

1.1 DC7 – DIRECT CONTROL DISTRICT 7 – PLAN 8021495; BLOCK A



.1 General Purpose

To establish a Specific Development Control District that provides for the limited residential use provided for herein, and for the storage, repair, servicing, processing and manufacturing uses on site using existing services, and serves agricultural and industrial customers. Any nuisance factor shall not extend beyond the boundaries of the site. Only non-residential Type 3 development contemplated by the Integrated Regional Growth Strategy within the County Municipal Development Plan are allowed.

.2 Decision-Making Authority

In this district the Decision-Making Authority is the Municipal Planning Commission.

.3 Uses

| <i>Accessory, building*</i> |
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| <i>Agricultural support service</i> |
| <i>Dugout</i> |
| <i>Dwelling, single detached, that existed prior to Bylaw 1372/16 coming into effect</i> |
| <i>General industrial</i> |
| <i>Home Based Business Level 3</i> |
| <i>Surveillance suite</i> |

*Please refer to Section 6.1 for further clarification.

.4 Subdivision

No further subdivision of the site shall be permitted.

.5 Development Regulations

| <i>Minimum front yard setback</i> | 20m (65.6ft) |
|-----------------------------------|--|
| <i>Minimum side yard setback</i> | 6m (19.7ft) |
| <i>Minimum rear yard setback</i> | 6m (19.7ft) |
| <i>Maximum parcel coverage</i> | At the Discretion of the Decision-Making Authority |

.6 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) All applications for development permits for the site shall be accompanied by a Traffic Impact Assessment, which shall be submitted to and reviewed by Sturgeon County and Alberta Transportation. No development shall commence on the site until Alberta Transportation has issued a Roadside development permit.
- (c) Any outdoor storage on site shall not cover more than 20% of the total area of the site.
- (d) All outdoor storage shall be screened to the satisfaction of the development authority.
- (e) No structure shall exceed 557.42 m² (6000 ft²) in floor area.
- (f) No operation or action shall emit air or water contaminants in excess of the standards prescribed by the Province of Alberta pursuant to the *Environmental Protection and Enhancement Act*.

- (g) Surveillance suites shall comply with the provisions of Section 6.31 of the Land Use Bylaw. One (1) surveillance suite may be permitted on this site.
- (h) Uses on site approved by the Municipal Planning Commission shall comply with Municipal Development Plan policies.

16.8 DC8 – DIRECT CONTROL DISTRICT 8 – PT. RIVER LOT 57



.1 General Purpose

To establish a DC district to foster housing diversity within estate residential communities on fully serviced residential *parcels* in the form of semi-detached dwellings at rural *densities*.

.2 District Boundaries

This district comprises all the land in Sturgeon County described as follows: A portion of the River Lot 57 as shown on Schedule 1 of this district.

.3 Decision-Making Authority

In this district, the Decision-Making Authority is the Development Officer for permitted uses and the Municipal Planning Commission for discretionary uses.

.4 Uses

| Permitted Uses | Discretionary Uses |
|--|-------------------------------------|
| <i>Accessory, building*</i> | <i>Accessory, building*</i> |
| <i>Accessory, use*</i> | <i>Accessory, use*</i> |
| <i>Home-based Business, level 1 (office)</i> | <i>Family day home</i> |
| <i>Semi-detached dwelling</i> | <i>Group home</i> |
| | <i>Home-based Business, level 2</i> |
| | <i>Show home</i> |

*Please refer to Section 6.1 for further clarification

.5 Subdivision Regulations

| | |
|-----------------------------|------------------------------|
| Minimum <i>parcel width</i> | 15m (49.2ft) |
| Minimum <i>parcel depth</i> | 50m (164ft) |
| Minimum <i>parcel area</i> | 1,000m ² (0.25ac) |

.6 Development Regulations

| | | |
|-----------------------------------|---|--------------|
| Minimum <i>front yard setback</i> | <i>Abutting a local road</i> | 8m (26.2ft) |
| | <i>Flanking front yard</i> | 8m (26.2ft) |
| Minimum <i>side yard setback</i> | <i>Principal building</i> | 3m (10ft) |
| | <i>Accessory building</i> | 2.5m (8.2ft) |
| | Zero <i>lot</i> line where common wall is present | |
| Minimum <i>rear yard setback</i> | <i>Principal building</i> | 6m (19.7ft) |
| | <i>Accessory building</i> | 3m (10ft) |
| Maximum <i>height</i> | <i>Principal building</i> | 12m (39.4ft) |
| | <i>Accessory building</i> | 4.6m (15ft) |
| Maximum <i>parcel coverage</i> | 40% | |

.7 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) No *accessory building* shall exceed 21m² (225ft²) in *floor area*.
- (c) *Accessory buildings* are to be of a compatible architectural style and finish as the dwelling unit.
- (d) All parcels are required to be *serviced* by a sewage collection system and water distribution system satisfactory in design and standard to the *Development Approving Authority*.
- (e) Access to individual lots shall in all cases be from an internal local or collector road constructed for the subdivision.