

Bylaw 18097

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2409

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. inserting the following in Section 970 “Special Area Edmonton Energy and Technology Park” with:
“Section 970.11 – (EETIM) Edmonton Energy and Technology Park Medium Industrial Zone” attached hereto as Schedule “A and forming part of this bylaw.
 - b. deleting the Appendix entitled “Appendix I: Special Area, Edmonton Energy and Technology Park” and replace with the Appendix entitled “Appendix I: Special Area, Edmonton Energy and Technology Park” annexed hereto as Schedule “B” and forming part of this Bylaw.

SCHEDULE “A”**970.11 (EETIM) Edmonton Energy and Technology Park Medium Industrial Zone****1. General Purpose**

The purpose of this zone is to provide opportunity for industrial development, including manufacturing and logistic uses within the extent of the Edmonton Energy and Technology Park Area Structure Plan. Commercial uses will be allowed within service commercial nodes, which will be restricted in location and size to preserve the industrial character of the Zone. Development in this Zone shall be designed and constructed with a high standard of appearance, urban design and with regard to the environment through the use of green building technology and green design elements.

2. Permitted Uses

- a. General Industrial
- b. Industrial Logistics
- c. Industrial Manufacturing
- d. Minor Impact Utility Services
- e. Protective and Emergency Services
- f. Recycled Materials Drop-off Centre
- g. Special Industrial Uses
- h. Fascia On-premises signs
- i. Freestanding On-premises signs
- j. Projecting On-premises signs

3. Discretionary Uses

- a. Automotive and Minor Recreation Vehicle Sales/Rentals
- b. Convenience Vehicle Rentals
- c. Fleet Services
- d. General Contractor Services
- e. Land Treatment
- f. Major Impact Utility Services, excluding sanitary landfill Sites or nuclear power facilities
- g. Mobile Catering Food Services
- h. Specialty Food Services
- i. Truck and Mobile Home Sales/Rentals
- j. Major Digital Signs
- k. Major Digital Off-Premises Signs
- l. Minor Digital On-Premises Signs
- m. Minor Digital On-Premises Off-Premises Signs
- n. Roof Off-Premises Signs

- o. Roof On-Premises Signs

4. Development Regulations

- a. The maximum Floor Area Ratio shall be 2.0.
- b. Specialty Food Services shall be limited to 100 Occupants and 120m² of Public Space.
- c. The maximum building Height shall be 18.0 m except that the Development Officer may, notwithstanding subsection 11.3, grant a variance to permit a greater Height for a building housing an Industrial Manufacturing Use up to a maximum of 22.0 m where this is required to facilitate the industrial development of the Use involved.
- d. The Front setback shall be 3.0 m where the Front Lot Line of a Site Abuts a public road other than arterial, service or collector road and 6.0 m in all other cases.
- e. All Uses and related activities, except those noted in clauses (f) and (g) below, shall be located and carried on within an enclosed building.
- f. 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.
- g. Any site that Abuts a Residential Zone, or is separated from a Residential Zone by a public roadway or a waterway, shall be screened by a berm. The berm shall be landscaped with a combination of trees and shrubs to provide additional screening and shall be sized to the satisfaction of the Development Officer.
- h. Any exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any public roadway other than a Lane, and from adjacent Sites to the satisfaction of the Development Officer.
- i. Outdoor storage shall be located at the rear of the building and shall be screened to the satisfaction of the Development Officer.
- j. Major Impact Utility Services shall be Setback 300 m from a Municipal Boundary.

