

Bylaw 21084

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 196

WHEREAS Plan 9221279 Blk 1 Lot 1, a portion of NW-16-53-25-4, and Plan 8921403 Lots A & B; located at 12220, 12720, & 12750 - 170 Street NW and 12603 - 184 Street NW, Kinokamau Plains, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zone (DC2.539), Direct Control Zone (DC2.540), and Direct Control Zone (DC2.542); and

WHEREAS an application was made to rezone the above described property to Direct Control Zone (DC) and Public Utility Zone (PU);

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 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Plan 9221279 Blk 1 Lot 1, a portion of NW-16-53-25-4, and Plan 8921403 Lots A & B; located at 12220, 12720, & 12750 - 170 Street NW and 12603 - 184 Street NW, Kinokamau Plains, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Direct Control Zone (DC2.539), Direct Control Zone (DC2.540), and Direct Control Zone (DC2.542) to Direct Control Zone (DC) and Public Utility Zone (PU).
2. The uses and regulations of the aforementioned DC Zone are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC Zone shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part 4 to Charter Bylaw 20001, The Edmonton Zoning Bylaw.

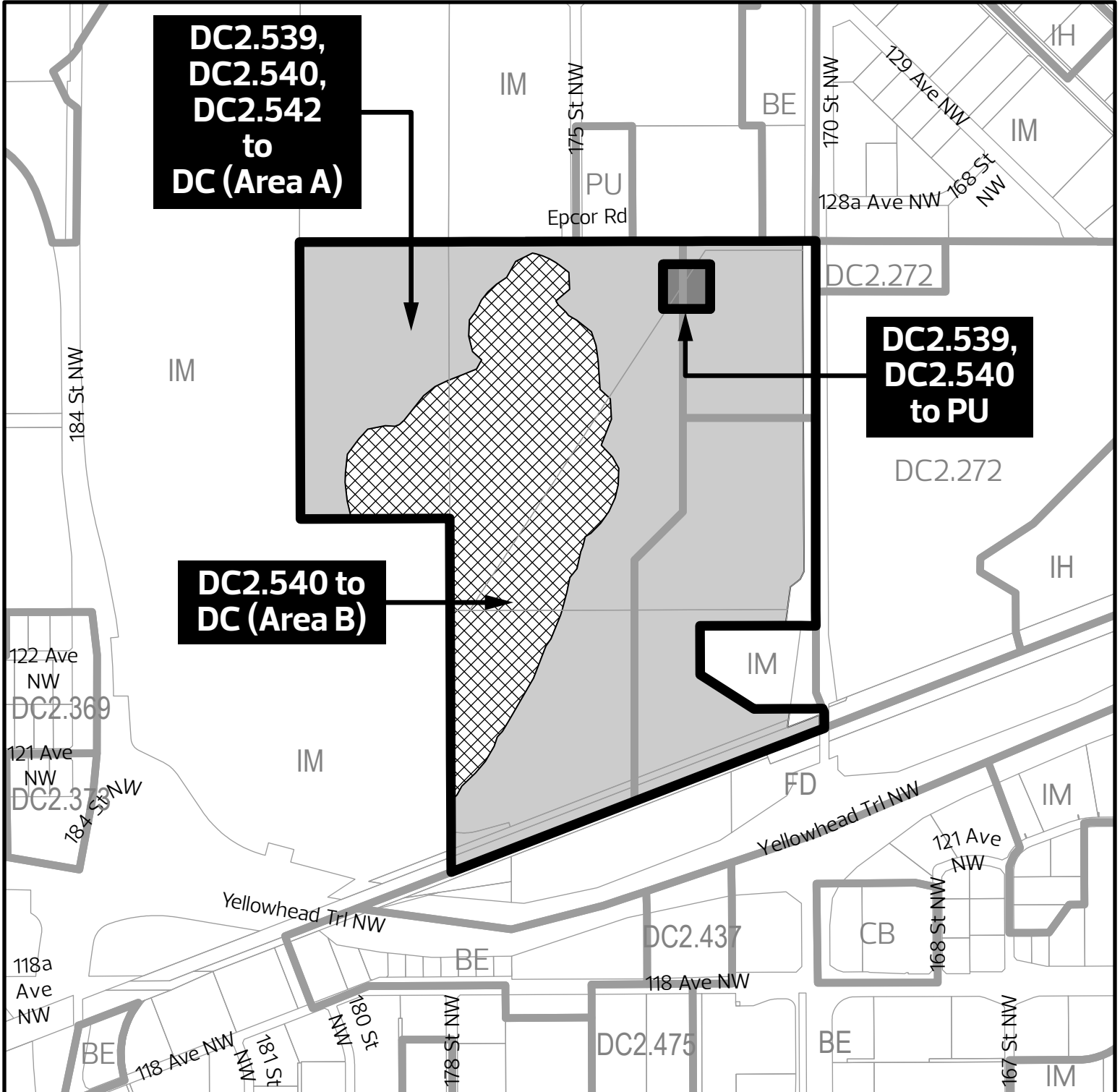
READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 21084



