

Charter Bylaw 19718

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3231

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:
  - a) adding a new Appendix V to Section 541, the (AN) River Valley Activity Node Zone, as follows:

**“Appendix V**

**RIVER CROSSING AREA**

**1. Area of Application**

The River Crossing Area is a unique recreational and cultural attraction located in the North Saskatchewan River Valley as shown on the attached map, "River Crossing - Map for Appendix V to Section 541". This area includes:

RE/MAX Field, located south of 96 Avenue NW and east of Rossdale Road; the riparian area (including the former power plant building) along the north shore of the North Saskatchewan River, east of the Walterdale bridge and west of 101 Street.

The Rossdale Power Plant made up of three separate structures:

- The Low Pressure Plant,
- Pumphouse No. 1 and
- Pumphouse No. 2.

The Low Pressure Plant and Pumphouse No. 1 are designated as Provincial Historic Resources; the Low Pressure Plant, Pumphouse No. 1 and Pumphouse No. 2 are listed on the Inventory of Historic Resources in Edmonton.

The River Crossing area is a unique historical, cultural and community area nestled in the North Saskatchewan River Valley in Edmonton. The sites can accommodate a mix of community, commercial, recreational, sporting and entertainment uses including a multi-purpose sports and entertainment venue that will strengthen this area of Rossdale as a destination.

## **2. Discretionary Uses**

- a. Bars and Neighbourhood Pubs
- b. Breweries, Wineries and Distilleries
- c. Business Support Services
- d. Carnivals
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Creation and Production Establishments
- i. Equipment Rentals
- j. General Retail Stores
- k. Government Services
- l. Health Services
- m. Hotels
- n. Household Repair Services
- o. Indoor Participant Recreation Services
- p. Liquor Stores
- q. Market
- r. Major Amusement Establishments
- s. Media Studios
- t. Minor Amusement Establishments
- u. Minor Impact Utility Services
- v. Mobile Catering Food Services
- w. Multi-unit Housing
- x. Outdoor Amusement Establishments
- y. Personal Service Shops, not including Body Rub Centres
- z. Private Clubs
- aa. Private Education Services
- bb. Professional, Financial and Office Support Services
- cc. Public Education Services
- dd. Restaurants
- ee. Secondhand Stores
- ff. Special Industrial Uses
- gg. Spectator Entertainment Establishments

- hh. Spectator Sports Establishments
- ii. Specialty Foods Services
- jj. Urban Indoor Farms
- kk. Freestanding On-premises Signs
- ll. Freestanding Off-premises Signs
- mm. Major Digital Signs
- nn. Minor Digital On-premises Off-premises Signs
- oo. Projecting On-premises Signs
- pp. Temporary On Premise Signs

### 3. **Additional Development Regulations for Uses**

- a. Notwithstanding Section 2 of this Appendix, the following Uses shall be Permitted Uses for a Development Permit solely for a change of Use, where that proposed Use is located within an existing building:
  - i. Bars and Neighbourhood Pubs
  - ii. Breweries, Wineries and Distilleries
  - iii. Commercial Schools
  - iv. Convenience Retail Stores
  - v. Creation and Production Establishments
  - vi. General Retail Stores
  - vii. Government Services
  - viii. Health Services
  - ix. Indoor Participant Recreation Services
  - x. Market
  - xi. Media Studios
  - xii. Personal Service Shops
  - xiii. Private Clubs
  - xiv. Professional, Financial and Office Support Services
  - xv. Restaurants
  - xvi. Specialty Food Services
  
- b. As a condition of a Development Permit for any development involving a new or expanded structure, the Development Officer shall require that development be preceded by a topsoil stripping program that must be the subject of a Historic Resources Monitoring Program for archaeology. The Historic Resources Monitoring Program and any work resulting from this monitoring program is to be conducted by an archaeologist qualified to hold an Archaeological Research Permit within the Province of Alberta. In order to conduct the Historic Resources Monitoring Program, the archaeological consultant must submit “An Application for an Archaeological Research Permit – Mitigative Research Project” in

accordance with the following regulations and to the satisfaction of the Development Officer in consultation with the Municipal Heritage Officer and Alberta Culture, Multiculturalism and Status of Women.

- i. The Historic Resources Monitoring Program is to be carried out under snow-free, unfrozen ground conditions.
  - ii. The Historic Resources Monitoring Program shall include the entire subject site. Topsoil stripping must be taken to a depth where undisturbed subsoils are clearly visible in order to expose any burial vaults that may exist. The archaeological consultant must confirm any such features identified.
  - iii. Depending upon the archaeological results of the Historic Resources Monitoring Program, additional salvage, protection or preservation measures may be required.
- c. The Site includes the Rossdale Power Plant and associated lands on which the plant buildings are located, and some structures within the Rossdale Power Plant are designated as a Provincial Registered Historic Resource as per the Alberta *Historical Resources Act*. All future development in the Low Pressure Plant building or on adjacent lands, identified as part of the Provincial designation, shall conform to the "Guidelines for Rehabilitation" published by Alberta Culture, Multiculturalism and Status of Women. Development Permit Applications within or adjacent to buildings in the Rossdale Power Plant site shall be reviewed by the Development Officer in consultation with the Municipal Heritage Officer and the Ministry of Alberta Culture, Multiculturalism and Status of Women.
- d. Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw, except that:
- i. With the exception of Fascia On-Premises signs, no other Signs shall be permitted on the Rossdale Power Plant site.
  - ii. Sign applications pertaining to the Rossdale Power Plant site shall be in accordance with the following regulations and to the satisfaction of the Development Officer in consultation with the Municipal Heritage Officer and Alberta Culture Multiculturalism and Status of Women for how the signs reference the historic nature of the buildings and in context with the surrounding development, such as, but not limited to, the architectural

theme of the area; any historic designations; the requirements of any relevant Statutory Plan; and any streetscape improvements. The Development Officer may require revisions to the application to mitigate the impact of a proposed Sign, and may refuse an application for a Development Permit that adversely impacts the Rossdale Power Plant site.



(AN) River Valley Activity Node Zone  
 Activity Sector

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READ a first time this	23rd day of June	, A. D. 2021;
READ a second time this	23rd day of June	, A. D. 2021;
READ a third time this	23rd day of June	, A. D. 2021;
SIGNED and PASSED this	23rd day of June	, A. D. 2021.

THE CITY OF EDMONTON

  
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 MAYOR

  
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 CITY CLERK