

Bylaw 17290

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2067

WHEREAS Lot B, Plan 7620483 and Block B, Plan 0221630; located at 13304 and 13316 - 184 Street NW, Anthony Henday Big Lake, Edmonton, Alberta, are specified on the Zoning Map as (AG) Agricultural 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 Lot B, Plan 7620483 and Block B, Plan 0221630; located at 13304 and 13316 184 Street NW, Anthony Henday Big Lake, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (AG) Agricultural 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" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

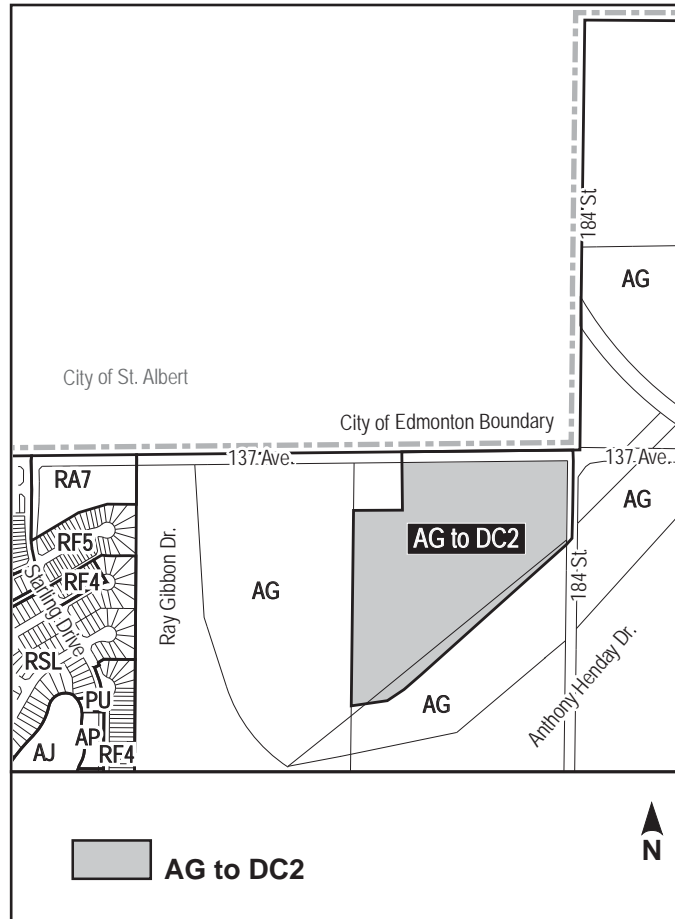
READ a first time this	day of	, A. D. 2015;
READ a second time this	day of	, A. D. 2015;
READ a third time this	day of	, A. D. 2015;
SIGNED and PASSED this	day of	, A. D. 2015.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 17290



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

To allow for a range of general industrial and automotive and minor recreation vehicle sales/rentals with additional landscaping regulations.

2. Area of Application

This Provision shall apply to Lot B, Block, Plan 7620483; located at 13316 – 184 Street NW, and Block B, 0221630, located at 13304 184 St NW, as shown on Schedule “A” of this Bylaw adopting this Provision, Anthony Henday Big Lake.

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. Equipment Rentals
- f. Fleet Services
- g. General Contractor Services
- h. General Industrial Uses:
- i. Recycling Depots
- j. Recycled Material Drop-off Centres
- k. Temporary Storage
- l. Truck and Mobile Home Sales/Rentals
- m. Fascia On-premises Signs
- n. Freestanding On-premises Signs
- o. Minor Digital On-premises Signs
- p. Projecting On-premises Signs
- q. Temporary On-premises Signs, excluding trailer mounted signs and/or signs with changeable copy

