

Bylaw 468-16 – DIRECT CONTROL

A Bylaw of the Village of Cremona to amend Land Use Bylaw No. 395-06.

The Council of the Village of Cremona enacts as follows:

PART I – Title

This Bylaw shall be known as Direct Control District Bylaw 468-16.

PART II – Definitions

The terms not defined in this bylaw have the same meaning as defined in Section 1.4 of the Land Use Bylaw No. 395-06.

“Development Cell” means an area of land shown on the map forming part of this Bylaw that provides for uses as defined and prescribed by the Bylaw.

PART III – Effect of Bylaw

THAT Schedule A – Land Use District Map of Bylaw No. 395-06 be amended by redesignating a portion of NW-3-30-4-W5M from Industrial District and Highway Commercial District to Direct Control District as shown on Schedule A forming part of this Bylaw

THAT a portion of NW-3-30-4-W5M is hereby redesignated to Direct Control District as shown on Schedule A forming part of this Bylaw.

THAT the regulations of the Direct Control District comprise:

- 1.0.0 General Regulations
- 2.0.0 Land Use Regulations – Central Business Development Cell 1
- 3.0.0 Land Use Regulations – Multi-Use Nature Trail Development Cell 2
- 4.0.0 Development Regulations

1.0.0 General Regulations

- 1.1.0 The General Regulations contained within this Section are applicable to the entire Development Area which includes all Development Cells.
- 1.2.0 Part One – General, Part Two – Development Permits, Contravention and Appeal, and Schedule B – Supplementary Regulations as contained in the Land Use Bylaw (No. 395-06) shall apply unless otherwise specified in this Bylaw.
- 1.3.0 The Village of Cremona Council shall act as Development Authority and be responsible for the issuance of Development Permit(s) for all uses listed within this Bylaw.
- 1.4.0 For the purposes of the Bylaw, the lands shall be divided into Development Cells, the boundaries and description of which shall be more or less as indicated on Schedule A forming part of this Bylaw, except as otherwise approved by Council.

- 1.5.0 All development upon the lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw, and licenses, permits, and approvals pertaining to the lands.

2.0.0 Land Use Regulations – Main Street Commercial Development Cell 1

2.1.0 General Purpose

The general purpose of this Development Cell is to provide an area for commercial use, offering a wide variety of goods and services, and opportunities for accessory residential uses. It is intended that development offer services catering to residents and visitors that are accessible by vehicle and pedestrian linkages. A mix of uses is encouraged within this cell to enhance the vibrancy of the Railway Avenue area and to contribute to a unique main street and gateway into the Village.

2.2.0 Uses

Accessory Use

Car wash

Commercial recreation and entertainment facility

Convenience store

Drinking Establishment

Dwelling unit above the ground floor

Hotel

Indoor merchandise sales

Motel

Offices

Offices above the ground floor

Parking facility

Personal services

Public and quasi-public use

Repair service

Restaurant

Sales and service outlets for automobiles, trucks, recreation vehicles and mobile homes

Service for the travelling public

Service Station

Signs

Solar panels

Utility building

Any use that is similar, in the opinion of the Municipal Planning Commission, to the uses described above.

2.3.0 Minimum and Maximum Requirements

2.3.1 Minimum Front Yard: Nil

2.3.2 Minimum Side Yard: Nil, or as required in the Alberta Building Code, whichever is greater

2.3.3 Minimum Rear Yard: Shall be provided for parking and loading spaces at the discretion of the Development Authority.

2.3.4 Minimum Parcel Frontage: 15 m (49.21 ft.)

2.3.5 Maximum Parcel Coverage: 100%

2.3.6 Maximum Building Height: 10 m (33.0 ft.)

2.4.0 Supplementary Regulations:

2.4.1 All uses must also comply with the regulations in Schedule B of the Land Use Bylaw.

2.4.2 Notwithstanding Sections 2.3.3 and 2.4.1 of this Bylaw, variances to parking and loading requirements in Sections 3(1) and 3(2) of the Land Use Bylaw may be granted at the discretion of the Development Authority.

