

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".

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.

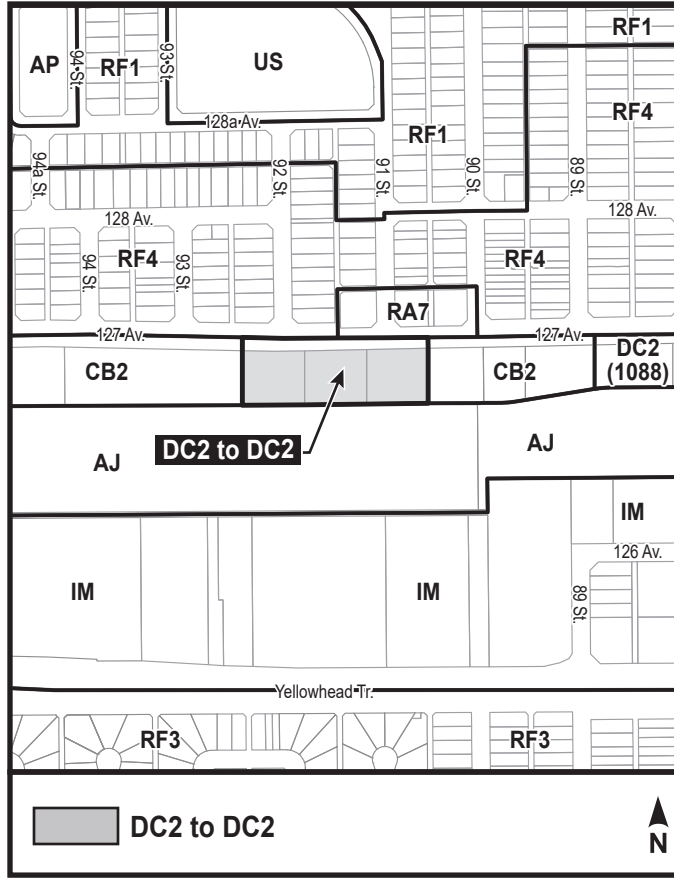
READ a first time this	day of	, A. D. 2020;
READ a second time this	day of	, A. D. 2020;
READ a third time this	day of	, A. D. 2020;
SIGNED and PASSED this	day of	, A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19290



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

To allow for a limited range of commercial, light industrial, automotive and service uses that operate in such a manner that no nuisance factor is created or apparent outside an enclosed building with development regulation to ensure compatibility with surrounding land Uses.

2. Area of Application

Lots 7, 8, and 9, Block 60A, Plan 052 0041 totaling 1.21 hectares; located on the south side of 127th Avenue, between 90th and 93rd Streets, Yellowhead Corridor East, as shown on Schedule “A” of this Bylaw.

3. Uses

1. Automotive and Equipment Repair Shops
2. Automotive and Minor Recreation Vehicle Sales/Rentals
3. Business Support Services
4. Convenience Retail Stores
5. Convenience Vehicle Rentals
6. Equipment Rentals
7. General Industrial Uses, with the exception of those Uses which, due to their appearance, noise, odour, risk of toxic emissions, or fire and explosion hazards, are incompatible with residential, commercial, and other surrounding Uses
8. General Retail Stores
9. Health Services
10. Household Repair Services
11. Limited Contractor Services
12. Liquor Stores
13. Minor Service Stations
14. Personal Service Shops
15. Professional, Financial and Office Support Services
16. Rapid Drive-through Vehicle Services
17. Restaurants, for less than 240 m² of Public Space
18. Specialty Food Services, for less than 120 m² of Public Space
19. Temporary Storage

20. Warehouse Sales
21. Fascia On-premises Signs
22. Freestanding On-premises Signs
23. Minor Digital On-premises Off-premises Signs
24. Projecting On-premises Signs
25. Temporary On-premises Signs

