

Bylaw 17352

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2082

WHEREAS Lot 1A, Block 4, Plan 0721311; Lot 7A, Block 17, Plan 0922968; a portion of SE 32-51-24-4; OT 51-24-4; Blocks A and C, Plan 0122310; Lot 1, Block 18, Lot 1PUL; Block 19, Plan 0224371; Lot 1, Block 1, Plan 0521408; a portion of Lot 2, Block 1, Plan 0521408; Lot 2, Lot 3, Block 19, Plan 0523284; Lots 2-5, Block 18, Plan 0523297; Lot 3, Block 1, Plan 0627090; Lot 2, Block 20, Plan 0924358; Lot 3, Block 20, Plan 1024252; portions of Lot 51, Block RLY, Plan 9820427; Block X, Plan 9926072; Block OT, Plan 1343RS; Lot 3, Block 8, Plan 9722024; Lot 1, Block 14, Plan 9926548; Lot 1A, Block 12, Plan 9926070; Lot 2, Block 12, Plan 0123321, Lot 2PUL, Block 7, Plan 9722024; Lot 1, Block 21, Plan 0323867; Lot 9, Block 8, Plan 1120571; Lot 1, Block 10, Plan 9823278; Lot 3, Block 6, Plan 0020087; Lot 3, Block 10, Plan 9923735; Lot 2, Block 16, Plan 0223443; Lot 3, Block 14, Plan 9926548; Lot 5, Block 8, Plan 0123648; Lot 11, Block 8, Plan 1422338; Lot 4PUL, Block 4, Plan 9926548; Lot 5PUL, Block 8, Plan 9825355; Lots 3 and 4, Block 7, Plan 9823278; Lot 1, Block 9, Plan 9823278; Lot 5PUL, Block 7, Plan 9926548; Lot 3, Block 12, Plan 0324383; Lot 1, Block 13, Plan 0023941; Lot 8, Block 8, Plan 0123648; Lot 6, Block 7, Plan 0226204; Lot 4, Block 8, Plan 9926800; Lot 2, Block 10, Plan 9923735; Lot 6, Block 8, Plan 0123330; Lot 1, Block 16, Plan 0024240; Lot 2, Block 14, Plan 9926548; Lot 4, Block 12, Plan 0324383; Lots 1 and 2PUL, Block 8, Plan 9722024; Lot 7, Block 8, Plan 0123330; located between Gateway Boulevard and Parsons Road and south of 23 Avenue NW, South Edmonton Common, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described properties 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

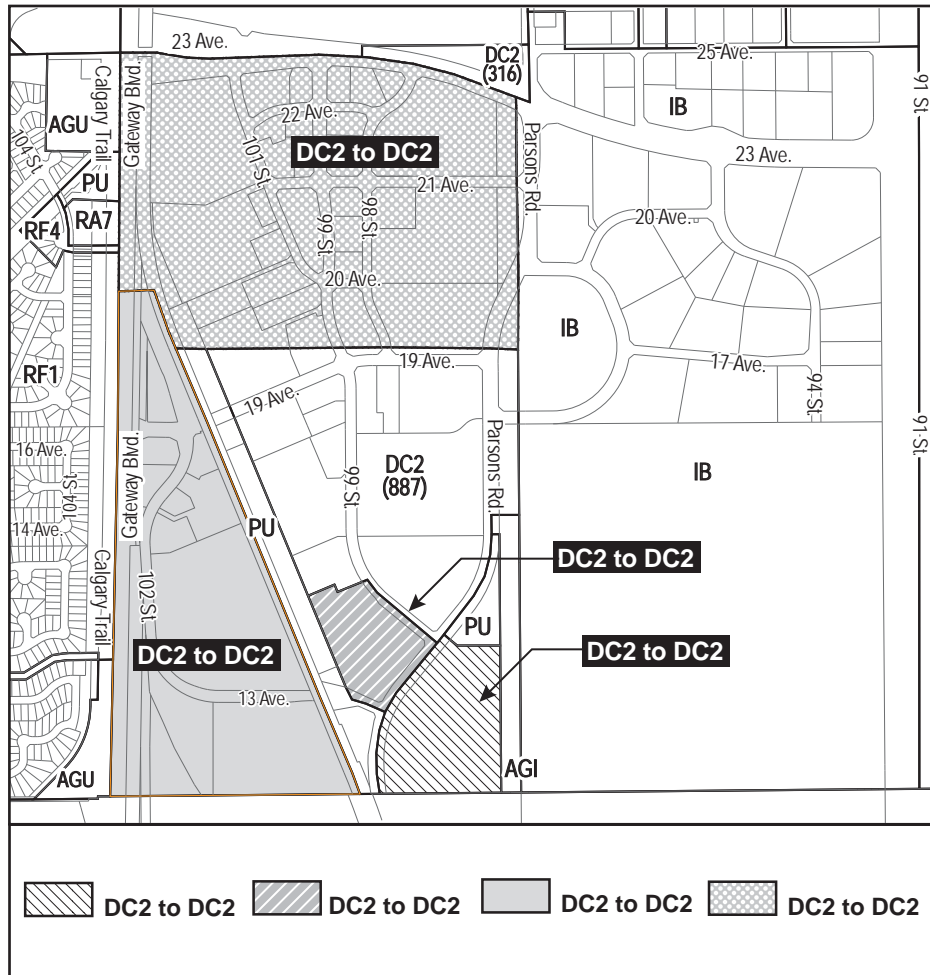
12800, The Edmonton Zoning Bylaw, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

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 1A, Block 4, Plan 0721311; Lot 7A, Block 17, Plan 0922968; a portion of SE 32-51-24-4; OT 51-24-4; Blocks A and C, Plan 0122310; Lot 1, Block 18, Lot 1PUL; Block 19, Plan 0224371; Lot 1, Block 1, Plan 0521408; a portion of Lot 2, Block 1, Plan 0521408; Lot 2, Lot 3, Block 19, Plan 0523284; Lots 2-5, Block 18, Plan 0523297; Lot 3, Block 1, Plan 0627090; Lot 2, Block 20, Plan 0924358; Lot 3, Block 20, Plan 1024252; portions of Lot 51, Block RLY, Plan 9820427; Block X, Plan 9926072; Block OT, Plan 1343RS; Lot 3, Block 8, Plan 9722024; Lot 1, Block 14, Plan 9926548; Lot 1A, Block 12, Plan 9926070; Lot 2, Block 12, Plan 0123321, Lot 2PUL, Block 7, Plan 9722024; Lot 1, Block 21, Plan 0323867; Lot 9, Block 8, Plan 1120571; Lot 1, Block 10, Plan 9823278; Lot 3, Block 6, Plan 0020087; Lot 3, Block 10, Plan 9923735; Lot 2, Block 16, Plan 0223443; Lot 3, Block 14, Plan 9926548; Lot 5, Block 8, Plan 0123648; Lot 11, Block 8, Plan 1422338; Lot 4PUL, Block 4, Plan 9926548; Lot 5PUL, Block 8, Plan 9825355; Lots 3 and 4, Block 7, Plan 982327; Lot 1, Block 9, Plan 98232787; Lot 5PUL, Block 7, Plan 9926548; Lot 3, Block 12, Plan 0324383; Lot 1, Block 13, Plan 0023941; Lot 8, Block 8, Plan 0123648; Lot 6, Block 7, Plan 0226204; Lot 4, Block 8, Plan 9926800; Lot 2, Block 10, Plan 9923735; Lot 6, Block 8, Plan 0123330; Lot 1, Block 16, Plan 0024240; Lot 2, Block 14, Plan 9926548; Lot 4, Block 12, Plan 0324383; Lots 1 and 2PUL, Block 8, Plan 9722024; Lot 7, Block 8, Plan 0123330; located between Gateway Boulevard and Parsons Road and south of 23 Avenue NW, South Edmonton Common, 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 Provisions are attached as Schedules "B", "C" "D" and "E".



