

Charter Bylaw 20029

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3417

WHEREAS Lot 11A, Block 92, Plan 9222508; located at 5735 - Gateway Boulevard NW, Calgary Trail North, Edmonton, Alberta, is specified on the Zoning Map as (IH) Heavy Industrial Zone; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, and notwithstanding Section 720.3(2) of the Edmonton Zoning Bylaw, 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 11A, Block 92, Plan 9222508; located at 5735 - Gateway Boulevard NW, Calgary Trail North, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (IH) Heavy Industrial Zone to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

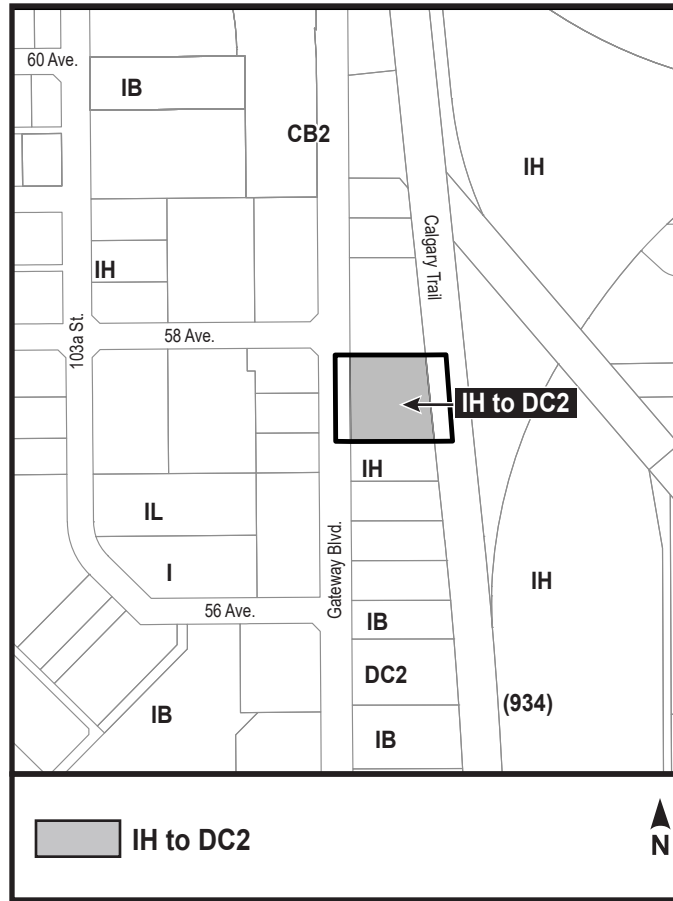
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|-------------------------|--------|---------------|
| READ a first time this | day of | , A. D. 2022; |
| READ a second time this | day of | , A. D. 2022; |
| READ a third time this | day of | , A. D. 2022; |
| SIGNED and PASSED this | day of | , A. D. 2022. |

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20029



SCHEDULE “B”**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To provide for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent non-industrial Zone, to accommodate limited, compatible non-industrial businesses, and to provide direction on environmental remediation for the site.

2. Area of Application

This Provision shall apply to Lot 11A, Block 92, Plan 9222508 as shown on Schedule “A” of the Charter Bylaw adopting this Provision, Calgary Trail North.

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. Business Support Services
7. Breweries, Wineries and Distilleries
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 Industrial Uses
20. Greenhouses, Plant Nurseries and Garden Centres
21. Health Services

