

541 (AN) River Valley Activity Node Zone

541.1 General Purpose

The purpose of this Zone is to allow for limited commercial development within activity nodes in designated areas of parkland along the river, creeks and ravines, for active and passive recreational Uses, tourism Uses, and environmental protection in conformance with Plan Edmonton, the Ribbon of Green Master Plan, and the North Saskatchewan River Valley Area Redevelopment Plan.

541.2 Permitted Uses

1. Community Recreation Services
2. Exhibition and Convention Facilities

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

4. Greenhouses, Plant Nurseries and Garden Centres
5. Natural Science Exhibits
6. Outdoor Participant Recreation Services
7. Public Libraries and Cultural Exhibits
8. Public Park

Charter Bylaw 18613

November 26, 2018

9. Special Event

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

10. Urban Gardens
11. Fascia On-premises Signs
12. Projecting On-premises Signs
13. Temporary On-premises Signs

541.3 Discretionary Uses

Discretionary Uses are listed in the Appendices.

541.4 Development Regulations for Permitted and Discretionary Uses

1. No development, except essential sewer utility crossings, shall be allowed in the Environmental Protection Sector as shown on the Maps in the Appendices.
2. The maximum building Height shall be 10.0 m unless otherwise approved by the Development Officer, where deemed appropriate for the Use.
3. The Development Officer shall require the submission of an environmental review for all major facility permits, as defined by the North Saskatchewan River Valley

- Area Redevelopment Plan Bylaw, and all major Development Permits, and recommendations contained within the review shall be met as a condition of the issuance of a Development Permit, to the satisfaction of the Development Officer.
4. The Development Officer may require the submission of an environmental review for other Uses, and recommendations contained within the review shall be met as a condition of the issuance of a Development Permit, to the satisfaction of the Development Officer.
 5. A parking impact assessment shall be required for all major facility and major Development Permit applications, and recommendations for the provision of parking facilities contained within the review shall be met as a condition of the issuance of a Development Permit, to the satisfaction of the Development Officer.
 6. Development Permits for signs shall be reviewed both independently and as a component of the general streetscape of the applicable portion of the park to ensure that the sign is compatible with the general intent of the Master Plan, to the satisfaction of the Development Officer.

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

7. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.
8. Urban Gardens shall comply with Section 98 of this Bylaw.

541.5 Development Regulations for Discretionary Uses

1. As listed on the individual attached Appendices.

[For [Appendices I to IV](#)]

PROPOSED

Appendix V

RIVER CROSSING AREA

1. Area of Application

Includes: RE/MAX Field, located on Lot 1, **Block X, Plan X** south of 96 Avenue NW and east of Rossdale Road; the riparian area (including the former power plant building) located on Lot 7, **Block X, Plan X** along the north shore of the North Saskatchewan River, east of the Walterdale bridge and west of 101 Street NW; and Lot 9 and Lot 10 Block **X, Plan X**.

Lot 7, Block X, Plan X includes the Rossdale Power Plant made up of three separate structures: The Low Pressure Plant, Pumphouse No. 1 and Pumphouse No. 2. The Low Pressure Plant and Pumphouse No. 1 are designated as Provincial Historic Resources; the Low Pressure Plant, Pumphouse No. 1 and Pumphouse No. 2 are listed on the Inventory of Historic Resources in Edmonton.

The River Crossing area is a unique historical, cultural and community area nestled in the North Saskatchewan River Valley in Edmonton. The sites can accommodate a mix of community, commercial, recreational, sporting and entertainment uses including a multi-purpose sports and entertainment venue that will strengthen this area of Rosedale as a destination.