5. Additional Development Regulations for Discretionary Uses

- a. Automotive and Minor Recreation Vehicle Sales/Rentals, Convenience Vehicle Rentals, Fleet Services, Mobile Catering Food Services, Specialty Food Services and Truck and Mobile Home Sales/Rentals shall only be located on a Lot Abutting Anthony Henday Drive.
- b. Notwithstanding subsection 970.11.4.i outdoor storage areas associated with Automotive and Minor Recreation Vehicle Sales/Rentals, Truck and Mobile Home Sales/Rentals, Convenience Vehicle Rentals and Fleet Services shall be located to the rear or sides of the principal building. At the discretion of the Development Officer, outdoor display areas for Automotive and Minor Recreation Vehicle Sales/Rentals may be located facing a public roadway.
- c. Notwithstanding subsection 54.6, storage, display, or parking areas shall be designed to minimize impervious surfaces on Site and shall incorporate low impact development best management practices.

6. Service Commercial Nodes

- a. Certain locations shall be considered Service Commercial Nodes in order to ensure that the Edmonton Energy and Technology Park provides a mix of commercial uses that will

primarily serve the employees of the Medium Industrial, Petrochemical and Research and Development precincts and provide support services to the business within those precincts. The commercial uses are limited to maintain the industrial character of the area.

- b. For the purposes of Subsection 970.11.6 a Site shall be deemed to be located within a Service Commercial Node if:
 - i. The Site does not abut the CN Rail line;
 - ii. The Site does not conflict with a current or future connection for a rail spur line;
 - iii. The location is at the intersection of:
 - 1. Collector and Arterial Roadways, or
 - 2. Collector Roadways; and
 - iv. The Site is identified in Appendix I to Section 970 Special Area Edmonton Energy and Technology Park of Bylaw 12800 as amended.
- c. Notwithstanding subsections 970.11.2 and 970.11.3, the following Uses shall be deemed to be Permitted Uses and Discretionary Uses within a Service Commercial Node:
 - i. **Permitted Uses**
 - a. Automotive and Equipment Repair Shops
 - b. Business Support Services
 - c. Convenience Retail Stores
 - d. Drive-in Food Services
 - e. Equipment Rentals
 - f. Fleet Services
 - g. Gas Bars
 - h. Mobile Catering Food Services
 - i. Rapid Drive-through Vehicle Services
 - j. Restaurants
 - k. Specialty Food Services
 - l. Vehicle and Equipment Sales/Rentals
 - m. Fascia On-premises Signs
 - n. Freestanding On-premises Signs
 - o. Projecting On-premises Signs
 - p. Temporary On-premises Signs
 - ii. **Discretionary Uses**
 - a. Major Service Station
 - b. Minor Service Station
 - c. Freestanding Off-premises Signs
 - d. Minor Digital On-premises Signs
 - e. Minor Digital On-premises Off-premises Signs

