

Charter Bylaw 19663

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3199

WHEREAS portions of SE-5-52-25-4 and SW-5-52-25-4; located at 18904 - 23 Avenue NW and 2303 - 199 Street NW, Riverview Neighbourhood 3, Edmonton, Alberta, are specified on the Zoning Map as (AG) Agricultural Zone; and

WHEREAS an application was made to rezone the above described properties to (DC1) Direct Development Control Provision, (PU) Public Utility Zone, and (RLD) Residential Low Density Zone;

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 portions of SE-5-52-25-4 and SW-5-52-25-4; located at 18904 - 23 Avenue NW and 2303 - 199 Street NW, Riverview Neighbourhood 3, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural Zone to (DC1) Direct Development Control Provision, (PU) Public Utility Zone, and (RLD) Residential Low Density Zone.
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.

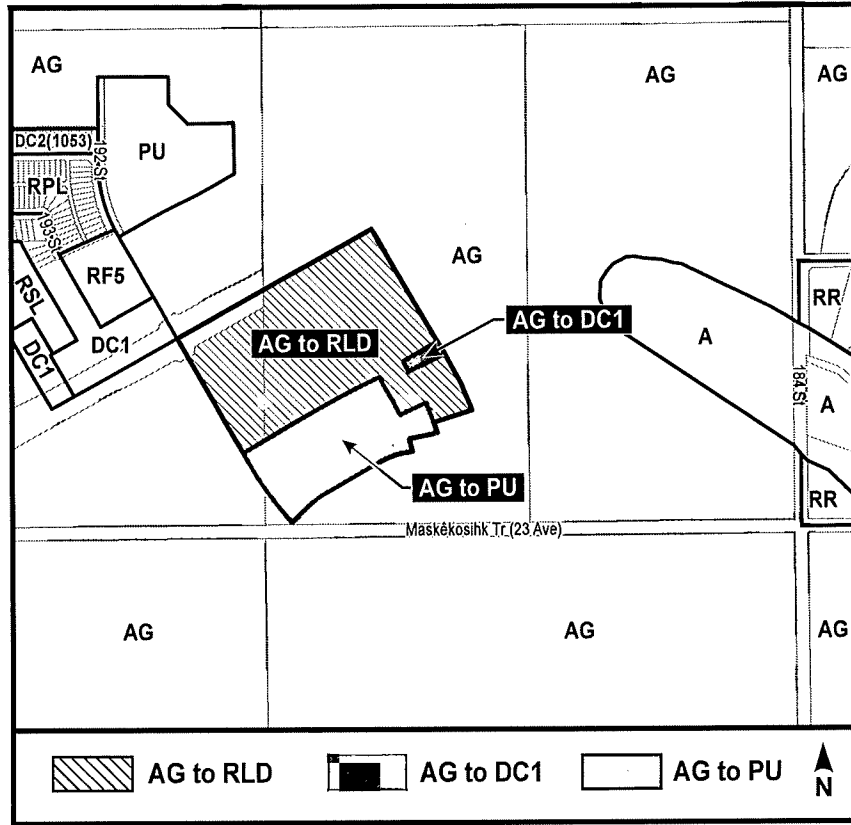
READ a first time this	4th day of May	, A. D. 2021;
READ a second time this	4th day of May	, A. D. 2021;
READ a third time this	4th day of May	, A. D. 2021;
SIGNED and PASSED this	4th day of May	, A. D. 2021.

THE CITY OF EDMONTON


MAYOR


A/ CITY CLERK

CHARTER BYLAW 19663



**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
Riverview Neighbourhood 3 – Single Detached Housing (RLD-Zero Lot Line)**

1. General Purpose

The purpose of this Zone is to provide the opportunity for the development of an RLD lot with wellsite development restrictions.

2. Area of Application

This Provision shall apply to a portion of the West ½ of & SE 5-52-25-4, Riverview Neighbourhood 3, as shown on Schedule "A" of the Bylaw adopting this Provision.

3. Uses

- a) Garden Suite
- b) Supportive Housing, Restricted to Limited Supportive Housing
- c) Minor Home Based Business
- d) Secondary Suite
- e) Single Detached Housing
- f) Urban Gardens
- g) Fascia On-premises Signs
- h) Supportive Housing
- i) Lodging Houses
- j) Major Home Based Business
- k) Residential Sales Centre
- l) Urban Outdoor Farms

4. Development Regulations

All RLD development regulations apply, as RLD exists at the time of passage of the Direct Control zone, with the addition of:

- a) Block 1, Lot 54 will be restricted from developing permanent structures within the 10.0m X 5.0m area required to be left unobstructed for potential future access of the adjacent well site as shown on Appendix "I".

APPENDIX "I"

Block 1 Lot 54 – Riverview Neighbourhood 3 Stage 1B

