

Charter Bylaw 20649

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3711

WHEREAS Lots 90 to 101, Block 5, Plan 2320200; located at 8104, 8108, 8112, 8116, 8120, 8124, 8128, 8132, 8136, 8140, 8144 and 8148 - 227 Street NW, Rosenthal, Edmonton, Alberta, are specified on the Zoning Map as (RLD) Residential Low Density 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 90 to 101, Block 5, Plan 2320200; located at 8104, 8108, 8112, 8116, 8120, 8124, 8128, 8132, 8136, 8140, 8144 and 8148 - 227 Street NW, Rosenthal, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RLD) Residential Low Density 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.

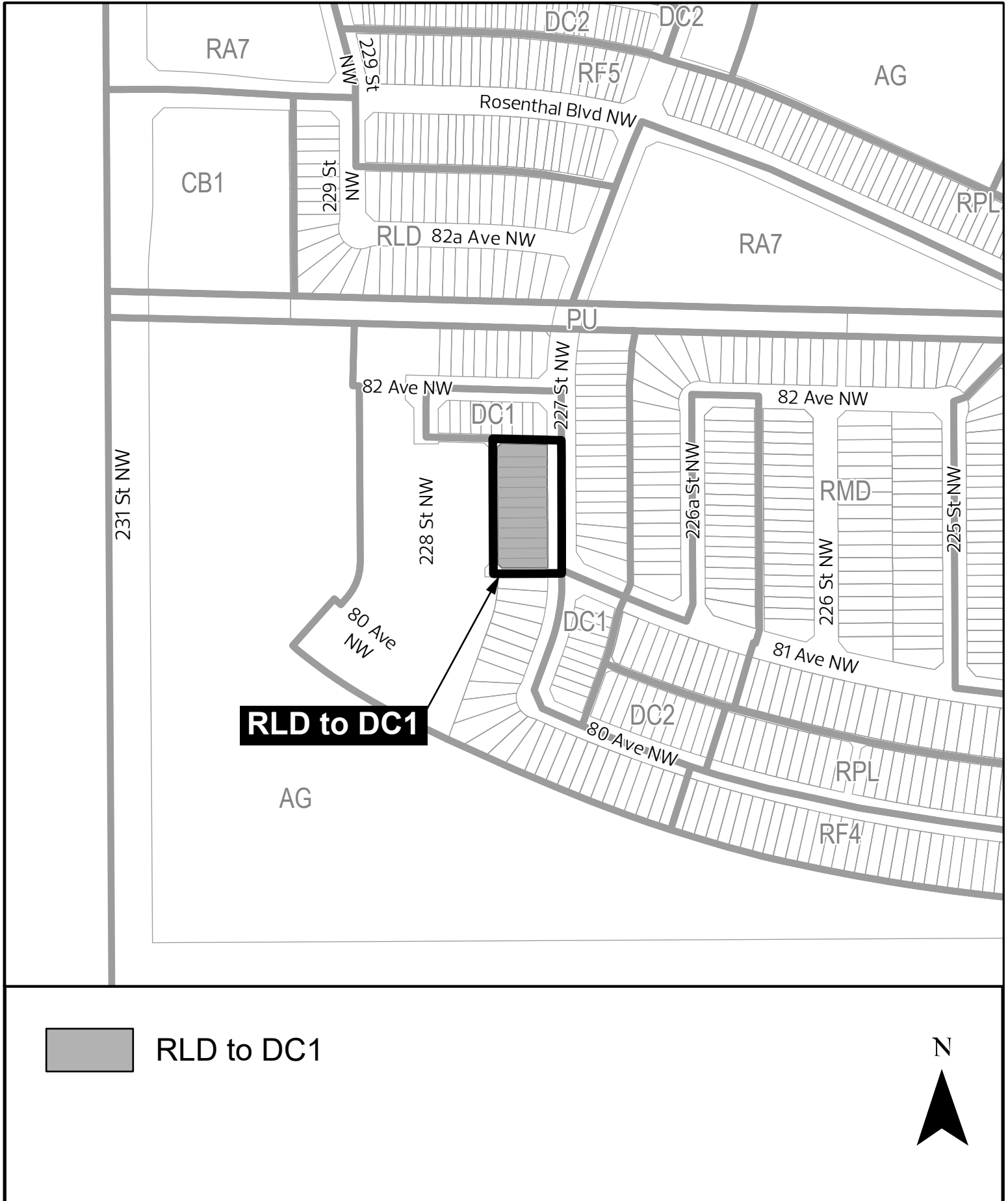
READ a first time this	day of	, A. D. 2023;
READ a second time this	day of	, A. D. 2023;
READ a third time this	day of	, A. D. 2023;
SIGNED and PASSED this	day of	, A. D. 2023.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 20649



