

THE CITY OF SPRUCE GROVE

BYLAW C-1187-22

**LAND USE BYLAW AMENDMENT – INDOOR SELF STORAGE , LOT A,
PLAN 752 0163,**

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000 cM-26, a municipality shall pass a land use bylaw and may amend the land use bylaw;

AND WHEREAS, the City of Spruce Grove wishes to amend Bylaw C-824-12, the Land Use Bylaw;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

1. Bylaw C-824-12 is amended as follows:

1.1 To add the following in bold to SECTION 7 DEFINITIONS

INDOOR SELF STORAGE

A commercial space within a building available for lease to the public for the storage of personal goods of a non-hazardous nature. This use excludes outdoor storage.

1.2 To add the following in bold to SECTION 126A SE – SPORTS AND ENTERTAINMENT DISTRICT, (1) Discretionary Uses

Indoor Self Storage, as accessory to Stadium on Lot A, Plan 752 0163

1.3 To delete the following in strikethrough and add the following in bold within Section 126A SE – SPORTS AND ENTERTAINMENT DISTRICT, (3) Additional Regulations:

(a) Accessory Use developments shall support neighbourhood vibrancy and the Site as a community gathering place, and may include:

(iv) Private Health Service (e.g. sports medicine, etc.), ~~and~~

~~(iv)~~ **(v) Indoor Self Storage within the Stadium Building, and,**

~~(v)~~ **(vi)** Other Accessory Uses that conform to the District's purpose.

(e) Indoor Self Storage Use shall:

- (i) be an Accessory Use to the Stadium on Lot A, Plan 752 0163;**
- (ii) not be a standalone building;**
- (iii) include a security and maintenance office;**
- (iv) have a individual self storage locker size maximum of 50 m²; and**
- (v) prohibit the storage of dangerous goods.**

(f) Parking requirement for Indoor Self Storage shall be 1 stall per 100 m² of Gross Floor Area, with parking for visitors and staff being provided in proximity to the storage use entrance.

(g) Parking required for Indoor Self Storage use may be reduced and shared with parking for the Stadium where a parking study demonstrates capacity, to the satisfaction of the Development Officer.

(h) Loading docks and visitor access for Indoor Self Storage shall be independent from those for Stadium uses.

(i) Entrances shall be clearly visible and accessible from the parking area, well lit and reflect the principles of Crime Prevention Through Environmental Design (CPTED).

2. This amending bylaw shall be consolidated into Bylaw C-824-12.

3. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried

[Click here to enter a date.](#)

Second Reading Carried

Third Reading Carried

Date Signed

Mayor

City Clerk