

ATTACHMENT #4

16.5 DC5 – DIRECT CONTROL DISTRICT 5 – PUBLIC DEVELOPMENT DISTRICT



.1 General Purpose

The purpose of this district is to provide for *development* on municipally-owned land of a wide range of indoor and outdoor sport, recreational, social gathering, cultural, community activities and government services serving the local and regional population.

.2 District Boundaries

This district applies to Pt. SW-2-56-25-W4 containing 31.1ha (76.9ac), owned by the Town of Morinville, and Lot 1, Block 1, Plan 162 1450 containing 20.2ha (49.9ac), owned by the County.

.3 Decision-Making Authority

- (a) Decisions on *development permit* applications in this district shall be made by the Development Officer, acting as *Development Authority*.
- (b) Decisions on *subdivision* applications in this district shall be made by the Municipal Planning Commission, acting as the Subdivision Authority.

.4 Uses

<i>Buildings and uses accessory to permitted uses</i>
<i>Government service</i>
<i>Multi-purpose sport, recreation and community centre</i>
<i>Multi-purpose sport, recreation and community lands</i>
<i>Municipal utility services - minor</i>

.5 For the purposes of this land use district, the following definitions for uses and terms apply to the land uses described in Subsection 16.5.4. All other uses and terms are as defined elsewhere in this Bylaw.

- (a) *Child care facility limited* - means a development within or attached to a multi-purpose sport, recreation and community centre providing facilities where care and supervision, but not overnight accommodation, is provided to seven (7) or more infants, pre-school children, kindergarten children, and/or school-aged children as defined in the *Alberta Child Care Licensing Regulation*, as amended. Typical uses include day care programs, out of school care programs, pre-school programs and other programs where the primary purpose is the care and supervision of children.
- (b) *Fitness and wellness facility* - means a development within or attached to a multi-purpose sport, recreation and community centre providing facilities for sports, fitness, wellness, personal training and recreation activities where patrons are predominantly participants and any spectators are incidental. Typical uses include athletic, health and fitness clubs, physical therapy and associated services, dance, yoga and other similar studios, and other similar uses.
- (c) *Multi-purpose sport, recreation and community centre* - means municipally-owned development providing for a wide range of indoor sport, recreational, social gathering, cultural and community activities serving the local and regional population. Such development may accommodate banquets, conventions, exhibitions, seminars, shows, displays, performances and incorporate administrative offices, meeting/program rooms, fitness and wellness facilities, child care facilities (limited), concession services, commercial kitchen/catering facilities, facilities for food and beverage preparation and consumption, including licensed facilities, and provision of goods and services in relation to all aforementioned activities.

- (d) *Multi-purpose sport, recreation and community - lands* means the development of municipally-owned land for the provision of a wide range of predominantly outdoor sport, recreational, social gathering, cultural and community activities serving the local and regional population. Such development includes all natural and man-made open space, features, landscaping, facilities and buildings on the municipally-owned land whether municipally operated or carried out by other organizations pursuant to arrangements with the Town of Morinville. Typical uses/developments include pedestrian trails and paths, landscaped buffers, playgrounds, water features, baseball diamonds, football fields, soccer pitches, and similar outdoor sports fields, tot lots, band shells, picnic grounds and areas to accommodate community exhibitions, festivals, tournaments and other similar activities.
- (e) *Public utility* - means a public utility, as defined in the *Municipal Government Act*. A public utility building means a building in which the proprietor of the public utility maintains its office or offices and/or maintains or houses any equipment used in conjunction with the public utility.
- (f) *Municipal utility services – minor* - means a development of a public utility or a public utility building or a government service function which, in the opinion of the Development Authority, is not likely to have a major impact on the environment or on adjacent uses by virtue of potential emissions or effects or appearance. Typical uses include vehicle, equipment and material storage yards for utilities and services, snow dumping sites, surface reservoirs or storm water management facilities, water towers, water treatment plants, power terminal and distributing substations, communications towers, and gate stations for natural gas distribution.

.6 Subdivision Regulations

Further *subdivision* may be considered at the discretion of the Subdivision Authority for public and service *uses* (e.g. **public utility lot**) and shall be allowed with a minimum site area sufficient to accommodate the proposed *use*.

.7 Development Regulations

	Development Standard
Minimum <i>front, side</i> and <i>rear yard setback</i> for buildings/structures	At the discretion of the Development Authority who shall take into account the general purpose and intent of this district, the location and <i>setbacks of adjacent buildings</i> , the safe and efficient movement of pedestrians and motor vehicles and parking requirements. Setbacks from Highway 642 as defined by Alberta Transportation.
Maximum <i>building height</i>	The <i>height of a building</i> shall be at the discretion of the <i>Development Authority</i> who shall take the following into consideration: <ul style="list-style-type: none"> a) The topography of the <i>parcel</i> upon which the <i>building</i> is or is to be situated as well as the topography of immediately <i>adjacent parcels</i> and the surrounding area. b) The <i>height of a building</i> shall be in keeping with the surrounding area. c) The fire safety provisions of the <i>Alberta Safety Codes Act</i> and regulations thereto, as may be amended from time to time, and the capacity and availability of firefighting equipment and personnel.
Design, character and appearance	The design, siting, external finish, architectural appearance and <i>landscaping</i> generally, of all <i>buildings</i> , including any <i>accessory buildings</i> or structures and <i>signs</i> shall all be to the satisfaction of the <i>Development Authority</i> . The <i>Development Authority</i> shall ensure an

	attractive presentation of the site facing toward Highway 642.
On-site parking requirements	At the discretion of the <i>Development Authority</i> who shall take into account the nature of the <i>use(s)/development(s)</i> and the individual components that may comprise them. As a guide, the <i>Development Authority</i> may consider the provision of 1 space per 5 seats for areas with fixed seating; plus 1 space per 10 m ² of gross <i>floor area</i> for all other <i>floor areas</i> .
Pedestrian connectivity	At the discretion of the <i>Development Authority</i> who shall ensure adequate pedestrian (non-motorized) connectivity between the subject properties and to the Town of Morinville.

.8 Additional Development Regulations

- (a) All *development* in this district may also be subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Until full *development* of the subject lands occurs, *agricultural uses* are permitted as an interim use exempt from *development permit* approval.

.9 Application Procedures

- (a) Upon receipt of a completed development permit application pursuant to this district, the *Development Authority* may, prior to making a decision, refer the application to any municipal department or any other external agency for comment. The *Development Authority* will consider any comments it receives from such referrals, but shall not be bound by them.