2. Discretionary Uses

- a. Bars and Neighbourhood Pubs,
- b. Breweries, Wineries and Distilleries
- c. Carnivals
- d. Child Care Services
- e. Convenience Retail Stores
- f. Creation and Production Establishments
- g. Equipment Rentals
- h. General Retail Stores
- i. Government Services
- j. Hotels
- k. Household Repair Services
- l. Indoor Participant Recreation Services
- m. Liquor Stores
- n. Live Work Units
- o. Market
- p. Major Amusement Establishments
- q. Media Studios
- r. Minor Amusement Establishments
- s. Minor Impact Utility Services
- t. Mobile Catering Food Services
- u. Multi-unit housing
- v. Outdoor Amusement Establishments
- w. Personal Service Shops, not including Body Rub Centres
- x. Private Clubs
- y. Private Education Services
- z. Professional, Financial and Office Support Services
- aa. Public Education Services
- bb. Restaurants
- cc. Secondhand Stores
- dd. Special Industrial Uses
- ee. Spectator Entertainment Establishments
- ff. Spectator Sports Establishments
- gg. Specialty Foods Services
- hh. Urban Indoor Farms
- ii. Such accessory Uses as required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the park, to the satisfaction of the Development Officer
- jj. Freestanding On-premises Signs
- kk. Roof On-premises Signs
- ll. Fascia Off-premises Signs

- mm. Freestanding Off-premises Signs
- nn. Major Digital Signs
- oo. Minor Digital Off-premises Signs
- pp. Minor Digital On-premises Signs
- qq. Minor Digital On-premises Off-premises Signs
- rr. Projecting Off-premises Signs
- ss. Roof Off-premises Signs
- tt. Temporary Off-premises Signs, not including portable signs

3. Additional Development Regulations for Discretionary Uses

- a. As a condition of the Development Permit for any development involving a new or expanded structure, the Development Officer shall require that development be preceded by a topsoil stripping program that must be the subject of a Historic Resources Monitoring Program for archaeology. The Historic Resources Monitoring Program and any work resulting from this monitoring program is to be conducted by an archaeologist qualified to hold an Archaeological Research Permit within the Province of Alberta. In order to conduct the Historic Resources Monitoring Program, the archaeological consultant must submit "An Application for an Archaeological Research Permit – Mitigative Research Project" in accordance with the following regulations and to the satisfaction of the Development Officer in consultation with the Municipal Heritage Officer and Alberta Culture, Multiculturalism and Status of Women.
 - i. The Historic Resources Monitoring Program is to be carried out under snow-free, unfrozen ground conditions.
 - ii. The Historic Resources Monitoring Program shall include the entire subject site. Topsoil stripping must be taken to a depth where undisturbed subsoils are clearly visible in order to expose any burial vaults that may exist. The archaeological consultant must confirm any such features identified.
 - iii. Depending upon the archaeological results of the Historic Resources Monitoring Program, additional salvage, protection or preservation measures may be required.
- b. The Site includes the Rossdale Power Plant and associated lands on which the plant buildings are located, and are designated as a Provincial Registered Historic Resource as per the Alberta *Historical Resources Act*. All future development in or adjacent to the Rossdale Power Plant complex shall conform to the "Guidelines for Rehabilitation" published by Alberta Culture, Multiculturalism and Status of Women. Development Permit Applications within or adjacent to buildings in the Rossdale Power Plant complex shall be reviewed by the Development Officer in consultation with the Municipal Heritage Officer and requires the approval by the Minister of Alberta Culture, Multiculturalism and Status of Women.
- c. Signs shall comply with the regulations found in Schedule 59C of the Zoning Bylaw, except that:
 - i. With the exception of Fascia On-Premises signs, no other Signs shall be permitted on the Rossdale Power Plant complex.

- ii. Sign applications pertaining to the Rossdale Power Plant complex shall be in accordance with the following regulations and to the satisfaction of the Development Officer in consultation with the Municipal Heritage Officer and Alberta Culture Multiculturalism and Status of Women for how the signs reference the historic nature of the buildings and in context with the surrounding development, such as, but not limited to, the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; and any streetscape improvements. The Development Officer may require revisions to the application to mitigate the impact of a proposed Sign, and may refuse an application for a Development Permit that adversely impacts the Rossdale Power Plant complex.

River Crossing Map for Appendix 5 to Section 541



[Placeholder]