104.4.43 - DC-43 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.43.1 Purpose

To provide for the development of of a new wastewater lift station that will improve system reliability and provide bypass capability during maintenance or repairs of the wastewater treatment plant.

104.4.43.2 Area of Application

This district shall apply to a 1.50 ha area of land in the SW ¼ Sec 12, Twp 71, Rge 6, W6M, adjacent to the existing Aquatera Utilities Water and Wastewater Treatment Plant, as shown below:



104.4.43.3 Development Authority

The Development Officer shall be the Development Authority.

104.4.43.4 Permitted Uses

The following uses may be approved at the Discretion of the Development Authority.

- Accessory Building or Structure
- Accessory Use
- Public Use
- Public Utility
- Waste Management

104.4.43.5 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply and shall be considered a commercial district.

a. Front Yard Setback 6.1 m
b. Side Yard Setback 3.0 m
c. Rear Yard Setback 7.6 m
d. Building Height (Maximum) 10.0 m

104.4.43.6 Additional Requirements

a. Any portion of the existing trail network removed or disrupted by the development shall be replaced or relocated in a manner that maintains trail connectivity and functionality, to the satisfaction of the Development Authority.
b. The site layout and design shall prioritize public safety and ensure safe interaction between the development and adjacent pathways and trail systems, to the satisfaction of the Development Authority.
c. Screening and buffering between the development and adjacent pathways and trail systems shall be provided to the satisfaction of the Development Authority.
d. Existing trees shall be retained where reasonably possible, and the siting of buildings, structures, and other improvements shall minimize visibility from adjacent pathways, trail systems, and the Bear Creek baseball diamonds to the satisfaction of the Development Authority.
e. Building design, exterior materials, landscaping, fencing, screening, and other site features shall be provided to the satisfaction of the Development Authority.