

Bylaw 17834

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2305

WHEREAS Lot 7, Block 92, Plan 6405KS; located at 5525 Gateway Boulevard NW, Calgary Tail North, Edmonton, Alberta, is specified on the Zoning Map as (IH) Heavy Industrial Zone; 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 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 7, Block 92, Plan 6405KS; located at 5525 Gateway Boulevard NW, Calgary Tail North, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (IH) Heavy Industrial Zone 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. 2016;
READ a second time this	day of	, A. D. 2016;
READ a third time this	day of	, A. D. 2016;
SIGNED and PASSED this	day of	, A. D. 2016.

THE CITY OF EDMONTON

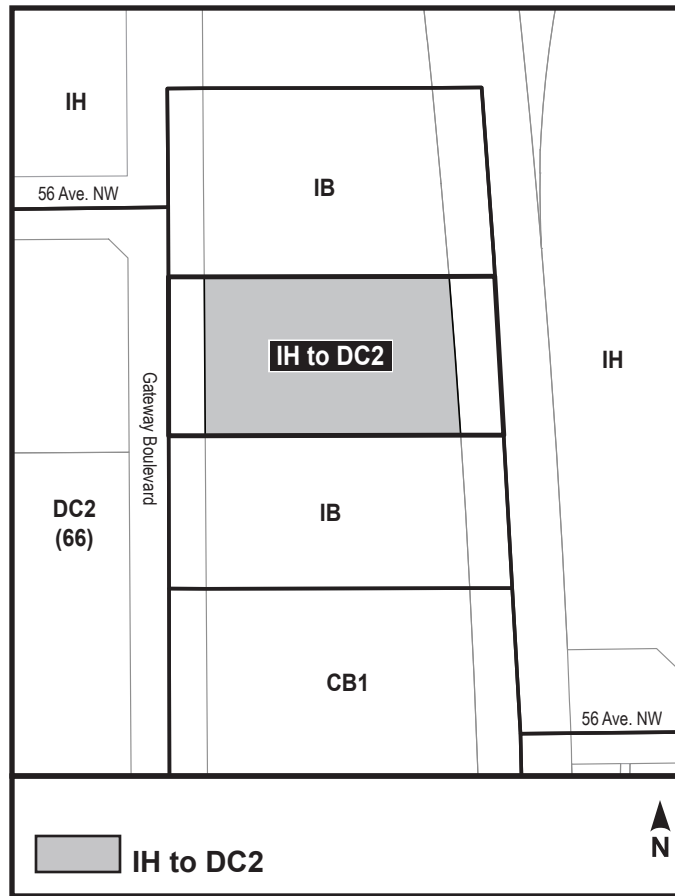
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MAYOR

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CITY CLERK

**BYLAW 17834**



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

To accommodate industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent non-industrial Zone, and to accommodate limited, compatible non-industrial businesses.

**2 Area of Application**

This Provision shall apply to Lot 7, Block 92, Plan 6405KS, located east of Gateway Boulevard and north of 54 Avenue, Calgary Trail North, as shown on Schedule A of this Bylaw, adopting this Provision.

**3 Uses**

- a. Animal Hospitals and Shelters
- b. Auctioneering Establishments, provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building
- c. Automotive and Equipment Repair Shops
- d. Automotive and Minor Recreation Vehicle Sales/Rentals
- e. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space if adjacent to or across a Lane from a Site zoned residential
- f. Business Support Services
- g. Commercial Schools, for less than 200 occupants and 240 m<sup>2</sup> of Public Space if adjacent to or across a Lane from a Site zoned residential
- h. Convenience Retail Stores
- i. Convenience Vehicle Rentals
- j. Creation and Production Establishments
- k. Drive-in Food Services
- l. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
- m. Fleet Services
- n. Gas Bars
- o. General Industrial Uses
- p. Greenhouses, Plant Nurseries and Garden Centres

