

**(DC1) Direct Development Control Provision
River Valley Cameron**

1. General Purpose

To establish a Direct Development Control Provision to accommodate utility systems or works, including, but not limited to, a solar farm and future water treatment plant works.

2. Area of Application

The Provision shall apply to lands legally described as Lot 1, Block 1, Plan 8722572, Lot 2, Block 1, Plan 0123893, and a portion of NW 3-52-25-4, River Valley Cameron.

3. Uses

- a. Major Impact Utility Services, including, but not limited to, a solar farm
- b. Minor Impact Utility Services
- c. Public Parks
- d. Urban Gardens
- e. Fascia On-premises Signs
- f. Fascia On-premises Signs
- g. Freestanding On-premises Signs
- h. Projecting On-premises Signs
- i. Temporary On-premises Signs

4. Development Regulations

- a. The minimum setback shall be 4.5 m, except that where this Zone abuts the PU Zone, the minimum setback shall be 0 m.
- b. The maximum building height shall be 18 m. Where a building exceeds 10 m in Height, the subject Site shall be designed, landscaped, screened and buffered and the building shall be located so as to minimize and compensate for any objectionable aspects or potential incompatibility with development in abutting Zones.
- c. Developments in this Zone shall comply with the Industrial Performance Standards applicable to the IB Zone.
- d. Where it is unreasonable for a development to comply with clause 4.a., 4.b., or 4.c., because of characteristics fundamental to the provision of infrastructure services, the Development Officer may relax requirements of clause 4.a., 4.b., or 4.c., as required.

- e. Where this Zone abuts the A Zone, the Development Office may require an Environmental Impact Assessment in accordance with the requirements of subsection 540.4(5) of this Bylaw.
- f. Signs shall comply with the regulations of Schedule 59C.
- g. Urban Gardens shall comply with Section 98 of this Bylaw.
- h. Public Parks shall be developed in this Zone only in conjunction with and on the same Site as another Use in this Zone.