

Industrial Zones Review Project

What We Heard Report - March 2024

Project Overview

The Industrial Zones Review (IZR) project's purpose has been to review the industrial land use districts, relevant overlays, surrounding areas, and industrial land use definitions to amend and update the Land Use Bylaw (LUB) to achieve specific objectives.

Objectives:

- Help to **“Ensure that the City of Leduc has clear plans and strategies, supported by enabling technologies, to guide future growth with a high quality of life.”** (2019-22 Strategic Plan, pg. 17)
- **“Optimize the use of existing municipal infrastructure.”** (“2019-22 Strategic Plan, pg. 17)
- Provide district(s) that align with and implement the 2020 MDP and the Aero Employment and Flex Business policy areas in the East Telford Lake ASP and 65th Ave ASP;
- Ensure continued alignment with the EMRGP, IDP, and relevant provincial legislation and initiatives, including AVPA and the Red Tape Reduction initiative;
- Streamline and simplify the industrial districts and land use definitions to make them easier to understand, implement and promote;
- Review parking requirements for industrial zones
- Update the Land Use Bylaw to ensure its continued effectiveness; and
- Realize increased industrial and employment development in the City of Leduc.

The project was split into two phases. Phase one focused on analysis and research, with the aim of streamlining the regulations for commercial and industrial development. The outcomes of phase one included a Land Use Analysis, a Regulatory Toolbox Report, and an Industrial Parking Report. Following that work, amendments to the Land Use Bylaw removed requirements for a minimum number of parking spaces in industrial land use districts.

Phase two included a review of the various commercial districts, Area Structure Plans (ASPs) and other statutory plans, as well as the existing zoning designations of properties in the employment areas. The focus in phase two has been to simplify regulations, consider a reduction in districts, and provide alignment with the approved ASPs, including 65th Avenue ASP and East Telford Lake ASP.

Through this work, the Commercial Shopping Centre (CSC) land use district was found to have significant overlap with the General Commercial (GC) land use district. Accordingly, the CSC district is proposed to be eliminated. Additionally, one section of the employment areas, along Airport Road, has zoning designations that do not match the Area Structure Plan for the area. Finally, one section north of 54th Avenue, south of 65th Avenue, east of 50th Street, and west of the rail line, is an assortment of different districts in close proximity to the urban centre. This section has begun to transition to more commercial development to meet the needs of the nearby residents. Administration has also received inquiries for future commercial

redevelopment in the area. This area is suitable for future redevelopment opportunities for more employment uses.

Amendments are proposed to the LUB regulations, as well as the redistricting of 57 properties to meet the objectives of the IZR project. Following these amendments, a review of the land use analysis and development in the employment lands may be undertaken.

Who We Engaged, When, and How

During phase one, the City used a targeted public engagement approach to gather feedback on the overall objectives of the IZR and to evaluate the current function of the industrial land use districts.

City staff hosted a number of stakeholder meetings to capture feedback from developers, builders and commercial realtors. The City also created a page on the municipal website titled "[Industrial Zone Review](#)" which communicated the rationale for the project, providing links to supporting information and resources.

In phase two, the Industrial Zone Review Website was updated to reflect the progress and outline the objectives of phase two, while also informing the public of the proposed changes. Letters were sent to the landowners whose properties are proposed for redesignation in February of 2024, outlining the changes and requesting any feedback or questions. Formal letters as required by the Municipal Government Act were also sent to the landowners and the adjacent property owners of all lands proposed to be redesignated at the beginning of March 2024, advising them of the proposed changes and of the date and time of the public hearing.

What We Heard

Stakeholder Meetings:

1. Commercial Realtors
 - a. Project objectives were well received and generally supported. Comments were made regarding the existing higher standard for aesthetics in Leduc as a selling feature for the right clients.
2. Developers
 - a. Project objectives were well received and generally supported.

Generally, stakeholders understood the rationale for the project and were not concerned about being included in ongoing engagement.

Landowner letter responses:

Type of change	Summary	Response
IBL to GC	Landowner reached out and met with staff to discuss changes to understand future implications, no concerns	No concerns, no further action needed.
IBL to GC	Landowner called staff to discuss businesses currently using property and future plans. Current outdoor use will be non-conforming but owner not concerned.	No concerns, no further action needed.

