

Bylaw 21250

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 277

WHEREAS Plan 2420877 Blk B Lot 2; located at 2603 - 127 Street SW, Heritage Valley Town Centre, Edmonton, Alberta, is specified on the Zoning Map as Agriculture Zone (AG); 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 Plan 2420877 Blk B Lot 2; located at 2603 - 127 Street SW, Heritage Valley Town Centre, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Agriculture Zone (AG) 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	15th day of September	, A. D. 2025;
READ a second time this	15th day of September	, A. D. 2025;
READ a third time this	15th day of September	, A. D. 2025;
SIGNED and PASSED this	15th day of September	, A. D. 2025.

THE CITY OF EDMONTON

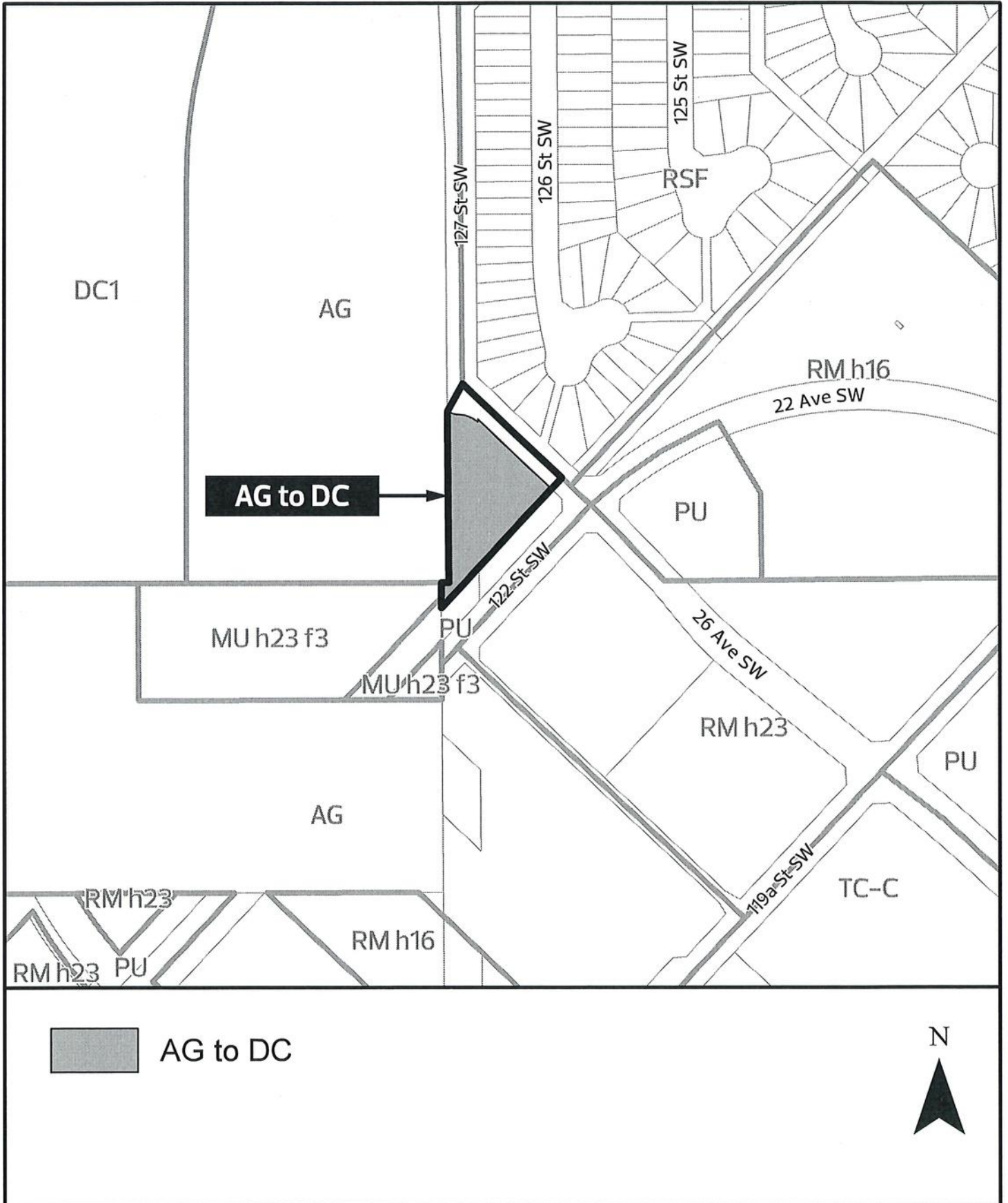
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MAYOR

[Signature]

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CITY CLERK

BYLAW 21250



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

- 1.1. To manage risk associated with the proximity of a pipeline to multi-unit Residential development that ranges from approximately 4 to 6 Storeys and may be arranged in a variety of configurations. Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a larger multi-unit Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents.

2. Area of Application

- 2.1. This Zone applies to Lot 2, Block B, Plan 2420877, located west of the intersection of 122 Street SW and 26 Avenue SW, as shown in Schedule "A" of the Bylaw adopting this zone, Heritage Valley Town Centre.

3. Uses**Residential Uses**

- 3.1. Home Based Business
- 3.2. Residential

Commercial Uses

- 3.3. Food and Drink Service
- 3.4. Health Service
- 3.5. Indoor Sales and Service
- 3.6. Minor Indoor Entertainment
- 3.7. Office
- 3.8. Residential Sales Centre

Community Uses

- 3.9. Child Care Service
- 3.10. Community Service

- 3.11. Library
- 3.12. Park
- 3.13. Special Event

Agricultural Uses

- 3.14. Urban Agriculture

Sign Uses

- 3.15. Fascia Sign
- 3.16. Freestanding Sign
- 3.17. Portable Sign
- 3.18. Projecting Sign

4. Additional Regulations For Specific Uses

- 4.1. Development in this Direct Control Zone must comply with the Additional Regulations For Specific Uses in the Medium Scale Residential Zone (RM).

5. Site and Building Regulations

- 5.1. Development in this Direct Control Zone must comply with the Site and Building Regulations in the Medium Scale Residential Zone (RM), except that
 - 5.1.1. The maximum Height is 23.0 m.
 - 5.1.2. The maximum Floor Area Ratio is 3.0.
 - 5.1.3. The minimum Setback from 122 Street SW is 5.0 m.

6. Design Regulations

- 6.1. Development in this Direct Control Zone must comply with the Design Regulations in the Medium Scale Residential Zone (RM).

7. General Regulations

- 7.1. Development in this Direct Control Zone must comply with the General Regulations in the Medium Scale Residential Zone (RM) except that:
 - 7.1.1. A maximum of one vehicular site access from 26 Avenue SW is

permitted.

- 7.1.2. Access across the pipeline right of way to 122 Street SW is not permitted.