

### **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.

#### 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

The following uses may be approved at the discretion of the Development Authority:

- Commercial Storage - Shipping/Storage Containers may be used for Commercial Storage within this district, due to site constraints;
- Public Utility; and
- Warehouse, Distribution and Storage - only for the storage of furniture for retail sale off-site within the existing building.

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

#### 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, associated with the "Warehouse, Distribution and Storage" use are permitted. 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)**

- d. Signs shall be in accordance with the CL - Local Commercial District.
- e. Any other provisions shall be at the discretion of the development authority.
- f. 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.

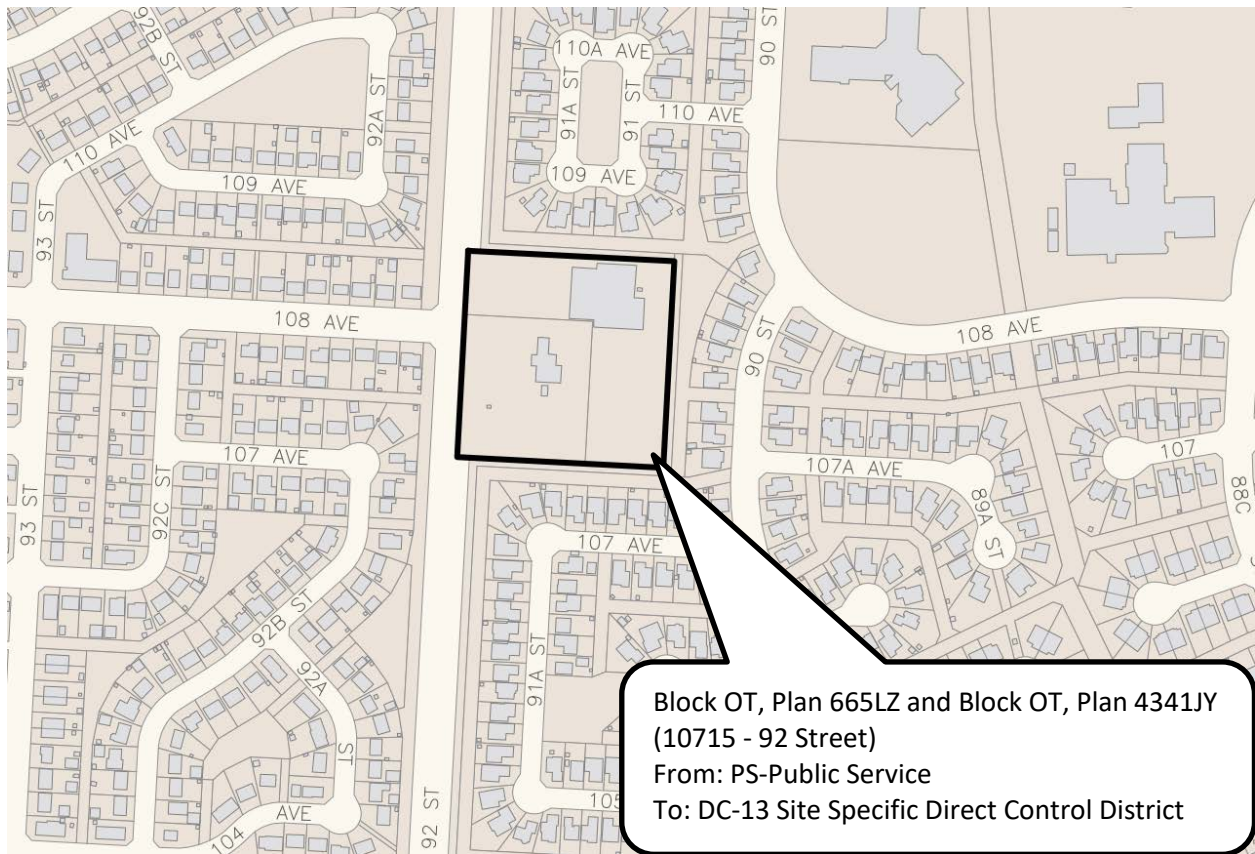
**(Bylaw C-1260-92 - September 24, 2018)**

