

DIRECT CONTROL – DC

PURPOSE: *To give Council the flexibility and discretion to approve a use or development, provided it would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties and has legal and physical access to a developed municipal roadway.*

SECTION 1 PERMITTED AND DISCRETIONARY USES

1.1 Any use Council considers appropriate.

SECTION 2 MINIMUM LOT SIZE

2.1 At the discretion of Council.

SECTION 3 MINIMUM SETBACK REQUIREMENTS

3.1 At the discretion of Council.

SECTION 4 STANDARDS OF DEVELOPMENT

4.1 A detailed conceptual scheme shall be submitted with the application to the satisfaction of Council.

SECTION 5 OTHER STANDARDS

5.1 As required by Council.

SECTION 6 APPROVAL PROCEDURE

6.1 Before Council considers an application for a use or development in the Direct Control district, it shall:

- (a) cause a notice to be issued by the Development Officer in accordance with Administration Sections 43 and 44 of this Bylaw;
- (b) hear any persons that claim to be affected by the decision on the application.

6.2 Council may then approve the application with or without conditions or refuse the application.

6.3 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

SECTION 7 APPEAL PROCEDURE

7.1 Pursuant to section 641(4)(a) of the *MGA*, if a decision with respect to a development permit application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.