

SCHEDULE A

DIRECT CONTROL

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site-specific basis the following lands:

- Plan 1611089 Block 1 Lot 1
- Plan 1611089 Block 2 Lot 1

To permit a mixed-use development on the parcels in accordance with the attached Site Plan.

2. USES

Area A – Casino/Conference Centre Area

- Accessory Buildings and Structures
- Arts and Culture Centre
- Campgrounds and Recreational Vehicle Parks
- Casino
- Childcare Facilities
- Conference Centre
- Hotel
- Equestrian Facility
- Medical Offices or Clinics
- Offices
- Public/Institutional Uses
- Playgrounds, Parks, Sports fields
- Recreation, Minor
- Restaurant/Cafe
- Riding Academy and Arenas (Commercial)
- Rodeo Grounds
- Signs (Type 1, 2 or 3)

Area B – Residential Area

- Accessory Buildings and Structures
- Dwellings:
 - Single detached Site Built
 - Single Detached Manufactured Homes 1
 - Single Detached Manufactured Homes 2
 - Single Detached Ready-to-Move
 - Single Detached Moved-in
 - Semi-Detached
 - Multi-unit

- Home Occupations 1 and 2
- Playgrounds, Parks, Sports fields
- Secondary Suites

Area C – Commercial Area

- Accessory Buildings and Structures
- Banks/Financial Institutions
- Bars/Lounges
- Big Box/Comprehensive Retail
- Business support Services
- Childcare Facilities
- Convenience Stores
- Greenhouses/Garden Centres
- Liquor Stores
- Medical Offices or Clinics
- Grocery Stores
- Playgrounds, Parks, Sports fields
- Public/Private Utilities
- Personal Service Outlets
- Professional Services
- Retail Sales
- Retail Cannabis Sales
- Restaurants
- Services Stations/Gas Bar
- Signs (Type 1, 2 or 3)
- Solar Collectors, Individual
- Technology Centres/Hubs

Area D – Light Industrial Area

- Accessory Buildings and Structures
- Automotive Repair and Service Shops
- Automotive and Equipment Sales
- Automotive Detail
- Barns
- Building and Contractor Sales
- Business support Services
- Car/Truck Washes
- Cartage/Moving Services
- Greenhouses/Garden Centres
- Industrial Processing and Manufacturing
- Outdoor Storage
- Playgrounds, Parks, Sports fields

- Professional Services
- Public/Private Utilities
- Recreational Vehicle Storage
- Recreation, Minor
- Services Stations/Gas Bar
- Solar Collectors, Individual
- Signs (Type 1, 2 or 3)
- Technology Centres/Hubs
- Veterinary Clinics, Large and small animal

3. DEFINITIONS

- All words and terms have the same meaning as what is specified in the Land Use Bylaw.

4. SITE PLAN

- The proposed development will be developed as per the attached site plan.
- The County may request a more detailed site plan to be professionally prepared and provided to Council for any aspect of development at the development permit process stage.
- Any proposed development deviations from the approved site plan shall require Council's approval and an updated site plan may be required to be provided in such circumstances.

5. MINIMUM YARD SETBACK REQUIREMENTS

- Side and Rear Yard Setbacks – 6.1 metres (20 feet)
- Setback to centerline of County Roads – 38.1 metres (125 feet)
- Setback to centerline of designated provincial highway – 70 meters (230 feet)

6. ACCESSORY BUILDINGS AND STRUCTURES

- Any new or additional accessory buildings or structures shall not be located in the required setback from a public road or an easement.
- An accessory building or structure shall be setback a minimum 4.0 meters (13'-1.5") from the principal buildings and from all other structures on the same lot.
- An accessory building or structure shall only be constructed after or in conjunction with an approved principal use or building on the parcel.

7. GENERAL STANDARDS OF DEVELOPMENT

- At the discretion of Council or the Development Officer acting as the Development Authority having regard for the Land Use Bylaw.

8. SIGN REGULATIONS

- As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS

- All storm water shall be retained on site to predevelopment levels. At the subdivision or Development Permit stage, a Storm Water Management Plan by a certified professional engineer shall be submitted.
- All finished lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the County's Engineering Guidelines and Minimum Servicing Standards.
- Parking for the parcel will be as per the Lethbridge County Land Use Bylaw
- Any additional standards as required by Council or the Development Officer.
- The developer is responsible for obtaining any Provincial approvals as required
- All road associated with the mixed-use development will be constructed and maintained by the developer as private roads.
- This land is identified as Historical Resources 5a,p and the developer would require Historical Resources Act Approval if required
- Due to the development being adjacent to Highway 509 and in proximity to Highway 3, the developer will be responsible for providing a Traffic Impact Assessment (TIA) to Alberta Transportation and Economic Corridors as required and installing/constructing any improvements to the highways as required in the TIA

10. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, building locations, parking areas, and utility easements and servicing areas, including the septic field location, and dugouts/storm ponds.
- Refuse or solid waste shall be kept in a suitability sized container or enclosure.
- Servicing – the developer shall be responsible for ensuring all required servicing is provided to the mixed-use development, including potable water and wastewater.
- Geotechnical Report
- An Area Structure Plan, if required by the County
- Any parks, open space or passive recreation lands are to be the responsibility of the developer and the County may request a detailed site design plan or landscaping plan to be provided at the development permit stage.
- Development Agreement – As a condition of a subdivision or Development Permit approval, the applicant may be required to enter into a Development Agreement with the Lethbridge County, in accordance with Sections 37 and 38 of the Land Use Bylaw.
 - This may include improvements to Range Road 22-5

11. DELEGATION OF AUTHORITY

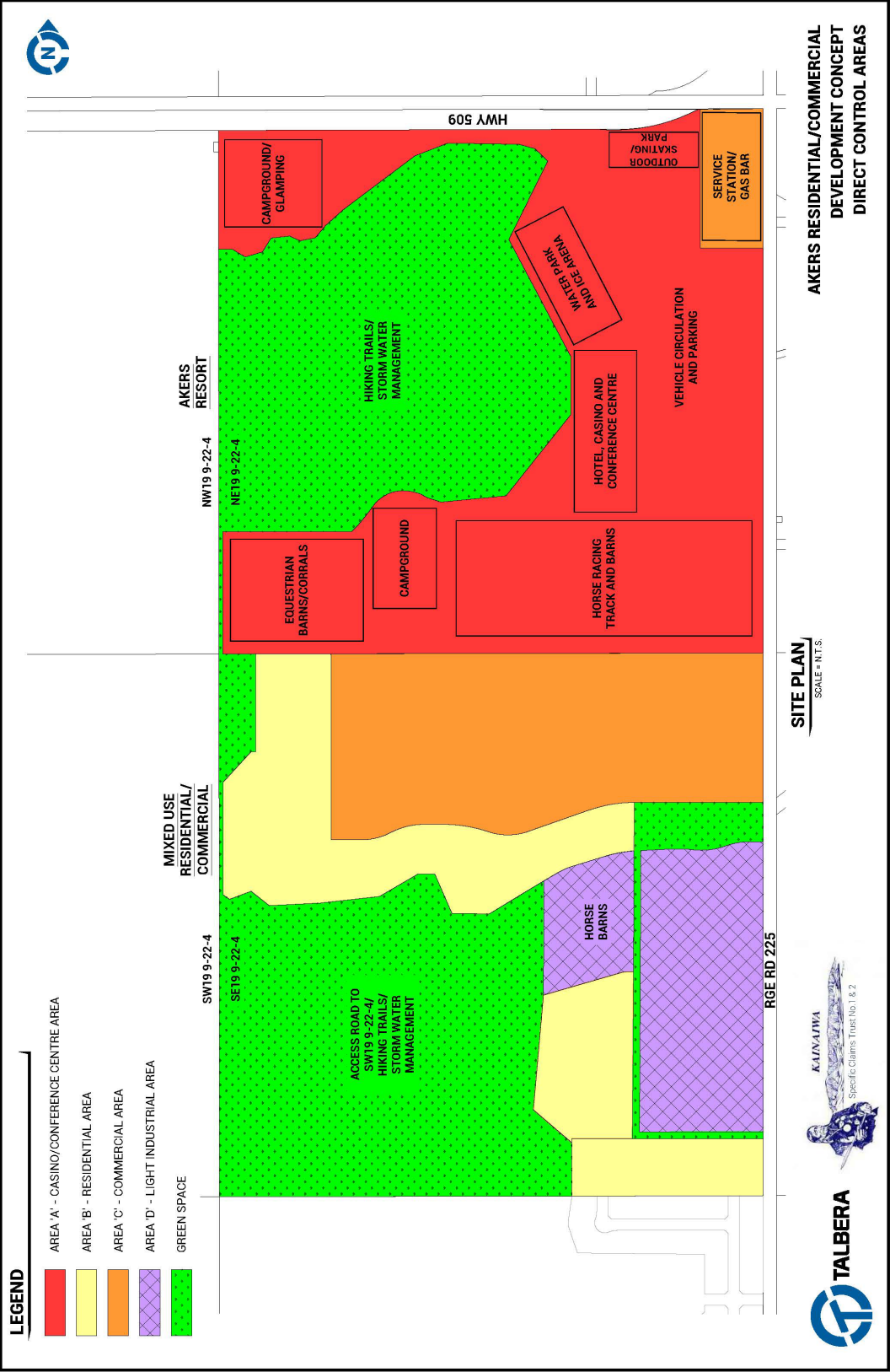
- Council shall be the Development Authority to decide on Development Permit Applications, unless County Council delegates the decision to the Development Authority.
- The Development Officer, in accordance with the Land Use Bylaw, and pursuant to Section 641 (3) of the Municipal Government Act, may, with the direction of Council, act as the Development Authority and receive and decide upon Development Permit Applications, provided they confirm to the standards of the Bylaw.