IBL to GC	Landowner called to confirm understanding of changes, asked about 65 th Avenue and future use of vacant land along 47 th st (old Burnco site).	No concerns, no further action needed.
IL to GC	Landowner called and met with staff to discuss potential business sale and existing structures on site. Concerned about fabric structures and potential non-conformance.	Met with landowner for discussion, reviewed file. Current use is compatible with GC. Existing fabric structures will be non-conforming.
IL to GC	Landowners emailed and met with staff regarding future tenants and uses. Letters received from representatives on behalf of landowners of 3 properties opposed to rezoning.	<p>Emailed additional information and met with landowners for discussion, outlined available uses in proposed GC district. These are warehouse-style buildings with limited yard space. Additional file reviews through business licensing and google have shown that the existing uses are compatible with GC. The two small outdoor scrap/material storage areas will be non-conforming.</p> <p>Will engage with owner to further discuss their concerns.</p>
IL to GC	Landowners called regarding concerns over future use of building and possible future tenants. Letter received from landowners.	Discussed concerns and proposed uses that allow for similar land uses to what is existing, offered to meet with landowner. Indoor operations as described are compatible with the <i>Light Business Facility</i> use in the GC District as proposed.
IL to GC	Landowners called and met with staff. Opposed to change due to concerns that future potential tenants would not value the current built form and amenities of the building. Fearful that it's too much change too soon.	<p>Met with landowners to discuss proposed uses and existing business. Connected landowners with Economic Development regarding vacancy rates and rental rates as well as potential future tenant conversations.</p> <p>Will engage with owner to further discuss their concerns.</p>

Adjacent to CSC to GC	Landowner had questions about the proposed discretionary uses, and the permit process for discretionary uses.	Explained discretionary process and rationale for consolidation of CSC and GC. No concerns, no further action needed.
CSC to GC	Landowner/developer of multiple parcels. Discussed changes and reviewed information. No concerns.	No concerns, no further action needed.
CSC to GC, CBD to GC	Landowner/developer of multiple parcels. Questions about the impact on future development, not concerned with the proposed changes. Questions about assessment values changing based on CBD to GC zoning change.	In depth conversation regarding the multiple properties impacted. Connected with assessment to confirm no changes based on this proposed redesignation. No concerns, no further action needed.

February 8, 2024

**RE: Proposed Rezoning as Identified on Attachment 2
Within the City of Leduc**

Dear Landowner:

Your property is zoned IL – Light Industrial. The IL district is intended to provide for light industrial uses that do not create any significant external objectionable or dangerous conditions outside of any buildings. The City is looking to redistrict your property to the GC – General Commercial district under the Land Use Bylaw (as shown on the attached map). The GC district is intended to provide sites for the development of business areas, retail, and service developments to serve the community and regional area.

As part of the Industrial Zone Review Project, the City of Leduc has reviewed the commercial and industrial districts, as well as the high-level statutory plans for these areas. In consideration of these plans, the characteristics of the area, as well as the existing and potential future developments on the sites, the GC – General Commercial district is a more suitable land use district to maximize development opportunities and an efficient use of land.

If Council approves the amendments to the Land Use Bylaw as are being proposed, what would that mean for you?

The building location requirements and uses within the GC district are targeted towards commercial development. However, the GC district has potential for some lighter indoor operations in certain use categories, assuming there are no nuisance factors created by the development.

Any new development would have to follow the regulations of the GC district and could be considered for permit issuance, subject to the Land Use Bylaw provisions. In general, there may be the odd occurrence of a non-conforming setback or use; however, those developments can often remain as-is until redevelopment occurs. A copy of the proposed GC regulations has been attached for your reference. For further details on the IZR project, feel free to visit our project website here: <https://www.leduc.ca/irzproject>

Administration is looking to bring this redistricting bylaw forward to Council on March 4, 2024, for first reading, with a public hearing and final legislated readings scheduled for March 25, 2024.

Please contact the letter writers below if you have questions or wish to set a meeting to discuss how this affects your property. We would appreciate hearing from you by February 29, 2024.

