

Charter Bylaw 19594

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3164

WHEREAS Lot 1, Block 27, Plan 7621268; located at 1035 - Knottwood Road East NW, Menisa, Edmonton, Alberta, is specified on the Zoning Map as (DC2) Site Specific Development Control Provision; 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 1, Block 27, Plan 7621268; located at 1035 - Knottwood Road East NW, Menisa, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision 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.

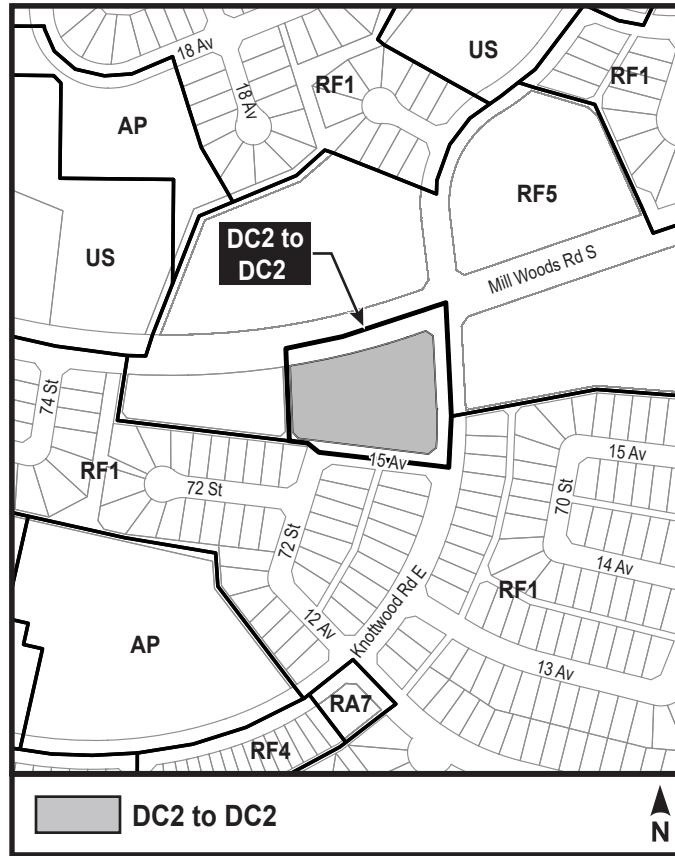
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19594



(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**1. General Purpose**

The purpose of this provision is to provide for convenience commercial uses which are intended to serve the day-to-day needs of residents within the neighbourhood.

2. Area of Application

This provision shall apply to Lot 1, Block 27, Plan 7621268, located west of Knottwood Road East NW and south of Millwoods Road South NW, as shown in Schedule “A” of the Bylaw adopting this Provision, Menisa.

3. Uses

1. Bars and Neighbourhood Pubs
2. Cannabis Retail Sales
3. Child Care Services
4. Commercial Schools
5. Convenience Retail Stores
6. General Retail Stores
7. Health Services
8. Indoor Participant Recreation Services
9. Liquor Stores
10. Market
11. Minor Amusement Establishments
12. Minor Service Stations
13. Multi-unit Housing
14. Personal Service Shops
15. Professional, Financial and Office Support Services
16. Public Libraries and Cultural Exhibits
17. Religious Assembly
18. Restaurants
19. Secondhand Stores
20. Special Event
21. Specialty Food Services
22. Veterinary Services
23. Fascia On-premises Signs
24. Freestanding On-premises Signs
25. Projecting On-premises Signs
26. Roof On-premises Signs
27. Temporary On-premises Signs