12. APPROVAL PROCEDURE

- Where the Development Officer, as the Development Authority has been delegated, the Authority to decide upon Development Permit Applications, then immediately upon issuance of the Development Permit, the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the Application has been made and the Use approved.
- Before consideration of a Permit Application for Developing requiring waivers on the subject property, Council shall:
 - Cause a notice to be issued by the designated officer to any person likely to be affected.
 - Ensure that the notice contains the date and time that Council will hear the Application for waivers of development standards.
 - Hear any persons that claims to be affected by the decision on the Application.
- Council may then approve the Development Application with or without conditions or refuse the Application with reasons.
- Where Council has made the decision on a Development Permit Application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County Office.
- When applicable, Council should seek comments from other agencies such as the Planning Advisor, Regional Health Authority, Alberta Transportation, or any applicable Provincial Government department.

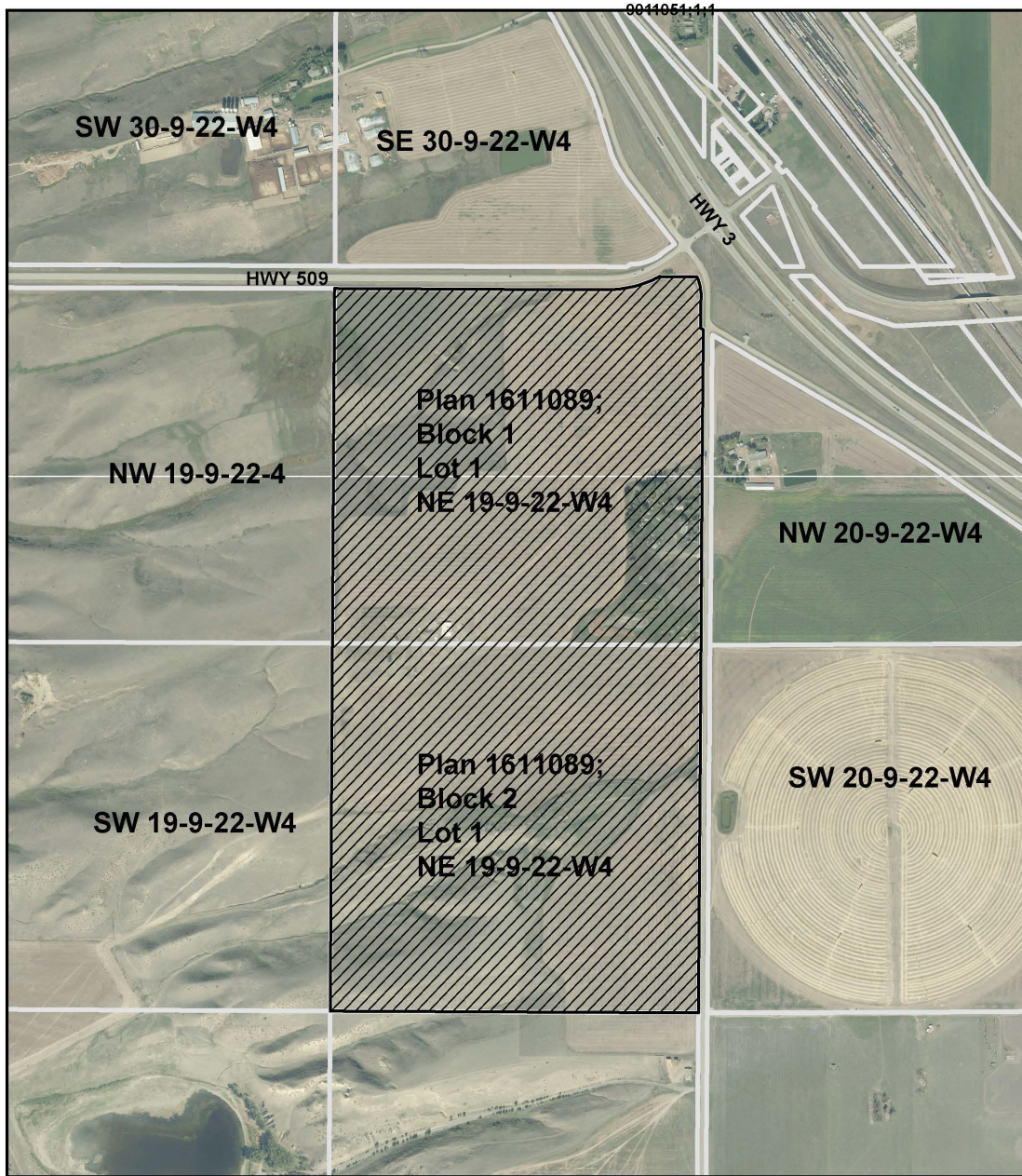
13. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, 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.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.



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Location Map



Rezoning: Bylaw 24-004 - Urban Fringe (UF) to Direct Control (DC)

Parcels:All of NE 19-9-22-W4 (1611089;1;1) and SE 19-9-22-W4 (1611089;2;1)
Located in Lethbridge County, AB

 Urban Fringe (RUF) to Direct Control (DC)



**LETHBRIDGE
COUNTY**

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