

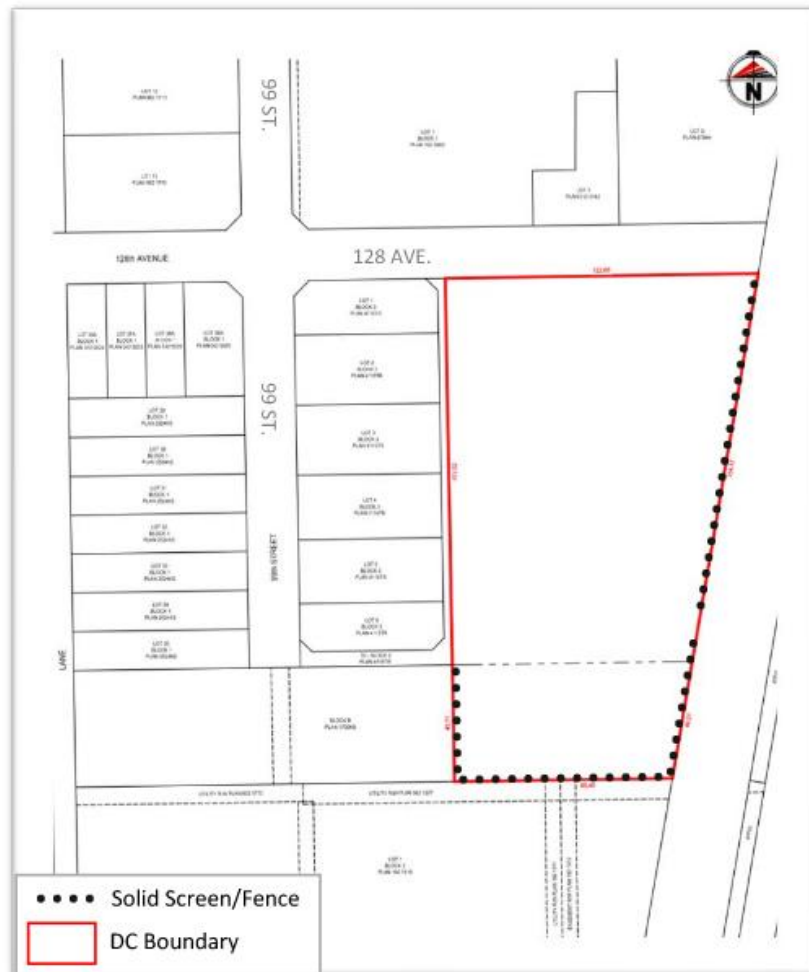
104.4.34 - DC-34 - SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.34.1 Purpose

To accommodate the operation of a Salvage Yard on a site-specific direct control basis in accordance with Section 641 of the Municipal Government Act.

104.4.34.2 Area of Application

This District shall apply to Block C, Plan 1795KS, (Civic address: 9727 - 128 Avenue) and part of Block B, Plan 1795KS within NW-36-71-06-W6M, as shown on the map below.



104.4.34.3 Uses

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

Discretionary Uses

- Accessory Building or Structure
- Accessory Use
- Rail Yard
- Salvage Yard
- Shipping/Storage Container
- Sign
- Surveillance Suite/Caretaker's Residence

104.4.34.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine of this Bylaw, development within this District shall be in accordance with the following minimum regulations.

a)	Lot Width:	30 m
b)	Front Yard:	6.1 m
c)	Side Yards:	None except 3.0m abutting a public road other than a lane
d)	Rear Yard:	None except 3.0m abutting a public road other than a lane
e)	Building Height (maximum)	25 m

104.4.34.5 Additional Requirements

- a. All signs proposed for development shall comply with the requirements of Schedule B-Signs;
- b. No loading, storage, trash collection, outdoor service or display area shall be permitted within the required front yard setback;
- c. Notwithstanding Section 104.4.34.5(b), the Development Authority may allow open storage in a required front yard. However, additional screening of any such open storage area shall be required to the satisfaction of the Development Authority;
- d. A solid screened (wood cedar) fence of at least 3 m in height shall be provided to the satisfaction of the Development Authority and in accordance with Part Seven, of this Bylaw (see illustration in Section 104.4.34.2);
- e. In accordance with Section 64 of this Bylaw, a minimum of 3m wide landscape buffer shall be provided on the side of the yard that abuts a public road. One tree shall be provided for every 50m² of the required buffer area;
- f. In lieu of providing landscaping on the east and south sides of the site, the owner shall enter into a Memorandum of Understanding Agreement with the City Parks Operation department for 34 trees and provide cash in lieu to the Boulevard Rehabilitation Trust Account in accordance with Section 65.1(d) of this Bylaw;

- g. In addition to compliance with the Alberta Safety Code and Alberta Fire Code, any on-site manufacture, storage and handling of dangerous goods in excess of the quantities identified in Schedule E – Small Quantity Exemptions for Dangerous Goods may, at the discretion of the Development Authority, require a Risk Assessment Report be prepared by a qualified engineer, and such report shall be guided by the guidelines established by the Major Industrial Accidents Council of Canada (MIACC) as published in:
 - i) Risk-Based Land Use Planning Guidelines;
 - ii) Hazardous Substances Risk Assessment, a Mini-Guide for Municipalities and Industries; and
 - iii) MIACC Lists of Hazardous Substances;
- h. Management of waste shall comply with the Environmental Protection and Enhancement Act and its regulations, particularly the Waste Control Regulation (AR 192/96).

104.4.34.6 Development Authority

The Development Officer shall be the Development Authority for all uses in this District.”

(Bylaw C-1260-169 - September 5, 2023)