

Charter Bylaw 19798

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3284

WHEREAS Lot 18B, Plan 4799TR; located at 9910 - 213 Street NW, Lewis Farms Industrial, Edmonton, Alberta, is specified on the Zoning Map as (RR) Rural Residential Zone; and

WHEREAS an application was made to rezone the above described property to (DC1) Direct Development Control Provision;

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. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 18B, Plan 4799TR; located at 9910 - 213 Street NW, Lewis Farms Industrial, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RR) Rural Residential Zone to (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC1 Provision shown on Schedule "B" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this	7th day of December	, A. D. 2021;
READ a second time this	7th day of December	, A. D. 2021;
READ a third time this	7th day of December	, A. D. 2021;
SIGNED and PASSED this	7th day of December	, A. D. 2021.

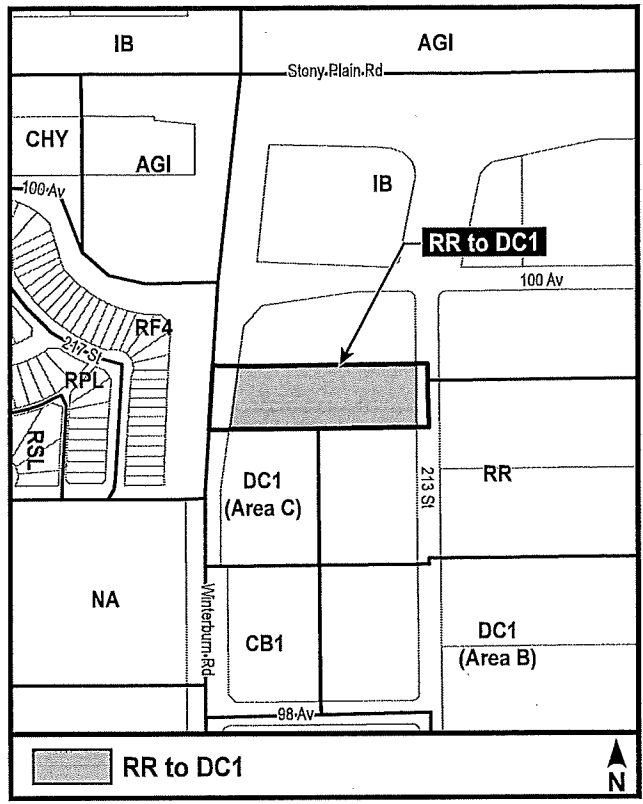
THE CITY OF EDMONTON

*A. Soti*

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MAYOR

*A/ K. Kilmer*  
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CITY CLERK

CHARTER BYLAW 19798



SCHEDULE "B"

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

**1. General Purpose**

To establish a Direct Development Control Provision to provide for a business employment area with a mix of commercial, business, and light industrial Uses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and are compatible with adjacent Residential, Commercial, and Urban Service Zones in accordance with the Lewis Farms Business Employment Neighbourhood Structure Plan.

The site is intended to allow for low intensity commercial, office and service Uses located along the 215 Street arterial roadway. All Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood and to retain the existing group home that exists at the time of approval of this bylaw.

**2. Area of Application**

The Provision shall apply to Lot 18B, Plan 4799TR, located at 9910 - 213 Street NW, Lewis Farms Industrial, as shown on Schedule "A" of the Bylaw adopting this Provision.

**3. Uses**

1. Animal Hospitals and Shelters
2. Auctioneering Establishments
3. Automotive and Equipment Repair Shops
4. Automotive and Minor Recreation Vehicle Sales/Rentals
5. Bars and Neighbourhood Pubs
6. Breweries, Wineries and Distilleries
7. Business Support Services
8. Cannabis Retail Sales
9. Child Care Services
10. Commercial Schools
11. Convenience Retail Stores
12. Convenience Vehicle Rentals
13. Creation and Production Establishments
14. Drive-in Food Services
15. Equipment Rentals
16. Fleet Services
17. Funeral, Cremation and Interment Services
18. Gas Bars
19. General Retail Stores
20. General Industrial Uses

