

## DC 45 DIRECT CONTROL DISTRICT

### 1) Purpose:

To establish a site specific Direct Control District to accommodate a compatible mix of low intensity business and service commercial uses in planned centres with good visibility and accessibility.

### 2) Area of Application:

This District shall apply to a portion of NW ¼ Sec.10 – Twp.53 – Rge.23 – W4th, located within the Yellowhead East – Sherwood Business Park, south of Highway 16 and east of Provincial Avenue, totalling approximately 6.6 hectares, as shown on the above map.

### 3) Uses:

#### Permitted Uses

animal grooming facility  
business support service  
contractor service, limited  
convenience vehicle rental  
custom indoor manufacturing  
drive-through vehicle service  
equipment, minor  
financial service  
food and beverage products  
food service, drive-in  
gas bar  
government service  
household repair service  
office  
personal service establishment  
recycling depot  
recycling drop-off  
retail, convenience  
service station, minor  
vehicle repair, major  
vehicle repair, minor  
vehicle sale/rental  
veterinary service, minor  
warehouse sales^  
warehousing and storage

#### Discretionary Uses

autobody repair & paint shop  
commercial storage  
contractor service, general  
fleet service  
food service, mobile catering  
recreation, indoor^  
recycling, oil depot  
retail, alcohol\*  
retail, cannabis\* (Bylaw 16-2018 – April 24, 2018)  
retail, general^  
retail, secondhand^  
service station, major  
truck and manufactured home sale/rental  
utility service, minor

Uses containing a caret (^) may be prohibited or subject to limitations or additional regulations pursuant to Section 7.19, Heavy Industrial Transition Overlay.

### 4) Development Regulations

- a) The maximum floor area ratio is 1.0.
- b) The maximum height is 12 m.
- c) The minimum lot width is 30 m.