

**Town of Swan Hills**  
**By-Law No. 2015-08**

BEING A BY-LAW OF THE TOWN OF SWAN HILLS, IN THE PROVINCE OF ALBERTA, TO AMEND BY-LAW 2012-14, THE LAND USE BYLAW.

WHEREAS pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto.

THE MUNICIPAL COUNCIL OF THE TOWN OF SWAN HILLS IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. That Part 8 Districts and Regulation be amended by adding Section 8.15 Direct Control District, whose regulations are described within Schedule "A", which is attached to and forming part of this Bylaw; and
2. That Part 9 Land Use District Map of Bylaw 2012-14, as shown on Schedule "B" of this Bylaw, shall be and is hereby amended by re-designating Plan 1320884 Block 1 Lot 2 to Direct Control District..
3. That this Bylaw shall take force and effect upon the date of final passing thereof.

READ a first time this 26th day of August, A.D. 2015.

NOTICE OF ADVERTISEMENT published September 29, 2015 & October 6, 2015.

Public Hearing held October 14, 2015.


READ a second time this 14<sup>th</sup> day of October, A.D. 2015.

READ a third time and finally passed this 14<sup>th</sup> day of October, A.D. 2015.

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Mayor



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Chief Administrative Officer



## **Schedule “A”**

### **8.15 DC – DIRECT CONTROL DISTRICT**

**(1) Purpose:**

- a. To provide for developments that, due to their unique characteristics, innovative ideas or because of unusual site constraints, require specific regulations unavailable in other land use districts. 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.

**(2) Permitted Uses:**

- a. None.

**(3) Discretionary Uses:**

- a. Those uses approved by Council to be allowed on the subject lands.

**(4) Development Regulations:**

- a. The development authority within this District is Council.
- b. A development application shall be evaluated on its merits by Council which will establish the appropriate development standards.
- c. In assessing a development application in a Direct Control District, Council shall have regard to but not be bound by: the Municipal Development Plan; and Land Use Bylaw.
- d. Council may impose conditions deemed necessary concerning: parking; buffers; landscaping; site coverage and building orientation; servicing; internal circulation; accessory uses; signs; exterior architecture and appearance; number of business establishments; or any other requirements deemed necessary having due regard for the nature of the proposed development and the purpose and intent of this District.
- e. Council shall inform the applicant upon decision on an application for a development permit that the decision cannot be appealed to the Subdivision and Development Appeal Board.

### Schedule “B”