(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
Rosenthal

1. General Purpose

The purpose of this Provision is to provide for Single Detached Zero Lot Line housing and Secondary Suites with rear detached garages and Garden Suites.

2. Area of Application

This provision shall apply to Lots 90 to 101, Block 5, Plan 2320200 as shown on Schedule "A" of the Bylaw adopting this provision, Rosenthal.

3. Permitted Uses

- a. Child Care Services
- b. Garden Suites
- c. Major Home Based Business
- d. Minor 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

4. Development Regulations

- a. The minimum Site Area shall be 220 m².
- b. The minimum Site Width shall be 6.6 m.
- a. The maximum Site Depth shall be 35.0 m.
- b. The maximum Height shall not exceed 12.5 m.
- c. The minimum Front Setback shall be 4.0 m.
- d. The minimum Rear Setback shall be 1.2 m.
- e. Notwithstanding 4. f, the minimum Side Setback Abutting a Lane shall be 1.2m .
- f. A Zero Lot Line Development shall only be permitted where:
 - i. The other Site Side Setback is a minimum of 1.5 m;
 - ii. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
 - iii. No roof leader discharge shall be directed to the maintenance easement; and
 - iv. The owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent lots, a 1.5 m private maintenance easement that provides for:
 - A. A 0.3 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves of the building on an adjacent parcel;
 - B. Subject to 4(k)(ii) an unobstructed minimum width drainage pathway of 0.3m to be free and clear of objects;
 - C. A 0.6 m footing encroachment easement;

- D. The Garage shall not encroach on the private maintenance easement; and
 - E. Permission to access the easement area for maintenance of the properties.
- v. The owner of the Site proposed for the Zero Lot Line Development shall register on all titles within the Zero Lot Line Development Site as well as all titles on the adjacent Site a restrictive covenant and easement that:
 - A. Requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
 - B. Provides for the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots.
 - vi. The owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary, all Lots within the Zero Lot Line development and the Abutting Lots to ensure adequate access for utility maintenance.
- g. The Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
 - i. A 1.5 m private maintenance easement identical to that registered for the principal building is provided on the Abutting Lot;
 - ii. All roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and
 - iii. No roof leader discharge shall be directed to the maintenance easement.
 - h. Corner Sites shall have flanking side treatments similar to the front elevation.
 - i. The maximum Site Coverage shall be 55%. A maximum of 35% for a Principal for a building and a maximum of 20% for Accessory buildings.
 - j. 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.
 - k. Notwithstanding Section 55, landscaping shall be provided in accordance with the following:
 - i. A minimum of one (1) tree, three (3) shrubs, and tall grasses in the front yard.
 - ii. One (1) tree with a minimum height of 3.0 m at maturity, located in the maintenance easement, a minimum 1.5m from the rear property line.
 - l. Vehicular access shall be from the Lane.
 - m. One Secondary Suite, and one Garden Suite may both be developed in conjunction with a Principal Dwelling on the same Lot.
 - n. Garden Suites shall comply with Section 87 of this Bylaw.