

Bylaw 21205

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 259

WHEREAS portions of NE-29-53-24-4; portions of NW-29-53-24-4; and Plan 1322503 Blk 16 Lot 1MR; located at 14604 - 97 Street NW, 10555 - 153 Avenue NW, and 2630 - Sir Arthur Currie Way NW, Griesbach, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zones (DC2.1016 and DC2.1017) and Griesbach Row Housing Zone (GRH); and

WHEREAS an application was made to rezone the above described properties to Griesbach Low Density Residential Flex Zone (GLDF), Griesbach Row Housing Zone (GRH), Direct Control Zone (DC), and Parks and Services Zone (PS);

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 portions of NE-29-53-24-4; portions of NW-29-53-24-4; and Plan 1322503 Blk 16 Lot 1MR; located at 14604 - 97 Street NW, 10555 - 153 Avenue NW, and 2630 - Sir Arthur Currie Way NW, Griesbach, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Direct Control Zones (DC2.1016 and DC2.1017) and Griesbach Row Housing Zone (GRH) to Griesbach Low Density Residential Flex Zone (GLDF), Griesbach Row Housing Zone (GRH), Direct Control Zone (DC), and Parks and Services Zone (PS).
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	30th day of June	, A. D. 2025;
READ a second time this	30th day of June	, A. D. 2025;
READ a third time this	30th day of June	, A. D. 2025;
SIGNED and PASSED this	30th day of June	, A. D. 2025.

THE CITY OF EDMONTON

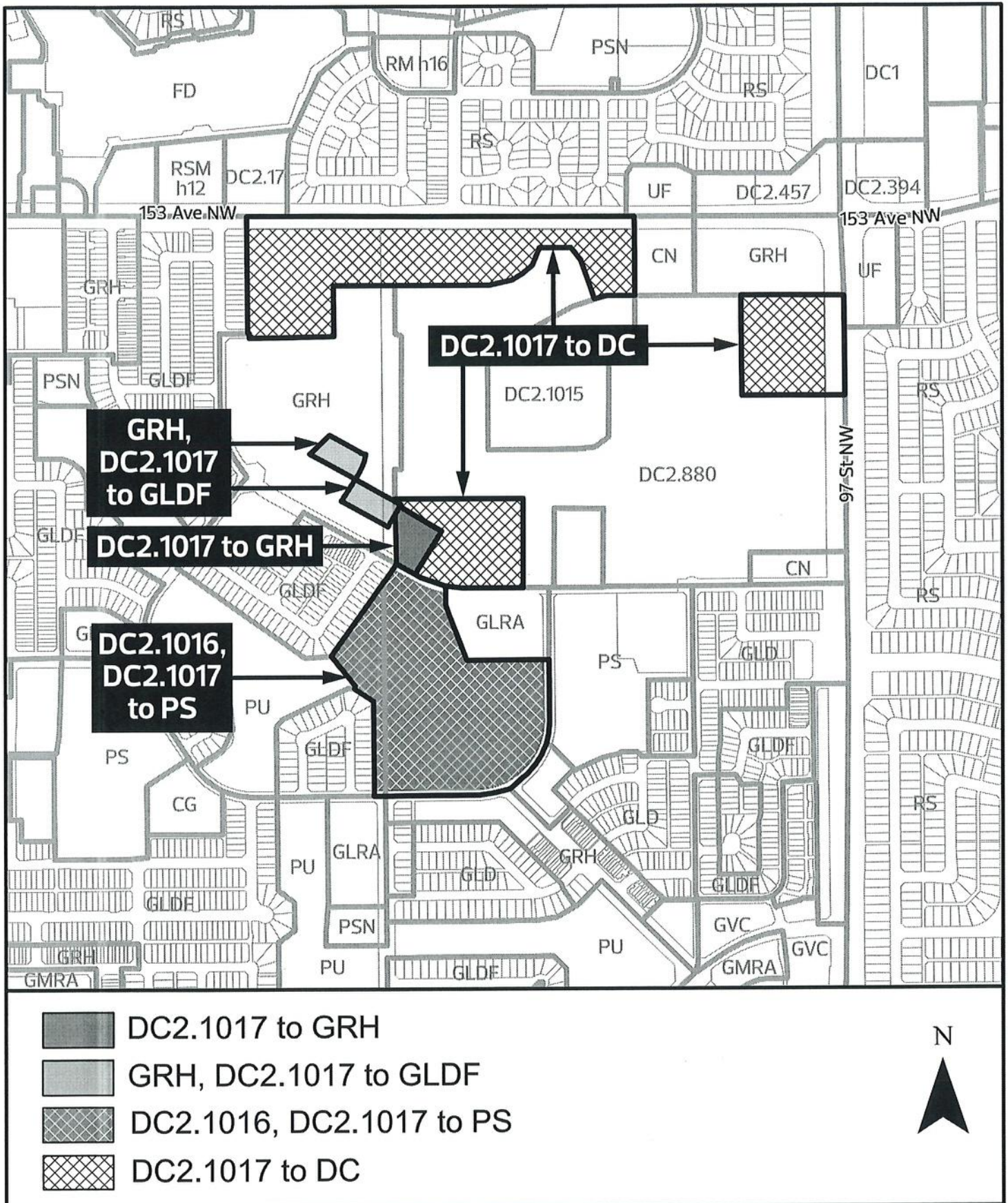


MAYOR



A CITY CLERK

BYLAW 21205



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

To allow a limited range of low intensity, interim land uses, generally outdoors, that do not prejudice future use until the lands are required in accordance with the Griesbach Neighbourhood Area Structure Plan.