BYLAW 17352



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

The purpose of this site specific development control provision for South Edmonton Common and the Edmonton Research and Development Park area is to provide commercial shopping centre development intended to serve a community or regional trade area.

**2. Area of Application**

This DC2 Provision shall apply to Lot 1A, Block 4, Plan 0721311, located south of 19 Avenue and east of Parsons Road, South Edmonton Common and the Edmonton Research and Development Park as shown on Schedule "B" appended to the Bylaw adopting this Provision.

**3. Uses**

- a. Bars and Neighborhood Pubs
- b. Business Support Services
- c. Child Care Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. Drive-in Food Services
- g. Gas Bars
- h. General Retail Stores
- i. Government Services
- j. Health Services
- k. Indoor Participant Recreation Services
- l. Major Alcohol Sales
- m. Major Amusement Establishments
- n. Minor Alcohol Sales
- o. Minor Amusement Establishments
- p. Minor Service Stations
- q. Nightclubs
- r. Personal Service Shops
- s. Professional, Financial and Office Support Services
- t. Public Libraries and Cultural Exhibits

- u. Restaurants
- v. Specialty Food Services
- w. Spectator Entertainment Establishments
- x. Fascia On-premises Signs
- y. Freestanding On-premises Signs
- z. Freestanding Off-premises Signs
- aa. Projecting On-premises Signs
- bb. Temporary On-premises Signs
- cc. Major Digital Signs
- dd. Minor Digital On-Premises Signs
- ee. Minor Digital Off-premises Signs
- ff. Minor Digital On-premises Off-premises Signs

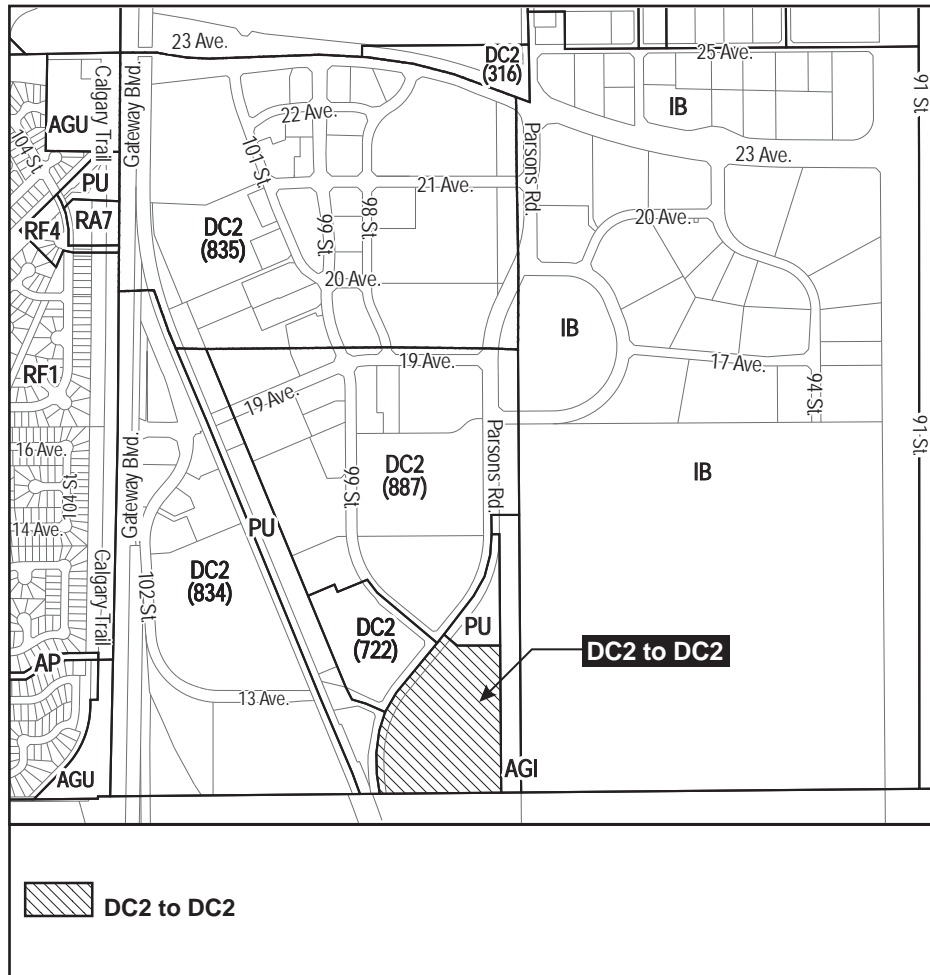
**4. Development Criteria**

- a. The minimum Site area shall be 2 ha.
- b. The maximum Floor Area Ratio shall be 0.3.
- c. All Bars and Neighbourhood Pubs Use shall be limited to a maximum of 240 m<sup>2</sup> of Public Space and 200 seats for occupants.
- d. All Major Amusement Establishments shall be located on a Site of 2 ha or larger.
- e. All Nightclubs Use shall be limited to a maximum of 240 m<sup>2</sup> of Public Space and shall be located on a Site a minimum of 2 ha in size.
- f. All Restaurants Use shall be limited to a maximum of 240 m<sup>2</sup> of Public Space and 200 seats for occupants.
- g. All Speciality Food Services Use shall be limited to a maximum of 120 m<sup>2</sup> of Public Space and 100 seats for occupants.
- h. A landscaped Yard a minimum of 7.5 m in width shall be provided from the property line adjacent to Parsons Road. Landscaping shall consist of a discontinuous undulating berm a maximum of 1 m in height and planting of 4 deciduous trees (a minimum of 8 cm caliper), 4 coniferous trees (a minimum of 3 m in height) and 20 shrubs for every 35 m of linear Yard frontage, with the plant material being grouped within modals not greater than 25 m in length or 4.5 m in width.
- i. In addition to the minimum Yard required above, a minimum building Setback of 15.0 m shall be required for all buildings, structures and Accessory Parking Garages other than at Grade parking lots where a Site

abuts a Site zoned residential. This minimum building Setback may be reduced to the minimum Yard requirements at the discretion of the Development Officer, where, in his opinion, the provision of Landscaping, fencing, berming, building Façade treatment or other design features adequately protect the amenities of nearby residential areas.