22. Indoor Participant Recreation Services
23. Limited Contractor Services
24. Liquor Stores
25. Major Service Stations
26. Market
27. Media Studios
28. Minor Amusement Establishments
29. Minor Service Stations
30. Mobile Catering Food Services
31. Nightclubs
32. Outdoor Participant Recreation Services
33. Personal Service Shops
34. Private Clubs
35. Professional, Financial and Office Support Services
36. Rapid Drive-through Vehicle Services
37. Recycling Depots
38. Recycled Materials Drop-off Centres
39. Religious Assembly
40. Residential Sales Centres
41. Restaurants
42. Special Event
43. Speciality Food Services
44. Truck and Mobile Home Sales/Rentals
45. Urban Indoor Farms
46. Warehouse Sales
47. Vehicle and Equipment Sales/Rentals
48. Veterinary Services
49. Fascia Off-premises Signs
50. Fascia On-premises Signs
51. Freestanding Off-premises Signs
52. Freestanding On-premises Signs
53. Minor Digital Off-premises Signs
54. Minor Digital On-premises Signs
55. Minor Digital On-premises Off-premises Signs
56. Projecting On-premises Signs
57. Roof On-premises Signs
58. Temporary On-premises Signs

4. Development Regulations For Uses

1. The following regulations shall apply to Convenience Vehicle Rentals developments, Automotive and Minor Recreational Vehicle Sales/Rentals, and Vehicle and Equipment Sales/Rentals:
 - a. all storage, display or parking areas shall be Hardsurfaced in accordance with Vehicle Parking Design regulations for Non-Residential Uses in the Zoning Bylaw.
 - b. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
 - c. The Development Officer may attach conditions to these Uses regarding the size, location, screening and landscaping of the outdoor vehicular display areas, to ensure that development is compatible with the appearance of surrounding developments.
2. The minimum Floor Area for a Warehouse Sales establishment shall not be less than 1000 m² 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.
3. Equipment Rentals shall have all equipment and goods for rent contained within an enclosed building.
4. Religious Assembly shall exclude rectories, manses, dormitories, convents, monasteries and other residential buildings.
5. For Child Care Services uses, the applicant shall provide a Site plan that mitigates the risk of interference between pedestrian and vehicular traffic, to the satisfaction of the Development Officer.
6. Signs shall comply with the regulations found in Schedule 59F.

5. Development Regulations For Site Layout and Built Form

1. Notwithstanding Section 720.3 of the Zoning Bylaw, a site plan is not required.
2. The maximum Height shall not exceed 12.0 m, except that the Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater Height for a building housing a General Industrial Use up to a maximum of 14.0 m, where this is required to facilitate the industrial development of the Use involved.
3. The minimum Site Frontage shall be 30.0 m unless access is provided from a service road.
4. The maximum Floor Area Ratio shall be 1.2.
5. A minimum Setback of 6.0 m shall be required where any lot Abuts a public roadway.
6. No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

6. Other Regulations

1. Prior to the issuance of a Development Permit, an Environmental Site Assessment report shall be submitted to the satisfaction of the Development Officer, for Development Permits consisting of:
 - a. Change of Use except for the following Uses:
 - i. General Industrial Uses
 - ii. Recycled Materials Drop-Off Centres
 - iii. Residential Sales Centres
 - iv. Special Event
 - b. Development of a principal or accessory building
 - c. Exterior alterations to the site
 - d. Increase in the gross Floor Area of a building, except where above the first floor.
2. An Environmental Site Assessment report shall not be required for any subdivision or any Development Permit not listed in Section 6.1, including:
 - a. Demolition
 - b. Signage
 - c. Development Permits following environmental remediation of the site unless the Development Officer considers additional environmental concerns to have emerged following remediation.
3. All Uses and activities shall be located and carried on within an enclosed building and there shall be no outdoor display areas. This requirement shall not apply to Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals Uses, nor to the activities noted in Sections 6.4 and 6.5 of this Provision.
4. All loading, service, trash collection and Accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a Lane, and from adjacent Sites, by building walls, freestanding walls, landscape materials, berms, wood Fences or a combination of these, to the satisfaction of the Development Officer.
5. Except for landscape materials, screening shall have a maximum Height of 3.7 m.
6. The Development Officer may require that exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any public roadway other than a Lane, and from adjacent Sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone.
7. All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project.

The Development Officer may require that the appearance of metal, or concrete block walls exposed to public view from beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development.

8. Edible Landscaping features shall not be permitted, including shrubs or trees with fruits or berries that could be consumed by wildlife.