

Charter Bylaw 19929

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3366

WHEREAS Lot 130, Block 1, Plan 0820890; located at 3365 - 28A Avenue NW, Silver Berry, Edmonton, Alberta, is 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;

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 130, Block 1, Plan 0820890; located at 3365 - 28A Avenue NW, Silver Berry, 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	25th day of January	, A. D. 2022;
READ a second time this	25th day of January	, A. D. 2022;
READ a third time this	9th day of February	, A. D. 2022;
SIGNED and PASSED this	9th day of February	, A. D. 2022.

THE CITY OF EDMONTON

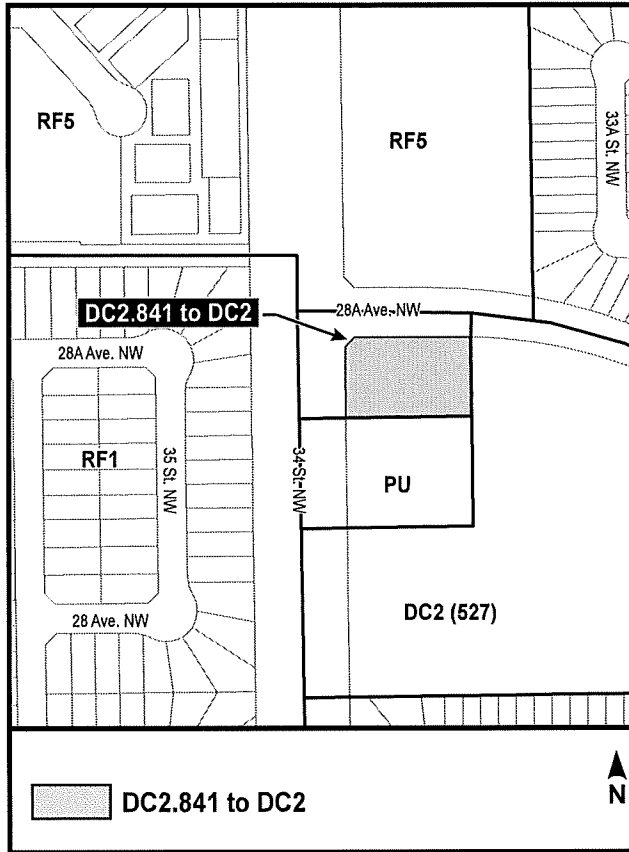
A. Schi

MAYOR

Aileen Gusbrecht

CITY CLERK

CHARTER BYLAW 19929



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

To establish a Site Specific Development Control Provision to accommodate limited neighbourhood convenience commercial and personal service uses.

