

Bylaw 14236

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No.650

WHEREAS a portion of NE 29-54-24-4, portions of SE and SW 29-53-24-4; located north of 137 Avenue and west of 104 Street, 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 (GLG) Griesbach Low Density Residential with Garage Suites Zone, (RF5g) Griesbach Row Housing Zone, (AP) Public Parks 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 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 a portion of NE 29-54-24-4, portions of SE and SW-29-53-24-4; located north of 137 Avenue and west of 104 Street, Griesbach, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (DC2) Site Specific Development Control Provision to (GLG) Griesbach Low Density Residential with Garage Suites Zone, (RF5g) Griesbach Row Housing Zone, (AP) Public Parks Zone and (DC2) Site Specific Development Control Provision.
2. The Edmonton Zoning Bylaw is hereby further amended by deleting from it Appendix I to Schedule 940 and substituting therefor as Appendix I the map annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provisions shown on Schedules "C" and "D" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Zoning Bylaw.

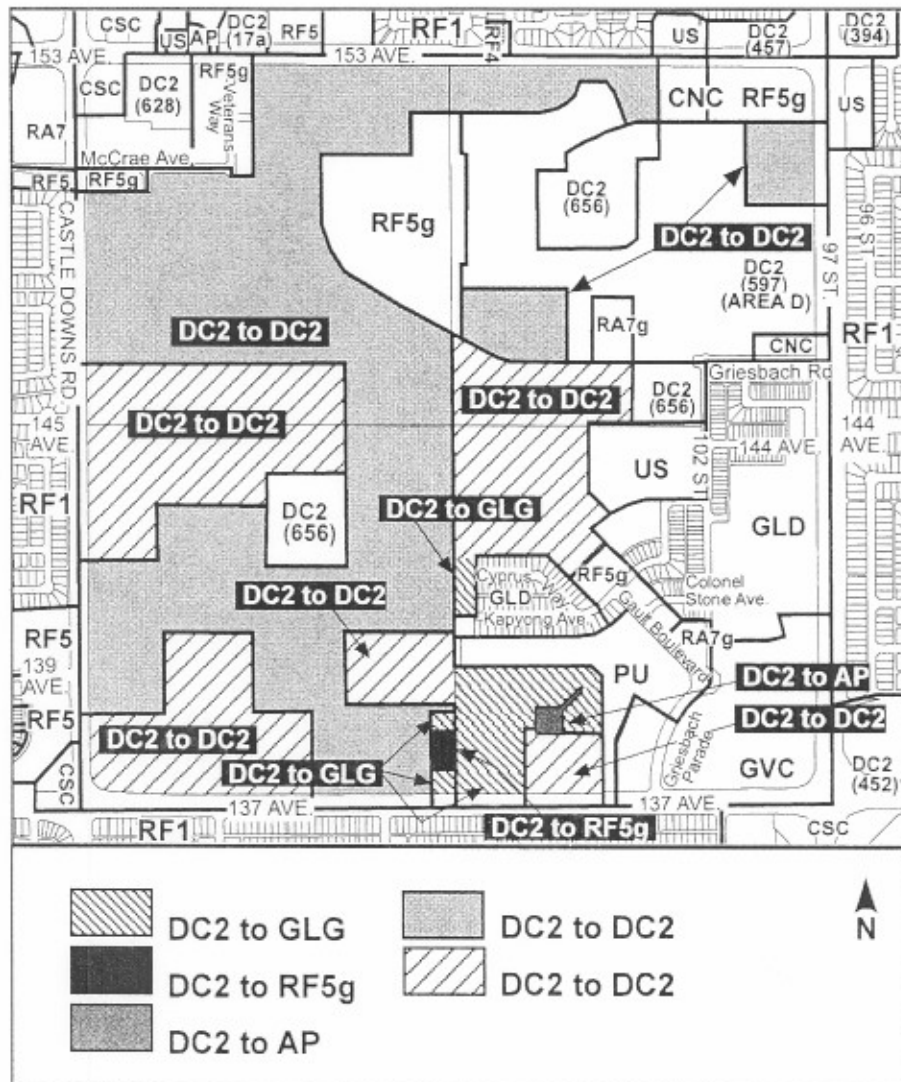
READ a first time this	23 rd	day of	March,	A.D. 2006;
READ a second time this	23 rd	day of	March,	A.D. 2006;
READ a third time this	23 rd	day of	March,	A.D. 2006;
SIGNED and PASSED this	23 rd	day of	March,	A.D. 2006.

