

SCHEDULE E

DRAFT CONDITIONS OF APPROVAL A09-2025

Recommended Variance Modification to Purpose and Effect:

The applicant is proposing to establish a self storage facility on the subject lands. To facilitate the proposal, relief is requested from Zoning By-law 2010-078, as amended, regarding the off-street parking requests. Zoning By-law 2010-78, as amended, does not specify a parking ratio for Indoor Storage but identifies a parking rate for "All Other Industrial Uses" as 5 plus 1 space per 90 m² of Gross Floor Area. A variance is required to establish a parking rate for "Indoor Storage" uses to 0.2 spaces per 100m² of GFA for Indoor Storage Use.

Recommended Conditions:

1. That site plan approval required under By-law 2019-185 be obtained and a development agreement be executed (if required) and securities thereunder be posted (if required) prior to the establishment of any use on the property or issuance of any building permit to the satisfaction of the Director of Community Services;
2. That a minimum of one (1) electric vehicle parking and charging station is required.
3. That all parking areas, driveways, fire routes, and areas intended for vehicle access shall be constructed of a non-migrating hard surface material and treated to prevent erosion and the raising of dust and loose particles
4. Payment of GSCA review fee (\$630.00).