

CITY OF GRANDE PRAIRIE

BYLAW C-1260-129

**A Bylaw to amend Bylaw C-1260
Being the Land Use Bylaw**

**THE MUNICIPAL COUNCIL OF THE CITY OF GRANDE PRAIRIE, IN THE
PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:**

1. Bylaw C-1260 is hereby amended as follows:

a. Delete Section 104.4.13.1 General Purpose in its entirety and replace with the following:

“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.”

b. Delete Section 104.4.13.4 Uses in its entirety and replace with the following:

“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.”

c. Delete Section 104.4.13.5.c. in its entirety and replace with the following:

“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.”

d. Replace the ‘Site Plan’ within Section 104.4.13 and replace with ‘Site Plan’ attached to this Bylaw.

2. This Bylaw shall take effect on the date it is passed.

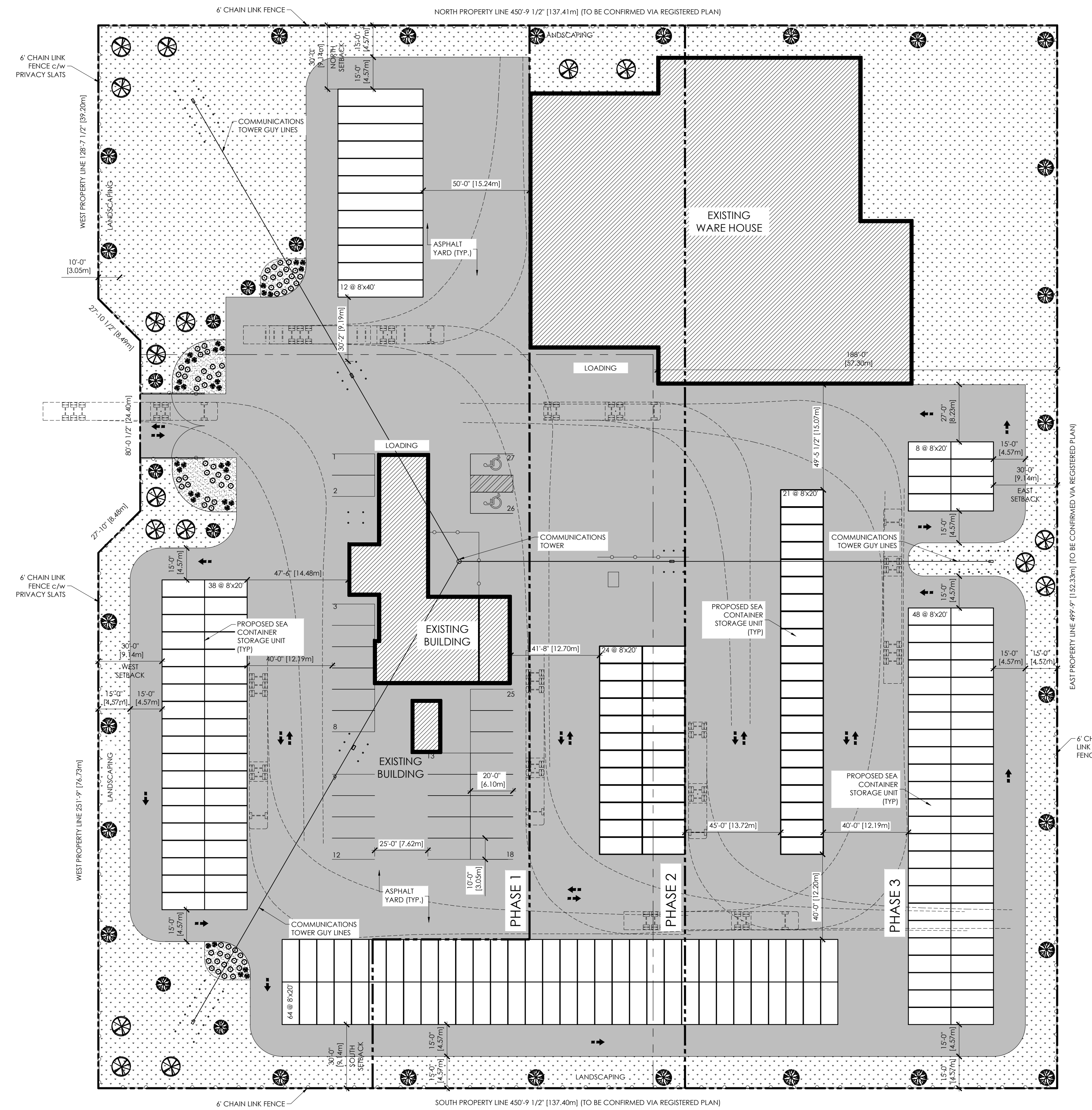
READ a first time this _____ day of _____, 2020.