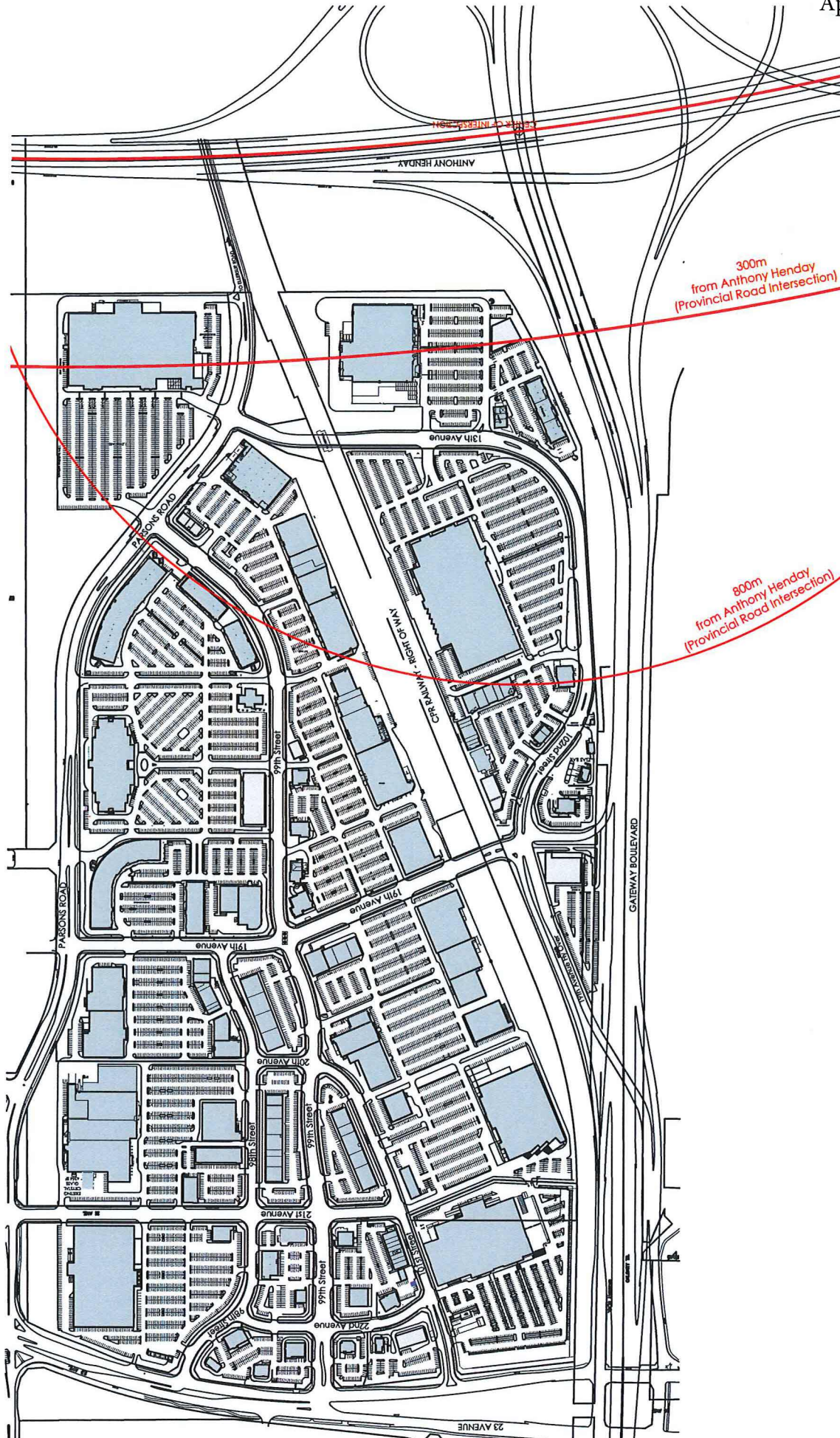
- j. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal buildings and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit Lines, in accordance with the provisions of Section 55.4. If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and abut a Residential Zone or a Lane servicing a Residential Zone, such areas shall be screened in accordance with the provisions of Section 55.4.
- k. The maximum building Height shall be 14.0 m.
- l. All Uses shall be part of a purpose-designed shopping centre.
- m. Signs shall be in accordance with Section 59.2 and Schedule 59F, with the following exceptions
  - i. The maximum Height of a Freestanding Sign shall be 8.0 m. The Development Officer may allow a Freestanding Sign up to 10.0 m in Height if a Residential Zone is not within 60.0 m, measured from the Sign location to the nearest Site zoned Residential.
  - ii. Digital Signs, and Digital Sign panels that are part of the same Freestanding Sign structure shall not exceed a maximum Height of 8.0 m.
  - iii. The maximum copy area for Minor Digital Signs shall be 20 sq.m.
  - iv. The maximum copy area for Major Digital Signs shall be 12 sq.m.
  - v. At the discretion of the Development Officer, a Comprehensive Sign Design Plan shall be required, in accordance with Section 59.3.
  - vi. All Digital Signs shall be processed as a Class B development.
- n. Placement of Digital Signs within the area illustrated on the Appendix “B” Overall Site Plan shall be subject to the satisfaction of the Development Officer in consultation with Transportation Services.

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A



OVERALL SITE PLAN

**SOUTH EDMONTON COMMON**

Overall Site Plan



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

To establish a Site Specific Control Provision to accommodate a range of highway commercial and general commercial uses with site development regulations that will ensure a high standard of appearance appropriate to the site's location on a major entrance route to the City and arterial roadway (Parsons Road).

**2. Area of Application**

The DC2 Provision shall apply to Lot 7A, Block 17, Plan 0922968, east of the Canadian Pacific Rail Main Line and west of Parsons Road, South Edmonton Common and the Edmonton Research and Development Park, as shown on Schedule "C" appended to the Bylaw adopting this Provision.

**3. Uses**

- a. Automotive and Equipment Repair Shops
- b. Bars and Neighborhood Pubs
- c. Business Support Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. Convenience Vehicle Rentals
- g. Creation and Production Establishments
- h. Drive-in Food Services
- i. Equipment Rentals
- j. Funeral, Cremation and Internment Services
- k. Gas Bars
- l. General Retail Stores
- m. Green Houses, Plant Nurseries and Market Gardens
- n. Government Services
- o. Health Services
- p. Hotels
- q. Indoor Participant Recreation Services
- r. Limited Contractor Services
- s. Major Alcohol Sales

- t. Major Amusement Establishments
- u. Major Service Stations
- v. Minor Alcohol Sales
- w. Minor Amusement Establishments
- x. Minor Service Stations
- y. Media Studios
- z. Motels
- aa. Nightclubs
- bb. Non-accessory Parking
- cc. Personal Service Shops
- dd. Private Clubs
- ee. Professional, Financial and Office Support Services
- ff. Rapid Drive-through Vehicle Services
- gg. Recycling Depots
- hh. Religious Assembly, excluding rectories, manses, dormitories, convents, monasteries and other residential buildings
- ii. Restaurants
- jj. Specialty Food Services
- kk. Spectator Entertainment Establishments
- ll. Veterinary Services
- mm. Warehouse Sales
- nn. Fascia On-premises Signs
- oo. Freestanding On-premises Signs
- pp. Freestanding Off-premises Signs
- qq. Projecting On-premises Signs
- rr. Temporary On-premises Signs
- ss. Major Digital Signs
- tt. Minor Digital On-premises Signs
- uu. Minor Digital Off-premises Signs
- vv. Minor Digital On-premises Off-premises Signs

