

104.4.24 - DC-24 SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.24.1 Purpose

The purpose of this district is to provide for development of the Area of Application on a site specific direct control basis in accordance with Section 641 of the Municipal Government Act.

104.4.24.2 Area of Application

This district shall apply only to Lot 1, Plan 922 3240.

104.4.24.3 Development Authority

The Development Officer shall be the Development Authority for the uses and standards in this District.

104.4.24.4 Uses

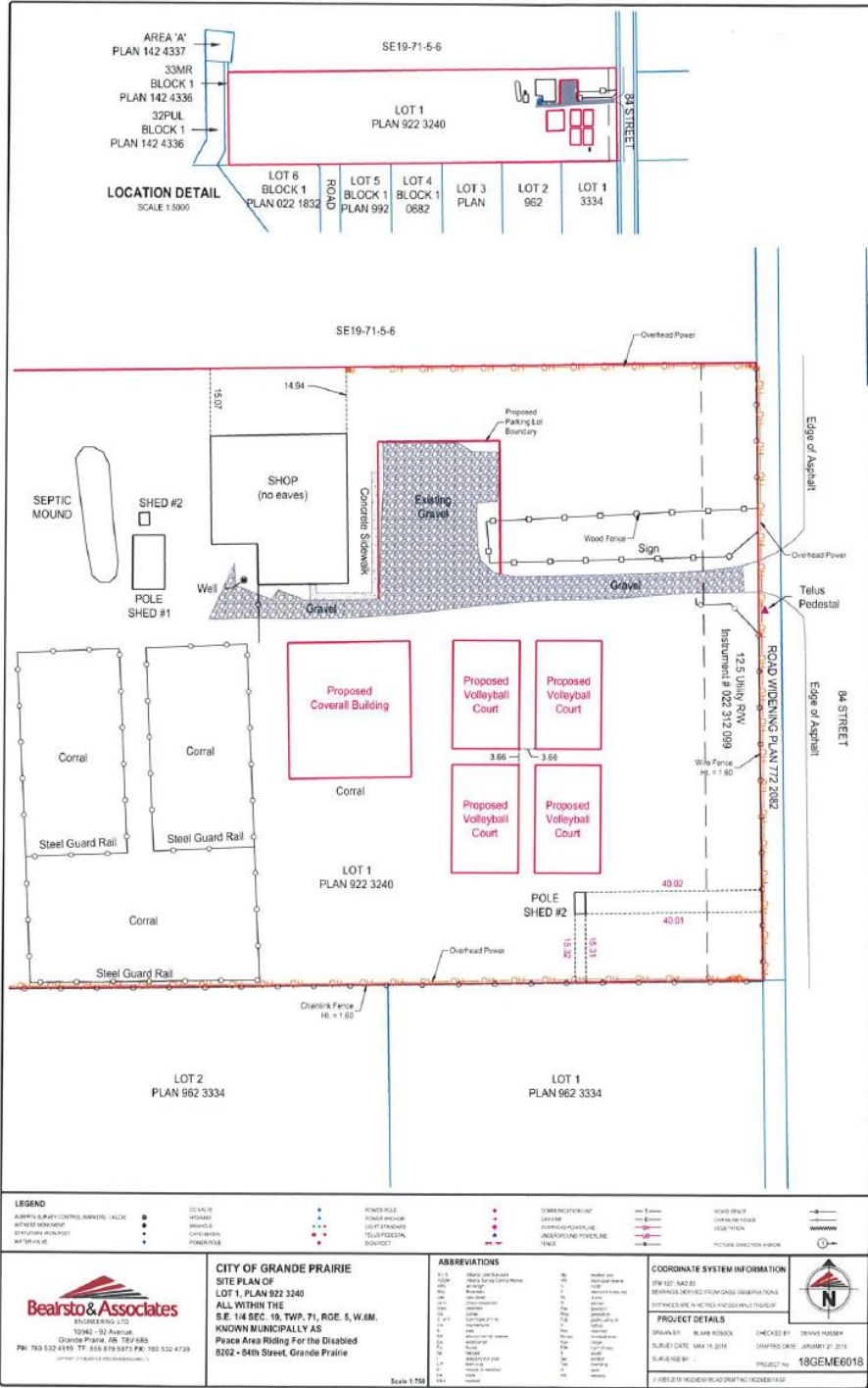
The following uses may be approved at the discretion of the Development Authority:

- Accessory Use
- Agricultural Operation
- Child Care Facility
- Commercial Recreation Facility, Indoor
- Commercial Recreation Facility, Outdoor
- Recreation Vehicle Storage

104.4.24.5 Development Standards

- a. Development on the site shall be limited to the following:
 - i) Use of the "Shop" building shown on the Site Plan for a Commercial Recreation Facility, Indoor, and Child Care Facility;
 - ii) The addition of one (1) principal building with dimensions of approximately 25m x 30m and building height not to exceed 14.0m, for a Commercial Recreation Facility, Indoor. The location shall be as shown on the Site Plan;
 - iii) The accessory buildings shown on the Site Plan may be used in association with the principal use but no additional accessory buildings may be developed on the site;
 - iv) No dwelling unit of any type is permitted on the site;
 - v) Development of a Commercial Recreation Facility, Outdoor shall be limited to the development of not more than four (4) beach volleyball playing courts at the locations shown on the Site Plan;
 - vi) Agricultural Operation shall be limited to the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops on garden plots;
 - vii) Development of a Recreation Vehicle Storage shall be limited to a maximum number of fifty (50) Recreational Vehicles; and
 - viii) The onsite provision of a water supply as may be required by the Alberta Safety Codes Act or NFPA 1142 for fire protection.

- b. Parking and Loading shall be in accordance with Part Nine of this Bylaw. However, notwithstanding Part Nine of this Bylaw, onsite parking, access/egress and circulation areas may be gravel;
- c. Landscaping shall be at the discretion of the Development Authority;
- d. Vehicle access to the site from 84 Street will only be allowed on an interim basis until 84 Avenue has been constructed north of the site and connects to 84 Street at which time the vehicle access from 84 Street shall be permanently closed;
- e. Prior to the issuance of a development permit the landowner, or the applicant for a development permit, shall submit a storm drainage management plan and a wetland assessment that have been approved for the site by the City;
- f. No development shall be located within the area that the City identifies is required for widening of the 84 Street and 84 Avenue road allowances; and
- g. The City will not approve any subdivision of Lot 1, Plan 922 3240 unless the parcel to be subdivided is receiving or is to receive Aquatera water and wastewater services; and the subdivision is in accordance with an amendment to the Fieldbrook Outline Plan and the required updates to the corresponding water, wastewater, stormwater and transportation design reports.



Site Plan

(Bylaw C-1260-161 - October 3, 2022)