

Bylaw 18277

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2516

WHEREAS portions of SE-18-52-23-4; located at 2403 - 51 Avenue NW and 4510 - 17 Street NW, Southeast Industrial, Edmonton, Alberta, are specified on the Zoning Map as (IB) Industrial Business Zone, (IL) Light Industrial Zone, and (IM) Medium Industrial Zone; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision, (IB) Industrial Business Zone, (IM) Medium Industrial Zone, and (PU) Public Utility Zone;

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 portions of SE-18-52-23-4; located at 2403 - 51 Avenue NW and 4510 - 17 Street NW, Southeast Industrial, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (IB) Industrial Business Zone, (IL) Light Industrial Zone, and (IM) Medium Industrial Zone to (DC2) Site Specific Development Control Provision, (IB) Industrial Business Zone, (IM) Medium Industrial Zone, and (PU) Public Utility Zone.
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.

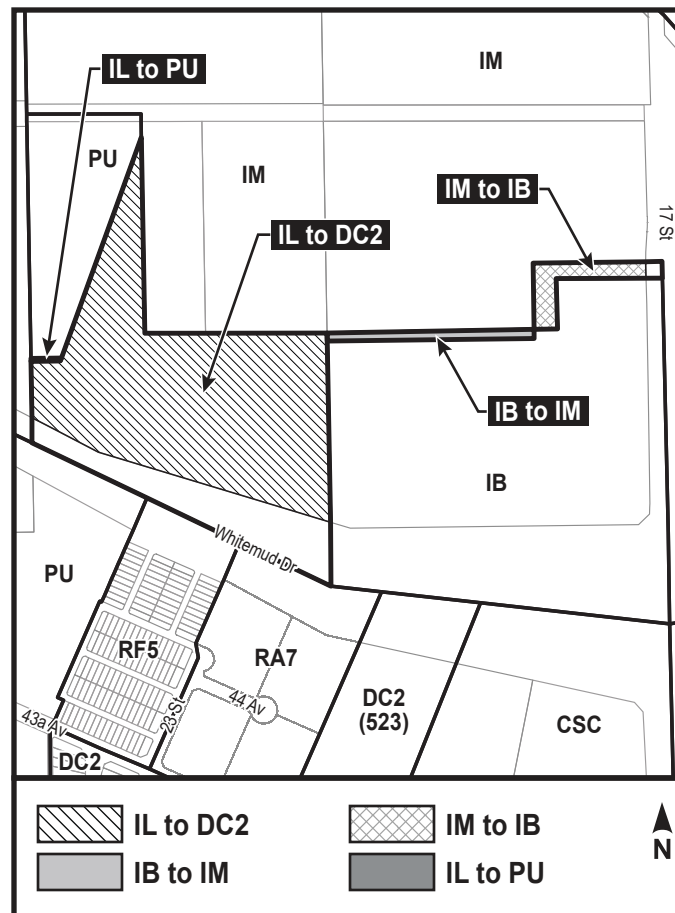
READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 18277



(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**1. General Purpose**

To provide for high quality, light industrial developments and a limited range of commercial opportunities supportive of industrial development that operate in such a manner that no nuisance factor is created or apparent outside an enclosed building and to establish a setback from the pipeline corridor.

2. Area of Application

This Provision shall apply to a portion of SE ¼ 18-52-23-W4; located north of Whitemud Drive NW and west of 17 Street NW, as shown on Schedule “A” of this Bylaw adopting this Provision, Southeast Industrial.