**DC2.539,
DC2.540,
DC2.542
to
DC (Area A)**

**DC2.539,
DC2.540
to PU**

**DC2.540 to
DC (Area B)**



DC2.539, DC2.540 and DC2.542 to DC (Area A)



DC2.540 to DC (Area B)



DC2.539 and DC2.540 to PU



DIRECT CONTROL ZONE (DC)**1. Purpose**

- 1.1. To accommodate the development of a Carbon Capture (CC) Facility with ancillary power generation, clay extraction and associated uses to support the cement plant operations, generally located within Area A as shown in Appendix 1.
- 1.2. To accommodate the preservation and natural habitat of the bed and shore of Kinokamau Lake and the retention and maintenance of the Kinokamau Lake private party conservation easement between the owners of the land and Ducks Unlimited Canada, generally located within Area B as shown in Appendix 1.

2. Area of Application

- 2.1. This zone applies to portions of Lots A and B, Plan 892 1403, Lot 1, Block 1, Plan 922 1279, and the remaining portion of the NW $\frac{1}{4}$ Sec. 16-53-25-4 located west of 170 St and north of Yellowhead Trail, as shown on Schedule "A" of the Bylaw adopting this Zone, Kinokamau Plains Area.

3. Uses for Sub Area A**Industrial Uses**

- 3.1. Minor Industrial
- 3.2. Major Industrial
- 3.3. Natural Resource Development

Basic Service Uses

- 3.4. Essential Utility
- 3.5. Major Utility
- 3.6. Minor Utility

Agricultural Uses

- 3.7. Agriculture

Sign Uses

- 3.8. Fascia Sign

- 3.9. Freestanding Sign
- 3.10. Major Digital Sign
- 3.11. Minor Digital Sign
- 3.12. Portable Sign
- 3.13. Projecting Sign

4. Uses for Sub Area B

Community Uses

- 4.1. Protected Natural Area

Sign Uses

- 4.2. Freestanding Signs

5. Additional Regulations for Specific Uses

Industrial Uses

- 5.1. Major Industrial and Minor Industrial Uses must comply with the following:

- 5.1.1. The maximum Floor Area for any indoor display, office, technical and administrative support or retail sale operations is 33% of the total Floor Area of the building(s) devoted to Major Industrial or Minor Industrial Use, except that:

- 5.1.1.1. This restriction does not apply when more than 50% of the Site Area is used for outdoor industrial activities.

Sign Uses

- 5.2. Signs must comply with Section 6.90

6. Site and Building Regulations for Area A

- 6.1. The maximum Height must not exceed 115.0 m.
- 6.2. A minimum building Setback must be 6.0 m from the lot lines abutting 170th Street to the east, the CN Rail line to the south, and all other lot lines boundaries surrounding and external to the site.
- 6.3. The minimum building Setback from Area B and all internal property boundaries must be 0.0 m.
- 6.4. A detailed Environmental Impact Assessment (EIA), in compliance with the City of Edmonton's A Guide to Completing Environmental Impact Assessments shall

be submitted by the landowner for the Development Permit application on the site to identify potential impacts related to the proposed development:

- 6.4.1. the EIA shall be provided to the satisfaction of the City; and
- 6.4.2. any recommendations resulting from the EIA shall be included as conditions of the Development Permit.

