PART 8A
AC – ARCHITECTURAL CONTROL DISTRICT OVERLAY ZONE

8A.1 INTENT

The Architectural Control District Overlay zone is intended to:

(a) preserve the physical character of an area or promote an established theme; and

(b) preserve the physical character of the Former Diocese of Qu'Appelle Lands site by ensuring development is complementary to existing heritage buildings and adjacent neighbourhoods and requiring that any new development shall adhere to one of three traditional architectural styles: Tudor, Colonial, or Craftsman.

8A.2 APPLICATION

(1) The Architectural Control District Overlay zone shall be applied, at the discretion of Council, in accordance with section 73 of *The Planning and Development Act, 2007.*

(2) An Architectural Control District Overlay zone designation shall only be applied to an area where the *Official Community Plan* sets forth guidelines for the architectural detail and design of buildings in a particular area.

(3) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(4) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(5) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(6) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

8A.3 ARCHITECTURAL CONTROL DISTRICT OVERLAY ZONE FOR FORMER DIOCESE OF QU'APPELLE (AC1.DCD-QP)

3.1 APPLICATION

(1) The Architectural Control District Overlay Zone for Former Diocese of Qu'appelle is established and shall apply to the lands zoned Former Diocese of Qu'appelle Lands Direct Control District.

(2) In the area where the Architectural Control District Overlay Zone for Former Diocese of Qu'appelle is established, the development of building forms, building elements, architectural details, materials and colours must conform to standards identified in subsection 8A.3.4(1).

3.2 LAND USE REQUIREMENTS

All permitted, discretionary and prohibited land uses in the underlying zone apply equally as permitted, discretionary and prohibited land uses in the Architectural Control District Overlay zone.

3.3 DEVELOPMENT STANDARDS

The development standards of the underlying zone shall apply.

3.4 ADDITIONAL DEVELOPMENT STANDARDS

The architectural standards and requirements prescribed in Appendix A of this Chapter shall apply to development in the Architectural Control District Overlay zone.