21. Greenhouses, Plant Nurseries and Garden Centres
22. Group Home, where existing prior to the adoption of this Bylaw
23. Health Services
24. Household Repair Services
25. Indoor Participant Recreation Services
26. Limited Contractor Services
27. Liquor Stores
28. Live Work Units
29. Major Amusement Establishments
30. Minor Amusement Establishments
31. Major Home Based Business
32. Major Service Stations
33. Market
34. Media Studios
35. Minor Home Based Business
36. Minor Service Stations
37. Mobile Catering Food Services
38. Nightclubs
39. Personal Service Shops
40. Private Clubs
41. Professional, Financial and Office Support Services
42. Rapid Drive-through Vehicle Services
43. Religious Assembly
44. Recycled Materials Drop-off Centres
45. Recycling Depots
46. Restaurants
47. Secondhand Stores
48. Single Detached Housing, where existing prior to the adoption of this Bylaw
49. Special Event
50. Specialty Food Services
51. Urban Indoor Farms
52. Urban Outdoor Farms
53. Urban Gardens
54. Veterinary Services
55. Warehouse Sales
56. Fascia Off-premises Signs
57. Fascia On-premises Signs
58. Freestanding Off-premises Signs
59. Freestanding On-premises Signs
60. Major Digital Signs
61. Minor Digital Off-premises Signs
62. Minor Digital On-premises Signs
63. Minor Digital On-premises Off-premises Signs
64. Projecting On-premises Signs
65. Roof Off-premises Signs
66. Roof On-premises Signs

67. Temporary Off-premises Signs

68. Temporary On-premises Signs

#### **4. Development Regulations.**

1. Any development shall carry out operations such that no nuisance is created or apparent outside an enclosed building.

2. For Auctioneering Establishments, Equipment Rentals, and Recycling Depots all equipment and goods shall be contained within an enclosed building.

3. A minimum Setback of 3.0 m shall be required where any Lot line of a Site Abuts a public roadway, other than a Lane.

4. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites or public roadways. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, and abut a Residential Zone, such areas shall include landscaping to screen the view from adjacent Sites.

5. Religious Assembly shall not include rectories, manses, dormitories, convents, monasteries, or other residential buildings.

6. The following regulations shall apply to Rapid Drive-through Vehicle Services developments:

a. The total number of bays shall not exceed four for any given building on a Site; and

b. All operations and mechanical equipment associated with this Use shall be located within an enclosed building.

7. The minimum Floor Area for a Warehouse Sales establishment shall not be less than 1 000 m<sup>2</sup> unless at least 50% of the Floor Area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.

8. Any business premises or multiple occupancy building having a Floor Area greater than 2 000 m<sup>2</sup> or a single wall length greater than 20.0 m that is visible from a public road, shall comply with the following criteria:

a. the roof line and building Façade shall include design elements and add architectural interest; and

b. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.

9. Façade treatment of building(s) located along public roadways shall provide a consistent and compatible architectural profile with adjacent buildings.

10. All mechanical equipment, including roof mechanical units, shall be concealed by screening or incorporation within the building roof in a manner that is consistent with the finishing of the building and the overall architectural style of the development,

11. In consideration of Crime Prevention Through Environmental Design (CPTED) principles, primary building entrances shall be identifiable, prominent, accessible, and inviting and shall incorporate weather protection features in the form of architectural elements such as a canopy, and provide adequate lighting to identify these areas at night, to the satisfaction of the Development Officer.

12. Where in the opinion of the Development Officer, a Use is likely to create significant negative impacts on adjacent properties, such as noise, light, or odours, and where the Site containing such Uses is directly adjacent to Sites used or zoned for residential activities, Natural Area, or Public Park, the Development Officer may require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: additional Landscaping; berming or screening; noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting onto the proposed development; and any other measures as the Development Officer may deem appropriate.

13. Signs shall comply with Schedule 59F of the Zoning Bylaw, as amended.

14. A Landscape Plan prepared in accordance with the City of Edmonton Design and Construction Standards, Volume 5, shall be submitted with Development Permit applications including or affecting public land, to the satisfaction of the Development Officer.

15. Landscaping construction on road right-of-ways shall be in accordance with the City of Edmonton Design and Construction Standards, Volume 5.