7. Site Regulations for Area B

- 7.1. The bed and shore of Kinokamau Lake and the upland setback comprising the entirety of Area B must be retained as a naturalized wetland environment containing, and capable of sustaining, native plant and wildlife communities.
- 7.2. The normal water level of Kinokamau Lake will be operated by the owners of the land and the responsible conservation authority and is allowed to fluctuate between elevations 678.0 m and 678.8 m above sea mean level.
- 7.3. Stormwater drainage must be discharged into an industrial runoff control pond before flowing into Kinokamau Lake. Any drainage or discharge into Kinokamau Lake, must meet acceptable water quality standards, in accordance with the provisions of the *Alberta Environmental Protection and Enhancement Act* and to the satisfaction of the Development Planner in consultation with the City department responsible for Engineering.

8. Parking, Loading, Storage and Access Regulations

- 8.1. Access to Area A shall be in accordance with the general location noted on Appendix A.
- 8.2. Notwithstanding Section 5.80.5.7 of the Zoning Bylaw temporary construction parking areas may be gravel.

9. Landscaping, Lighting and Amenity Regulations

- 9.1. Prior to issuance of the Development Permit, the landowner must provide written documentation to the satisfaction of the Development Planner, detailing what landscaping erosion and sediment control measures must be in place prior to construction commencement to protect trees and to reduce loss of topsoil due to erosion and to minimize the duration of exposed soils.
- 9.2. The direction and timing of outdoor lighting must be controlled during construction and operation of the project, to avoid effects on wildlife, while meeting operational health and safety requirements.

