

Charter Bylaw 19290

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3013

WHEREAS Lots 7-9, Block 60A, Plan 0520041; located at 9203, 9115, and 9035 - 127 Avenue NW, Yellowhead Corridor East, 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, 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 Lots 7-9, Block 60A, Plan 0520041; located at 9203, 9115, and 9035 - 127 Avenue NW, Yellowhead Corridor East, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto 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 annexed hereto as Schedule "B".

11. 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.
12. Exterior light fixtures used shall prevent glare and minimize excessive lighting.
13. Signs shall comply with the regulations found in Schedule 59F of the Zoning Bylaw, as amended.
14. All display and storage areas visible from 127 Avenue shall have screen planting a minimum of 1.85 m in Height. The location, length, thickness and Height of such screen planting at maturity shall, in conjunction with a change in grade or other natural or man-made features, be sufficient to block the view from any Abutting Residential or Commercial Zone, or public roadway. If, in the opinion of the Development Officer, screen planting cannot reasonably be expected to survive, earth berming, masonry walls, wood Fencing or other man-made features may be permitted as a substitution.
15. Lighting for display areas shall be mounted on lamp standards and no exposed bulbs or string of lights shall be used.

5. Additional Development Regulations for Specific Uses

1. A Development Permit for Temporary Storage shall only be permitted as a Temporary Development for a period up to five years, except that:
 - a. the Temporary Development Permit may be re-issued at the discretion of the Development Officer. Such discretion shall only be exercised if information is provided regarding the landowner's timelines to redevelop the Site, to the Development Officer's satisfaction.

