

21. DIRECT CONTROL DISTRICT - DC1

21.1 Purpose

- 21.1.1 To provide for the development of land uses under individually unique or special circumstances requiring site-specific controls where the application of conventional land use districts would be inappropriate or inadequate.

21.2 Permitted and Discretionary Uses

- 21.2.1 In approving a bylaw amendment for a Direct Control District for a particular site, Council shall specify those uses that may be allowed.

21.3 Regulations

- 21.3.1 In approving a bylaw for a Direct Control District for a particular site, Council shall establish the development standards that apply.
- 21.3.2 This District shall only be applied where the following conditions are met:
- a. The development is, in the opinion of Council, considered appropriate for the site having regard for the policies and objectives of any statutory plans applicable to the site and surrounding area and its compatibility with the scale and character of surrounding development;
 - b. The use of any other District on the site would, in the opinion of Council, result in potential conflicts with existing or future surrounding developments, should the full development potential of uses in the District be realized; and
 - c. The development is of a unique form or nature not contemplated or reasonably regulated by another District.
- 21.3.3 In addition to the information required by this Bylaw for an amendment application, the applicant shall also provide the following:
- a. Support rationale explaining why the proposed District is desirable for the site having regard for the conditions listed in Section 21.3.2;
 - b. A list of uses proposed for the site;
 - c. An explanation of the methods used to obtain public input and written documentation of the opinions and concerns of surrounding property owners and residents and how the proposed development responds to those concerns;
 - d. Plans and elevations that would help substantiate the need for the District and establish the development standards that would apply to the site; and
 - e. Any other information as required by the Development Authority to evaluate the proposed development and its potential impacts.
- 21.3.4 In approving a bylaw for a Direct Control District for a particular site, Council may specify:
- a. The Development Authority for those uses to be decided upon; and
 - b. Those development standards for which a variance may be granted.

21.4 Sites Subject to Direct Control

- 21.4.1 The allowable uses and specific regulations for a particular site subject to Direct Control are described in the applicable bylaw (listed below, if any).