

Charter Bylaw 20285

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3537

WHEREAS portions of Lot 2 and 3, Plan 707RS; located at 303 & 503 - 34 Street SW, Alces, Edmonton, Alberta, are specified on the Zoning Map as (PU) Public Utility Zone and (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 portions of Lot 2 and 3, Plan 707RS; located at 303 & 503 - 34 Street SW, Alces, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (PU) Public Utility Zone and (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.

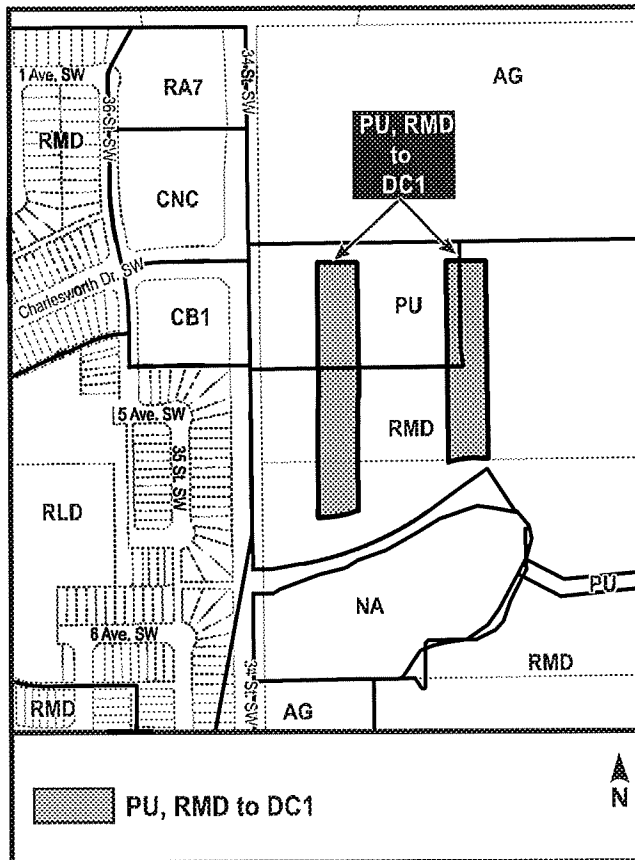
READ a first time this	4th day of October	, A. D. 2022;
READ a second time this	4th day of October	, A. D. 2022;
READ a third time this	4th day of October	, A. D. 2022;
SIGNED and PASSED this	4th day of October	, A. D. 2022.

THE CITY OF EDMONTON

  
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MAYOR

  
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A/ CITY CLERK

CHARTER BYLAW 20285



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

To allow for Single Detached Housing, Single Detached Housing - Zero Lot Line Development and Semi-detached Housing serviced by both a public roadway and a Lane with rear garages on lots with reduced Site depth.

**2. Area of Application**

This provision shall apply to portions of Lot 2 & 3, Plan 707RS as shown on Schedule "A" of the Bylaw adopting this provision, Alces.

**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
- k. Fascia On-premises Signs
- l. Temporary On-premises Signs

**4. Development Regulations for Site Layout and Built Form**

- a. The minimum Site Area shall be as follows:

Minimum Site Area	
a. Single Detached Housing	171 m <sup>2</sup>
b. Single Detached Housing - Zero Lot Line Development	150 m <sup>2</sup>

c. Semi-detached Housing	128 m <sup>2</sup>
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b. The minimum Site Width shall be as follows:

Minimum Site Width	
a. Single Detached Housing	7.0 m
b. Single Detached Housing - Zero Lot Line Development	6.4 m
c. Semi-detached Housing	5.5 m

- c. The minimum Site Depth shall be 23.5 m.
- d. The maximum Height shall not exceed 12.0 m.
- e. The minimum Front Setback shall be 4.0 m:
- i. verandas or any other architectural features which are of a similar character, are permitted to project a maximum of 0.6 m into the front setback
  - ii. unenclosed steps, including a landing 1.5 m<sup>2</sup> or less, may project into the Front Setback, provided:
    - A. the unenclosed steps or landing provide access to the main floor or lower level of the building;
    - B. the unenclosed steps or landing do not exceed a Height of 1.0 m above finished ground level; and
    - C. a minimum of 0.15 m between the structure and the property line at ground level remains unobstructed to provide drainage.
- f. The minimum Rear Setback shall be 1.2m;
- g. the minimum Side Setback shall be 1.2 m, except;:
- i. Where the Side Setback abuts a public roadway other than a Lane, it shall be 2.4 m; and
  - ii. Zero Lot Line Development shall be permitted where:

- A. the Abutting Side Setback on the neighbouring Lot is a minimum of 1.5 m;
- B. all roof leaders from the Dwelling are connected to the storm sewer service;
- C. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent lane;
- D. no roof leader discharge shall be directed to the maintenance easement area; and;
- E. the owner of the adjacent Lot register against title, a private maintenance easement a minimum of 1.5 m wide that provides for:
  - a. 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;
  - b. a 0.60 m footing encroachment easement;
  - c. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
  - d. permission to access the easement area for maintenance of both properties.
- h. The maximum Site Coverage per Dwelling shall be as follows:

Maximum Site Coverage				
	Maximum Site Coverage	Principal building	Accessory building	Principle building with attached Garage
a. Single Detached Housing	52%	35%	17%	52%
b. Single Detached Housing - Zero Lot Line Development	55%	35%	20%	55%
c. Semi-detached Housing	54%	37%	17%	54%

- i. 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.
- j. Where the Site Abuts a Lane vehicular access shall be from the Lane.
- k. Notwithstanding Section 55, one tree and three shrubs shall be provided for each principal Dwelling.