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APPENDIX A

DIRECT CONTROL
DISTRICT

BYLAW C-8460-2024

A Bylaw of Rocky View County to amend Bylaw C-8000-2020.

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-8460-2024

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms not defined below shall have the same meaning given to them in Land Use Bylaw C-8000-2020 and the Municipal Government Act.

“Community Entrance Feature” means a sign displaying the name of the community and may form part of a significant entranceway feature to the community.

“Landscaping” means to change or modify the natural features of a site so as to make it more attractive by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, drives, or other structures and materials. Landscaped areas include both hard and soft landscaping.

“Parking Lot” means a hard surfaced area for the primary use of parking automobiles and may be bounded by sidewalks, buildings, landscaping, and other features.

“Retail (Groceries)” means a retail use that consists of the sale of raw, frozen, fresh, or prepared foods that may include ancillary uses such as a pharmacy, optometrist or postal services but does not include Retail (Restricted) or Cannabis Retail Store.

“Retail Use” includes Retail (General), Retail (Groceries), Retail (Large), Retail (Small), Retail (Garden Centre), and Retail (Restricted).

“Special Function Business” means a use where events are held on a semi-regular basis that may or may not include the erection of structures. Typical uses include wedding venues, concerts, galas, tradeshow or markets.

PART 3 – EFFECT OF THE BYLAW

THAT Land Use Map No. 56 of Bylaw C-8000-2020 be amended to redesignate a portion of SW & SE Sec. 19, Twp. 25, Rge. 2, W5M from Agricultural, General District to Direct Control District as shown on the attached Schedule “A” forming part of this Bylaw.

THAT A portion of SW & SE Sec. 19, Twp. 25, Rge. 2, W5M is hereby redesignated to Direct Control District, as shown on Schedule “A” forming part of this Bylaw.

THAT The regulations of the Direct Control District comprise:

- 1.0.0 General Regulations
- 2.0.0 Land Use Regulations – Residential Area – Site 1
- 3.0.0 Land Use Regulations – Residential Area – Site 2
- 4.0.0 Land Use Regulations – Residential Area – Site 3
- 5.0.0 Land Use Regulations – Residential Area – Site 4
- 6.0.0 Land Use Regulations – Parks and Open Spaces – Site 5

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- 7.0.0 Land Use Regulations – Market Place – Site 6
- 8.0.0 Subdivision Regulations
- 9.0.0 Development Regulations
- 10.0.0 Implementation

1.0.0 GENERAL REGULATIONS

- 1.1.0 The policies of the Ascension Conceptual Scheme shall be considered in all applications for subdivision and development permit.
- 1.2.0 For the purposes of this Bylaw, the Lands are as indicated in Schedule “A” attached to and forming part of this Bylaw. The size and shape of the parcel(s) to which this Bylaw applies are approximate and will be precisely determined at the subdivision stage.
- 1.3.0 For the purposes of this Bylaw, the lands shall be notionally divided into Sites 1 to 6, the boundaries of which shall be as identified in Schedule “B” attached to and forming a part of this bylaw. The size and shape of Sites 1 to 6 are approximate and will be precisely determined at the subdivision stage.
- 1.4.0 Parts 1, 2, 3, 4, 5 & 8 of the Land Use Bylaw C-8000-2020 shall apply to all uses contemplated by this Bylaw except where noted as otherwise in this Bylaw.
- 1.5.0 The Subdivision Authority shall be responsible for decisions regarding subdivision applications affecting the Lands subject to this Bylaw.
- 1.6.0 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.7.0 All development upon the Lands shall be in accordance with all licenses, permits and approvals pertaining to the Lands required from Alberta Environment and Parks and any other Provincial Agencies.
- 1.8.0 In addition to the uses contemplated by this Bylaw, the following uses shall be permitted in all Sites within the DC area:
 - a) Community Entrance Feature
 - b) Home-Based Business (Type I)
 - c) Park
 - d) Roads necessary for access and internal vehicular circulation
 - e) Utilities and facilities necessary to service the DC area
 - f) Agriculture (General)
- 1.9.0 In addition to the uses contemplated by this Bylaw, the following uses shall be discretionary in Sites 1, 2, 3, 4 & 6 within the DC area:
 - a) Show Home
 - b) Temporary Sales Centre
- 1.10.0 A building may be occupied by a combination of one or more uses. A Development Permit may include a number of uses and/or units within a building.

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1.11.0 The Development Authority may allow a variance to the rules contained in this Direct Control District Bylaw in accordance with Section 52c, 101, 102, 103, 104 and 105 of Land Use Bylaw C-8000-2020.

2.0.0 LAND USE REGULATIONS – RESIDENTIAL AREA – SITE 1**2.1.0 Purpose and Intent**

To provide for single detached residential dwellings in accordance with the provisions of the Ascension Conceptual Scheme, while providing for appropriate transitions from existing adjacent country residential development.

