

## **(DC1) Direct Development Control Provision River Valley Cameron**

### **1. General Purpose**

To establish a Direct Development Control Provision to accommodate utility systems or works limited to a Renewable Energy Device (solar power plant) and future water treatment plant and Community, Educational, Recreational and Cultural Services.

### **2. Area of Application**

The Provision shall apply to lands legally described as Lot 1, Block 1, Plan 8722572, Lot 2, Block 1, Plan 0123893, and a portion of NW 3-52-25-4, River Valley Cameron.

### **3. Uses**

- a Major Impact Utility Services
- b Minor Impact Utility Services
- c Public Libraries and Cultural Exhibits
- d Publicly Accessible Private Park
- e Public Park
- f Special Event
- g Urban Gardens
- h Fascia On-premises Signs
- i Freestanding On-premises Signs
- j Projecting On-premises Signs
- k Temporary On-premises Signs

### **4. Development Regulations**

- a Development of the Renewable Energy Device (solar power plant) on the Site shall be in general conformance with the attached Concept Plan.
- b The minimum Setback shall be 4.5 m, however where any Lot line of the Site Abuts the Lot line of a Site zoned PU, no setback shall be required, and:
  - i. minimum setback of 125 m from any Lot line Abutting the North Saskatchewan River, in accordance with the attached Concept Plan.
  - ii. Any Renewable Energy Device (solar power plant) shall not be placed within the Key Wildlife and Biodiversity Zone, in accordance with the attached Concept Plan.
- c The maximum building Height shall be 18 m. Where a building exceeds 10 m in Height, the building shall minimize its visual impact through:

- i. Location on site; and
  - ii. Landscaping and screening.
- d. A Fence shall be installed along the perimeter of the Renewable Energy Device (solar power plant) in accordance with the attached Concept Plan.
- e. A Public Library and Cultural Exhibit, which may include but not limited to educational, community, and indigenous awareness programming, and offsite interpretative signage shall be development within two year of commencement of operation of the Renewable Energy Device (solar power plant), subject to the River Valley Bylaw, in accordance with the attached Concept Plan.
- f. Notwithstanding Section 55 of the Zoning Bylaw, landscaping requirements shall be as follows:
  - i. Detailed landscaping plans shall be submitted with the Development Permit application for the revegetation of native trees and shrubs and meadows on the southern boundary of the site, as shown on the attached Concept Plan, to the satisfaction of the Development Officer in consultation with Urban Form and Corporate Strategic Development (Urban Growth and Open Space Strategy).
- g. Developments in this Zone shall comply with the Industrial Performance Standards applicable to the IB Zone.
- h. Where it is unreasonable for a development to comply with clause 4.b., 4.c., 4.e. or 4.f., because of characteristics fundamental to the provision of infrastructure services, the Development Officer may relax requirements of clause 4.b., 4.c., 4.e. or 4.f., as required.
- i. Where this Zone Abuts the A Zone, the Development Officer in consultation with Urban Form and Corporate Strategic Development (Urban Growth and Open Space Strategy), may require an Environmental Impact Assessment in accordance with this Bylaw.
- j. Major Impact Utility Services may include a Renewable Energy Device (solar power plant).
- k. The Development Officer may require a Geotechnical Report prepared by a registered Professional Engineer.
- l. As a condition of a Development Permit(s) for a Renewable Energy Device (solar power plant), the owner shall enter into an agreement(s) with the City of Edmonton to the satisfaction of the Development Officer in consultation with Urban Form and Corporate Strategic Development (Urban Growth and Open Space Strategy) that shall include:
  - i. The implementation of the post construction E.L. Smith WTP Solar Farm Project Wildlife Monitoring and Mitigation Plan (August 2020), for bird mortality and wildlife habitat connectivity (via remote cameras and winter tracking). If impacts are found to have occurred, an Adaptive Management Plan (formulated from the Adaptive Management Framework, August 2020) will be submitted to Alberta Environment and Parks (AEP), to the satisfaction of the Development Officer, outlining specific post construction management and mitigation actions as appropriate; and

- ii. To provide off-site educational signage.
- m. Signs shall comply with the regulations of Schedule 59C.
- n. Freestanding On-premises Signs shall comply with the regulations of the subsection 59C.3.1.

# CONCEPT PLAN