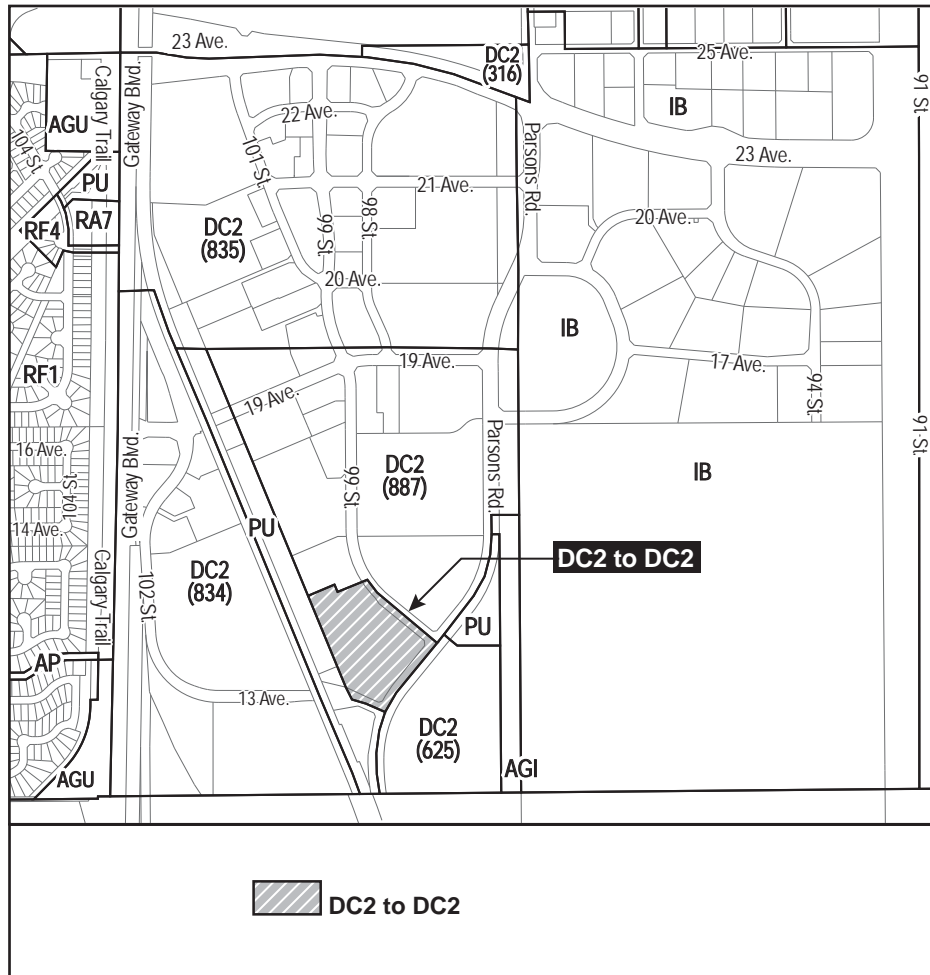
#### 4. Development Regulations

- a. The maximum Floor Area Ratio (FAR) shall be 1.0 except that the maximum FAR for Professional, Financial and Office Support Services shall be 1.5.
- b. The maximum building Height shall be 12 m.
- c. Notwithstanding the maximum building Height set out in b, above:
  - i. the maximum Height for a Hotel shall be 30 m,
  - ii. the maximum Height for Professional, Financial and Office Support Services shall be 14 m; and
  - iii. the maximum Height for Spectator Entertainment Establishments shall be 30 m and may contain architectural projections or special attraction building envelopes being limited to an additional maximum Height of 7.5 m (total 37.5 m).
- d. A minimum building Setback of 14 m in width shall be provided from property lines adjacent to the Canadian Pacific Rail Main Line.
- e. A landscaped Yard a minimum of 7.5 m in width shall be provided from the property line adjacent to Parsons Road and to 13 Avenue. Landscaping shall consist of a berm that varies in Height to a maximum of 1.0 m creating interest and plantings of five deciduous trees (a minimum of 8 cm calliper), four coniferous trees (a minimum of 3.0 m) in height) and twenty shrubs for every 35 m of lineal Yard frontage, with plant material being grouped within modules not greater than 25 m in length or 4.5 m in width.
- f. A landscaped Yard a minimum of 4.5 m in width shall be provided adjacent to internal public roadways. Landscaping within this Yard shall be in accordance with Section 55.
- g. A landscaped Yard a minimum of 3.0 m shall be provided abutting the west property boundary. Landscaping within this Yard shall be in accordance with per Section 55.
- h. Development shall comply with the provisions of Section 813.
- i. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal buildings and shall be screened from view from any adjacent sites or public roadways in accordance with the provisions of Section 55.4. Waste collection siting shall provide opportunities for recycling initiatives.
- j. All vehicular and bicycle parking shall be provided in a location to the satisfaction of the Development Officer in consultation with Transportation Services.
- k. A limited movement access to Parsons Road shall be in a location approved to the satisfaction of the Development Officer in consultation with Transportation

Services. The access location will be reviewed upon submission of a detailed Site plan or development application.

- l. Signs shall be in accordance with Section 59.2 and Schedule 59F, with the following exceptions:
  - i. The maximum Height of a Freestanding Sign shall be 8.0 m. The Development Officer may allow a Freestanding Sign up to 10.0 m in Height if a Residential Zone is not within 60.0 m, measured from the Sign location to the nearest Site zoned Residential;
  - ii. One (1) Freestanding On-premises Sign in the Northwest corner of Parsons Road and 13 Avenue may be increased to a maximum Height of 12 m with a maximum copy area of 60 sq. m;
  - iii. Digital Signs, and Digital Sign panels that are part of the same Freestanding Sign structure shall not exceed a maximum Height of 8.0 m;
  - iv. The maximum copy area for Minor Digital Signs shall be 20 sq.m;
  - v. The maximum copy area for Major Digital Signs shall be 12 sq.m;
  - vi. At the discretion of the Development Officer, a Comprehensive Sign Design Plan shall be required, in accordance with Section 59.3; and
  - vii. All Digital Signs shall be processed as a Class B development.
- m. Placement of Digital Signs within the area illustrated on the Appendix "C" Overall Site Plan shall be subject to the satisfaction of the Development Officer in consultation with Transportation Services.