2.2.0 Permitted Uses

Accessory Building $\leq 65.0 \text{ m}^2$ (699.65 ft²)

Beekeeping

Dwelling, Single Detached

2.3.0 Discretionary Uses

Accessory Building $> 65.0 \text{ m}^2$ (699.65 ft²)

Accessory Dwelling Unit

Bed and Breakfast

Care Facility (Child)

Home-Based Business (Type II)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

2.4.0 Minimum and Maximum Requirements

2.4.1 Minimum Parcel Size: 0.2 ha (0.49 ac)

2.4.2 Minimum Parcel Width: 35.0 m (114.83 ft)

2.4.3 Maximum Density: A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

2.4.4 Maximum Parcel Coverage: 25% for principal building and 10% for total of Accessory Building.

2.4.5 Maximum Building Height:

a) Accessory Buildings: 5.5 m (18.04 ft.)

b) All Others: 12.0 m (39.37 ft.)

2.4.6 Minimum Setbacks (Principal Building):

Front Yard: 6.0 m (19.69 ft)

Side Yard: 3.0 m (9.84 ft)

Rear Yard: 8.0 m (26.25 ft)

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- 2.4.7 Minimum Setbacks (Accessory Building):
 - Front Yard: Not permitted in front yard
 - Side Yard: 0.6m (1.97 ft)
 - Side Yard (street side of corner parcel): 3.0m (9.84 ft)
 - Rear Yard: 1.0m (3.28 ft)

2.5.0 Additional Requirements

- 2.5.1 All dwelling units shall be serviced by a pipe sewer system.
- 2.5.2 Commercial development shall be accessory to a primary residential use on the parcel.

3.0.0 LAND USE REGULATIONS – RESIDENTIAL AREA – SITE 2

3.1.0 Purpose and Intent

To provide for single and duplex / semi residential dwellings in accordance with the provisions of the Ascension Conceptual Scheme.

3.2.0 Permitted Uses

- Accessory Building \leq 65.0 m² (699.65 ft²)
- Beekeeping
- Dwelling, Duplex/Semi
- Dwelling, Single Detached

3.3.0 Discretionary Uses

- Accessory Building $>$ 65.0 m² (699.65 ft²)
- Accessory Dwelling Unit
- Bed and Breakfast
- Care Facility (Child)
- Home-Based Business (Type II)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

3.4.0 Minimum and Maximum Requirements

- 3.4.1 Minimum Parcel Size:
 - a) Dwelling, Single Detached: 0.07 ha (0.17 ac)
 - b) Dwelling, Duplex/Semi: 0.025 ha (0.06 ac)
- 3.4.2 Minimum Parcel Width:
 - a) Dwelling, Single Detached: 23.0 m (75.46 ft)
 - b) Dwelling, Duplex/Semi: 7.92 m (25.98 ft)

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- 3.4.3 Maximum Density: A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.
- 3.4.4 Maximum Parcel Coverage: 50% for principal building and 15% for total of Accessory Buildings.
- 3.4.5 Maximum Building Height:
 - a) Accessory Buildings: 5.5 m (18.04 ft.)
 - b) All Others: 12.0 m (39.37 ft.)
- 3.4.6 Minimum Setbacks (Principal Building):
 - Front Yard: 6.0m (19.69 ft)
 - Side Yard (Dwelling, Single Detached): 3.0m (9.84 ft)
 - Side Yard (Dwelling, Duplex / Semi): 1.5m (4.92 ft)
 - Side Yard (street side of corner parcel): 3.0m (9.84 ft)
 - Rear Yard: 6.0m (19.69 ft)
 - There is no requirement for setbacks where a party wall separates two dwelling units.
- 3.4.7 Minimum Setbacks (Accessory Building):
 - Front Yard: Not permitted in front yard
 - Side Yard: 0.6m (1.97 ft)
 - Side Yard (street side of corner parcel): 3.0m (9.84 ft)
 - Rear Yard: 1.0m (3.28 ft)

3.5.0 Additional Requirements

- 3.5.1 All dwelling units shall be serviced by a pipe sewer system.
- 3.5.2 Commercial development shall be accessory to a primary residential use on the parcel.

4.0.0 LAND USE REGULATIONS – RESIDENTIAL AREA – SITE 3

4.1.0 Purpose and Intent

To accommodate a diverse range of low to medium density fee simple residential housing types in accordance with the provisions of the Ascension Conceptual Scheme.

