

Bylaw 15161

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 1061

WHEREAS Lot 11, Block A, Plan 0420355, located at 13150 – 137 Avenue NW, Pembina, 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;

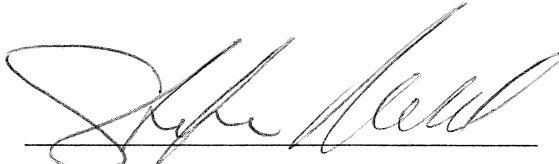
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

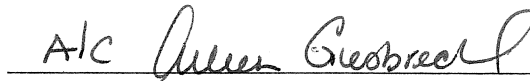
1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lot 11, Block A, Plan 0420355, located at 13150 – 137 Avenue NW, Pembina, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", 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.

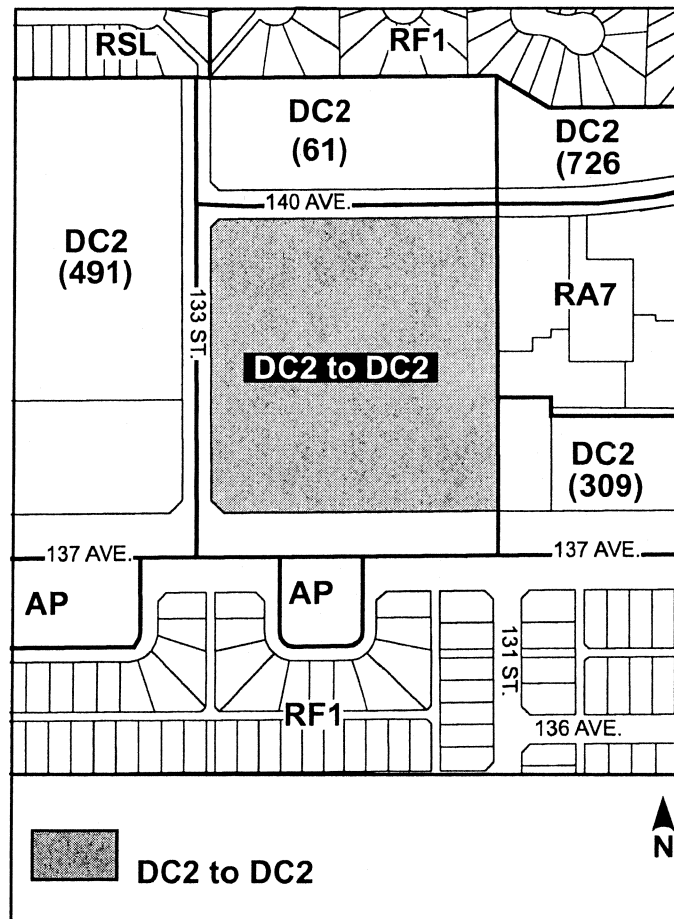
READ a first time this	11th	day of	May	, A. D. 2009;
READ a second time this	11th	day of	May	, A. D. 2009;
READ a third time this	11th	day of	May	, A. D. 2009;
SIGNED and PASSED this	11th	day of	May	, A. D. 2009.

THE CITY OF EDMONTON

  
MAYOR

  
CITY CLERK

## BYLAW 15161



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

To allow a range of commercial uses that complies with the Palisades Area Structure Plan.

**2. Area of Application**

Lot 11, Block A, Plan 0420355, located on the east side of 133 Street NW, north of 137 Avenue NW, as shown on Schedule "A" of the Bylaw adopting this Provision; Pembina.