BYLAW 17352



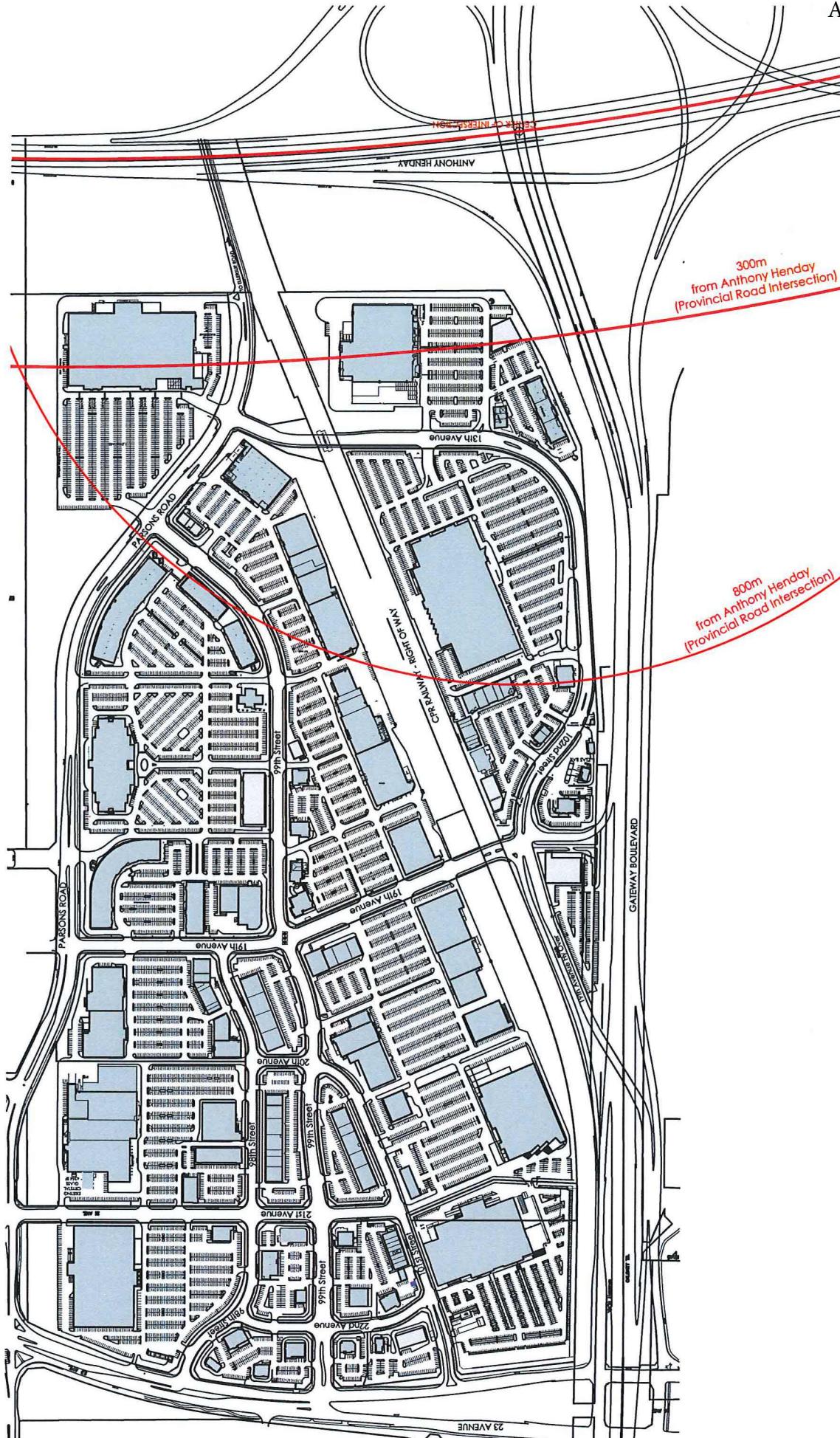
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OVERALL SITE PLAN

**SOUTH EDMONTON COMMON**

Overall Site Plan



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

To establish a Site Specific Development Control Provision to accommodate a range of highway commercial and general commercial uses, with site development regulations that will ensure a high standard of appearance appropriate to the site’s location on a major entrance route to the City.

**2. Area of Application**

This DC2 Provision shall apply to a portion of SE 32-51-24-4; OT 51-24-4; Blocks A and C, Plan 0122310; Lot 1, Block 18, Lot 1PUL, Block 19, Plan 0224371; Lot 1, Block 1, Plan 0521408; a portion of Lot 2, Block 1, Plan 0521408; Lot 2, Lot 3, Block 19, Plan 0523284; Lots 2-5, Block 18, Plan 0523297; Lot 3, Block 1, Plan 0627090; Lot 2, Block 20, Plan 0924358; Lot 3, Block 20, Plan 1024252; portions of Lot 51, Block RLY, Plan 9820427; Block X, Plan 9926072; Block OT, Plan 1343RS; situated east of Gateway Boulevard and west of the Canadian Pacific Rail Main Line, as shown on the Schedule “D” of the Bylaw adopting this Provision, South Edmonton Common.

**3. Uses**

- a. Automotive and Equipment Repair Shops
- b. Bars and Neighborhood Pubs
- c. Business Support Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. Convenience Vehicle Rentals
- g. Creation and Production Establishments
- h. Funeral, Cremation and Internment Services
- i. Drive-in Food Services
- j. Equipment Rentals
- k. Gas Bars
- l. General Retail Stores
- m. Government Services
- n. Green Houses, Plant Nurseries and Market Gardens
- o. Health Services
- p. Hotels



- q. Indoor Participant Recreation Services
- r. Major Alcohol Sales
- s. Major Amusement Establishments
- t. Major Service Stations
- u. Media Studios
- v. Minor Alcohol Sales
- w. Minor Amusement Establishments
- x. Minor Service Stations
- y. Minor Veterinary Services
- z. Motels
- aa. Non-accessory Parking
- bb. Personal Services Shops
- cc. Private Clubs
- dd. Professional, Financial and Office Support Services
- ee. Rapid Drive-through Vehicle Services
- ff. Religious Assembly
- gg. Restaurants
- hh. Specialty Food Services
- ii. Spectator Entertainment Establishments
- jj. Warehouse Sales
- kk. Fascia On-premises Signs
- ll. Freestanding On-premises Signs
- mm. Projecting On-premises Signs
- nn. Temporary On-premises Sign
- oo. Major Digital Signs
- pp. Minor Digital On-premises Signs
- qq. Minor Digital Off-premises Signs
- rr. Minor Digital On-premises Off-premises Signs

