

3.80. Keephills Direct Control District (DC Area 4)

1. Purpose
 - 1.1. The purpose of this District is to provide Council with specific control over Uses in the Keephills DC area.
2. Application
 - 2.1. This District applies to the lands identified in Section 10.20 of this Bylaw.

3. Uses

<u>Agricultural Uses</u>
<u>Agriculture, Major</u>
<u>Agriculture, Minor</u>
<u>Industrial Uses</u>
<u>Data Processing Facility</u>
<u>Industrial, Major</u>
<u>Industrial, Minor</u>
<u>Storage, Indoor</u>
<u>Storage, Outdoor</u>
<u>Public Service and Infrastructure Uses</u>
<u>Renewable Energy Generation, Minor</u>
<u>Renewable Energy Generation, Major</u>
<u>Utility, Major, limited to Power Generation Facilities</u>
<u>Utility, Minor, limited to communication towers and local electrical transmission and distribution facilities</u>
<u>Other Uses</u>
<u>Accessory Building</u>

3.4. Development Regulations Decision Authority

4.1. Development Permit Applications must be decided as follows:

- 4.1.1. Data Processing Facility applications must be decided by Council;
- 4.1.2. Power Generation Facility applications must be decided by Council; and
- 4.1.3. All other Use applications must be decided by the Development Authority.

4.2. Council may require any technical studies or information as outlined in Section 7.40 that it deems necessary to decide on an application.

3.1. Subdivision and Development decisions must be made by the Subdivision and Development Authority in accordance with the underlying District except for:

- 3.1.1. Development related to the construction and operation of a Power Generation Facility; and
- 3.1.2. Any associated Developments associated with a Power Generation Facility and not otherwise described in the underlying Land Use District which will be decided by Council.

3.2. For the exceptions listed in 3.50.3.1, Council:

- 3.2.1. May require all information it deems necessary to decide the application;

~~3.2.2. Must hold at least 1 public meeting to receive comments from any interested or affected party;~~

5. Site Regulations

~~5.1. Site regulations, including minimum site area, depth, width, and density, are at the discretion of the Subdivision Authority.~~

6. Development Regulations

~~6.1. Development must comply with the following Building regulations:~~

Building Form

<u>Regulation</u>	<u>Value</u>
<u>Maximum Height</u>	
6.1.1. Principal Building	None
6.1.2. Accessory Building	None
<u>Footprint</u>	
6.1.3. Maximum Lot Coverage	At the discretion of the Development Authority
6.1.4. Maximum Building Area	None

Building Placement

<u>Regulation</u>	<u>Value</u>
<u>Setbacks Abutting Sites</u>	
6.1.5. Minimum Rear Setback	9.0 m (29.5 ft.)
6.1.6. Minimum Side Setback	12.0 m (39.4 ft.) total with a minimum of 3.0 m (9.8 ft.) on each side.
<u>Setbacks Abutting Residential Use</u>	
6.1.7. Minimum Setback from a Residential Use	50.0 m (164.0 ft.)
<u>Setbacks Abutting Roadways</u>	
6.1.8. Minimum Front and Flanking Setback	8.0 m (26.2 ft.) from an internal subdivision road 23.0 m (75.4 ft.) from a Municipal Road
6.1.9. Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.

7. ~~Must decide on the application.~~ Additional Regulations for Specific Uses

Data Processing Facilities

~~7.1. Data Processing Facilities and associated Accessory Buildings are limited to the areas as shown on Schedule C, including the following legal descriptions:~~

~~7.1.1. Section 36-51-4 W5M; and~~

7.1.2. Section 35-51-4 W5M between Highway 627 and the Mine Haul Road.

Setback Requirements

7.2. The following setbacks apply for specific Uses when adjacent to a residential district, or a property that contains a Residential Use:

7.2.1. Data Processing Facility Buildings must be setback a minimum of 100.0 m (328.0 ft.); and

7.2.2. Any ground mounted Mechanical Equipment must be setback a minimum of 150.0 m (492.1 ft.), unless separated by a Principal Building.

8. General Regulations

8.1. Data Processing Facility Uses must meet the requirements of Section 5.80.

8.2. In addition to any other application requirements in this Bylaw, Data Processing Facility applications may be required to provide a decommissioning and reclamation plan that outlines how the lands will be returned to their pre-development state including plans for demolition and waste removal.

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