

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

(Bylaw C-1317-24, June 10, 2024)

**(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 complimentary interface with the residential lands to the north. The subject site has no direct frontage on the collector roadway.

<b>Permitted Uses</b>	<b>Discretionary Uses</b>
<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.

	<b>Site Standard</b>
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.