3. Uses

- a. Animal Hospitals and Shelters
- b. Automotive and Equipment Repair Shops
- c. Automotive and Minor Recreation Vehicle Sales/Rentals
- d. Convenience Retail Stores
- e. Convenience Vehicle Rentals
- f. Creation and Production Establishments
- g. Equipment Rentals
- h. Fleet Services
- i. Funeral, Cremation and Interment Services
- j. Gas Bars
- k. General Industrial Uses
- l. Limited Contractor Services
- m. Major Service Stations
- n. Media Studios
- o. Professional, Financial and Office Support Services
- p. Rapid Drive-through Vehicle Services
- q. Recycling Depots
- r. Special Industrial Uses
- s. Truck and Mobile Home Sales/Rentals
- t. Urban Gardens
- u. Urban Indoor Farms
- v. Urban Outdoor Farms
- w. Vehicle and Equipment Sales/Rentals
- x. Veterinary Services
- y. Fascia Off-premises Signs
- z. Fascia On-premises Signs
- aa. Freestanding On-premises Signs

- bb. Freestanding Off-premises Signs
- cc. Major Digital Signs
- dd. Minor Digital Off-premises Signs
- ee. Minor Digital On-premises Signs
- ff. Minor Digital On-premises Off-premises Signs
- gg. Projecting On-premises Signs
- hh. Roof On-premises Signs
- ii. Temporary Off-premises Signs
- jj. Temporary On-premises Signs

4. Development Regulations

- a. Development shall be in general conformance with the Appendix I, Site Plan.
- b. The maximum Floor Area Ratio shall be 1.2.
- c. A minimum Setback of 6.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane.
- d. No structure shall be permitted to be constructed within 6.0 m of the pipeline right-of-way, as illustrated in Appendix I, Site Plan.
- e. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
- f. The maximum Height shall not exceed 12.0 m, except that the Height for a building housing a General Industrial Use shall not exceed 14.0 m, where this is required to facilitate the industrial development of the Use involved.
- g. Development of the Site shall comply with the General Performance Standards for Industrial Developments for the IB Zone.
- h. 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, that materials shall be used that ensure the standard of the proposed buildings and structures shall be similar to, or better than, the standard of surrounding development.
- i. Any Development Permit for the construction of a new building on the Site shall consider pedestrian connections, as appropriate, from the site to the shared-use path located within the adjacent stormwater management facility and to the adjacent site to the east, to the satisfaction of the Development Officer in consultation with Subdivision and Development Co-ordination (Transportation).
- j. Any large surface parking area abutting Whitemud Drive shall be generally screened from view using landscaping or screening features to mitigate the visual impact.

