

Charter Bylaw 19526

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3140

WHEREAS Lots 1 to 3, Block 36, Plan 2021679; located at 13703 - Castle Downs Road NW, 5340 - Admiral Girouard Street NW, and 5304 - Admiral Girouard Street NW, Griesbach, Edmonton, Alberta, are specified on the Zoning Map and Appendix I to Section 940 Special Area Griesbach as (DC2) Site Specific Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (CB2) General Business Zone and (DC2) Site Specific Development Control Provision;

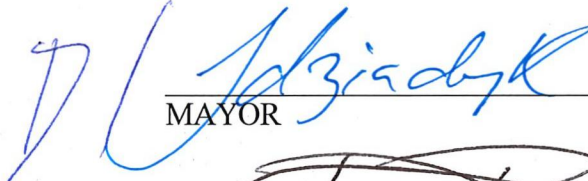
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, and notwithstanding Section 720.3(2) of the Edmonton Zoning Bylaw, the Municipal Council of the City of Edmonton duly assembled enacts as follows:


1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lots 1 to 3, Block 36, Plan 2021679; located at 13703 - Castle Downs Road NW, 5340 - Admiral Girouard Street NW, and 5304 - Admiral Girouard Street NW, Griesbach, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (DC2) Site Specific Development Control Provision to (CB2) General Business Zone and (DC2) Site Specific Development Control Provision.

2. The Edmonton Zoning Bylaw is hereby further amended by deleting from it Appendix I to Section 940 Special Area Griesbach and substituting therefore as Appendix I the map attached as Schedule "B".
3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "C" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

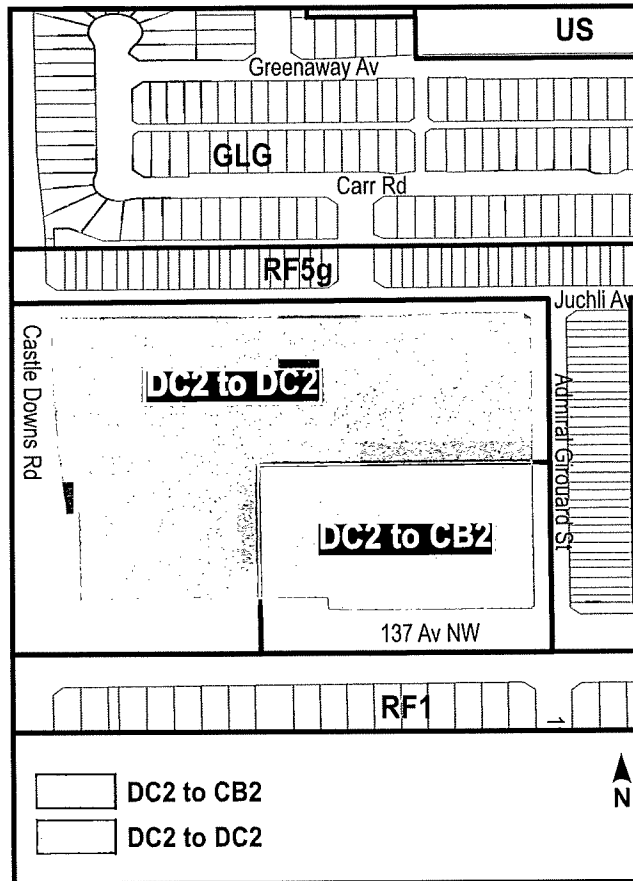
READ a first time this	26	day of	January	, A. D. 2021;
READ a second time this	26	day of	January	, A. D. 2021;
READ a third time this	26	day of	January	, A. D. 2021;
SIGNED and PASSED this	26	day of	January	, A. D. 2021.

