

Charter Bylaw 18954

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2850

WHEREAS Lots 1PUL, 2PUL, 4PUL, 5PUL, 6PUL, 7PUL, 8PUL and 9PUL, Block 1, Plan 9624397; Lot 10PUL, Block 1, Plan 0227886; Lots 11PUL and 12PUL, Block 1, Plan 0941790; and a portion of the NE and SW 21-53-23-4; located north of Aurum Road NE and east of Anthony Henday Drive, Clover Bar Area, 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 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, 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 1PUL, 2PUL, 4PUL, 5PUL, 6PUL, 7PUL, 8PUL and 9PUL, Block 1, Plan 9624397; Lot 10PUL, Block 1, Plan 0227886; Lots 11PUL and 12PUL, Block 1, Plan 0941790; and a portion of the NE and SW 21-53-23-4; located north of Aurum Road NE and east of Anthony Henday Drive, Clover Bar Area, 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	26th	day of	August	, A. D. 2019;
READ a second time this	26th	day of	August	, A. D. 2019;
READ a third time this	26th	day of	August	, A. D. 2019;
SIGNED and PASSED this	26th	day of	August	, A. D. 2019.

THE CITY OF EDMONTON



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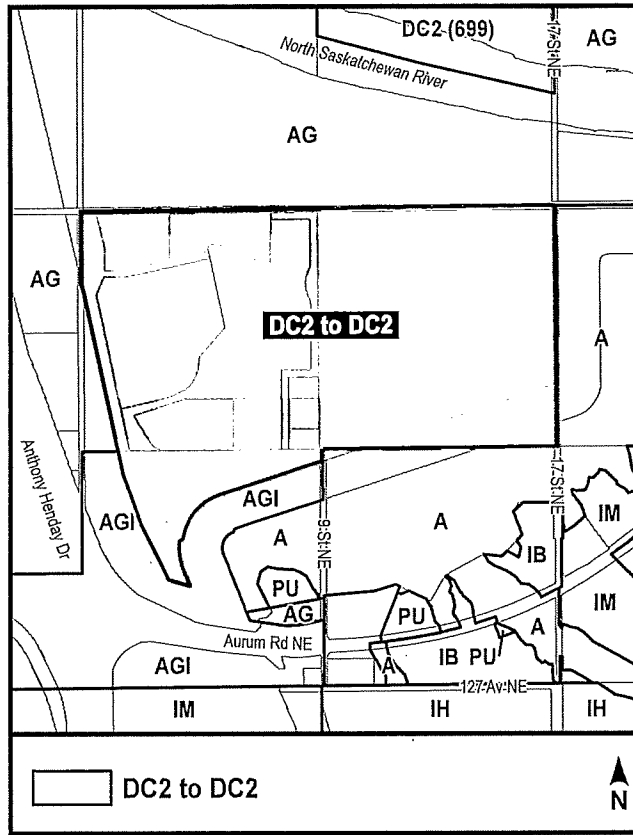
MAYOR



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A/ CITY CLERK

CHARTER BYLAW 18954



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

To establish a Comprehensive Site Specific Development Control Provision to accommodate the Edmonton Waste Management Centre (EWMC) which includes an integrated waste management Site, a receiving and administration Site, an electrical generating facility, and a wastewater treatment Site and its constituent elements, and to minimize the impacts of the EWMC on the surrounding land uses and the river valley.

**2. Area of Application**

The DC2 Provision shall apply to the EWMC located east of Anthony Henday Drive, west of 17 Avenue NE, south of 137 Avenue NE, and north of 130 Avenue NE, being legally as Lots 1PUL, 2PUL, 4PUL, 5PUL, 6PUL, 7PUL, 8PUL, & 9PUL, Block 1, Plan 962 4397; Lot 10PUL, Block 1, Plan 022 7886; Lots 11PUL, & 12PUL, Block 1, Plan 094 1790; and a portion of the SW 21-53-23-4 ("Area A") and a portion of the NE 21-53-23-4 ("Area B"), as shown on the Overall Plan, attached hereto as Appendix A.

**3. Uses****Area A - West Integrated Waste Management Site**

1. Business Support Services
2. Essential Utility Services
3. General Industrial Uses
4. Major Impact Utility Services
5. Minor Impact Utility Services
6. Natural Resource Development
7. Professional, Financial, and Office Support Services
8. Recycled Materials Drop-Off Centre
9. Special Industrial Uses
10. Fascia On-premises Signs
11. Freestanding On-premises Signs

12. Minor Digital On-premises Signs
13. Projecting On-premises Signs
14. Temporary On-premises Signs

**4. Specific Development Criteria for Area A**

1. Development in Area A shall be generally in accordance with Appendix A, except that individual facilities are permitted to involve the construction of more than one building to support operations of the EWMC.

**5. Uses**

**Area B - East Integrated Waste Management Site**

1. Essential Utility Services
2. General Industrial Uses
3. Major Impact Utility Services
4. Minor Impact Utility Services
5. Professional, Financial, and Office Support Services
6. Special Industrial Uses
7. Fascia On-premises Signs
8. Freestanding On-premises Signs
9. Minor Digital On-premises Signs
10. Projecting On-premises Signs
11. Temporary On-premises Signs

**6. Specific Development Criteria for Area B**

1. Development in Area B shall be generally in accordance with Appendix A, except that individual facilities are permitted to involve the construction of more than one building.
2. Landfill gases not utilized for electricity generation shall be flared at a flare within the Area B.
3. The maximum Height of exhaust stacks or flare stacks shall be 15.0 m.