#### 4. Development Regulations

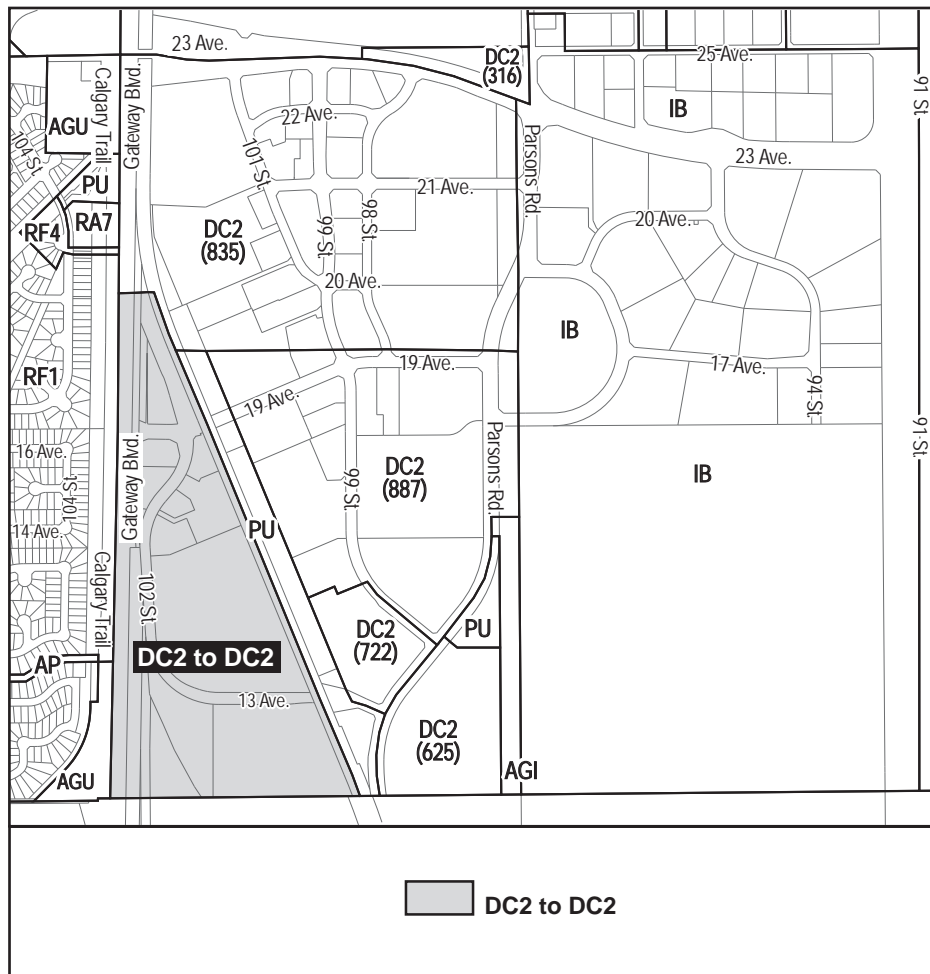
- a. The maximum Floor Area Ratio (FAR) shall be 1.0 except that the maximum FAR for Professional, Financial and Office Support Services shall be 1.5.
- b. The maximum building Height shall be 15 m except that the maximum Height for a Hotel shall be 30 m.
- c. A minimum building Setback of 14 m shall be provided from property lines adjacent to Gateway Boulevard, the Transportation Utility Corridor, and the Canadian Pacific Rail Main Line.
- d. A landscaped Yard a minimum of 7.5 m in width shall be provided adjacent to Calgary Trail Northbound and the Transportation Utility Corridor. Landscaping shall consist of a discontinuous undulating berm a maximum of 1.0 m in Height and planting of four deciduous trees (a minimum of 8 cm caliper), four coniferous trees (a minimum of 3.0 m in height) and twenty shrubs for every 35 m of lineal Yard frontage, with the plant material being grouped within modules not greater than 25 m in length or 4.5 m in width.
- e. A landscaped Yard a minimum of 4.5m in width shall be provided adjacent to internal public roadways. Landscaping within this Yard shall be in accordance with Section 55.
- f. A landscaped Yard a minimum of 3.0 m in width shall be provided adjacent to the Canadian Pacific Main Line. Landscaping within this Yard shall be in accordance with Section 55.
- g. Development shall comply with the regulations of Section 813 of the Zoning Bylaw, the Major Commercial Corridors Overlay.
- h. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal buildings and shall be screened from view from any adjacent Sites or public roadways. Waste collection siting shall provide opportunities for recycling initiatives.
- i. Developments shall be in accordance with Sections 40 through 60.
- j. Signs shall be in accordance with Section 59.2 and Schedule 59F of the Zoning Bylaw, with the following exceptions
  - i. The maximum Height of a Freestanding Sign shall be 8.0 m. The Development Officer may allow a Freestanding Sign up to 10.0 m in Height if a Residential Zone is not within 60.0 m, measured from the Sign location to the nearest Site zoned Residential.
  - ii. Freestanding On-premises Signs along Gateway Boulevard may be increased to a maximum Height of 12m and a maximum copy area of 40 m<sup>2</sup>.
  - iii. There shall be a maximum of eleven (11) Free-standing On-Premises Signs permitted along Calgary Trail/Gateway Boulevard with a maximum number of four (4) Free-standing On-premises Digital Signs.

- iv. Digital Signs, and Digital Sign panels that are part of the same Freestanding Sign structure shall not exceed a maximum Height of 8.0 m.
- v. The maximum copy area for Minor Digital Signs shall be 20 m<sup>2</sup>.
- vi. The maximum copy area for Major Digital Signs shall be 12 m<sup>2</sup>.
- vii. At the discretion of the Development Officer, a Comprehensive Sign Design Plan shall be required, in accordance with Section 59.3.
- viii. All Digital Signs shall be processed as a Class B development.
- k. Placement of Digital Signs within the area illustrated on the Appendix “D” Overall Site Plan shall be subject to the satisfaction of the Development Officer in consultation with Transportation Services.