2.4.3 The use of land for the storage, stockpiling, or accumulation of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements is not permitted.

2.4.4 The following regulation applies to dwelling units:

- a) Dwelling Units Entrance: Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.

3.0.0 Land Use Regulations – Multi-Use Nature Trail Development Cell 2

3.1.0 General Purpose

The general purpose of this Development Cell is to provide an area for the development of public land for a Multi-Use Nature Trail. The intent of this area is to facilitate social interaction within the Village, with a focus on civic and community identity.

3.2.0 Uses

Parks and playgrounds

Recreation facility

Signs (Public)

Solar panels

Parking facility

Utility building

Any use that is similar, in the opinion of the Municipal Planning Commission, to the uses described above.

3.3.0 Minimum and Maximum Requirements

3.3.1 Minimum Front Yard: 9 m (29.53 ft.)

3.3.2 Minimum Side Yard: 3 m (9.84 ft.), or as required in the Alberta Building Code, whichever is greater.

3.3.3 Minimum Rear Yard: 6 m (19.69 ft.)

3.3.4 Maximum Parcel Coverage: 80%

3.3.5 Maximum Building Height: 12 m (39.37 ft.)

3.4.0 Supplementary Regulations

3.4.1 All uses must also comply with the regulations in Schedule B of the Land Use Bylaw.

3.4.2 Notwithstanding Section 3.4.1 of this Bylaw, variances to parking and loading requirements in Sections 3(1) and 3(2) of the Land Use Bylaw may be granted at the discretion of the Development Authority.

3.4.3 The use of land for the storage, stockpiling, or accumulation of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements is not permitted.

4.0.0 Development Regulations

4.1.0 Architectural Standards

4.1.1 Enhance and maintain Village of Cremona's existing themes for gateway development.

4.1.2 Development within the Direct Control District shall be sensitive to the character, scale, façade treatment and landscaping of adjacent buildings, and should incorporate natural materials. The exterior finish and roof materials shall be approved by the Development Authority as a condition of development permit.

- 4.1.3 All buildings shall have an active façade and a functional entrance that faces Railway Avenue.
- 4.1.4 The design and location of individual buildings must address and enhance the overall streetscape. Buildings shall be located close to the sidewalk, with a minimal front setback and shall emphasize visible and physical connections to the multi-use nature trail.
- 4.1.5 Development should display high quality design that promotes connectivity and walkability and shall ensure the Village of Cremona's unique sense of place is maintained and promoted.

4.2.0 Pedestrian Facilities

- 4.2.1 Sidewalks along the street within this District shall maintain a minimum width of 2.5 m.
- 4.2.2 A pedestrian-oriented streetscape shall be maintained including separation of pedestrian use areas from vehicle use areas, patios, pedestrian scale lighting and façade treatments that are sensitive to sidewalk locations.

4.3.0 Parking Facilities

- 4.3.1 Surface parking lots shall not be located adjacent to Railway Avenue in order to maintain active street frontages and a vibrant main street. Special attention will be required to ensure pedestrians have direct, easy and safe access to ground floor store fronts and sidewalks.
- 4.3.2 Parking facilities shall incorporate landscape buffers and/or decorative screening in order to enhance the surrounding pedestrian environment and multi-use nature trail.
- 4.3.3 Developments are encouraged to incorporate on-site bicycle facilities. Bike racks should be highly visible and provided close to building entrances. Bike rack design should be reflective of the associated building and landscaping, as well as the surrounding main street context and character.

4.4.0 Signage

4.4.1 Signage within this District shall incorporate natural materials and an aquatic-themed colour palette.

5.0.0 The Passing of Direct Control Bylaw 468-16 to amend Land Use Bylaw 395-06 shall take effect upon the final passing.

Read a first time on this 16 day of May, 2016;

Public Hearing was held on June 21, 2016;

Read a second time on this 20 day of June, 2017; and

Read a third time and passed on this 20 day of June, 2017.



Mayor Tim Hagen



Chief Administrative Officer, Luana G. Smith