**7. Landscaping and Earthworks**

1. A continuous minimum of 1.8 m high security Fence shall be provided around the inside perimeter of Areas A and B as shown on Appendix A.
2. A Setback of a minimum of 10.0 m shall be provided for the perimeter of Areas A and B as shown on Appendix A.
3. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the required Setback.
4. A landscaped Yard, a minimum of 10.0 m, shall be provided for the east, north and west perimeter of the EWMC with the exception of those breaks in the Yard required to permit access and egress to EWMC. Within this Yard:
  - a. Landscaping shall include a mix of deciduous and coniferous trees with a minimum of five (5) trees for each 50.0 m of linear Yard. Trees required to be installed shall be a caliper of 50.0 mm for deciduous plants and a Height of 2.5 m for coniferous plants.
  - b. Existing trees shall be retained where possible and may be used to meet the requirements of the planting module to the satisfaction of the Development Officer.
  - c. The existing berm shall be maintained at a minimum of 2.5 metres in Height.
  - d. Installation of required landscaping shall be staged with Site development.
5. All topsoil and subsoil from berms and other areas disturbed during construction shall be salvaged for use in landscaping, reclamation of green spaces or enhancement of the existing berm or the final reclamation of the Site. Soil supplements produced on-Site may be used to enhance the quality of existing soils.

**8. General development regulations for buildings and signs**

1. All Signs permitted in this DC Provision shall be regulated in accordance with Schedule 59F of the Edmonton Zoning Bylaw and the following:
  - a. Minor Digital On-premises Signs shall be located such that the Sign does not obscure a driver decision point. The Development Officer and Transportation Services shall be satisfied that each Copy Area:
    - i. does not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming vehicle traffic;

- ii. is not located in the field of view near or past the traffic control device or traffic control signal in the sightlines of oncoming vehicle traffic;
    - iii. is not located in the field of view near or past other traffic conflict points such as intersections, merge points, exit ramps, or curved roadways; and
    - iv. illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.
  - b. Minor Digital On-premises Signs shall be located or constructed such that Sign illumination shall not project onto any surrounding residential premises, shall not face an abutting or adjacent Residential Use, and shall not face an abutting or adjacent Residential-Related Use to the satisfaction of the Development Officer.
  - c. Minor Digital On-premises Signs shall be of a scale, orientation, and manner that limits the reach of the Sign Copy to on-Site visitors to the EWMC in Areas A and B as shown on Appendix A. For greater certainty, Minor Digital On-premises Signs shall not display a message intended for travellers through the interchange southwest of Area A as shown on Appendix A, or along Anthony Henday Drive.
- 2. Buildings emitting odours shall include air systems to treat air prior to its being vented to the atmosphere where such odours would otherwise be unacceptable to either users of the EWMC or negatively impact the amenities, and use and enjoyment of the neighbouring properties.
- 3. Site Drainage
  - a. As the Site has no stormwater sewer system:
    - i. Site drainage shall be via a network of internal ditches and swales and, in the case of Area A, adjacent roadway ditches;
    - ii. All stormwater from Area A shall be routed to the internal wetland lake, which has no discharge beyond the Site as it discharges to the underlying granular soils;
    - iii. There is no requirement for a stormwater management assessment to be approved by Drainage Services prior to Development Permit issuance for developments within Area A; and

iv. The City, as owner of the Site, will review proposed stormwater drainage plans for compliance with the overall servicing plan for Area A and will provide the Development Officer with a letter confirming compliance.

b. For facilities in Area B, a stormwater assessment must be submitted and approved by the Drainage Branch prior to issuance of Development Permit.

The stormwater assessment shall:

i. Address the impact of the facility development on water quantity and quality at the point it leaves the EWMC Site;

ii. Demonstrate that the flows will meet the quantity and quality control requirements specified in the Sewers and Sewers Use Bylaws and the regulations of the Alberta Environmental Protection and Enhancement Act;

iii. Address the potential for contamination of surface runoff and local groundwater vis-right-of-way operational aspects of each facility and the local geological conditions; and

iv. Specify the measures required to ensure that surface runoff will meet discharge water quality standards before being released into a receiving water body at a controlled rate to prevent erosion and contamination of local groundwater.

c. Any measures identified in the stormwater assessment as being required shall be implemented as a condition of Development Permit approval.

4. A program of local groundwater quality monitoring shall be maintained in accordance with the standards set out by the Government of Alberta and the environmental approvals by the Government of Alberta.
5. An overall Site reclamation plan shall be submitted to, and approved by, the Development Officer and Government of Alberta agencies prior to decommissioning of the Site.
6. The owner shall enter into a Memorandum of Agreement for payment of the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment areas.
7. For Site Access, Cross lot access easements must be registered on the Certificates of Title for all properties using the existing Site access to Aurum Road NE.
8. Future development proposed in Area B as shown on Appendix A shall be subject to the requirements of the North Saskatchewan River Valley Area Redevelopment Plan review.



N



NO.	REVISIONS	BY	DATE	APP.

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SCALE:

DATE:

Edmonton City Operations WASTE SERVICES

Edmonton City Operations WASTE SERVICES

PROJECT NO.	
DATE	
DATE	
DATE	
DATE	

PROJECT

EDMONTON WASTE MANAGEMENT CENTRE OVERALL PLAN

EWMC Waste management

EDMONTON WASTE MANAGEMENT CENTRE OVERALL PLAN