4.2.0 Permitted Uses

- Accessory Building \leq 75.0 m² (807.29 ft²)
- Beekeeping
- Dwelling, Duplex/Semi
- Dwelling, Single Detached
- Dwelling, Rowhouse

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4.3.0 Discretionary Uses

- Accessory Building > 75.0 m² (807.29 ft²)
- Accessory Dwelling Unit
- Bed and Breakfast
- Care Facility (Child)
- Communications Facility (Type A)
- Home-Based Business (Type II)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

4.4.0 Minimum and Maximum Requirements

- 4.4.1 Minimum Parcel Size:
 - a) Dwelling, Single Detached: 0.05 ha (0.12 ac)
 - b) Dwelling, Duplex/Semi: 0.025 ha (0.06 ac)
 - c) Dwelling, Rowhouse: 0.02 ha (0.05 ac)
 - d) All Other: 0.09 ha (0.22 ac)
- 4.4.2 Minimum Parcel Width:
 - a) Dwelling, Single Detached: 15.24 m (50.00 ft)
 - b) Dwelling, Duplex/Semi: 7.92 m (25.98 ft)
 - c) Dwelling, Rowhouse: 6.09 m (19.98 ft)
 - d) All Other: None
- 4.4.3 Maximum Density: A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.
- 4.4.4 Maximum Parcel Coverage:
 - a) Dwelling, Single Detached: 50%
 - b) Dwelling, Duplex/Semi: 50%
 - c) Dwelling, Rowhouse: 65%
 - d) All Other: 15% per building*

* The total area of all Accessory Buildings shall not exceed the principal building coverage or 90.0 m² (968.75 ft²), whichever is less.
- 4.4.5 Maximum Building Height:
 - a) Accessory Buildings: 5.5 m (18.04 ft.)
 - b) All Others: 12.0 m (39.37 ft.)
- 4.4.6 Minimum Setbacks (Principal Building):
 - Front Yard: 6.0 m (19.69 ft)
 - Side Yard: 1.5 m (4.92 ft)
 - Side Yard (street side of corner parcel): 3.0 m (9.84 ft)
 - Side Yard (on one side without lane): 3.0 m (9.84 ft)
 - Rear Yard: 6.0 m (19.69 ft)

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There is no requirement for setbacks where a party wall separates two dwelling units.

- 4.4.7 **Minimum Setbacks (Accessory Building):**
 - Front Yard: Not permitted in front yard
 - Side Yard: 0.6 m (1.97 ft)
 - Side Yard (street side of corner parcel): 3.0 m (9.84 ft)
 - Rear Yard: 0.6 m (1.97 ft)

4.5.0 Additional Requirements

- 4.5.1 All dwelling units shall be serviced by a pipe sewer system.
- 4.5.2 Commercial development shall be accessory to a primary residential use on the parcel.

5.0.0 LAND USE REGULATIONS – RESIDENTIAL AREA – SITE 4

5.1.0 Purpose and Intent

To accommodate a diverse range medium density multi-dwelling condominium or fee simple residential housing types in accordance with the provisions of the Ascension Conceptual Scheme.

5.2.0 Permitted Uses

- Accessory Building $\leq 75.0 \text{ m}^2$ (807.29 ft²)
- Beekeeping
- Dwelling, Rowhouse
- Dwelling, Multiple Unit

5.3.0 Discretionary Uses

- Accessory Building $> 75.0 \text{ m}^2$ (807.29 ft²)
- Accessory Dwelling Unit
- Bed and Breakfast
- Care Facility (Child)
- Care Facility (Group)
- Care Facility (Senior)
- Communications Facility (Type A)
- Dwelling, Duplex/Semi
- Dwelling, Single Detached
- Home Based Business (Type II)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

