

Bylaw 20553

A Bylaw to amend Bylaw 15093, as amended,  
being the Edmonton Energy and Technology Park Area Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on June 9, 2010, the Municipal Council of the City of Edmonton passed Bylaw 15093, being the Horsehills Energy & Technology Park Area Structure Plan; and

WHEREAS on May 2, 2011, the Horsehills Energy and Technology Park Area Structure Plan was amended by the passage of Bylaw 15642 renaming and adopting the plan as the Edmonton Energy and Technology Park Area Structure Plan; and

WHEREAS Council found it desirable to amend Bylaw 15093, the Edmonton Energy and Technology Park Area Structure Plan through the passage of Bylaws 16175, 16767, and 18096; and

WHEREAS an application was received by Administration to amend the Edmonton Energy and Technology Park Area Structure Plan; and

WHEREAS Council considers it desirable to amend the Edmonton Energy and Technology Park Area Structure Plan; and

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. That Bylaw 15093, as amended, the Edmonton Energy and Technology Park Area Structure Plan is hereby amended by:

- a. Adding to the third bullet “self-storage facilities” of the sixth paragraph of Section 7.3 Medium Industrial Precinct the following:

“(Indoor Self Storage), except where allowed by ASP policy”

- b. Amending Policy 1 of Section 7.3 Medium Industrial Precinct, that begins with “Outdoor storage areas.” to the following:

“Outdoor storage areas, where part of a permitted use, shall be screened from roadways, and existing residential areas using landscaping, fencing, public art, or other methods.”

- c. Adding below Policy 2 of Section 7.3 Medium Industrial Precinct, regarding examples of the types of facilities that will not be considered in the Medium Industrial Precinct, the following policy:

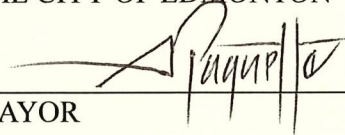
“3. Indoor self storage development may only be considered on the following:

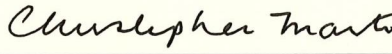
- a) a site that is fully serviced at the time of development permit application, or
  - i) a site that if not fully serviced, is on a parcel under one hectare in size, and is under 30 m in frontage along any existing roadway, and would not create significant gaps in the extension of future utility servicing for other parcels within Edmonton Energy and Technology Park, including, but not limited to, those parcels with future servicing along the servicing corridors as shown in Figure 18 - Water Servicing, Figure 19 - Stormwater Servicing, Figure 20 - Wastewater Servicing, and Figure 21 - Utilities and Potential Power Substations; and
  - ii) if the parcel is situated such that it would not inhibit the future arterial or collector road network, as shown in Figure 14 - Arterial Road Network and Figure 15 - Collector Road Network Concept.
- b) the site legally described as all that portion of the south half of Section Eighteen (18) Township Fifty Four (54) Range Twenty Three (23) West of the Fourth Meridian, being all that portion of the most southerly one thousand (1,000) feet in perpendicular depth thereof which lies between the westerly boundary of the right-of-way Canadian Northern Western Railway as shown on Railway Plan 4514AQ and a line drawn parallel with and one hundred (100) feet perpendicularly distant westerly from said boundary of said right-of-way. This use

in this location does not unduly inhibit the extension of utility services to other parcels.”

READ a first time this	11th day of September	, A. D. 2023;
READ a second time this	11th day of September	, A. D. 2023;
READ a third time this	11th day of September	, A. D. 2023;
SIGNED and PASSED this	11th day of September	, A. D. 2023.

THE CITY OF EDMONTON

  
MAYOR

  
CITY CLERK