10. General Regulations

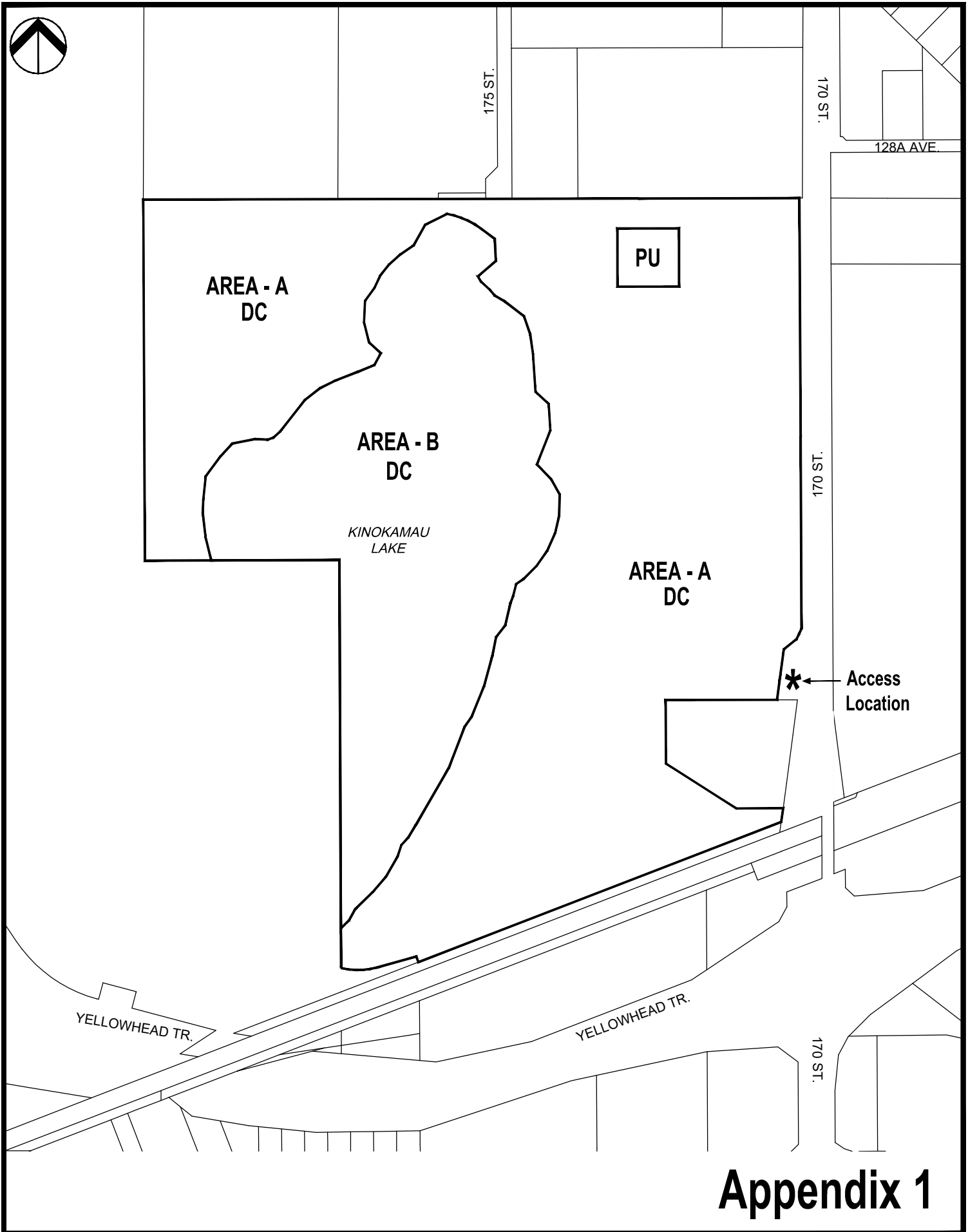
- 10.1. Aviation Safety

- 10.1.1. Development Permit and subdivision applications must comply with the Edmonton Garrison Heliport Zoning Regulations SOR/2004-86, as amended, including but not limited to:
 - 10.1.1.1. The maximum building heights and natural vegetation growth must not encroach into the approach surface or elevation as described in the Regulations.
 - 10.1.1.2. Development that has the effect of attracting birds must not be permitted.
- 10.2. Wildlife Management
 - 10.2.1. As a condition of development permit, a Waterfowl Management Plan must be developed prior to construction, to address the minimization of birds within the development in Area A, while maintaining the conservation easement around Kinokamau Lake.
- 10.3. Waterbodies
 - 10.3.1. Boundaries of wetlands and waterbodies without provincial Water Act approval must be clearly marked prior to the commencement of any construction activities as a condition of the Development Permit.
- 10.4. Noise Emission
 - 10.4.1. Prior to issuance of a development permit, a Noise Study must be completed to confirm that the noise emissions associated with the power generation plant, carbon capture plant and associated industrial activities within the site will comply with the requirements of Community Standards Bylaw 14600 as amended or replaced from time to time.

11. Public Improvements

- 11.1. Prior to the issue of a Development Permit, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development, at the direction and to the satisfaction of the Development Planner in consultation with the department responsible for transportation planning. Such improvements shall be constructed at the owner's cost. The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement include, but are not limited to, the following:
 - 11.1.1. Installation of a pedestrian signal at the proposed site access location along 170 Street NW. The timing of the traffic signal installation will be at the direction of the City department responsible for City Operations.
 - 11.1.2. Reconstruction of the northbound and southbound bus stops along 170 Street NW adjacent to the site access in accordance with City standards.
 - 11.1.3. Construction of:

- 11.1.3.1. a 1.8 m sidewalk between the reconstructed bus stop on the west side of 170 Street NW and the site access;
- 11.1.3.2. a 1.8 m sidewalk between the pedestrian signal and the reconstructed bus stop on the east side of 170 Street NW; and
- 11.1.3.3. required curb ramps at the site access intersection with 170 Street NW.



Appendix 1