BYLAW C-8460-2024**5.4.0 Minimum and Maximum Requirements**

- 5.4.1 Minimum Parcel Size:
- a) Dwelling, Single Detached: 0.05 ha (0.12 ac)
 - b) Dwelling, Duplex/Semi: 0.025 ha (0.06 ac)
 - c) Dwelling, Rowhouse: 0.02 ha (0.05 ac)
 - d) All Other: 0.09 ha (0.22 ac)
- 5.4.2 Minimum Parcel Width:
- a) Dwelling, Single Detached: 15.24 m (50.00 ft)
 - b) Dwelling, Duplex/Semi: 7.92 m (25.98 ft)
 - c) Dwelling, Rowhouse: 6.09 m (19.98 ft)
 - d) All Other: None
- 5.4.3 Maximum Density:
- a) Dwelling, Single Detached, Duplex/Semi, Rowhouse: A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.
 - b) Dwelling, Multiple Unit: 50 units per hectare
- 5.4.4 Maximum Parcel Coverage:
- a) Dwelling, Single Detached: 50%
 - b) Dwelling, Duplex/Semi: 50%
 - c) Dwelling, Rowhouse: 65%
 - d) Dwelling, Multiple Unit: 65%
 - d) All Other: 15% per building*
- * The total area of all Accessory Buildings shall not exceed the principal building coverage or 90.0 m² (968.75 ft²), whichever is less.
- 5.4.5 Maximum Building Height:
- a) Accessory Buildings: 5.5 m (18.04 ft.)
 - b) Dwelling, Single Detached, Duplex/Semi, Rowhouse: 12.0 m (39.37 ft.)
 - c) Dwelling, Multiple Unit: 14.0 m (45.93 ft)
 - d) All Others: 12.0 m (39.37 ft)
- 5.4.6 Minimum Setbacks (Principal Building, Dwellings, Single Detached, Duplex/Semi, Rowhouse):
- Front Yard: 6.0 m (19.69 ft)
 - Side Yard: 1.5 m (4.92 ft)
 - Side Yard (street side of corner parcel): 3.0 m (9.84 ft)
 - Side Yard (on one side without lane): 3.0 m (9.84 ft)
 - Rear Yard: 6.0 m (19.69 ft)
- There is no requirement for setbacks where a party wall separates two dwelling units.
- 5.4.7 Minimum Setbacks (Principal Building, Dwelling, Multiple Unit):
- Front Yard: 6.0 m (19.69 ft)
 - Side Yard: 6.0 m (19.69 ft)
 - Rear Yard: 6.0 m (19.69 ft)

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There is no requirement for setbacks where a party wall separates two dwelling units.

- 5.4.8 Minimum Setbacks (Accessory Building):
 - Front Yard: Not permitted in front yard
 - Side Yard: 0.6 m (1.97 ft)
 - Side Yard (street side of corner parcel): 3.0 m (9.84 ft)
 - Rear Yard: 0.6 m (1.97 ft)

5.5.0 Additional Requirements

- 5.5.1 All dwelling units shall be serviced by a pipe sewer system.
- 5.5.2 Commercial development shall be accessory to a primary residential use on the parcel.

6.0.0 LAND USE REGULATIONS – PARKS AND OPEN SPACES – SITE 5

6.1.0 Purpose and Intent

To provide for the development of active and passive recreational areas, to create conservation areas or protect environmentally sensitive areas by limiting development and providing access to the public in a manner that programs and preserves the land, and to allow for the development of utility infrastructure in accordance with the provisions of the Ascension Conceptual Scheme.

6.2.0 Permitted Uses

Accessory Building \leq 90.0 m² (968.75 ft²)

6.3.0 Discretionary Uses

- Accessory Building > 90.0 m² (968.75 ft²)
- Communications Facility (Type A)
- Communications Facility (Type B)
- Communications Facility (Type C)
- Recreation (Culture & Tourism)
- Recreation (Outdoor)
- Recreation (Public)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

6.4.0 Additional Requirements

- 6.4.1 All parcel and development regulations shall be at the discretion of the Development Authority.

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- 6.4.2 Parks and recreation areas may include play spaces, walkways, trails, nature interpretation areas, picnic areas, boardwalks, athletic fields, lighting, wayfinding signage and similar uses in accordance with the provisions of the Ascension Conceptual Scheme.

7.0.0 LAND USE REGULATIONS – MARKET PLACE – SITE 6**7.1.0 Purpose and Intent**

The purpose and intent of this Bylaw is to provide for small, medium and large format commercial and a variety of supporting retail goods and services including food, beverage, and entertainment operators to provide amenities to the area residents, in addition to office and professional employment opportunities, and some comprehensive residential, in accordance with the provisions of the Ascension Conceptual Scheme.

7.2.0 Permitted Uses

Accessory Building $\leq 190.0 \text{ m}^2$ (2,045.14 ft²)
Animal Health (Small Animal)
Care Facility (Child)
Care Facility (Clinic)
Communications Facility (Type A)
Dwelling, Duplex/Semi
Dwelling, Rowhouse
Dwelling, Single Detached
Establishment (Eating)
Farmers Market
Retail (General) 1,000 - 2,000 m² (10,764 - 21,528 ft²)
Retail (Groceries) $\leq 4,500 \text{ m}^2$ (48,438 ft²)
Retail (Small)

7.3.0 Discretionary Uses

Accessory Building $> 190.0 \text{ m}^2$ (2,045.14 ft²)
Accessory Dwelling Unit
Alcohol Production
Beekeeping
Cannabis Retail Store
Car Wash
Care Facility (Group)
Care Facility (Seniors)
Communications Facility (Type B)
Communications Facility (Type C)
Dwelling, Accessory to a Principal Use
Dwelling, Multiple Unit

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- Establishment (Drinking)
- Establishment (Entertainment)
- Hotel / Motel
- Office
- Recreation (Private)
- Recreation (Public)
- Retail (General) 2,000 - 4,000 m² (21,528 - 43,056 ft²)
- Retail (Groceries) > 4,500m² (48,438 ft²)
- Retail (Large)
- Retail (Restricted)
- Retail (Garden Centre)
- Religious Assembly
- School, Commercial
- Special Function Business
- Station (Gas/Electric)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

