

Charter Bylaw 18644

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2702

WHEREAS Lot 1, Block 23, Plan 762 1055; located at 1503 – Lakewood Road West NW, Meyonohk, 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 23, Plan 762 1055; located at 1503 – Lakewood Road West NW, Meyonohk, 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.

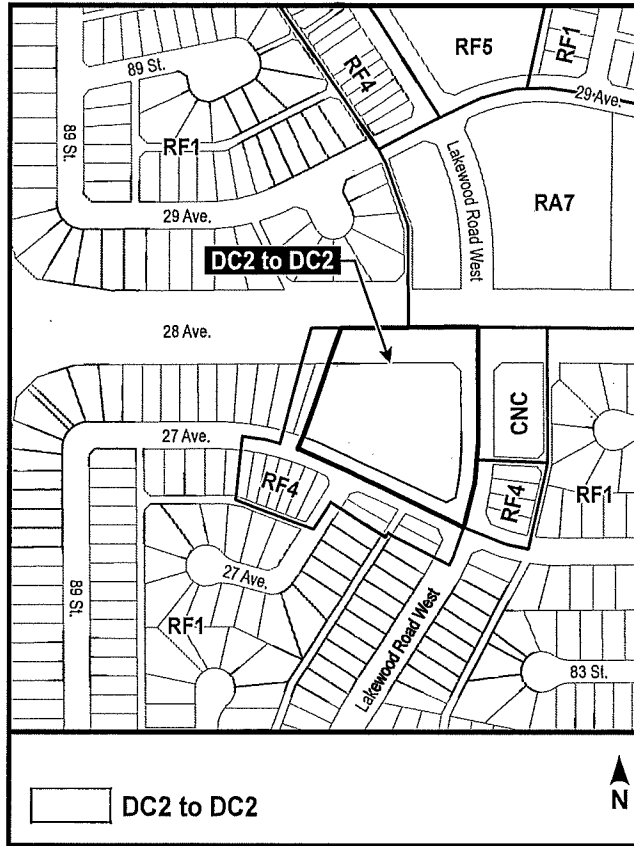
READ a first time this	10th	day of	December	, A. D. 2018;
READ a second time this	10th	day of	December	, A. D. 2018;
READ a third time this	10th	day of	December	, A. D. 2018;
SIGNED and PASSED this	10th	day of	December	, A. D. 2018.

THE CITY OF EDMONTON

  
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MAYOR

  
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A/ CITY CLERK

CHARTER BYLAW 18644



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

The purpose of this Provision is to provide for convenience commercial and personal service uses, including minor alcohol sales, which are intended to serve the day to day needs of residents within the residential neighbourhood.

**2. Area of Application**

This provision shall apply to Lot 1, Block 23, Plan 762 1055, located west of Lakewood Road West and south of 28 Avenue, as shown in Schedule "A" of this Bylaw, Meyonohk.

**3. Uses**

- a. Bars and Neighbourhood Pubs,
- b. Cannabis Retail Sales
- c. Child Care Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. General Retail Stores
- g. Health Services
- h. Indoor Participant Recreation Services
- i. Minor Alcohol Sales
- j. Minor Amusement Establishments
- k. Minor Second Hand Stores
- l. Minor Service Stations
- m. Personal Service Shops
- n. Professional, Financial and Office Support Services
- o. Public Libraries and Cultural Exhibits
- p. Rapid Drive-through Vehicle Services
- q. Religious Assembly
- r. Residential Sales Centre
- s. Restaurants
- t. Specialty Food Services
- u. Veterinary Services
- v. Fascia On-premises Signs

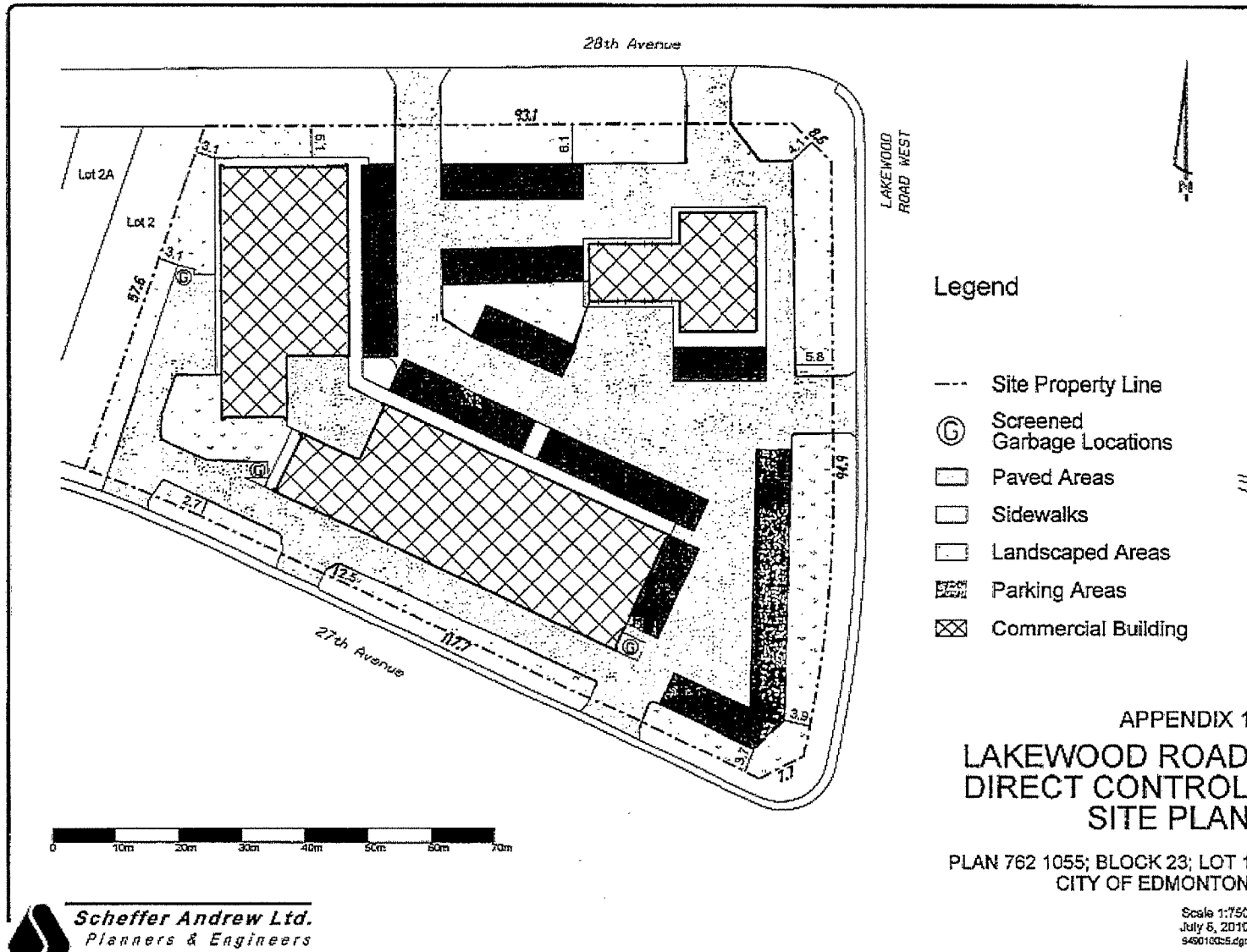
- w. Freestanding Off-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback and required Yard provisions of this Provision
- x. Freestanding On-premises Signs
- y. Projecting On-premises Signs
- z. Roof On-premises Signs
- aa. Temporary On-premises Signs

#### 4. **Development Regulations**

- a. The Site layout and building locations shall be in general accordance with Appendix 1.
- b. The maximum Floor Area of any individual business premises not restricted as to Floor Area as noted below for the specific use class or elsewhere in the Zoning Bylaw, shall not exceed 400 m<sup>2</sup>, except that a grocery store or supermarket may be permitted a Floor Area of up to 2500 m<sup>2</sup>.
- c. The maximum Floor Area Ratio shall be 1.0.
- d. The maximum Building Height shall not exceed 10.0 m nor 2 1/2 Storeys.
- e. A minimum landscaped Yard of 4.1 m shall be required on the north Lot Line of the Site.
- f. A minimum landscaped Yard of 3.9 m shall be required on the east Lot Line of the Site.
- g. A minimum landscaped Yard of 2.5 m shall be required on the south Lot Line of the Site.
- h. A minimum Yard of 3.0 m shall be required on the west Lot Line of the Site.
- i. Parking shall be provided and located to the satisfaction of the Development Officer and City Planning.
- j. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. 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, public roadways or Light Rail Transit lines in accordance with the provisions of the Zoning Bylaw. 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 the provisions of the Zoning Bylaw.
- k. Where Use Classes, 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 Use Classes 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 this Bylaw; 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.

- l. Signs shall comply with the regulations found in Schedule 59D.
- m. Landscaping shall comply with Section 55.
- n. Minor Alcohol Sales shall comply with the regulations in Section 85.
- o. Cannabis Retail Sales shall comply with the regulations in Section 70.
- p. Bars and Neighbourhood Pubs shall not exceed more 100 occupants and 120 m<sup>2</sup> of Public Space.
- q. Restaurants shall not exceed more than 100 occupants and 120 m<sup>2</sup> of Public Space.
- r. Specialty Food Services shall not exceed more than 100 occupants and 120 m<sup>2</sup> of Public Space.
- s. Minor Second Hand Stores and Minor Alcohol Sales, shall not exceed more a Floor Area less than 275 m<sup>2</sup>.
- t. The following regulations shall apply to Rapid Drive-through Vehicle Services developments:
  - i. the total number of bays shall not exceed three; and
  - ii. all operations and mechanical equipment associated with this Use Class shall be located within an enclosed building.



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