

Charter Bylaw 19736

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3242

WHEREAS Lot 36, Block 17, Plan 8620696 and Condominium Plan 1321238, Units 1-10; located at 4205, 4265, 4265C, 4267, 4269, 4273, 4275, and 4277 - 23 Avenue NW; 101, 201, 202, and 203, 4271 - 23 Avenue NW; Daly Grove, Edmonton, Alberta, are specified on the Zoning Map as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described properties 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, and notwithstanding Section 720.3(2) of the Edmonton Zoning Bylaw, 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 36, Block 17, Plan 8620696 and Condominium Plan 1321238, Units 1-10; located at 4205, 4265, 4265C, 4267, 4269, 4273, 4275, and 4277 - 23 Avenue NW; 101, 201, 202, and 203, 4271 - 23 Avenue NW; Daly Grove, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision 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.

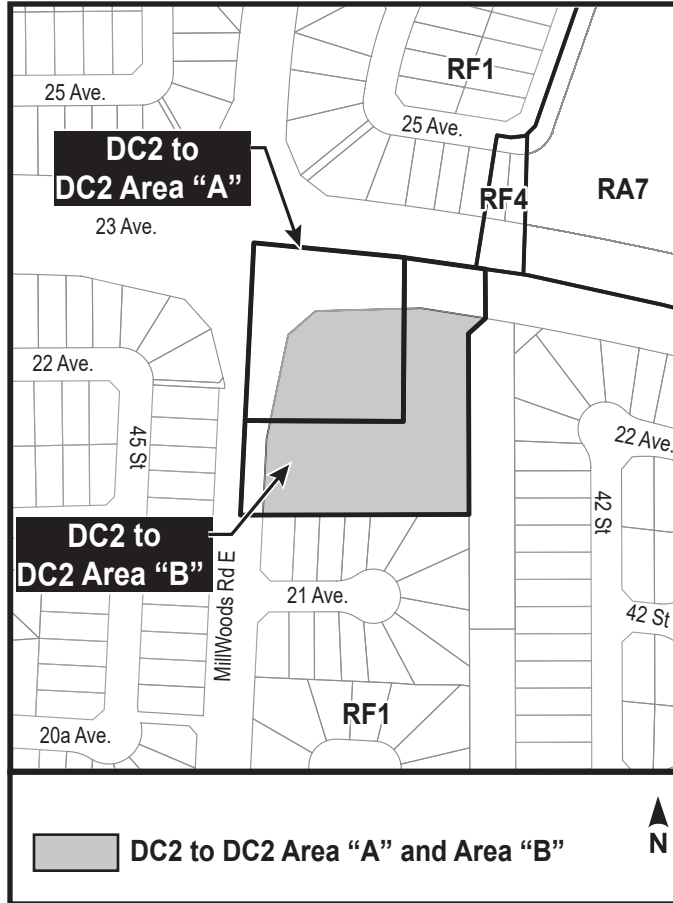
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19736



SCHEDULE B**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****Part IV Edmonton Zoning Bylaw****DC2XXX.1 General Purpose**

To accommodate a range of commercial uses that are intended to serve the day-to-day needs of local residents and commuters, and establish regulations that will be compatible with surrounding land uses.

DC2XXX.2 Area of Application

This provision shall apply to Lot 36, Block 17, Plan 8620696 and Units 1-10, Condominium Plan 1321238; located at the southeast corner of 23 Avenue NW and Mill Woods Road East NW, Daly Grove, as shown on Schedule “A” of the Bylaw adopting this Provision, Daly Grove.

DC2XXX.3 Uses

1. Convenience Retail Stores
2. Bars and Neighbourhood Pubs
3. Business Support Services
4. Child Care Services
5. Commercial Schools
6. Drive-in Food Services
7. Gas Bars
8. General Retail Stores
9. Government Services
10. Health Services
11. Household Repair Services
12. Indoor Participant Recreation Services
13. Restaurants
14. Liquor Stores
15. Second-hand Stores
16. Minor Service Stations
17. Veterinary Services
18. Personal Service Shops
19. Professional, Financial and Office Support Services
20. Rapid Drive-through Vehicle Services
21. Religious Assembly
22. Residential Sales Centre

23. Projecting On-premises Signs
24. Fascia On-premises Signs
25. Freestanding Off-premises Signs
26. Freestanding On-premises Signs
27. Temporary On-premises Signs

Area B (additional uses)

1. Breweries, Wineries, and Distillers
2. Cannabis Retail Sales
3. Creation and Production Establishments
4. Market
5. Minor Amusement Establishments
6. Special Event
7. Speciality Foods Services
8. Minor Digital On-premises Signs
9. Minor Digital Off-premises Signs

DC2XXX.4 Development Regulations for Uses

1. Notwithstanding Section 720.3.2 the Zoning Bylaw, a Site Plan is not appended to this Provision.
2. Maximum Floor Area of any individual business premises shall not exceed 2,500 m² and must further comply with the following:
 - a. Bars and Neighbourhood Pubs and Restaurants Uses shall not exceed 360 m² of Public Space;
 - b. the maximum gross Floor Area for Convenience Retail Stores Use shall not exceed 325 m²; and
 - c. The maximum gross Floor Area for Secondhand Stores Use shall not exceed 275 m².
 - d. The maximum gross Floor Area for Liquor Stores shall not exceed 275 m².
 - e. The maximum gross floor area for a General Retail Store shall not exceed 465 m². However, the Development Officer may allow the gross floor area of an individual premise up to a maximum of 929 m² where, in his opinion, and on the advice of Transportation, such a development would not affect traffic circulation on the site nor adjacent roadways.
3. Rapid Drive-through Vehicle Services shall be limited to a single-bay automatic car wash in accordance with the following provisions:
 - a. the Use shall not be located closer than 60.0 m from the Site's southernmost Lot line;

- b. the Use shall not be located closer than 40.0 m from the Site's easternmost Lot line, and
 - c. all operations and mechanical equipment associated with this Use shall be located within an enclosed building.
4. In Area B, Drive-in Food Services shall be limited to the southwestern corner of the site.

DC2XXX.5 Development Regulations for For Site Layout and Built Form

- 1. The maximum Floor Area Ratio shall be 1.0.
- 2. The maximum Height shall be 10.0 m.
- 3. The minimum Setbacks shall be as follows:
 - a. 2.0 m along the east boundary of the Site.
 - b. A minimum landscaped Setback of 3.0 m shall be required along 23 Avenue NW and Mill Woods Road East.
 - c. In Area B, a minimum landscaped Setback of 3.0 m shall be required along the south Property Line.
- 4. In Area B, a 1.8 m high screen Fence shall be required along the east and south Property Lines.
- 5. Signs shall comply with Schedule 59D of the Zoning Bylaw.

DC2XXX.6 Development Regulations for Parking, Loading, Storage and Access

- 1. Vehicular access shall be from the adjacent public roadways, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
- 2. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

DC2XXX.7 Other Regulations

Area A

Prior to the issuance of a Development Permit for the construction/or addition of a new building that requires excavation in this area, excluding a development permit for signage and change of use, Environmental Site Assessments may be required as a result of past land uses in this area. The Development Officer shall impose any Development Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of uses contemplated in the Development Permit application.