

Charter Bylaw 20229

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3507

WHEREAS Lots 40-42, Block 24, Plan 2221195; located at 4933, 4935 and 4937 Hawthorn Place SW, The Orchards at Ellerslie, Edmonton, Alberta, are specified on the Zoning Map and Appendix 1 to Section 994 Special Area The Orchards at Ellerslie as (RMD) Residential Mixed Dwelling 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 Lots 40-42, Block 24, Plan 2221195; located at 4933, 4935 and 4937 Hawthorn Place SW, The Orchards at Ellerslie, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RMD) Residential Mixed Dwelling 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

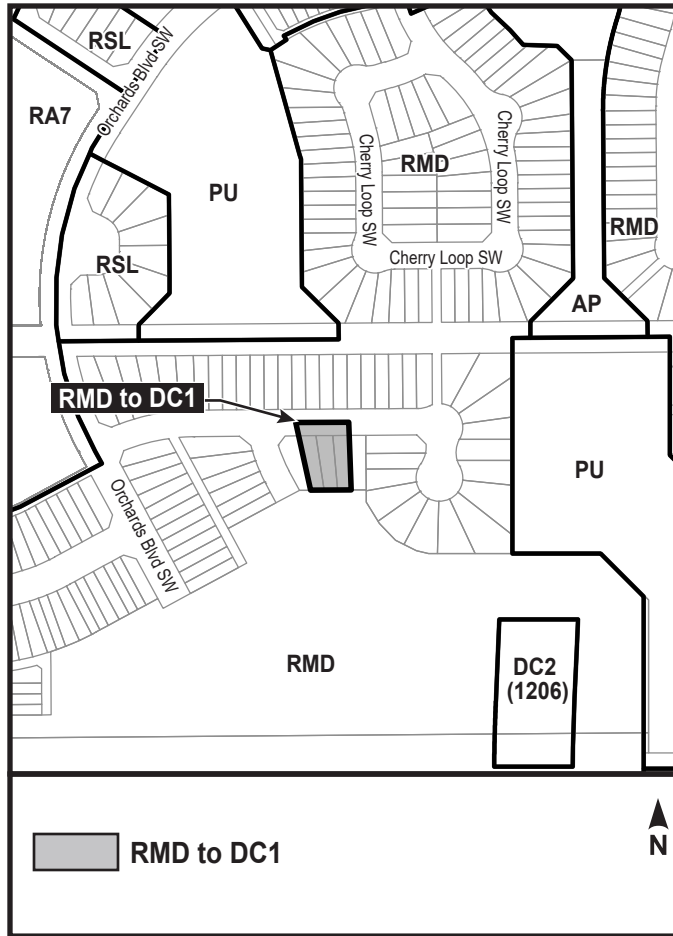
READ a first time this	day of	, A. D. 2022;
READ a second time this	day of	, A. D. 2022;
READ a third time this	day of	, A. D. 2022;
SIGNED and PASSED this	day of	, A. D. 2022.

THE CITY OF EDMONTON

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MAYOR

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CITY CLERK

CHARTER BYLAW 20229



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

The purpose of this Zone is to facilitate the development of Single Detached Housing that allows for a unique configuration of minimum Side Setback requirements.

**2. Area of Application**

This Provision shall apply to Lots 40, 41, and 42, Block 24, Plan 222 1195, as shown on Schedule "A" of the Bylaw adopting this Provision, The Orchards at Ellerslie.

**3. Permitted Uses**

- a. Major Home Based Business
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Secondary Suites
- e. Single Detached Housing
- f. Supportive Housing, Restricted to Limited Supportive Housing
- g. Urban Gardens
- h. Urban Outdoor Farms
- i. Fascia On-premises Signs

**4. Development Regulations**

- a. The minimum Lot area per lot shall be 295 m<sup>2</sup>.
- b. The minimum width per Lot shall be 9.0 m.
- c. The minimum Site Depth per Lot shall be 33.0 m.
- d. The maximum Height shall not exceed 10.0 m.
- e. The maximum total Site Coverage shall not exceed 53% except that the maximum Site Coverage may be increased to 55% of the Site area to accommodate one or more single Storey Unenclosed Front Porches.
- f. The minimum Front Setback shall be 5.5 m.
- g. The minimum Rear Setback shall be 7.5 m.
- h. The minimum Side Setback shall be 1.2 m.
- i. Notwithstanding regulation 4.h of this Direct Control Provision, one Side Setback per Lot may be reduced to 0.6 m provided that:
  - i. the other Side Setback on the Abutting Lot is a minimum of 1.2 m;

- ii. a Private Maintenance Easement for an area a minimum of 0.6 m in width shall be provided and registered on each title of land to ensure adequate space for, and grant permission for, the neighbouring property owner to move through the easement area between properties for maintenance of the properties;
- iii. notwithstanding Section 44(2)(a) of the Zoning Bylaw, eaves shall be a minimum distance of 0.3 m from the property line;
- iv. all roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot; and
  - v. no roof leader discharge shall be directed to the maintenance easement area.
- j. Each principal Dwelling shall have an entrance door or entrance feature facing a public roadway.
- k. Fences, walls, and gates shall not be permitted within the Side Yard or on the Lot Line Abutting the Side Yard, except where the Side Yard Abuts a public roadway other than a Lane.
- l. On-site parking shall be provided in the form of front-attached Garages, and the Driveways, including walkways, shall be no wider than the Garage.
- m. Signs shall comply with the regulations found in Schedule 59A of this Bylaw.