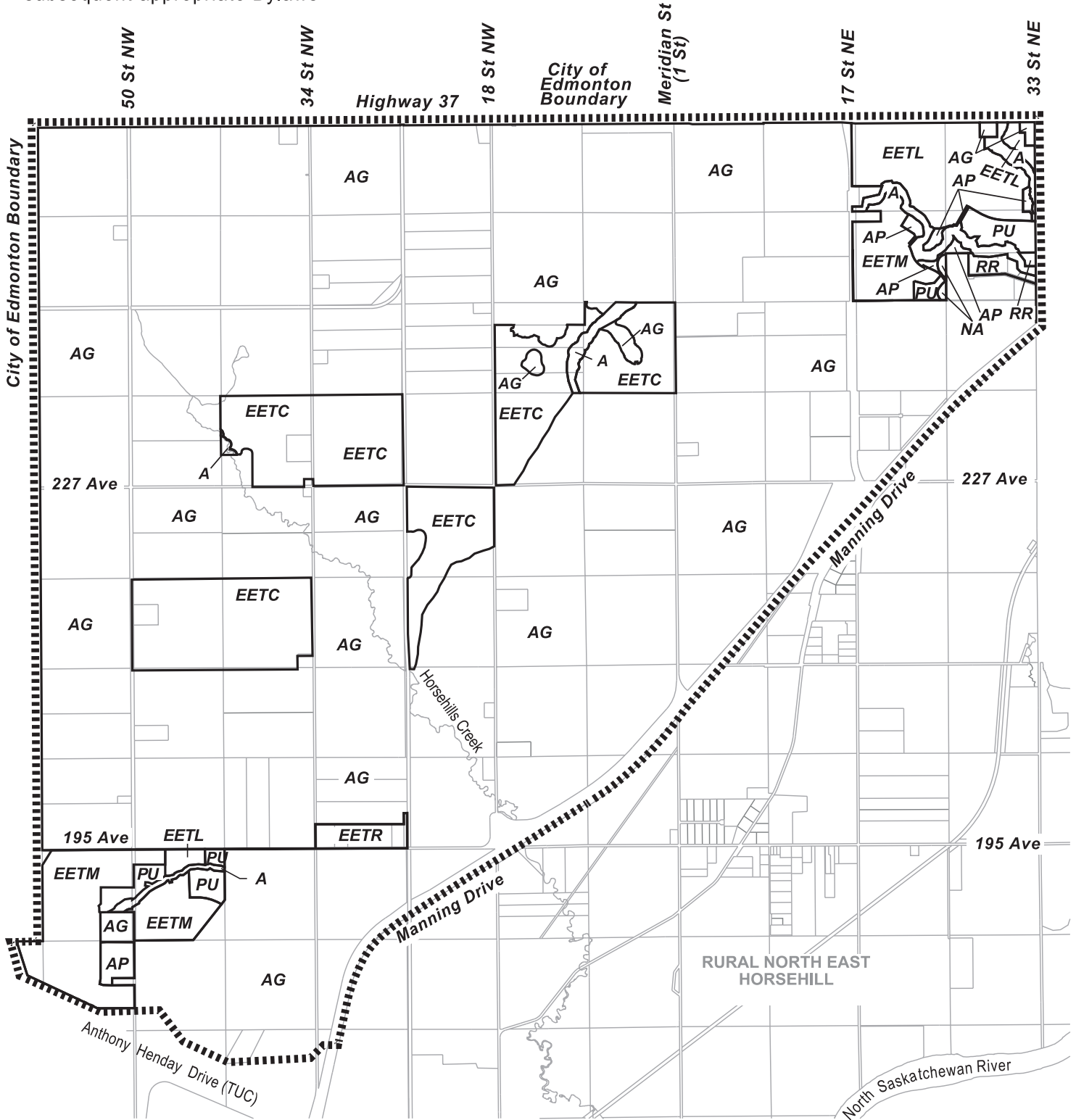
f. Roof On-premises Signs

d. **Development Regulations for Uses Within a Service Commercial Node**

- i. Except for Vehicle and Equipment Sales/Rentals and Major Service Station the maximum Floor Area of any individual business premises shall not exceed 275m².
- ii. Drive-in Food Services and Restaurants shall be limited to 100 Occupants and 120m² of Public Space.
- iii. The maximum Site area shall be 2.0 ha.
- iv. The maximum Floor Area Ratio shall be 1.0.
- v. The maximum Height shall not exceed 10.0 m, in accordance with Section 52.
- vi. minimum Setback of 3.0 m shall be required where a Site Abuts a public roadway, other than a Lane.
- vii. 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 a LRT line in accordance with the provisions of Section 55.5 of this Bylaw
- viii. Signs shall comply with the regulations found in Schedule 59D.
- ix. Access must be from Collector or Local Roadways only.

Special Area, Edmonton Energy and Technology Park

Appendix I to Section 970 of Bylaw 12800 as amended by Bylaw 16942 and subsequent appropriate Bylaws



----- Special Study Area

Notes:

- * Designation applied to site with altered or specific development regulations in accordance with Section 970 of Zoning Bylaw.
- ★ Indicates Service Commercial Node.

Special Area, Edmonton Energy and Technology Park

Appendix II to Section 970 of Bylaw 12800 as amended by Bylaw 18097 and subsequent appropriate Bylaws

