

Charter Bylaw 18609

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2679

WHEREAS Lot 8, Block 18, Plan ND; located at 10570 - 96 Street NW, McCauley, Edmonton, Alberta, is specified on the Zoning Map as (RA8) Medium Rise Apartment Zone; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 8, Block 18, Plan ND; located at 10570 - 96 Street NW, McCauley, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RA8) Medium Rise Apartment Zone to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

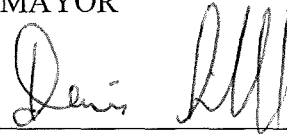
3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

| | | | | |
|-------------------------|------|--------|----------|---------------|
| READ a first time this | 26th | day of | November | , A. D. 2018; |
| READ a second time this | 26th | day of | November | , A. D. 2018; |
| READ a third time this | 26th | day of | November | , A. D. 2018; |
| SIGNED and PASSED this | 26th | day of | November | , A. D. 2018. |

THE CITY OF EDMONTON



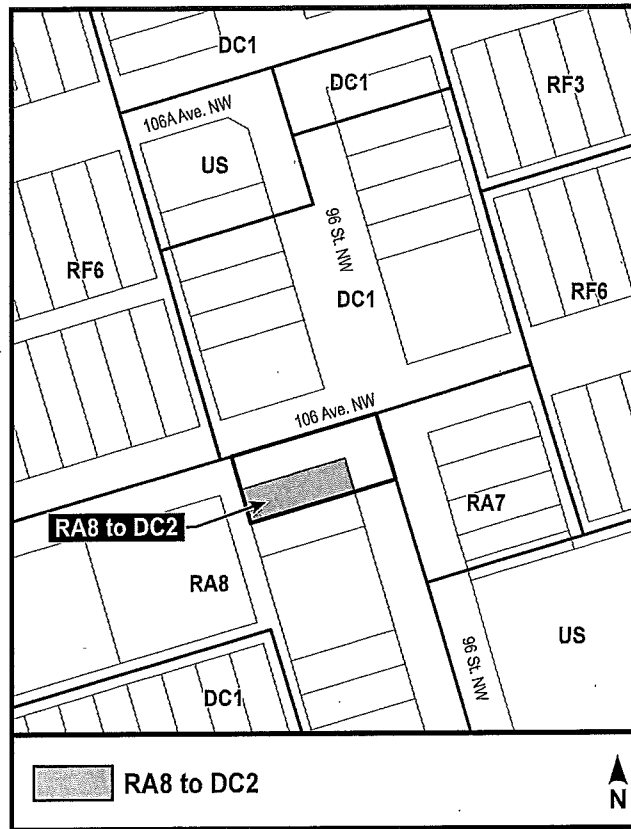
MAYOR



CITY CLERK

A

CHARTER BYLAW 18609



SCHEDULE "B"

(DC2) Site Specific Development Control Provision**1. General Purpose**

To accommodate the development of a small scale neighbourhood commercial building that is compatible with the surrounding neighbourhood.

2. Area of Application

This Provision shall apply to Lot 8, Block 18, Plan ND; as shown on Schedule "A" of the Bylaw adopting this Provision, McCauley.

3. Uses

- a. Convenience Retail Stores
- b. Health Services
- c. Personal Service Shops, excluding Body Rub Centres
- d. Professional, Financial and Office Support Services
- e. Restaurants
- f. Specialty Food Services
- g. Urban Gardens
- h. Fascia On-premises Signs
- i. Projecting On-premises Signs
- j. Temporary On-premises signs

4. Development Regulations**4.1 General Regulation**

- a. Site development shall be in general conformance with the attached Appendix to the satisfaction of the Development Officer.
- b. Convenience Retail and Health Services shall be limited to the existing principal building as shown on Appendix I.
- c. The maximum gross Floor Area of any individual business premise shall not exceed 140 m².
- d. The maximum Floor Area Ratio shall be 1.0.
- e. The maximum Building Height shall be 10.0 m.
- f. The minimum Setbacks shall be:

- A. North: 0.0 m;
 - B. East: 0.0 m;
 - C. West: 3.5 m;
 - D. South: 1.5 m
- g. Landscaping shall be in conformance with Appendix I.
- h. Prior to the issuance of any Development Permit, a Crime Prevention Through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995).
- i. Signs shall comply with the regulations found in Schedule 59D of the Zoning Bylaw.

4.2 Parking, Loading and Storage

- a. Parking spaces shall be located in conformance with Appendix I.
- b. A minimum of two hard surface parking spaces shall be required, and may be provided in tandem, with one space within a rear detached garage.
- c. There shall be a minimum of five bicycle parking spaces for the development, in general accordance with Appendix I.
- d. No off-street vehicular loading facilities shall be required.
- e. The waste collection area shall be located in the rear of the Site and shall be concealed from view from adjacent Sites and public roadways. The waste collection area, and access to it, shall be designed to the satisfaction of the Development Officer in consultation with City Operations (Waste Services) and Subdivision and Development Coordination (Transportation).

Appendix I: Site Plan and Landscape Plan

