

**THE CITY OF SPRUCE GROVE**

**BYLAW C-1317-24**

**LAND USE BYLAW AMENDMENT – DC.18 COMMERCIAL INDOOR SELF STORAGE DIRECT CONTROL DISTRICT**

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 The document entitled “SECTION 158 DC.18 – COMMERCIAL INDOOR SELF STORAGE DIRECT CONTROL DISTRICT”, attached hereto as Schedule “1” to this bylaw, is hereby adopted.
2. Bylaw C-824-12, Schedule A City of Spruce Grove Land Use Bylaw Map, is amended as follows:
  - 2.1 To redistrict part of Lot 2, Block 23, Plan 212 0610 from C2 – Vehicle Oriented Commercial District to DC.18 – Commercial Indoor Self Storage Direct Control District, as shown on the map below:



3. This amending bylaw shall be consolidated into Bylaw C-824-12.
4. This bylaw shall come into force and effect when it receives third reading and is duly signed.

First Reading Carried

Public Hearing Held

Second Reading Carried

Third Reading Carried

Date Signed

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Mayor

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City Clerk

# Schedule “1”

## SECTION 158 DC.18 – COMMERCIAL INDOOR SELF STORAGE DIRECT CONTROL DISTRICT

### (1) GENERAL PURPOSE

This Direct Control District for Lot 2, Block 23, Plan 212 0610 is intended to provide for the development of an Indoor Self Storage facility with a limited list of potential accessory commercial uses and to establish a complementary interface with the residential lands to the north. The subject site has no direct frontage on the collector roadway.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>Indoor Self Storage</li> </ul>	<ul style="list-style-type: none"> <li>Accessory Building</li> <li>Personal Service Establishment*</li> <li>Professional and Office Service*</li> <li>Retail Sales*</li> </ul>

\* These discretionary uses shall be within the Indoor Self Storage Building and limited to the first Storey.

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>6.0 m</li> <li>No storage, loading or similar Use may occur within the Front Yard Setback.</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>4.0 m or 10% of the Site Width, whichever is less</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>7.5 m</li> <li>The 3.0 m portion that is closest to the residential District shall be landscaped.</li> </ul>
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>50%</li> </ul>
Building Height (Maximum):	<ul style="list-style-type: none"> <li>Three Storeys not to exceed 12.0 m</li> </ul>

(3) ADDITIONAL REGULATIONS

- (a) The Site shall not have access from the rear lane.
- (b) The development shall have a higher architectural standard compatible with the surrounding area, including:
  - (i) A high degree of visual interest through the use of elements including, but not limited to, colour change, material change, or architectural features for exterior finishings;
  - (ii) Sufficient architectural and/or landscaping details to the satisfaction of the Development Officer; and
  - (iii) Any vehicular access into the building, inclusive of garage door loading bays, shall be oriented away from adjacent residential districts, to the satisfaction of the Development Officer.
- (c) Indoor Self Storage use shall:
  - (i) Have a regularly staffed security and maintenance office;
  - (ii) Have an individual self storage locker size maximum of 50 m<sup>2</sup>;
  - (iii) Prohibit the storage of dangerous goods;
  - (iv) Provide entrances that are clearly visible and accessible from parking areas, well lit and reflect the principles of Crime Prevention Through Environmental Design;
  - (v) Provide a minimum of 1 parking stall per 100 m<sup>2</sup> of Gross Floor Area, as well as a minimum of 1 stall per 3 employees.
    - a. Required parking may be provided inside the physical building through dedicated loading spaces.
    - b. Total required parking may be reduced if demonstrated through a Parking Study at the time of Development Permit submission to the satisfaction of the Development Officer.

(4) ISSUANCE OF DEVELOPMENT PERMIT

Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.