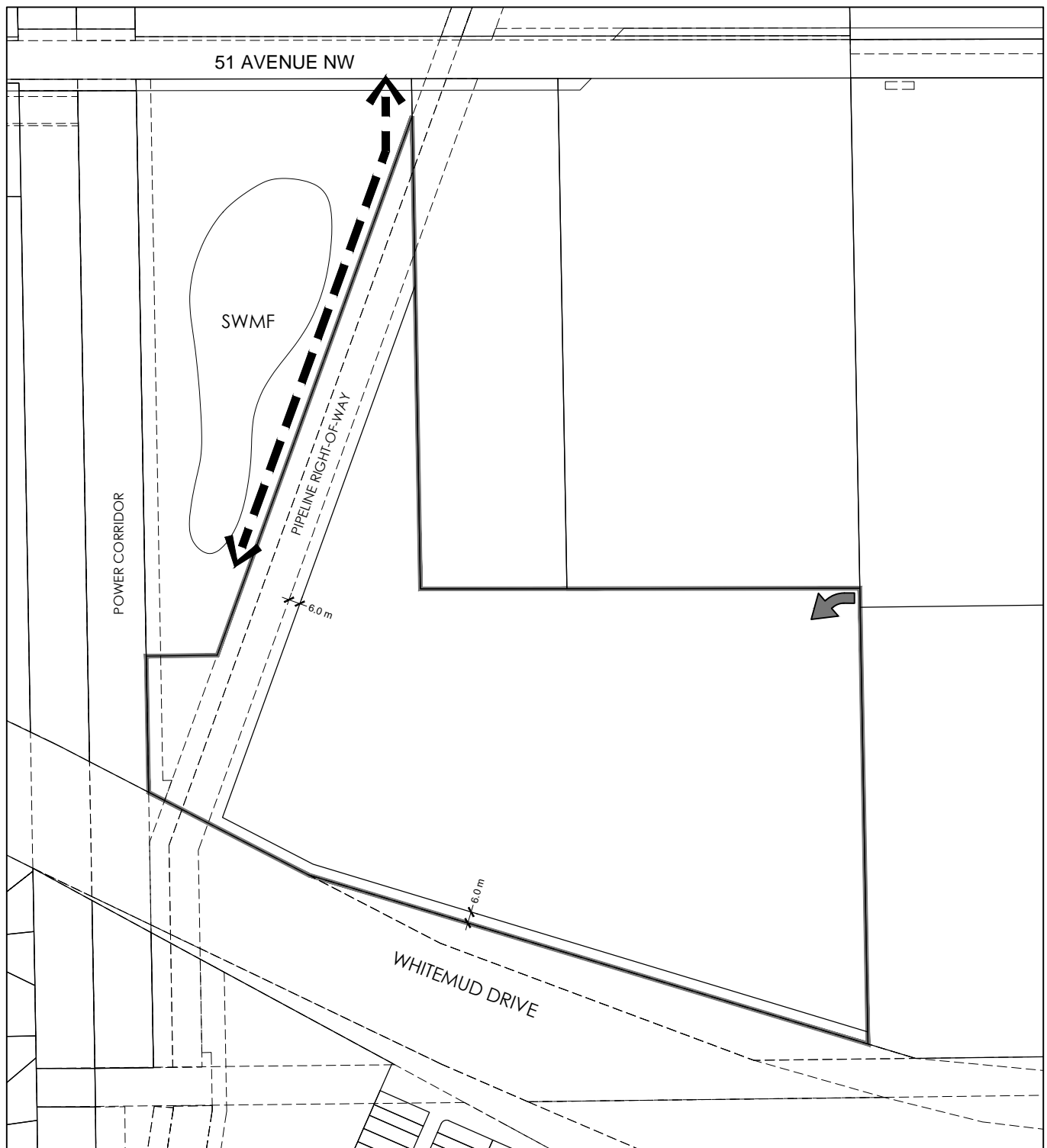
5. Additional Development Regulations

- a. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/ Rentals, Vehicle and Equipment Sales/ Rentals and Convenience Vehicle Rentals developments:

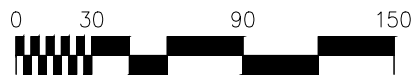
- i all storage, display or parking areas shall be Hardsurfaced in accordance with the Zoning Bylaw. and restrict the storm flows to 15.2L/second/ha for an area of 25,000 m² ;
 - ii lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used; and
 - iii the Development Officer may attach conditions to these Uses regarding the size, location, screening and landscaping of the outdoor vehicle display areas, to ensure that development is compatible with the appearance of surrounding development.
- b. Convenience Retail Stores shall not be allowed in any freestanding structure that is separate from a principal building and must be integrated with and Accessory to another Use within this Provision.
- c. All Signs shall comply with the relevant regulations found in Schedule 59F, including Sections pertaining to Discretionary Signs.
- d. Major Digital Signs shall be oriented away from Whitemud Drive, to the satisfaction of the Development Officer.

6. **Off-Site Improvements**

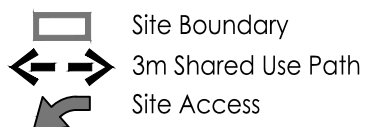
As a condition of the first Development Permit for the Site, the owner shall enter into an agreement with the City of Edmonton for off-site improvements necessary to serve the development. The agreement process includes an engineering drawing review and approval process. Improvements to address in the Agreement to the satisfaction of Planning Co-ordination include, but not limited to construction of a 3 m asphalt shared-use path with the development of the Site, as shown on Appendix I, Site Plan.



SCALE - 1:3000
ORIGINAL SHEET - ANSI A



Legend



December 15, 2017
1161 106400

APPENDIX I
SITE PLAN