7.4.0 Minimum and Maximum Requirements

- 7.4.1 Minimum Parcel Size: 929.0 m² (9,999.7 ft²)
- 7.4.2 Minimum Parcel Width: 15.0 m (49.2 ft)
- 7.4.3 Maximum Building Height:
 - a) 12.0 m (39.37 ft)
 - b) A variance to the maximum building height may be allowed by the development authority up to a maximum of 20.0 m (65.62 ft) in consideration of the proposed use, the architectural character, the grading of the site and/or the impacts of shadows.
- 7.4.4 Minimum setbacks from the exterior edges of the parcels adjacent to the Interfaces identified in Schedule “C”:
 - a) Interface A: 10.0 m (32.81 ft)
 - b) Interface B: 6.0 m (19.69 ft)
 - c) Interface C: 6.0 m (19.69 ft)
 - d) Interface D: No minimum setback
 - e) Interface E: No minimum setback
- 7.4.5 No minimum setbacks are required between parcels in the interior of the DC Area identified in Schedule “A” and Schedule “B”.
- 7.4.6 No individual “Retail Use” greater than 4,000 m² (43,056.64 ft²) shall be allowed within 125.0 m (410.11 ft) of the southern boundary of the lands identified as “Interface A” in Schedule “C”.
- 7.4.7 No more than two (2) individual uses within the area identified in Schedule “A” shall exceed more than 12,000.0 m² (129,167.93 ft²) each in floor area.

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- 7.4.8 A building may be occupied by a combination of one or more of the uses listed.
- 7.4.9 The minimum and maximum requirements for the Dwelling, Single Detached, Dwelling Semi/Duplex, Dwelling, Rowhouse, and Dwelling, Multiple Unit uses are the same as those specified in Section 5.4.0.

8.0.0 SUBDIVISION REGULATIONS

- 8.1.0 The parcel widths within **Sites 1, 2, 3 & 4** as identified in Schedule “B” shall be measured 9.0 m (29.53 ft) back from the front property line (ie. the property line that abuts the road), when evaluating compliance with the minimum parcel width clauses.
- 8.2.0 With each phased subdivision application within **Sites 1, 2, 3, 4 & 5** as identified in Schedule “B”, a site plan and summary table will be required that identify the:
 - a) existing municipal reserve and environmental reserve dedications within the plan area;
 - b) the additional municipal reserve and environmental reserve areas being proposed within the plan area; and
 - c) the remaining amount of municipal reserve and environmental reserve required under the Municipal Government Act and/or the Ascension Conceptual Scheme, on lands yet to be further subdivided. Municipal Reserve cannot be deferred to lands outside the Ascension Conceptual Scheme plan area.
- 8.3.0 With each phased subdivision application, within **Sites 1, 2, 3, 4 & 6** as identified in Schedule “B”, a site plan and/or summary table will be required that identify the:
 - a) existing residential parcels and/or units within the plan area;
 - b) the additional residential parcels and/or units being proposed within the plan area; and
 - c) the remaining residential parcels and/or units allowed under the Ascension Conceptual Scheme, on lands yet to be further subdivided.
- 8.4.0 At the time of subdivision, within **Site 6** as identified in Schedule “B”, Architectural and Landscaping guidelines will be established to regulate specific residential and commercial building criteria. These guidelines shall address exterior building finishing and colours, landscaping, water conservation, building size, exterior illumination, and any additional considerations deemed necessary to uphold the commitment to provide high quality, valued built form.
- 8.5.0 Architectural guidelines shall be registered on each lot as a condition of subdivision endorsement.
- 8.6.0 **Site 6** as identified in Schedule “B” will include both public and private interior roads, which will be identified at the time of subdivision.

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- 8.7.0 **Site 6** as identified in Schedule “C” includes lands required to accommodate a future interchange at the intersection of 12 Mile Coulee Road and Highway 1A. The specific boundaries will be identified at the time of subdivision and may be subject to adjustment based on Alberta Transportation right-of-way requirements for the ultimate design.

9.0.0 DEVELOPMENT REGULATIONS**9.1.0 Regulatory Requirements**

- 9.1.1 Approval for any use contemplated by this Bylaw may be subject to approval from all relevant Federal and/or Provincial Authorities
- 9.1.2 Within **Site 6** as identified in Schedule “B”, the Development Authority may approve a phased Development Permit. The Development Authority may approve one or more phases within an overall Development Permit and impose conditions in respect of that phasing.

