

**(DC1) Direct Development Control Provision
Charlesworth**

XXX.1 General Purpose

To establish a Direct Development Control Provision to provide for developments of an institutional or community service nature, and to mitigate risk around pipeline rights of way and abandoned well sites.

XXX.2 Area of Application

The Provision shall apply to the 5.0 ha site located north of Ellerslie Road SW and east of 50 Street SW, as shown on Appendix 1.

XXX.3 Uses

1. Cemeteries
2. Child Care Services
3. Commercial Schools
4. Community Recreation Services
5. Exhibition and Convention Centres
6. Extended Medical Treatment Services
7. Funeral, Cremation and Interment Services
8. Government Services
9. Group Homes
10. Group Homes for Senior Citizens, where integrated with any other Use of this Zone
11. Health Services
12. Indoor Participant Recreation Services
13. Lodging Houses
14. Lodging Houses for Senior Citizens, where integrated with any other Use of this Zone
15. Market
16. Natural Science Exhibits
17. Outdoor Participant Recreation Services
18. Private Clubs
19. Public Education Services and Private Education Services
20. Public Parks
21. Public Libraries and Cultural Exhibits

22. Religious Assembly
23. Special Event
24. Specialty Foods Services, Restaurants, and Bars and Neighbourhood Pubs may be considered as Accessory Uses when integrated with another Use development provided they are for less than 100 occupants and 120 m² of Public Space and that the Site location is not adjacent to or across from a Site zoned residential
25. Spectator Entertainment Establishments
26. Spectator Sports Establishments
27. Temporary Shelter Services
28. Urban Gardens
29. Urban Indoor Farms
30. Urban Outdoor Farms
31. Fascia On-premises Signs
32. Freestanding On-premises Signs
33. Minor Digital Off-premises Signs
34. Minor Digital On-premises Signs
35. Minor Digital On-premises Off-premises Signs
36. Projecting On-premises Signs
37. Temporary On-premises Signs

XXX.4 Development Regulations

1. The minimum Front Setback shall be 6.0 m.
2. The minimum Rear Setback shall be 7.5 m.
3. The minimum Side Setback shall be 4.5 m.
4. A minimum principal Building Setback of 21.0 m shall be required from the boundary of a pipeline right-of-way for the following sensitive uses:
 - a. Child Care Services
 - b. Commercial Schools
 - c. Community Recreation Services
 - d. Exhibition and Convention Centres
 - e. Extended Medical Treatment Services
 - f. Funeral, Cremation and Interment Services
 - g. Government Services
 - h. Group Homes

- i. Group Homes for Senior Citizens, where integrated with any other Use of this Zone.
 - j. Indoor Participant Recreation Services
 - k. Lodging Houses
 - l. Lodging Houses for Senior Citizens, where integrated with any other Use of this Zone
 - m. Natural Science Exhibits
 - n. Outdoor Participant Recreation Services
 - o. Public Education Services and Private Education Services
 - p. Public Libraries and Cultural Exhibits
 - q. Religious Assembly
 - r. Spectator Entertainment Establishments
 - s. Spectator Sports Establishments
 - t. Temporary Shelter Services
5. The maximum building Height shall be 10.0 m.
 6. Where, in the opinion of the Development Officer, it is unreasonable for a development to comply with clause (1), (2), (3) or (4) due to characteristics fundamental to the nature of the Use, the Development Officer may relax the conditions of clause (1), (2), (3) or (4), as required.
 7. Where development does not comply with the requirements of clause (1), its design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in abutting Zones.
 8. At the Development Permit stage, the Development Officer shall have regard for building placement around abandoned well sites to maintain adequate open areas for access and maintenance.
 9. Signs shall comply with the regulations found in Schedule 59C.