

**DIRECT CONTROL DISTRICT DC-020**

**1. General Purpose**

The purpose of this District is to permit the development and operation of light and medium industrial uses. Designation as Direct Control is seen as a temporary measure pending the future redistricting of these lands as Industrial pursuant to the adoption of the proposed South Devon Industrial Area Structure Plan.

**2. Area of Application**

Lot 1 Plan 942 3554 (0.91 ha, 2.26 acres) and the adjacent 4.6 ha (11.3 acres) of SE 22-50-26-4, including approximately 5.5 ha (13.6 acres), as shown on Schedule A.

**3. Discretionary Uses**

- (a) Accessory Building
- (b) Agricultural Processing
- (c) Agricultural Support Service
- (d) Auctioneering Service
- (e) Automotive Sales and Service
- (f) Automotive/Equipment Body Repair
- (g) Automotive/Equipment Repair
- (h) Bulk Oil Sales
- (i) Business Office
- (j) Contractor Service, General
- (k) Contractor Service, Limited
- (l) Convenience Retail Service
- (m) Education Service
- (n) Equipment Sales and Service
- (o) Industrial, General
- (p) Institutional Use
- (q) Landscaping Sales and Service Bylaw 36-11
- (r) Manufactured Home, Sales and Service
- (s) Manufacturing, Light
- (t) Manufacturing, Limited Indoor
- (u) Outdoor Storage\*
- (v) Recycling Depot
- (w) Recycling Depot, Oil
- (x) Security Suite
- (y) Sign (in accordance with Part 8 of this Bylaw)
- (z) Utility Service, Major
- (aa) Utility Service, Minor
- (bb) Warehouse Sales
- (cc) Warehousing and Storage

\* Regulations for these uses are contained within Part 7 of this *Bylaw*

#### 4. Minimum Building Setback Requirements

Minimum building setbacks for all buildings shall be:

From the property line adjacent to:	Principal Building	Accessory Building
<i>Road, Highway – Front/Side/Rear</i>	40.0 m	40.0 m
<i>Road, Arterial – Front/Side/Rear</i>	35.0 m	25.0 m
<i>Road, Internal – Front/Side/Rear</i>	25.0 m	25.0 m
<i>From all other property lines</i>	7.5 m	7.5 m

#### 5. Maximum Height of Buildings

Maximum height of buildings will be at the discretion of the Development Authority and may be subject to the regulations of the Airport Vicinity Protection Area and federal government.

#### 6. Site Coverage

The combined site coverage of principal and accessory buildings - of 60 % of the site.

#### 7. Other Regulations

In addition to the above regulations, the following parts of Bylaw 7-08 apply:

Part	
Six	General Regulations
Seven	Specific Use Regulations
Eight	Sign Regulations

a) No outdoor storage, loading, service, assembly or trash collection shall be permitted in front of the principal building, except that loading and trash collection shall be allowed when it is serving office, warehouse and similar developments, where the handling or assembly of goods is carried on within a building.

b) No use or operation shall cause or create any conditions which, in the opinion of the Development Authority, may be objectionable beyond the boundary of the site which contains it, by way of but not limited to the following:

- i) odorous and toxic matter
- ii) dust, fly ash or other particulate matter
- iii) noise
- iv) vibrations
- v) air pollution
- vi)) industrial waste
- vii) water quality deterioration
- viii) groundwater quality or quantity deterioration
- ix) glare
- x) radiation emissions
- xi) high brightness light sources

c) No operation or activity shall emit air or water contaminants in excess of the standards prescribed by the Province pursuant to the Environmental Protection and Enhancement Act.

*Bylaw No. 30-15*