

Charter Bylaw 18684

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2723

WHEREAS Lot 10, Block 9, Plan 7722843; located at 9620 - 27 Avenue NW, Parsons Industrial, Edmonton, Alberta, is specified on the Zoning Map as (IM) Medium Industrial 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 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 10, Block 9, Plan 7722843; located at 9620 - 27 Avenue NW, Parsons Industrial, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (IM) Medium Industrial 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.

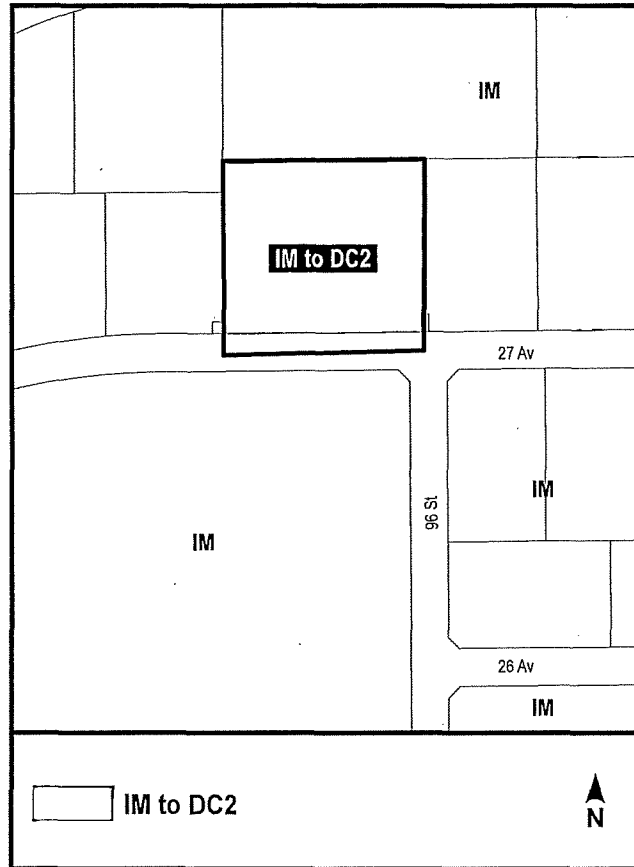
READ a first time this	9th	day of	September	, A. D. 2019;
READ a second time this	9th	day of	September	, A. D. 2019;
READ a third time this	9th	day of	September	, A. D. 2019;
SIGNED and PASSED this	9th	day of	September	, A. D. 2019.

THE CITY OF EDMONTON

Andrew Knack
MAYOR

A. K. Hilson
CITY CLERK

CHARTER BYLAW 18684



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

The purpose of this Zone is to establish a site-specific Development Control Provision to allow for a mix of lower intensity Industrial and limited Commercial Uses on the site that allow for the industrial nature of the area to be maintained. Limited outdoor activities related to a principal use may occur provided the outdoor activities do not conflict with the primary purpose or dominate the use of the site.

2. Area of Application

Lot 10, Block 9, Plan 7722843, located as shown on the Schedule "A" of the Bylaw adopting this provision, Parsons Industrial.

3. Uses

- a. Breweries, Wineries and Distillers
- b. Business Support Services
- c. Convenience Vehicle Rentals
- d. Creation and Production Establishments
- e. Equipment Rentals
- f. Fleet Services
- g. General Industrial Uses
- h. Health Services
- i. Indoor Participant Recreation Services
- j. Limited Contractor Services
- k. Market
- l. Media Studios
- m. Mobile Catering Food Services
- n. Personal Service Shops
- o. Private Club
- p. Professional, Financial and Office Support Services
- q. Secondhand Stores
- r. Special Event
- s. Special Industrial Uses
- t. Specialty Food Services
- u. Veterinary Services
- v. Warehouse Sales
- w. Fascia On-premises Signs
- x. Freestanding On-premises Signs
- y. Projecting On-premises Signs
- z. Temporary On-premises Signs

4. Development Regulations

- a. Notwithstanding Section 720.3(2) of the Zoning Bylaw, a Site Plan is not appended to this provision.
- b. The maximum Floor Area Ratio (FAR) shall be 1.2. The FAR may be increased to 1.6 where underground parking is provided.
- c. A minimum Setback of 6.0 m shall be required where a Site Abuts a public roadway.
- d. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
- e. The maximum building Height shall not exceed 14.0 m, except that the Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater height for a building operating a General Industrial Use, up to a maximum of 18.0 m where this is required to facilitate the industrial development of the use involved.
- f. Equipment Rentals shall ensure that all equipment and goods for rent are contained within an enclosed building
- g. Specialty Food Services shall be limited for the less than 100 occupants and 120 m² of Public Space.
- h. Signs shall comply with the regulations found in Schedule 59F.

5. General Performance Standards

- a. All uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building and there shall be no outdoor display areas, except for Convenience Vehicle Rentals.
- b. 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 if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone.
- c. Except for landscape materials, screening shall a maximum height of 3.7m.