

Bylaw 17095

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 1990

WHEREAS Units 1-14, Condominium Plan 1523810; located south of 62 Avenue NW and east of 97 Street NW, Rosedale Industrial, 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 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 Units 1-14, Condominium Plan 1523810; located south of 62 Avenue NW and east of 97 Street NW, Rosedale Industrial, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", (IH) Heavy Industrial Zone to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

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

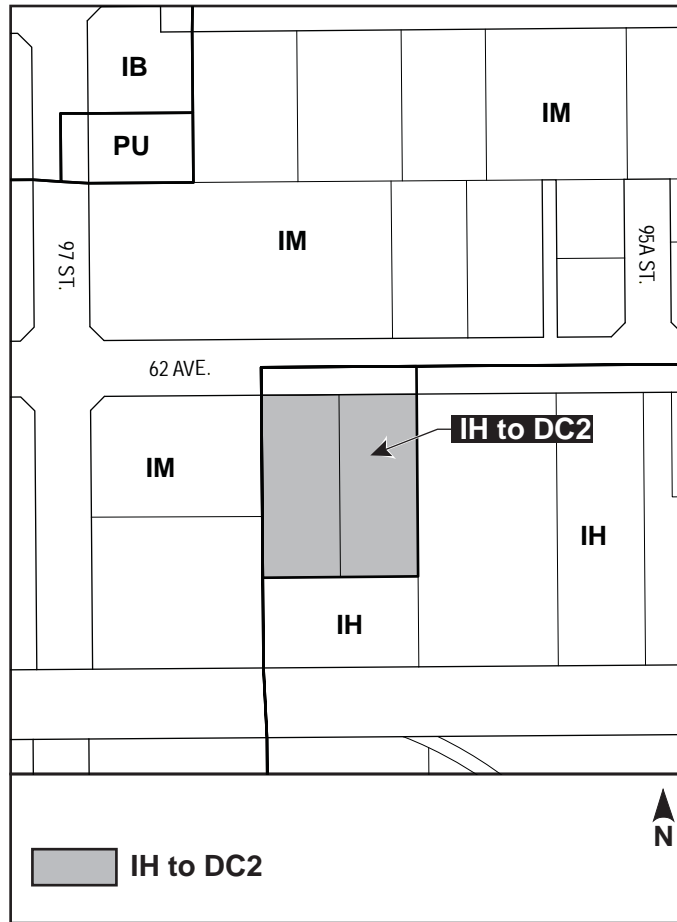
READ a first time this	day of	, A. D. 2015;
READ a second time this	day of	, A. D. 2015;
READ a third time this	day of	, A. D. 2015;
SIGNED and PASSED this	day of	, A. D. 2015.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 17095



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

To provide for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building, and to accommodate limited non-industrial businesses that are compatible with the surrounding industrial area.

2. Area of Application

This provision shall apply to Units 1–14, Condominium Plan 1523810, located south of 62 Avenue NW and east of 97 Street NW as shown on Schedule A of this Bylaw, Rosedale Industrial.

3. Uses

- a. Animal Hospitals and Shelters
- b. Auctioneering Establishments
- c. Automotive and Equipment Repair Shops
- d. Automotive and Minor Recreation Vehicle Sales/Rentals
- e. Business Support Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Convenience Vehicle Rentals
- i. Creation and Production Establishments
- j. Equipment Rentals
- k. Flea Markets
- l. Fleet Services
- m. Gas Bars
- n. General Industrial Uses
- o. Health Services
- p. Indoor Participant Recreation Services
- q. Limited Contractor Services
- r. Major Alcohol Sales
- s. Media Studios
- t. Minor Alcohol Sales
- u. Minor Amusement Establishments

- v. Mobile Catering Food Services
- w. Personal Service Shops
- x. Professional, Financial and Office Support Services
- y. Recycling Depots
- z. Recycled Materials Drop-off Centres
- aa. Specialty Food Services
- bb. Vehicle and Equipment Sales/Rentals
- cc. Veterinary Services
- dd. Warehouse Sales
- ee. Fascia On-premises Signs
- ff. Freestanding On-premises Signs
- gg. Projecting On-premises Signs
- hh. Temporary On-premises Signs
- ii. Fascia Off-premises Signs
- jj. Freestanding Off-premises Signs
- kk. Major Digital Signs
- ll. Minor Digital Off-premises Signs
- mm. Minor Digital On-premises Off-premises Signs
- nn. Minor Digital On-premises Signs
- oo. Roof On-premises Signs
- pp. Temporary Off-premises Signs

4. Development Regulations

- a. Notwithstanding Section 720.3(2) of the Zoning Bylaw, no Site Plan is appended to this Provision.
- b. Where this Zone is applied along a major collector or higher standard public roadway, 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 the Site abuts a public roadway, other than a Lane, or abuts the property line of a Site zoned residential.
- e. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
- f. Parking requirements shall be in accordance with section 54.

- g. The maximum Height for General Industrial Use shall be 14.0 m.
- h. The maximum Height for all other uses shall be 12.0 m.
- i. Signs shall comply with the regulations found in Schedule 59F of the Zoning Bylaw.
- j. Auctioneering Establishments and Equipment Rentals shall have goods and equipment for auction or rental stored and displayed within an enclosed building.
- k. The following regulations shall apply to Convenience Vehicle Rentals:
 - i. all storage, display or parking areas shall be hard surfaced in accordance with subsection 54.6; and
 - ii. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
- l. The Development Officer may attach conditions to Automotive and Minor Recreational Vehicle Sales/Rentals and Equipment Sales/Rentals regarding the size, location, screening and landscaping of the outdoor vehicular display areas, to ensure that development is compatible with the appearance of surrounding developments.
- m. The minimum Floor Area for a Warehouse Sales establishment shall not be less than 1000 m² unless at least 50% of the Floor Area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.