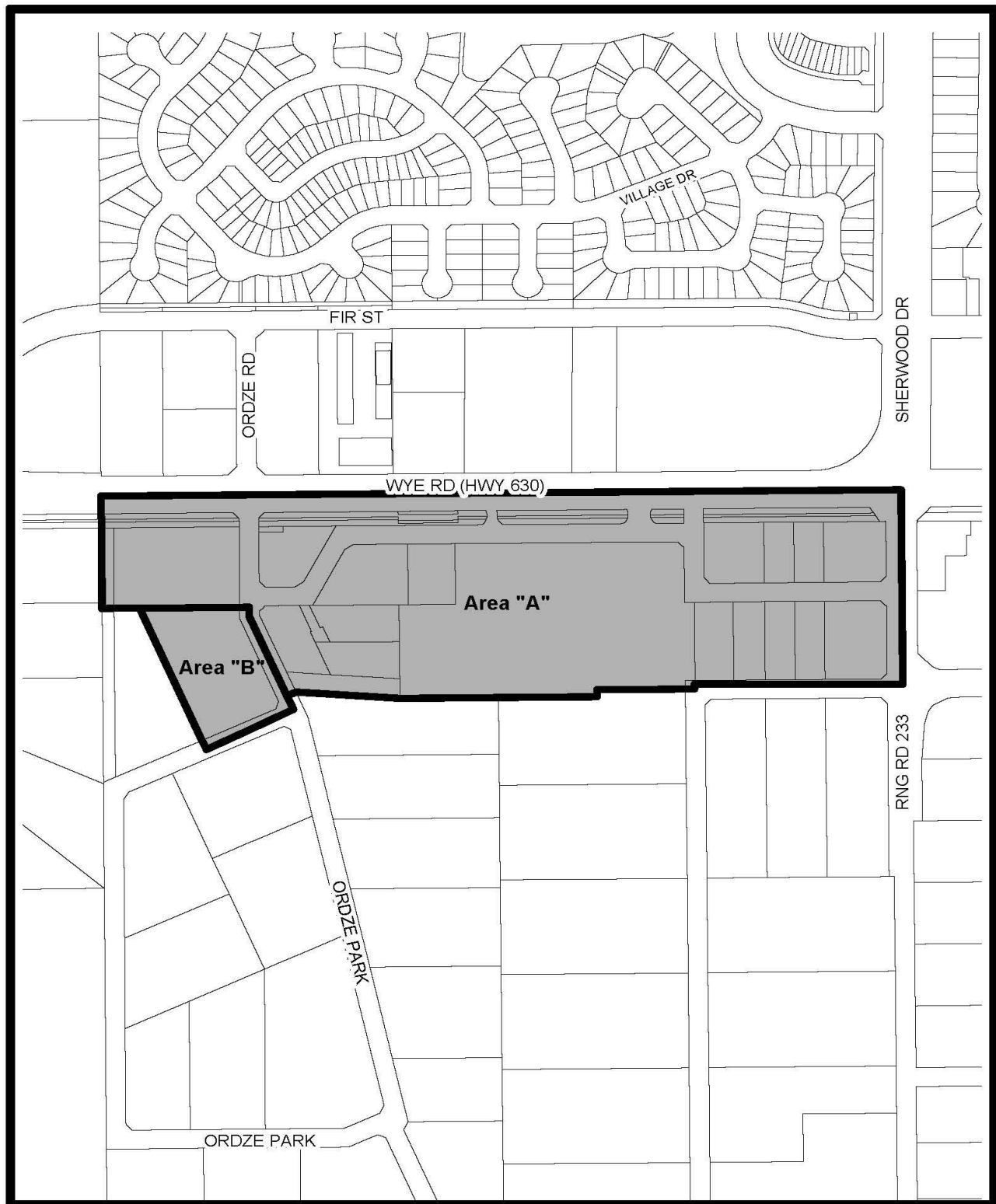


## DC 19 DIRECT CONTROL DISTRICT



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### 1) Purpose:

To establish a special purpose district to accommodate appropriate vehicle-oriented commercial, business, and other related uses that are with site specific development regulations which ensure a high and comprehensive standard of appearance appropriate to the site's exposure on major entrance routes to Strathcona County; and which is in compliance with the South of Wye Road Area Redevelopment Plan.

