



# PLANNING

**TO:** Council

**DATE:** April 26, 2022 **DIVISION:** 5

**FILE:** 06410060 **APPLICATION:** PL20220011

**SUBJECT:** First Reading Bylaw: Site Specific Direct Control District Amendment

**PROPOSED BYLAW:** A site-specific amendment to Direct Control District (DC-99) to increase the maximum site coverage from 25% to 40% over Lot 1, Block 1, Plan 1611467, within NW-10-26-29-W04M.

**GENERAL LOCATION:** Located at the southeast junction of Highway 566 and Dwight McLellan Trail, approximately 1.27 kilometres (0.79 miles) east of Highway 2.

**POLICY DIRECTION:** The Municipal Development Plan (County Plan), Balzac East Area Structure Plan, and the Balzac Commercial Campus Conceptual Scheme.

- OPTIONS:**
- Option #1: THAT Bylaw C-8280-2022 be given first reading.
  - Option #2: THAT application PL20220011 be denied.

**AIR PHOTO & DEVELOPMENT CONTEXT:**



Respectfully submitted,

“Brock Beach”

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Acting Executive Director  
Community Development Services

Concurrence,

“Byron Riemann”

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Acting Chief Administrative Officer

GS/lh

**ATTACHMENTS:**

ATTACHMENT ‘A’: Bylaw C-8280-2022 and Schedule A

ATTACHMENT ‘B’: Direct Control 99 – Redline Version

ATTACHMENT ‘C’: Map Set