

Bylaw 18144

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2442

WHEREAS portions of NW-29-53-24-4 and SW-29-53-24-4; located east of Castle Downs Road NW and north of 137 Avenue NW, Griesbach, Edmonton, Alberta, are specified on the Zoning Map and Appendix I to Section 940 Special Area Griesbach as (DC2) Site Specific Development Control Provision and (GLG) Griesbach Low Density Residential with Garage Suites Zone; and

WHEREAS an application was made to rezone the above described property to (RF5g) Griesbach Row Housing Zone and (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 portions of NW-29-53-24-4 and SW-29-53-24-4; located east of Castle Downs Road and north of 137 Avenue NW, Griesbach Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (DC2) Site Specific Development Control Provision and (GLG) Griesbach Low Density Residential with Garage Suites Zone to (RF5g) Griesbach Row Housing Zone and (DC2) Site Specific Development Control Provision.

2. The Edmonton Zoning Bylaw is hereby further amended by deleting from it Appendix I to Section 940 Special Area Griesbach and substituting therefore as Appendix I the map annexed hereto as Schedule "B".
3. The uses and regulations of the DC2 Provision are attached hereto as Schedules "C", "D", and "E".
4. The sketch plan attached as Schedule "A" and the Uses and Regulations of the DC2 Provision shown on Schedules "C", "D", and "E" attached hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

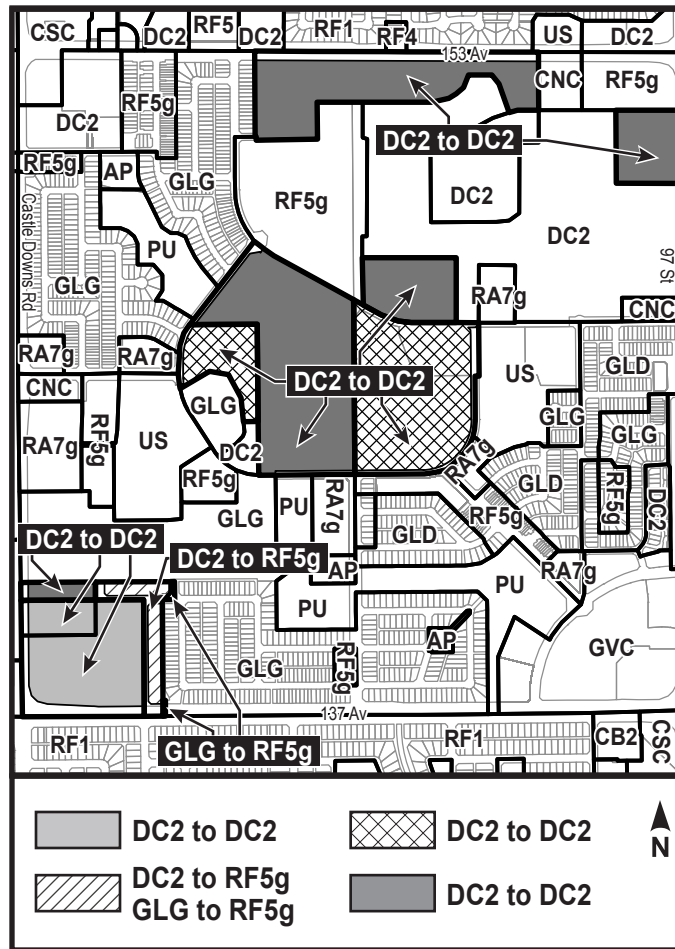
READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

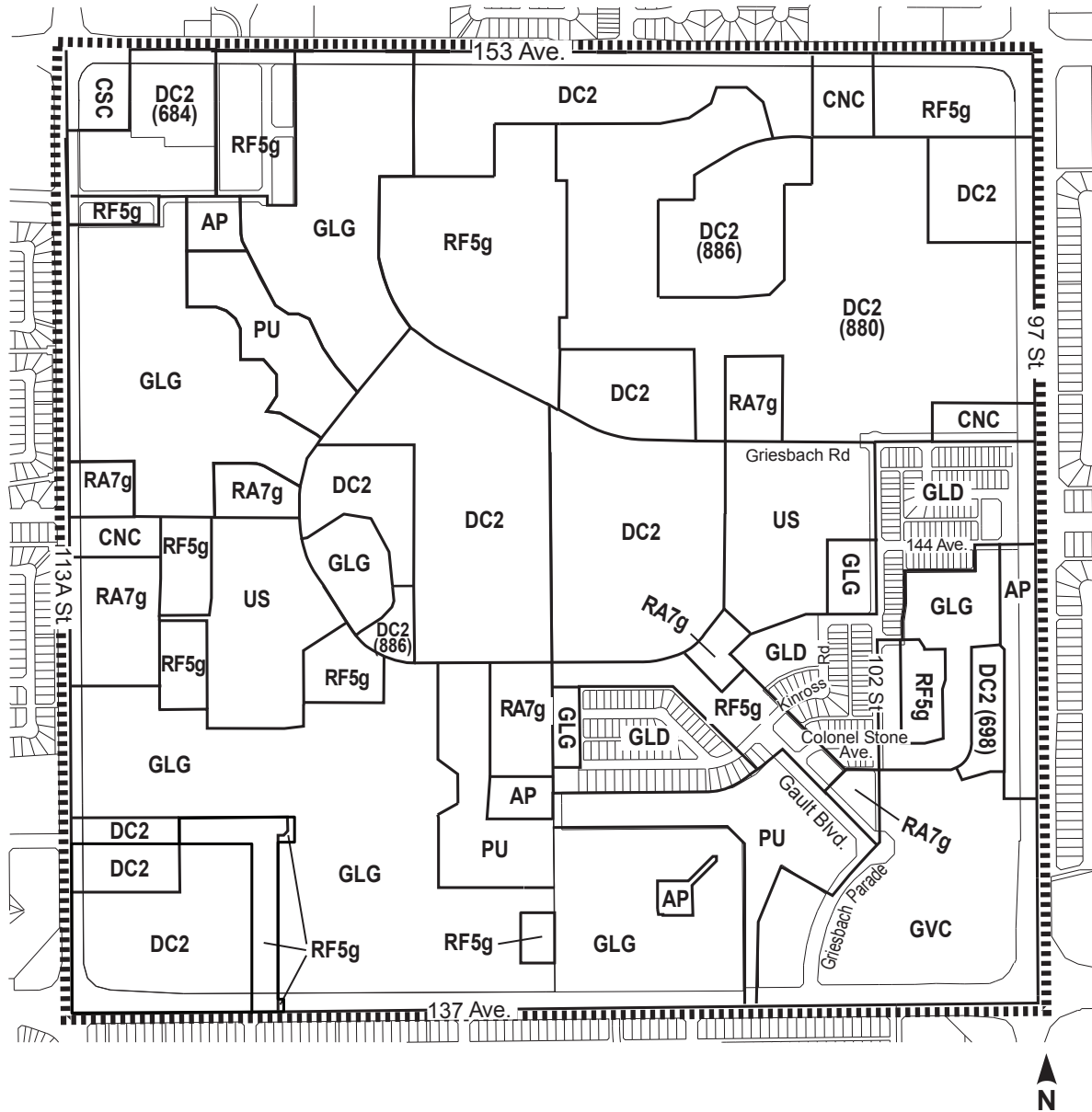
CITY CLERK

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Special Area, Griesbach

Appendix I to Section 940 of Bylaw 12800, as amended by subsequent appropriate Bylaws.



Special Area Boundary

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

To allow a limited range of low intensity, interim land uses, generally outdoors, such that the future development of these lands in accordance with the Griesbach Neighbourhood Area Structure Plan is not prejudiced.