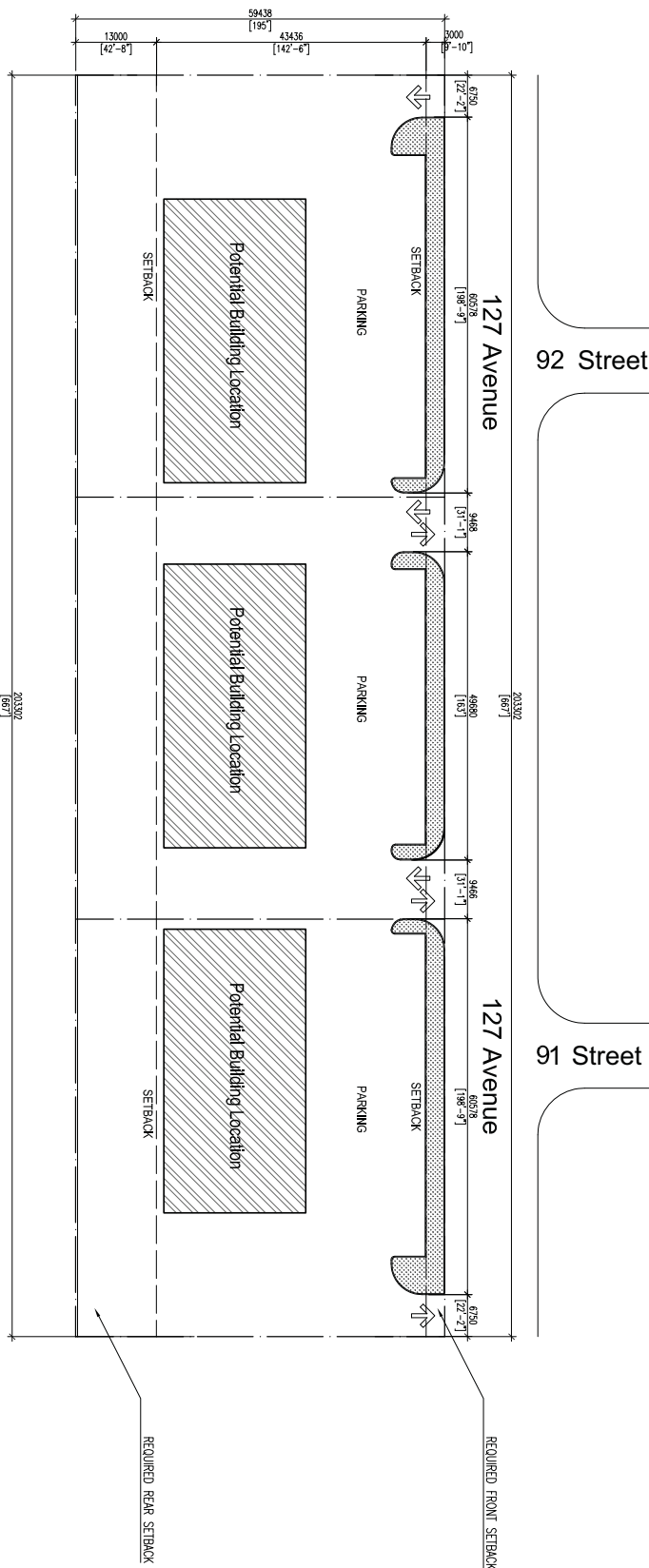
4. Development Regulations

1. Development of the Site shall be in general accordance with the Site Plan attached to this provision, as Appendix I, except that:
 - a. the Site Plan shall only apply at the time of development of new buildings.
2. The maximum Floor Area Ratio shall be 3.5.
3. The minimum Front Setback shall be 6.0 m. The installation of Landscaping, boulevard trees, sidewalk and street lighting within this Setback shall be in accordance with the approved SUB/02-0065 and the landscape/engineering drawings as attached to the Servicing Agreement C-352 to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
4. A building Setback of 13.0 m shall be required from the Rear Lot Line adjacent to the Canadian National Railway Right-of-Way.
5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the Front Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, and public roadways in accordance with the regulations of the Zoning Bylaw, as amended.
6. All operations, mechanical equipment and storage, except for Automotive and Minor Recreational Vehicle Sales/Rentals, Convenience Vehicle Rentals, and Temporary Storage, shall be located within an enclosed building.
7. The orientation of overhead doors shall be directed to open away from the Front Lot Line.
8. The maximum building Height shall not exceed 10.0 m.
9. Any business premises or multiple occupancy building having a Floor Area greater than 3000 m² or a single wall length greater than 25.0 m visible from a public roadway, shall comply with the following criteria:
 - a. The roof line and building Façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and
 - b. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
10. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

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.



1 SITE PLAN
 SK#8a
 SCALE: 1:750

CNR RAIL YARD

DIAMOND AUTO YARD
 9115-127 AVE
 EDMONTON, ALBERTA

Do not scale drawings on site and report all errors and omissions to the Architect. Comply with all Codes and Regulations applicable to the performance of the work.
 All drawings and specifications are instruments of service and the responsibility of the Architect. The Consultant named on this drawing is not responsible for the design or construction of any work shown or reproduced in whole or in part without the express written consent of the Architect.

Drawn by:	DS	Reviewed:	DS
Checked by:	DS	Approved:	DS
AS SHOWN		DATE:	August 27, 2013

DATE	DATE	ISSUED FOR	DESCRIPTION
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