2. Area of Application

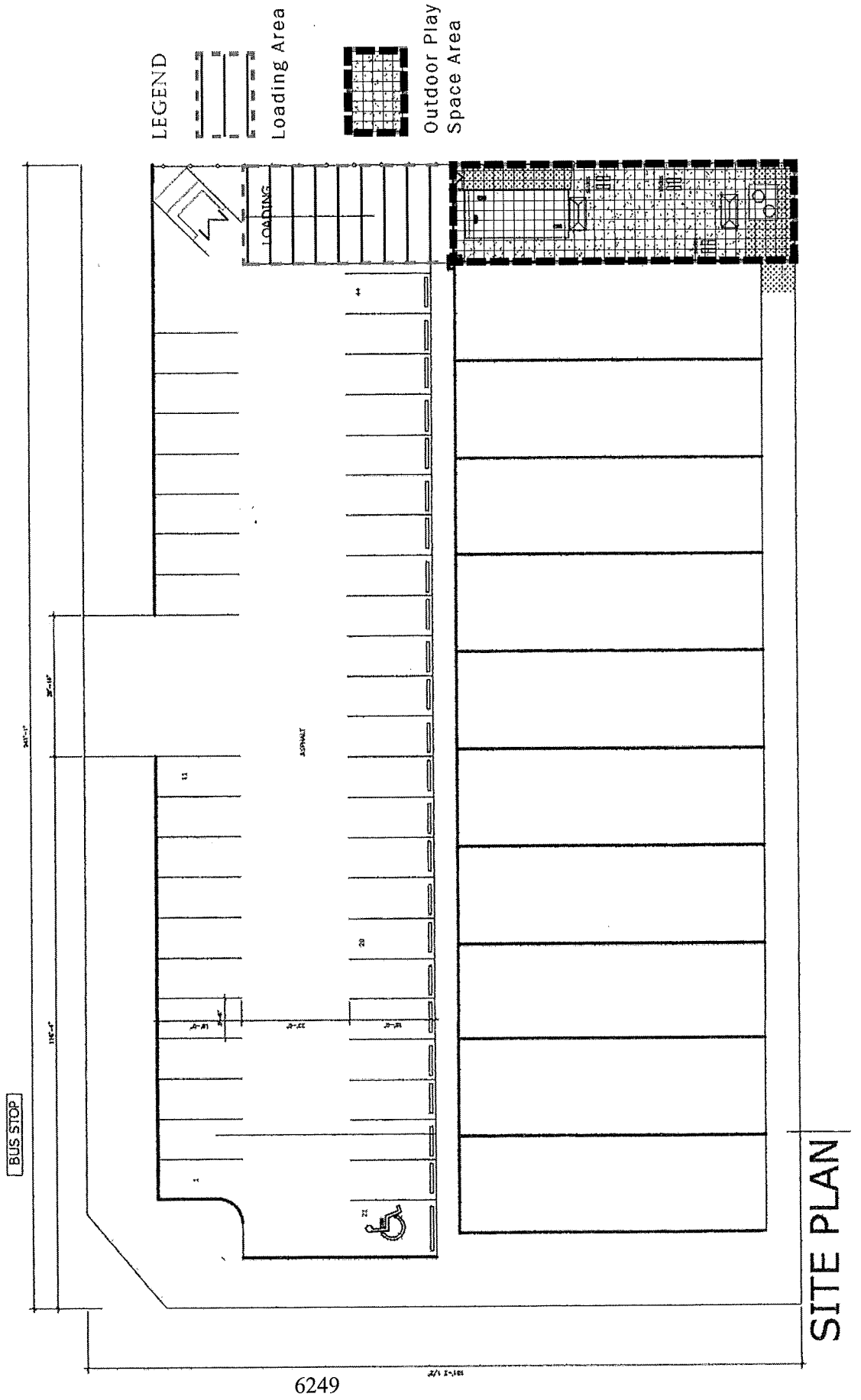
This provision shall apply to Lot 130, Block 1, Plan 0820890, located east of 34 Street NW and south of 28A Avenue NW, as shown on Schedule "A" of the Bylaw adopting this Provision, Silver Berry.

3. Uses

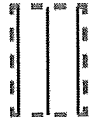
- a. Cannabis Retail Sales
- b. Child Care Services
- c. Commercial Schools
- d. Convenience Retail Stores
- e. General Retail Stores, limited to the retail sale of groceries, beverages, household goods, furniture and appliances, hardware, printed matter, confectionery, tobacco, pharmaceutical and personal items, automotive parts and accessories, office equipment, stationery and similar goods, minor public services.
- f. Health Services
- g. Indoor Participant Recreation Services
- h. Liquor Stores
- i. Minor Amusement Establishments
- j. Personal Service Shops limited to barber shops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, dry cleaning establishments, and laundromats.
- k. Professional, Financial and Office Support Services
- l. Restaurants, for less than 100 occupants and 120 m² of Public Space
- m. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space
- n. Veterinary Services
- o. Fascia On-premise signs
- p. Freestanding On-premise signs
- q. Projecting On-premise signs
- r. Temporary On-premise signs