2. Area of Application

Those portions of Section 29-53-24-4; located south of 153 Avenue NW and east of Castle Downs Road, as shown on Schedule “C” - Map, annexed to the Bylaw adopting this DC2 Provision, Griesbach

3. Uses

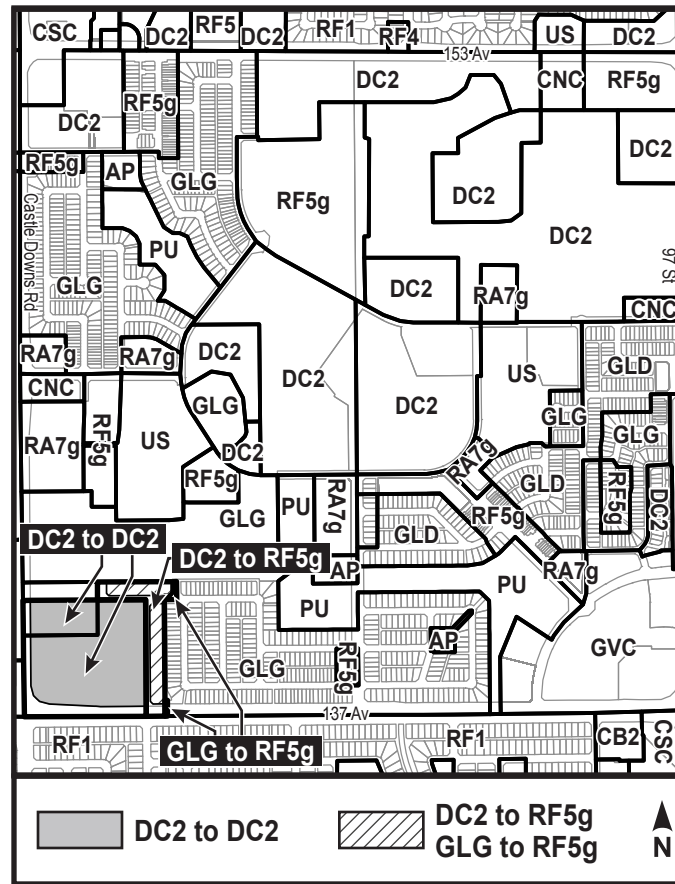
- a. Community Recreation Services
- b. Greenhouses, Plant Nurseries and Market Gardens
- c. Outdoor Participant Recreation Services
- d. Residential Sales Centre
- e. Urban Gardens
- f. Urban Outdoor Farms
- g. Freestanding On-premises Signs
- h. Fascia On-premises Signs

4. Development Regulations

- a. Notwithstanding Section 720.3.2 of the Zoning Bylaw, no Site Plan is appended to this Provision.
- b. The minimum Front Yard shall be 7.5 m.
- c. The minimum Rear Yard shall be 7.5 m.
- d. The minimum Side Yard shall be 7.5 m.
- e. The maximum building Height shall be 10.0 m for a Residential Sales Centre.
- f. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.
- g. No subdivision of land, including bare land condominiums, shall be allowed under this Provision unless the new lot is at least 1.5 ha.

- h. All Development Permits issued under this Provision shall expire on September 10, 2025. No Development Permit shall be issued after September 10, 2025, unless Council approves the issuance of such a Permit by amending this Provision.
- i. No new buildings or additions to existing buildings shall be allowed under this Provision, except that Residential Sales Centres may be allowed.
- j. No Use shall be approved by the Development Officer until letters acceptable to the Development Officer from Alberta Environment and Capital Health Authority have been submitted stating that the Site is suitable for the proposed Use having regard for relevant Federal or Provincial environmental criteria.

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

To allow a limited range of interim commercial, industrial, institutional and recreational use of existing buildings and land such that the future development of these lands in accordance with the Griesbach Neighbourhood is not prejudiced.

