

Bylaw 17839

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2310

WHEREAS Lot 7, Block 56, Plan 1125456; located at 9080 - 25 Avenue SW, Summerside, 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, 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 56, Plan 1125456; located at 9080 - 25 Avenue SW, Summerside, 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. 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

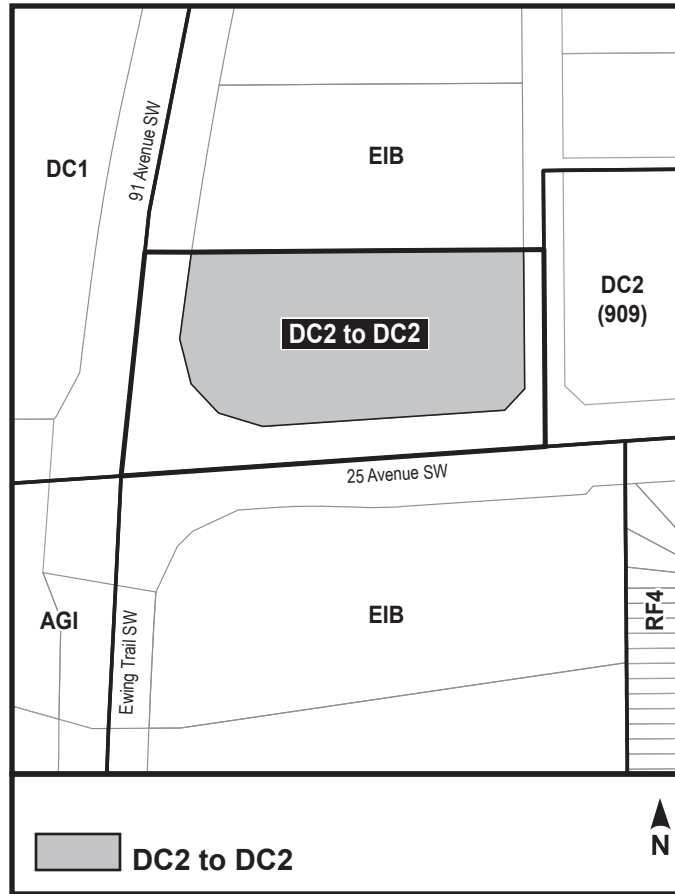
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MAYOR

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CITY CLERK

BYLAW 17839



**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To establish a Site Specific Development Control provision to provide for light industrial, professional office, and limited retail uses, all of which carry out their operations such that no nuisance factor is created or apparent outside an enclosed building and such that the site is compatible with any adjacent Non-industrial Zone.

**2. Area of Application**

This provision shall apply to a 1.38 ha site, Lot 7, Block 56, Plan 112 5456, located north of 25<sup>th</sup> Avenue SW and west of 90B Street SW, as shown on Schedule “A” of this Bylaw adopting this provision, Summerside.

**3. Uses**

- a. Automotive and Equipment Repair Shops
- b. Automotive and Minor Recreation Vehicle Sales/Rentals
- c. Bars and Neighbourhood Pubs
- d. Business Support Services
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Convenience Vehicle Rentals
- i. Equipment Rentals
- j. Fascia On-premises Signs
- k. Fleet Services
- l. Freestanding On-premises Signs
- m. Funeral, Cremation and Interment Services
- n. Gas Bars
- o. General Industrial Uses
- p. Greenhouses, Plant Nurseries and Market Gardens
- q. Health Services
- r. Indoor Participant Recreation Services
- s. Limited Contractor Services
- t. Major Service Stations
- u. Media Studios
- v. Minor Alcohol Sales

- w. Minor Digital Off-premises Signs
- x. Minor Digital On-premises Signs
- y. Minor Digital On-premises Off-premises Signs
- z. Minor Service Stations
- aa. Mobile Catering Food Services
- bb. Outdoor Participant Recreation Services
- cc. Personal Service Shops
- dd. Private Clubs
- ee. Professional, Financial and Office Support Services
- ff. Projecting On-premises Signs
- gg. Rapid Drive-through Vehicle Services
- hh. Residential Sales Centres
- ii. Restaurants
- jj. Special Industrial Uses
- kk. Specialty Food Services
- ll. Temporary On-premises Signs
- mm. Veterinary Services