9.2.0 Signage Requirements

- 9.2.1 Within **Site 6** as identified in Schedule “B”, a digital display must be located at least 100.0 m (328.08 ft) from another digital display.
- 9.2.2 Within **Site 6** as identified in Schedule “B”, the maximum term of a Development Permit issued for a digital display sign is five (5) years except where copy only displays the date, time, temperature, motor vehicle fuel price, or Drive-Through menu board.
- 9.2.3 Within **Site 6** as identified in Schedule “B”, no individual “Digital Display” shall be allowed within 125.0 m (410.11 ft) of the southern boundary of the lands identified as “Interface A” in Schedule “C”.
- 9.2.4 Within **Site 6** as identified in Schedule “B”, freestanding signs must adhere to the following requirements:
- Maximum 18.5 m² (199.13 ft²) sign area
 - Maximum 12.2 m (40.03 ft) sign height
- 9.2.5 Community Entrance Features
- a) do not require a development permit.
 - b) must not contain any third-party advertising.
 - c) must be located on a private parcel.

9.3.0 Lighting Requirements

- 9.3.1 Within **Site 6** as identified in Schedule “B” the maximum mounting height for an outdoor light fixture shall be 6.0 m (19.69 ft.) in any Residential District or on any structure within 6.0 m (19.69 ft) of a Residential District.

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9.3.2 All on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorist.

9.4.0 Onsite Parking Requirements

- 9.4.1 Within **Site 6** as identified in Schedule “B”, the minimum number of parking stalls required for all non-residential uses will be 3 stalls per 100.0 m² (1,076.39 ft²) gross floor area.
- 9.4.2 Within **Site 6** as identified in Schedule “B”, the allocation of parking stalls required under provision 9.4.1 may be distributed across multiple development permits or parcels. This distribution of parking stalls is subject to approval by the development authority in consideration of the parking table submitted with each development permit, described in provision 9.4.3.
- 9.4.3 Within **Site 6** as identified in Schedule “B”, with each development permit application, a parking table will be required that identifies the total number of:
- a) existing parking stalls relative to the gross floor area of existing development;
 - b) approved parking stalls relative to the gross floor area of approved development;
 - c) the additional parking stalls being proposed relative to the gross floor area of proposed development; and
 - d) the remaining required parking stalls or surplus of parking stalls as per provision 9.4.1.
- 9.4.4 Within **Site 6** as identified in Schedule “B”, all dwelling units will have a minimum of 1 parking stall per 1 dwelling unit.
- 9.4.5 Within **Site 6** as identified in Schedule “B”, garbage storage or collection areas should not be located in a front yard or visible from the street, unless screened by landscaping and/or an enclosure.

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9.5.0 Landscaping Requirements

9.5.1 Within **Site 6** as identified in Schedule “B”, landscaped areas are subject to the following landscape standards, in replacement of Table 7 in Land Use Bylaw C-8000-2020:

Required Landscaping Area	Landscaping of Parking Lots	Trees	Shrubs	Minimum Tree Size
A minimum of 10% of the land area within the overall Site 6 - DC area, excluding public road and utility areas, shall consist of Landscaping.	For a Parking Lot with 100 or more parking spaces, a landscaped island with no dimension smaller than 2.0 metres in width shall be provided at the end of every parking spine for visual relief.	One tree for every 40.0 m ² (430.56 ft ²) of Required Landscaping Area, to a minimum of four trees.	One shrub for every 60.0 m ² (645.84 ft ²) of Required Landscaping area shall be provided, to a minimum of six shrubs. For clarity, ornamental grasses shall be considered as shrubs within the DC area.	Deciduous trees shall be a minimum 63.0 mm (2.48 inches) caliper measured 450.0 mm (17.72 inches) from ground level. Coniferous trees shall be 2.0 m (6.56 ft) in height.

9.5.2 Within **Site 6** as identified in Schedule “B”, the allocation of Required Landscaping Area, trees and shrubs may be distributed across multiple development permits or parcels. This distribution of Required Landscaping Area, trees and shrubs is subject to approval by the development authority in consideration of the landscaping plan submitted with each development permit, described in provisions 9.5.3 and 9.5.4.

9.5.3 Within **Site 6** as identified in Schedule “B”, with each development permit application, a landscaping plan and/or table will be required that identifies the:

- existing landscaping area;
- approved landscaping area;
- the additional Required Landscaping Area being proposed; and
- the remaining amount of Required Landscaping Area required under provision 9.5.1.

9.5.4 Within **Site 6** as identified in Schedule “B”, with each development permit application, a landscaping plan and/or table will be required that identifies the:

- existing number of trees and shrubs;
- approved number of trees and shrubs;
- the additional number of trees and shrubs being proposed; and
- the remaining number of trees and shrubs required under section 9.5.1.

9.5.5 Within **Site 6** as identified in Schedule “B”, lands adjacent to “Interface A”, identified in Schedule “C” shall be landscaped with trees and/or screened in landscaping areas to the satisfaction of the Development Authority.

