

## Conceptual Description of Top-of-Bank Zone

The purpose of this zone is to protect Edmonton's River Valley and Ravine System and adjacent Development from potential geological hazards. Applicable to any existing residential property proximate to the top of bank, this zone will offer additional development incentives in exchange for the necessary geotechnical studies and Restrictive Covenants registered on title as part of the rezoning process.

### RV-RF1 – River Valley Single Detached Residential Zone

#### 111.1 General Purpose:

The purpose of this Zone is to maintain lot widths characteristic of top of bank neighbourhoods and protect Edmonton's River Valley and Ravine System and existing and future development proximate to top of bank from potential geological hazards.

#### 111.2 Permitted Uses:

(See RF1 Zone)

#### 111.3 Discretionary Uses:

(See RF1 Zone)

#### 111.4 Development Regulations for Permitted and Discretionary Uses

1. Any property located proximate to the City's North Saskatchewan River Valley and Ravine System Overlay, Section 811 of this Bylaw as amended, shall be considered to be adjacent to the top of bank.
2. This zone shall be applicable to an entire block of properties proximate to the top of bank of the Edmonton River Valley and Ravine System only. The extent to which this zone shall be applied will be at the discretion of the Sustainable Development Department in consultation with the landowners impacted by the zoning application.
3. Further subdivision of lots zoned RV-RF1 shall not be permitted. This regulation shall only apply to mature and established areas of the city and does not apply to developing, planned and future neighbourhoods and urban growth areas as contained in MDP map 1.
4. The Development Regulations of the RF1 – Single Detached Residential Zone shall apply to sites zoned RV-RF1.

5. Notwithstanding subsection 111.4.4, the following development regulations may apply:
  - a. Site Coverage may be increased to a maximum of 50% ;
  - b. Maximum height of the zone shall be 12 m; and
  - c. Setbacks may be reduced where necessary to allow for a more optimal placement of buildings than that required within the RF1 Zone in order to protect the top of bank.
6. A Development Officer may approve a development within this zone that does not conform to the site regulations of the RF1 Zone, and adheres to the regulations of subsection 111.4.5, as a Class A permit provided the following is adhered to in its entirety:
  - a. That, in addition to what is required for a typical development permit application under Section 13 of this Bylaw, the following information shall be provided to the Development Officer:
    - i. The type of development and the number of dwelling units proposed for the site;
    - ii. A plan showing the location of adjacent buildings and structures indicating the approximate Height and number of Storeys;
    - iii. An Urban Design Context Plan and vicinity map at a minimum scale of 1:500 showing the proposed development and its relationship to on-site and surrounding natural physical features, existing development and other factors affecting the design of the proposed development, and a statement describing how the design of the proposed development has responded to the following:
      1. The Uses and amenities of surrounding properties within 100.0 m of the boundaries of the project Site;
      2. The physical characteristics and human activity patterns characteristic of the Site, surrounding Land Uses and development;
      3. The urban design statements of any Statutory Plan which are applicable to the Site;
      4. How the proposed development is contextually appropriate for the surrounding neighbourhood and compatible with adjacent properties, in relation to the type of structure, architectural detailing and finishing materials prevalent in surrounding development; and
      5. How the proposed development conforms to the policies of any applicable Statutory Plan.

- iv. A lot grading plan that directs site drainage away from the proposed development and the City's North Saskatchewan River Valley and Ravine System and towards the City's right-of-way.
- b. Demonstrated proof that the applicant has contacted all landowners within a 60 m radius of the proposed development and the president of each affected Community League and discussed the scope of the proposed development; and
- c. That any and all necessary supporting documentation and technical reports shall be provided, in conformance with Section 14 of this Bylaw and any other applicable City policy or procedure related to the North Saskatchewan River Valley and Ravine System, to the satisfaction of the Development Officer and the City's Transportation Services.

FOR DISCUSSION PURPOSES ONLY