

Bylaw 18257

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2505

WHEREAS Lot 6, Block 1, Plan 1523173; located at 630 - Parsons Road SW, Ellerslie Industrial, Edmonton, Alberta, is specified on the Zoning Map and Appendix I to Section 930 Special Area Ellerslie Industrial as (CSC) Shopping Centre Zone and (EIB) Ellerslie Industrial Business Zone; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Direct 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 6, Block 1, Plan 1523173; located at 630 - Parsons Road SW, Ellerslie Industrial, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (CSC) Shopping Centre Zone and (EIB) Ellerslie Industrial Business Zone to (DC2) Site Specific Direct Control Provision.
2. The Edmonton Zoning Bylaw is hereby further amended by deleting from it Appendix I to Section 930 Special Area Ellerslie Industrial and substituting therefore as Appendix I the map 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 "C" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

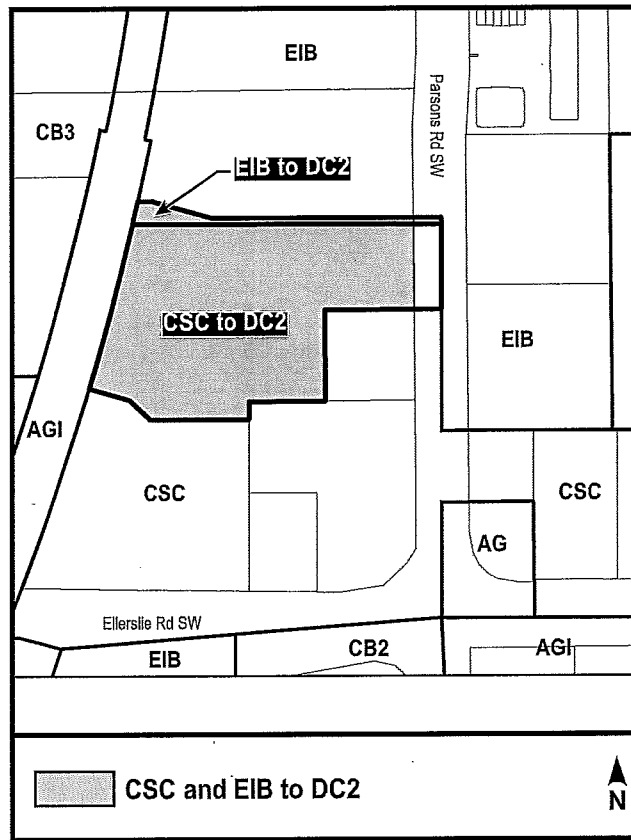
READ a first time this	22nd	day of	January	, A. D. 2018;
READ a second time this	22nd	day of	January	, A. D. 2018;
READ a third time this	22nd	day of	January	, A. D. 2018;
SIGNED and PASSED this	22nd	day of	January	, A. D. 2018.

