

Bylaw 18169

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2454

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

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. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by :
  - a) adding subsection 55.3(1)(f) as follows and renumbering accordingly:

“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.”;
  - b) adding subsection 55.5(12) as follows and renumbering accordingly:

“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.”;
  - c) deleting from subsection 57.1 “Any development or Site used for any Permitted or Discretionary Use in the IB, IL, IM or IH Zones shall comply with the performance standards of this Section.” and replacing with “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.”;
  - d) deleting subsection 57.1(1)(b) and replacing with the following:

- “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;”;
- e) adding subsection 57.1(1)(c) as follows and renumbering accordingly:
  - “c. Except for landscape materials, screening shall have a maximum height of 3.7 m;”;
- f) deleting subsection 57.1(2) and replacing with the following:
  - “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 standards:
    - 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;
    - e. notwithstanding the above, trash collection areas located to the front of the principal building shall be screened from view from any public roadway, including a Lane, and from any adjacent Site; and
    - f. outside display areas are allowed to be located to the side or front of the principal building, provided that such displays are limited to examples of equipment or material related to the industry or business located on the Site.”;

- g) adding subsection 57.2 as follows and renumbering 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.”;
- h) deleting subsection 420.4(4) and replacing with the following:
- “4. The maximum Height shall be 18.0 m.”;
- i) adding subsection 420.4(5) as follows and renumbering accordingly:
- “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.”;
- j) deleting subsection 430.4(5) and replacing with the following:
- “6. The maximum Height shall be 30.0 m.”;
- k) deleting subsection 630.4(5) and replacing with the following:
- “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 Height shall not exceed 10.0 m, in accordance with Section 52.
- l) adding subsection 630.4(6) as follows and renumbering accordingly:
- “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.”.

READ a first time this	11th	day of	September	, A. D. 2017;
READ a second time this	11th	day of	September	, A. D. 2017;
READ a third time this	11th	day of	September	, A. D. 2017;
SIGNED and PASSED this	11th	day of	September	, A. D. 2017.

THE CITY OF EDMONTON



MAYOR

CITY CLERK