

9.4. Whitewood Direct Control District Regulations (DC Area 3)

1. All land uses within the Whitewood Direct Control District, as shown as DC Area 3 on the Land Use Bylaw Map are deemed to be Discretionary Uses and will only be allowed by the Development Authority or the Council after if it is determined that the proposed use is suitable and meets the following guidelines for development.

- a) Agricultural

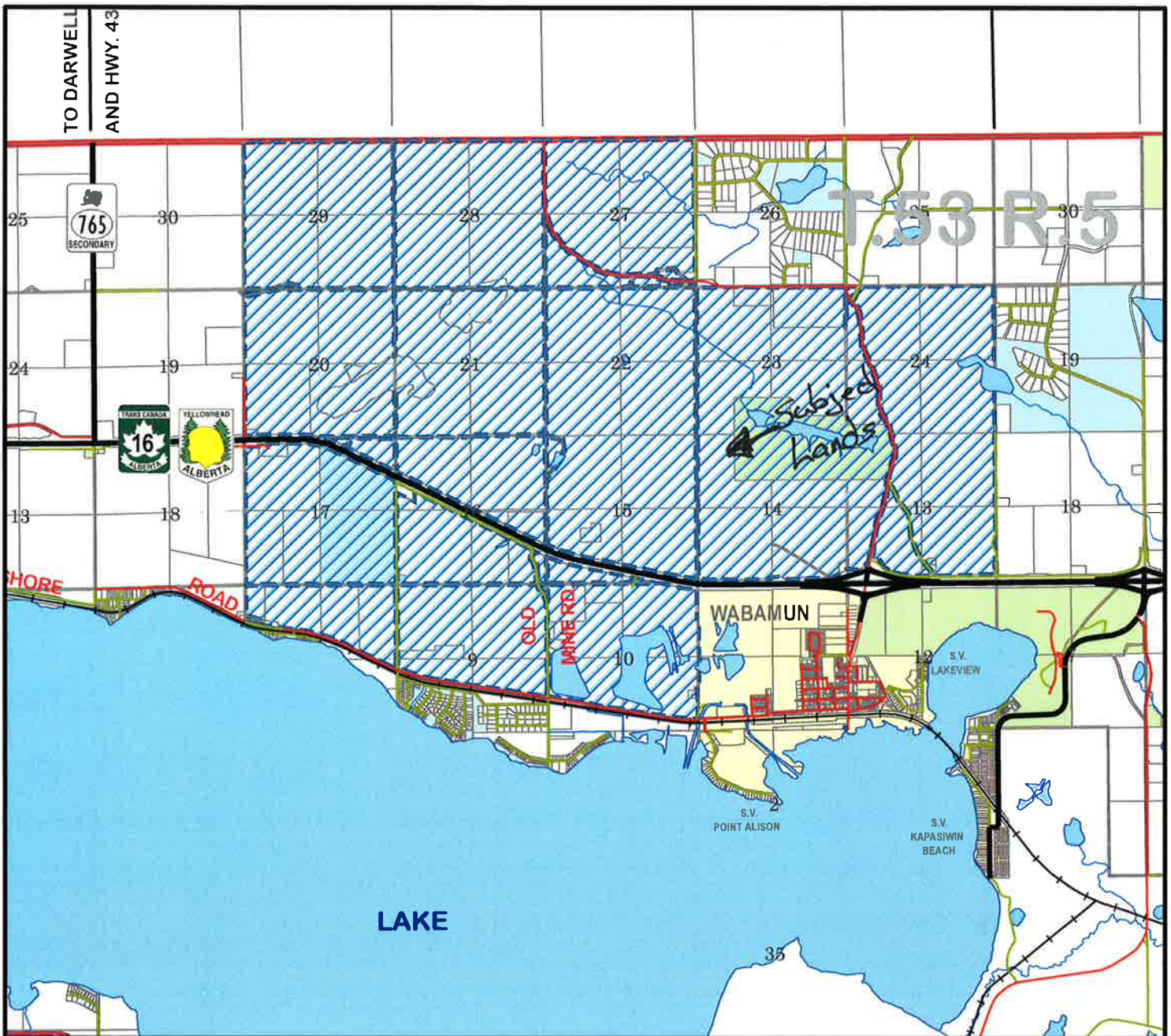
- (i) Annual croplands – Topography should be flat to very gently rolling. Areas should be well drained and without a high water table. Accessibility and the ability of the land to accept heavy machinery must be shown.
- (ii) Pasture – Land can be flat to gently rolling and must be able to carry heavy machinery and be reasonably well drained.
- (iii) Grazing – Undulating lands with slopes in excess of those normally found in pasture areas may be grazed or may be suitable of wildland use. These may be poorly drained areas provided they will grow vegetation for grazing.
- (iv) Intensive agricultural operations – Intensive uses may be permitted subject to the use being suitable having regard to topography, drainage, waste management access, markets, etc.

