

Charter Bylaw 18953

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2849

WHEREAS Lot A, Plan 0024559; located at 2003 – Cameron Ravine Way NW, Cameron Heights, Edmonton, Alberta, is specified on the Zoning Map as (CNC) Neighbourhood Convenience Commercial Zone; 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, 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 A, Plan 0024559; located at 2003 – Cameron Ravine Way NW, Cameron Heights, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (CNC) Neighbourhood Convenience Commercial Zone to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto 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. 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

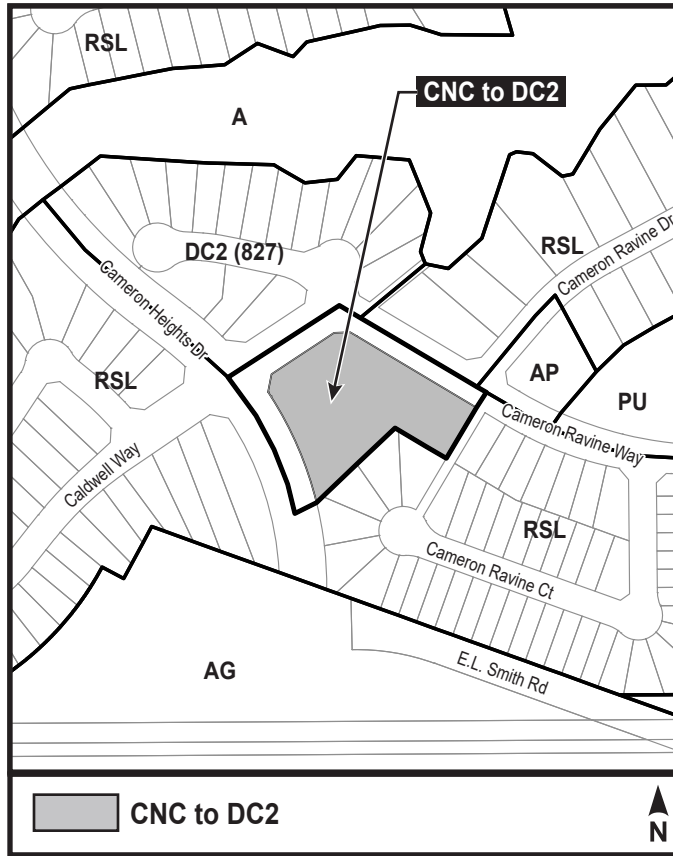
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MAYOR

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CITY CLERK

CHARTER BYLAW 18953



**(DC2) Site Specific Development Control Provision****1. General Purpose**

The purpose of this Provision is to establish a site-specific Development Control provision to accommodate for a wide range of commercial amenities. This Provision will provide for low intensity commercial; office and service Uses. Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.

**2. Area of Application**

This Provision shall apply to 2003 Cameron Ravine Way NW. Lot A, Plan 0024559, as shown on Schedule "A" of this Bylaw, adopting this Provision.

**3. Uses**

1. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m<sup>2</sup> Public Space
2. Breweries, Wineries and Distilleries
3. Business Support Services
4. Child Care Services
5. Commercial Schools
6. Convenience Retail Stores
7. Creation and Production Establishments
8. General Retail Stores
9. Health Services
10. Indoor Participation Recreation Services
11. Liquor Stores
12. Major Amusement Establishments
13. Market
14. Minor Amusement Establishments
15. Minor Service Stations
16. Mobile Catering Food Services
17. Personal Service Shops
18. Professional, Financial and Office Support Services
19. Private Clubs
20. Public Libraries and Cultural Exhibits
21. Residential Sales Centre
22. Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
23. Second Hand Stores

24. Special Event
25. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
26. Urban Gardens
27. Urban Indoor Farms
28. Urban Outdoor Farms
29. Veterinary Services
30. Fascia On-premise Signs
31. Freestanding On-premise Signs
32. Minor Digital On-premise Signs
33. Projecting On-premises Signs
34. Roof On-premise Signs
35. Temporary On-premise Signs

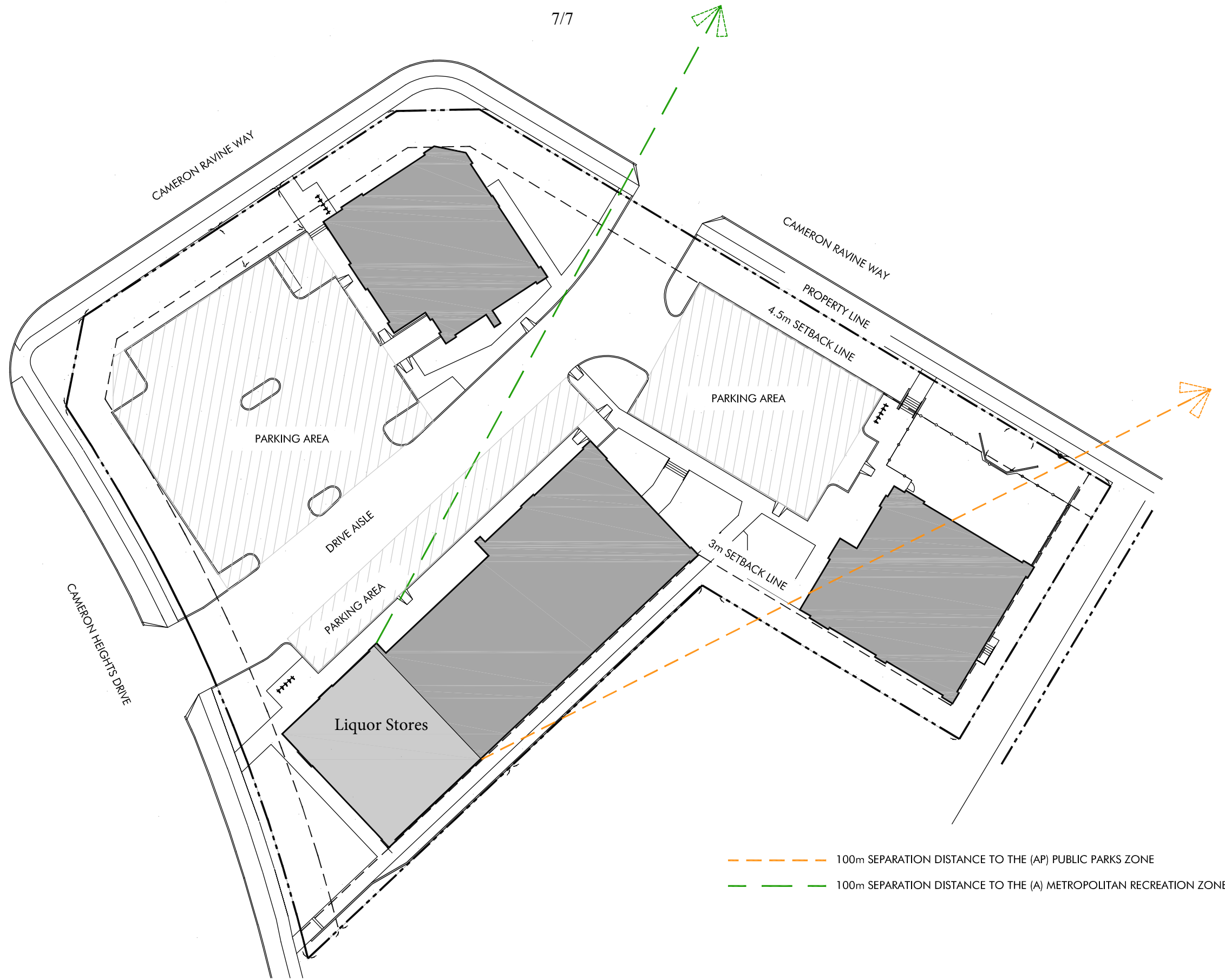
#### **4. Development Regulations**

1. Development shall be in general accordance with Appendix I.
2. The maximum Floor Area of any individual business premises shall not exceed 400 m<sup>2</sup>.
3. The maximum Floor Area Ratio shall be 1.0.
4. A minimum Setback of 4.5 m shall be required where a Site Abuts a public roadway.
5. A minimum Setback of 3.0 m shall be required where the Rear or Side Lot Line of the Site Abuts the lot line of a Site in a Residential Zone.
6. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be screened from view from any adjacent Sites and public roadways. If the rear or sides of a Site are used for parking, an outdoor service display area or both, and Abut a Residential Zone, such areas shall be screened.
7. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
8. The maximum building Height shall not exceed 12.0 m.
9. The roof line and building Façade shall include design elements and add architectural interest. Architectural features shall include:
  - Placement of windows to allow for viewing into and from the building to pedestrian occupied areas;
  - Entrance features;
  - Canopies; or

- The Façade treatments shall wrap around the sides of the building to provide a consistent profile.

To the satisfaction of the Development Officer.

10. Parking layout shall be in general accordance with the Appendix I.
11. Signs shall comply with the regulations found in Schedule 59D, as amended.
12. Notwithstanding Section 85 of the Zoning Bylaw, the Site may include the development of a Liquor Store provided that the location of the premises within the Site is at least 100 m from public lands zoned A or AP, in general accordance with the Appendix I. For the purpose of this section the 100m separation distance shall be measured from the closest point of the Liquor Store to the boundary of the Site zoned A or AP.



- - - - - 100m SEPARATION DISTANCE TO THE (AP) PUBLIC PARKS ZONE
- - - - - 100m SEPARATION DISTANCE TO THE (A) METROPOLITAN RECREATION ZONE