THE CITY OF EDMONTON

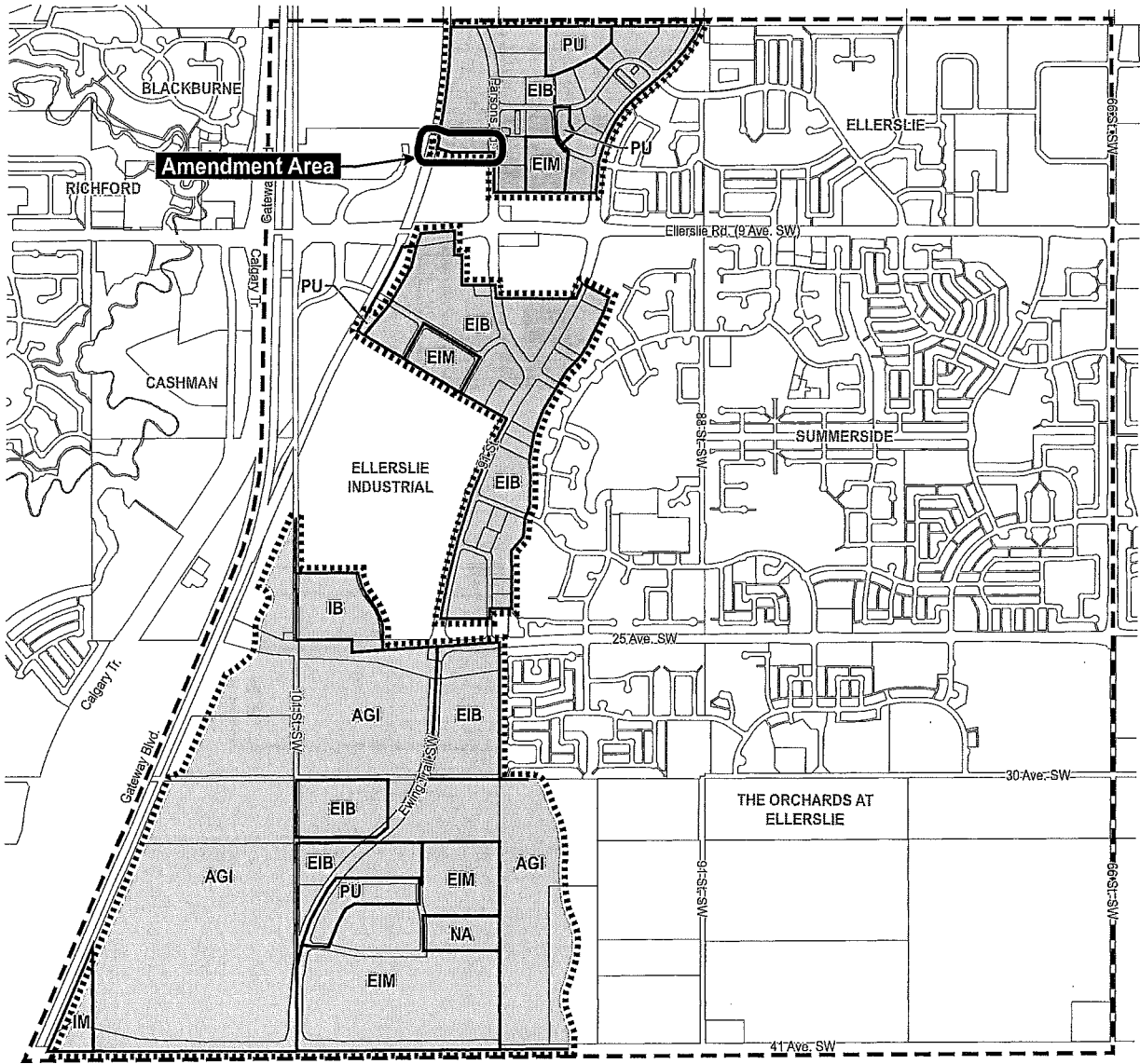

MAYOR

A. L. SMOO
CITY CLERK

BYLAW 18257



Special Area, Ellerslie Industrial
Appendix I to Section 930 of Bylaw 12800
as amended by Bylaw 18257
and subsequent appropriate Bylaws.



- Special Area Boundary
- - - - Ellerslie ASP Boundary



(DC2) Site Specific Development Control Provision**1 General Purpose**

The purpose of this Zone is to provide for a shopping centre development including office, entertainment, cultural uses and education services intended to serve the community and regional trade area.

2 Area of Application

This provision shall apply to Lot 6, Block 1, Plan 152317, located north of Ellerslie Road and west of Parsons Road, as shown on Schedule "A" of the Bylaw adopting this provision, Ellerslie Industrial.

3 Uses

- a. Apartment Hotels
- b. Automotive and Equipment Repair Shops
- c. Bars and Neighbourhood Pubs
- d. Breweries, Wineries and Distilleries
- e. Business Support Services
- f. Carnivals
- g. Child Care Services
- h. Commercial Schools
- i. Community Recreation Services
- j. Convenience Retail Stores
- k. Creation and Production Establishments
- l. Drive-in Food Services
- m. Equipment Rentals
- n. Flea Markets
- o. Gas Bars
- p. General Retail Stores
- q. Government Services
- r. Health Services
- s. Hotels
- t. Indoor Participant Recreation Services
- u. Major Alcohol Sales
- v. Major Amusement Establishments
- w. Media Studios
- x. Minor Alcohol Sales
- y. Minor Amusement Establishments
- z. Minor Service Stations
- aa. Mobile Catering Food Services
- bb. Nightclubs

- cc. Personal Service Shops
- dd. Private Clubs
- ee. Private Education Services
- ff. Professional, Financial and Office Support Services
- gg. Public Education Services
- hh. Public Libraries and Cultural Exhibits
- ii. Rapid Drive-through Vehicle Services
- jj. Recycled Materials Drop-off Centres
- kk. Religious Assembly
- ll. Restaurants
- mm. Secondhand Stores
- nn. Specialty Food Services
- oo. Spectator Entertainment Establishments
- pp. Urban Indoor Farms
- qq. Urban Outdoor Farms
- rr. Veterinary Services
- ss. Warehouse Sales
- tt. Fascia On-premises Signs
- uu. Fascia Off-premises Signs
- vv. Freestanding On-premises Signs
- ww. Freestanding Off-premises Signs
- xx. Major Digital Signs
- yy. Minor Digital Off-premises Signs
- zz. Minor Digital On-premises Signs
- aaa. Minor Digital On-premises Off-premises Signs
- bbb. Projecting On-premises Signs
- ccc. Roof On-premises Signs
- ddd. Temporary Off-premises Signs
- eee. Temporary On-premises Signs

