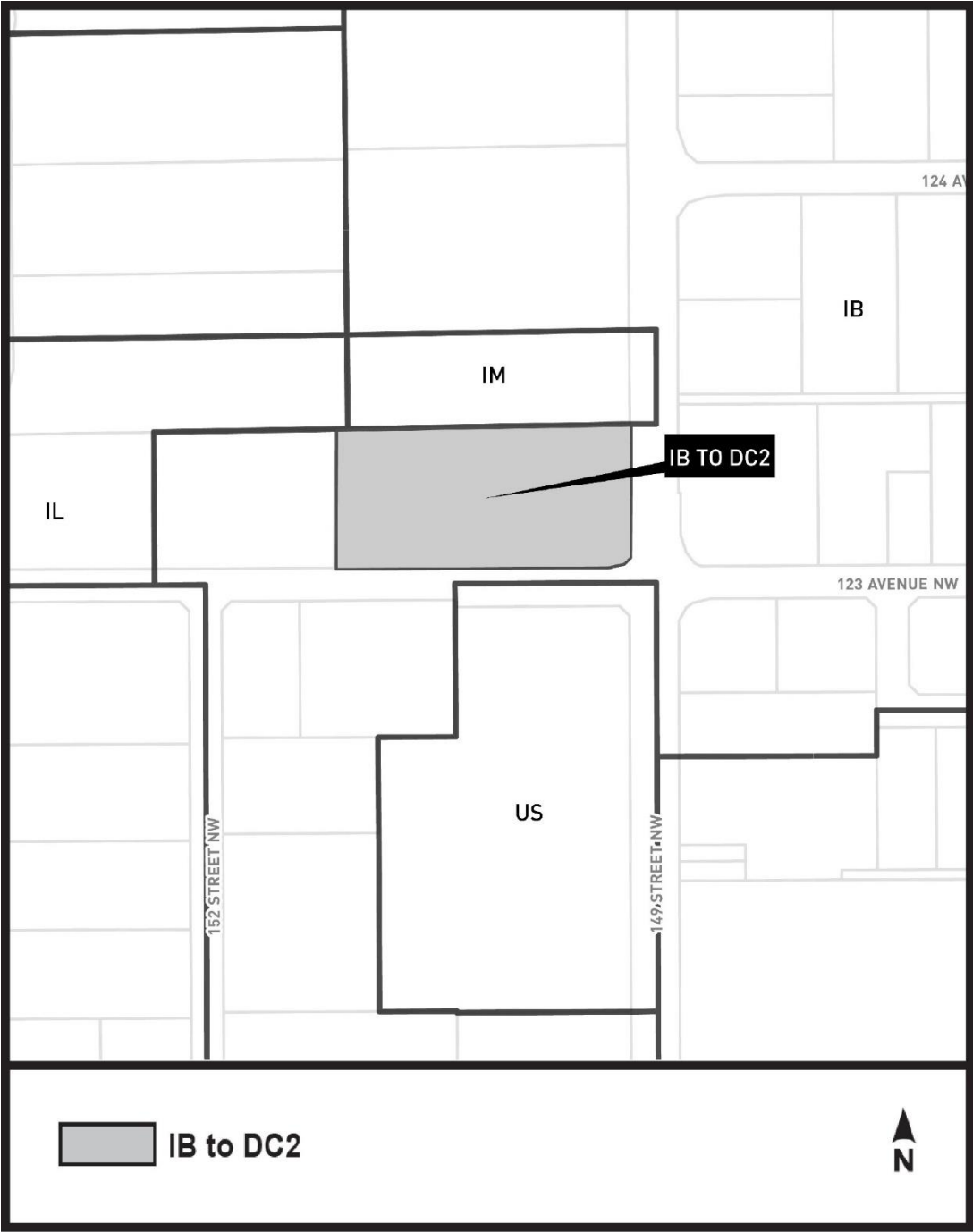


SCHEDULE "A"



SCHEDULE "B"

(DC2.####) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

DC2.####.1. General Purpose

The purpose of this Zone is to provide for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent non-industrial Zone, and to accommodate limited, compatible non-industrial businesses. This Zone should normally be located on the periphery of industrial areas and adjacent to arterial or major collector roadways.

DC2.####.2. Area of Application

This DC2 Provision shall apply to Lot 1A, Block 1, Plan 0324647; located north of 123 Avenue NW and west of approximately 149 Street, as shown on Schedule "A" of the Bylaw adopting this DC2 Provision; Gagnon Estate Industrial.

DC2.####.3. Uses

1. Business Support Services
2. Breweries, Wineries and Distilleries
3. Cannabis Retail Sales
4. Creation and Production Establishments
5. Equipment Rentals, provided that all equipment and goods for rent are contained within the enclosed building
6. Gas Bars
7. General Industrial Uses
8. Liquor Stores
9. Major Service Stations
10. Minor Service Stations
- ~~10.~~ 11. [Private Education Services](#)
- ~~11.~~ 12. Professional, Financial and Office Support Services
13. [Public Education Services](#)

~~12.14.~~ Special Event

~~13.15.~~ Specialty Food Services, for less than 100 occupants and 120 m² of Public Space