4. Development Regulations

- a. Notwithstanding Section 720.3 (2), no Site Plan is appended to this Provision.
- b. The maximum Floor Area Ratio shall be 0.8.
- c. A minimum Setback of 6.0m shall be required where a Site abuts a public roadway, other than a Lane, including Anthony Henday Drive.
- d. A minimum Setback of 3.0m shall be required along 137 Avenue NW.
- e. The maximum building Height shall not exceed 18.0 m.
- f. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
- g. The owner must enter into an agreement with the City of Edmonton, as a condition of first development permit, for off-Site improvements necessary to serve the development. The agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the agreement including the potential upgrading of 137 Avenue NW between the east property line and Ray Gibbons Drive including all intersection modifications to the satisfaction of the Development Officer in conjunction with Transportation Services and provision of temporary sanitary and storm sewer systems as per the Drainage Servicing Report submitted in support of the rezoning application.
- h. The owner shall be required to make the necessary provisions for temporary sanitary on-Site sewage collection and disposal facilities as per the submitted Drainage Servicing Report to the satisfaction of the Development Officer in consultation with Financial Services & Utilities, Drainage Services prior to the approval of the development permit. At the time the permanent drainage systems are made available to the Site, the owner shall be required, at its expense, to connect to these services in accordance with regulations contained in the applicable Bylaw.
- i. The owner must include a provision of on-site storm water management and off-site storm discharge as detailed in a finalized Drainage Servicing Report to be submitted by the applicant to the satisfaction of the Development Officer in consultation with the Financial Services & Utilities, Drainage Services, prior to approval of the development permit. The Drainage Servicing report must be finalized prior to application for Development Permit. All temporary facilities must be constructed, operated, maintained and abandoned by the owner/developer at his own cost until such time as connections have been made to the permanent system.
- j. The owner shall obtain a Letter of Support from Alberta Infrastructure for storm water discharge into the TUC, prior to application for Development Permit. The owner shall also obtain a letter of Ministerial Consent, if necessary, and other authorizations as required, including those identified in the Drainage Servicing Report submitted in support of the rezoning application.
- k. Signs shall comply with the regulations found in Schedule 59G and in accordance with the General Provisions of Section 59.

- l. Landscaping shall be in accordance with Section 55.
- m. Notwithstanding Section 4 (j) above, Temporary On-premises Signs and Temporary Off-premises Signs shall not be permitted adjacent to Anthony Henday Drive.
- n. Signs shall not be allowed to be affixed on Temporary Storage or outdoor storage.
- o. Prior to the release of the Development Permit and prior to the issuance of any Building Permit, a Phase I Environmental Site Assessment shall be submitted to the satisfaction of the Development Officer, in consultation with Alberta Health and the Transportation Services.
- p. All outdoor service, assembly, trash collection and storage areas including the trucking yards associated with such activities shall be located to the rear or sides of the principal building. Loading and trash collection facilities serving office, warehouse and similar developments, where the handling or assembly of goods is carried on within a building, shall be allowed to the rear, sides or front of the principal building. The areas and facilities referred to in this clause shall be screened from view from any public roadway and from adjacent Sites, unless the public roadway is a local road serving only the abutting Sites.
- q. All General Industrial Uses shall be located and carried on within an enclosed building and there shall be no outdoor display areas, except for Automotive and Minor Recreational Vehicle Sales/Rentals.
- r. All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal, or concrete block walls exposed to public view from beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development.
- s. All General Industrial development shall comply with the regulations found in Section 57.1.
- t. All loading, service, trash collection and Accessory storage areas, and trucking Yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a Lane, by building walls, landscape materials, berms, fences or a combination of these.
- u. Parking for all Uses shall be provided as 1 parking space per 100.0 m² of Floor Area provided this is not less than 3 parking spaces per tenant or establishment, and in accordance with Section 54.
- v. Notwithstanding the Setbacks noted in this direct control provision, a minimum Setback of 3.0 m shall be provided abutting Anthony Henday Drive to accommodate Landscaping.
- w. Notwithstanding the Landscaping regulations in Section 55, Landscaping shall be provided within the Setback area abutting Anthony Henday Drive and shall be used to minimize the perceived mass of the building or development, and to create visual interest. Landscaping shall include a minimum of one tree for each 25 m² and one shrub for each 15 m² of Setback at Grade.