

Charter Bylaw 19827

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3303

WHEREAS a portion of SW-25-52-26-4; located at 7903 - 231 Street NW, Rosenthal, Edmonton, Alberta, is specified on the Zoning Map as (RLD) Residential Low Density 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 SW-25-52-26-4; located at 7903 - 231 Street NW, Rosenthal, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RLD) Residential Low Density 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	31st day of August	, A. D. 2021;
READ a second time this	31st day of August	, A. D. 2021;
READ a third time this	31st day of August	, A. D. 2021;
SIGNED and PASSED this	31st day of August	, A. D. 2021.

THE CITY OF EDMONTON

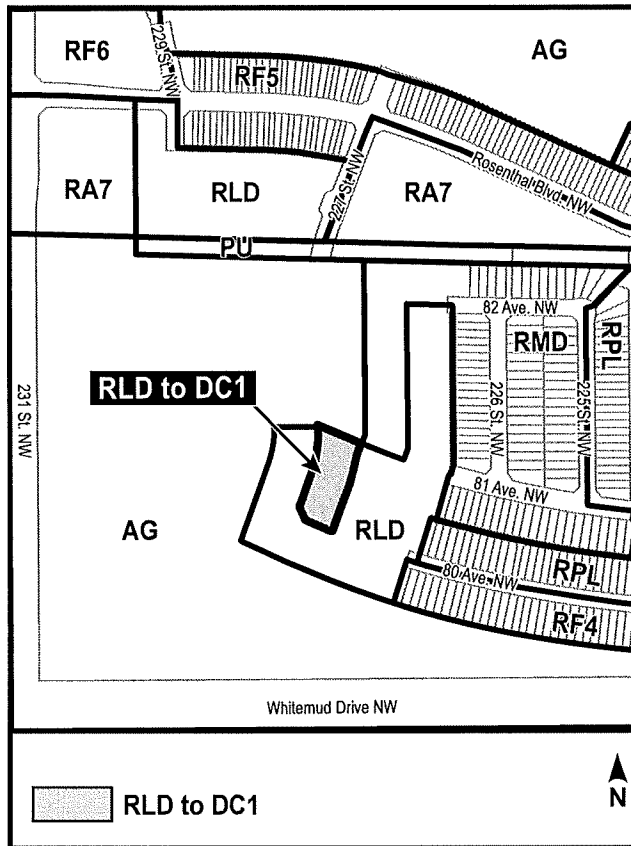


MAYOR

A/ 

CITY CLERK

CHARTER BYLAW 19827



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

The purpose of this Zone is to provide for low density housing types including Single and Semi-detached housing with rear garages and reduced site depth.

2. Area of Application

This provision shall apply to part of SW 25-52-26-4 as shown on Schedule "A" of the Bylaw adopting this provision, Rosenthal.

3. Permitted Uses

- a. Child Care Services
- b. Garden Suite
- 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. Supportive Housing, restricted to Limited Supportive Housing
- j. Urban Gardens

4. Development Regulations

- a. Single Detached Housing may be developed as a Zero Lot Line Development.
- b. Except for Zero Lot Line Development, the minimum Site Area shall be in accordance with Table 1 as follows:

1 Table 1 — Minimum Site Area	
i. Single Detached Housing	185 m ²
ii. Semi-detached housing	150 m ²

- c. The minimum Site Area per Dwelling in a Zero Lot Line Development shall be in accordance with Table 2 as follows:

2 Table 2 — Minimum Site Area in a Zero Lot Line Development	
i. Single Detached Housing	169 m ²

- d. Except for Zero Lot Line Developments, the minimum Site Width shall be in accordance with Table 3 as follows:

3 Table 3 — Minimum Site Width	
i. Single Detached Housing	7.0 m
ii. Semi-detached housing	5.5 m

- e. The minimum Site Width in a Zero Lot Line Development shall be in accordance with Table 4 as follows:

4 Table 4 — Minimum Site Width in a Zero Lot Line Development	
i. Single Detached Housing	6.4 m

- f. The minimum Site Depth shall be 27.0 m.
- g. The maximum Height shall not exceed 12.0 m.
- h. The minimum Front Setback shall be 4.0 m for Lane access Dwellings.
- i. The minimum Rear Setback shall be 1.2m.
- j. Excluding Zero Lot Line Development, the minimum required Side Setback shall be 1.2 m.
- k. Notwithstanding 4.j, the minimum Side Setback abutting a public roadway, other than a Lane shall be 2.4 m.
- l. 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 2.4 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 0.3 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves of the building on an adjacent parcel;
 - B. A 0.6 m footing encroachment easement; and
 - C. Permission to access the easement area for maintenance of the properties.
 - v. The owner of the Site proposed for the Zero Lot Line Development shall register on all titles within the Zero Lot Line Development Site as well as all titles on the adjacent Site a restrictive covenant and easement that:
 - A. Requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
 - B. Provides for 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.
 - vi. The owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary, all Lots within the Zero Lot Line development and the Abutting Lots to ensure adequate access for utility maintenance.
- m. 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 on the Abutting Lot;

- 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.
- n. Corner Sites shall have flanking side treatments similar to the front elevation;
- o. The maximum Site Coverage per dwelling, including Single Detached Housing - Zero Lot Line, shall be in accordance with Table 5 as follows:

5 Table 5 – Maximum Site Coverage				
	Total Maximum Site Coverage	Principal building	Accessory building	Principal building with attached Garage
i. Single Detached Housing	52%	35%	17%	52%
ii. Semi-Detached Housing	54%	37%	17%	54%

- p. The maximum Site Coverage per dwelling in a Zero Lot Line Development shall be in accordance with Table 6 as follows:

6 Table 6 – Maximum Site Coverage in a Zero Lot Line Development				
	Total Maximum Site Coverage	Principal building	Accessory building	Principal building with attached Garage
i. Single Detached Housing	55%	35%	20%	55%

- q. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site.
- r. Notwithstanding Section 55, landscaping shall be provided in accordance with the following:
 - i. A minimum of 1 tree and three shrubs.
- s. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
- t. Garden Suites shall comply with Section 87 of this Bylaw.