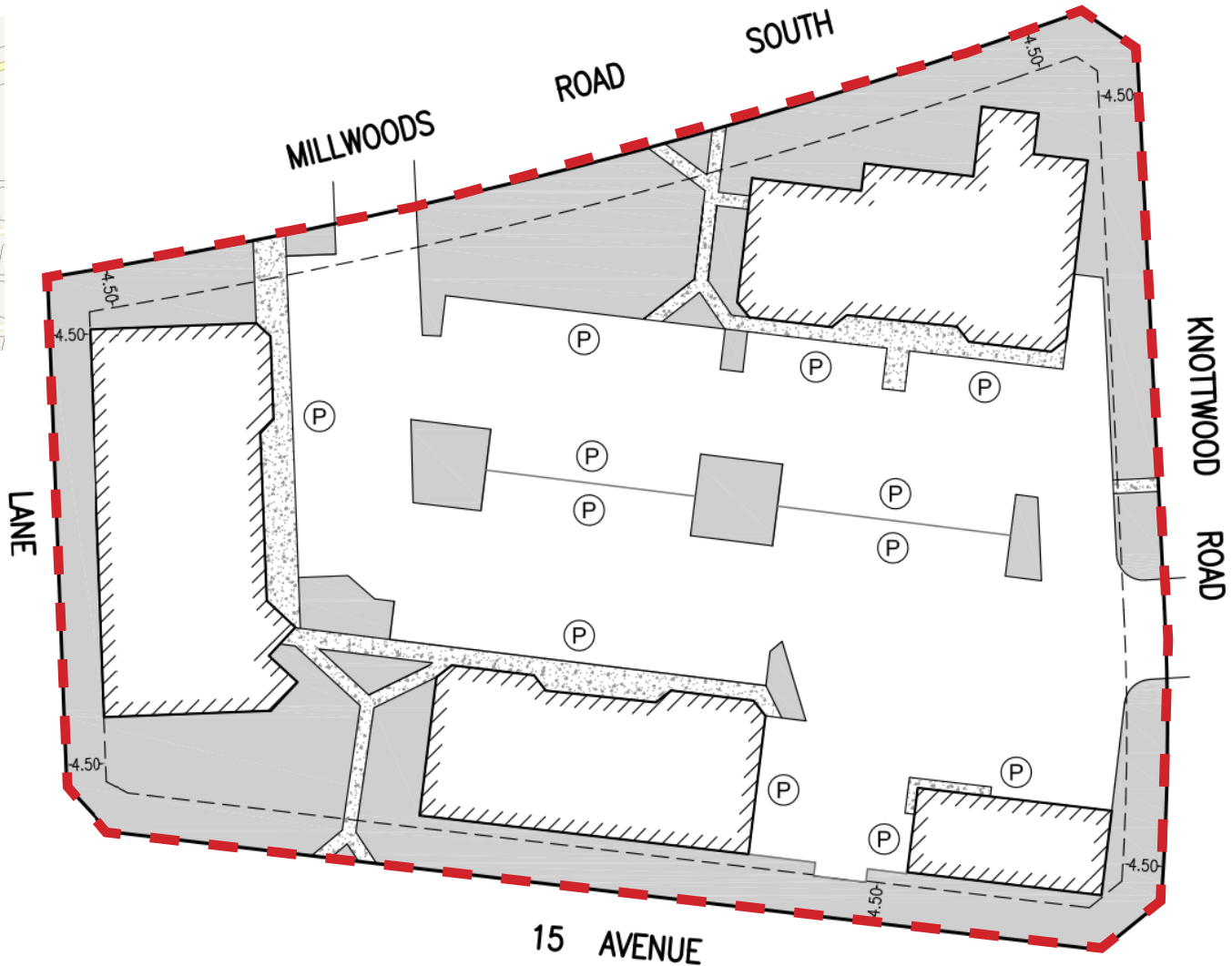
4. Development Regulations

1. The development shall be in general accordance with Appendix 1 – Site Plan.
2. The maximum Floor Area of any individual business premises shall not exceed 500 m² except:
 - a. A grocery store or supermarket may be permitted a Floor Area of up to 800 m²;
 - b. Bars and Neighbourhood Pubs, Restaurants and Specialty Food Services shall not exceed a capacity of 100 Occupants or 120 m² of Public Space; and
 - c. The maximum Floor Area for Secondhand Stores shall be 275 m².
4. The maximum Floor Area Ratio shall be 1.0.
5. The maximum building Height shall not exceed 10.0 m.
6. A minimum Setback of 4.5 m shall be required where the Site Abuts a public roadway, including Lanes (on the south, north, east and west Lot Lines).
7. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback, except where identified on Appendix 1 – Site Plan.
8. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites or public roadways in accordance with Section 55 of the Zoning Bylaw, as amended.
9. If the rear or sides of the Site are used for parking, an outdoor service display area or both, and Abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with Section 55 of the Zoning Bylaw, as amended.
10. Where Uses that may, in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the Site containing such Uses is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: landscaping; berming or screening, which may exceed the requirements of Section 55 of the Zoning Bylaw, as amended; noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Officer may deem appropriate.
11. Signs shall comply with the regulations found in Schedule 59D of the Zoning Bylaw, as amended.
12. That the owner may be required to enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development, such improvements to be constructed at the owner's cost, and to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). Improvements to be addressed in the Agreement include but are not limited to the following:
 - a. Reconstruction of the existing 9.0 m commercial crossing access to Millwoods Road South, located approximately 33 m east of the west property line;
 - b. Repair of any damage to the Abutting roadways, sidewalks and/or boulevards resulting from construction of the development, to the satisfaction of

Subdivision and Development Coordination (Transportation).

13. The following regulations shall apply to Multi-unit Housing developments:
 - a. Multi-unit Housing shall be permitted only in buildings where the first Storey is used for commercial purposes; and
 - b. The housing component shall have access at ground level, which is separate from access for the commercial premises.

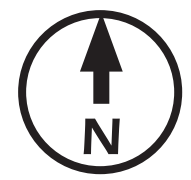
Appendix 1 - Site Plan



Legend

- SITE BOUNDARY (not to scale)
- COMMERCIAL BUILDING
- PARKING & CIRCULATION
- LANDSCAPED AREA
- PEDESTRIAN CONNECTION
- SETBACK LINE

Drawn: JP
 Scale: N.T.S.
 Date: January 7, 2021



PROPOSED REZONING - 1035 KNOTTWOOD ROAD EAST NW

Lot 1, Block 27, Plan 7621268