READ a second time this _____ day of _____, 2020.

READ a third time and finally passed this _____ day of _____, 2020.

Mayor

City Clerk



1 NEIGHBOURHOOD PLAN
NOT TO SCALE

BYLAW INFORMATION

ZONING:
DC13 - DIRECT CONTROL PERMITTED / DISCRETIONARY USE: MINI STORAGE (VARIANCE REQUIRED)

SITE SIZE:
20,748 m² (223,331 ft² - 5.1 Acres)

SITE COVERAGE:
PERMITTED: AS PER DEVELOP. AUTHORITY
PROVIDED: 31% COVERAGE

BUILDING HEIGHT:
PERMITTED: AS PER DEVELOP. AUTHORITY
PROVIDED: 1 STOREY (EXISTING)

FRONT YARD:
REQUIRED (W): AS PER DEVELOP. AUTHORITY
PROVIDED (W): 9.1 m (30.0 ft)

REAR YARD:
REQUIRED (E): AS PER DEVELOP. AUTHORITY
PROVIDED (E): 9.1 m (30.0 ft)

SIDE YARD:
REQUIRED (N): AS PER DEVELOP. AUTHORITY
PROVIDED (N): 9.1 m (30.0 ft)
REQUIRED (S): AS PER DEVELOP. AUTHORITY
PROVIDED (S): 9.1 m (30.0 ft)

LANDSCAPING:
REQUIRED: AS PER DEVELOP. AUTHORITY
PROVIDED: 5,055.0 m² (54,409.0 ft²) = 24%

TREES:
REQUIRED: AS PER DEVELOP. AUTHORITY
PROVIDED: 51 TOTAL
17 CONIFEROUS; 34 DECIDUOUS

SHRUBS:
REQUIRED: AS PER DEVELOP. AUTHORITY
PROVIDED: 103 TOTAL
35 CONIFEROUS; 68 DECIDUOUS

PARKING:
REQUIRED: AS PER DEVELOP. AUTHORITY
PROVIDED: 27 STALLS; 2 BARRIER FREE

CIVIC ADDRESS

10715 92 STREET
GRANDE PRAIRIE, AB,
LEGAL DESCRIPTION
BLOCK: OT
PLAN: 665 LZ
AND
BLOCK: OT
PLAN: 4341 JY

LOADING ZONE:
REQUIRED: AS PER DEVELOP. AUTHORITY
PROVIDED: 2 STALL(S)

ASPHALT PAVING:
PROVIDED: 9,578.9 m² (103,106.9 ft²)

2 PROPOSED SITE PLAN
1" = 30' 0"

NOTES

- UNIT TOTALS:
8'0" X 4'0" CONTAINERS = 12 CONTAINERS
8'0" X 2'0" CONTAINERS = 303 CONTAINERS
- PHASE:
PHASE 1: TO INCLUDE ALL FENCING, LANDSCAPING, WEST CONTAINERS AND ASPHALT PAVING.
PHASE 2: TO INCLUDE CENTER CONTAINERS AND ASPHALT PAVING.
PHASE 3: TO INCLUDE EAST CONTAINERS AND ASPHALT PAVING.

TOWNE CENTRE FURNITURE
MINI STORAGE
Grande Prairie, AB

PROPOSED
SITE PLAN

PROJECT: 1769
DRAWN: ADL/BCD
REVIEW: JF

ISSUED:
No. | W/mm/dd | Issued For
A | 17.11.15 | CONCEPTUAL
B | 17.12.08 | DEVELOPMENT PERMIT
C | 17.07.09 | DEVELOPMENT PERMIT
D | 18.11.23 | CLIENT REVIEW