THE CITY OF EDMONTON


MAYOR

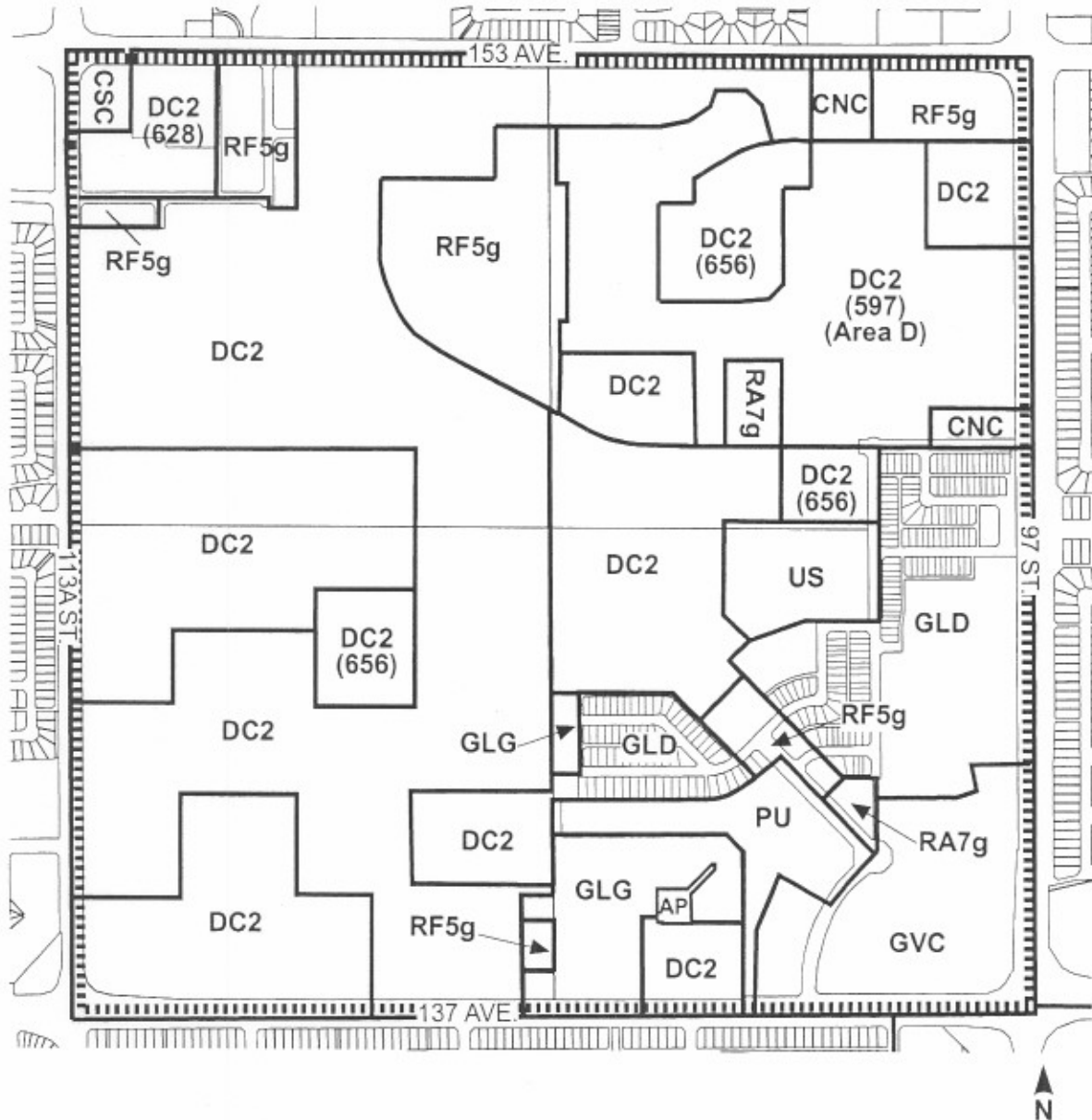

CITY CLERK

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Special Area, Griesbach

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



----- Special Area Boundary

* Designation applied to site with altered or specific development regulations in accordance with Section 940, Zoning Bylaw

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION1. General Purpose

To allow a limited range of interim commercial, industrial, institutional and recreational use of existing buildings and land such that the future development of these lands in accordance with the Griesbach Neighbourhood Area Structure Plan is not prejudiced.