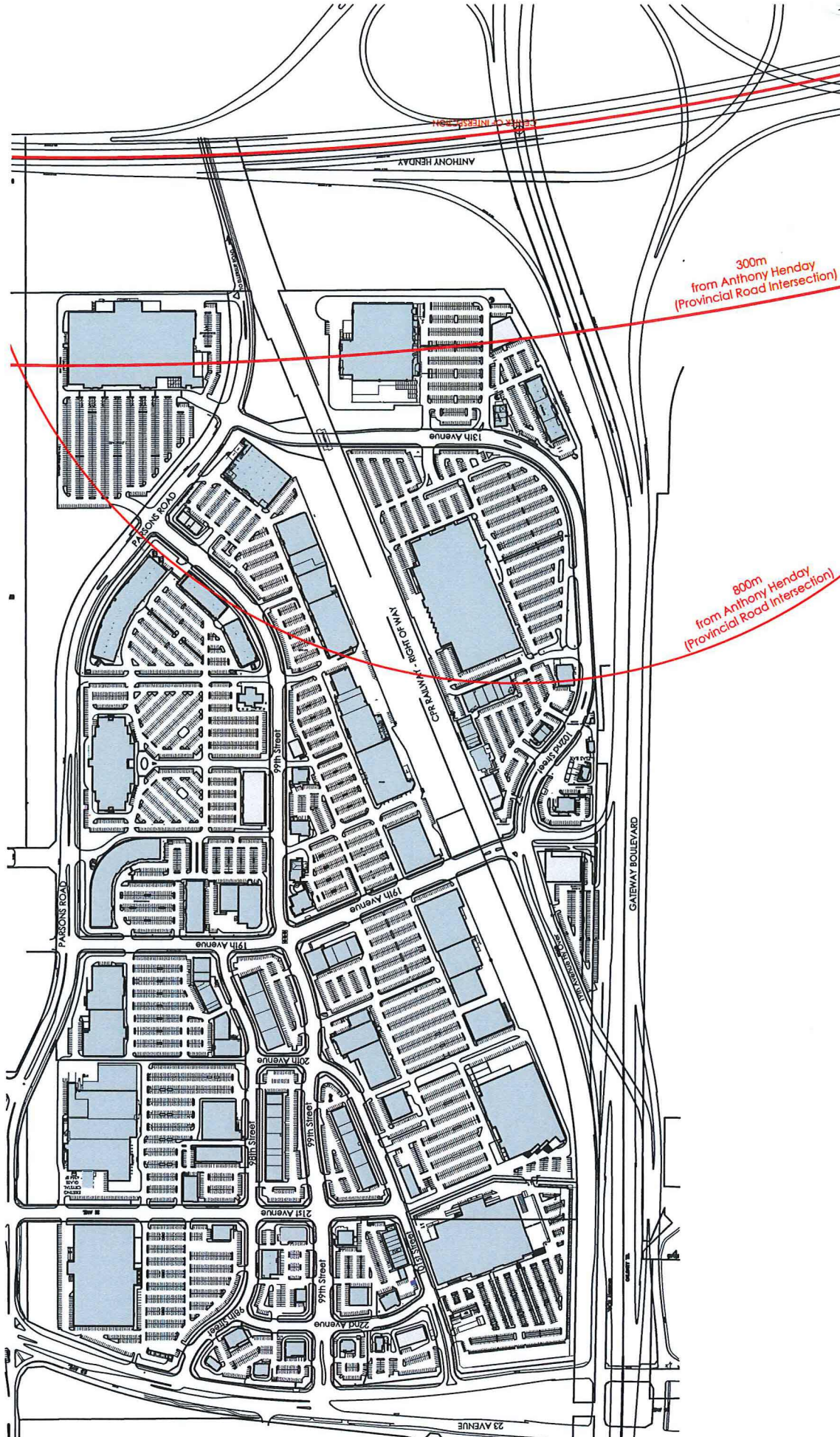
**5. Additional Development Criteria for Specific Uses**

- a. The following regulations shall apply to Convenience Vehicle Rentals:
  - i. Servicing and repair operation shall be permitted only as an Accessory Use;
  - ii. All storage, display or parking areas shall be hard surfaced in accordance with Section 57; and
  - iii. Lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
- b. Indoor Participant Recreation Services shall be limited to athletic and health fitness centers.
- c. All activities associated with Automotive and Equipment Repair Shops, Equipment Rentals, and Minor Veterinary Services shall be contained within an enclosed building.

BYLAW 17352



A



OVERALL SITE PLAN

**SOUTH EDMONTON COMMON**

Overall Site Plan



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

To accommodate a range of highway commercial and general commercial uses, with site development regulations that will ensure a high standard of appearance appropriate to the site’s location at the intersection of a major entrance route to the City and a major arterial (23 Avenue).

**2. Area of Application**

The DC2 Provision shall apply to Lot 51, Block RLY, Plan 9820427; Lot 3, Block 8, Plan 9722024; Lot 1, Block 14, Plan 9926548; Lot 1A, Block 12, Plan 9926070; Lot 2, Block 12, Plan 0123321, Lot 2PUL, Block 7, Plan 9722024; Lot 1, Block 21, Plan 0323867; Lot 9, Block 8, Plan 1120571; Lot 1, Block 10, Plan 9823278; Lot 3, Block 6, Plan 0020087; Lot 3, Block 10, Plan 9923735; Lot 2, Block 16, Plan 0223443; Lot 3, Block 14, Plan 9926548; Lot 5, Block 8, Plan 0123648; Block X, Plan 9926072; Lot 11, Block 8, Plan 1422338; Lot 4PUL, Block 4, Plan 9926548; Lot 5PUL, Block 8, Plan 9825355; Lots 3 & 4, Block 7, Plan 9823278; Lot 1, Block 9, Plan 9823278; Lot 5PUL, Block 7, Plan 9926548; Lot 3, Block 12, Plan 0324383; Lot 1, Block 13, Plan 0023941; Lot 8, Block 8, Plan 0123648; Lot 6, Block 7, Plan 0226204; Lot 4, Block 8, Plan 9926800; Lot 2, Block 10, Plan 9923735; Lot 6, Block 8, Plan 0123330; Lot 1, Block 16, Plan 0024240; Lot 2, Block 14, Plan 9926548; Lot 4, Block 12, Plan 0324383; Lot 1, Lot 2PUL, Block 8, Plan 9722024; Lot 7, Block 8, Plan 0123330, located south of 23 Avenue, east of the Canadian Pacific Rail Main Line and west of Parsons Road, Edmonton Research and Development Park, as shown on Schedule “E” of the Bylaw adopting this Provision, South Edmonton Common.

**3. Uses**

- a. Automotive and Equipment Repair Shops
- b. Bars and Neighborhood Pubs
- c. Business Support Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. Convenience Vehicle Rentals
- g. Funeral, Cremation and Internment Services
- h. Custom Manufacturing
- i. Drive-in Food Services
- j. Equipment Rentals
- k. Gas Bars

- l. General Retail Stores
- m. Government Services
- n. Green Houses, Plant Nurseries and Market Gardens
- o. Health Services
- p. Indoor Participant Recreation Services
- q. Limited Contractor Services
- r. Major Alcohol Sales
- s. Major Amusement Establishments
- t. Major Service Stations
- v. Minor Alcohol Sales
- w. Minor Amusement Establishments
- x. Minor Service Stations
- y. Minor Veterinary Services
- z. Media Studios
- aa. Non-Accessory parking
- bb. Personal Service Shops
- cc. Private Clubs
- dd. Professional, Financial and Office Support Services
- ee. Rapid Drive-through Vehicle Services
- ff. Recycled Materials Drop-off Centers
- gg. Religious Assembly
- hh. Restaurants
- ii. Specialty Food Services
- jj. Spectator Entertainment Establishments
- kk. Warehouse Sales
- ll. Fascia On-premises Signs
- mm. Freestanding On-premises Signs
- nn. Projecting On-premises Signs
- oo. Temporary On-premises Signs
- pp. Major Digital Signs
- qq. Minor Digital On-premises Signs
- rr. Minor Digital On-premises Off-premises Signs

#### 4. Development Regulations

The following regulations shall apply to all Uses:

