B7.6 DIRECT CONTROL DISTRICT – COUNCIL (DCC)

B7.6.1 Purpose
The purpose of this district is to provide for developments that, due to their unique characteristics and/or site conditions, require specific direction unavailable in any other land use districts within this Bylaw. This district is not intended to be used in substitution for any other land use district in this Bylaw that could be used to achieve the same result.

B7.6.2 Development Authority
In this unregulated district, the Decision-making authority is Council.

B7.6.3 Uses
Any uses deemed appropriate by Council.

B7.6.4 General Requirements
a) In evaluating a proposed land use or development in a DCC district, Council shall have regard for, but not limited to:
   i) the existing use of the lands;
   ii) the general and special regulations as contained elsewhere in this Bylaw;
   iii) the land use Regulations of adjoining districts;
   iv) shall comply with the Municipal Government Act, Subdivision and Development Regulations, Municipal Development Plan and any statutory plan or outline plan in effect specifically for the purpose of directing the administration of this district; and
   v) all parcel regulations shall be as determined by Council, who, in determining such regulations, shall consider all information it obtains pursuant to the provisions of this section and comply with any applicable provisions of any statutory plan in effect.

b) The design, external finish, architectural appearance, siting, landscaping, screening and buffering of any building, structure or development, shall be to the satisfaction of Council so that there will be general conformity in respect to adjacent developments.

c) Notwithstanding any development permit application requirements contrary in the Bylaw, Council may specify additional information, including but not limited to a geo technical report or other engineering, environmental or technical analysis be required to evaluate the application prior to making a decision.

d) To the level determined by Council, applicants shall fully disclose the precise nature and extent of the proposed use or development, including intended hours of operations, so the application can be thoroughly evaluated.

e) This district shall not be used for lands which require subdivision as there are no underlying uses in this district.
f) Council may approve a temporary development permit where Council is of the opinion that the proposed use is of a temporary nature.

g) If at any time, in the opinion of Council, any of the provisions of this Bylaw have not been complied with, Council or the Development Authority may utilize the enforcement mechanisms available under the Municipal Government Act and this Bylaw.