

Bylaw 20933

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 121

WHEREAS Lot 75, Block 12, Plan NB; located at 9926 - 112 Street NW, Oliver, Edmonton, Alberta, is specified on the Zoning Map as Direct Control Zone (DC2.8); and

WHEREAS an application was made to rezone the above described property to Direct Control Zone (DC);

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 75, Block 12, Plan NB; located at 9926 - 112 Street NW, Oliver, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Direct Control Zone (DC2.8) to Direct Control Zone (DC).
2. The uses and regulations of the aforementioned DC Zone are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC Zone shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part 4 to Charter Bylaw 20001, The Edmonton Zoning Bylaw.

READ a first time this	9th day of September	, A. D. 2024;
READ a second time this	9th day of September	, A. D. 2024;
READ a third time this	9th day of September	, A. D. 2024;
SIGNED and PASSED this	9th day of September	, A. D. 2024.

THE CITY OF EDMONTON

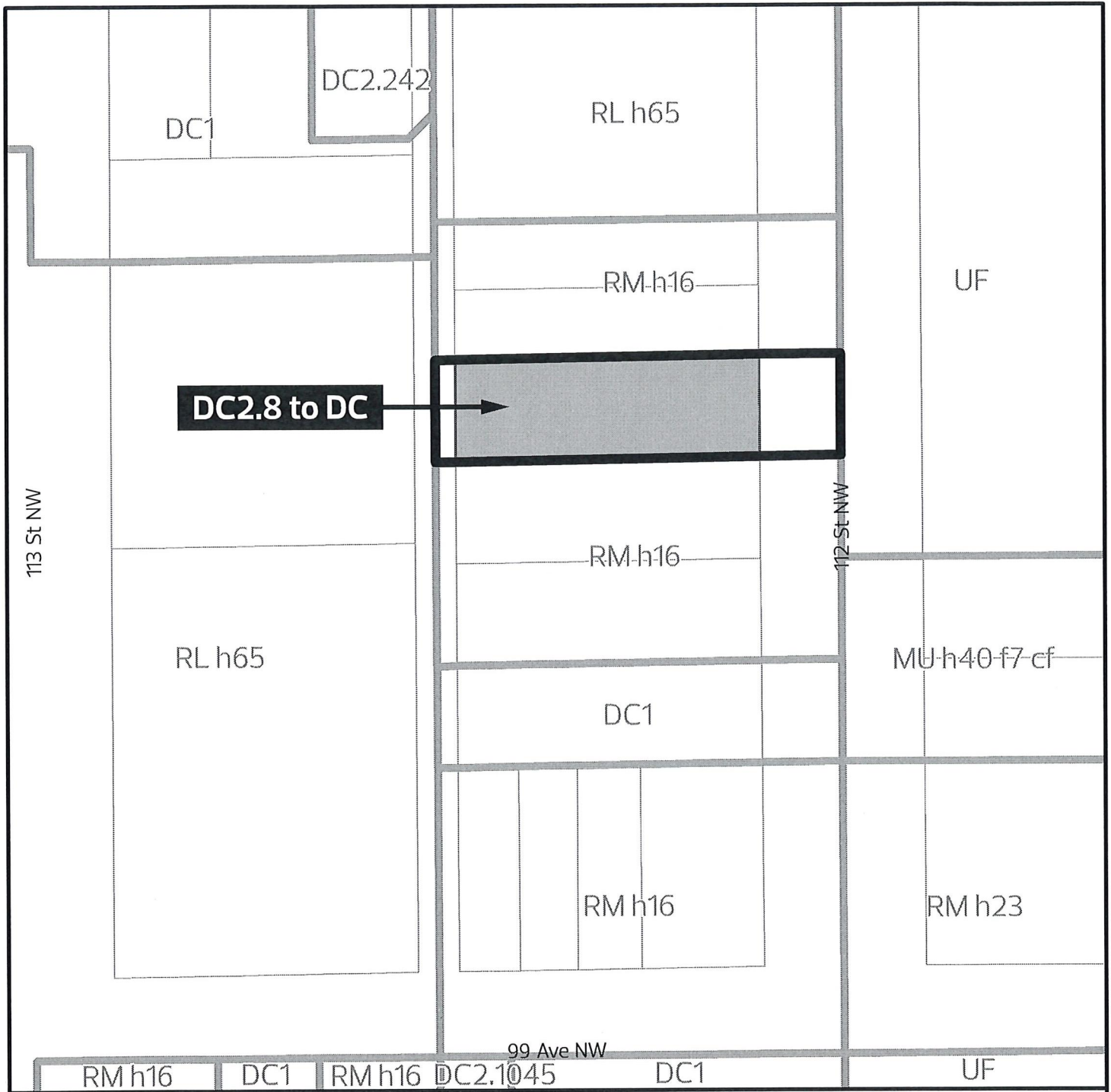


MAYOR



A / CITY CLERK

BYLAW 20933



 DC2.8 to DC



SCHEDULE "B"**(DC) DIRECT CONTROL ZONE****1. Purpose**

- 1.1. To preserve the Dame Eliza Chenier Residence as a Municipal Historic Resource and to allow a mix of small-scale commercial, community and residential uses within the existing building.

2. Area of Application

- 2.1. This Provision shall apply to Lot 75, Block 12, Plan NB, located on 112 Street NW between 99 Avenue NW and 100 Avenue NW, as shown in Schedule "A" of the Bylaw adopting this Provision, Wiikwêntôwin.

3. Uses**Residential Uses**

- 3.1. Home Based Business
- 3.2. Residential

Commercial Uses

- 3.3. Bar
- 3.4. Custom Manufacturing
- 3.5. Food and Drink Service
- 3.6. Health Service
- 3.7. Hotel
- 3.8. Indoor Sales and Service
- 3.9. Minor Indoor Entertainment
- 3.10. Office

Community Uses

- 3.11. Child Care Service
- 3.12. Community Service

- 3.13. Library
- 3.14. Park
- 3.15. School
- 3.16. Special Event

Agricultural Uses

- 3.17. Urban Agriculture

Sign Uses

