Charter Bylaw 19138

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2956

WHEREAS a portion of Lot 1, Block 2, Plan 1525329; located at 18804 - Stony Plain Road NW, Sunwapta Industrial, Edmonton, Alberta, is specified on the Zoning Map as (CB2) General Business 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 not withstanding Section 720.3(2) of 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 a portion of Lot 1, Block 2, Plan 1525329; located at 18804 - Stony Plain Road NW, Sunwapta Industrial, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (CB2) General Business 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. 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

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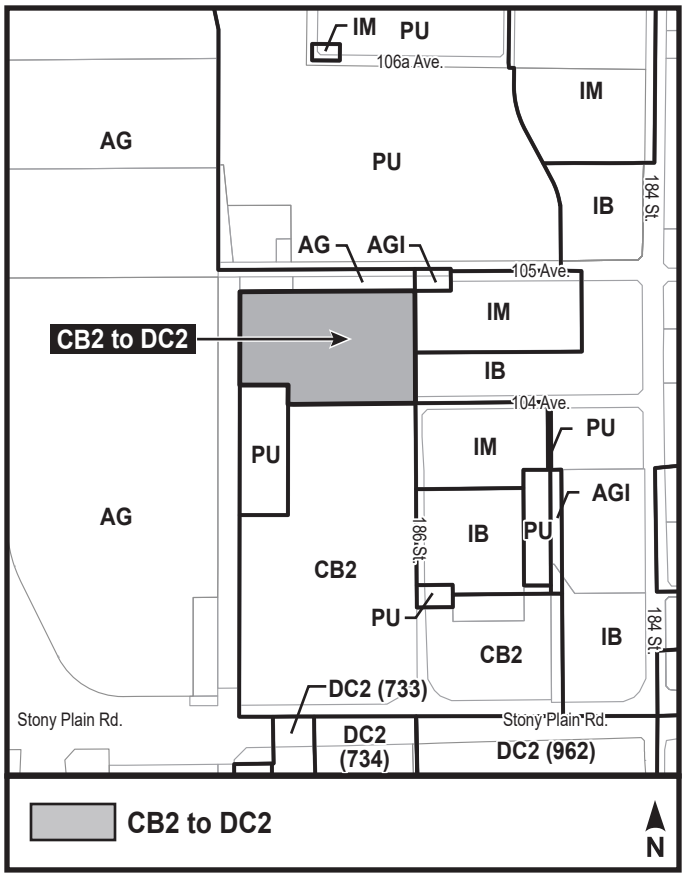
MAYOR

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CITY CLERK

SCHEDULE “A”

CHARTER BYLAW 19138



SCHEDULE "B"

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To facilitate the development of general business and commercial uses, and limited business industrial uses.

2. Area of Application

This DC2 Provision shall apply to Lot 1, Block 2, Plan 1525329; located north of Stony Plain Road and west of 186 Street NW, as shown on Schedule "A" of this Bylaw.

3. Uses

1. Animal Hospitals and Shelters
2. Auctioneering Establishments
3. Automotive and Minor Recreation Vehicle Sales/Rentals
4. Automotive and Equipment Repair Shops
5. Breweries, Wineries, and Distilleries
6. Business Support Services
7. Cannabis Retail Sales
8. Commercial Schools
9. Convenience Retail Stores
10. Convenience Vehicle Rentals
11. Creation and Production Establishments
12. Drive-in Food Services
13. Equipment Rentals
14. Fleet Services
15. Funeral, Cremation and Interment Services
16. Gas Bars
17. General Contractor Services
18. General Industrial Uses
19. General Retail Stores
20. Government Services
21. Greenhouses, Plant Nurseries, and Garden Centres
22. Health Services

23. Household Repair Services
24. Indoor Participant Recreation Services
25. Limited Contractor Services
26. Liquor Stores
27. Major Service Stations
28. Market
29. Media Studios
30. Minor Service Stations
31. Mobile Catering Food Services
32. Nightclubs
33. Non-accessory Parking
34. Pawn Stores
35. Personal Service Shops
36. Private Clubs
37. Professional, Financial and Office Support Services
38. Rapid Drive-through Vehicle Services
39. Recycling Depots
40. Recycled Materials Drop-off Centre
41. Religious Assembly
42. Restaurants
43. Secondhand Stores
44. Special Event
45. Specialty Food Services
46. Truck and Mobile Home Sales/Rentals
47. Urban Gardens
48. Urban Indoor Farms
49. Veterinary Services
50. Warehouse Sales
51. Fascia On-premises Signs
52. Freestanding Off-premises Signs

53. Freestanding On-premises Signs
54. Major Digital Signs
55. Minor Digital Off-premises Signs
56. Minor Digital On-premises Signs
57. Minor Digital On-premises Off-premises Signs
58. Projecting On-premises Signs
59. Roof On-premises Signs
60. Temporary On-premises Signs
61. Temporary Off-premises Signs

4. Development Regulations

a. Notwithstanding the regulations of the Zoning Bylaw, no Site Plan is appended to this Provision.

b. The maximum Floor Area Ratio shall be 2.0.

c. A minimum Setback of 4.5 m shall be provided from the south property line.

d. A minimum Setback of 3.0 m shall be provided from all other property lines.

e. The maximum Height shall not exceed 16.0 m.

f. No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

g. Signs shall comply with the regulations found in Schedule 59F and the following:

    i. Any Digital Sign(s) shall be designed, located, oriented, or screened to reduce the visual and light impacts on adjacent residential areas.

h. 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:

    i. The roof line and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and

    ii. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.

5. Additional Development Regulations for Specific Uses

a. General Industrial Uses shall be limited to the following:

i. The processing of raw materials;

ii. The making, manufacturing or assembling of semi-finished or finished goods, products or equipment;

iii. The storage or transshipping of materials, goods and equipment;

iv. The training of personnel in general industrial operations; and

v. The distribution and sale of materials, goods and equipment to institutions and commercial businesses for their direct use or to General Retail Stores or other sales Uses defined in this Bylaw for resale to individual customers.

b. General Industrial Uses shall be subject to the following:

i. All activities 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 and Convenience Vehicle Rentals, except that:

A. 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, and from adjacent Sites, by building walls, freestanding walls, landscape materials, berms, wood Fences or a combination of these, to the satisfaction of the Development Officer.

ii. Except for landscaping materials, screening shall have a maximum height of 3.7 m.

iii. The Development Officer may require that exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any public or private roadway other than a Lane, and from adjacent Sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Provision, as determined by the Development Officer; and

iv. 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

v. beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development.

c. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals, Convenience Vehicle Rentals and Truck and Mobile Home Sales/Rentals Uses:

i. Lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used; and

ii. The Development Officer may attach conditions regarding the size, location, screening and landscaping of the outdoor vehicle display areas, to ensure that development is compatible with the appearance of surrounding developments.

d. Notwithstanding 4(d) of this Provision, Commercial Schools, Indoor Participant Recreation Services, and Religious Assembly shall have a minimum Setback of 20 metres from the western property line.

e. Bars and Neighbourhood Pubs and Restaurants shall be limited to 240 m2 of Public Space.

f. Specialty Food Services shall be limited to 120 m2 of Public Space.

g. Where a Development Permit for a General Industrial Use is approved on the subject site, the following Uses shall not be permitted: Commercial Schools, Indoor Participant Recreation Services, and Religious Assembly.

h. Where a Development Permit for Commercial Schools, Indoor Participant Recreations Services and/or Religious Assembly is approved on the subject site, a General Industrial Use shall not be permitted.