- b) Residential

Bylaw No. 2013-05

- (i) Residential development may be considered on a discretionary basis subject to the following:
 - (1) The subject property is confirmed, to the satisfaction of the Development Authority, to be located outside of the historic Whitewood Mine Permit Boundary (C2000-25), and License No. C2003-6 area; and
 - (2) All new residential development shall comply with Subsection 7.5.2 of this Bylaw.
- (ii) Resort residential lands may be required to provide the following mitigative measures to render them suitable to the satisfaction of the Development Authority:
 - (1) visual separation from Highway 16 and noise attenuation measures, depending upon development densities;
 - (2) pipe and power line rights-of-way should be planted with appropriate vegetation and should be integrated as recreation land for trail development;
 - (3) a proper hierarchy of roads, including local and collector systems;
 - (4) setbacks from steep slopes should be adequate to ensure avoidance of subsidence;
 - (5) tree cover should be maintained in ravine areas, although “view windows” may be cut at strategic locations to afford views of Lake Wabamun. Walkway development to public areas on the lakeshore should also occur; and
 - (6) geotechnical reports and other data to ensure that any proposed development can be adequately serviced.

- (iii) Urban residential uses are not allowed outside of the Village of Wabamun and the Summer Villages of Kapasiwin, Lakeview, and Point Alison.
- c) Industrial
 - (i) Berming, where it remains in place after mining, should be retained and landscaped. Major signage may be placed on adjacent berms subject to approval of the County and relevant Provincial Agencies.
 - (ii) Building heights, roof lines, materials for cladding, fenestration, and general site design will be controlled on a site specific basis by the County.
 - (iii) A road hierarchy within the industrial area should ensure safe and efficient movement of industrial traffic. Road standards will be determined by Parkland County at the time of development.
- d) Commercial
 - (i) Highway commercial uses should be developed on relatively flat, well-drained lands with good stability characteristics in close proximity to through-traffic areas.
 - (ii) Highway visibility and acceptable signage should be assured for highway commercial uses.
 - (iii) Proponents of highway commercial uses may be required to develop service road systems.
 - (iv) Local commercial uses should be located near intersections to allow service of the largest number of users.
 - (v) Local commercial uses should be developed in a controlled and aesthetically pleasing manner and should contain appropriate traffic controls for pedestrian safety.
- e) Recreation
 - (i) Day Use Areas
 - (1) The area designated in Section 10-53-4-W5M requires flat, well-drained surfaces able to withstand the foot traffic implied by such uses.
 - (2) Treed visual buffers along the lake road and a bicycle path connection to the Village of Wabamun are desirable and adequate parking areas will be necessary.
 - (3) The day use area in Section 09-53-4-W5M may be developed on undulating terrain with walking trail systems that connect the adjacent land areas that are suitable for more intensive development. Picnic areas should be developed and adequate parking areas will be necessary.
 - (4) All day use areas should be visually separated from adjacent roads with proper crossing allowances on the lake road being provided.
 - (ii) Marina/Beach
 - (1) These areas must be carefully planned to provide for beach development and picnic areas while separating incompatible uses such as boat launching and swimming.



Schedule 3 **Whitewood** **Direct Control District**

Parkland County
Land Use Bylaw



0 0.65 1.3 1.95 2.6 Km

Legend

 Direct Control District



Consolidated to July 8, 2014
 Cadastral current to July 1, 2014