

Part IV Edmonton Zoning Bylaw

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Section DC2.

DC2.1. General Purpose

The purpose of this provision is to provide for convenience commercial uses which are intended to serve the day-to-day needs of residents within the neighbourhood.

DC2.2. Area of Application

This provision shall apply to Lot 1, Block 27, Plan 7621268, located west of Knottwood Road East and south of Millwoods Road South, as shown in Schedule "A" of this Bylaw, adopting this Provision, Menisa.

DC2.3. Uses

1. Bars and Neighbourhood Pubs
2. Cannabis Retail Sales
3. Child Care Services
4. Commercial Schools
5. Convenience Retail Stores
6. General Retail Stores
7. Health Services
8. Indoor Participant Recreation Services
9. Liquor Stores
10. Market
11. Minor Amusement Establishments
12. Secondhand Stores
13. Minor Service Stations
14. Multi-unit Housing
15. Personal Service Shops
16. Professional, Financial and Office Support Services
17. Public Libraries and Cultural Exhibits
18. Religious Assemblies
19. Restaurants
20. Special Event
21. Specialty Food Services
22. Veterinary Services
23. Fascia On-premises Signs
24. Freestanding On-premises Signs
25. Projecting On-premises Signs
26. Roof On-premises Signs
27. Temporary On-premises Signs

DC2.4. Development Regulations

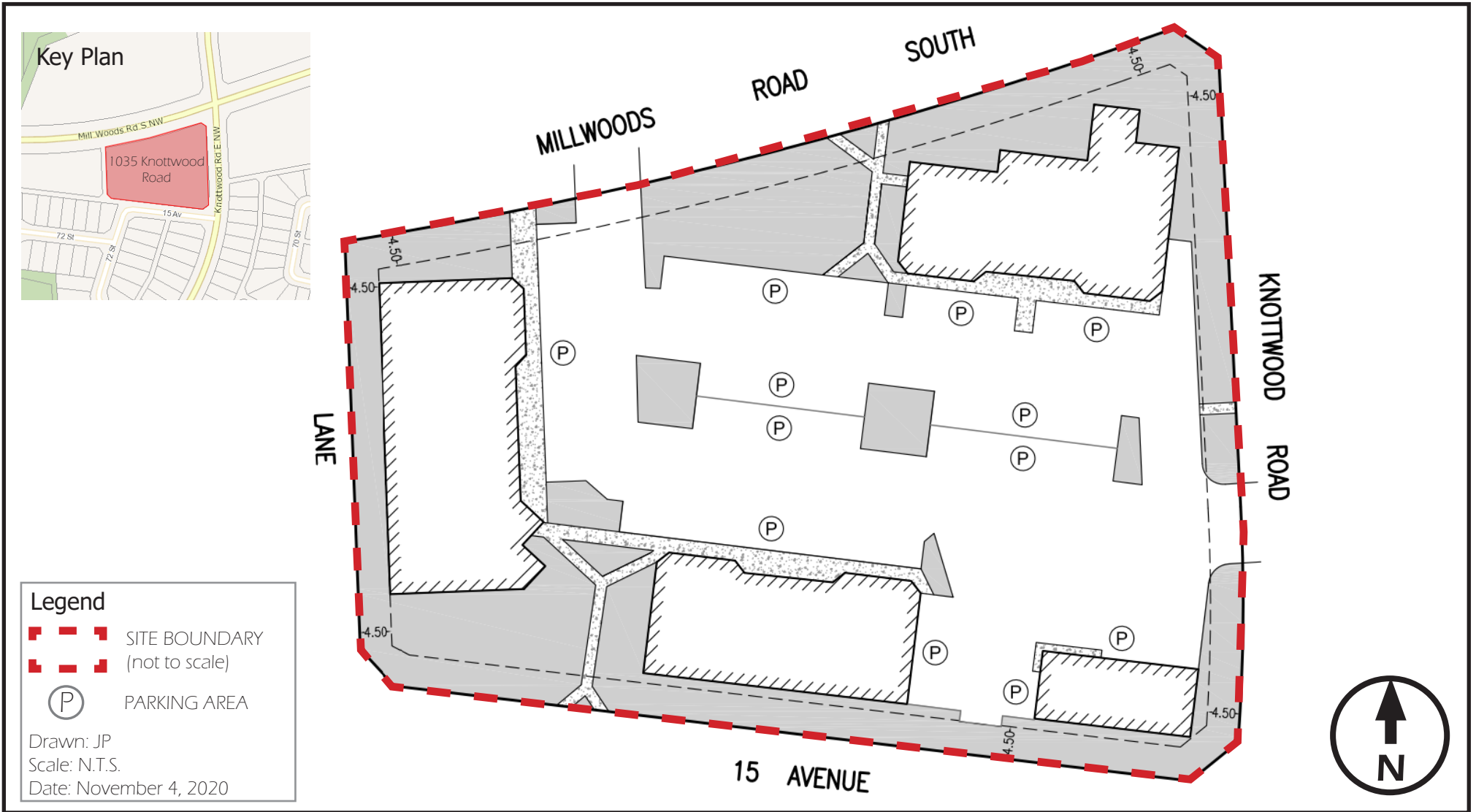
1. The development shall be in general accordance with Appendix 1 – Site Plan

2. The maximum Floor Area of any individual business premises shall not exceed 500 m², except that a grocery store or supermarket may be permitted a Floor Area of up to 800 m².
3. Notwithstanding Section 4 (2) of this Provision:
 - a) Bars and Neighbourhood Pubs, Restaurants and Specialty Food Services shall not exceed a capacity of 100 Occupants or 120m² of Public Space
 - b) The maximum Floor Area for Secondhand Stores shall be 275 m²
4. The maximum Floor Area Ratio shall be 1.0.
5. The maximum building Height shall not exceed 10.0 m.
6. A minimum Setback of 4.5 m shall be required where the Site Abuts a public roadway, including Lanes (on the south, north, east and west Lot Lines).
7. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback, except where identified on Appendix 1 – Site Plan. 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 in accordance with the provisions of subsection 55.4 of this 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 subsection 55.4 of the Zoning Bylaw.
8. Where Uses, 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 Uses 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 the Zoning 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.
9. Signs shall comply with the regulations found in Schedule 59D, as amended
10. That the owner may be required to enter into a Municipal Improvement Agreement with the City of Edmonton for off-site improvements necessary to serve the development.
11. Improvements to be addressed in the Agreement include but are not limited to the following:
 - a) Reconstruction of the existing 9.0 m commercial crossing access to Millwoods Road South, located approximately 33 m east of the west property line;
 - b) Repair of any damage to the abutting roadways, sidewalks and/or boulevards resulting from construction of the development, the satisfaction of Transportation Services. The site must be inspected by Transportation Services prior to the start of construction and once again when construction is complete.
15. The following regulations shall apply to Multi-unit Housing developments:
 - a) Multi-unit Housing shall be permitted only in buildings where the first Storey is used for commercial purposes; and
 - b) The housing component shall have access at ground level, which is separate from access for the commercial premises.

[DC2. Map](#)

[DC2. Appendix](#)

Appendix 1 - Site Plan



PROPOSED REZONING - 1035 KNOTTWOOD ROAD EAST NW

Lot 1, Block 27, Plan 7621268