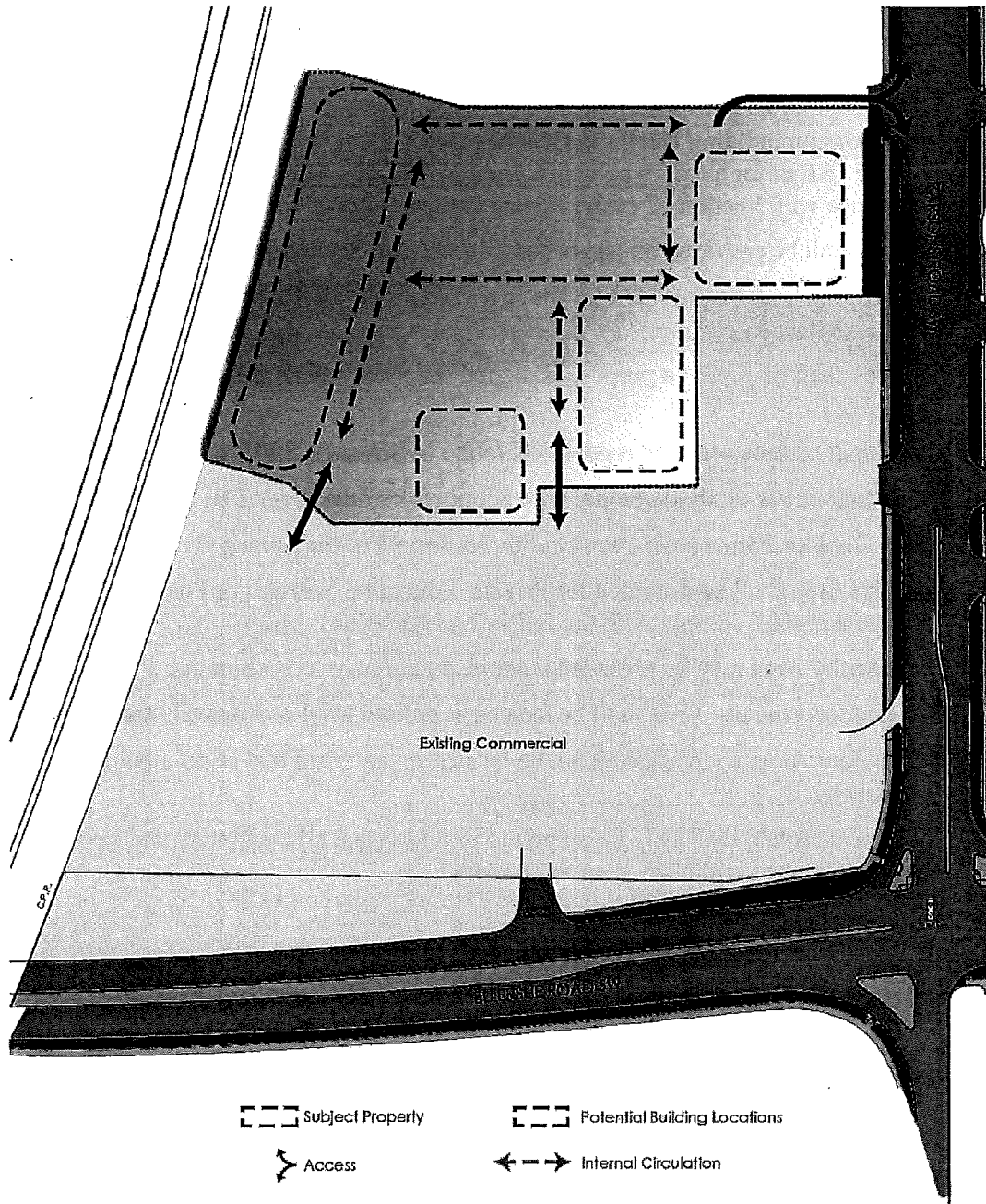
4 Development Regulations for Permitted and Discretionary Uses

- a. Notwithstanding section 720.3(2) of the Zoning Bylaw, a detailed Site Plan is not appended to this Bylaw. However, development shall be in general accordance with the concept illustrated on Appendix 1.
- b. The minimum Site Area shall be 2 ha.
- c. The maximum Floor Area Ratio shall be 1.0.
- d. A minimum Setback of 6.0 m shall be required where a Site abuts a public roadway, other than a Lane.

- e. 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, public roadways or Light Rail Transit lines, in accordance with the provisions of subsection 55.4 of this Bylaw.
- f. The maximum building Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52 of the Zoning Bylaw.
- g. Parking shall be provided on site in accordance with Section 54 of the Zoning Bylaw.
- h. Landscaping shall be provided on site in accordance with Section 55 of the Zoning Bylaw.
- i. All Uses shall be part of a purpose-designed shopping centre as generally shown in Appendix 1.
- j. Signs shall comply with the regulations found in Schedule 59E.
- k. Urban Indoor Farms shall comply with Section 98 of the Zoning Bylaw.
- l. Urban Outdoor Farms shall comply with Section 98 of the Zoning Bylaw.
- m. Amenity Area shall be provided for Private Education Services or Public Education Services and shall comply with the following regulations:
 - i. Amenity Area may be provided indoors, outdoors or a combination;
 - ii. Outdoor Amenity Area shall be located at ground level and fenced; and
 - iii. Outdoor Amenity Area shall not be located in any Yard that abuts a public roadway.
- n. Equipment rentals shall only be permitted provided that all equipment and goods for rent are contained within an enclosed building.

Appendix 1

Development Concept Plan



SITE PLAN

NORTH