THE CITY OF EDMONTON


 MAYOR

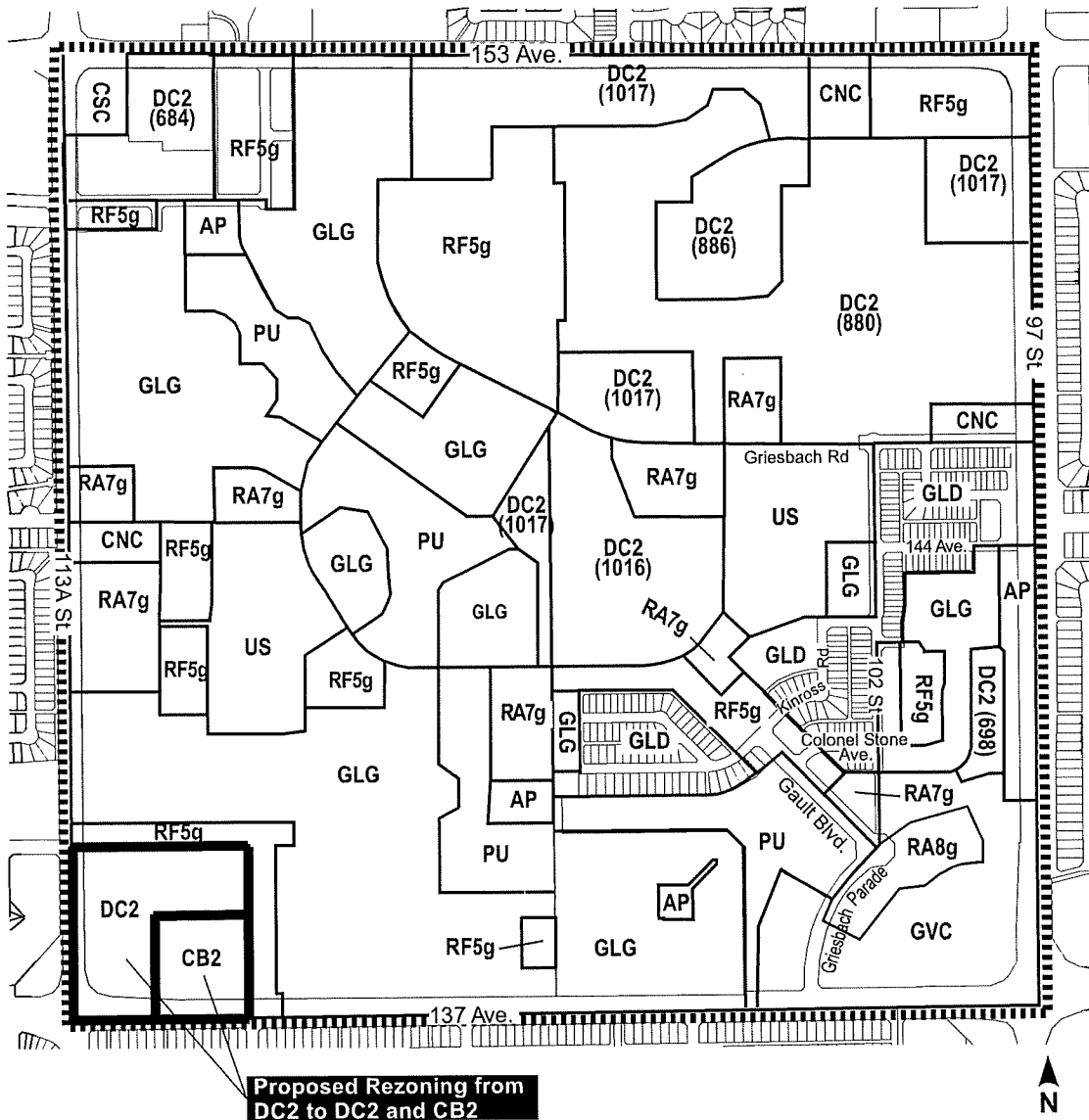

 CITY CLERK

CHARTER BYLAW 19526



Special Area, Griesbach

Appendix I to Section 940 of Bylaw 12800, as amended by subsequent appropriate Bylaws.



----- Special Area Boundary

———— Amendment Boundary

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**General Purpose**

To allow a limited range of low intensity, interim land uses, generally outdoors, such that the future development of these lands in accordance with the Griesbach Neighbourhood Area Structure Plan is not prejudiced.

Area of Application

This Provision shall apply to Lots 1 and 2, Block 36, Plan 2021679, located north of 137 Avenue NW and east of Castle Downs Road, as illustrated conceptually on Schedule "A" of the Bylaw adopting this DC2 Provision, Griesbach.

Uses

- a. Community Recreation Services
- b. Greenhouses, Plant Nurseries and Market Gardens
- c. Outdoor Participant Recreation Services
- d. Residential Sales Centre
- e. Urban Gardens
- f. Urban Outdoor Farms
- g. Freestanding On-premises Signs
- h. Fascia On-premises Signs

Development Regulations

- a. Notwithstanding Section 720.3.2 of the Zoning Bylaw, no Site Plan is appended to this Provision.
- b. The minimum Front Yard shall be 7.5 m.
- c. The minimum Rear Yard shall be 7.5 m.
- d. The minimum Side Yard shall be 7.5 m.
- e. The maximum building Height shall be 10.0 m for a Residential Sales Centre.
- f. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.
- g. No subdivision of land, including bare land condominiums, shall be allowed under this Provision unless the new lot is at least 1.5 ha.
- h. All Development Permits issued under this Provision shall expire on September 10, 2025. No Development Permit shall be issued after September 10, 2025, unless Council approves the issuance of such a Permit by amending this Provision.
- i. No new buildings or additions to existing buildings shall be allowed under this Provision, except that Residential Sales Centres may be allowed.
- j. 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.