- g. 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)**

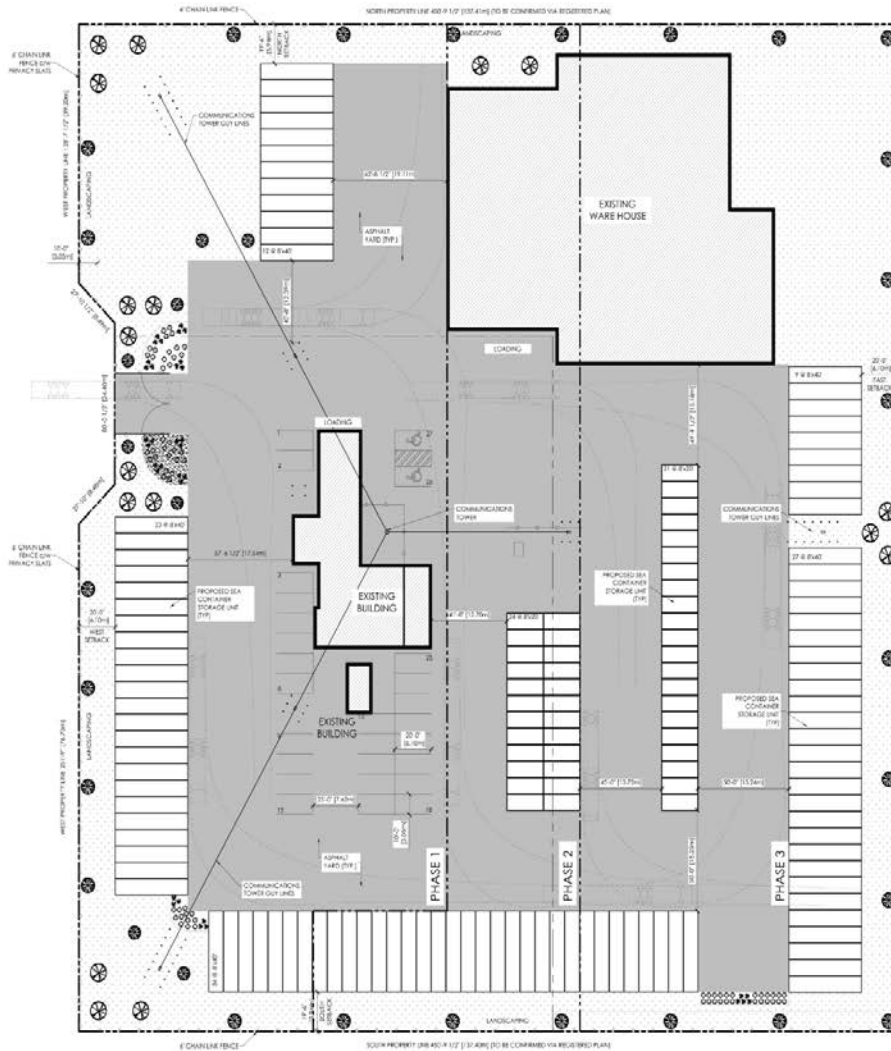
- h. Any Development Permit issued for Commercial Storage in this district shall include limits for hours of customer access, requirements for the shipping containers to be of a uniform appearance including height and colour, and restrictions on the type of goods that may be stored at the facility.

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



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

# Site Plan



NOTES

1. ALL PROPOSED CONSTRUCTION SHALL BE COMPLETED VIA REGISTERED PLAN.

2. CHAIN LINE

3. CHAIN LINE

PROJECT: 1749  
 DRAWING NUMBER: 1749-02  
 REVIEW: J  
 NO. 10/17/2020  
 A. 11/11/2020  
 C. 11/22/2020  
 DEVELOPMENT PERMIT  
 DEVELOPMENT PERMIT

NOVINE CENTRE FURNITURE  
 Grande Prairie, AB  
 PROPOSED SITE PLAN

## 2 PROPOSED SITE PLAN

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 2. CHAIN LINE

### BYLAW INFORMATION

ZONING: DCL3 - DIRECT CONTROL, PERMITTED / DISCRETIONARY USE - MINI STORAGE (VARIANCE REQUIRED)  
 SITE SIZE: 20,546 sq ft (0.47331 ac) ± 1.1 Acre ±  
 SITE COVERAGE: PROVIDED: AS PER DEVELOPER AUTHORITY  
 REQUIRED: 30% COVERAGE  
 BUILDING HEIGHT: PROVIDED: AS PER DEVELOPER AUTHORITY  
 REQUIRED: 1 STOREY (EXISTING)  
 FRONT YARD: PROVIDED: AS PER DEVELOPER AUTHORITY  
 REQUIRED: 4.5' (1.500 m)  
 REAR YARD: PROVIDED: AS PER DEVELOPER AUTHORITY  
 REQUIRED: 6.1' (1.850 m)  
 SIDE YARD: PROVIDED: AS PER DEVELOPER AUTHORITY  
 REQUIRED: 6.0' (1.83 m)  
 LANDSCAPING: PROVIDED: AS PER DEVELOPER AUTHORITY  
 REQUIRED: 5,392.0 sq ft (50.040 m²) ± 0.86  
 TREES: PROVIDED: AS PER DEVELOPER AUTHORITY  
 REQUIRED: 17 CONIFEROUS OR DECIDUOUS  
 SHRUBS: PROVIDED: AS PER DEVELOPER AUTHORITY  
 REQUIRED: 30 CONIFEROUS OR DECIDUOUS  
 PARKING: PROVIDED: AS PER DEVELOPER AUTHORITY  
 REQUIRED: 37 STALLS, 3 BARRIER FREE  
 LOADING ZONE: PROVIDED: AS PER DEVELOPER AUTHORITY  
 REQUIRED: 2 STALLS  
 ASPHALT PAVING: PROVIDED: 1,190 sq ft (110.428 m²)

### CIVIC ADDRESS

10719 92 STREET  
 GRANDE PRAIRIE, AB  
 LEGAL DESCRIPTION  
 BLOCK: 01  
 PLAN: A65 L7  
 AND  
 BLOCK: 01  
 PLAN: 424 L7

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