

#### **104.4.24 - DC-24 SITE SPECIFIC DIRECT CONTROL DISTRICT**

##### **104.4.24.1 Purpose**

The purpose of this district is to provide for development of a Commercial Recreation Facility, Indoor and Commercial Recreation Facility, Outdoor on a site specific direct control basis in accordance with Section 641 of the Municipal Government Act.

##### **104.4.24.2 Area of Application**

This district shall apply only to Lot 1, Plan 922 3240.

##### **104.4.24.3 Development Authority**

The Development Officer shall be the Development Authority for the uses and standards in this District.

##### **104.4.24.4 Uses**

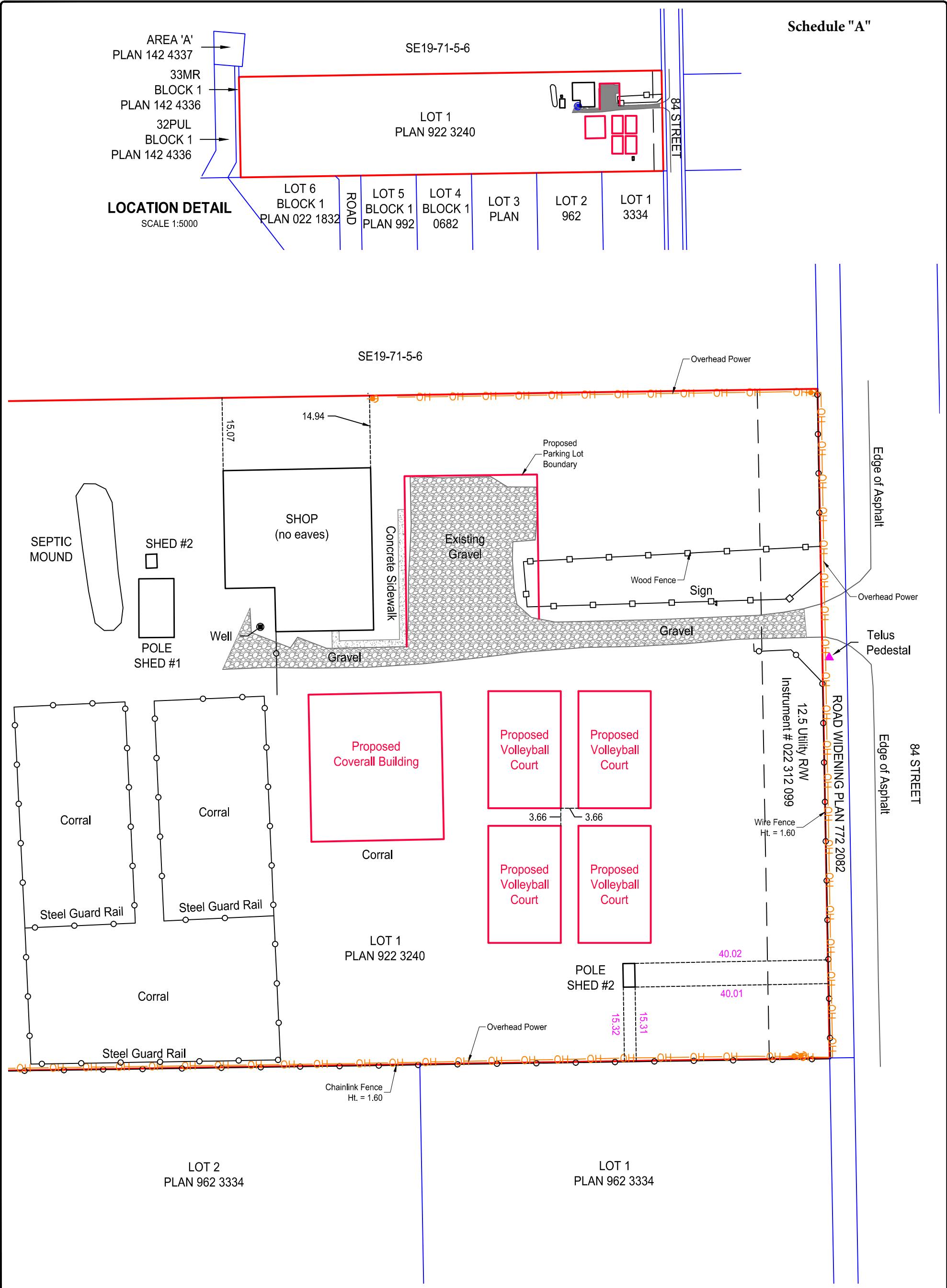
The following uses may be approved at the discretion of the Development Authority:

- Accessory Use
- Commercial Recreation Facility, Indoor
- Commercial Recreation Facility, Outdoor

##### **104.4.24.5 Development Standards**

- a. Development on the site shall be limited to the following:
  - i) Use of the "Shop" building shown on the Site Plan attached hereto as Schedule "A" for a Commercial Recreation Facility, Indoor;
  - ii) The addition of one (1) principal building with dimensions of approximately 25m x 30m and building height not to exceed 10.0m, for a Commercial Recreation Facility, Indoor. The location shall be as shown on Schedule "A";
  - iii) The use of the accessory buildings shown on Schedule "A" may be used in association with the principal use but no additional accessory buildings may be developed on the site;
  - iv) No dwelling unit of any type is permitted on the site.
  - v) Development of a Commercial Recreation Facility, Outdoor shall be limited to the development of not more than four (4) beach volleyball playing courts at the locations shown on Schedule "A";
  - vi) The onsite provision of a water supply as may be required by the Alberta Safety Codes Act or NFPA 1142 for fire protection; and
  - vii) Landscaping and Parking and Loading Facilities as required by Parts Eight and Nine of this Bylaw.

- b. Parking and Loading shall be in accordance with Part Nine of this Bylaw. However, notwithstanding Part Nine of this Bylaw, onsite parking, access/egress and circulation areas may be gravel;
- c. Landscaping shall be at the discretion of the Development Authority;
- d. Vehicle access to the site from 84 Street will only be allowed on an interim basis until 84 Avenue has been constructed north of the site and connects to 84 Street at which time the vehicle access from 84 Street shall be permanently closed;
- e. Prior to the issuance of a development permit the landowner, or the applicant for a development permit, shall submit a storm drainage management plan and a wetland assessment that have been approved for the site by the City;
- f. No development shall be located within the area that the City identifies is required for widening of the 84 Street and 84 Avenue road allowances; and
- g. The City will not approve any subdivision of Lot 1, Plan 922 3240 unless the parcel to be subdivided is receiving or is to receive Aquatera water and wastewater services; and the subdivision is in accordance with an amendment to the Fieldbrook Outline Plan and the required updates to the corresponding water, wastewater, stormwater and transportation design reports.



<b>LEGEND</b> ALBERTA SURVEY CONTROL MARKERS (ASCM) WITNESS MONUMENT STATUTORY IRON POST WATER VALVE  CC VALVE HYDRANT MANHOLE CATCHBASIN POWER POLE  POWER POLE POWER ANCHOR LIGHT STANDARD TELUS PEDESTAL SIGN POST  COMMUNICATION LINE GAS LINE OVERHEAD POWERLINE UNDERGROUND POWERLINE FENCE  WOOD FENCE CHAINLINK FENCE VEGETATION  PICTURE DIRECTION ARROW	<b>CITY OF GRANDE PRAIRIE</b> <b>SITE PLAN OF</b> <b>LOT 1, PLAN 922 3240</b> <b>ALL WITHIN THE</b> <b>S.E. 1/4 SEC. 19, TWP. 71, RGE. 5, W.6M.</b> <b>KNOWN MUNICIPALLY AS</b> <b>Peace Area Riding For the Disabled</b> <b>8202 - 84th Street, Grande Prairie</b>	<b>ABBREVIATIONS</b> A.L.S. Alberta Land Surveyor ASCM Alberta Survey Control Marker ARC arc length Bdy. Boundary calc. calculated ck.m. check measured conc. concrete cor. corner C. of T. Certificate of Title c.s. countersunk E. east ER environmental reserve Est. established Fd. found ha. hectare I. statutory iron post L.P. lead plug M. mound or meridian Mk. mark Mkd. marked  Mp. marker post MR. municipal reserve N. north P. standard brass cap Pit. placed Pl. position Pos. proportion Prop. public utility lot PUL. radius R. restored Re-est. re-established Rge. range R/W. right of way S. south Sec. section Twp. township W. west Wit. witness	<b>COORDINATE SYSTEM INFORMATION</b> 3TM 120", NAD 83 BEARINGS DERIVED FROM GNSS OBSERVATIONS DISTANCES ARE IN METRES AND DECIMALS THEREOF  <b>PROJECT DETAILS</b> DRAWN BY: BLAKE ROSSOL SURVEY DATE: MAY 15, 2018 SURVEYED BY: - J:\JOBS\2018\18GEME0018\CAD\DRAWING\18GEME0018-SP CHECKED BY: DENNIS HUSSEY DRAFTED DATE: JANUARY 21, 2019 PROJECT No.: <b>18GEME0018</b>	
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Scale 1:750