BYLAW C-8460-2024

9.6.0 Special Function Business Requirements

- 9.6.1 The Special Function Business Use may only be located on a parcel for 15 consecutive days in a calendar year, excluding the time used to erect or dismantle any temporary structures.
- 9.6.2 The maximum area of a Special Function Business shall not exceed 400.0 m² (4,305.56 ft²) or 1% of the parcel area, whichever is less.
- 9.6.3 A Development Permit application will respond to provisions 9.6.1 and 9.6.2.
- 9.6.4 A Development Permit for a Special Function Business shall not exceed three (3) years.

10.0.0 IMPLEMENTATION

10.1.0 This bylaw comes into effect upon the date of its third and final reading.

PART 4 – TRANSITIONAL

Bylaw C-8460-2024 is passed when it receives third reading and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the Municipal Government Act.

DIVISION: 03

FILE: _____

- PUBLIC HEARING WAS HELD IN COUNCIL this
- READ A FIRST TIME IN COUNCIL this
- READ A SECOND TIME IN COUNCIL this
- UNANIMOUS PERMISSION FOR THIRD READING
- READ A THIRD TIME IN COUNCIL this

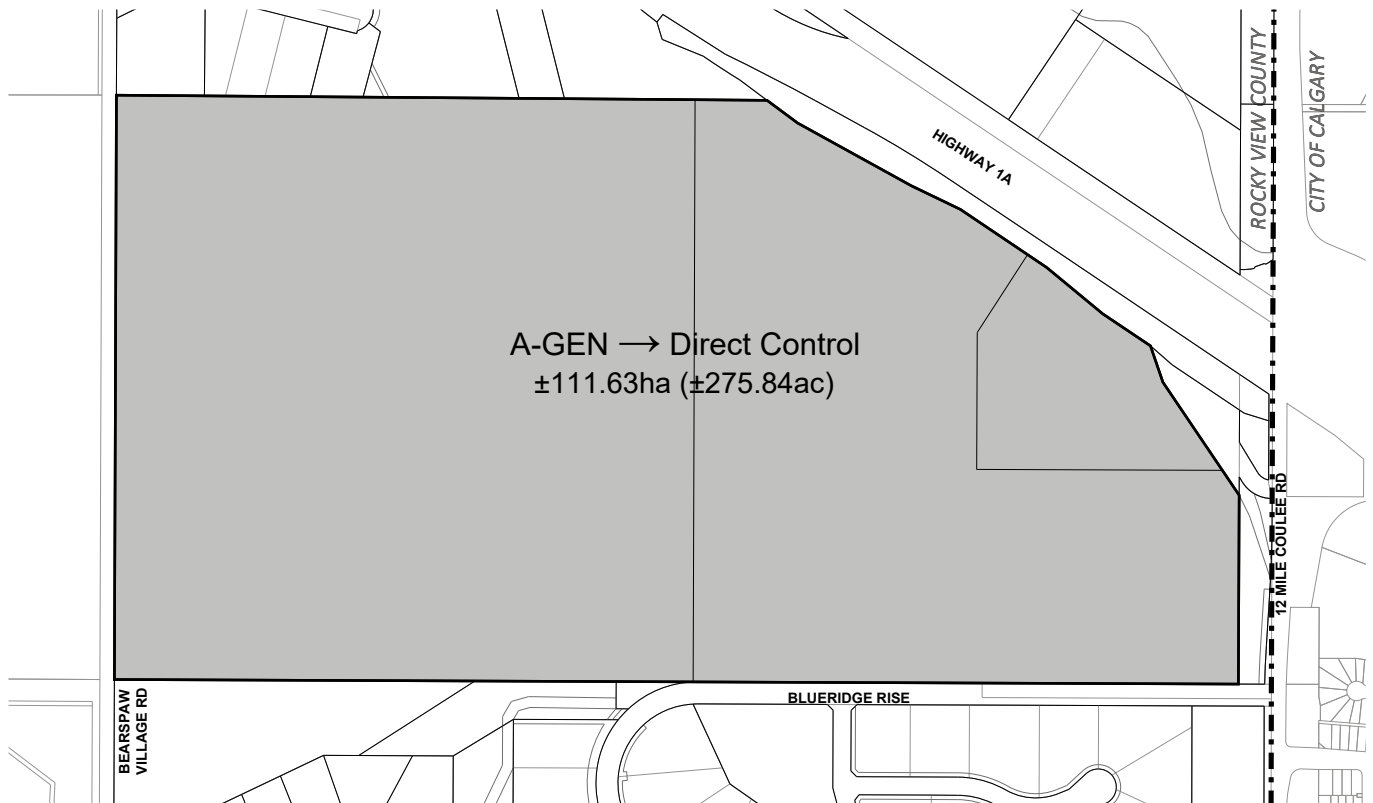
REEVE

CAO or Designate

DATE BYLAW SIGNED

SCHEDULE "A"

