

Bylaw 17623

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2217

WHEREAS a portion of north ½ SW 36-52-26-4; located at 9541 – 231 Street NW, Secord, Edmonton, Alberta, is specified on the Zoning Map as (RSL) Residential Small Lot 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 north ½ SW 36-52-26-4; located at 9541 – 231 Street NW, Secord, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (RSL) Residential Small Lot 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.

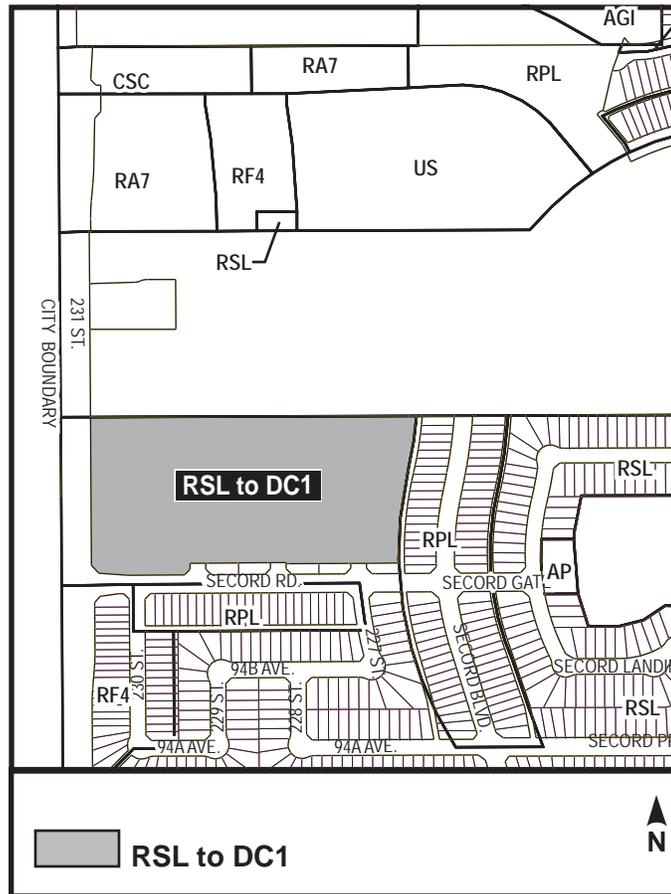
READ a first time this	day of	, A. D. 2016;
READ a second time this	day of	, A. D. 2016;
READ a third time this	day of	, A. D. 2016;
SIGNED and PASSED this	day of	, A. D. 2016.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 17623



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

To establish a Direct Development Control Provision to provide opportunity for more efficient utilization of suburban areas through increased density of Single Detached Housing by reducing one Side Yard Setback to zero metres.

2. Area of Application

This Provision shall apply to portion of SW 36-52-26-W4, located north of Secord Road NW and east of 231 Street NW, Secord, as shown on Schedule “A” of the Bylaw adopting this Provision.

3. Uses

- a. Limited Group Homes
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Secondary Suites
- e. Single Detached Housing
- f. Fascia On-premises Signs

4. Development Regulations

- a. Except as expressly modified herein, the applicable development regulations specified in Section 115 of the Zoning Bylaw for (RSL) Residential Small Lot Zone shall regulate development of Single Detached Housing in this Provision.
- b. The following development regulations shall apply to the development of Single Detached Housing:
 - i. The minimum Site area shall be 247 m².
 - ii. The minimum Site Width shall be 7.6 m.
 - iii. The minimum Side Setback shall be 1.2 m, except that the minimum Side Setback abutting a public roadway other than a Lane shall be 2.4 m.
 - iv. Notwithstanding 4(b)(iii), one Side Setback may be reduced to a minimum of 0 m where:
 - A. the other Side Setback 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; and
- E. the owner of the adjacent Site register against title, a private maintenance easement a minimum of 1.5 m wide that provides for:
 - 1. 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;
 - 2. a 0.60 m footing encroachment easement;
 - 3. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
 - 4. permission to access the easement area for maintenance of both properties.
- v. The maximum total Site Coverage shall not exceed 55%, inclusive of the attached Garage and any other Accessory Buildings.
- c. Minor Home Based Businesses shall be developed in accordance with Sections 74 and 75 of the Zoning Bylaw.
- d. Residential Sales Centre shall be developed in accordance with Section 82 of the Zoning Bylaw.
- e. Parking shall be provided in accordance with Section 54 of the Zoning Bylaw.
- f. Accessory Buildings shall be developed in accordance with Section 50.3 of the Zoning Bylaw.