- a. Notwithstanding Section 720.3(2), no Site Plan is appended to this Provision.
- b. Prior to the submission of the first Development Permit application for any development documentation, to the satisfaction of the Development Officer, in consultation with the Environmental Planning Group (Sustainable Development), and, if necessary, Alberta Environmental and Sustainable Resource Development and Alberta Health Services, indicating that all lands within this Provision are suitable for all Uses listed under this Provision, shall be submitted.
- c. The maximum Floor Area Ratio (FAR) shall be 1.0 except that the maximum FAR for Professional, Financial and Office Support Services shall be 1.5.
- d. The maximum building Height shall be 15 m.
- e. A minimum building Setback of 14 m shall be provided from property lines adjacent to 23 Avenue, the Canadian Pacific Rail Main Line, and Parsons Road.
- f. A minimum building Setback of 15 m shall be provided from all pipeline right-of-ways. This Setback may be reduced by the Development Officer to a minimum of 10 m in consultation with the Emergency Response Department.
- g. A landscaped Yard a minimum of 7.5 m in width shall be provided from the property line adjacent to the Canadian Pacific Rail Main Line (where it parallels Calgary Trail Northbound), 23 Avenue and Parsons Road. Landscaping shall consist of a discontinuous undulating berm a maximum of 1.0 m in Height, and planting of four deciduous trees (a minimum of 8 cm caliper), four coniferous trees (a minimum of 3.0 m in height) and a twenty shrubs for every 35 m of lineal yard frontage, with the plant material being grouped within modules not greater than 25 m in length or 4.5 m in width.
- h. A landscaped Yard a minimum of 4.5 m in width shall be provided adjacent to all internal public roadways. Landscaping within this Yard shall be in accordance with Section 55.
- i. A landscaped Yard a minimum of 3.0 m in width shall be provided adjacent to the Canadian Pacific Main Line (where it does not parallel Calgary Trail). Landscaping within this Yard shall be in accordance with Section 55 of the Zoning Bylaw.
- j. Development shall be in accordance with Section 813.
- k. No Parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal buildings and shall be screened from view from any adjacent Sites or public roadways. Waste collection siting shall provide opportunities for recycling initiatives.

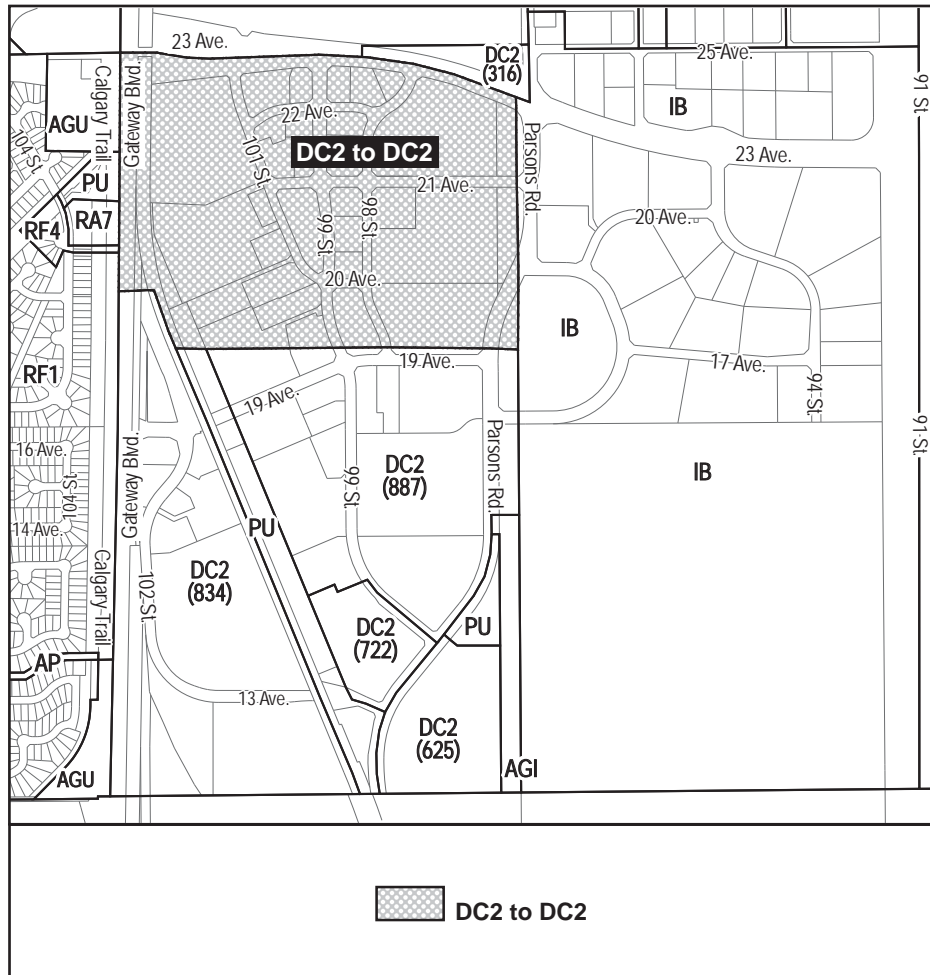


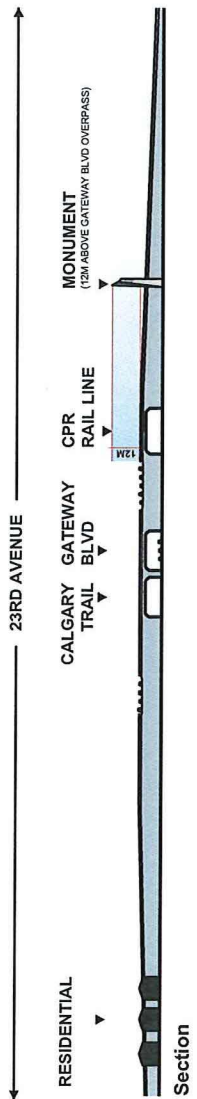
- l. Signs shall be in accordance with Section 59.2 and Schedule 59F, with the following exceptions:
  - i. The maximum Height of a Freestanding Sign shall be 8.0 m. The Development Officer may allow a Freestanding Sign up to 10.0 m in Height if a Residential Zone is not within 60.0 m, measured from the Sign location to the nearest Site zoned Residential.
  - ii. One (1) Free-standing On-premises sign shall be permitted to a maximum Height of 12 m measured from the crown of the 23 Avenue overpass at an elevation of 689 m above sea level within the location option “1” or “2” areas as shown on Appendix “E” appended to the Bylaw adopting this Provision.
  - iii. Digital Signs, and Digital Sign panels that are part of the same Freestanding Sign structure shall not exceed a maximum Height of 8.0 m.
  - iv. The maximum area for Minor Digital Signs shall be 20 sq.m.
  - v. The maximum area for Major Digital Signs shall be 12 sq.m.
  - vi. Digital Signs shall not be permitted directly facing the Calgary Trail/Gateway Boulevard corridor or Anthony Henday Drive.
  - vii. At the discretion of the Development Officer, a Comprehensive Sign Design Plan shall be required, in accordance with Section 59.3.
  - viii. All Digital Signs shall be processed as a Class B development.
- m. Developments shall be in accordance with Sections 40 through 60.

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

- a. The following regulations shall apply to Convenience Vehicle Rentals:
  - i. Servicing and repair operation shall be permitted only as an Accessory Use;
  - ii. All storage, display or parking areas shall be hard surfaced in accordance with Section 57; and
  - iii. Lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
- b. Indoor Participant Recreation Services shall be limited to athletic and health fitness centers.
- c. All activities associated with Automotive and Equipment Repair Shops, Equipment Rentals, and Minor Veterinary Services shall be contained within an enclosed building.

BYLAW 17352





Section



Site Plan

