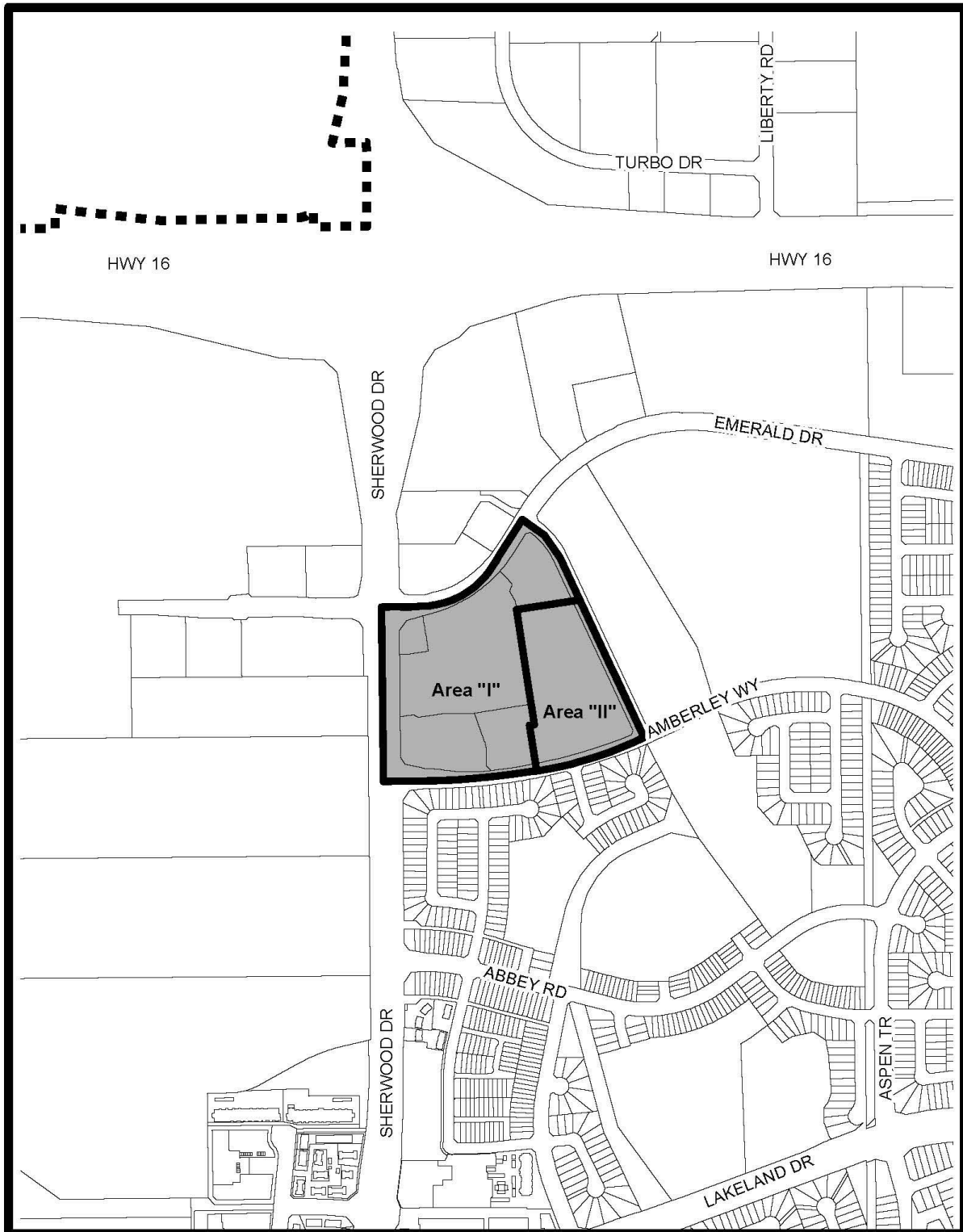


DC 69 Direct Control District*(Bylaw 45-2017 – Sep 12, 2017)*

DC 69 DIRECT CONTROL DISTRICT**1) Purpose**

To establish a site specific Direct Control District that accommodates a mix of commercial uses, to meet the retail and service needs of the region and travelling public as well as an area of compatible medium density residential use. These commercial and residential areas will be master planned and feature enhanced urban design that acknowledges and respects the gateway role it plays for residents and visitors to Sherwood Park and Strathcona County.

2) Area of Application

This district shall apply to a portion of the NW and SW 11-53-23-W4, located within the Emerald Hills area, totaling approximately 10.25 ha (25.33 ac), as shown on attached Schedule A. The district is located north of Amberley Way, south of Emerald Drive, west of Ebony Boulevard and east of Sherwood Drive.