### 2) Area of Application:

This district shall apply to those parcels south of Wye Road and west of Rge Rd 233 as shown on the above map.

### 3) Uses:

The following permitted and discretionary uses pertain to those parcels shown within "Area A" as shown on Schedule "A:"

#### Permitted Uses

Business Support Service  
Drive Through Vehicle Service  
Financial Service  
Food Service, Drive-in  
Food Service, Restaurant  
Gas Bar  
Green House and Plant Nursery  
Health Service, Minor  
Neighborhood Pub  
Retail, Convenience  
Vehicle Repair, Minor  
Vehicular Oriented Use  
Veterinary Service, Minor

#### Discretionary Uses

Animal Grooming Facility  
Hotels  
Office  
Personal Service Establishment  
Recreation, Indoor  
Retail, Alcohol\*  
Retail, cannabis\* (*Bylaw 16-2018 – April 24, 2018*)  
Retail, General  
Vehicle Repair, Major  
Warehouse Sales

The following uses pertain to those parcels shown within "Area B" as shown on Schedule "A:"

#### Permitted Uses

Animal Grooming Facility  
Business Support Service  
Commercial Storage (indoor storage only)  
Financial Service  
Food Service, Restaurant  
Health Service, Minor  
Office  
Personal Service Establishment  
Recreation, Indoor  
Retail, General  
Retail, Convenience  
Veterinary Service, Minor

- vi) Storage and/or garbage collection areas shall not be permitted in a front yard and/or flanking yard, nor in advance of the principle or flanking frontage of the building.
- b) Utility Connections - No lines, wire or other devices for the communication or transmission of electrical current or power shall be constructed, placed or maintained either in or upon the property unless the same shall be maintained underground or concealed, in, under or on the buildings.
- c) All roof top mechanical equipment and/or ductwork shall be:
  - i) screened from view, and/or incorporated into the roof envelope;
  - ii) screened to minimize visibility from the street or surrounding buildings, and;
  - iii) located in areas of the building which are not visually prominent.
- d) Roof mounted ventilators shall be a maximum of 0.46 m above the point to which they are attached, and are to be painted or prefinished, consistent with the colour scheme of the building.
- e) Transformers, storage tanks and other outdoor mechanical systems and/or equipment, and other appurtenant items of poor visual quality are to be screened by the use of concrete or masonry walls, dense mature landscape materials or approved fencing materials.
- f) Buildings in "Area B" shall be oriented so that no primary building entrance is facing the Country Residential to the west and south.
- g) No drive lanes shall be permitted along the outside of buildings on the south or west property boundaries of "Area B".
- h) Buildings in Area "B" shall not be permitted to have windows above the first storey of the south and west facades.

### 5.5 Signs

- a) A comprehensive sign design plan shall be prepared for each development to be approved by a Development Officer.
- b) Signs and awnings shall adhere to a consistent theme with respect to colouring, configuration and illumination, and shall be carefully located with consideration of the building facade, architectural features, and the adjacent buildings and their signs.
- c) No flashing, blinking, or travelling signs shall be permitted.
- d) Commercial signage shall be permitted on the face of individual buildings or free standing within 2.0 m. of a building provided that the design of this signage is integrated with the architectural plans proposed.
- e) No temporary portable signs shall be allowed.
- f) For multiple tenancy buildings: one free-standing sign shall be permitted at the principle entrance to collectively identify the project.
- g) Each individual facility unit within a multiple tenancy building may have a wall or fascia sign over the entrance to identify the tenant, and the said sign shall be oriented toward the parking or pedestrian area of the building.
- h) Despite 5.5 g), within "Area B", fascia signs may be permitted on a wall of a building, provided that the wall is parallel to and within 6 m of the north lot line of "Area B".
- i) In the case of any proposed fascia signs in "Area B", an application for a sign permit must include written authorization from the condominium board for the proposed sign and its location.

### 5.6 Fencing

Fencing within the Development is to be generally discouraged, however, it may be employed for security purposes, screening and protection of mechanical equipment or merchandise located outside the building. In those cases where fencing is to be permitted, the following standards shall apply: