

Bylaw 18233

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2492

WHEREAS Lots 25-26, Block 25, Plan 5718AE; 6808-109 Street NW, Parkallen, Edmonton, Alberta, is specified on the Zoning Map as (RF5) row housing 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, 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 Lots 25-26, Block 25, Plan 5718AE, Parkallen, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF5) row housing 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	4th	day of	December	, A. D. 2017;
READ a second time this	4th	day of	December	, A. D. 2017;
READ a third time this	4th	day of	December	, A. D. 2017;
SIGNED and PASSED this	4th	day of	December	, A. D. 2017.

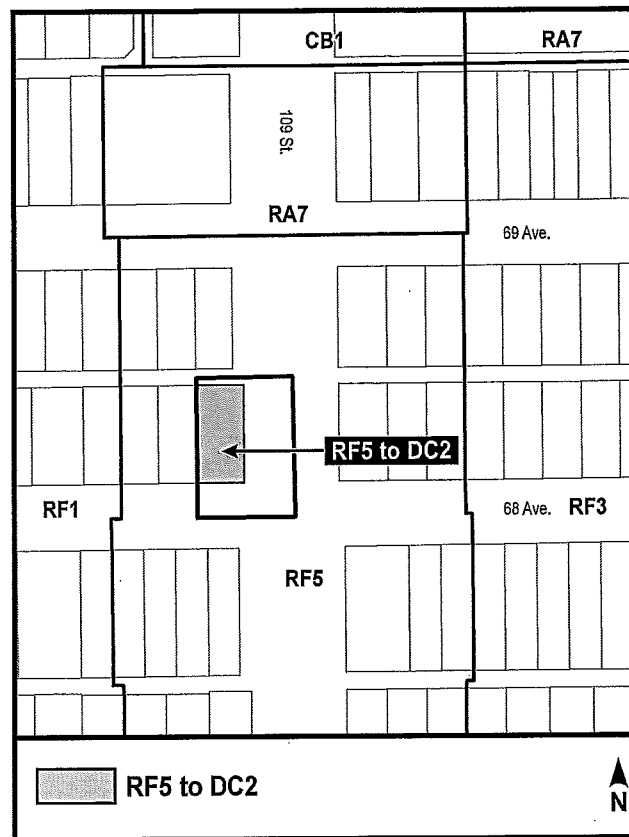
THE CITY OF EDMONTON



MAYOR

CITY CLERK

BYLAW 18233



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

The purpose of this Zone is to provide for low to medium density housing and the adaptive reuse of an existing Single Detached House, with the opportunity for small-scale office and professional services.

2 Area of Application

This Provision shall apply to Lots 25-26, Block 25, Plan 5718AE as shown on Schedule "A" of the Bylaw adopting this provision, Parkallen.

3. Uses

- a. Child Care Services
- b. Garden Suites
- c. Limited Group Homes
- d. Live Work Unit
- e. Lodging Houses
- f. Major Home Based Business
- g. Minor Home Based Business
- h. Professional, Financial, and Office Support Services
- i. Secondary Suites, where developed within a Single Detached Housing form
- j. Semi-detached Housing
- k. Single Detached Housing
- l. Stacked Row Housing, provided that each Dwelling has individual access to Grade
- m. Urban Gardens
- n. Fascia On-premises Signs
- o. Freestanding On-premises Signs

4 Development Regulations

- a. Notwithstanding Section 720.3 of the Zoning Bylaw, a site plan is not required.

- b. Notwithstanding Section 4.g. and the Zoning Bylaw, the Parking Area shall be screened from view on 109 Street to a height of 1 m by fencing or landscaping, to the satisfaction of the Development Officer.
- c. The Parking Area shall be hard-surfaced.
- d. Notwithstanding Section 54 of the Zoning Bylaw, a loading space shall not be required.
- e. Notwithstanding Section 55 of the Zoning Bylaw, Landscaping shall be provided to the satisfaction of the Development Officer.
- f. Signs shall comply with Schedule 59A of the Zoning Bylaw.
- g. Development of the site shall comply with the regulations of the RF5 Row Housing Zone and applicable overlay, and the 109 Street Corridor Area Redevelopment Plan.