

Charter Bylaw 19902

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3347

WHEREAS Lot 2, Block 2, Plan 0224472; located at 3804 - 137 Avenue NW, Clareview Town Centre, 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 2, Block 2, Plan 0224472; located at 3804 - 137 Avenue NW, Clareview Town Centre, 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	7th day of December	, A. D. 2021;
READ a second time this	7th day of December	, A. D. 2021;
READ a third time this	7th day of December	, A. D. 2021;
SIGNED and PASSED this	7th day of December	, A. D. 2021.

THE CITY OF EDMONTON

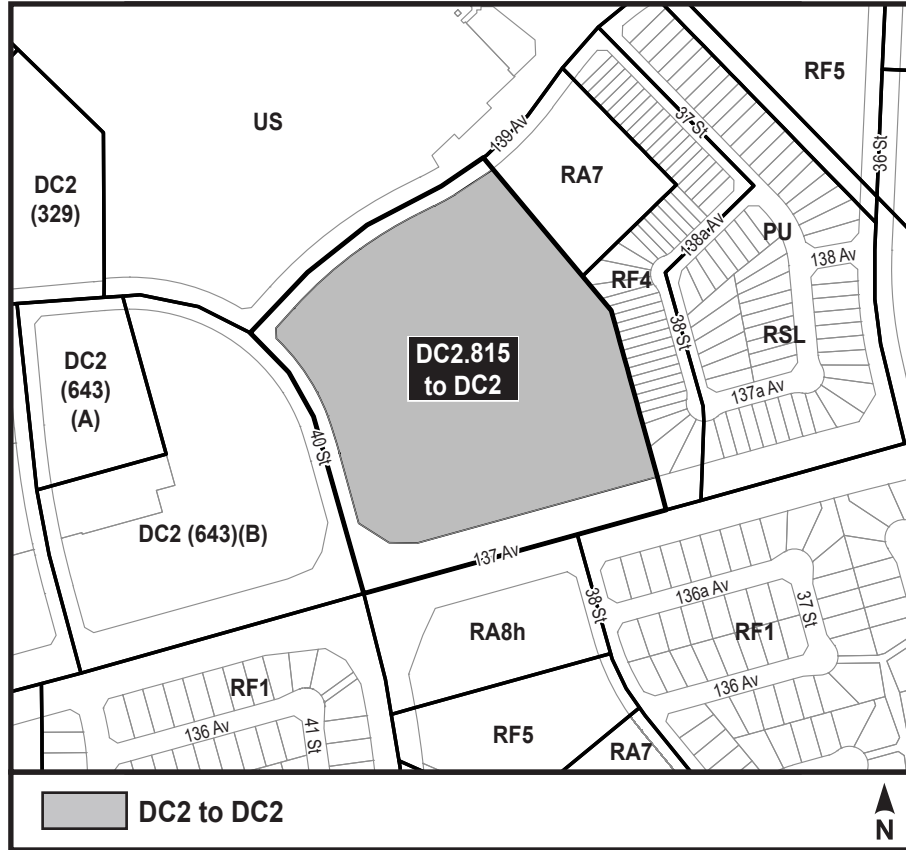
*A. Sohi*

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MAYOR

*A. K. Wilson*

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CITY CLERK

CHARTER BYLAW 19902



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

To accommodate the development of a large general retail store with complementary commercial uses attached to the structure and on the site, while ensuring that development is compatible with the scale and use of neighbouring residential, park and school development and potential use and traffic conflicts are mitigated.

**2. Area of Application**

This DC2 Provision shall apply to Lot 2, Block 2, Plan 022 4472, as shown on Schedule "A" Map of this bylaw, adopting this provision.

**3. Uses**

- A. Business Support Services, up to a maximum Floor Area of 465 m<sup>2</sup>
- B. Cannabis Retail Sales
- C. Drive-in Food Services, up to a maximum Floor Area of 465 m<sup>2</sup>
- D. General Retail Stores
- E. Health Services, up to a maximum Floor Area of 465 m<sup>2</sup>
- F. Liquor Stores
- G. Personal Service Shops, up to a maximum Floor Area of 465 m<sup>2</sup>
- H. Professional, Financial, and Office Support Services, up to a maximum Floor Area of 465 m<sup>2</sup>
- I. Rapid Drive through Vehicle Services, up to a maximum Floor Area of 465 m<sup>2</sup>
- J. Restaurants, limited to one establishment of less than 100 occupants and 120 m<sup>2</sup> of Public Space
- K. Specialty Food Services, limited to one establishment of less than 100 occupants and 120 m<sup>2</sup> of Public Space
- L. Fascia On-Premises Signs
- M. Freestanding On-Premises Signs
- N. Projecting On-Premises Signs
- O. Temporary On-Premises Signs

**4. Development Regulations**

- A. Development shall reflect the design concept and type of development illustrated by the Site Plan, as shown on Appendix I of this Bylaw.

- B. The maximum Floor Area Ratio shall be 0.4.
- C. A 9.5 m landscaped Yard, including a 3.0 m high berm with a 2.0 m high uniform screened fence centered on the east property line, is required to provide a buffer between the adjacent land and this development.
- D. A minimum landscaped Yard of 6.0 m shall be required where the Site abuts a public roadway.
- E. The maximum building Height shall be 1 storey and 14.0 m, inclusive of mechanical facilities and screening of same.
- F. A minimum building Setback of 15.0 m shall be required for all buildings and structures adjacent to the east property line.
- G. All development shall be constructed using a similar or compatible architectural theme.
- H. No parking, loading, storage, trash collection, outdoor service, or display area shall be permitted within a required Yard. Parking, loading, and trash collection areas shall be located and screened from view from adjacent sites and public roadways in accordance with the provisions of subsection 55.5 of the Zoning Bylaw.
- I. Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw, and a comprehensive Sign Design Plan, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted with the development application, to be approved by the Development Officer.
- J. Landscaping shall be provided as follows:
  - i. boulevard trees along 137 Avenue, 40 Street and 139 Avenue;
  - ii. Yards shall be landscaped to a standard of 1.5 trees per 25 m<sup>2</sup> and 3 shrubs per 15 m<sup>2</sup>; and
  - iii. Landscaped islands in the parking lot as indicated the Site Plan as shown on Appendix I of this Bylaw.
- K. Liquor Stores shall not be located closer than 100.0m from 139 Avenue. The 100.0 m separation distance shall be measured from the Zone boundary along 139 Avenue to the closest edge of a structure with this use.
- L. Section 70.1 and 70.2 of the Zoning Bylaw shall not be applied for the development of Cannabis retail sales.



Appendix 1