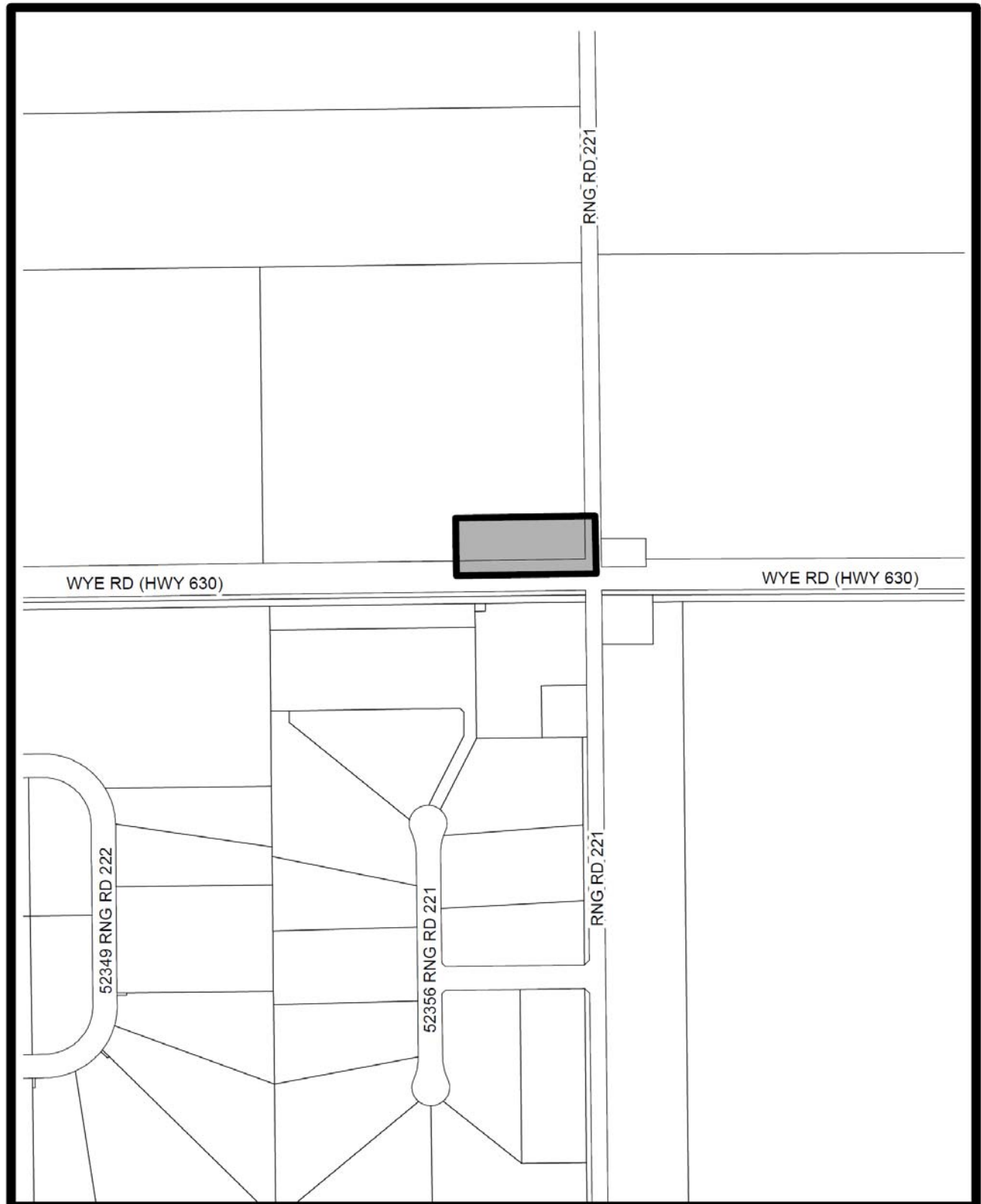


DC 44 Direct Control District



DC 44 DIRECT CONTROL DISTRICT**(1) Purpose:**

To establish a site-specific district that provides rural community oriented commercial and retail services intended to serve adjacent country residential clusters and the rural area. This district will also facilitate a family care dwelling.

(2) Area of Application:

This district shall apply to the property located at the south east corner of the SE 26-52-22-W4 located at the intersection of Wye Road and Range Road 221 as shown on the above map.

(3) Permitted Uses

food service, restaurant
gas bar
office
personal service establishment
retail, convenience

Discretionary Uses

dwelling, family care*
residential security/operator unit
retail, alcohol*
retail, general

(4) Development Regulations:

- a) The maximum site coverage is 30%.
- b) The minimum front yard is 6.0 m.
- c) The minimum rear is 3.0 m, except it is 6.0 m where the site abuts a residential district.
- d) The minimum side yard is 3.0m, except it is 6.0 m where the site abuts a residential district.
- e) The maximum height is 12 m, except it is 10 m where a site abuts a residential district.
- f) A maximum of one (1) manufactured home is allowed on the site.

(5) Other Regulations:

- a) The maximum area of a free standing sign is 3.0m².
- b) A Non-Permanent Changeable Copy Sign is not permitted in this district.
- c) 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.

(6) Development Permits:

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