Kind regards,



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Enclosure

CSC to GC

1	2221097/2/1
2	1722010/4/1
3	0220779/2/2
4	0220779/2/3
5	0220779/2/4
6	0525256/2/6
7	0620779/2/7
8	0220779/1/4
9	0727200/1/7
10	SE34 49-25-W4
11	9021756/31/3
12	9021756/31/2
13	9021756/31/4
14	684RS//B1
15	684RS//A1
16	3598KS//D
17	3598KS//P
18	1775TR//A2
19	6348MC//3
20	6348MC//4
21	9422644/13/C

IM to US

1 0322880/3/3PUL

CSC to GR

1 1715TR/13/29R

IL to GC

1	9320109/1/22
2	9320109/1/21
3	0824939/1/21A
4	0322880/2/6
5	0322880/2/5
6	0322880/2/4
7	0322880/2/3
8	0322880/2/2
9	0322880/2/1
10	0322880/3/2
11	4363NY;;N
12	1020973;2;4A
13	0921887;;
14	0421649;1;5
15	0421649;1;4
16	0421649;1;3
17	9825768;24;4

CBD to GC

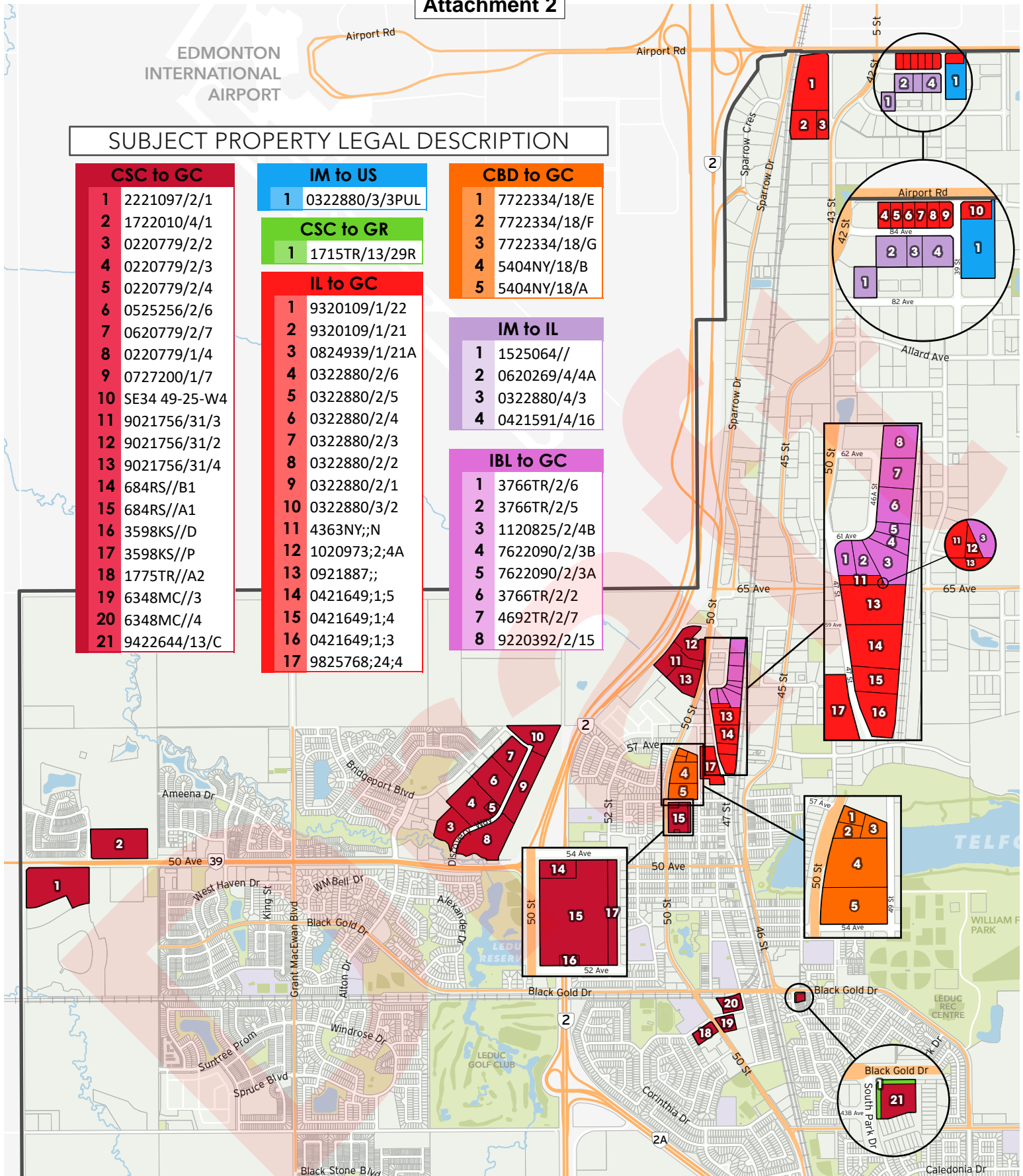
1	7722334/18/E
2	7722334/18/F
3	7722334/18/G
4	5404NY/18/B
5	5404NY/18/A

