

**Proposed \*New\* Land Use District: 'D-CS' Direct Control – Supportive Living**

**10.27A 'D-CS' Direct Control – Supportive Living**

**Purpose**

10.27A.1 The purpose of this Direct Control District is to:

- Allow for the continued operation of a supportive living accommodation within an existing building.
- Provide for a site-specific regulatory framework that reflects the operational characteristics of the use.
- Ensure compatibility with the surrounding Hilltop Commercial development.
- Maintain the general commercial character and function of the area while accommodating a community-serving use.

**Uses**

10.27A.2 Permitted and Discretionary Uses for the D-CS, Direct Control – Supportive Living, District are outlined in Table 10.27A.2.

*Table 10.27A.2 Permitted and Discretionary Uses*

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>○ Accessory Use- customarily incidental to permitted uses</li> <li>○ Assisted Living Facility</li> </ul> <p><b>Signs:</b></p> <ul style="list-style-type: none"> <li>○ A-Board Sign</li> <li>○ Canopy Sign</li> <li>○ Fascia Sign</li> <li>○ Freestanding Sign</li> <li>○ Inflatable Sign</li> <li>○ Portable Sign</li> <li>○ Projecting Sign</li> </ul>	<ul style="list-style-type: none"> <li>○ Community Support Services directly related to resident care</li> <li>○ Health or social services ancillary to the primary uses</li> <li>○ Office uses that are limited to the administration of the primary use</li> </ul> <p><b>Signs:</b></p> <ul style="list-style-type: none"> <li>○ Banner Sign</li> <li>○ Entrance Feature Sign</li> <li>○ Off-Site Portable Sign</li> <li>○ Roof Sign</li> </ul>

**Site Standards**

10.27A.3 In addition to the Regulations contained in Sections 6 and 7, standards which shall apply to every development in the D-CS District are outlined in Table 10.27A.3.

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Table 10.27A.3 Site Standards

Regulation	Standard
Site Area (Minimum):	750.0m <sup>2</sup>
Site Width (Minimum):	25.0m
Site Depth (Minimum):	30.0m
Front Setback (Minimum):	6.0m There shall be no parking, loading, storage, or any other similar use permitted within 3.0m of the front property line.
Side Setback (Minimum):	3.0m
Rear Setback (Minimum):	6.0m
Site Coverage (Maximum):	50% for buildings
Building Height (Maximum):	15.0m

### Development Regulations

- 10.27A.4 All development shall be contained within the existing building footprint unless otherwise approved by the Development Authority.
- 10.27A.5 The external appearance of the building shall maintain a commercial character consistent with the surrounding Highway Commercial area.
- 10.27A.6 All required parking shall be provided on the development site. The Development Authority may relax parking requirements, having regard to the nature of the use, resident needs, and staffing levels.
- 10.27A.7 On-site management shall be provided to ensure the orderly operation of the facility.
- 10.27A.8 Landscaping and screening shall be maintained to minimize visual and operational impacts on adjacent properties.
- All areas of a site not covered by buildings, storage, parking or vehicular maneuvering areas shall be landscaped to the satisfaction of the Development Authority; and
  - Fencing shall be provided abutting to all residential or reserve properties, to the satisfaction of the Development Authority.
- 10.27A.9 No outdoor storage or activities shall be permitted that would conflict with adjacent commercial uses. Unless written permission is granted by the Development Authority, no person shall display goods, products, materials, or equipment outside of a building.

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### General Provisions

- 10.27A.10 Except as otherwise specified in this Direct Control District, the regulations of the Hilltop Commercial (C-7) District shall apply.
- 10.27A.11 The Development Authority may impose additional conditions to ensure compatibility with surrounding uses and to address site- specific considerations.
- 10.27A.12 If the use of the site as a supportive or assisted living accommodation ceases for a period exceeding six consecutive months, the Development Authority may require the property to be rezoned to an appropriate land use district prior to reoccupation.

### Additional Regulations

- 10.27A.13 Any building, structure, or landscape features within or adjacent to a pipeline or utility right of way shall provide horizontal clearance in accordance with the standards established by the applicable provincial regulations and the Town of Whitecourt
- 10.27A.14 Each lot shall have not more than two (2) access ways or approach roads to any street or roadway and shall be laid out having regard to continuity of traffic flow, the safety of vehicles and avoidance of dangerous intersections to the satisfaction of the Development Authority.
- 10.27A.15 The number and design of any access provided to a highway from a development or service road shall be to the satisfaction of the Development Authority and Alberta Transportation and Economic Corridors.
- 10.27A.16 The design, siting, external finish, and architectural appearance of all buildings, including any accessory buildings or structures and signs shall, to the satisfaction of the Development Authority, comply with the "Stone and Wood" theme described in the Whitecourt Vitalization Plan.
- 10.27A.17 Building faces fronting Highway 43 shall be at least 20% wood or stone, to the satisfaction of the Development Authority.
- 10.27A.18 All drainage shall be contained to pre-development rates, or as otherwise approved by the Development Authority.