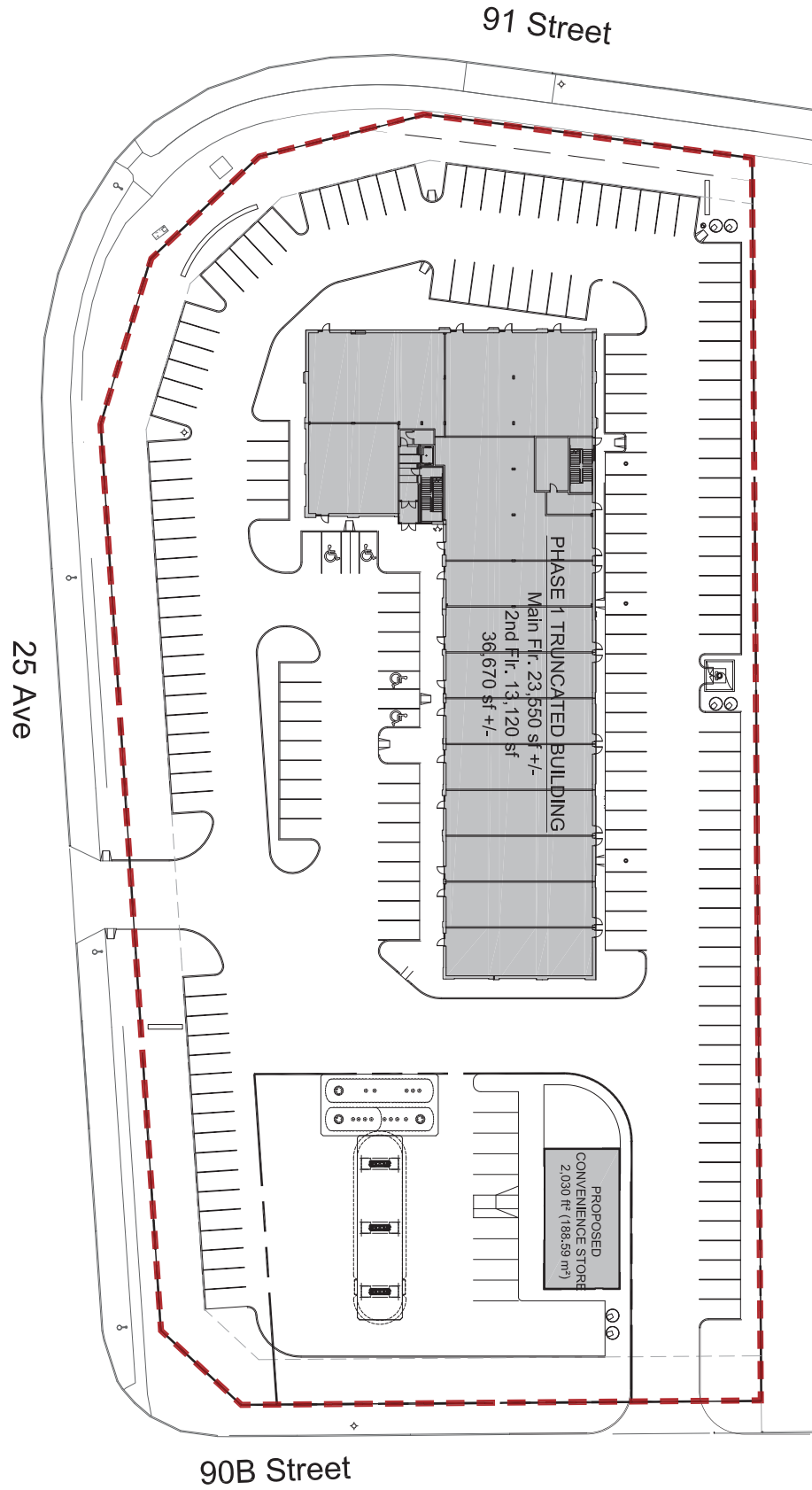
#### **4. Development Regulations**

- a. The development shall be in general accordance with the Site Plan as illustrated in Appendix I of this provision.
- b. The maximum Floor Area Ratio shall be 1.2.
- c. All Bars and Neighbourhood Pubs shall be limited to a maximum of 240 m<sup>2</sup> of Public Space and 200 seats for occupants.
- d. A minimum landscaped Yard of 6.0 m shall be required where the Site Abuts a public roadway, other than a Lane, except where identified in Appendix I.
- e. A minimum building setback of 6.0 m shall be required.
- f. No parking, loading, storage, trash collection outdoor service or display area shall be permitted within a Setback.
- g. Any display and storage areas that Abut any Zone, other than an Industrial Zone shall be screened in accordance with the provisions of subsection 55.5(6) of the Zoning Bylaw.
- h. The maximum Height shall not exceed 12.0 m, except that the maximum Height shall not exceed 14.0 m for a building housing a General Industrial Use, where required to facilitate the development of the General Industrial Use.

- i. Any trash collection area, open storage area, or outdoor service area including any loading, unloading or vehicle service area that is visible from any adjoining Site, shall be screened from view from the adjoining Site. Landscaping, planting, berming, masonry walls, wood fencing or other man made features shall be provided from the ground to a Height of 1.8 m to block the view from an adjoining Site.
- j. All storage, display or parking areas shall be Hardsurfaced in accordance with subsection 54.6 of the Zoning Bylaw.
- k. Lighting for the display, storage and parking areas shall be mounted on lamp standards or building walls and no exposed bulbs or strings of lights shall be used. Lighting shall be in accordance with Section 51 of the Zoning Bylaw.
- l. The number of required Off-street Vehicular Accessory Parking spaces shall be calculated in accordance with Section 54 of the Zoning Bylaw. A variance may be considered if supported by a study submitted by the applicant, satisfactory to the Development Officer in consultation with Transportation Services.
- m. All developments shall comply with the Performance Standards of Section 57 of the Zoning Bylaw for the IB Zone.
- n. Signs shall comply with the regulations found in Schedule 59J of the Zoning Bylaw.

## **5. Additional Development Regulations for Specific Uses**

- a. Convenience Retail Stores, Child Care Services, Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs and Personal Service Shops shall be located:
  - i. as part of an office or industrial project where such Uses are intended to service and support the principal industrial or office use.
- b. Prior to issuance of a development permit for Automotive and Vehicle Sales/Rentals, the Development Officer shall ensure the size, location, screening and landscaping of the outdoor visual areas are compatible with the Site design of surrounding developments.



NORTH