IM to IL

1	1525064//
2	0620269/4/4A
3	0322880/4/3
4	0421591/4/16

IBL to GC

1	3766TR/2/6
2	3766TR/2/5
3	1120825/2/4B
4	7622090/2/3B
5	7622090/2/3A
6	3766TR/2/2
7	4692TR/2/7
8	9220392/2/15



CBD to GC

CSC to GC

IBL to GC

IL to GC

IM to IL

 **CSC to GR**
Commercial Shopping Centre
to General Recreation

IM to US

Medium Industrial to Urban Service



CITY OF
Leduc

Proposed GC – General Commercial Land Use District

Table 25: Permitted and Discretionary Land Use Classes GC – General Commercial is replaced with the following:

Permitted Uses	Discretionary Uses
Accessory Developments	Auctioneering Facility
Banner Sign	Bars and Neighbourhood Pubs
Billboard Sign	Casino
Business Support Service	Commercial Storage Facility
Cinema	Community Service Facility
Commercial School	Day Care Facility
Container, Shipping Container or Sea Can	Dwelling, Apartment (above 1 st floor)
Contractor Service	Emergency Response Service
Custom Manufacturing Establishment <i>Amended – Bylaw No. 1052-2020, adopted Sep 14-2020.</i>	Entertainment Facility, Indoor
Digital Sign	Entertainment Facility, Outdoor
Drive Through Service	Farmers/Flea Market
Eating and Drinking Establishment	Funeral Home
Eating and Drinking Establishment (Limited)	Gaming Establishment
Fascia Sign	Government Service
Freestanding Sign	Greenhouse
Health Service	Kennel
Hotel	Late Night Club
Identification Sign	Motel
Light Business Facility	Pawn Shop
Inflatable Sign	Place of Worship
Parking Facility	Private Club
Personal Service	Recreation Facility, Indoor
Pet Care Service	Recycling Depot
Professional, Financial and Office Service	Research and Development Facility
Projecting Sign	Retail Store (Liquor)
Radio Communication Facility	Retail Store (Secondhand Shop)
Radio Communication Facility (Limited)	Service Station
Retail Store (Neighbourhood)	Shelter Services <i>Amended – Bylaw No. 1100-2021, adopted Sep 13-2021</i>
Retail Store (General)	Surveillance Suite
Roof Sign	Vehicle Repair Facility (Limited)
Service Station (Limited)	Vehicle Sales, Leasing or Rental Facility
Temporary Portable Sign	Veterinary Clinic
Utility	Warehouse Sales

Proposed GC District Uses and Setbacks

Permitted Uses	Discretionary Uses
Vehicle Oriented Service	Uses similar to the permitted and Discretionary Uses listed above
Vehicle Sales, Leasing or Rental Facility (Limited)	

Table 26: GC Site Subdivision Regulations is replaced with the following:

Site Subdivision Regulations	
GC – General Commercial	
SITE AREA MINIMUM	650.0 m ²
SITE AREA MAXIMUM	At the discretion of the Subdivision or the Development Authority
SITE WIDTH MINIMUM	5.0 m
SITE DEPTH MINIMUM	30.0 m

Site Development Regulations	
GC – General Commercial	
FRONT YARD SETBACK	At the discretion of the Subdivision or the Development Authority
REAR YARD MINIMUM SETBACK	At the discretion of the Subdivision or the Development Authority, excepting: 5.0 m where Abutting a railway line. 6.0 m if loading, parking and/or waste disposal areas are required in the Rear Yard; and
SIDE YARD MINIMUM SETBACK	At the discretion of the Subdivision or the Development Authority
CORNER PARCEL	Sight line regulations Section 20.7 Corner Lot and Sight Triangle Provisions
BUILDING HEIGHT MAXIMUM	5 Storeys or 20.0 m
SITE COVERAGE MAXIMUM	30%

13.2. Specific Development Regulations for Commercial Districts

13.2.1. Applicability

13.2.1.1. All Developments shall be subject to the Edmonton International Airport Vicinity Protection Area (Provincial) Regulations.

