

Section 104 Direct Control District - DC

104.1 Purpose

The purpose of this district is to provide for the development of land uses under individually unique circumstances requiring site-specific controls, where the application of conventional land use districts would be inappropriate or inadequate.

104.2 Uses

In approving a Direct Control District, Council:

- a. Shall determine the permitted uses in that District;
- b. May determine the discretionary uses in that District; and
- c. May specify which uses are decided upon by the Development Officers, the Community Growth Community or by Council.

(Bylaw C-1260-78 - September 18, 2017)

104.3 Administrative Provisions

- a. This District shall only be applied where the following conditions are met:
 - i) The development is, in the opinion of Council, considered appropriate for the site, having regard to the policies and objectives of any plan, statutory or otherwise, this Bylaw and compatibility with the scale and character of surrounding development;
 - ii) The use of any other district to accommodate the development would, in the opinion of Council, result in potential conflicts with existing or future surrounding development, should the full development potential of such district be utilized; and,
 - iii) The development is of a unique form or nature not contemplated or reasonably regulated by another district.
- b. In addition to the information required by this Bylaw for an amendment application, the applicant shall also provide the following information:
 - i) Support rationale explaining why the District is desirable for the site, having regard to the conditions of application set out in (a) above;

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- ii) A list of uses proposed for the site;
 - iii) **Deleted by Bylaw C-1260-78 - September 18, 2017;**
 - iv) Plans and elevations that would help to substantiate the need for the proposed development to locate in this District; and,
 - v) Any other information as may be required by Council;
- c. **Deleted by Bylaw C-1260-78 - September 17, 2017;**
- d. In approving this District, Council shall specify those regulations, in addition to the General Regulations of this Bylaw, which shall apply to uses in this District.
- e. For Direct Control Districts where landscaping requirements are not specified within this Bylaw, it shall match the requirements of the adjacent similar use with the largest Minimum Required Landscaped Area.

(Bylaw C-1260-78 - September 18, 2017)