

Bylaw 18231

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2491

WHEREAS portions of Lot 3, Block 1, Plan 172 0306, portions of SE 10-54-24-4 and SW 10-54-24-4, and portions of Lot 1, Block 1, Plan 112 3855; located at 17350 - 66 Street NW, 18104 - 66 Street NW, and 399 - Crystallina Nera Drive NW, Crystallina Nera East and Crystallina Nera West Edmonton, Alberta, are specified on the Zoning Map as (AG) Agricultural Zone; and

WHEREAS an application was made to rezone the above described property to (AP) Public Parks Zone, (CB1) Low Intensity Business Zone, (DC1) Direct Development Control Provision, (PU) Public Utility Zone, (RF4) Semi-Detached Residential Zone, (RF5) Row Housing Zone, (RPL) Planned Lot Residential Zone, and (RSL) Residential Small Lot Zone;

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 portions of Lot 3, Block 1, Plan 172 0306, portions of SE 10-54-24-4 and SW 10-54-24-4, and portions of Lot 1, Block 1, Plan 112 3855; located at 17350 - 66 Street NW, 18104 - 66 Street NW, and 399 - Crystallina Nera Drive NW, Crystallina Nera East and Crystallina Nera West Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural Zone to (AP) Public Parks Zone, (CB1) Low Intensity Business Zone, (DC1) Direct Development Control Provision, (PU) Public Utility Zone, (RF4) Semi-Detached Residential Zone, (RF5) Row Housing Zone, (RPL) Planned Lot Residential Zone, and (RSL) Residential Small Lot Zone.
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.

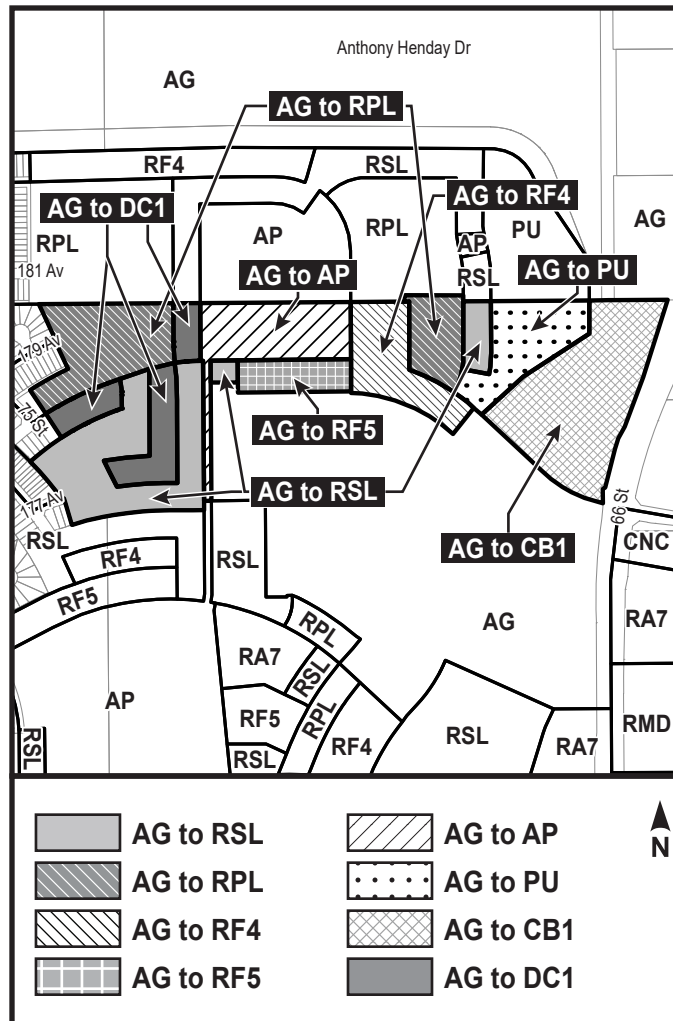
READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 18231



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

The purpose of this Zone is to provide the opportunity for more efficient utilization of land through increased Density of Single Detached Housing by reducing one Side Setback to zero metres.

2. Uses

This provision shall apply to a portion of Lot 3, Block 1, Plan 172 0306 and to a portion of Lot 1, Block 1, Plan 112 3855 located west of 66 Street NW and south of Anthony Henday Drive, as shown on Schedule "A" of the Bylaw adopting this Provision, Crystallina Nera East and Crystallina Nera West.

3. Uses

1. Limited Group Homes
2. Minor Home Based Business
3. Residential Sales Centre
4. Secondary Suites
5. Single Detached Housing
6. Urban Gardens
7. Fascia On-premises Signs

4. Development Regulations

1. All regulations in the Zoning Bylaw shall apply to development in this Direct Control Provision, unless such regulations are specifically excluded or modified in the Provision.
2. The minimum Site Area shall be 240 m².
3. The minimum Site Width shall be 7.6 m. In this Zone, the Site Width on pie shaped lots shall be measured 9.0 m into the Site from the Front Property Line.
4. The minimum Site depth shall be 30.0 m.
5. The maximum Height shall not exceed 10.0 m.
6. The maximum total Site Coverage shall not exceed 50%.
7. The minimum Front Setback shall be 5.5 m.

8. The minimum Rear Setback shall be 7.5 m, except in the case of a corner Site it shall be 4.5 m.
9. The minimum Side Setback shall be 1.5 m, except that:
 - a. On a corner Site where the building faces on the Front Lot Line, the minimum Side Setback Abutting the public roadway shall be 2.4 m.
10. One Side Setback may be reduced to 0.0 m where:
 - a. The other Side Setback is a minimum of 1.5 m;
 - b. The owner of the adjacent Site register against title, a private maintenance easement a minimum of 1.5 m wide that provides for:
 - i. 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;
 - ii. a 0.60 m footing encroachment easement;
 - iii. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
 - iv. permission to access the easement area for maintenance of both properties.
11. All roof leaders shall be directed away from buildings and shall align with the drainage for the Site. The applicant shall submit a detailed drainage plan showing the proposed drainage of the Site (including a swale where required) to the satisfaction of the Development Officer and Drainage Services.
12. Single Detached Housing shall be developed in accordance with the following regulations:
 - a. all Dwellings shall include a front attached Garage;
 - b. identical floor plans with similar front elevations must be separated by a minimum of one Lot unless finishing treatments are substantially different;
 - c. a graduated transition between bungalow and two Storey designs is required for Abutting Lots. The transition may include varied roof lines, architectural

projections or the interjection of bi-level or split-level designs; and

- d. Dwellings on Corner Sites shall have flanking side treatments similar to the front elevation.

13. Separation Space shall not be required:

- a. Between Dwellings where a minimum Side Setback of 1.5 m has been provided on the Abutting Site, and
- b. Where side walls of Abutting buildings face each other and Habitable Room windows are not located directly opposite each other, such that privacy is not impacted.

14. Garage and Parking Areas for Sites with Side Setbacks less than 1.5 m, including Sites where one Side Setback is reduced to zero, shall not encroach on the private maintenance easement.

15. A maximum of one Single Detached House and one Secondary Suite shall be allowed per Lot.

16. The minimum Site area for Secondary Suites shall be 240 m².

17. Signs shall be in accordance with Schedule 59A of the Zoning Bylaw.