

Charter Bylaw 19826

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3302

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 (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, and notwithstanding Section 720.3(2) of the Edmonton Zoning Bylaw, 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 (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.

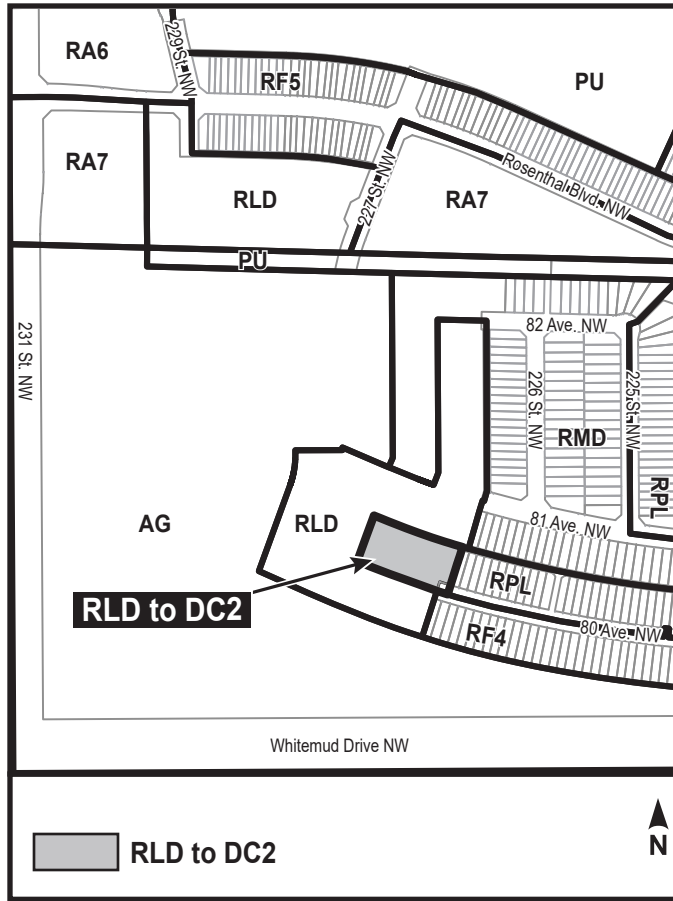
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19826



(DC2) Direct Control Zone

1 General Purpose

The purpose of this Zone is to provide for small lot Single Detached Housing serviced by both a Public Roadway and a Lane, including Zero Lot Line Development and the opportunity to develop both Garden Suites and Secondary Suites in conjunction with the principal dwelling.

2 Area of Application

This provision shall apply to a portion of the site located at 7903 231 Street within SW25-52-26-W4M as shown on Schedule "A" of the Bylaw adopting this provision, in the Rosenthal Neighbourhood.

3 Uses

1. Child Care Services
2. Garden Suites
3. Minor Home Based Business
4. Major Home Based Business
5. Residential Sales Centre
6. Secondary Suites
7. Single Detached Housing
8. Urban Gardens
9. Urban Outdoor Farms
10. Fascia On-premises Signs
11. Temporary On-premises Signs

4 Development Regulations for Land Uses

1. Notwithstanding Section 720.3(2), no Site Plan is appended to this provision.
2. Site Regulations:
 - a. the minimum Site Area shall be 225 m²;
 - b. the minimum Site Width shall be 7.0 m; and
 - c. the minimum Site depth shall be 30.0 m.
3. The maximum Height shall not exceed 10.0 m.
4. Maximum Site coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Total Site Coverage
a. Single Detached Housing	35%	20%	55%
b. Single Detached Housing – Zero Lot Line Development	38%	20%	58%

5. the minimum Front Setback shall be 4.5 m, except that the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot.
6. Substantially identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different.
7. the minimum Side Setback shall be 1.2 m, except that:
 - a. Zero Lot Line Development shall be permitted where:
 - i. the other Side Setback is a minimum of 1.5 m;
 - ii. all roof leaders from the Dwelling are connected to the storm sewer service;
 - iii. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent lane;
 - iv. no roof leader discharge shall be directed to the maintenance easement; and
 - v. the owner of the adjacent Site register against title, a private maintenance easement a minimum of 1.5 m wide that provides for:
 1. a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves on the adjacent building;
 2. a 0.60 m footing encroachment easement;
 3. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
 4. permission to access the easement area for maintenance of both properties.
8. The Rear Yard shall not be less than 4.0 m.
9. For Sites with reduced Side Setbacks, including Sites where one Side Setback is reduced to zero, the Garage or Parking Area shall not encroach on the private maintenance easement.
10. Where a Site Abuts a Lane at the Rear Lot Line, vehicle access shall only be from the Lane.
11. 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.
12. General Site Landscaping for principal Dwellings shall be developed in accordance with the following:
 - a. one deciduous tree, one coniferous tree and four shrubs shall be required for each Dwelling;
 - b. all applications for a Development Permit shall include a Site plan that identifies the location, species and size of landscaping required in subsection 130.4(15)(a);
 - c. all required Landscaping shall be consistent with the relevant requirements of Section 55.
13. One Secondary Suite and one Garden Suite may both be developed in conjunction with a Principal Dwelling on the same lot.
14. Signs shall comply with the regulations found in Schedule 59A.

15. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

16. Urban Gardens shall comply with Section 98 of this Bylaw.