
DIRECT CONTROL – DC

INTENT: The purpose of this district is to enable Council to exercise particular control over the use and development of land or buildings within a specific area of the municipality. On parcels designated as Direct Control, Council may in accordance with the Municipal Development Plan and the MGA, regulate and control the use or development of land or building in any manner it considers necessary.

1. PARAMETERS FOR ADOPTION OF A DIRECT CONTROL DISTRICT

The Council may by bylaw establish such parameters for development and land uses as it considers necessary in respect of any site within this District, and in so doing may vary or waive any development regulation or any servicing standards or issue any directions to the Development Authority it considers appropriate on a Development Permit application. In developing the parameters for a new specific bylaw Council may consider the following:

(a) **Permitted and Discretionary Uses**

Any use Council considers appropriate.

(b) **Minimum Lot Size**

At the discretion of Council.

(c) **Minimum Setback Requirements**

At the discretion of Council.

(d) **Standards of Development**

A detailed development narrative, site plan and/or concept plan shall be submitted with the application to the satisfaction of Council. Council may impose and standard it deems necessary as a condition of a development permit approval.

(e) **Other Standards**

As required by Council.

2. DEVELOPMENT APPROVAL PROCESS

See Administration Section 24.

(a) Before Council considers an application for a use in the Direct Control district, they shall:

- (i) cause notice to be issued by the Development Officer in accordance with Part 1, Section 28;
- (ii) hear any persons who claim to be affected by a decision on the application.

(b) Council may then approve the application with or without conditions or refuse the application.

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- (c) Council may subdelegate powers and duties to the Development Officer if specified in the adopting bylaw for Direct Control.

3. BYLAW TRACKING

All adopted direct control bylaws will be listed in below for tracking purposes and recorded on the Land Use District map for reference.

4. DIRECT CONTROL DISTRICTS AND ADOPTING BYLAWS

- (a) Any parcel designated as Direct Control as illustrated on the Land Use Districts Map is designated for that purpose.
- (b) The following is a reference list of redesignation bylaws adopted by Town of Bow Island Council which designated the specified parcels of land to a Direct Control – DC Land Use District. This list will be updated on an ongoing basis and displays the amending bylaws to the most recent date of the Land Use Bylaw being consolidated (updated). The amending bylaws follow this Section.

BYLAW NO.	LEGAL DESCRIPTION	DATE OF ADOPTION