

Edmonton Zoning Bylaw 12800

930.6 (ECB) Ellerslie Commercial Business Zone

1) General Purpose

The purpose of this Zone is to provide for commercial business uses adjacent to major public roadways that provide good visibility and accessibility.

2) Permitted Uses

1. Bars and Neighbourhood Pubs
2. Breweries, Wineries and Distilleries
3. Business Support Services
4. Cannabis Retail Sales
5. Casinos and Other Gaming Establishments
6. Convenience Retail Stores
7. Fascia On-premises Signs
8. Freestanding On-premises Signs
9. General Industrial Uses
10. Health Services
11. Hotels
12. Indoor Participant Recreation Services
13. Liquor Stores
14. Minor Service Stations
15. Professional, Financial and Office Support Services
16. Projecting On-premises Signs
17. Religious Assembly
18. Restaurants
19. Special Event
20. Special Industrial Uses
21. Specialty Food Services
22. Temporary On-premises Signs
23. Veterinary Services
24. Warehouse Sales

3) Discretionary Uses

1. Auctioneering Establishments
2. Automotive and Equipment Repair Shops
3. Automotive and Minor Recreation Vehicle Sales/Rentals

4. Child Care Services
5. Commercial Schools
6. Convenience Vehicle Rentals
7. Equipment Rentals
8. Fleet Services
9. Limited Contractor Services
10. Major Service Stations
11. Market
12. Media Studios
13. Mobile Catering Food Services
14. Nightclubs
15. Personal Service Shops
16. Private Clubs
17. Rapid Drive-through Vehicle Services
18. Recycled Materials Drop-off Centres
19. Recycling Depots
20. Residential Sales Centres
21. Urban Gardens
22. Urban Indoor Farms
23. Urban Outdoor Farms
24. Minor Digital Off-premises Signs
25. Minor Digital On-premises Signs
26. Minor Digital On-premises Off-premises Signs

4) Development Regulations for Permitted and Discretionary Uses

1. the maximum Floor Area Ratio shall be 1.2. The maximum FAR may be increased to 2.0 where underground parking is provided;
2. 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, abuts the property line of a Commercial Zone, a Residential Zone, a storm water management facility or the private open space corridor, as defined in the Ellerslie Area Structure Plan;
3. all Setbacks shall be Landscaped in accordance with Section 55 of this Bylaw;
4. no parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback;
5. the maximum Height shall not exceed 14.0 m;
6. no storage of equipment or materials except in an enclosed building;
7. all storage, display or parking areas shall be hardsurfaced in accordance with subsection 54.6 of this Bylaw;

8. all display and storage areas that abut any Zone, other than an Industrial Zone shall be screened in accordance with the provisions of subsection 55.4(4) of this Bylaw;
9. any trash collection area, open storage area, or outdoor service area including any loading, unloading or vehicle service area that is visible from any adjoining Site, shall be screened from view from the adjoining Site. Landscaping, planting, berming, masonry walls, wood Fencing or other man made features shall be provided from the ground to a Height of 1.8 m to block the view from an adjoining Site;
10. lighting for the display, storage and parking areas shall be mounted on lamp standards or building walls and no exposed bulbs or strings of lights shall be used. Lighting shall be in accordance with Section 51 of this Bylaw; and
11. Signs shall comply with the regulations found in Schedule 59J.
12. General Industrial Uses shall be limited to indoor self-storage.
13. Urban Gardens shall comply with Section 98 of this Bylaw.
14. Cannabis Retail Sales shall comply with Section 70 of this Bylaw

5) Additional Development Regulations for Permitted and Discretionary Uses

1. The size, location, screening and Landscaping of the outdoor vehicular display areas for Automotive and Minor Recreational Vehicle Sales/Rentals shall be subject to the approval of the Development Officer, who shall ensure that development of the Site is compatible with the appearance of Site design of surrounding developments.
2. The following Uses shall be located within an enclosed building:
 - a. Auctioneering Establishments
 - b. Automotive and Equipment Repair Shops
 - c. Equipment Rentals
 - d. Fleet Services
 - e. Limited Contractor Services
 - f. Major Service Stations
 - g. Recycling Depots
 - h. Recycled Materials Drop-off Centres
3. Nightclubs shall not exceed 200 occupants nor 240 m² of Public Space, if adjacent to or across a Lane from a Site zoned residential.
4. Religious Assembly Uses shall not include rectories, manses, dormitories, convents, monasteries, or other residential buildings.
5. Urban Indoor Farms shall comply with Section 98 of this Bylaw.
6. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.