

Bylaw 18045

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2379

WHEREAS Lot 1A, Block 8, Plan 1121591; located at 12703 – 97 Street NW, Killarney, 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 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 1A, Block 8, Plan 1121591; located at 12703 – 97 Street NW, Killarney,, Edmonton, Alberta, which lands are shown on the sketch plan attached 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 attached as Schedule "B".

3. The sketch plan attached 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.

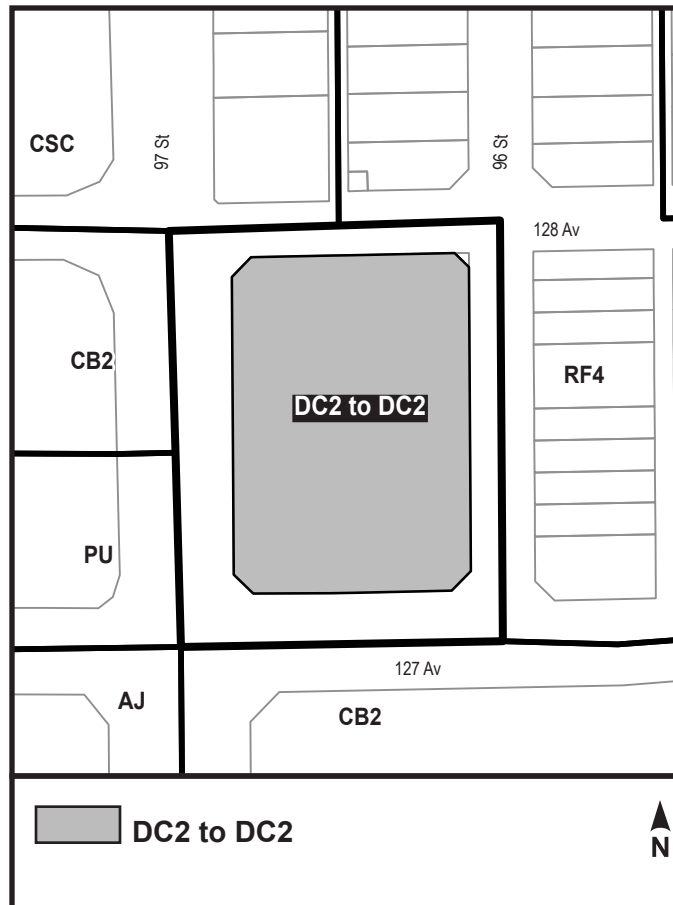
READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 18045



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

To establish a district for commercial development that will be in character with the existing surrounding development.

2. Area of Application

This provision shall apply to Lot 1A, Block 8, Plan 1121591; located between 96 and 97 Streets, and 127 and 128 Avenues; as shown on Schedule “A” of this Bylaw adopting this provision Killarney.

3. Uses

- a. Bars and Neighbourhood Pubs
- b. Convenience Retail Stores
- c. Drive-in Food Services
- d. Gas Bars
- e. General Retail Stores
- f. Health Services
- g. Major Alcohol Sales
- h. Minor Alcohol Sales
- i. Nightclubs, to a maximum of 200 seats and 240m² of Public Space
- j. Pawn Stores
- k. Personal Services Shops
- l. Professional, Financial and Office Support Services
- m. Rapid Drive-through Vehicle Services
- n. Restaurants
- o. Secondhand Stores
- p. Specialty Food Services
- q. Fascia On-premises Signs
- r. Freestanding On-premises Signs
- s. Projecting On-Premises Signs
- t. Temporary On-premises Signs

4. Development Regulations

- a. Notwithstanding Section 720.3(2), no Site Plan is appended to this Provision.
- b. The maximum Floor Area Ratio shall be 1.0.
- c. A minimum Setback of 4.5 m (14.76 ft.) shall be required where the site abuts a public roadway.
- d. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view any adjacent sites and public roadways.
- e. The maximum building Height shall not exceed 10.0 m.
- f. Nightclubs shall be located on the eastern half of the Site, with the main public entrances oriented towards 97 Street.
- g. A screen fence, 1.5 m in height, shall be required adjacent to 96 Street and 128 Avenue, east of the access point on 128 Avenue. The fence shall be located in the required Setback, allowing sufficient space for screen planting. The location, design and choice of materials and colours for the fence, and the associated screen planting, shall be to the satisfaction of the Development Officer.
- h. No vehicular access shall be permitted from the Site to 96 Street.
- i. Signs shall be allowed in this district in accordance with Schedule 59F and the general provisions of Section 59.
- j. Notwithstanding the requirements of 86.4(j) referring to signs, there shall be only one Temporary On-Premises Sign per business frontage on the south and west boundary only and a maximum two Temporary On-Premises Signs per Site.