

104.4.13 - DC-13 - Site Specific Direct Control District

104.4.13.1 General Purpose

The purpose of this district is to provide for development of the Area of Application on a site-specific basis. This district accommodates a Commercial Storage facility within an existing building and storage units consisting of shipping/storage containers placed on site.

(Bylaw C-1260-129 - December 14, 2020)

104.4.13.2 Area of Application

The provisions of this district apply only to Block OT, Plan 665LZ and Block OT, Plan 4341JY, as shown on the next page.

104.4.13.3 Development Authority

The Development Officer is the approving authority for the uses allowed in this district.

104.4.13.4 Uses

- a. The following uses may be approved at the discretion of the Development Authority:
 - Commercial Storage; and
 - Public Utility.
- b. Commercial Storage may be accommodated in the existing building identified as “Existing Warehouse” on the site plan. Due to site constraints, Shipping/Storage Containers may be used for Commercial Storage within this district.

(Bylaw C-1260-92-September 24, 2018 and Bylaw C-1260-129-December 14, 2020)

104.4.13.5 Development Standards

In addition to the regulations contained in Parts Seven, Eight and Nine, the following shall apply to all development in this district:

- a. For the purposes of Parts Seven and Eight and Nine of this bylaw, this district shall be considered a commercial district.
- b. A 15.0m deep paved apron shall be provided on the site.
- c. No new buildings or structures, or additions to existing buildings and structures, are permitted for uses other than “Public Utility”. The size, location, and height of any additional buildings associated with the “Public Utility” use are at the discretion of the Development Authority.

(Bylaw C-1260-92-September 24, 2018 and Bylaw C-1260-129-December 14, 2020)

- a. Signs shall be in accordance with the CL - Local Commercial District.
- b. Any other provisions shall be at the discretion of the development authority.
- c. Development in the form of Commercial Storage must match the site plan provided, including landscaping, parking, screening and other noted development standards. Minor variations may be permitted at the Development Authority’s Discretion in order to meet other requirements of this Bylaw.

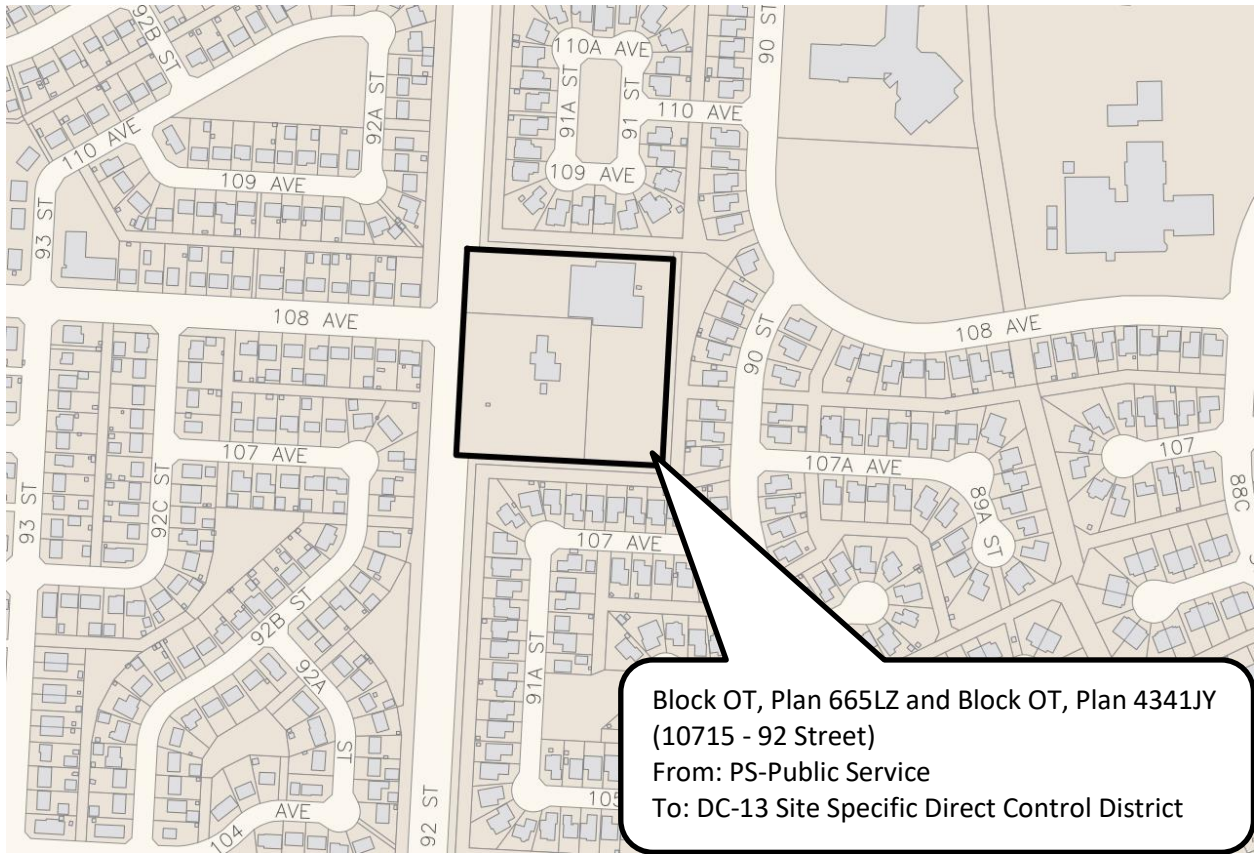
(Bylaw C-1260-92 - September 24, 2018)

