

Charter Bylaw 18607

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2678

WHEREAS a portion of Lot 22, Block 12, Plan 1424643; located at 5090 - Edgemont Boulevard NW, Edgemont, Edmonton, Alberta, is specified on the Zoning Map as (RSL) Residential Small Lot Zone; and

WHEREAS an application was made to rezone the above described property to (DC1) Direct 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 Lot 22, Block 12, Plan 1424643; located at 5090 - Edgemont Boulevard NW, Edgemont, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RSL) Residential Small Lot Zone to (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC1 Provision shown on Schedule "B" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

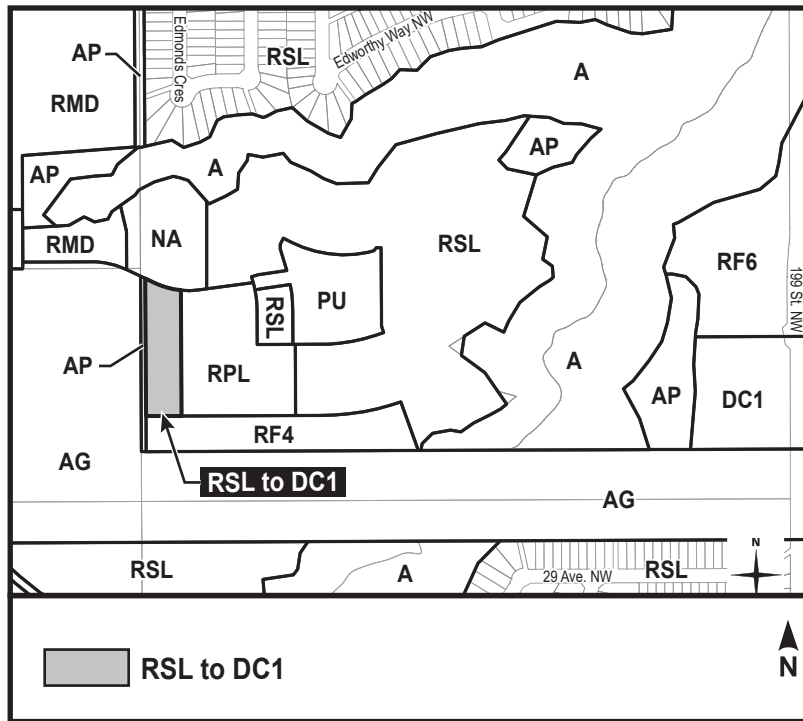
READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 18607



(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**1. General Purpose**

The purpose of this Zone is to provide for Single Detached and Semi-detached Housing, including Zero Lot Line Development, with front attached Garages, that provides the opportunity for more efficient utilization of land in the Edgemont neighbourhood.

2. Area of Application

This Provision shall apply to a portion of the lands legally described as a portion of Lot 22, Block 12, Plan 142 4643, as shown on Schedule “A” of the Bylaw, adopting this Provision, Edgemont.

3. Uses

- a. Garden Suites
- b. Limited Group Homes
- c. Major Home Based Business
- d. Minor Home Based Business
- e. Residential Sales Centre
- f. Secondary Suites
- g. Semi-detached Housing
- h. Single Detached Housing
- i. Urban Gardens
- j. Urban Outdoor Farms
- k. Fascia On-premises Signs
- l. Temporary On-premises Signs

4. Development Regulations

a. Single Detached Housing and Semi-detached Housing may be developed as a Zero Lot Line Development.

b. The minimum Site Area per Dwelling shall be in accordance with the following table:

Dwelling Type	Minimum Site Area per Dwelling
Single Detached Housing	247 m ²
Semi-detached Housing	221 m ²
Single Detached Housing – Zero Lot Line Development	247 m ²
Semi-detached Housing – Zero Lot Line Development	183 m ²
Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	228 m ²

“SCHEDULE B”

- c. The minimum Site Width per Dwelling shall be in accordance with the following table:

Dwelling Type	Minimum Site Width per Dwelling
Single Detached Housing	7.6 m
Semi-detached Housing	7.5 m
Single Detached Housing - Zero Lot Line Development	7.6 m
Semi-detached Housing – Zero Lot Line Development	6.1 m
Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	7.6 m

- d. For Single Detached Housing, the Site Width on pie shaped lots shall be measured 9.0 m into the Site from the Front Lot Line.
- e. The minimum Site Depth shall be 30 m.
- f. The minimum Front Setback shall be 4.5 m, except that the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
- g. The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Site, it may be reduced to 4.5 m.
- h. The maximum Height shall not exceed 10.0 m.
- i. A maximum differential of one Storey shall be allowed between the principal buildings on Abutting Sites or between principal buildings on the same Site.

“SCHEDULE B”

j. The maximum Site Coverage per dwelling shall be as follows:

	Total Maximum Site Coverage	Principal building	Accessory building	Principal building with attached Garage
Single Detached Housing	47%	35%	17%	47%
Semi-detached Housing	45%	32%	17%	45%
Single Detached Housing - Zero Lot Line Development	53%	38%	17%	53%
Semi-detached Housing – Zero Lot Line Development	55%	38%	20%	55%
Semi-detached Housing – Dwelling on a Lot abutting a Lot with Side Site Setback reduced to 0 m	45%	32%	17%	45%

- k. Notwithstanding 4.j, the maximum Site Coverage for the Principal building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.
- l. The minimum Side Setback shall be 1.2 m, except for Zero Lot Line Development.
- m. A Zero Lot Line Development shall only be permitted where:
- i. The other Site Side Setback is a minimum of 1.5 m, except that:
 - A. the minimum Site Side Setback Abutting a public roadway other than a Lane shall be 20% of the width of the Lot abutting the flanking public roadway or 2.4 m, whichever is greater;
 - B. where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than 4.5 m; and

“SCHEDULE B”

- C. the minimum Side Setback Abutting a Treed Landscaped Boulevard, where the principal building faces the flanking Side Lot Line, shall be 3.0 m
 - ii. all roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
 - iii. no roof leader discharge shall be directed to the maintenance easement; and
 - iv. the owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent lots, a 1.5 m private maintenance easement that provides for:
 - A. a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on an adjacent parcel;
 - B. a 0.60 m footing encroachment easement;
 - C. permission to access the easement area for maintenance of the properties;
 - D. a drainage swale constructed to City of Edmonton Design and Construction Standards; and
 - E. the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots.
- n. The owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s), where necessary as determined by the Development Officer, on all Lots within the Zero Lot Line development and the Abutting Lots to ensure adequate access for utility maintenance.
- o. The Site Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
 - i. a 1.5 m private maintenance easement identical to that registered for the principal building is provided;
 - ii. all roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and
 - iii. no roof leader discharge shall be directed to the maintenance easement.
- p. In addition to subsection 54.1(4), the following regulations shall apply:
 - i. The width of a front attached Garage for Semi-Detached Housing as part of a Zero Lot Line Development shall not exceed 65% of the width of the front of the dwelling; and
 - ii. Driveway widths shall be no wider than the width of the Garage.

“SCHEDULE B”

- q. For Abutting Lots, including Lots within a Zero Lot Line Development Site, with Semi-detached Housing, an Accessory building or structure shall be located not less than 0.60 m from the Side Lot Line, except where a garage may be erected on the common property line to the satisfaction of the Development Officer.
- r. Each Dwelling within Semi-detached Housing, including a Zero Lot Line Development Site, 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.
- s. Dwellings on Corner Sites shall have flanking side treatments similar to the front elevation of the principal building.
- t. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw, as amended.