

Charter Bylaw 19955

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3385

WHEREAS Lot 28, Block 5, Plan 8022997; located at 4424 - 94 Street NW, Papaschase Industrial, Edmonton, Alberta, is specified on the Zoning Map as (IB) Industrial Business 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 28, Block 5, Plan 8022997; located at 4424 - 94 Street NW, Papaschase Industrial, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (IB) Industrial Business 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	15th day of March	, A. D. 2022;
READ a second time this	15th day of March	, A. D. 2022;
READ a third time this	15th day of March	, A. D. 2022;
SIGNED and PASSED this	15th day of March	, A. D. 2022.

THE CITY OF EDMONTON

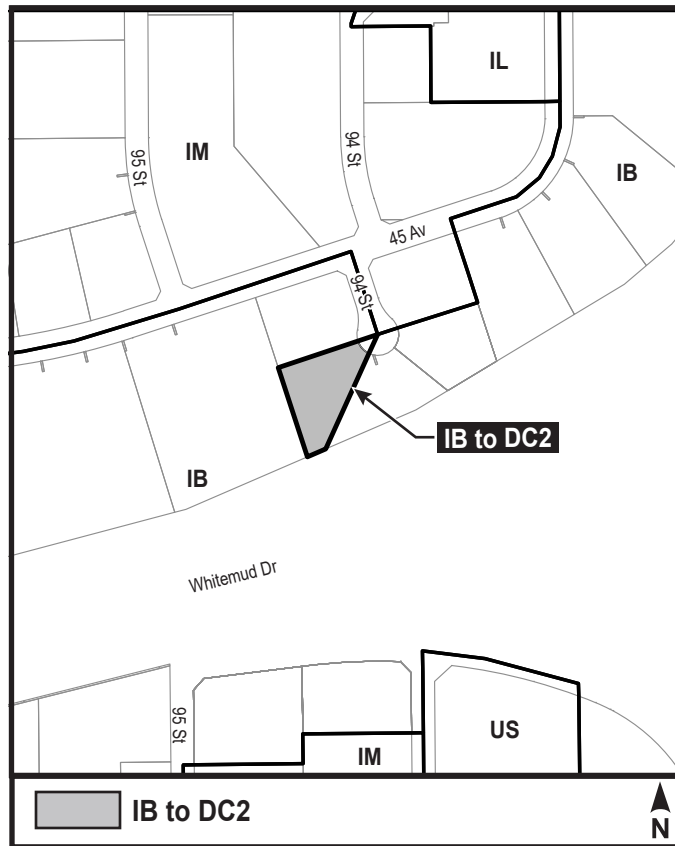


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MAYOR



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CITY CLERK

**CHARTER BYLAW 19955**



**SCHEDULE "B"****(DC2) Site Specific Development Control Provision****1. General Purpose**

To provide for industrial businesses operations such that no nuisance is created or apparent outside an enclosed building, to accommodate limited, compatible non-industrial businesses and to allow for increased Height and Floor Area Ratio for the development of a self-storage facility.

**2. Area of Application**

This provision shall apply to Lot 28, Block 5, Plan 8022997, as shown on Schedule "A" of this Bylaw adopting this provision, Papaschase Industrial.

**3. Uses**

- a. Business Support Services
- b. Breweries, Wineries and Distilleries
- c. Cannabis Retail Sales
- d. Creation and Production Establishments
- e. Equipment Rentals
- f. Gas Bars
- g. General Industrial Uses
- h. Liquor Stores
- i. Major Service Stations
- j. Market
- k. Minor Service Stations
- l. Private Clubs
- m. Professional, Financial and Office Support Services
- n. Rapid Drive-through Vehicle Services
- o. Special Events
- p. Truck and Mobile Home Sales/Rentals
- q. Fascia Off-premises Signs
- r. Fascia On-premises Signs
- s. Freestanding On-premises Signs
- t. Minor Digital Off-premises Signs
- u. Minor Digital On-premises Signs

- v. Projecting On-premises Signs
- w. Roof On-premises Signs
- x. Temporary On-premises Signs

#### **4. Development Regulations for Uses**

- a. Signs shall comply with Schedule 59F of the Zoning Bylaw.
- b. Equipment Rentals shall only be permitted where all equipment and goods for rent are contained within an enclosed building.
- c. The following regulations shall apply to Truck and Mobile Home Sales/Rentals developments:
  - i. All storage, display or parking areas shall be Hardsurfaced in accordance with subsection 54.4.6 of the Zoning Bylaw;
  - ii. Lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used; and
  - iii. The Development Officer may attach conditions regarding the size, location, screening, and landscaping of the outdoor vehicular display areas, to ensure that development is compatible with the appearance of surrounding developments and uses.

#### **5. Development Regulations for Site Layout and Built Form**

- a. Notwithstanding Section 720.3(2), no Site Plan is appended to this Provision.
- b. The maximum Height shall be 14.0 m.
- c. The maximum Floor Area Ratio shall be 1.2.
- d. Notwithstanding the above, the maximum Floor Area Ratio may be increased to 3.5 and the maximum Height increased to 25.0 m limited to General Industrial Uses for self-storage businesses located within an enclosed building. Floor area developed underground for the purpose of General Industrial Uses limited to self-storage businesses shall not be included as part of any Floor Area Ratio calculations.
- e. For buildings greater than 14.0 metres in height, and a Floor Area Ratio of 1.2, the following shall apply:
  - i. The massing of building walls greater than 15.0 m in length shall be reduced through architectural elements such as columns, ribs, pilasters, or piers, change in plane (e.g., recesses and projections), change in building finishes, materials, and textures, or features that create an identifiable pattern and sense of human scale;

- ii. Architectural elements and design treatments such as, but not limited to, changes in plane; changes in building finishes, materials, and textures; and/or public art shall be incorporated on any exterior wall that is visible from Whitemud Drive in order to facilitate the development of a visually appealing building.
  - iii. All mechanical equipment on a roof shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- f. A minimum Setback of 6.0 m shall be required where any lot line Abuts a public roadway.
- g. No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.