped buffer with a minimum width of 3.0 m shall be provided in any yard abutting a public roadway or the ATCO Gas Ltd. right-of-way
- e) A three (3) metre landscaping buffer shall be required along the entirety of the south boundary of "Area B" that includes one (1) tree for every four (4) linear meters of frontage and one (1) shrub for every two and a half (2.5) linear meters of frontage.
- f) Landscaping of parking and storage areas is to be provided in addition to required setback area and not considered a replacement for such
- g) All planting material required shall be hardy to the Sherwood Park region, and to the location on the site where they are planted
- h) All trees and tree planting previously mentioned shall conform to the following:
 - i) the proportion of deciduous to coniferous trees shall be approximately 60:40
 - ii) deciduous trees shall be at least 60 mm caliper and a minimum height of 450 mm; and,
 - iii) coniferous trees shall have a minimum spread of 450 mm and a minimum height of 2.5 m.
- i) 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.

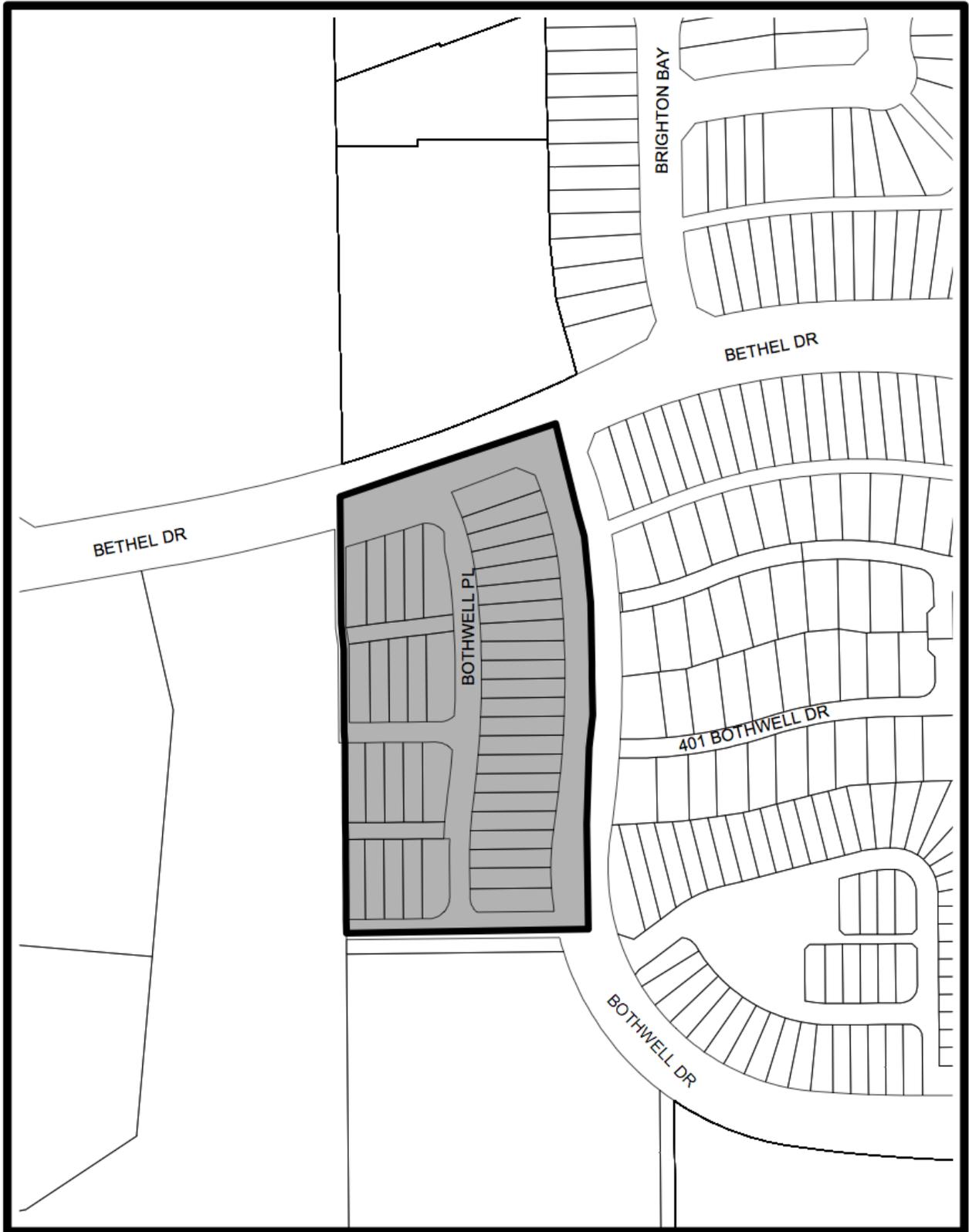
6) Other Regulations

- 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 20 DIRECT CONTROL DISTRICT



DC 20 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 single detached small lot residential with detached parking pads or garages.

2) AREA OF APPLICATION:

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

3) USES:

Permitted Uses

Dwelling, Single

Discretionary Uses

Home Business, Major
Home Business, Minor
Residential Sales Centre

4) DEVELOPMENT REGULATIONS:

- a) The minimum lot area shall be 268.6 m².
- b) The minimum lot width shall be 7.9 m, except on corner lots it shall be 9.2 m.
- c) The minimum lot depth shall be 34 m.
- d) The maximum site coverage shall be 35% for principle buildings and 15% for accessory buildings. An additional 5% site coverage may be allowed for decks, porches, verandas, or similar projections if over 1 m in height.
- e) The minimum front yard shall be 3.0 m measured to the toe of the front steps but in no case shall it be greater than 6.0 m.
- f) The minimum rear yard shall be 8.5 m.
- g) The minimum side yard shall be 1.2 m for principle buildings, except for the flanking side of lots 22 & 49, which shall be 2.5 m. The side yards for detached garages shall be 0.6 m on one side and 1.2 m on the other side.
- h) The maximum height shall be 10.0 m and 2½ storeys.
- i) The maximum number of lots shall be 42 lots.
- j) Each lot shall include a minimum amenity area of 30 m² with either the width or depth measuring at least 4.0 m.
- k) The Development Permit application for the principal building shall include the location of a concrete parking pad measuring at least 36 square meters and including an electrical outlet. The parking pad, with provision for a future garage, shall be set back 2.0 meters from the road.
- l) Requirements with regard to garages shall include the following:
 - i) Garages shall be detached in all cases.
 - ii) Garages are to conform to the principle building in terms of colour, style and materials.
 - iii) Garages shall be a maximum of 41 m².
 - iv) Garages shall not exceed 3.85 m in height.
 - v) Garages may be attached between two lots with the provision for a common wall.

5) DEFINITIONS:

- a) For the purposes of this district, the rear yard for lots 5-9, 11-15, 16-20 and 22-26 shall abut the road. For Lots 28-49 the front yard shall abut Bothwell Drive.

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.