~~14.16.~~ Fascia On-premises Signs

~~15.17.~~ Freestanding On-premises Signs

~~16.18.~~ Projecting On-premises Signs

~~17.19.~~ Temporary On-premises Signs

DC2.####.4. Development Regulations for Uses

1. Private and Public Education Services shall not be allowed on site where an Industrial Use exists on site that may have environmental nuisance or health impacts, or where any Use involves the use, manufacturing or storage of hazardous substances. This includes, but is not limited to: Automotive and Equipment Repair Shops, Automotive and Minor Recreation Vehicle Sales/Rentals, Rapid Drive-through Vehicle Services and Recycling Depots.
2. For a Private Education Services Use or Public Education Services Use, the applicant shall provide a risk assessment that demonstrates acceptable risk level if elementary aged children (Grades K-6) are to occupy the site.
- ~~2.3.~~ Where this Zone is applied along a major collector or higher standard public roadway, the minimum Site Frontage shall be 30.0 m, unless access is provided from a service road.
- ~~3.4.~~ The maximum Floor Area Ratio shall be 1.2.
- ~~4.5.~~ 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, or Abuts the property line of a Site zoned residential.
- ~~5.6.~~ No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
- ~~6.7.~~ The maximum Height shall not exceed 12.0 m, in accordance with Section 52 except that the Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater Height for a building housing a

General Industrial Use up to a maximum of 14.0 m, where this is required to facilitate the industrial development of the Use involved.

7.8. Signs shall comply with the regulations found in Schedule 59F.

8.9. Urban Gardens shall comply with Section 98 of this Bylaw.

DC2.####.5. Additional Development Regulations for Specific Uses

1. The following Uses may be permitted at the discretion of the Development Officer:
 - a. Animal Hospitals and Shelters
 - b. Auctioneering Establishments, provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building
 - c. Automotive and Equipment Repair Shops
 - d. Automotive and Minor Recreation Vehicle Sales/Rentals
 - e. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m² of Public Space if adjacent to or across a Lane from a Site zoned residential
 - f. Child Care Services
 - g. Commercial Schools
 - h. Convenience Retail Stores
 - i. Convenience Vehicle Rentals
 - j. Drive-in Food Services
 - k. Fleet Services
 - l. Funeral, Cremation and Interment Services
 - m. Greenhouses, Plant Nurseries and Garden Centres
 - n. Health Services
 - o. Indoor Participant Recreation Services
 - p. Limited Contractor Services
 - q. Market
 - r. Media Studios
 - s. Minor Amusement Establishments

- t. Mobile Catering Food Services
- u. Nightclubs, for less than 200 occupants and 240 m² of Public Space, if adjacent to or across a Lane from a Site zoned residential
- v. Outdoor Participant Recreation Services
- w. Personal Service Shops
- x. Private Clubs
- y. Rapid Drive-through Vehicle Services
- z. Recycling Depots
- aa. Recycled Materials Drop-off Centres
- bb. Religious Assembly, excluding rectories, manses, dormitories, convents, monasteries and other residential buildings
- cc. Residential Sales Centres
- dd. Restaurants, for less than 200 occupants and 240 m² of Public Space, if adjacent to or across a Lane from a Site zoned residential
- ee. Specialty Food Services, for more than 100 occupants and 120 m² of Public Space
- ff. Truck and Mobile Home Sales/Rentals
- gg. Urban Gardens
- hh. Urban Indoor Farms
- ii. Urban Outdoor Farms
- jj. Warehouse Sales
- kk. Vehicle and Equipment Sales/Rentals
- ll. Veterinary Services
- mm. Fascia Off-premises Signs
- nn. Freestanding Off-premises Signs
- oo. Major Digital Signs
- pp. Minor Digital Off-premises Signs
- qq. Minor Digital On-premises Signs
- rr. Minor Digital On-premises Off-premises Signs
- ss. Roof On-premises Signs
- tt. Temporary Off-premises Signs

2. The following regulations shall apply to Convenience Vehicle Rentals development:
 - a. all storage, display or parking areas shall be Hardsurfaced in accordance with subsection 54.4.6 of this Bylaw
 - b. all display areas that Abuts a Residential Zone or Lane serving a Residential Zone shall be screened, in accordance with the provisions of subsection 55.5(6) of this Bylaw; and
 - c. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
3. Automotive and Minor Recreational Vehicle Sales/Rentals, Vehicle and Equipment Sales/Rentals shall comply with provisions of this Zone for Convenience Vehicle Rentals developments. The Development Officer may attach conditions to this Use 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.
4. The minimum Floor Area for a Warehouse Sales establishment shall not be less than 1 000 m² unless at least 50% of the Floor Area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.
 - 4.5. Cannabis Retail Sales shall comply with Section 70 of this Bylaw.
 - 5.6. Urban Indoor Farms shall comply with Section 98 of this Bylaw.
 - 6.7. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.
 - 7.8. Child Care Services shall comply with Section 80 of this Bylaw.

DC2.####.6. Transportation Improvements

1. As a condition of a development permit to operate a Private or Public Education Services Use, the owner shall enter into an agreement with the City of Edmonton for off-Site improvements necessary to serve or enhance the development, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination

(Transportation). Such improvements shall be constructed at the owner's cost. The Agreement process shall include an engineering drawing review and approval as required.

DC2.####.7. General Performance Standards for Industrial Developments

1. With the exception of Private Education Services and Public Education Services, any Use or activity shall comply with the following standards:
 - a. all Uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building and there shall be no outdoor display areas, except for Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals;
 - b. all loading, service trach collection and Accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a Lane, and from adjacent Sites, by building walls, freestanding walls, landscape materials, berms , wood fences or a combination of these, to the satisfaction of the Development Officer;
 - c. Except for landscape materials, screening shall be a maximum height of 3.7 m;
 - d. the Development Officer may require that exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any public roadway other than a Lane, and from adjacent Sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone;
 - e. all buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the

development throughout the life of the project. The Development Officer may require that the appearance of metal, or concrete block walls exposed to public view from beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development; and

f. for Child Care Services uses, the applicant shall provide a Site plan that mitigates the risk of interference between pedestrian and vehicular traffic, to the satisfaction of the Development Officer.

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