

Bylaw 17410

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2115

WHEREAS Lots 1 - 38, Block 9, Plan 1220529; and Lots 39 - 122, Block 10, Plan 1220529; located north of Allard Boulevard SW; west of Allard Link SW, Allard, 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 Lots 1 - 38, inclusive, Block 9, Plan 1220529; and Lots 39 - 122, inclusive, Block 10, Plan 1220529, located north of Allard Boulevard SW; west of Allard Link SW Allard, Edmonton, Alberta, which lands are shown on the sketch plan attached 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. 2015;
READ a second time this	day of	, A. D. 2015;
READ a third time this	day of	, A. D. 2015;
SIGNED and PASSED this	day of	, A. D. 2015.

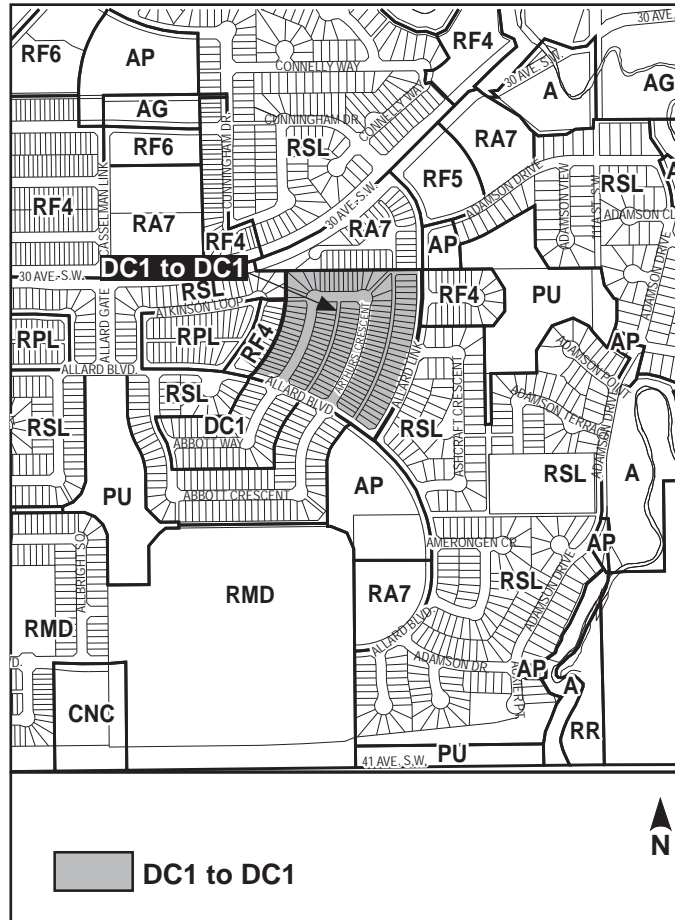
THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 17410

SCHEDULE "A"



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

The purpose of this Zone is to provide the opportunity for more efficient utilization of suburban areas through increased density of Single Detached Housing and by eliminating the requirement of one Side Setback per lot.

2. Uses

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

3. Development Regulations

- a. Except as expressly modified in Subsection 3(c) herein, the development regulations specified in the RSL Zone of this Bylaw shall regulate development of Single Detached Housing with front attached Garage in this Zone.
- b. Except as expressly modified in Subsection 3(d) herein, the development regulations specified in the RPL Zone of this Bylaw shall regulate development of Single Detached Housing with rear detached Garage in this Zone.
- c. The following development regulations shall apply to the development of Single Detached Housing with front attached Garage:
 - i. The minimum Site Area shall be 240 m² for each Dwelling.
 - ii. The minimum Site Width shall be 7.6 m. The Site Width for a pie shaped Lot shall be measured 9 m into the Site from the Front Lot Line.
 - iii. The maximum Height shall not exceed 10.0 m nor 2 storeys.
 - iv. The maximum total Site Coverage shall not exceed 50%, inclusive of the attached Garage and any other Accessory Buildings.
 - v. The Side Setback shall be a minimum of 1.2 m.
 - vi. On a Corner Lot where the building fronts a public roadway, the minimum Side Setback abutting the flanking public roadway, other than a Lane, shall be 2.4 m.
 - vii. The minimum Side Setback abutting a walkway or a Lane shall be 1.2 m.
 - viii. One Side Setback may be reduced to zero metres where:
 - A. the other Side Setback is a minimum 1.5 m;

- B. the owner of the Site proposed for development and the owner of the adjacent Site register, against both titles, a minimum 1.5 m private maintenance easement that provides :
 - 1. a 0.30 m eave encroachment easement with the requirement that the eaves shall not be closer than 0.90 m to the eaves on the adjacent building;
 - 2. a 0.60 m footing encroachment easement; and
 - 3. contemplates sufficient access for maintenance; and
 - C. all roof drainage from the building shall be discharged through eaves troughs and downspouts connected to the storm sewer service of the parcel on which the building is located. The applicant shall submit a detailed drainage plan showing the proposed drainage of the Site (including swale where required) for approval by the Development Officer in consultation with the Drainage Services Branch.
- d. The following development regulations shall apply to the development of Single Detached Housing with rear detached Garage:
 - i. The minimum Site area shall be 240 m².
 - ii. The minimum Site Width shall be 7.6 m.
 - iii. The minimum Site Depth shall be 30.0 m.
 - iv. The maximum Height shall not exceed 10.0 m nor 2 Storeys.
 - v. The minimum Front Setback shall be 3.0 m.
 - vi. The minimum Side Setback shall be 1.2 m.
 - vii. Notwithstanding 3.d.vi, The minimum Side Setback abutting a public roadway other than a Lane shall be 20% of the Site Width or 2.4 m, whichever is greater.
 - viii. One Side Setback may be reduced to zero metres where:
 - A. the other Side Setback is a minimum 1.5 m;
 - B. the owner of the Site proposed for development and the owner of the adjacent Site register, against both titles, a minimum 1.5 m private maintenance easement that provides :
 - 1. a 0.30 m eave encroachment easement with the requirement that the eaves shall not be closer than 0.90 m to the eaves on the adjacent building;
 - 2. a 0.60 m footing encroachment easement; and
 - 3. contemplates sufficient access for maintenance;
 - C. the Sites are graded for split surface drainage; and

- D. all roof drainage from the building is discharged through eaves troughs and downspouts onto the parcel on which the building is located.
- ix. The maximum total Site Coverage shall not exceed 50% with a maximum of 35% for a principal building, and a maximum Site Coverage of 17% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 50%.