

Charter Bylaw 20650

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3712

WHEREAS a portion of SW-25-52-26-4; located at 7903 - 231 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 a portion of SW-25-52-26-4; located at 7903 - 231 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.

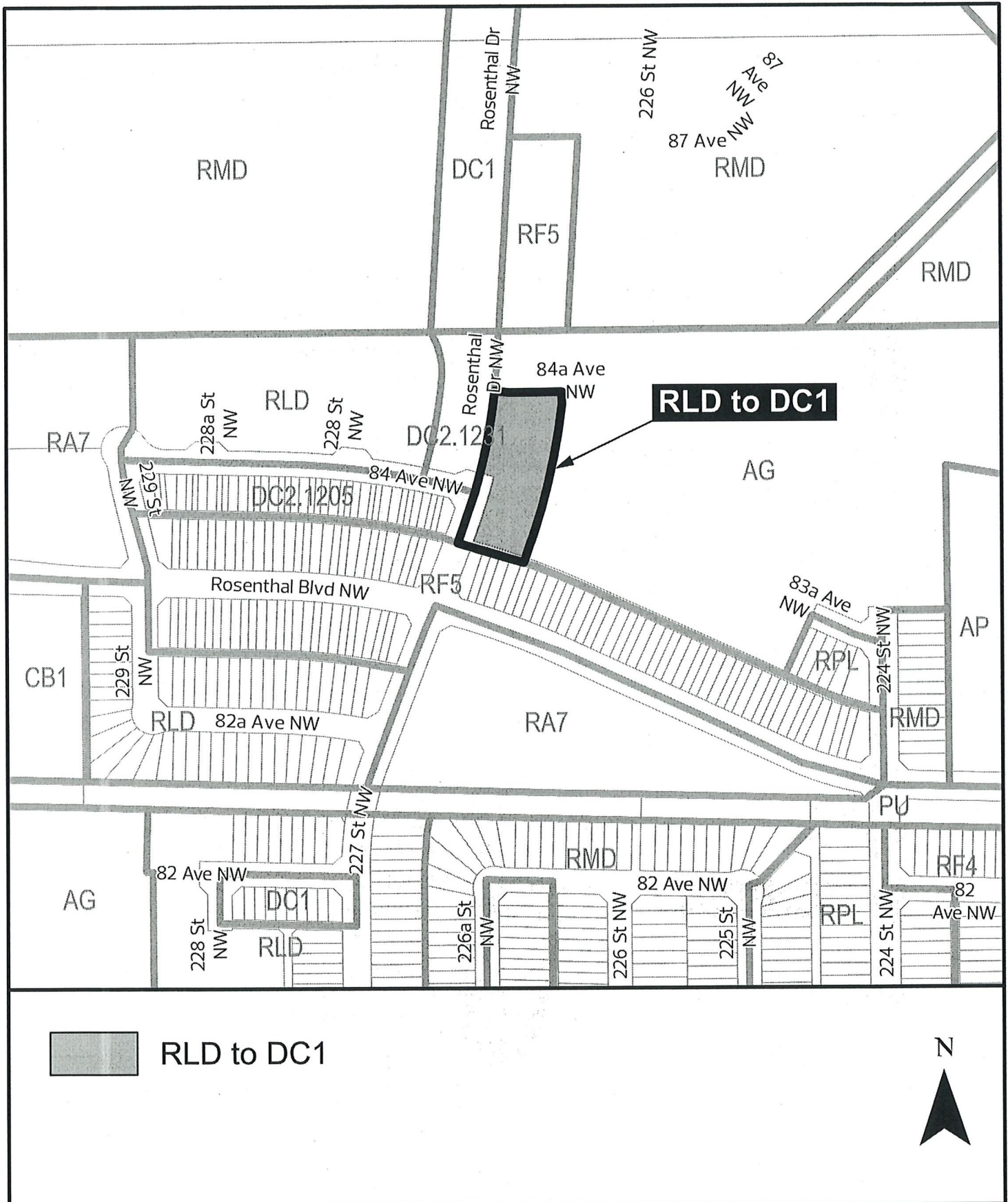
READ a first time this	6th day of November	, A. D. 2023;
READ a second time this	6th day of November	, A. D. 2023;
READ a third time this	6th day of November	, A. D. 2023;
SIGNED and PASSED this	6th day of November	, A. D. 2023.

THE CITY OF EDMONTON

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

# CHARTER BYLAW 20650



**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**  
**Rosenthal**

**7903 – 231 Street NW**

**1. General Purpose**

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

**2. Area of Application**

This provision shall apply to portions of SW 25-52-26-4 as shown on Schedule "A" of the Bylaw adopting this provision, Rosenthal.

**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 Suite
- 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 233 m<sup>2</sup>.
- b. The minimum Site Width shall be 6.6 m.
- c. The minimum Site Depth shall be 35.0 m.
- d. The maximum Height shall not exceed 12.5 m.
- e. The minimum Front Setback shall be 4.0 m.
- f. The minimum Rear Setback for both the principal and accessory buildings shall be 5.5 m.
- g. The minimum Side Setback shall be 1.2 m, except that:
  - i. It shall be 2.4 m where the Side Yard Abuts a public roadway other than a Lane or Local roadway.
  - ii. Zero Lot Line Development shall be permitted where:
    - A. The other Site Side Setback is a minimum of 1.5 m;
    - B. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
    - C. No roof leader discharge shall be directed to the maintenance easement;
    - D. 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:
      - 1. 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;
      - 2. A 0.6 m footing encroachment easement; and

3. Permission to access the easement area for maintenance of the properties.
- E. 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:
  1. Requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
  2. 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.
- F. 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.
- h. 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.
- i. Corner Sites shall have flanking side treatments similar to the front elevation;
- j. The maximum Site Coverage shall be 55%. A maximum of 35% for a Principal building and a maximum of 20% for Accessory buildings.
- k. Notwithstanding Section 55, Table 55.2 (1) (d), landscaping shall be provided in accordance with the following:
  - i. A minimum of one (1) tree, three (3) shrubs, and three (3) #2 sized pots of tall ornamental grasses in the front yard.
  - ii. One (1) tree with a minimum height of 3.0 m at maturity, located within the Rear Setback, a minimum 1.5 m from the rear property line.
  - iii. New trees and shrubs shall comply with Section 55.2 (1) (e) of Zoning Bylaw 12800
- 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. Secondary Suites shall comply with Section 86 of Zoning Bylaw 12800.
- o. Garden Suites shall comply with Section 87 of Zoning Bylaw 12800.