

Bylaw 14679

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 839

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 the following new General Definition to Section 6.1 (45):

Natural Area Management Plan means a document formulated to ensure that all responsibilities and actions necessary to support the conservation, preservation or restoration of a Natural Area.

b) renumbering Section 6.1 accordingly.

c) adding the following new Use Class definition to Section 7.8 (5):

Natural Areas

Natural Areas means areas identified for the conservation, preservation and/or restoration of natural features, biodiversity, and ecological processes. Typical uses in this Use Class include the preservation of natural landscapes, features and ecological processes associated with forests, woodlands, grasslands, wetlands, and other water bodies, rare species habitats, and landscape buffers and linkages with appropriate passive and appreciative recreation activities permitted such as hiking, walking, bird watching, and picnicking. This Use Class does not include programmable or ornamental parks.

d) renumbering Section 7.8 accordingly.

e) adding the following Section 14.8:

14.8 Natural Area Management Plan

1. When an application for a Development Permit is for activity on lands zoned (NA) Natural Area, or is to rezone an identified Natural Area site to the NA Zone, the Development Officer shall require a Natural Area Management Plan be prepared by an environmental professional such as an environmental scientist or biologist.
  2. The Development Officer shall impose the requirements outlined in the Management Plan.
  3. The Natural Area Management Plan shall be prepared in accordance with the current requirements for preparing Management Plans for Edmonton's Natural Areas at time of application.
  4. The Natural Area Management Plan shall include, but not be limited to, the following:
    - a. The boundary for the purpose of Zoning of the Natural Area, including the buffer;
    - b. The appropriateness of an Accessory Building within the Natural Area Site. If an Accessory Building is necessary within the Natural Area, then the Natural Area Management Plan shall:
      - i. State the purpose of the Accessory Building;
      - ii. Determine the size and location of the Accessory Building; and
      - iii. State the impacts of the Accessory Building onto the Natural Area and the necessary mitigating measures to reduce those impacts.
    - c. State the extent of human and recreational activities permitted within the NA Zone.
- f) deleting Section 50.2.1, and replacing it with:
- g) In any Zone other than a Residential or a Natural Area Zone, an Accessory Building or Structure is subject to the Development Regulations for that Zone.
- h) adding Section 50.4 as follows:

50.4 Accessory Buildings in the (NA) Natural Areas Protection Zone

50.4.1 Purpose of the Accessory Building.

In accordance with the Natural Area Management Plan for a specific Natural Area, an Accessory Building can only be constructed for the specific purpose of servicing the Natural Area.

50.4.2 Size of the Accessory Building

- a. An Accessory Building shall not exceed 4.0 m nor one storey in height.
- b. An Accessory Building floor area shall not exceed 15 m<sup>2</sup>.

- i) renumbering Section 50 accordingly.
- j) adding a new Sign Schedule 59K as follows:

59K.1 Regulations for Discretionary Signs

1. Fascia On-premises Signs shall be subject to the following regulations:

- a. Fascia On-premise Sign shall be located on the entrance wall of an Accessory Building where permitted.
- b. The Sign shall be designed to be compatible with and not negatively impact the Natural Area.
- c. The maximum Area of any such Sign shall not exceed 2 m<sup>2</sup>.

2. Freestanding On-premises Sign shall be subject to the following regulations:

- a. The Sign and signposts shall be designed to be compatible with and not negatively impact the Natural Area.
- b. The maximum Area of any such Sign shall not exceed 2 m<sup>2</sup>.

3. No Sign shall be illuminated or animated.

- k) Adding a new Section 531 as follows:

531 (NA) Natural Areas Protection Zone

531.1 General Purpose

The purpose of this Zone is to conserve, preserve and restore identified natural areas, features and ecological processes.

531.2 Permitted Uses

- a. Natural Areas

531.3 Discretionary Uses

- a. Fascia On-premises Signs
- b. Freestanding On-premises Signs


531.4 Development Regulations for Permitted and Discretionary Uses

- a. The boundary of this Zone shall include the extent of the Natural Area and buffer in accordance with the information requirements from the Natural Area Management Plan as addressed in subsection 14.8(4)(a).
- b. A Natural Area Management Plan shall be prepared to assess the proposed land use activities on both the site and on adjacent sites and the potential impacts of such activities on the management of the natural area, as per the provisions of Section 14.8.
- c. Accessory Buildings are permitted on lands classified as Natural Areas and may be approved by the Development Officer, where deemed appropriate, as per the Natural Area Management Plan, for the specific purpose of servicing the Natural Area in accordance with the provisions in Sections 14.8(4)(b) and 50.4.
- d. Signs shall comply with the regulations in Schedule 59K.

READ a first time this	24 <sup>th</sup>	day of	August	, A. D. 2007;
READ a second time this	24 <sup>th</sup>	day of	August	, A. D. 2007;
READ a third time this	24 <sup>th</sup>	day of	August	, A. D. 2007
SIGNED and PASSED this	28 <sup>th</sup>	day of	August	, A. D. 2007.

THE CITY OF EDMONTON

  
MAYOR

  
CITY CLERK