BYLAW: C - 8460 - 2024



Direct Control District



LEGAL DESCRIPTION

SW 19-25-2 W5M and SE 19-25-2 W5M excepting thereout: Road Plan 0711928 W5M

FILE: #

DIVISION: 3

SCHEDULE "B"

BYLAW: C - 8460 - 2024



LEGAL DESCRIPTION

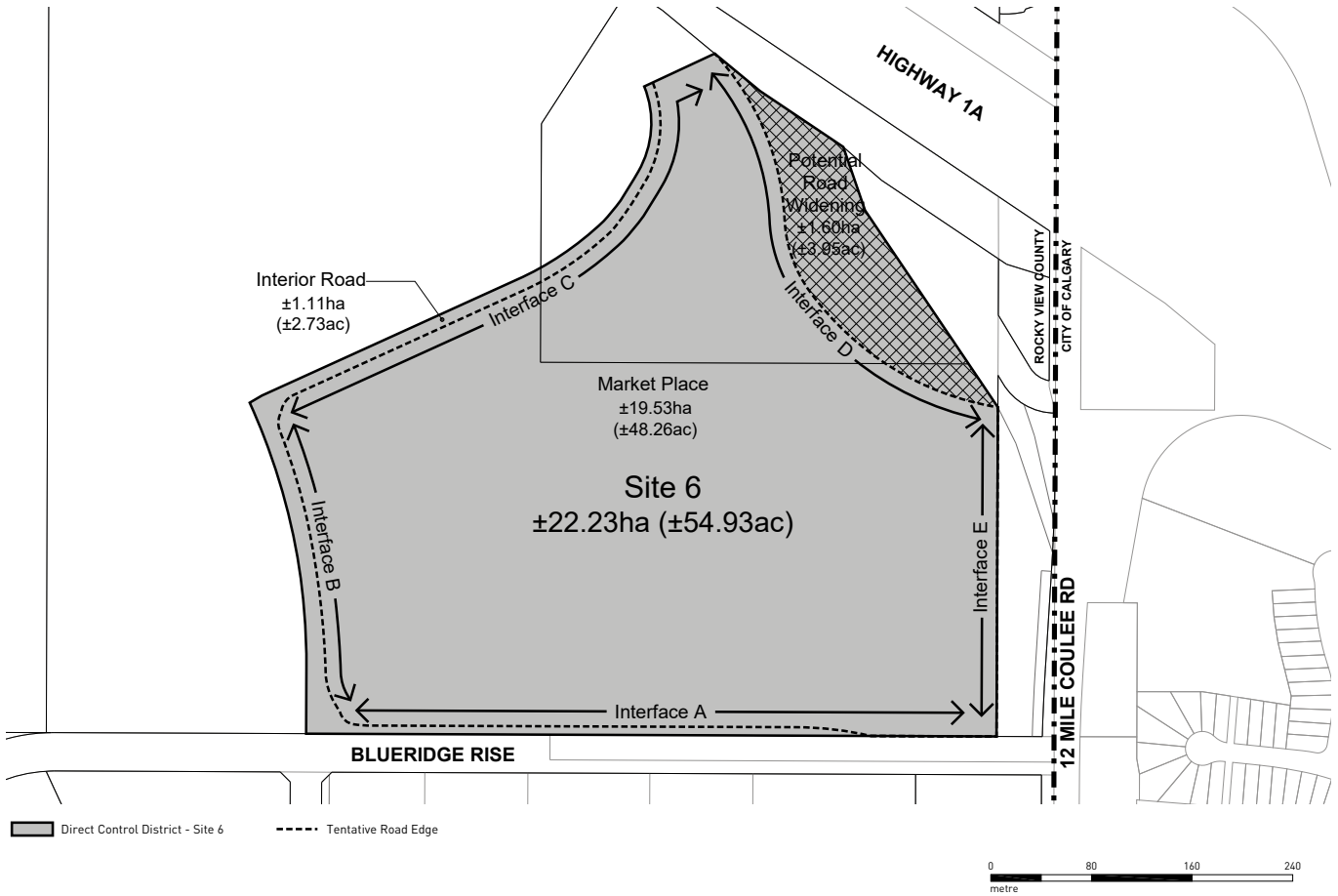
SW 19-25-2 W5M and SE 19-25-2 W5M excepting thereout: Road Plan 0711928 W5M

FILE: #

DIVISION: 3

SCHEDULE "C"

BYLAW: C - 8460 - 2024



LEGAL DESCRIPTION

SW 19-25-2 W5M and SE 19-25-2 W5M excepting thereout: Road Plan 0711928 W5M

FILE: #

DIVISION: 3