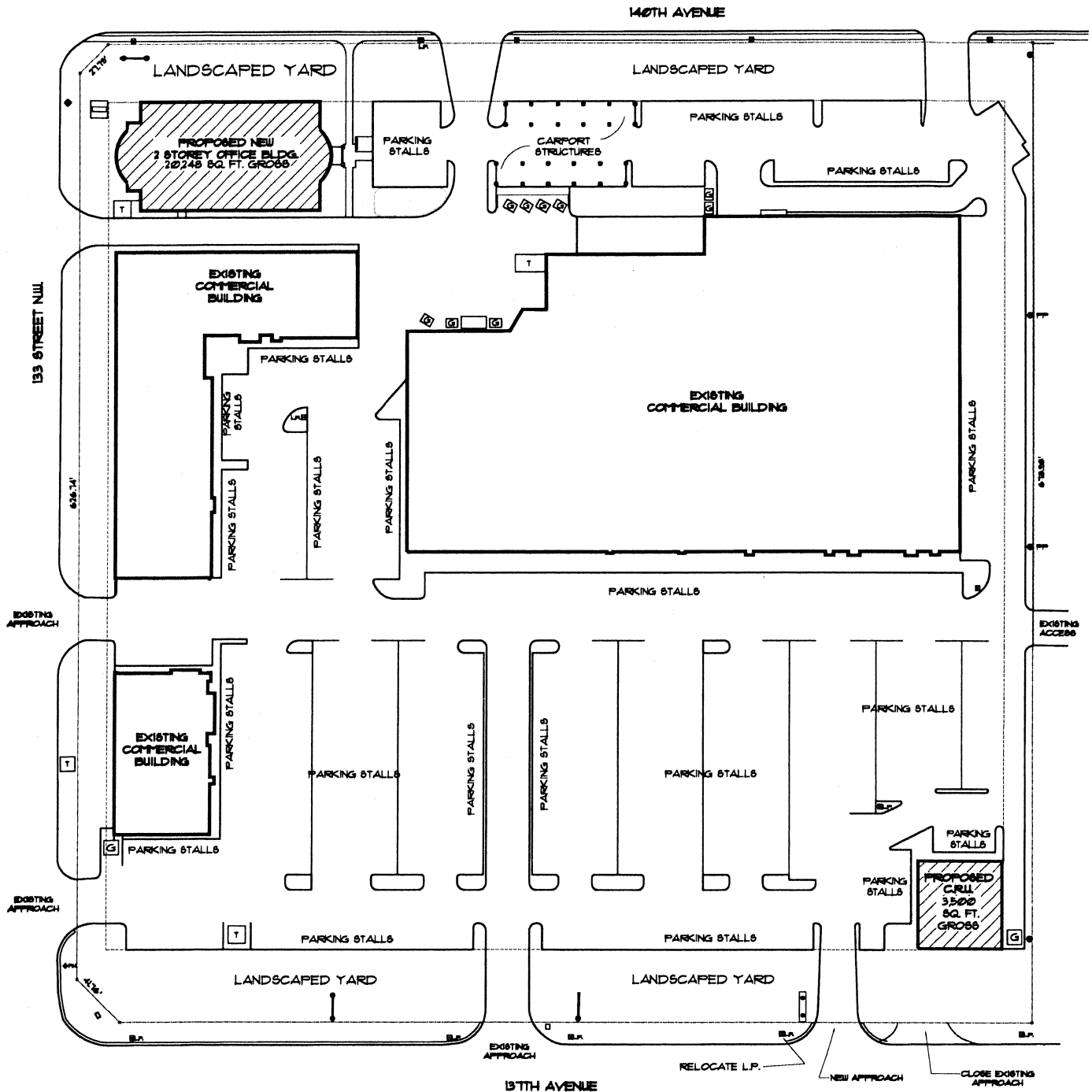
**3. Uses**

- a. Business Support Services
- b. Gas Bar
- c. General Retail Stores
- d. Health Services
- e. Major Alcohol Sales
- f. Minor Alcohol Sales
- g. Specialty Food Services
- h. Restaurants
- i. Bars and Neighbourhood Pubs, for less than 100 occupants
- j. Personal Service Shops
- k. Professional, Financial and Office Support Services
- l. Fascia On-premises Signs
- m. Projecting On-premises Signs
- n. Freestanding On-premises Signs
- o. Temporary On-premises Signs
- p. Roof On-premises Signs

**4. Development Criteria**

- a. The development shall comply with Appendix 1.
- b. The maximum Floor Area Ratio shall be 0.35.
- c. A Landscaped Yard, to the satisfaction of the Development Officer, a minimum of 15.22 m in width shall be provided along the southerly boundary of the Site, and a minimum of 12.2 m in width along the northerly boundary.

- d. A landscaped Yard, to the satisfaction of the Development Officer, a minimum of 7.5 m in width shall be provided along the westerly property line of the Site.
- e. No parking, loading, storage, trash collection, outdoor service or display areas shall be permitted within a required Yard and loading, storage, parking and trash collection areas shall be screened from view from any adjacent site and public roadway in accordance with Section 54 of the Zoning Bylaw.
- f. The maximum building Height shall not exceed 10.0 m.
- g. Development shall be such that all exterior finishing material must be of high quality, durable and attractive in appearance, to the satisfaction of the Development Officer. Acceptable materials include, but are not limited to, either separately or in any combination, brick, cedar or splitstone concrete.
- h. Signs shall be allowed in this provision in accordance with Schedule 59E and the general provisions of Sections 59, inclusive, of the Zoning Bylaw.
- i. Major and Minor Alcohol Sales shall be developed in accordance with Section 85 of the Zoning Bylaw.



**MARWEST**  
GROUP OF COMPANIES

300-360 Main Street  
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**PROPOSED NEW SITE PLAN  
NORTH CITY CENTRE**

13204 - 137 AVENUE  
EDMONTON, ALBERTA  
SCALE: 1" = 100'-0"

**W Keith Rankin Architect**

103-7 Evergreen Winnipeg Canada R3L 2T3  
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**PLOTTED: MARCH 18TH, 2009**