

Charter Bylaw 18496

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2612

WHEREAS Lot 55, Block 3, Plan 0224671 and portions of Lots 56PUL & 57PUL, Block 3, Plan 0224671; located at 850, 854, and 858 - 119 STREET SW, MacEwan, 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 property to (DC2) Site Specific Development Control Provision and (PU) Public Utility Zone;

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 55, Block 3, Plan 0224671 and portions of Lots 56PUL & 57PUL, Block 3, Plan 0224671; located at 850, 854, and 858 - 119 STREET SW, MacEwan, 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 and (PU) Public Utility Zone.
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.

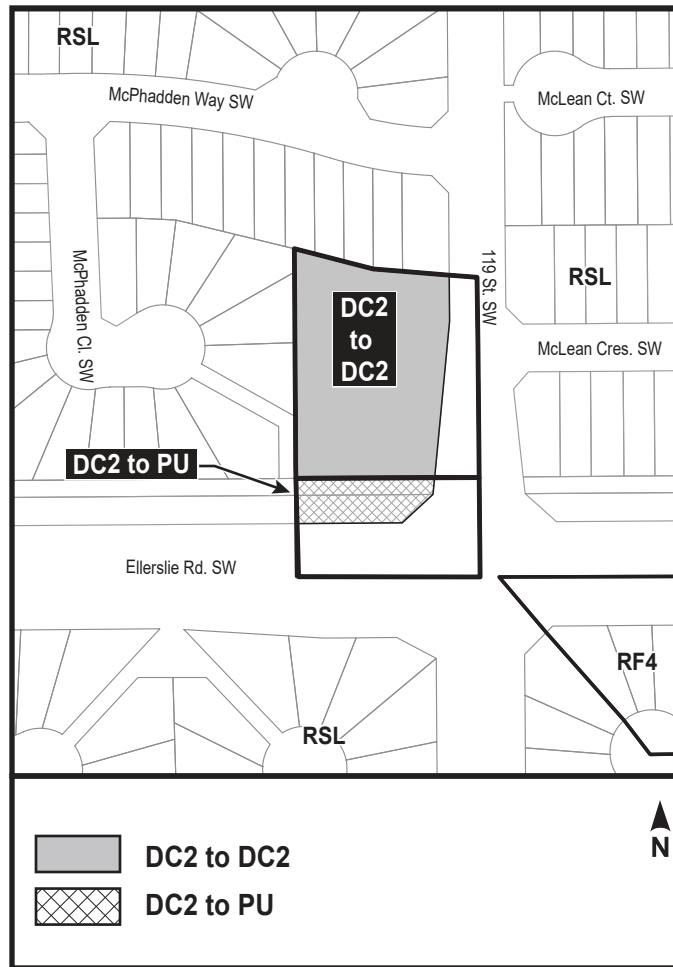
READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 18496



(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**1. General Purpose**

To provide for low-intensity non-residential uses, which are intended to serve the day-to-day needs of residents within the MacEwan neighbourhood.

2. Area of Application

The Provision shall apply to Lot 55, Block 3, Plan 022 4671, located at 850 – 119 Street SW, as shown on Schedule A attached to this bylaw, MacEwan.

3. Uses

- a. Child Care Services
- b. Convenience Retail Stores
- c. Health Services
- d. Minor Alcohol Sales
- e. Personal Services Shops
- f. Professional, Financial, and Office Support Services
- g. Specialty Food Services
- h. Fascia On-premises Signs
- i. Freestanding On-premises Signs
- j. Projecting On-premises Signs
- k. Temporary On-premises Signs

