

Charter Bylaw 20074

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3433

WHEREAS Lot C, Block 194, Plan 1184TR; located at 11406 - 119 Street NW, Prince Rupert, Edmonton, Alberta, is specified on the Zoning Map as (IM) Medium 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 C, Block 194, Plan 1184TR; located at 11406 - 119 Street NW, Prince Rupert, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (IM) Medium 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.

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

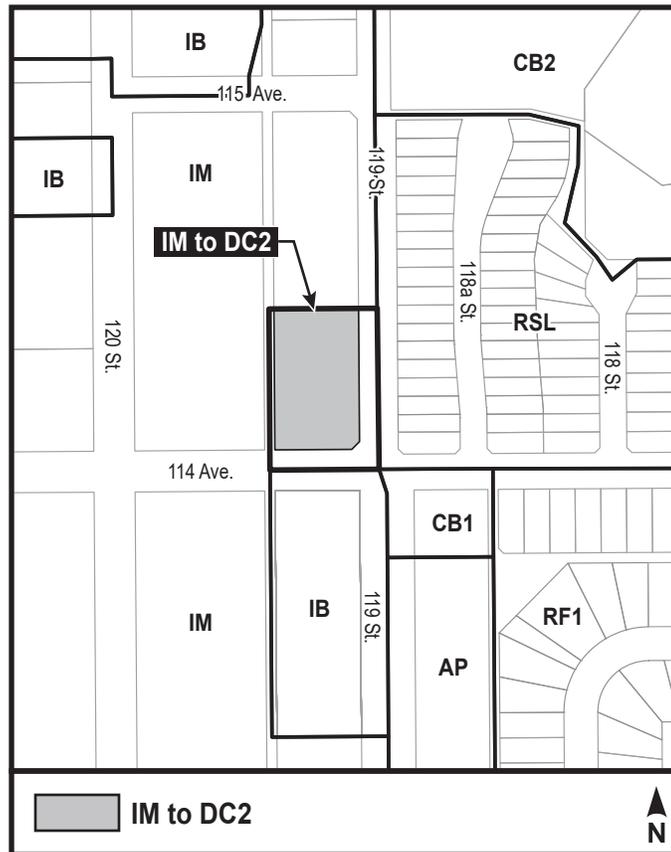
---

MAYOR

---

CITY CLERK

CHARTER BYLAW 20074



**(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, and to accommodate limited, compatible non-industrial businesses.

**2. Area of Application**

This Provision shall apply to Lot C, Block 194, Plan 1184TR as shown on Schedule "A" of the Charter Bylaw adopting this Provision, Prince Rupert.

**3. Uses**

1. Animal Hospitals and Shelters
2. Auctioneering Establishments
3. Breweries, Wineries and Distilleries
4. Business Support Services
5. Cannabis Retail Sales
6. Child Care Services
7. Commercial Schools
8. Convenience Retail Stores
9. Creation and Production Establishments
10. Equipment Rentals
11. Funeral, Cremation and Interment Services, not including crematoriums.
12. General Industrial Uses
13. General Retail Stores
14. Greenhouses, Plant Nurseries and Garden Centres
15. Health Services
16. Indoor Participant Recreation Services
17. Limited Contractor Services
18. Liquor Stores
19. Market
20. Media Studios
21. Minor Amusement Establishments
22. Minor Service Stations
23. Mobile Catering Food Services
24. Personal Service Shops

25. Private Clubs
26. Professional, Financial and Office Support Services
27. Public Libraries and Cultural Exhibits
28. Religious Assembly
29. Residential Sales Centre
30. Restaurants
31. Special Event
32. Specialty Food Services
33. Urban Gardens
34. Urban Indoor Farms
35. Urban Outdoor Farms
36. Warehouse Sales
37. Veterinary Services
38. Fascia Off-premises Signs
39. Fascia On-premises Signs
40. Freestanding On-premises Signs
41. Projecting On-premises Signs
42. Temporary On-premises Signs

#### **4. Development Regulations For Uses**

1. Funeral, Cremation and Interment Services Uses shall not engage in the reduction of the human body, and/or companion animal remains, by heat to ashes (cremation).
2. The minimum Floor Area for a Warehouse Sales establishment shall not be less than 1000 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.
3. Auctioneering Establishments shall have all goods and equipment to be auctioned stored and displayed within an enclosed building.
4. Each Restaurants Use shall be limited to 240 m<sup>2</sup> of Public Space.
5. Equipment Rentals shall have all equipment and goods for rent contained within an enclosed building.
6. Religious Assembly shall exclude rectories, manses, dormitories, convents, monasteries and other residential buildings.
7. Each General Retail Stores Use shall be limited to a maximum of 1000 m<sup>2</sup> of Floor Area.
8. Cannabis Retail Sales shall comply with Section 70 of the Zoning Bylaw.
9. Child Care Services shall comply with Section 80 of this Bylaw.
10. Liquor Stores shall comply with Section 85 of the Zoning Bylaw.

11. Urban Indoor Farms shall comply with Section 98 of this Bylaw.
12. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.
13. Urban Gardens shall comply with Section 98 of this Bylaw.
14. Signs shall comply with Section 59 and Schedule 59F of the Zoning Bylaw.

## **5. Development Regulations For Site Layout and Built Form**

1. Notwithstanding Section 720.3 of the Zoning Bylaw, a site plan is not required to be attached to this DC2 Provision.
2. The maximum Height shall not exceed 12.0 m, in accordance with Section 52 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 maximum Floor Area Ratio shall be 1.2.
4. Minimum Setbacks shall be as follows:
  - a. 0.0 m from the North Lot Line.
  - b. 0.0 m from the South Lot Line for the building existing on the date of approval of the Charter Bylaw adopting this Provision, and 6.0 m if this building is damaged or destroyed to more than 75% of the value of the building above its foundations, or demolished with the construction of a new building on the Site.
  - c. 6.0 m from the East Lot Line.
  - d. 0.0 m from the West Lot Line.
5. No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
6. All Uses and activities, except for Signs and those noted in clauses (7) and (8) below, shall be located and carried on within an enclosed building and there shall be no outdoor display areas.
7. 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.
8. Except for landscape materials, screening shall have a maximum height of 3.7 m.
9. 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.

10. 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 shall 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.
11. For a Child Care Services Use, 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.
12. In all non-industrial developments, the design and use of exterior finishing materials shall be to the satisfaction of the Development Officer who shall ensure, as far as reasonably practicable, proposed buildings and structures shall use materials similar to, or better than, the standard of surrounding development.
13. Where outdoor lights are provided, the light fixtures shall be arranged, installed, and maintained to deflect, shade, and focus light away from Abutting Sites or adjacent land Uses in order not to cause a nuisance. Outdoor lights shall not interfere with the effectiveness of any traffic control device.
14. Where Uses may, in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, the Development Officer may require that these potential impacts be minimized or negated through the introduction of various measures, including but not limited to: Landscaping; screening (which may exceed the requirements of Section 55 of this Bylaw); downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Officer may deem appropriate.