

(DC2) Site Specific Development Control Provision

Part IV Edmonton Zoning Bylaw

Section DC2.443

Bylaw 11534 (as amended)
July 16, 1997

DC2.443.1. General Purpose

To establish a Site Specific Development Control District to accommodate an accessory parking lot for vehicles being serviced at the automotive dealership located on Lots 1 to 7, inclusive, Block 64, Plan I, such that, by developing sensitive site development regulations, impacts on surrounding residential areas are minimized.

DC2.443.2. Area of Application

This DC5 District shall apply to Lots 28 to 32, inclusive, and the easterly 2.4 m (8 ft.) throughout Lot 27, Block 64, Plan I, located west of 106 Street, north of 81 Avenue, Queen Alexandra.

DC2.443.3. Use

Accessory Parking for the exclusive use of the Automotive and Minor Recreation Vehicle Sales/Rentals use located north of the site, on Lots 1 to 7, inclusive, Block 64, Plan I, to park cars scheduled for servicing.

DC2.443.4. Development Criteria

- a. Parking on the site shall be restricted to a surface parking lot.
- b. The parking lot shall not be used as an extension of the vehicle retail or sales area associated with the Automotive and Minor Recreation Vehicle Sales/Rentals use located north of the site.
- c. The size of parking spaces and aisles on this site shall comply with Section 66.3 of the Land Use Bylaw.
- d. The following required yards shall be provided:
 - i. along 81 Avenue, a minimum of 6 m (19.7 ft.) in width from the south property line;
 - ii. along the west property line; a minimum of 3 m (9.84 ft.) in width; and
 - iii. along 106 Street, a minimum of 4.5 m (14.8 ft.) in width from the east property line.
- e. Required yards shall be landscaped in accordance with Section 69 of the Land Use Bylaw.
- f. The parking lot shall be asphalt paved and drained.
- g. Vehicular access to the site shall be restricted to the abutting lane.
- h. No parking, loading, storage, trash collection, outdoor service or display areas shall be permitted within a required yard. Loading, storage and trash collection areas shall be located to the north side of the parking lot and shall be screened from view from any

adjacent residential sites or public roadways, in accordance with Section 69.4 of the Land Use Bylaw.

- i. Lighting shall be directed downwards and away from the adjacent residential areas and roadways and the intensity of the illumination shall not extend beyond the boundaries of the site. No exposed bulbs or strings of lights shall be used.
- j. Signs shall be developed in accordance with Schedule 79B of the Land Use Bylaw. Notwithstanding Schedule 79B, no signs shall be allowed along 81 Avenue, the west property line or 106 Street and no illuminated signs shall be allowed on the site.
- k. Solid screen fencing constructed of wood or a suitable wood-like synthetic substitute, 1.83 m (6.0 ft.) in height, designed to the satisfaction of the Development Officer, shall be placed along the west property line and augmented with landscaping features designed to soften the visual effect of the required fencing.
- l. No flags, banners, pennants, streamers or other promotional or decorative materials shall be allowed which will draw attention to the site.
- m. For this District the development shall be considered complete and the term "completion of development", as used in Section 69.6(7) of the Land Use Bylaw, satisfied once the asphalt surface for the parking area has been installed.

BYLAW 11534

