

Bylaw 18168

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2353

WHEREAS Lot 8, Block 3, Plan 554KS; located at 13431 - 118 Avenue NW, Woodcroft, Edmonton, Alberta, is specified on the Zoning Map as (RF1) Single Detached Residential 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 Lot 8, Block 3, Plan 554KS; located at 13431 - 118 Avenue NW, Woodcroft, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC2 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

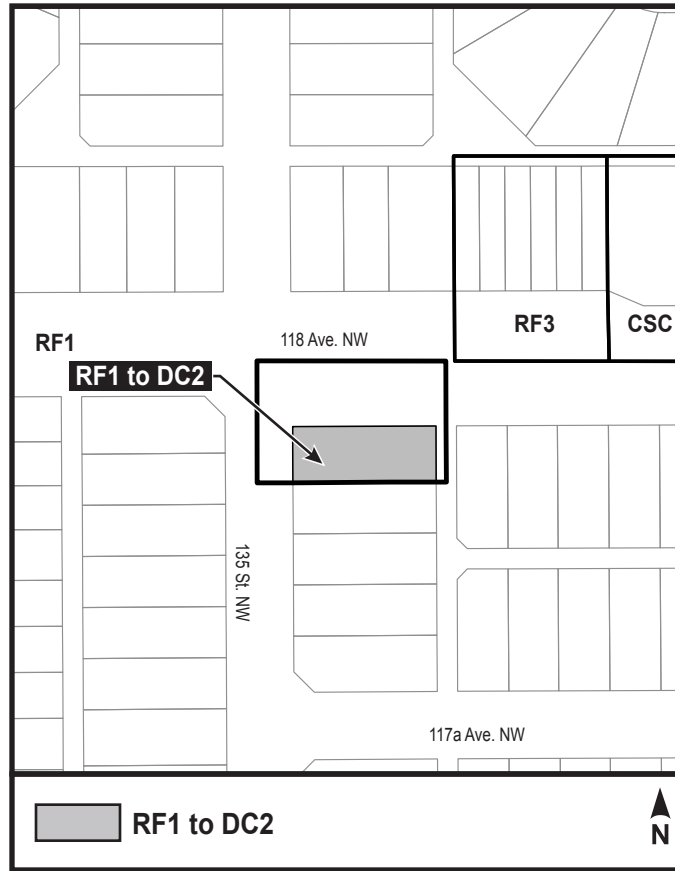
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MAYOR

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CITY CLERK

**BYLAW 18168**



**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1 General Purpose**

The purpose of this Zone is to provide for Single Detached Housing and small scale office and commercial development, while allowing other forms of small scale housing in the form of Secondary Suites, and Garden Suites, as well as Semi-detached Housing and Duplex Housing under certain conditions.

**2 Area of Application**

This Provision shall apply to Lot 8, Block 3, Plan 554KS as shown on Schedule “A” of the Bylaw adopting this provision, Woodcroft.

**3 Permitted Uses**

- a. Child Care Services
- b. Duplex Housing
- c. Garden Suites
- d. Health Services
- e. Limited Group Homes
- f. Lodging Houses
- g. Major Home Based Business
- h. Minor Home Based Business
- i. Professional, Financial and Office Support Services
- j. Secondary Suites
- k. Single Detached Housing
- l. Semi-detached Housing
- m. Urban Gardens
- n. Fascia On-premises Signs
- o. Freestanding On-premises Signs

**4 Development Regulations**

- a. Notwithstanding Section 720.3 of the Zoning Bylaw, a site plan is not required.

- b. Notwithstanding Section 54 of the Zoning Bylaw, a minimum of two (2) vehicular parking spaces shall be provided in the rear yard, with a minimum of one (1) of the stalls meeting the specifications of Section 54.1 of the Zoning Bylaw for parking for the disabled, to the satisfaction of the Development Officer in consultation with Transportation Services.
- c. The Parking Area at the rear of the property shall be hard-surfaced.
- d. Notwithstanding Section 4.1. and the Zoning Bylaw, the Parking Area at the rear of the property shall be set back a minimum of 3 m from the side property line to the north.
- e. Notwithstanding Section 4.1. and the Zoning Bylaw, the Parking Area shall be screened from view on 118 Avenue to a height of 1 m by fencing or landscaping, to the satisfaction of the Development Officer.
- f. A wheelchair ramp providing access to the front entrance or primary entrance shall be permitted, to the satisfaction of the Development Officer.
- g. Notwithstanding Section 54 of the Zoning Bylaw, a loading space shall not be required.
- h. Notwithstanding Section 55 of the Zoning Bylaw, Landscaping shall be provided to the satisfaction of the Development Officer.
- i. Signs shall comply with Schedule 59A of the Zoning Bylaw.
- j. Minor Home Based Business and Major Home Based Business shall comply with Sections 74 and 75 of the Zoning Bylaw, respectively.
- k. Secondary Suites shall comply with Section 86 of the Zoning Bylaw.
- l. Development of the site shall comply with the regulations of the RF1 Single Detached Residential Zone and applicable overlay.