2. Area of Application

Those portions of Sections NE and NE 29-53-24-4; located south of 153 Avenue NW and west of 97 Street NW, as shown on Schedule "A" - Map, annexed to the Bylaw adopting this DC Provision, Griesbach.

3. Uses**Commercial Uses**

- 3.1. Residential Sales Centre

Community Uses

- 3.2. Community Service
- 3.3. Outdoor Recreation Service
- 3.4. Park

Agriculture Uses

- 3.5. Urban Agriculture

Sign Uses

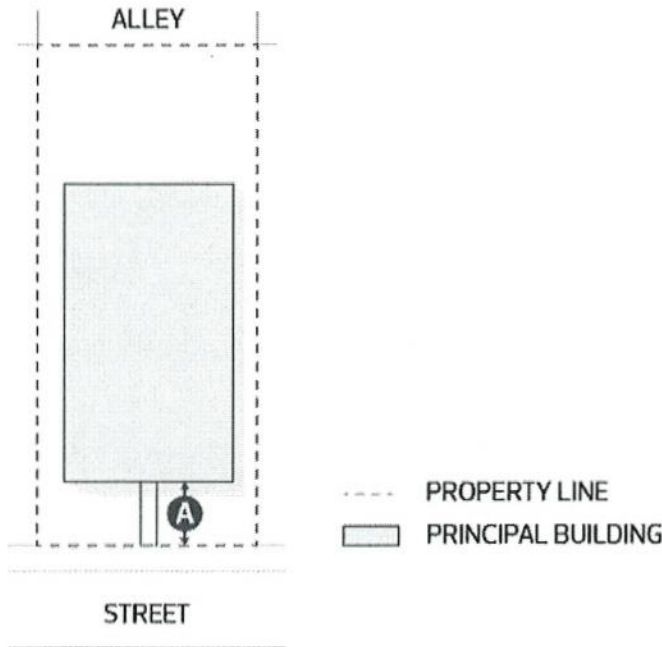
- 3.6. Freestanding Sign
- 3.7. Fascia Sign

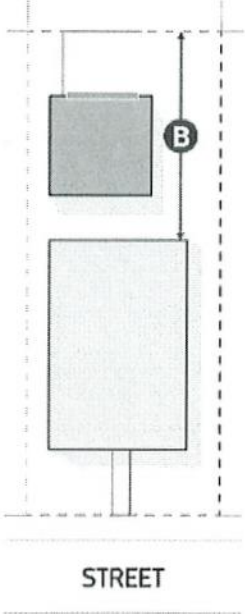
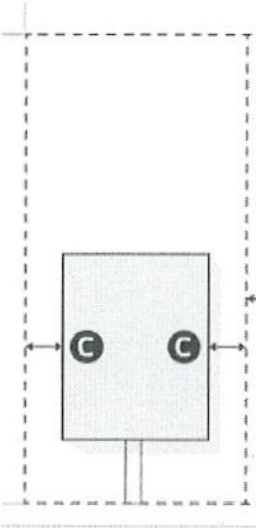
4. Additional Regulations for Specific Uses

- 4.1 No new buildings or additions to existing buildings shall be allowed under this Provision, except that Residential Sales Centres may be allowed.

5. Site and Building Regulations

5.1 Development must comply with Table 5.1:

Subsection	Regulation	Value	Symbol
Front Setback			
5.1.1	Minimum Front Setback	7.5m	A
	<div>Diagram for Subsection 5.1.1</div> <div><p>The diagram illustrates a rectangular principal building situated within a dashed rectangular property line. To the left of the building is a narrow vertical strip labeled "ALLEY". Below the building, a horizontal dashed line represents the "STREET". A vertical dimension line, labeled with a circled "A", measures the distance from the street line to the front of the building. A legend to the right of the diagram identifies the dashed line as the "PROPERTY LINE" and the solid rectangle as the "PRINCIPAL BUILDING".</p></div>		
Rear yard			
5.1.2	Minimum Rear Setback	7.5m	B
	Diagram for Subsection 5.1.2		

	 <p>--- PROPERTY LINE □ PRINCIPAL BUILDING ■ ACCESSORY BUILDING — GARAGE DOOR</p> <p>STREET</p>
Side Setback	
5.1.3	<div>Minimum Side Setback</div> <div>7.5m</div> <div>C</div>
	<p>Diagram for Subsection 5.1.3</p>  <p>STREET</p> <p>--- PROPERTY LINE □ PRINCIPAL BUILDING</p>
Height	
5.1.4	<div>The Maximum Height for a Residential Sales Centre.</div> <div>10.0 m</div> <div></div>

6. General Regulations

- 6.1 Signs shall comply with the regulations found in Section 6.90 Signs
- 6.2 No subdivision of land, including bare land condominiums, shall be allowed under this Provision.
- 6.3 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.