

17.21 Direct Control District Regulations – NW 1-32-2-5**1. Purpose**

The purpose of this district is to allow for the development of an event facility with associated and supporting uses.

2. Application

These regulations shall apply to an approximate ± 12.46 acres (± 5.04 ha) site within NW 1-32-2-5 as outlined on Schedule "B"

3. Definitions – unique to this District, all other definitions can be found within Section 2.5 of the Land Use Bylaw:

EVENT FACILITY means a facility that accommodate events held inside building(s) or outdoors. Events may include gatherings, weddings, celebrations, or similar type of activities.

OVERNIGHT CAMPING means development of land of no more than 40 un-serviced sites, which has been planned for a maximum two (2) night use for holiday trailers, motor homes, tents, campers and similar recreational vehicles.

4. Uses

EXEMPT	DISCRETIONARY
Accessory Building & Use, less than 10.0 m ² (107.6 ft ²)	Accessory Building and Use
	Agriculture Extensive
	Agriculture Processing
	Dwelling, Security Suite
	Eating Establishment, Indoor
	Eating Establishment, Outdoor
	Event Facility
	Office
	Overnight Camping
	Park
	Religious Assembly
	Sign, On-Site Commercial
	Parking Facility

5. Site Regulations

SITE AREA	± 12.46 acres (± 5.04 ha)
FRONT YARD	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
REAR YARD	Minimum 17.0 m (55.8 ft)
SIDE YARD	Minimum 17.0 m (55.8 ft)
OTHER SETBACKS	Pipeline and Oil and Gas Facilities: Consistent with current provincial regulations. Railways: As determined by the current authority's regulations.
FENCES, GATES, SIGNS	On the property line for fences, gates, or other means of enclosure, and signs
MAXIMUM HEIGHT	Maximum 12.2 m (40.02 ft) or as determined by the Approving Authority

6. Other Development Regulations

- a) Approved Support Documents:
 - i. The approved Development Concept submitted in accordance with Appendix A of the Land Use Bylaw as part of the Direct Control District redesignation application, shall be used as guiding documents to evaluate Development Permit applications(s).
- b) Restrictions that Apply to the Direct Control District Area Shown in Schedule “B” and “C”:
 - i. No subdivisions shall be allowed as a result of approval of this Direct Control District.
 - ii. At the Development Permit stage, any proposed development outside the scope of the approved Development Concept shall require amendment to the Development Concept and this Direct Control District.
- c) Hours of Operation:
 - i. The hours of operation of the Event Facility and associated uses shall be restricted between the hours of 7:00 am until 1:00 am or at the discretion of the Approving Authority, to minimize the impacts in the surrounding area.
- d) Development Permit Requirements:
 - i. In accordance with Appendix A of the Land Use Bylaw, the following studies/reports shall be submitted at the Development Permit stage and at the discretion of the Approving Authority:
 - 1. A Stormwater Management Plan
 - 2. A Site Servicing Plan
 - 3. A Landscape Plan
 - ii. Engineering Plans and Specifications/Construction Drawings shall be submitted at the Development Permit stage and at the discretion of the Approving Authority, as a condition of development, to establish the parameters for the construction and improvements associated with the proposed development. Engineering Plans and Specifications must be completed by a qualified professional Engineer accredited by APEGA and include the following:
 - 1. Cover Sheet(s);
 - 2. Clearing: Grading Drawings; Erosion and Sedimentation Control;
 - 3. Roads, Lanes and Walkway Drawings;
 - 4. Signage Drawings;
 - 5. Water Distribution Drawings;
 - 6. Stormwater Drawings;
 - 7. Landscape Drawings.
 - iii. An on-site Fire Protection Plan shall be submitted to Mountain View County and the local Fire Department for notification as part of Development Permit application(s).
 - iv. A Road Use Agreement in coordination with Mountain View County shall be submitted respecting dust control in conjunction with a Development Permit application(s).
 - v. The Direct Control District boundaries shall be permanently delineated (i.e., corner posts at each boundary corner). In the event that the north Direct Control District boundary proves to not be sufficiently delineated, the Approving Authority has the discretion to require perimeter fencing of the northerly boundary of the Direct Control District Area. Direct Control District uses are not permitted outside of the defined area.
- e) Development Conditions:
 - i. A Development Agreement pursuant to the Municipal Government Act, may be required as a condition of Development Permit(s).

Land Use Bylaw - Bylaw No. 21/21- Schedule A

- ii. An Easement for the purposes of Drainage may be required to be registered on the affected land(s) prior to issuance of a Development Permit.
- iii. An Easement for the purposes of Emergency Access may be required to be registered on the affected land(s) prior to issuance of a Development Permit.