- d. Development may occur in phases based on the phase boundaries provided in the Site Plan. A separate development permit shall be required for each phase. All the landscaping and screening requirements must be met in the first phase.

(Bylaw C-1260-92 - September 24, 2018)

- e. Any Development Permit issued for Commercial Storage in this district shall include limits for hours of customer access, requirements for the shipping containers to be of a uniform appearance including height and colour, and restrictions on the type of goods that may be stored at the facility.

(Bylaw C-1260-92 - September 24, 2018)



(Bylaw C-1260-15 - March 23, 2015)

Site Plan



BYLAW INFORMATION

ZONING
 DISTRICT: COMMERCIAL
 PERMITTED USES: COMMERCIAL SERVICES/RETAIL
 PERMITTED USES: COMMERCIAL SERVICES/RETAIL

SITE USE
 USE: COMMERCIAL SERVICES/RETAIL

CONTRIBUTION
 PERMITTED: AS PER DEVELOPER AUTHORITY
 PROHIBITED: AS PER DEVELOPER AUTHORITY

BUILDING HEIGHT
 PERMITTED: AS PER DEVELOPER AUTHORITY
 PROHIBITED: AS PER DEVELOPER AUTHORITY

FRONT YARD
 PERMITTED: AS PER DEVELOPER AUTHORITY
 PROHIBITED: AS PER DEVELOPER AUTHORITY

REAR YARD
 PERMITTED: AS PER DEVELOPER AUTHORITY
 PROHIBITED: AS PER DEVELOPER AUTHORITY

SIDE YARD
 PERMITTED: AS PER DEVELOPER AUTHORITY
 PROHIBITED: AS PER DEVELOPER AUTHORITY

LANDSCAPING
 PERMITTED: AS PER DEVELOPER AUTHORITY
 PROHIBITED: AS PER DEVELOPER AUTHORITY

STREET
 PERMITTED: AS PER DEVELOPER AUTHORITY
 PROHIBITED: AS PER DEVELOPER AUTHORITY

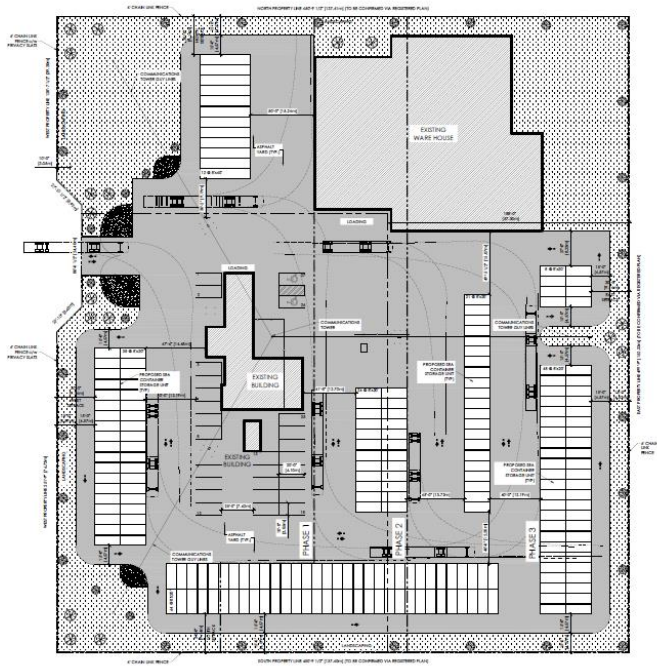
DEVELOPMENT
 PERMITTED: AS PER DEVELOPER AUTHORITY
 PROHIBITED: AS PER DEVELOPER AUTHORITY

PARKING
 PERMITTED: AS PER DEVELOPER AUTHORITY
 PROHIBITED: AS PER DEVELOPER AUTHORITY

LOADING DOCK
 PERMITTED: AS PER DEVELOPER AUTHORITY
 PROHIBITED: AS PER DEVELOPER AUTHORITY

ASPHALT PAVING
 PERMITTED: AS PER DEVELOPER AUTHORITY
 PROHIBITED: AS PER DEVELOPER AUTHORITY

CIVIC ADDRESS
 BLOCK: 08
 PLAN: 14012
 BLOCK: 08
 PLAN: 14012
 BLOCK: 08
 PLAN: 14012



NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO THE INTERIOR UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
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