13.2.1.2. Deleted.

13.2.1.3. Easements and Rights-of-Way shall be in accordance with Section 20.3 Easements and shall be protected. No Building or Structure shall be located closer than 3.0 m to the boundary of any Easement or right-of-way containing the Utility.

13.2.1.4. To the Maximum Extent Feasible, the positioning and appearance of Buildings, improvements, lighting and Landscaping shall be in conformity with Adjacent Buildings.

13.2.1.5. The regulations of the MUN – Mixed-Use Neighbourhood shall apply where Dwellings are permitted above the first Storey.

13.2.1.6. Within all commercial Land Use districts, the following landscape and Screening provisions shall apply, in addition to the requirements in Section 22.0 Landscaping and Amenity Areas of this Bylaw:

- 1) Required Yards Abutting Public Roadways, other than a Lane and /or residential Developments, must be landscaped to buffer parking, loading and other hard surfaced areas from these Developments.
- 2) The Development Authority may require other types of Screening in accordance with Section 22.0 Landscaping and Amenity Areas.

Existing Commercial Development Regulations

13.2.2. Interface with Adjacent Residential

13.2.2.1. Where a proposed commercial use will be located on a Site Adjacent to a residential use or district, the Development Authority may require mitigation of potential Development impacts on the residential uses, including:

- 1) provision of noise attenuation walls;
- 2) increased Landscaping, including a landscaped buffer;
- 3) relocation of parking areas, Walkways, business entrances or other high activity areas away from residential property lines;
- 4) Screening or relocating on-site lighting to avoid spillage onto residential properties;
- 5) restricting the location of outdoor speakers; and
- 6) changing the proposed Structure to mitigate the noise, light or glare impacts.

13.2.3. Driveway Accesses

13.2.3.1. To the Extent Reasonably Feasible, Driveway accesses shall be limited to one (1) access to major collector and arterial roadways or joint access points with Adjacent properties.

13.2.3.2. To the Extent Reasonably Feasible, Driveway accesses shall have a maximum of two (2) access points to any other Street or roadway.

13.2.3.3. To the Extent Reasonably Feasible, Driveway access shall be laid out having regard to the continuity of traffic flow and the safety of vehicles.

13.2.3.4. Driveway accesses shall avoid dangerous intersections to the satisfaction of the Development Authority.

13.3. Site Planning and Design Standards for Commercial Districts

13.3.1. Applicability

13.3.1.1. These standards are intended to promote the design of an urban environment that addresses human scale and Encourages attractive Street fronts and other connecting Walkways to accommodate pedestrians as the first priority, while also accommodating vehicular movement.

Existing Commercial Development Regulations

13.3.2. Site Planning

- 13.3.2.1. In the case of multiple Parcel ownership, to the Extent Reasonably Feasible, an Applicant shall enter into cooperative agreements with Adjacent property owners to create a comprehensive Development plan that establishes an integrated pattern of streets, outdoor spaces, Building styles and Land Uses.
- 13.3.2.2. Where the Development abuts a residential area, there shall be no drastic and abrupt change in the scale and Height of Buildings, at the discretion of the Development Authority.
- 13.3.2.3. Except for off-street parking, loading areas and approved Patios, all business activities shall be carried out entirely within completely enclosed Buildings or Structures.
- 13.3.2.4. At least one (1) main entrance shall face and open directly onto a connecting Walkway with pedestrian Frontage.
- 13.3.2.5. The positioning and appearance of the buildings and improvements shall, to the satisfaction of the Development Authority be in conformity with adjacent buildings.

