

Mark-up of Proposed Text Amendment to Zoning Bylaw 12800

Black Font	Existing Text in Zoning Bylaw 12800
Strikethrough:	Proposed deletion from Zoning Bylaw 12800
<u>Underline:</u>	Proposed addition to Zoning Bylaw 12800

55. Landscaping

55.3 General Planting Requirements

1. Unless otherwise specified in this Bylaw, Landscaping shall be provided in accordance with the following:
 - e. all open space including Front Yards, Rear Yards, Side Yards and Yards, at Grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with flower beds, grass, ground cover or suitable decorative hardscaping in addition to trees and shrubs. This requirement shall not apply to those areas designated for parking or vehicular circulation.
 - f. Notwithstanding subsection 55.3(1)(e), for Industrial Uses on Sites Abutting a Transportation/Utility Corridor, Calgary Trail N.W., Gateway Boulevard N.W., Sherwood Park Freeway N.W., Stony Plain Road N.W., or Yellowhead Trail N.W., all required trees may be located in the Front Yard and the Yard Abutting the roadway specified, for the purpose of screening.

(Renumber the rest of subsection 55.3(1))

55.5 General Requirements

Rationale

This provision provides the opportunity for trees be concentrated in the front yard and the yard abutting the major corridor for industrial properties abutting these corridors is proposed.

12. For Industrial Uses on Sites that are unserviced at the time of application, a minimum of 50% of plant materials shall be native to the Edmonton area.

(Renumber the rest of subsection 55.5)

57. General Performance Standards

57.1 General Performance Standards for Industrial Developments

Any development or Site used for any Permitted or Discretionary Use in the **AGI**, IB, IL, IM or IH Zones shall comply with the performance standards of this Section.

1. Any Use or activity in the IB or IL Zones shall comply with the following standards:
 - a. all Uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building and there shall be no outdoor display areas, except for Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals;
 - b. 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*;
 - c. *Except for landscape materials, screening shall have a maximum height of 3.7 m;*

(Renumber the rest of Section 57.1(1) accordingly)

2. Any Use or activity in the IM or IH Zones, *or any Use other than Rural Farms in the AGI Zone*, shall comply with the following **appearance** standards:

In order to improve the survival rate of plantings on unserviced lots, a requirement is added for 50% of landscaping on unserviced industrial sites to be native to the Edmonton area.

General Performance Standards are applied to AGI land, excluding rural farms, so as to improve the aesthetic quality of development on these sites.

Additional specificity is added to the general performance standards to clarify what constitutes acceptable screening from public roadways and adjacent sites.

A maximum height of 3.7 m (approximately 12 ft) is introduced for screening materials.

- a. all outdoor service, assembly, trash collection and storage areas including the trucking yards associated with such activities shall be located to the rear or sides of the principal building
- b. loading and trash collection facilities serving office, warehouse and similar developments, where the handling or assembly of goods is carried on within a building, shall be allowed to the rear, sides or front of the principal building;
- c. all outdoor service, assembly, trash collection and storage areas including the trucking yards associated with such activities 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. unless the public roadway is a local road serving only Sites in an AGI, IM or IH Zone, or the adjacent Site is Zoned AGI, IM or IH;
- d. except for landscape materials, screening shall have a maximum height of 3.7 m;

(Renumber the rest of Section 57.1(2) accordingly)

57.2 General Performance Standards for Temporary Storage

1. Any Temporary Storage Use 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.
2. Except for landscape materials, screening materials shall have a maximum height of 3.7 m.

(Renumber the rest of Section 57 accordingly)

420 (IM) Medium Industrial Zone

Screening requirements for all temporary storage are added so that they can be applied to Direct Control Zones in addition to standard Industrial Zones.

The maximum height applies to all structures and materials.

Lower maximum heights for outdoor storage in the IM zone are added for sites abutting a major corridor in order to ensure that storage items are less visible from the specified roadways. The proposed regulation creates a gradual height transition for storage at different distances from the property line.

420.4 Development Regulations for Permitted and Discretionary Uses

4. The maximum **building** Height shall be 18.0 m.
5. For Lots Abutting a Transportation/Utility Corridor, Calgary Trail N.W., Gateway Boulevard N.W., Sherwood Park Freeway N.W., Stony Plain Road N.W., or Yellowhead Trail N.W., materials and equipment in an outdoor storage area, including shipping containers, or outdoor displays shall have:
 - a. a maximum Height of 8.0 m, measured from Grade to the highest point of the materials or display, within 15 m of the Lot Line Abutting the roadway specified above; and
 - b. a maximum Height of 2.0 m, measured from Grade to the highest point of the materials or display, within 6.0 m of the Lot Line Abutting the roadway specified above.

(Renumber the rest of Section 420 accordingly)

430 (IH) Heavy Industrial Zone

430.4 Development Regulations for Permitted and Discretionary Uses

6. The maximum **building** Height shall be 30.0 m.

630 (AGI) Industrial Reserve Zone

630.4 Development Regulations for Permitted and Discretionary Uses

5. Height is not restricted for Buildings or structures for Agricultural and Natural Resource Development Uses. Excluding buildings or structures for Agricultural and Natural Resource Development Uses, the maximum **building** Height shall not exceed 10.0 m, in accordance with Section 52 .

The maximum height applies to all structures and materials.

The maximum height applies to all structures and materials.

Lower maximum heights for outdoor storage in the AGI zone are added for sites abutting a major corridor in order to ensure that storage items are less visible from the specified roadways. The proposed regulation creates a gradual height transition for storage at different distances from the property line.

6. For Lots Abutting a Transportation/Utility Corridor, Calgary Trail N.W., Gateway Boulevard N.W., Sherwood Park Freeway N.W., Stony Plain Road N.W., or Yellowhead Trail N.W., materials and equipment in an outdoor storage area, including shipping containers, or outdoor displays shall have:
- a. a maximum Height of 8.0 m, measured from Grade to the highest point of the materials or display, within 15 m of the Lot Line Abutting the roadway specified above.

(Renumber the rest of Section 630 accordingly)

