

9.16 Genesee Power Project Overlay

9.16.1 General Purpose

To provide for orderly development of the Genesee Power Project as an interim land use.

9.16.2 Application

- (a) This overlay shall apply to all lands within the Genesee Power Project area as shown on the overlay map in Appendix B.
- (b) Industrial buildings and structures above 10.0 m in height shall be allowed only in Area I, as shown on Appendix B – Genesee Power Project Overlay Map.
- (c) Where a provision of this Overlay appears to conflict with a provision of the underlying District or another Section of the Bylaw, the provisions of this Overlay shall take precedence and apply in addition to the provisions of the underlying District and other Sections of the Bylaw.
- (d) Since coal mining and reclamation is a dynamic process over time, it may become necessary to pass bylaws to amend this Overlay in order to remove mined out and reclaimed lands and to add lands containing additional coal resources required to support continued electrical generation or other industrial activities.

9.16.3 Permitted Uses	9.16.4 Discretionary Uses ⁽¹⁾
<i>Cemetery</i>	<i>Accessory Building</i>
<i>Cultural Facility</i>	<i>Child Care Facility</i>
<i>Industrial, General</i>	<i>Commercial Greenhouse</i>
<i>Labour Group Housing</i>	<i>Frame & Fabric Structure</i> <i>Bylaw 10-16</i>
<i>Park</i>	<i>Recreation, Indoor</i>
<i>Natural Resource Extraction</i>	<i>Security Suite</i>
<i>Utility Service – Major</i>	<i>Sign (in accordance with Part 8 of this Bylaw)</i>
<i>Warehousing and Storage</i>	

⁽¹⁾ All permitted and discretionary uses within the underlying district designations are considered as discretionary uses within the Overlay.

9.16.5 Minimum Building Setback Requirements	
From the property line adjacent to:	<i>Any Building</i>
<i>Road, Highway – Front/Side/Rear</i>	40.0 m
<i>Road, Municipal Grid – Front/Side/Rear</i>	35.0 m
<i>Road, Internal/Road, Service – Front/Side/Rear</i>	7.5 m
<i>Other – Side/Rear</i>	7.5 m

Note: Development within 0.8 km (0.5 miles) of the boundary of the right-of-way of a road, highway may have increased setbacks as determined by the Province.

9.16.6 Setbacks from Cemeteries

Subject to the directions and order of provincial authorities, no coal mining shall take place within a minimum of 250 m of a *cemetery*.

9.16.7 Development Permit Conditions

- (a) A development permit issued for a permitted industrial use shall be conditional upon the development receiving any required provincial and federal approvals.
- (b) A development permit issued for a permitted industrial use shall be conditional upon meeting the terms of the existing Development Agreement between the County of Leduc No. 25 and the City of Edmonton, dated August 19, 1983.
- (c) An approved landscaping plan may be required as a condition of approval for a development permit issued for an industrial use. The landscaping plan should provide ways and means of improving the overall appearance of the *site* through the use of such techniques as berms, tree vegetation, etc. to improve the view from the road both on Highway 770 and local County roads.

9.16.8 Other Regulations

In addition to the above regulations, others apply. See PART SIX – GENERAL REGULATIONS, PART SEVEN – SPECIFIC USE REGULATIONS, PART EIGHT – SIGNS AND PART TEN – SUBDIVISION DESIGN.