13.3.3. Building Design

- 13.3.3.1. To the Extent Reasonably Feasible, Building design shall contribute to the uniqueness of a district with predominant materials, elements, features and activity areas tailored specifically to the Site and its context. In the case of a multiple Building Development, each individual Building should include predominant characteristics shared by all Buildings in the Development so that the Development forms a cohesive place within the district or community

13.3.4. Massing and Building Articulation

- 13.3.4.1. A single, large, dominant Building Mass shall be avoided in new Buildings and, to the Extent Reasonably Feasible, in Development projects involving changes to the mass of existing Buildings. Methods of addressing Building Massing include, but are not limited to, changes in Height, projecting or recessing of elements, entrances, the integral Structure and/or the organization of interior spaces and activities.

Existing Commercial Development Regulations

13.3.4.2. Facades and Walls

- 1) All Facades are Encouraged to have a recognizable "base" and "top" consisting of, but not limited to, cornice treatments, other than just coloured "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently coloured materials; sloping roof with overhangs and brackets; and stepped parapets.
- 2) To the Extent Reasonably Feasible, Building Facades shall be articulated with horizontal and/or vertical elements that break up Blank Walls of 30.0 m or longer. Facade articulation may be accomplished by offsetting the floor plan, recessing or Projection of design elements, change in materials and/or change in contrasting colours.

13.3.5. Pedestrian Environment / Entrances

- 13.3.5.1. To the Extent Reasonably Feasible, Buildings shall provide a primary entrance that faces and opens directly onto the Abutting Street Sidewalk or a Walkway, plaza or courtyard that has direct linkage to the Street Sidewalk without requiring pedestrians to cross any intervening Driveways or parking lots.
- 13.3.5.2. Buildings may orient away from the Street if the Development provides a campus or park-like Development Block with a unifying, formative internal framework of outdoor spaces and connecting Walkways that function as an alternative to Street Sidewalks by connecting Buildings within the Site and directly connecting to common destinations in the district (such as transit stops, restaurants, child care facilities and convenience retail). Such an internal network shall provide direct pedestrian access to the Street Sidewalk(s).
- 13.3.5.3. To the Extent Reasonably Feasible, primary Building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade, portico or any other similar architectural feature in order to provide shelter from the elements.

13.3.6. Design Standards for Retail Establishments

13.3.6.1. The following regulations shall apply to all retail general establishments, excluding retail convenience. These standards are intended to ensure that general retail Building Development is compatible with its surrounding area.

- 1) To the Maximum Extent Feasible, at least two (2) sides of a large retail establishment shall feature operational customer entrances. The two (2) required sides shall be those that are planned to have the highest level of public pedestrian activity, one (1) of which shall also be the side that most directly faces a Street with pedestrian access. The other side having an operational customer entrance may face a second Street with pedestrian access, and/or a main parking Lot area.
- 2) To the Extent Reasonably Feasible, ground floor Facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along their horizontal length.
- 3) Sidewalks shall be provided along all sides of the Lot that abut a public street, to the discretion of the Development Authority.
- 4) To the Maximum Extent Feasible, continuous internal pedestrian Walkways shall be provided from the public Sidewalk or right-of-way to the principal customer entrance of all general retail establishments on the site. At a minimum, Walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, Street crossings, Building and store entry points, and shall feature adjoining landscaped areas.
- 5) To the Extent Reasonably Feasible, all internal pedestrian Walkways and/or physical barriers shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials to enhance pedestrian safety and comfort, as well as the attractiveness of the Walkways.
- 6) To the Maximum Extent Feasible, no more than fifty percent (50%) of the off-street parking area for the Site of land devoted to the general retail establishment shall be located between the front Facade of the Development and the Abutting streets. The front parking area shall be determined by drawing a line from the front corners of the Building to the nearest property corners.

