

Charter Bylaw 20355

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3581

WHEREAS portions of Lot 2 and 3, Plan 707RS; located at 303 and 503 – 34 Street SW, Alces, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision; 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 and 503 – 34 Street SW, Alces, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (DC1) Direct Development Control Provision 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. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

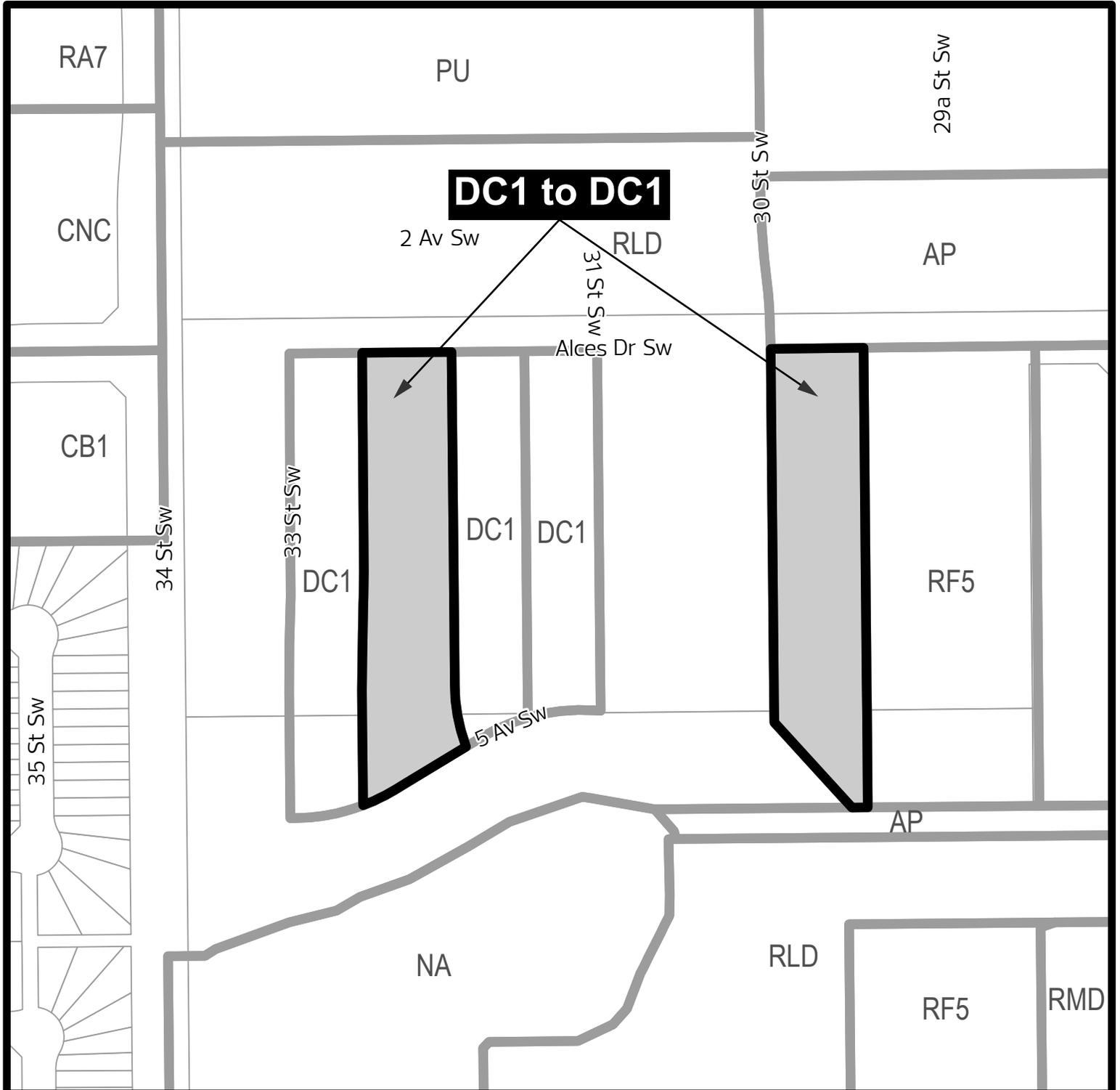
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MAYOR

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CITY CLERK

# CHARTER BYLAW 20355



DC1 to DC1



**SCHEDULE “B”****(DC1) DIRECT DEVELOPMENT CONTROL PROVISION****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 portions of Lot 2 & 3, Plan 707RS as shown on Schedule “A” of the Bylaw adopting this provision, Alces.

**3. Uses**

- a. Child Care Services
- b. Garden Suites
- c. Minor Home Based Business
- d. Major Home Based Business
- e. Residential Sales Centre
- f. Secondary Suites
- g. Single Detached Housing
- h. Supportive Housing, restricted to Limited Supportive Housing
- i. Urban Gardens
- j. Urban Outdoor Farms
- k. Fascia On-premises Signs
- l. Temporary On-premises Signs

**4. Development Regulations for Uses**

- a. One Secondary Suite and one Garden Suite may both be developed in conjunction with a Principal Dwelling on the same Lot.
- b. Signs shall comply with the regulations found in Schedule 59A.

## 5. Development Regulations for Site Layout and Built Form

- a. The minimum Site Area shall be 238 m<sup>2</sup>;
- b. The minimum Site Width shall be 7.0 m;
- c. The minimum Site Depth shall be 34.0 m.
- d. The maximum Height shall not exceed 10.0 m.
- e. 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%

- f. 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.
- g. Substantially identical floor plans with similar front elevations must be separated by a minimum of one Lot unless finishing treatments are substantially different.
- h. The minimum Side Setback shall be 1.2 m. Where a Side Setback Abuts a public roadway other than a Lane, the minimum Side Setback shall be 2.4 m.
- i. Notwithstanding subsection (h), Zero Lot Line Development shall be permitted where:
  - i. the Abutting Side Setback on the neighbouring Lot 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 area; and;
- v. 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.
- j. The Rear Yard shall be a minimum of 4.0 m.
- k. 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.
- l. Where vehicle doors of detached Garages face an abutting Lane, no portion of the Garage shall be located less than 1.2 m from the Lot line Abutting the Lane.
- m. Where a Site Abuts a Lane at the Rear Lot Line, vehicle access shall only be from the Lane.
- n. 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.
- o. Landscaping shall be developed in accordance with the following:
  - i. one deciduous tree, one coniferous tree and four shrubs shall be required for each Dwelling; and
  - ii. 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).