

Charter Bylaw 19657

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3194

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

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. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:
 - a) adding to Section 930 - Special Area Ellerslie Industrial "930.6 — (ECB) Ellerslie Business Commercial Zone" attached hereto as Schedule "A" and forming part of this bylaw.
 - b) adding to Section 930.2 - "Application":

The Ellerslie Commercial Business Zone may be applied to lands within the Special Study area that are located adjacent to Parsons Road and north of Ellerslie Road, defined in the Ellerslie Area Structure Plan.

- c) deleting "Appendix 1 - Special Area Ellerslie Industrial" of Section 930 and replacing it with "Appendix 1 - Special Area Ellerslie Industrial" attached hereto as Schedule "B" and forming part of this bylaw.

d) adding to Section 59J.1 to following Zone:

(ECB) Ellerslie Business Commercial Zone

READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

Edmonton Zoning Bylaw 12800

930.6 (ECB) Ellerslie Commercial Business Zone

1) General Purpose

The purpose of this Zone is to provide for commercial business uses and limited light industrial uses adjacent to major public roadways that provide good visibility and accessibility. Light industrial uses are intended to operate in such a manner that no nuisance factor is created or apparent outside an enclosed building.

2) Permitted Uses

1. Bars and Neighbourhood Pubs, for less than 200 occupants and 240m² of Public Space
2. Breweries, Wineries and Distilleries
3. Business Support Services
4. Cannabis Retail Sales
5. Casinos and Other Gaming Establishments
6. Convenience Retail Stores
7. General Industrial Uses
8. Health Services
9. Hotels
10. Indoor Participant Recreation Services
11. Liquor Stores
12. Market
13. Media Studios
14. Minor Service Stations
15. Personal Service Shops
16. Professional, Financial and Office Support Services
17. Restaurants
18. Special Event
19. Special Industrial Uses
20. Specialty Food Services
21. Veterinary Services
22. Warehouse Sales
23. Fascia On-premises Signs
24. Freestanding On-premises Signs
25. Projecting On-premises Signs
26. Temporary On-Premises Signs

3) Discretionary Uses

1. Auctioneering Establishments
2. Automotive and Equipment Repair Shops
3. Automotive and Minor Recreation Vehicle Sales/Rentals
4. Child Care Services
5. Commercial Schools
6. Convenience Vehicle Rentals
7. Equipment Rentals
8. Fleet Services
9. Limited Contractor Services
10. Major Service Stations
11. Mobile Catering Food Services
12. Nightclubs
13. Private Clubs
14. Rapid Drive-through Vehicle Services
15. Recycled Materials Drop-off Centre
16. Recycling Depots
17. Religious Assembly
18. Residential Sales Centre
19. Urban Gardens
20. Urban Indoor Farms
21. Urban Outdoor Farms
22. Minor Digital Off-premises Signs
23. Minor Digital On-premises Signs
24. Minor Digital On-premises Off-premises Signs

4) Development Regulations for Permitted and Discretionary Uses

1. the maximum Floor Area Ratio shall be 1.4. The maximum Floor Area Ratio may be increased to 2.0 where parking is provided within an Underground Parkade;
2. a minimum Setback of 6.0 m shall be required where any Lot line of a Site Abuts a public roadway, other than a Lane, Abuts the property line of a Commercial Zone, a Residential Zone, a storm water management facility or the private open space corridor, as defined in the Ellerslie Area Structure Plan;
3. the maximum building Height shall not exceed 14.5m for flat, mansard, and gambrel roofs, or 16.0m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, except the maximum height for a Hotels Use shall not exceed 30.0m, in accordance with Section 52. Hotels exceeding 16.0m in Height shall be a Class B discretionary Development;

4. any business premises or multiple occupancy building having a Floor Area greater than 3 000m² or a single wall length greater than 25.0m visible from a public road, other than a Lane, shall comply with the following criteria:
 1. the roof line and building Façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and
 2. landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
6. no storage of equipment or materials shall be permitted except within an enclosed building;
7. any trash collection area, open storage area, or outdoor service area including any loading, unloading or vehicle service area that is visible from any adjoining Site, shall be screened from view from the adjoining Site. Landscaping, planting, berming, masonry walls, wood Fencing or other man made features shall be provided from the ground to a Height of 1.8 m to block the view from an adjoining Site;
8. lighting for the display, storage and parking areas shall be mounted on lamp standards or building walls and no exposed bulbs or strings of lights shall be used.
9. Signs shall comply with the regulations found in Schedule 59J.
10. General Industrial Uses shall be limited to indoor self-storage.
11. Industrial development shall comply with the Performance Standards of Section 57.1.1 and shall supersede or add to the development regulations of this Zone;

5) Additional Development Regulations for Discretionary Uses

1. Outdoor display areas shall be limited to Automotive and Minor Recreational Vehicle Sales/Rentals and the size, location, screening, and Landscaping of the outdoor vehicular display areas shall be subject to the approval of the Development Officer, who shall ensure that development of the Site is compatible with the appearance of Site design of surrounding developments.
2. The following Uses shall be located within an enclosed building:
 - a. Auctioneering Establishments
 - b. Automotive and Equipment Repair Shops
 - c. Equipment Rentals
 - d. Fleet Services
 - e. Limited Contractor Services
 - f. Major Service Stations
 - g. Recycling Depots
 - h. Recycled Materials Drop-off Centre
3. Nightclubs shall not exceed 240 m² of Public Space, if Abutting or across a Lane from a Site zoned residential.
4. Religious Assembly Uses shall not include rectories, manses, dormitories, convents, monasteries, or other residential buildings.

