

Charter Bylaw 20055

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3425

WHEREAS Lot 4, Block 10, Plan 8521170; located at 6655 - 178 Street NW, Callingwood South, 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, 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 4, Block 10, Plan 8521170; located at 6655 - 178 Street NW, Callingwood South, 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.

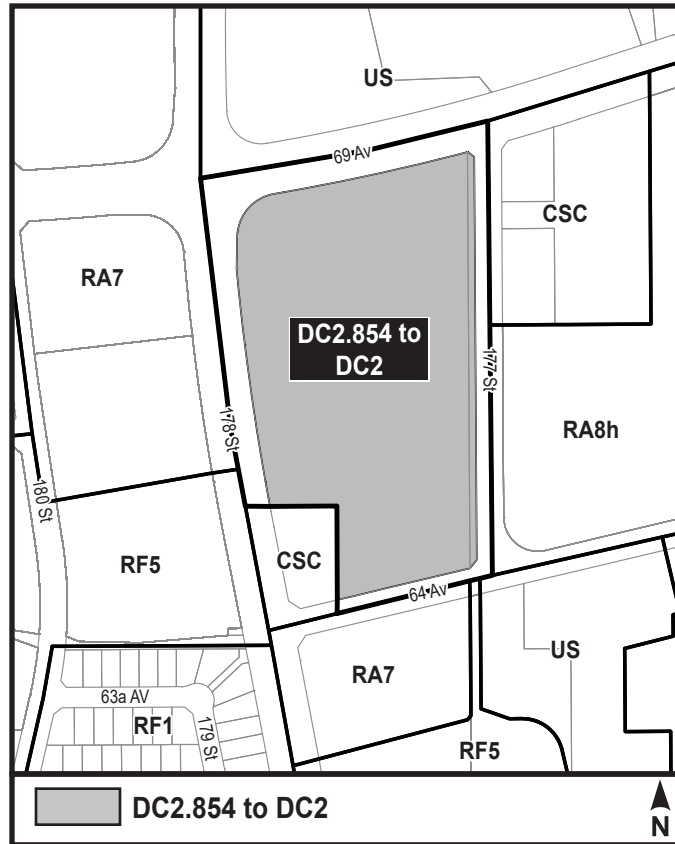
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20055



1. General Purpose

To establish a Site Specific Development Control Provision to accommodate a range of auto-oriented and shopping centre-type uses intended to serve a regional trade area.

2. Area of Application

This Provision shall apply to a 6.64 hectare site legally described as Lot 4, Block 10, Plan 852 1170, located south of 69 Avenue, between 178 Street and 177 Street, as shown on Schedule A of the Bylaw adopting this Provision, Callingwood South.

3. Uses

- a. Automotive and Equipment Repair Shops
- a. Bars and Neighbourhood Pubs
- b. Business Support Services
- c. Cannabis Retail Sales
- d. Carnivals
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Drive-in Food Services
- i. Equipment Rentals
- j. Fleet Services
- k. Gas Bars
- l. General Retail Stores
- m. Government Services
- n. Health Services
- o. Household Repair Services
- p. Indoor Participant Recreation Services
- q. Liquor Stores
- r. Major Amusement Establishments
- s. Market
- t. Media Studios
- u. Minor Service Stations
- v. Personal Service Shops

- w. Private Clubs
- x. Professional, Financial and Office Support Services
- y. Public Libraries and Cultural Exhibits
- z. Rapid Drive-through Vehicle Services
- aa. Recycled Materials Drop-off Centre
- bb. Recycling Depots
- cc. Religious Assembly
- dd. Residential Sales Centre
- ee. Restaurants
- ff. Secondhand Stores
- gg. Spectator Entertainment Establishments
- hh. Veterinary Services
- ii. Warehouse Sales
- jj. Fascia On-premises Signs
- kk. Freestanding On-premises Signs
- ll. Temporary On-premises Signs
- mm. Fascia Off-premises Signs
- nn. Freestanding Off-premises Signs
- oo. Major Digital Signs
- pp. Minor Digital Off-premises Signs
- qq. Minor Digital On-premises Signs
- rr. Minor Digital On-premises Off-premises Signs
- ss. Roof On-premises Signs

4. Development Regulations for Uses

- a. All development in this Provision shall comply with the requirements of Sections 320.4 and 320.5 of the Zoning Bylaw, as approved at the time of passing of this bylaw, pertaining to the (CSC) Shopping Centre Zone.
- b. For the purposes of Automotive and Equipment Repair Shops, Equipment Rentals, Household Repair Services Uses, and Recycling Depots, all equipment, appliances, parts and goods for rent, sale or storage shall be contained within an enclosed building.
- c. For the purposes of Recycling Depots Use, all storage and handling of recyclable material shall be contained within an enclosed building.