

Approval Conditions for DP-2018-000020

Direct Control (DC) District

1. Development Permit approval is to authorize the construction of one (1) two-storey 'Indoor Storage Facility' and eight (8) single-storey 'Mini Storage' buildings. The indoor storage facility is comprised of a front office, vehicle loading area and interior storage units. The square footage of the indoor storage facility is 3,154.05 m² per floor (with 6,308.1 m² in total). The mini storage buildings range from 620.12 m² to 1,337.80 m² in floor area, with the mini storage use accounting for a total floor area of 7,663.07 m².
2. The development shall occur as per the plans stamped, signed, and approved by the Development Officer on behalf of City Council of the City of St. Albert.
3. Any proposed changes, including but not limited to design, elevation, or site plan configuration, are to be submitted in writing to the Development Officer and the said changes are not to be undertaken until and if, written authorization is provided by the Development Officer. Any proposed change considered to be substantial or inconsistent with this approval, as determined by the Development Officer, may be referred to City Council for approval.
4. All storage units shall be used for storage only. No storage unit shall be used as a commercial use, industrial use, dwelling unit, or social gathering place.
5. All building elevations shall be as indicated on the stamped, approved plans with the final appearance, colours, and type of exterior finishing materials to be approved by the Development Officer.
6. Building elevations, exterior finishes, and landscaping shall be completed within two (2) years of the Development Permit issuance.
7. As per On-Site Parking Requirements - Section 7.3(2)(y)(ii) of Land Use Bylaw 9/2005, the required on-site parking for the Indoor Storage Facility and Mini Storage Use may be determined at the discretion of the Development Approving Authority.

Parking is approved at a total of 80 stalls.

The following rationale was used in determining the required on-site parking:

- a) This is a facility that is more passive in operational nature, with infrequent customer visits (being less than a typical commercial use);
- b) The Use requires limited staffing; and
- c) A professional Transportation Study was provided outlining the estimated traffic generation that the Use will generate.

8. As per Parking for Disabled Persons - Section 7.6, parking stalls for the disabled shall be provided at a rate of 3% of the on-site parking requirements to a maximum of 10 stalls. Four (4) barrier free stalls must be provided.
9. All required on-site parking stalls shall be hard-surfaced and adequately demarcated.
10. The required parking stalls shall be used for temporary customer parking only. Storage of vehicles, recreation equipment, recreation vehicles, or any other materials is not permitted.
11. Lighting of the development shall comply with Outdoor Lighting - Section 6.16 of the Land Use Bylaw. In this regard, outdoor lighting must be located and arranged so that rays of light are not directed at adjacent properties and indirect rays do not adversely affect an adjacent property. The lighting of the site shall be at illumination levels that are deemed as acceptable by the Development Approval Authority.
12. Screening Requirements:
 - a) All rooftop mechanical equipment must be visually and acoustically screened to the satisfaction of the Development Officer;
 - b) Any exterior garbage and/or recycle containers, as proposed and future installations of same, shall be located within enclosures that are screened to the satisfaction of the Development Officer; and
 - c) Any fencing provided on-site shall be consistent with Design, Character and Appearance of Buildings - Section 6.7 of the Land Use Bylaw. Fencing located adjacent to a residential district shall provide adequate, solid screening.
13. The site is to be serviced and landscaped as per the plans accepted by the Development Approving Authority, in consultation with the City Engineering Department as may be required; which acceptance may impose any conditions, including but not limited to completion deadlines, the provision of security and minimum insurance requirements that the City considers appropriate.
14. Prior to the issuance of a building permit(s), the following fees, levies, charges, securities and documentation shall be provided to the City:
 - a) Development Permit approval fee in the amount of \$26,000.00;
 - b) Off-site charges;
 - c) Construction water charges;
 - d) Street cleaning levy;
 - e) Detailed site grading and drainage plan;
 - f) Detailed plans for underground power, water, sanitary and storm sewer servicing including the location of all service connections as required;
 - g) Two (2) complete sets of detailed construction drawings, including detailed architectural, structural, electrical and mechanical drawings;

- h) Payment of any outstanding property taxes;
- i) The posting of a letter of credit in an amount to be determined by, and in a form satisfactory to, the City, as security for the due and proper performance of all obligations under this development permit. The City of St. Albert may call on such security in such amounts, and at such times as it determines appropriate in the event the City determines that:
 - (i) the applicant/developer has failed to comply with any provision of this development permit;
 - (ii) this development permit is suspended or cancelled;
 - (iii) work has been commenced under this development permit, but has not been properly completed within a reasonable period of time, as determined by the City;
- j) A Certificate of Insurance to the satisfaction of the City;
- k) Applicable building permit fees;
- l) A detailed landscaping plan prepared by a registered Alberta Landscape Architect, to the standards, Land Use Bylaw requirements, and satisfaction of the Development Approving Authority;

Note: All fees are as per Master Rates Bylaw, as approved by City Council on a yearly calendar basis.

15. The following shall be subject to separate development permit applications:

- a) On-site signage;
- b) Future development or alterations; and
- c) Any change of use or change in the intensity of use.

Note:

a) A person applying for, or in possession of, a valid Development Permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any covenant, caveat, easement or other instrument affecting the building or land.

b) The applicant shall be responsible for compliance with all applicable Federal, Provincial and Municipal laws, regulations and standards, as well as ensuring compliance with, and be responsible for obtaining, all applicable permits, licenses and approvals, at its own expense.

c) Without limiting the generality of the foregoing clause, the applicant/developer shall be responsible for acquiring various permits as required from the City's Engineering Department including an On-Street Construction Permit, Water and Sewer Connection Permit, etc. In this regard, please contact the Manager of Development Engineering at 780-459-1661.

d) The City of St. Albert does not conduct independent environmental checks of land within the city. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of St. Albert, in issuing this

Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on or within the property.

e) An 'as-built' Mylar sepia of the underground servicing plan is to be submitted (including a digital copy) to the satisfaction of the Development Approving Authority.

f) The applicant and/or the developer shall be responsible for the following:

- i) the costs and installation of paving, drainage and curbing of all driveway, parking and loading areas;
- ii) the installation of fire hydrants to the satisfaction of the Development Approving Authority; and
- iii) coordinating with the various utility companies regarding their respective services.

g) All construction must conform to the relevant requirements of the Alberta Building Code, the City of St. Albert municipal engineering standards, and all applicable codes, laws, regulations, and standards.

h) Addressing of units shall be coordinated with the City. Please contact a Planning Technician at 780-459-1635.