

Bylaw 18005

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2368

WHEREAS Lot 35A; Block 7A, Plan 9323194, located at 14620 - Stony Plain Road NW, Grovenor, Edmonton, Alberta, is specified on the Zoning Map as (RF3) Small Scale Infill Development Zone; and

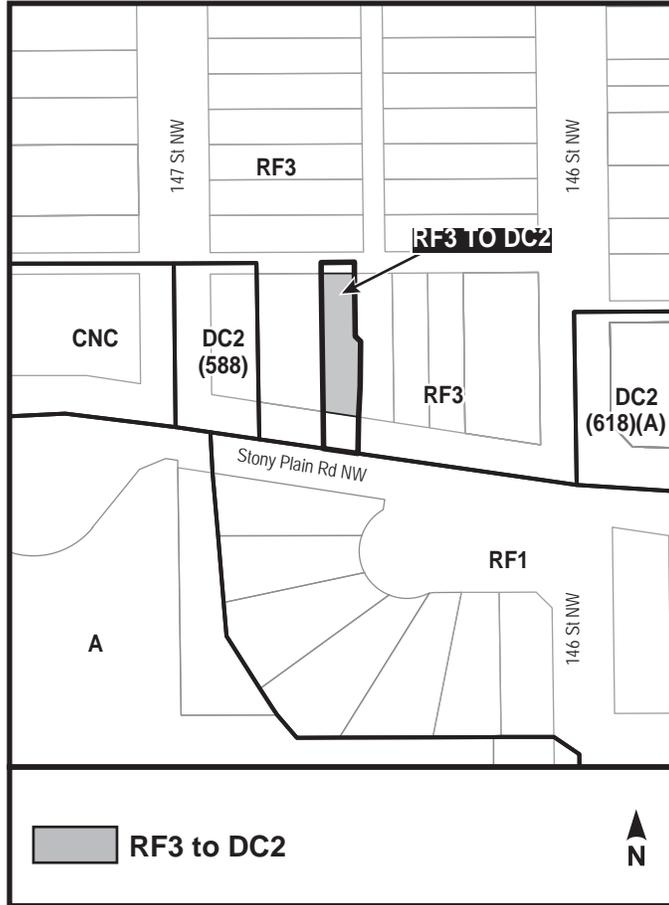
WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision;

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 Bylaw 12800, 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 35A; Block 7A, Plan 9323194, located at 14620 - Stony Plain Road NW, Grovenor, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RF3) Small Scale Infill Development Zone to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are attached as Schedule "B".



BYLAW 18005



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

To create the opportunity to develop a Health Services or Professional, Financial and Office Support Services within the existing single-detached Dwelling on Site and the opportunity to continue the existing single-detached Dwelling on Site in a manner that is compatible with, and maintains, the existing residential character of the surrounding neighbourhood.

**2. Area of Application**

This Provision shall apply to Lot 35A, Block 7A, Plan 9323194, located at 14620 – Stony Plain Road NW, as shown on Schedule "A" of the Bylaw adopting this Provision, Grovenor.

**3. Uses**

- a. Health Services
- b. Professional, Financial and Office Support Services
- c. Single Detached Housing
- d. Secondary Suite
- e. Minor Home Based Business
- f. Major Home Based Business
- g. Fascia On-premise Sign
- h. Freestanding On-premises Sign

**4. Development Regulations**

- a. Notwithstanding Section 720.3 of the Zoning Bylaw, a site plan is not required.
- b. The development shall be limited to the 2-storey single detached dwelling existing at the time of approval of this Bylaw, to the satisfaction of the Development Officer.
- c. The minimum Front Setback shall be 9.79 m.
- d. The minimum Rear Setback shall be 17.88 m.
- e. The minimum west Side Setback shall be 1.59 m
- f. The minimum east Side Setback shall be 0.36 m.

- g. Except for the Fascia On-premise Sign, the maximum Height shall not exceed 10.0 m nor 2 Storeys.
- h. All development shall maintain the external appearance and shall be comparable to neighbouring dwellings in order to retain the residential character of the neighbourhood, to the satisfaction of the Development Officer.
- i. Notwithstanding Section 54 of this Bylaw, three (3) vehicular parking spaces shall be provided in the rear yard, to the satisfaction of the Development Officer in consultation with Transportation Services.
- j. The Parking Area at the rear of the property shall be hard-surfaced.
- k. Facilities for a minimum of one (1) bicycle parking space shall be provided.
- l. Notwithstanding Section 54 of the Zoning Bylaw, a loading space shall not be required.
- m. Notwithstanding Section 55 of the Zoning Bylaw, Landscaping shall be provided to the satisfaction of the Development Officer.
- n. The garbage collection area shall be screened with a wood enclosure and located entirely on private property. If gates or doors are provided they shall not open or encroach onto road right-of-way. The garbage collection area shall be located in the Rear Yard.
- o. A Freestanding On-premises Sign consisting of lettering with a maximum height of 2.0 m, a maximum width of 1.9 m, and a maximum depth of 1.6 m shall be permitted and shall be located in the front yard to the satisfaction of the Development Officer.
- p. A maximum of two Fascia On-premises Signs shall be allowed. The maximum Area for any such single Sign shall not exceed 2.0 m<sup>2</sup>. A Fascia Sign shall not extend higher than 75 cm above the floor of the second Storey.
- q. Minor Home Based Business and Major Home Based Business shall comply with Sections 74 and 75 of the Zoning Bylaw, respectively.
- r. Secondary Suites shall comply with Section 86 of the Zoning Bylaw.
- s. Accessory buildings shall comply with Section 50.3 of the Zoning Bylaw.