



10.17 DC - DIRECT CONTROL DISTRICT

10.17.1 DC PURPOSE

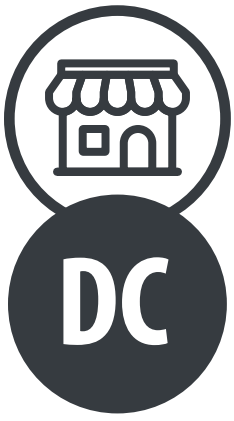
The purpose of a Direct Control district is to provide for site-specific development control at the discretion of Council to address unique project conditions.

10.17.2 DC USES

Any proposed use shall be subject to the approval of Council.

10.17.3 DC APPLICATION PROCESS:

- a) Council shall act as the Development Authority and may make decisions on all development permit applications within a Direct Control district without reference to the Municipal Planning Commission or the Development Officer.
- b) All development standards shall be at the discretion of Council, based upon a review of the merits of the development proposal and the relevant land use planning considerations.
- c) Council may impose other requirements as deemed necessary, having regard to the nature of the proposed development.
- d) All development within a Direct Control district shall conform to the Town's Municipal Development Plan.
- e) Council may refer to other sections of this Bylaw to determine requirements for specific types of proposed uses. However, Council is not bound by other provisions of this Bylaw.
- f) When deciding on a development permit application, Council shall consider the following:
 - i. The existing and future land use of neighboring properties;
 - ii. The suitability of the site for the proposed use;
 - iii. The provision of municipal services such as water and sewer;
 - iv. The provision of physical access to the property; and
 - v. Any considerations which are unique to the proposed development.



- g) Each Direct Control district shall be considered unique. Each district site shall be indicated on **Appendix A – Land Use Map** by a hyphen plus and identifying number (e.g. “DC-1”). The uses and regulations for each site shall be listed within the text of this Bylaw.
- h) There shall be no appeal to an appeal authority on decisions made by Council on development applications within a Direct Control District.
- i) The Development Authority, if directed by Council, may require the applicant to submit any or all of the following:
 - i. An explanation of the intent of the development;
 - ii. An explanation of how the development may contribute to the present and projected needs of Westlock as a whole;
 - iii. The features of the development which make it desirable to the general public and the Town;
 - iv. An economic analysis of the development’s anticipated impact on the local community;
 - v. A detailed proposal containing the location of all proposed buildings, elevation and architectural treatment of all buildings and associated structures, proposed servicing scheme and its relationship to the Town’s existing and proposed servicing plans, and a site plan complete with setbacks, parcel coverage, floor area, and proposed parking;
 - vi. An explanation of how the proposal complies with the Town’s Municipal Development Plan and relevant Area Structure Plans; and
 - vii. Such additional requirements as deemed necessary regarding the nature of the proposed development and the surrounding uses which may be affected.