- q. Limited Contractor Services
- r. Major Alcohol Sales
- s. Major Service Stations
- t. Media Studios
- u. Minor Alcohol Sales
- v. Minor Amusement Establishments
- w. Minor Service Stations
- x. Mobile Catering Food Services
- y. Nightclubs, for less than 200 occupants and 240 m2 of Public Space, if adjacent to or across a Lane from a Site zoned residential
- z. Personal Service Shops
- aa. Professional, Financial and Office Support Services
- bb. Rapid Drive-through Vehicle Services
- cc. Recycling Depots
- dd. Recycled Materials Drop-off Centres
- ee. Residential Sales Centre
- ff. Restaurants, for less than 200 occupants and 240 m2 of Public Space, if adjacent to or across a Lane from a Site zoned residential
- gg. Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space
- hh. Truck and Mobile Home Sales/Rentals
- ii. Urban Gardens
- jj. Vehicle and Equipment Sales/Rentals
- kk. Veterinary Services
- ll. Warehouse Sales
- mm. Fascia Off-premises Signs
- nn. Fascia On-premises Signs
- oo. Freestanding Off-premises Signs
- pp. Freestanding On-premises Signs
- qq. Major Digital Signs
- rr. Minor Digital Off-premises Signs
- ss. Minor Digital On-premises Signs
- tt. Minor Digital On-premises Off-premises Signs
- uu. Projecting On-premises Signs

- vv. Temporary On-premises Signs
- ww. Roof On-premises Signs
- xx. Temporary Off-premises Signs
- yy. Urban Indoor Farms
- zz. Urban Outdoor Farms

#### **4. Development Regulations**

- a. Notwithstanding Section 720.3(2) of the Edmonton Zoning Bylaw, no Site Plan is appended to this Provision.
- b. Along Gateway Boulevard NW, the minimum Site Frontage shall be 30.0 m, unless access is provided from a service road.
- c. The maximum Floor Area Ratio shall be 1.2.
- d. A minimum Setback of 6.0 m shall be required where any lot line of a Site abuts Gateway Boulevard NW.
- e. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
- f. The maximum Height shall not exceed 12.0 m, in accordance with Section 52 of the Zoning Bylaw.
- g. Signs shall comply with the regulations found in Schedule 59F of the Zoning Bylaw.
- h. Urban Gardens shall comply with Section 98 of the Zoning Bylaw.
- i. The following regulations shall apply to Convenience Vehicle Rentals developments:
  - i. all storage, display or parking areas shall be Hardsurfaced in accordance with subsection 54.6 of the Zoning Bylaw;
  - ii. all display areas that abut a Residential Zone or a Lane serving a Residential Zone shall be screened, in accordance with the provisions of subsection 55.4(4) of the Zoning Bylaw; and
  - iii. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
- j. Automotive and Minor Recreational Vehicle Sales/Rentals, Vehicle and Equipment Sales/Rentals shall comply with provisions of this Zone for Convenience Vehicle Rentals developments. The size, location, screening and landscaping of the outdoor vehicular display areas, shall be compatible with the appearance of surrounding developments.
- k. The minimum Floor Area for a Warehouse Sales development shall not be less

than 1000 m<sup>2</sup> unless at least 50% of the Floor Area of the Warehouse Sales development is used for warehousing or storage of the goods sold or distributed from the establishment.

- l. Urban Indoor Farms shall comply with Section 98 of the Zoning Bylaw.
- m. Urban Outdoor Farms shall comply with Section 98 of the Zoning Bylaw.
- n. Parking shall be provided in general accordance with Section 54 of the Zoning Bylaw.
- o. Prior to the issuance of a development permit a phase II Environmental Site Assessment must be submitted to the satisfaction of the Development Officer, in consultation with the Environment and Risk Unit. If required, the Development Officer shall impose any conditions necessary to ensure that the area subject to the Development Permit application is suitable for the full range of Uses contemplated in the Development Permit application.
- p. Notwithstanding Section 4(o) of this Direct Control Provision, a phase II Environmental Site Assessment is not required for a Development Permit application for the following uses:
  - i. Auctioneering Establishments, provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building
  - ii. Automotive and Equipment Repair Shops
  - iii. Fleet Services
  - iv. Gas Bars
  - v. Major Service Stations
  - vi. Recycling Depots
  - vii. Recycled Materials Drop-off Centres
  - viii. Vehicle and Equipment Sales/Rentals
  - ix. Fascia Off-premises Signs
  - x. Fascia On-premises Signs
  - xi. Freestanding Off-premises Signs
  - xii. Freestanding On-premises Signs
  - xiii. Major Digital Signs
  - xiv. Minor Digital Off-premises Signs
  - xv. Minor Digital On-premises Signs
  - xvi. Minor Digital On-premises Off-premises Signs
  - xvii. Projecting On-premises Signs

- xviii. Temporary On-premises Signs
- xix. Roof On-premises Signs
- xx. Temporary Off-premises Signs
- q. Notwithstanding any other clause in this Direct Control Provision, Business Support Services that have a valid Development Permit prior to the date that this Direct Control Provision comes into effect or an application for a Development Permit for interior renovations related to an existing Business Support Services, shall not require a phase II Environmental Site Assessment to be submitted.