

Bylaw 18195

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2471

WHEREAS Block A, Plan 8620999; located at 17270 - Stony Plain Road NW, Place La Rue, Edmonton, Alberta, is specified on the Zoning Map as (DC2) Site Specific Development Control Provision; 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 Block A, Plan 8620999; located at 17270 - Stony Plain Road NW, Place La Rue, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision 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.

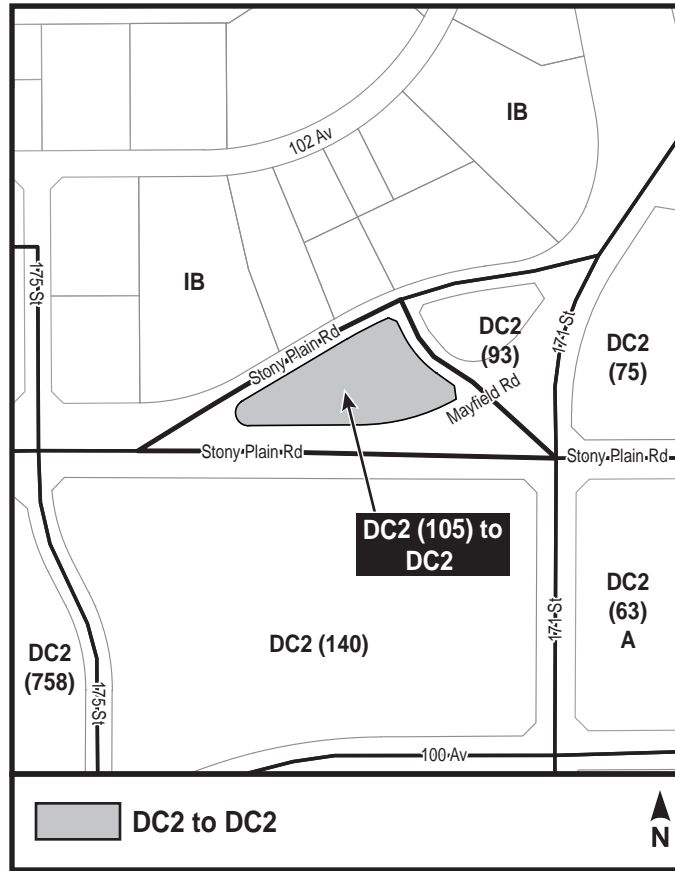
READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 18195



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

To establish a Site Specific Development Control District to accommodate limited retail office and business uses, with development regulations that will ensure compatibility with future adjacent land Uses.

2. Area of Application

This district shall apply to Block A, Plan 862 0999, located north of Stony Plain Road and west of Mayfield Road, **Place La Rue**.

3. Uses

- a. Auctioneering Establishments;
- b. Automotive and Equipment Repair Shops;
- c. Automotive and Minor Recreational Vehicle Sales/Rentals;
- d. Broadcasting and Motion Picture Studios;
- e. Business Support Services;
- f. Convenience Retail Stores;
- g. Convenience Vehicle Rentals;
- h. Drive-in Food Services;
- i. Equipment Rentals;
- j. Gas Bars;
- k. Green Houses and Plant Nurseries;
- l. Health Services;
- m. Household Repair Services;
- n. Limited Contractor Services;
- o. Minor and Major Alcohol Sales;
- p. Minor and Major Amusement Establishments;
- q. Minor and Major Eating and Drinking Establishments;
- r. Minor and Major Service Stations;
- s. Minor Veterinary Services;

- t. Mobile Catering Food Services;
- u. Motels;
- v. Personal Service Shops;
- w. Private Clubs;
- x. Professional, Financial and Office Support Services;
- y. Rapid Drive-through Vehicle Services;
- z. Second Hand Stores;
- aa. Warehouse Sales up to a maximum gross floor area of 2,500 m2.

4. Development Regulations

- a. The maximum floor area ratio shall be 1.0.
- b. The maximum building Height shall not exceed 10 m nor two Storeys, except that the maximum Height for Professional, Financial and Office Support Services shall not exceed 10 m nor three Storeys.
- c. A minimum Setback of 7.5 m shall be provided adjacent to all roadways Abutting the Site. Landscaping within the Setback shall include a berm a minimum of 1 m in Height and groupings of mature evergreen and deciduous trees and shrubs to create an effective landscape edge, to the satisfaction of the Development Officer.
- d. No parking, loading, storage, trash collection, outdoor services or display area shall be permitted within a required Setback. Loading, storage and trash collection areas shall be located to the rear or sides of a principal building and shall be screened from view from any adjacent Sites or public roadways.
- e. Enclosed or climate controlled mall developments shall not be permitted. Commercial uses to be located at Grade shall have direct individual access at Grade. No enclosed corridors or passages to provide for interior public access between uses shall be permitted.
- f. All exposed building Facades shall have consistent and harmonious exterior finishing materials.

Additional Development Criteria for Specified Uses

- a. The siting, access and traffic impact of the following developments shall be to the satisfaction of the Development Officer in consultation with the City Engineer, who shall ensure that such developments do not prejudice the safety and transportation function of the adjacent public roadways:
 - i. Drive-in Food Services;
 - ii. Major Eating and Drinking Establishments;
 - iii. Professional Financial and Office Support Services;
 - iv. Rapid Drive-through Vehicle Services; and
 - v. Warehouse Sales.
- b. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals developments:
 - i. The size, location, screening and landscaping of the outdoor vehicular display areas for Automotive and Minor Recreational Vehicle Sales/Rentals shall be subject to the approval of the Development Officer, who shall ensure that development of the site is compatible with the appearances of site design of surrounding development.
 - ii. All storage, display or parking areas shall be hard-surfaced in accordance with Zoning Bylaw; and
 - iii. Lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
- c. The minimum gross floor area for a Warehouse Sales establishment shall not be less than 1,000 m² (10,765.2 sq. ft.) unless at least fifty percent of the gross floor area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.
- d. For Auctioneering Establishments, all goods to be auctioned shall be displayed and stored within an enclosed building.
- e. For Equipment Rentals, all equipment and goods for rent shall be contained within an enclosed building.