

Charter Bylaw 19716

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3230

WHEREAS a portion of SE-36-52-26-4; located at 9204 - Winterburn Road NW, Secord, Edmonton, Alberta, is specified on the Zoning Map as (AG) Agricultural Zone; 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 a portion of SE-36-52-26-4; located at 9204 - Winterburn Road NW, Secord, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural Zone 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	8th day of June	, A. D. 2021;
READ a second time this	8th day of June	, A. D. 2021;
READ a third time this	8th day of June	, A. D. 2021;
SIGNED and PASSED this	8th day of June	, A. D. 2021.

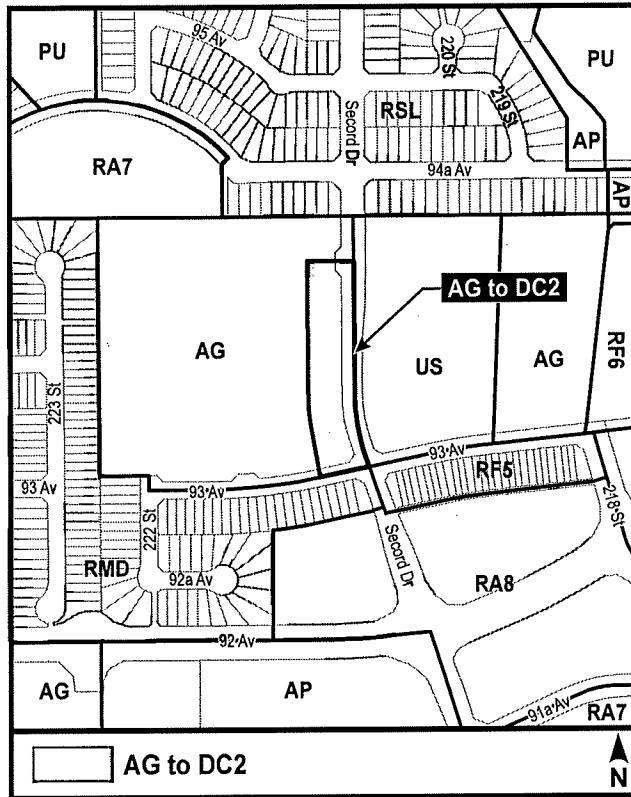
THE CITY OF EDMONTON



MAYOR

CITY CLERK

CHARTER BYLAW 19716



Edmonton Zoning Bylaw**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

Secord (9204 Winterburn Road NW)

1. General Purpose

To allow Multi Unit Housing in the form of Row Housing to be developed on individual shallow lots.

2. Area of Application

This Provision shall apply to a portion of SE-36-52-26-4, located west of Secord Drive, north of 93 Avenue NW, as shown on Schedule "A" of the Bylaw adopting this Provision.

3. Uses

- a) Child Care Services
- b) Limited Group Home
- c) Major Home Based Business
- d) Minor Home Based Business
- e) Residential Sales Centre
- f) Multi-unit Housing
- g) Urban Gardens
- h) Urban Outdoor Farms
- i) Fascia On-premises Signs

4. Development Regulations

- a) The development shall be in accordance with these regulations and in general accordance with Appendix A.
- b) The minimum Site Area shall be 102 m².
- c) The minimum Lot Width shall be in accordance with Table 1.

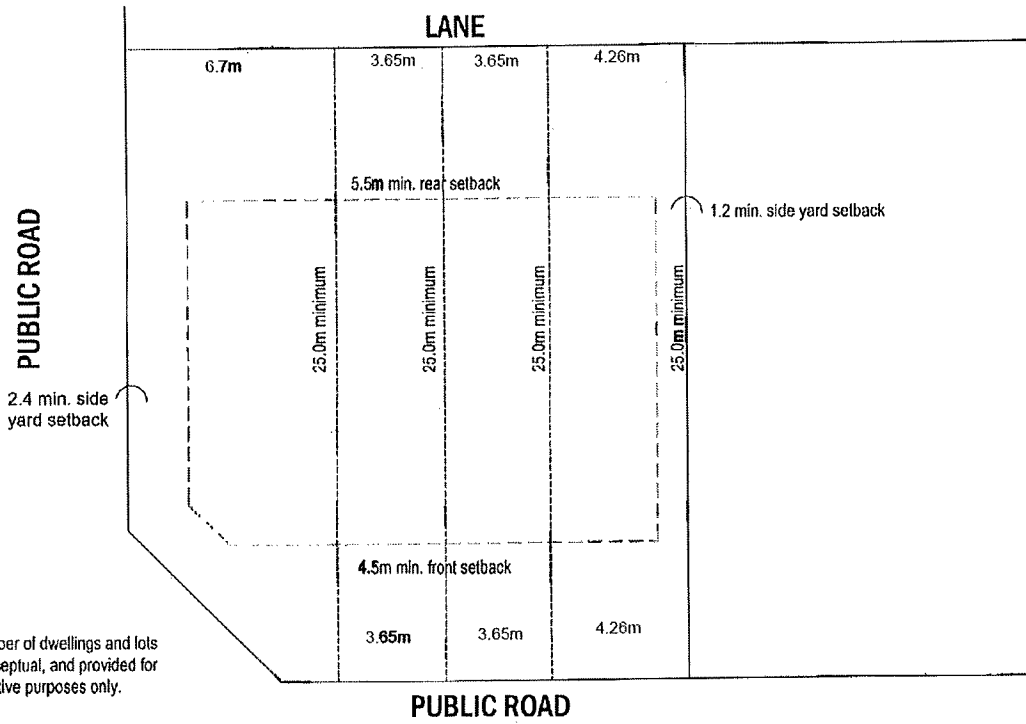
i. Multi-unit Housing – internal Dwelling	3.65m
ii. Multi-unit Housing – end Dwelling	4.26m
ii. Multi-unit Housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	6.7m

- d) The minimum Site Depth shall be 25 m.
- e) The minimum Front Setback shall be 4.5 m.
- f) The minimum Rear Setback shall be 5.5 m.
- g) The minimum Side Setback shall be 1.2 m, except that on a Corner Sites, the minimum Side Setback abutting the flanking public roadway, other than a Lane, shall be 2.4 m.
- h) The maximum total Site Coverage shall be in accordance with Table 2, inclusive of the attached Garage:

Table 2 Maximum Site Coverage – Individual Lots	Principal building with attached Garage
i. Multi-unit Housing – internal Dwelling	55%
ii. Multi-unit Housing – end Dwelling	45%
iii. Multi-unit Housing – corner Dwelling, abutting the flanking public roadway, other than a Lane	40%

- i) The maximum Height shall not exceed 13 m.
- j) Each Dwelling unit shall provide a minimum 15m² of private outdoor Amenity Area.
- k) Each Dwelling within Multi-unit Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
- l) On Corner Sites the Façades of a principal building Abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
- m) Multi-unit Housing shall not repeat the same architectural features more than six times on a block face.
- n) Vehicular access shall be from a Lane.
- o) Signs shall comply with the regulations found in Section 59A.

Appendix A – Conceptual Site Plan



**Number of dwellings and lots is conceptual, and provided for illustrative purposes only.