

Charter Bylaw 18890

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2821

WHEREAS a portion of NW-3-52-25-4, Lot 1, Block 1, Plan 8722572 and Lot 2, Block 1, Plan 0123893; located at 16910 - 35 Avenue NW, 16850 and 16880 - Anthony Henday Drive NW; River Valley Cameron, Edmonton, Alberta, are specified on the Zoning Map as (A) Metropolitan Recreation Zone; and

WHEREAS an application was made to rezone the above described property to (DC1) Direct 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 a portion of NW-3-52-25-4, Lot 1, Block 1, Plan 8722572 and Lot 2, Block 1, Plan 0123893; located at 16910 - 35 Avenue NW, 16850 and 16880 - Anthony Henday Drive NW; River Valley Cameron Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (A) Metropolitan Recreation Zone to (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC1 Provision shown on Schedule "B" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this 19th day of October , A. D. 2020;

READ a second time this 19th day of October , A. D. 2020;

READ a third time this 19th day of October , A. D. 2020;

SIGNED and PASSED this 19th day of October , A. D. 2020.

THE CITY OF EDMONTON

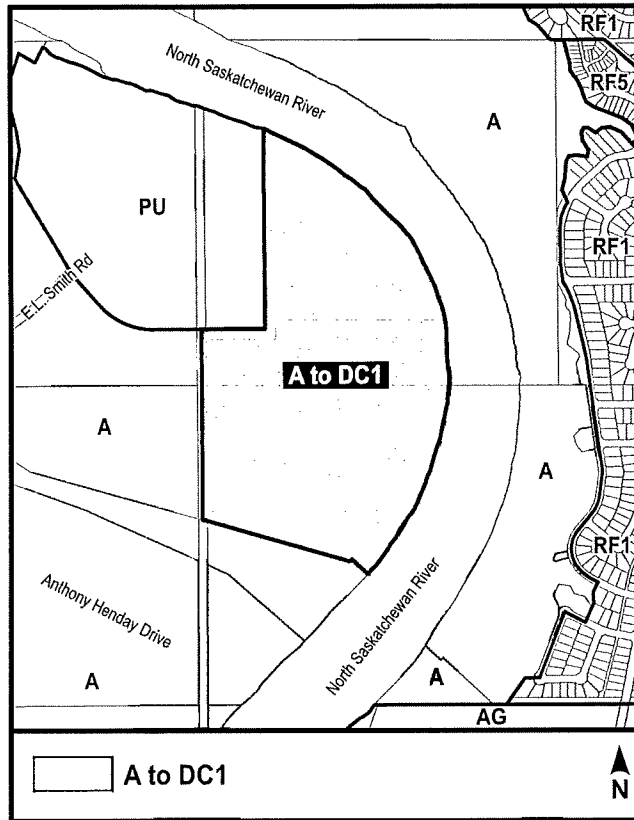


MAYOR



A/ CITY CLERK

CHARTER BYLAW 18890



**(DC1) Direct Development Control Provision
River Valley Cameron**

1. General Purpose

To establish a Direct Development Control Provision to accommodate utility systems or works limited to a Renewable Energy Device (solar power plant) and future water treatment plant and Community, Educational, Recreational and Cultural Services.

2. Area of Application

The Provision shall apply to lands legally described as Lot 1, Block 1, Plan 8722572, Lot 2, Block 1, Plan 0123893, and a portion of NW 3-52-25-4, River Valley Cameron.

3. Uses

- a Major Impact Utility Services
- b Minor Impact Utility Services
- c Public Libraries and Cultural Exhibits
- d Publicly Accessible Private Park
- e Public Park
- f Special Event
- g Urban Gardens
- h Fascia On-premises Signs
- i Freestanding On-premises Signs
- j Projecting On-premises Signs
- k Temporary On-premises Signs

4. Development Regulations

- a Development of the Renewable Energy Device (solar power plant) on the Site shall be in general conformance with the attached Concept Plan.
- b The minimum Setback shall be 4.5 m, however where any Lot line of the Site Abuts the Lot line of a Site zoned PU, no setback shall be required, and:
 - i. minimum setback of 125 m from any Lot line Abutting the North Saskatchewan River, in accordance with the attached Concept Plan.
 - ii. Any Renewable Energy Device (solar power plant) shall not be placed within the Key Wildlife and Biodiversity Zone, in accordance with the attached Concept Plan.
- c The maximum building Height shall be 18 m. Where a building exceeds 10 m in Height, the building shall minimize its visual impact through:

- i. Location on site; and
 - ii. Landscaping and screening.
- d. A Fence shall be installed along the perimeter of the Renewable Energy Device (solar power plant) in accordance with the attached Concept Plan.
- e. A Public Library and Cultural Exhibit, which may include but not limited to educational, community, and indigenous awareness programming, and offsite interpretative signage shall be development within two year of commencement of operation of the Renewable Energy Device (solar power plant), subject to the River Valley Bylaw, in accordance with the attached Concept Plan.
- f. Notwithstanding Section 55 of the Zoning Bylaw, landscaping requirements shall be as follows:
- i. Detailed landscaping plans shall be submitted with the Development Permit application for the revegetation of native trees and shrubs and meadows on the southern boundary of the site, as shown on the attached Concept Plan, to the satisfaction of the Development Officer in consultation with Urban Form and Corporate Strategic Development (Urban Growth and Open Space Strategy).
- g. Developments in this Zone shall comply with the Industrial Performance Standards applicable to the IB Zone.
- h. Where it is unreasonable for a development to comply with clause 4.b., 4.c. 4.e., or 4.g. because of characteristics fundamental to the provision of infrastructure services, the Development Officer may relax requirements of clause 4.b., 4.c., 4.e, or 4.g. as required.
- i. Where this Zone Abuts the A Zone, the Development Officer in consultation with Urban Form and Corporate Strategic Development (Urban Growth and Open Space Strategy), may require an Environmental Impact Assessment in accordance with this Bylaw.
- j. Major Impact Utility Services may include a Renewable Energy Device (solar power plant).
- k. The Development Officer may require a Geotechnical Report prepared by a registered Professional Engineer.
- l. As a condition of a Development Permit(s) for a Renewable Energy Device (solar power plant), the owner shall enter into an agreement(s) with the City of Edmonton to the satisfaction of the Development Officer in consultation with Urban Form and Corporate Strategic Development (Urban Growth and Open Space Strategy) that shall include:
- i. The implementation of the post construction E.L. Smith WTP Solar Farm Project Wildlife Monitoring and Mitigation Plan (August 2020), for bird mortality and wildlife habitat connectivity (via remote cameras and winter tracking). If impacts are found to have occurred, an Adaptive Management Plan (formulated from the Adaptive Management Framework, August 2020) will be submitted to Alberta Environment and Parks (AEP), to the satisfaction of the Development Officer, outlining specific post construction management and mitigation actions as appropriate; and

- ii. To provide off-site educational signage.
- m. Signs shall comply with the regulations of Schedule 59C.
- n. Freestanding On-premises Signs shall comply with the regulations of the subsection 59C.3.1.

CONCEPT PLAN