- 3.18. Fascia Sign
- 3.19. Freestanding Sign
- 3.20. Portable Sign
- 3.21. Projecting Sign

4. Additional Regulations for Specific Uses

- 4.1. The maximum Floor Area for Bar and Food and Drink Services is 500 m² per individual establishment.
- 4.2. Signs must comply with Subsection 9 of Section 6.90 of the Zoning Bylaw, except:
 - 4.2.1. Signs are limited to On-premises Advertising.
 - 4.2.2. Portable Signs shall be limited to project advertising and commercial sale or leasing purposes only, and shall not include trailer mounted signs or signs with changeable copy.
- 4.3. Urban Agriculture must not be the only Use in a principal building.

5. Site and Building Regulations

- 5.1. The maximum Height shall be 10.5 m.
- 5.2. The minimum north Setback shall be 1.0 m.
- 5.3. The minimum south Setback shall be 1.0 m.
- 5.4. The minimum west Setback shall be 20.0 m.
- 5.5. The minimum east Setback shall be 4.5 m.

6. Parking, Loading, Storage and Access Regulations

- 6.1. Vehicular access shall be provided from the rear Alley.
- 6.2. All waste collection, storage, or loading areas shall be located to the rear of the building in the west setback, and designed to the satisfaction of the Development Planner in consultation with Waste Management Services and Subdivision and Development Coordination (Transportation).

7. Other Regulations

- 7.1. Dame Eliza Chenier Residence and the associated lands are a Designated Municipal Historic Resource. Exterior alterations and additions shall be sympathetic to and compatible with the historic Facades of the Dame Eliza Chenier Residence to the satisfaction of the Development Officer in consultation with the Heritage Officer. The following standards and guidelines shall be applied when reviewing development permit applications for the Dame Eliza Chenier Residence:
 - 7.1.1. The General Guidelines for Rehabilitation contained in the City of Edmonton Bylaw 14664, a Bylaw to Designate the Dame Eliza Chenier Residence a Municipal Historic Resource; and
 - 7.1.2. The Standards and Guidelines for the Conservation of Historic Places in Canada.