

(DC2) Site Specific Development Control Provision

- **General Purpose**

The purpose of this Provision is to provide for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building, and to allow for increased Height and Floor Area Ratio to facilitate the development of a General Industrial Self Storage facility.

- **Area of Application**

This DC2 district shall apply to Lot 28, Block 5, Plan 8022997, containing 0.41 ha (1.02 acres), more or less as shown on the plan attached as Schedule "A" – Map to the Bylaw adoption this DC2 District, Papaschase Industrial.

- **Uses**

- Business Support Services
- Breweries, Wineries and Distilleries
- Cannabis Retail Sales
- Equipment Rentals
- Gas Bars
- General Industrial Uses
- Liquor Stores
- Major Service Stations
- Market
- Minor Service Stations
- Private Clubs
- Professional, Financial and Office Support Services
- Rapid Drive-through Vehicle Services

- Special Events
- Truck and Mobile Home Sales/Rentals
- Fascia Off-premises Signs
- Fascia On-premises Signs
- Freestanding Off-premises Signs
- Freestanding On-premises Signs
- Major Digital Signs
- Minor Digital Off-premises Signs
- Minor Digital Off-premises Signs
- Minor Digital On-premises Off-premises Signs
- Projecting On-premises Signs
- Roof On-premises Signs
- Temporary Off-premises Signs
- Temporary On-premises Signs

- **Development Regulations**
 - Notwithstanding Section 720.3(2), no Site Plan is appended to this Provision.
 - The maximum Floor Area Ratio shall be 1.2.

 - A minimum Setback of 6.0 m shall be required where any lot line of a Site Abuts a public roadway, other than a Lane, or Abuts the property line of a Site zoned residential.

 - The maximum Height shall not exceed 12.0 m, in accordance with Section 52

except that the Development Office may, notwithstanding Section 11.4, grant a variance to permit a greater Height for a building housing a General Industrial Use up to a maximum of 14.0 m, where this is required to facilitate the industrial development of the Use involved.

- Notwithstanding the development regulations included within this Provision, the following regulations shall apply to the General Industrial Use for the purpose of Self Storage:
 - The maximum Floor Area Ratio shall be 3.5.
 - The Floor Area Ratio shall be calculated using the total developed area that is above Grade only. Any self storage uses below Grade shall not be included as part of the Floor Area Ratio calculation.
 - The maximum Height shall not exceed 25.0 m.
 - The massing of building walls greater than 15.0 m in length shall be reduced through architectural elements such as columns, ribs, pilasters, or piers, change in plane (e.g., recesses and projections), change in building finishes, materials, and textures, or features that create an identifiable pattern and sense of human scale.
 - Architectural elements and design treatments such as, but not limited to, lighting, change in plane, change in building finishes, materials, and textures, and/or public art shall be incorporated on any exterior wall that is visible from Whitemud Drive in order to facilitate the development of a visually appealing structure.
 - All self storage facilities shall be contained within an enclosed building.
- No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
- The following regulations shall apply to Convenience Vehicle Rentals

developments:

- All storage, display or parking areas shall be Hardsurfaced in accordance with subsection 54.4.6 of this Bylaw
- All display areas that Abut a Residential Zone or a Lane serving a Residential Zone shall be screened, in accordance with the provisions of subsection 55.5(6) of this Bylaw; and
- Lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
- Automotive and Minor Recreational Vehicle Sales/Rentals, Vehicle and Equipment Sales/Rentals shall comply with provisions of this Zone for Convenience Vehicle Rentals developments. The Development Officer may attach conditions to this Discretionary Use regarding the size, location, screening, and landscaping of the outdoor vehicular display areas, to ensure that development is compatible with the appearance of surrounding developments.
- The minimum Floor Area for a Warehouse Sales establishment shall not be less than 1 000 m² unless at least 50% of the Floor Area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.
- Urban Indoor Farms shall comply with Section 98 of this Bylaw.
- Signs shall comply with the regulations found in Schedule 59F.
- Urban Gardens shall comply with Section 98 of this Bylaw.
- Child Care Services shall comply with Section 80 of this Bylaw.