2. Area of Application

Those portions of Section 29-53-24-4 and Lot 1 MR, Block 16, Plan 1322503; located south of 153 Avenue and east of Castle Downs Road, as shown on Schedule "D" - Map annexed to the Bylaw adopting this DC2 Provision, Griesbach.

3. Uses

- a. Commercial Schools
- b. Community Recreation Services
- c. Flea Market
- d. General Industrial Uses, provided that all outdoor activity shall be screened from view from adjacent residential areas and public roadways, and that no outdoor activity shall be located within 25.0 m of any Zone or Provision that allows residential development
- e. Government Services
- f. Health Services
- g. Indoor Participant Recreation Services
- h. Media Studios
- i. Outdoor Participant Recreation Services
- j. Private Clubs
- k. Private Education Services
- l. Professional, Financial and Office Support Services
- m. Public Education Services
- n. Religious Assembly
- o. Residential Sales Centres
- p. Warehouse Sales
- q. Fascia On-premises Signs
- r. Freestanding On-premises Signs

4. Development Regulations

- a. Notwithstanding Section 720.3.2 of the Zoning Bylaw, no Site Plan is appended to this Provision.
- b. The minimum Front Yard shall be 7.5 m.
- c. The minimum Rear Yard shall be 7.5 m.
- d. The minimum Side Yard shall be 7.5 m.
- e. The maximum building Height shall be 10.0 m for Residential Sales Centres.
- f. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.
- g. No subdivision of land, including bare land condominiums, shall be allowed under this Provision.
- h. All Development Permits issued under this Provision shall expire on September 10, 2025. No Development Permit shall be issued after September 10, 2025, unless Council approves the issuance of such a Permit by amending this Provision.
- i. No new buildings or additions to existing buildings shall be allowed under this Provision, except Residential Sales Centres may be allowed.
- j. No Use shall be approved by the Development Officer until letters acceptable to the Development Officer from Alberta Environment and Capital Health Authority have been submitted stating that the Site is suitable for the proposed Use having regard for relevant Federal or Provincial environmental criteria.

[illegible]

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

To allow a limited range of low intensity, interim land uses, generally outdoors, such that the future development of these lands in accordance with the Griesbach Neighbourhood Area Structure Plan is not prejudiced.

2. Area of Application

Those portions of Section 29-53-24-4 and Lot 1 MR, Block 16, Plan 1322503; located south of 153 Avenue NW and east of Castle Downs Road, as shown on Schedule “E” - Map, annexed to the Bylaw adopting this DC2 Provision, Griesbach

3. Uses

- i. Community Recreation Services
- j. Greenhouses, Plant Nurseries and Market Gardens
- k. Outdoor Participant Recreation Services
- l. Residential Sales Centre
- m. Urban Gardens
- n. Freestanding On-premises Signs
- o. Fascia On-premises Signs

4. Development Regulations

- k. Notwithstanding Section 720.3.2 of the Zoning Bylaw, no Site Plan is appended to this Provision.
- l. The minimum Front Yard shall be 7.5 m.
- m. The minimum Rear Yard shall be 7.5 m.
- n. The minimum Side Yard shall be 7.5 m.
- o. The maximum building Height shall be 10.0 m for a Residential Sales Centre.
- p. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.
- q. No subdivision of land, including bare land condominiums, shall be allowed under this Provision.
- r. All Development Permits issued under this Provision shall expire on September 10, 2025. No Development Permit shall be issued after September 10, 2025,

unless Council approves the issuance of such a Permit by amending this Provision.

- s. No new buildings or additions to existing buildings shall be allowed under this Provision, except that Residential Sales Centres may be allowed.
- t. No Use shall be approved by the Development Officer until letters acceptable to the Development Officer from Alberta Environment and Capital Health Authority have been submitted stating that the Site is suitable for the proposed Use having regard for relevant Federal or Provincial environmental criteria.

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