This master planned district is divided into two areas. Each Area is considered a Site for the purposes of application of the regulations.

- **AREA I**, +/- 6.89 hectares – Commercial
- **AREA II**, +/- 3.35 hectares – Medium Density Residential

3) Development Concept

The Emerald Hills Centre Sustainability Summary and Development Concept Plan, which has been approved by Strathcona County, applies to this district. This district ensures consistency and compatibility within all of the Emerald Hills Centre sites.

4) Area I – Commercial**4.1 Purpose**

To provide for a mix of low intensity business and commercial uses that are compatible with and complementary to Emerald Hills Centre. The proximity of Area I to Highway 16 makes it an ideal location for commercial uses that require good visibility and convenient access. The location of the lands near the intersection of Highway 16 and Sherwood Drive also provides a unique opportunity to create a grand urban entrance to Sherwood Park.

The stormwater management facility east of Ebony Boulevard anchors the eastern edge of Area I and complements the “gateway” nature of this prominent urban location as an area of high quality architectural, urban and landscape design which creates a signature entrance to Sherwood Park. Area 1 will be designed and landscaped to complement the stormwater management feature in conjunction with the goals and guidelines set out in the Emerald Hills Centre Sustainability Summary and Development Concept Plan to achieve the “gateway” elements of the development.

4.1.1 Area I – UsesUses

Business support service	Hotel(Bylaw 53-2015-Oct)
Care centre, intermediate	Health service, minor
Care centre, major	Neighbourhood pub
Commercial school	Personal service, establishment
Convenience vehicle rental	Recreation, indoor
Drive through vehicle service	Retail, alcohol*
Financial service	Retail, convenience
Food service, drive-thru	Retail, general
Food service, restaurant	Service station, minor
Food service, specialty	Vehicle repair, minor
Gas Bar	Veterinary service, minor
Government service	

4.1.2 Area I – Regulations

- a) The maximum floor area ratio is 0.5, except it is 2.0 for a Hotel.

- ii) The maximum length of a parking row shall be 26 parking stalls unless landscaping requirements require a different length.
- iii) Vehicular movement within the development area shall be designed in a manner that discourages cut through traffic from Emerald Drive, Ebony Boulevard and Amberley Way.

b) Area I Standards

- i) A well-defined pedestrian walkway shall be provided from adjacent roadway sidewalks to each principal customer entrance of a commercial building. Walkways shall be located so that the distance from the street and/or parking lot to the customer entrance is minimized. Walkways shall be at least 1.2 meters in width, and shall be distinguished through pavement material from the surrounding parking lot. Walkways shall be landscaped to provide separation of pedestrian connections.
- ii) Enhanced walkways shall be provided every 60 meters through the central core of the commercial development area in order to provide safe connection for pedestrians between the south and north; and the east and west development. These walkways shall be a minimum of 2.44 meters in width, with landscaping that creates visual distinction.
- iii) Sidewalks of at least 2.44 meters in width shall be provided along all front commercial building facades that abut public parking areas.
- iv) Bicycle parking shall be provided at the front of all buildings, located between the front of the building and parking lot in a manner that does not interrupt pedestrian access.

c) Area II Standards

- i) Apartments shall provide resident parking by use of underground parking.
- ii) The minimum visitor parking space requirement shall be 1 per 10.4 dwelling units.

7) Areas I – Landscaping and Screening

This district shall be required to comply with the requirements of the Landscaping and Screening section of the Land Use Bylaw, the Emerald Hills Sustainability Summary and the following:

- a) Landscaped islands are required at the ends of parking rows and shall be a minimum width of 2.0 meters. Trees shall be planted at the rate of one tree per 15m² and one shrub per 10m² of required island area.

8) Areas I and II – Additional Regulations

- a) The submission of Development Permit applications within this district shall adhere to the Emerald Hills Sustainability Summary and Development Concept Plan in order to achieve the sustainability goals and objectives within Emerald Hills.
- b) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.
- c) A Traffic Impact Assessment, in a form acceptable to the County, must be provided by the applicant, and accepted by the County, in support of a development permit application for:
 - i) a proposed Care centre, major use in Area I with a capacity exceeding 160 students, or
 - ii) a Care centre, intermediate or Care centre, major use that would result in the total combined capacity of all care centre uses in Area I exceeding 160 students.

9) Development Permits:

- a) A Development Officer shall consider and decide upon all development permit applications within this District.