

17.24 DC24 – DIRECT CONTROL DISTRICT 24 – PLAN 7721026, BLOCK B**.1 General Purpose**

To establish a Direct Control District that provides for limited commercial uses provided for herein.

.2 District Boundaries

This district applies to a portion of Plan 7721026, Block B (110 26500 Hwy 44).

.3 Uses

Permitted Uses	Discretionary Uses
<i>Vehicle Sale and Rental</i>	
<i>Accessory, building*</i>	
<i>Accessory, use*</i>	
<i>Service Station</i>	

* Refer to Section 6.1 for further clarification.

.4 Subdivision Regulations

No further subdivision of the Direct Control District area shall be permitted.

.5 Development Regulations

<i>All yard setbacks and heights</i>	<i>At the discretion of the Development Authority</i>
<i>Parcel coverage</i>	<i>At the discretion of the Development Authority</i>

.6 Additional Development Regulations

- (a) All development in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Access and egress to the facility should be provided via a *local or collector* road.
- (c) The facility shall be designed such that all vehicles shall enter and exit the facility in a forward direction.
- (d) Vehicular access to the parcel and internal vehicular circulation shall be *hard surfaced*.
- (e) Upgrades to accesses or roads shall be in accordance with Sturgeon County's General Municipal Servicing Standards for commercial land *uses*.
- (f) *Perimeter fencing and landscaping* to screen storage areas from the *abutting road* and *adjacent parcels* shall be provided.
- (g) For the purpose of this district a Service station means a development used for the servicing, restoration, towing, and repair of recreational vehicles, and may include retail sales related to the use.