2. Area of Application

Those portions of Section 29-53-24-4; located south of 153 Avenue and east of Castledowns Road, Griesbach, as shown on Schedule "C" – Map annexed to the Bylaw adopting this DC2 Provision

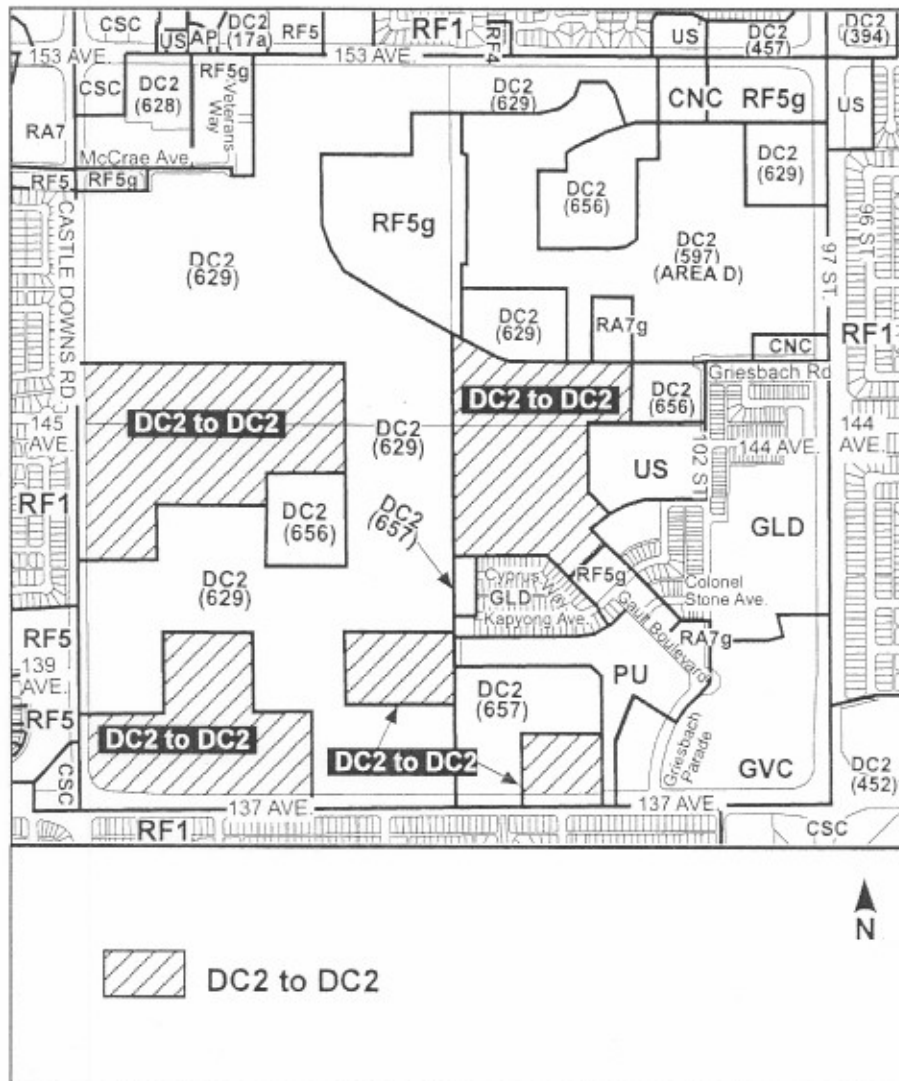
3. Uses

- (a) Broadcasting and Motion Picture Studios
- (b) Commercial Schools
- (c) Community Recreation Services
- (d) Custom Manufacturing Establishments
- (e) Flea Markets
- (f) General Industrial Uses, provided that all outdoor activity shall be screened from view from adjacent residential areas and public roadways, and that no outdoor activity shall be located within 25.0 m of any Zone or Provision that allows residential development
- (g) Government Services
- (h) Health Services
- (i) Indoor Participant Recreation Services
- (j) Outdoor Participant Recreation Services
- (k) Private Clubs
- (l) Private Education Services
- (m) Professional, Financial and Office Support Services
- (n) Public Education Services
- (o) Religious Assembly
- (p) Residential Sales Centres
- (q) Warehouse Sales
- (r) Fascia On-premises Signs
- (s) Freestanding On-premises Signs
- (t) Temporary On-premises Signs

4. 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 Residential Sales Centres.
- (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.
- (h) All Development Permits issued under this Provision shall expire ten years after their issuance or on September 10, 2015, whichever is sooner. No Development Permit shall be issued after September 10, 2015, 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 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 sit is suitable for the proposed Use having regard for relevant Federal or Provincial environmental criteria.

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(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION1. 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.

2. Area of Application

Those portions of Section 29-53-24-4; located south of 153 Avenue and east of Castledowns Road, Griesbach, shown on Schedule "D" - Map, annexed to the Bylaw adopting this DC2 Provision

3. Uses

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

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- (f) Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.
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