

DIRECT CONTROL: DC

SECTION 1 PURPOSE

The purpose of this land use district is to provide a means by which Council may regulate and control the use, development and subdivision of land and buildings within specified areas of the Town where circumstances are such that any other land use district available through this bylaw are not considered appropriate or suitable.

SECTION 2 USES

Permitted or Discretionary Uses

Any use Council considers suitable.

SECTION 3 MINIMUM REQUIREMENTS

Minimum requirements including but not limited to lot size, setbacks, site coverage, building height and floor area are to the discretion of Council, unless such authority has been delegated as per this bylaw.

SECTION 4 APPLICATION PROCEDURES

4.1 DEVELOPMENT

Any development proposed on a Direct Control lot shall be subject to the requirements of Section 4.6 (Discretionary Use Applications) and 4.10 (Notice of Adjacent Landowners and Persons Likely Affected) and 4.11 (Notice of Decision) of Administration shall apply.

4.2 SUBDIVISION

Any subdivision proposed on a Direct Control lot shall be required to supply the same information as indicated in Section 7 (Subdivision), sub-section 7.1(4) of Administration:

- (1) where the development of land requires the subdivision of land, no development permit shall be issued until the application for subdivision has been approved in accordance with the *MGA*;
- (2) minimum dimensional standards for lots and all other requirements in this bylaw shall be as specified in the applicable land use district in Schedule 2;
- (3) an application for subdivision may be subject to the same requirements of Section 6.2 (Land Use District Redesignation) of Administration, if deemed necessary by the Development Authority; and
- (4) all applications for subdivision shall be required to meet the design standards set out in Schedule 3.

SECTION 5 APPEALS

As indicated in Section 4 (Development Permit Rules and Procedures), sub-section 4.18(2) of Administration, there is no avenue of appeal on decisions made by Council for lands districted as Direct Control. If Council has delegated authority to the Municipal Planning Commission or Development Officer, the appeal is limited in scope to whether or not the delegated authority followed the directions of Council.

SECTION 6 ADDITIONAL REQUIREMENTS

Council or its delegated authority may establish additional requirements on Direct Control lots that include but are not limited to:

- (1) Impact on adjacent lands
- (2) Availability of services
- (3) Traffic generation and safety
- (4) Storm water drainage
- (5) Scale of development
- (6) Any other matters deemed relevant

SECTION 7 APPLICABLE SCHEDULES

Any schedule or section of this bylaw may be applied to any development proposed on a Direct Control lot to the discretion of Council, or the Municipal Planning Commission or Development Officer if such authority has been delegated as per this bylaw.

SECTION 8 SITE-SPECIFIC REQUIREMENTS

8.1 LOTS 15-18, BLOCK 427, PLAN 92B

- (1) Permitted or Discretionary Uses

Permitted Uses	Discretionary Uses
None	Machinery and equipment sales and service
	Accessory structures
	Accessory uses
	Signs

- (2) minimum requirements, application procedures, appeals, additional requirements, and applicable schedules shall apply as per Sections 4 to 7 of this land use district.

8.2 LOT 17, BLOCK 440, PLAN 92B

(1) Permitted or Discretionary Uses applicable to this lot:

Permitted Uses	Discretionary Uses
None	Shipping container
	Accessory structure
	Accessory use
	Sign

- (2) This lot is subject to the minimum requirements, application procedures, appeals, additional requirements, and applicable schedules per Sections 3 to 7 of this land use district.
- (3) This lot is subject to all sections of Schedule 5: Overlays.
- (4) The decision making authority for discretionary uses has been delegated to the Municipal Planning Commission.
- (5) The number of shipping containers is limited to 4.
- (6) A development permit is required for any shipping container, sign, accessory structure or accessory use proposed to be located on the lot.
- (7) Any requests to increase the number of shipping containers shall require an application to amend this section of the bylaw and shall be subject to Section 6 of Administration.