16. Upon submission of a Development Permit application, including one or more of the following:

- a. a change of Use to an existing building on site;
- b. a new building/structure on Site; or
- c. an addition to an existing building/structure on Site;

as a condition of the Development Permit, the owner must enter into an Agreement with the City of Edmonton to construct off-Site improvements necessary to serve or enhance the development including, but not limited to, the following:

- 1) Upgrade to an approved modified cross-section, based on the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination, the following local roadways (or necessary portion thereof that provides a functional extension of services) at the discretion of the Development Officer in consultation with Subdivision and Development Coordination and Planning Coordination:
  - i. 98 Avenue, from 213 Street to the existing improved section of 98 Avenue; and
  - ii. 213 Street, from 98 Avenue to the north property line of Lot 18B, Block Plan 4799T.

The upgrade is to include all underground and above ground servicing according to accepted technical reports (where applicable) and transition sections between the upgraded road and the existing roads. The roadway is to include a hybrid cross-section with sidewalk on a minimum of one side within the existing 20 m right-of-way.

- 2) Construction of a 3.0m asphalt shared use path along the east side of 215 Street adjacent to the Site, to the satisfaction of Subdivision and Development Coordination.

Should a servicing scheme/funding mechanism (such as an Owner's Agreement, Developer Funding, a Local Improvement Levy, or a Boundary Assessment) for the upgrade of the local roadways in the Lewis Farms Business Employment neighbourhood be approved and in place to the satisfaction of City Administration, the above noted upgrade of the local roads may be waived as a requirement of Development Permit in consultation with Subdivision and Development Coordination.

17. As a condition of a Development Permit, the owner shall register an easement for all road rights-of-way necessary for the construction of 215 Street from the site, to conform to the approved 215 Street and/or Stony Plain Road Concept Plan or to the satisfaction of Subdivision and Development Coordination.

## **5. Additional Development Regulations**



1. The maximum Floor Area shall be 2.0.
2. Notwithstanding section 4.3 of this Provision, where adjacent commercial buildings abut the property line to form a pedestrian-oriented shopping street, buildings shall be built at the property line of the Site;
3. A minimum Setback of 3.0 m shall be required where the Rear or Side Lot line of the Site Abuts the Lot line of a Site in a Residential Zone;
4. The following regulations shall apply to Convenience Vehicle Rentals and Automotive and Minor Recreation Vehicle Sales/Rentals:
  - i. all storage, display or parking areas shall be Hardsurfaced;
  - ii. all display areas that Abut a Residential Zone or a Lane serving a Residential Zone shall be screened; and
  - iii. lighting for the display areas shall be mounted on lamp standards with fixtures that prevent and/or minimize glare and light pollution, and no exposed bulbs or strings of lights shall be used.
5. Bars and Neighbourhood Pubs, Nightclubs, and Restaurants for more than 200 occupants or 240 m<sup>2</sup> of Public Space, shall not be permitted within 82 metres of a Site zoned Rural Residential.
6. Where the Site is part of a pedestrian oriented shopping street, the following regulations shall apply, at the discretion of the Development Officer:
  - a. the architectural treatment of the building shall include features such as:
    - i. placement of windows to allow for viewing in the building by pedestrians;
    - ii. entrance features;
    - iii. canopies;
    - iv. features that lend visual interest and create a human scale; and
    - v. on corner Sites, the Façade treatment shall wrap around the side of the building to provide a consistent profile;
  - b. vehicular access shall be designed in a manner that has minimal impact on the pedestrian-oriented shopping street; and
  - c. vehicular parking, loading and facilities shall be located at the rear of the building.
7. The maximum building Height shall not exceed 12.0 m.
8. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals developments:
  - a. the maximum Site Area for a business shall be 2 000 m<sup>2</sup>;
  - b. all storage, display or parking areas shall be Hardsurfaced;

- c. all outdoor display areas that abut a Residential Zone shall be obscured from direct view by providing a visual screen at least 1.8 m in Height; and
- d. lighting for the display area shall be mounted on lamp standards with fixtures that prevent and/or minimize glare and light pollution, and no exposed bulbs or strings of lights shall be used.