4. Development Regulations

- a. Site layout and building design shall generally be in accordance with the Site Plan and Elevations as illustrated in Appendices I and II of this provision.
- b. The maximum Floor Area for any individual business premise shall not exceed 275 m².
- c. The maximum Floor Area Ratio shall be 0.5.
- d. A minimum landscaped Yard of 4.5 m shall be required where a Site abuts a public roadway, other than a Lane, except where identified in Appendix I:
- e. A minimum building Setback of 6.35 m shall be required from the east property line and a minimum building Setback of 3.05 m shall be required from the south property line. Setback areas shall be landscaped.
- f. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard, except for the loading spaces and trash collection allowed along the east property line as illustrated in Appendix I.
- g. Notwithstanding sections 4.e. and 4.f. of this bylaw, an outdoor play space will be permitted within the east side yard setback as illustrated in Appendix I.
- h. Loading, storage, and trash collection areas shall be screened from view from any residential Sites, public roadways or Light Rail Transit lines in accordance with the provisions of the Zoning Bylaw. If the rear or sides of a Site are used for parking, an outdoor service display area or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of the Zoning Bylaw.
- i. The maximum Building Height shall not exceed 10.0m.
- j. The second floor of the building shall be located at the west end of the building adjacent to 34 Street NW as illustrated in Appendices I and II.
- k. Signs shall comply with Section 59 and Schedule 59D of the Zoning Bylaw.
- l. No side yard or fencing shall be required for the parking and loading zones abutting the east property line. That portion of the east property line lying to the south of the parking and loading zones shown on Appendix I shall be fenced.



LEGEND

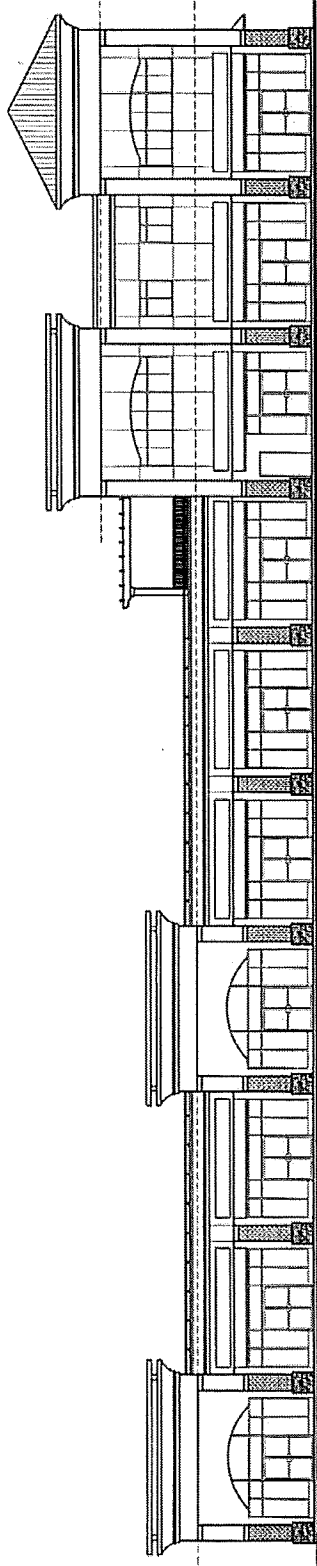


Loading Area

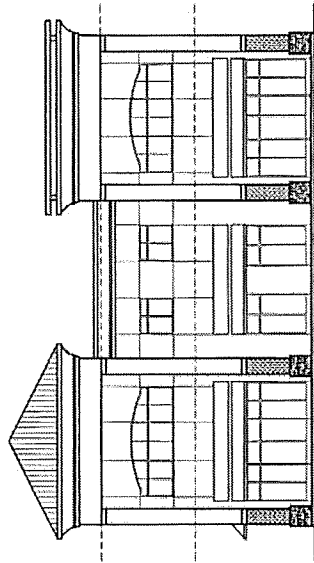


Outdoor Play Space Area

APPENDIX II



NORTH (28A AV)



WEST (34 ST)

STREET ELEVATIONS