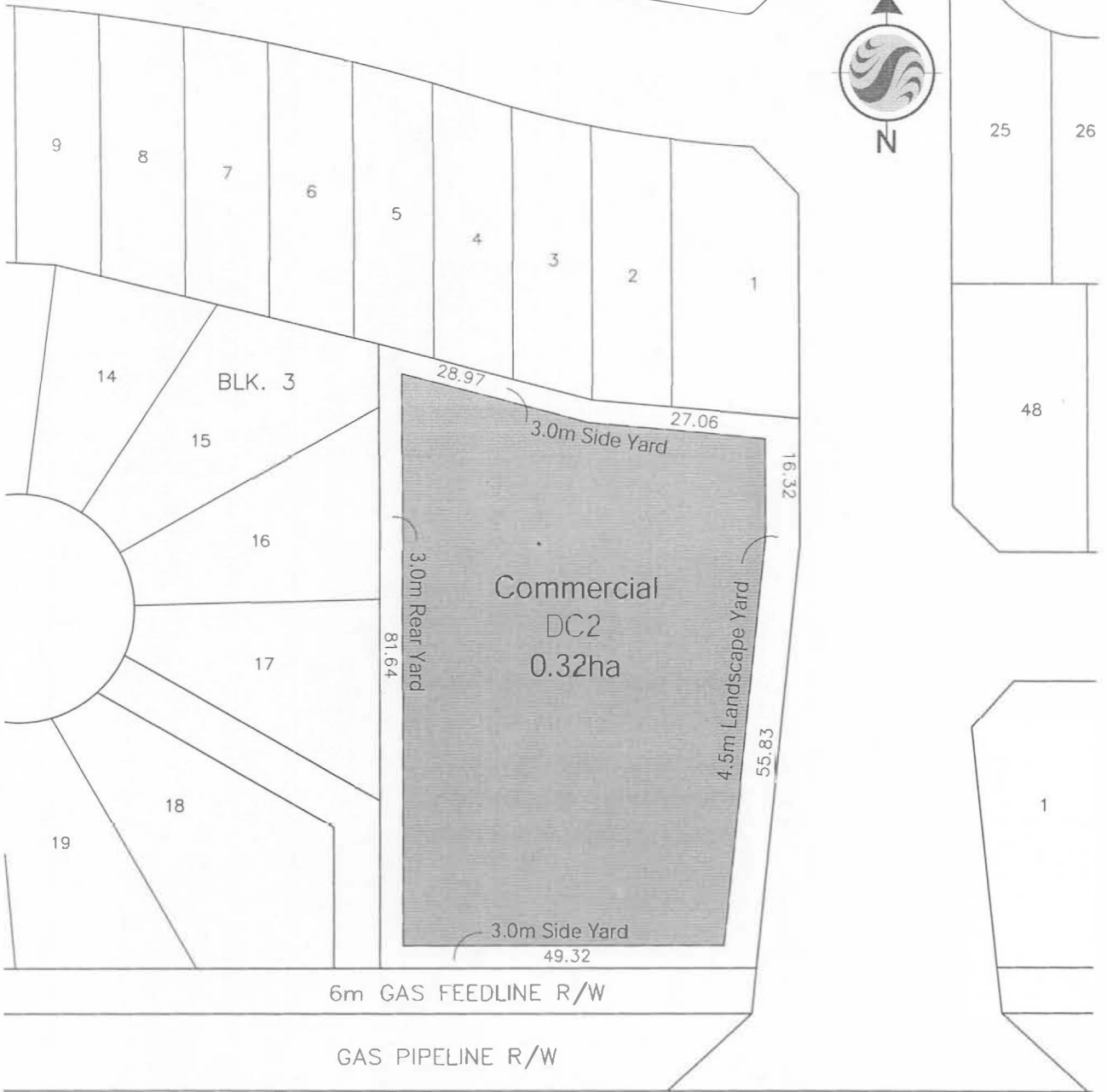
4. Development Regulations

- a. Notwithstanding section 720.3(2) of the Zoning Bylaw, a Site Plan is not appended to this Provision. However, the site layout and building location shall be in general accordance with Appendix I.
- b. The maximum Floor Area of any individual business premises shall not exceed 275 m².
- c. The maximum Floor Area Ratio shall be 1.0.
- d. A minimum Setback of 4.5 m shall be required where a Site Abuts a public roadway, other than a Lane.

- e. A minimum Setback of 3.0 m shall be required where the Rear or Side Lot Line of the Site Abuts the lot line of a Site in a Residential Zone.
- f. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection area shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites or public roadways. If the rear or sides of a Site are used for parking, an outdoor service display area or both, and Abuts a Residential Zone or a land serving a Residential Zone, such areas shall be screened.
- g. The maximum building Height shall not exceed 10.0 m.
- h. Signs shall comply with the regulations for permitted signs found in Schedule 59D and Schedule 59 of the Zoning Bylaw.
- i. The minimum Setback from the south Property line of Lot 55, Block 3, Plan 0224671 for Child Care Services shall be 32 meters.

6/6

APPENDIX I



Ellerslie Road (9 Ave S.W.)

Legend



Possible Building Location

Client/Project

MACEWAN WEST DEVELOPMENTS
MACEWAN
SITE PLAN (DC2)

Title

Site Plan



Stantec