

Bylaw 18104

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2414

WHEREAS Lot 3, Block 7, Plan 7721110; located at 17403 – 108 Avenue NW, McNamara Industrial, 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 Bylaw 12800, 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 Lot 3, Block 7, Plan 7721110; located at 17403 – 108 Avenue NW, McNamara Industrial, Edmonton, Alberta, which lands are shown on the sketch plan attached 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 attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

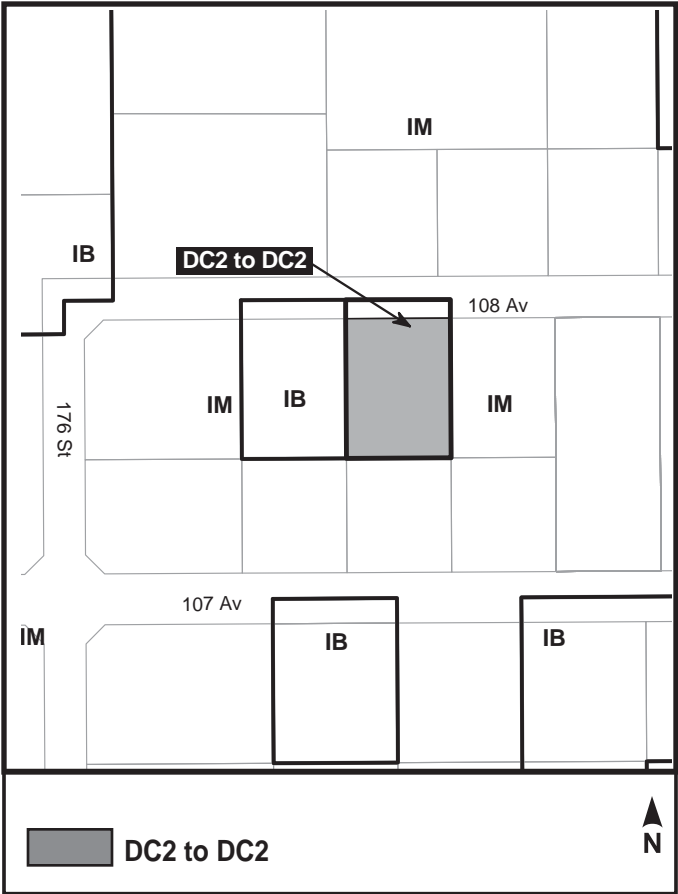
READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 18104



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

To allow for an existing Religious Assembly Use to continue on this site until December 31, 2023 at which time the Religious Assembly Use must be discontinued; and to allow manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such Uses should not generally extend beyond the boundaries of the Site.

2. Area of Application

Lot 3, Block 7, Plan 7721110, located on the south side of 108 Avenue and west of 172 Street NW, McNamara Industrial, as shown on Schedule “A” of this Bylaw, adopting this Provision.

3. Uses

- a. Religious Assembly, which must be discontinued by December 31, 2023
- b. Animal Hospitals and Shelters
- c. Equipment Rentals
- d. Fleet Services
- e. General Contractor Services
- f. General Industrial Uses
- g. Vehicle and Equipment Sales/Rentals
- h. Land Treatment
- i. Recycling Depots
- j. Recycled Materials Drop-off Centres
- k. Temporary Storage
- l. Fascia On-premises Signs
- m. Fascia Off-premises Signs
- n. Freestanding On-premises Signs
- o. Freestanding Off-premises Signs
- p. Projecting On-premises Signs
- q. Roof On-premises Signs

- r. Temporary On-premises Signs

4. Development Regulations

- a. Notwithstanding Section. 720.3 (2) of the Zoning Bylaw, no Site Plan is appended to this Provision.
- b. The maximum Floor Area Ratio shall be 2.0.
- c. A minimum Yard of 3.0 m shall be required where any lot line of a Site abuts a public roadway, other than a Lane.
- d. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard.
- e. The maximum Building Height shall be 18.0 m.
- f. Signs shall comply with the regulations found in Schedule 59G.
- g. It shall be a condition of a permit for a Religious Assembly that the permit shall expire and the Use be discontinued on December 31, 2023.
- h. No permits for Religious Assembly shall be issued after December 31, 2023.