

Charter Bylaw 18836

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2794

WHEREAS Block 2, Plan 2941RS; located at 503 - 50 Street SW, Charlesworth, Edmonton, Alberta, is specified on the Zoning Map as (AG) Agricultural Zone; and

WHEREAS an application was made to rezone the above described property to (CNC) Neighbourhood Convenience Commercial Zone and (DC1) Direct Development Control Provision;

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 III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Block 2, Plan 2941RS; located at 503 - 50 Street SW, Charlesworth, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (AG) Agricultural Zone to (CNC) Neighbourhood Convenience Commercial Zone and (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule “B”.

3. The sketch plan attached as Schedule “A” and the uses and regulations of the DC1 Provision shown on Schedule “B” attached 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. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

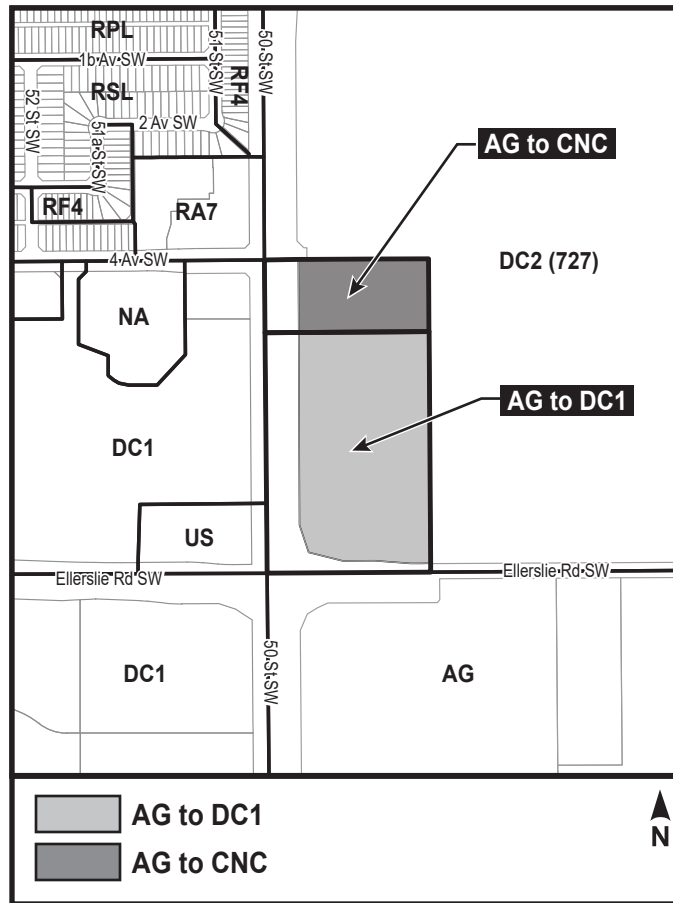
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MAYOR

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CITY CLERK

## CHARTER BYLAW 18836



**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To establish a Direct Development Control Provision to provide for developments of an institutional or community service nature, and to mitigate risk around pipeline rights of way and abandoned well sites.

**2. Area of Application**

This Direct Control Provision applies to the 5.04 ha site located north of Ellerslie Road SW and east of 50 Street SW, as shown on Appendix 1.

**3. Uses**

- a. Bars and Neighbourhood Pubs
- b. Cemeteries
- c. Child Care Services
- d. Commercial Schools
- e. Community Recreation Services
- f. Exhibition and Convention Facilities
- g. Extended Medical Treatment Services
- h. Funeral, Cremation, and Interment Services
- i. Government Services
- j. Group Home
- k. Health Services
- l. Indoor Participant Recreation Services
- m. Lodging Houses
- n. Market
- o. Natural Science Exhibits
- p. Outdoor Participant Recreation Services
- q. Private Clubs
- r. Private Education Services
- s. Public Education Services
- t. Public Park

- u. Public Libraries and Cultural Exhibits
- v. Religious Assembly
- w. Restaurants
- x. Special Event
- y. Specialty Foods Services
- z. Spectator Entertainment Establishments
- aa. Spectator Sports Establishments
- bb. Temporary Shelter Services
- cc. Urban Gardens
- dd. Urban Indoor Farms
- ee. Urban Outdoor Farms
- ff. Fascia On-premises Signs
- gg. Freestanding On-premises Signs
- hh. Minor Digital Off-premises Signs
- ii. Minor Digital On-premises Signs
- jj. Minor Digital On-premises Off-premises Signs
- kk. Projecting On-premises Signs
- ll. Temporary On-premises Signs

#### **4. Development Regulations**

- a. The minimum Front Setback shall be 6.0 m.
- b. The minimum Rear Setback shall be 7.5 m.
- c. The minimum Side Setback shall be 4.5 m.
- d. A minimum building Setback of 7.5 m shall be required from the boundary of a pipeline right-of-way.
- e. Specialty Foods Services, Restaurants, and Bars and Neighbourhood Pubs may be considered as Accessory Uses when integrated with another Use development provided they are for less than 100 occupants and 120 m<sup>2</sup> of Public Space and that the Site location is not adjacent to or across from a Site zoned residential.
- f. Notwithstanding 4(d) a minimum principal Building Setback of 21.0 m shall be required from the boundary of a pipeline right-of-way for the following sensitive uses:
  - i. Child Care Services
  - ii. Commercial Schools

- iii. Community Recreation Services
- iv. Exhibition and Convention Facilities
- v. Extended Medical Treatment Services
- vi. Funeral, Cremation and Interment Services
- vii. Government Services
- viii. Group Home
- ix. Indoor Participant Recreation Services
- x. Lodging Houses
- xi. Natural Science Exhibits
- xii. Outdoor Participant Recreation Services
- xiii. Private Education Services
- xiv. Public Education Services
- xv. Public Libraries and Cultural Exhibits
- xvi. Religious Assembly
- xvii. Spectator Entertainment Establishments
- xviii. Spectator Sports Establishments
- xix. Temporary Shelter Services
- g. The maximum building Height shall be 10.0 m.
- h. Where a development is unable to comply with Setback and Height regulations found in 4(a), 4(b), 4(c), or 4(g) the Development Officer may reduce the Setback or Height requirement by a maximum of 20%, provided that a minimum of one of the following techniques shall be required to minimize the impact of the development of Abutting Zones:
  - i. siting;
  - ii. landscaping; or
  - iii. screening and buffering.
- i. At the Development Permit stage, the Development Officer shall have regard for building placement around abandoned well sites to maintain adequate open areas for access, monitoring, and potential well leak repair to mitigate the change of damage to any nearby permanent structure.
- j. Signs shall comply with the regulations found in Schedule 59C as amended.

## APPENDIX 1