14.4. IL – Light Industrial

Table 31: Permitted and Discretionary Land Use Classes IL – Light Industrial

Permitted Uses	Discretionary Uses
Accessory Developments	Adult Entertainment Facility
Air Supported and Fabric Covered Structures	Auctioneering Facility
Billboard Sign	Commercial School
Business Support Service	Commercial Storage Facility
Container, Shipping Container or Sea Can	Eating and Drinking Establishments (Limited)
Contractor Service	Entertainment Facility, Indoor
Digital Sign	Government Service
Drive Through Service	Kennel
Emergency Response Service	Pet Care Service
Equipment Rental	Place of Worship
Fascia Sign	Recreation Facility, Indoor
Freestanding Sign	Recreation Facility, Outdoor
General Industrial (Light)	Retail Store (Liquor)
Greenhouse	Retail Store (Neighbourhood)
Identification Sign	Service Station (Bulk Fuel Depot)
Inflatable Sign	Shelter Services Amended – Bylaw No. 1100-2021, adopted Sep 13-2021
Park	Surveillance Suite
Parking Facility	Temporary Storage
Projecting Sign	Vehicle Repair Facility
Radio Communication Facility	Veterinary Clinic
Radio Communication Facility (Limited)	Warehouse Sales
Recycling Depot	Uses similar to the Permitted and Discretionary Uses listed above
Roof Sign	
Service Station	
Service Station (Limited)	
Spray Painting Operation	

Permitted Uses	Discretionary Uses
Temporary Portable Sign	
Utility	
Vehicle Oriented Service	
Vehicle Repair Facility (Limited)	
Vehicle Sales, Leasing or Rental Facility	
Vehicle Sales, Leasing or Rental Facility (Limited)	

Table 32: IL Site Subdivision Regulations

Site Subdivision Regulations	
IL – Light Industrial	
SITE AREA MINIMUM	0.2 ha
SITE AREA MAXIMUM	At the discretion of the Subdivision or Development Authority.
SITE WIDTH MINIMUM	40.0 m
SITE DEPTH MINIMUM	At the discretion of the Subdivision or Development Authority.
Site Development Regulations	
IL – Light Industrial	
FRONT YARD MINIMUM SETBACK	6.0 m; unless a greater distance is deemed necessary by the Development Authority; and this Front Yard may be varied where a berm with intensive Landscaping is proposed.
FRONT YARD MAXIMUM SETBACK	At the discretion of the Subdivision or Development Authority.
REAR YARD MINIMUM SETBACK	5.0 m where Abutting a railway line; and Elsewhere at the discretion of the Development Authority.
SIDE YARD MINIMUM SETBACK	6.0 m on one side of the Building; 1.5 m on the other side of the Building; and for a Building over 4.5 m in Height there shall be an additional 0.3 m of Setback for every additional meter of Height up to a maximum Setback of 6.0 m.
CORNER PARCEL	Sight line regulations Section 20.7 Corner Lot and Sight Triangle Provisions
BUILDING HEIGHT MAXIMUM	14.0 m
SITE COVERAGE MAXIMUM	60%

14.5. Specific Development Regulations for IL

14.5.1. Adverse Effects or Nuisances for Proposed Development

- 14.5.1.1. Developments in this district shall not have any significant adverse effect or nuisance created or apparent outside the principal building.

Amended – Bylaw No. 1023-2019, adopted May 13-2019

- 14.5.1.2. Deleted.

Deleted – Bylaw No. 1023-2019, adopted May 13-2019

14.5.2. Container, Shipping Container and Sea Can Sea and Shipping Containers

- 14.5.2.1. Container, Shipping Container or Sea Can Developments shall be in accordance with the regulations in Section 21.3.2.

14.5.3. Air Supported and Fabric-Covered Structures

- 14.5.3.1. Air Supported and Fabric Covered Structures shall be in accordance with the regulations in Section 21.3.3.

14.5.4. Prebuilt Buildings

- 14.5.4.1. Buildings that have been brought to the Site prebuilt shall be visually compatible with the Site, in the opinion of the Development Authority.

14.5.5. Deleted.

Deleted – Bylaw No. 1052-2020, adopted Sep 14-2020.

14.5.6. Deleted.

Deleted – Bylaw No. 1052-2020, adopted Sep 14-2020.

14.5.7. Service Station and Service Station (Limited)

- 14.5.7.1. Any Eating and Drinking Establishment and Eating and Drinking Establishment, Limited within a Service Station or Service Station (Limited) within the Industrial Protection Overlay area shall be limited to a maximum of 10 seating spaces.

14.5.8. Adult Entertainment Facility

- 14.5.8.1. May be considered in Light Industrial Land Use Districts north of 65 Avenue only.