

Charter Bylaw 19475

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3107

WHEREAS Lot 7, Plan 4622NY; located at 4815 - Donsdale Drive NW, Donsdale, Edmonton, Alberta, is specified on the Zoning Map as (RR) Rural Residential Zone; and

WHEREAS an application was made to rezone the above described property to (A) Metropolitan Recreation Zone and (DC2) Site Specific Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, and notwithstanding Section 720.3(2) of the Edmonton Zoning Bylaw 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 Lot 7, Plan 4622NY; located at 4815 - Donsdale Drive NW, Donsdale; Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RR) Rural Residential Zone to (A) Metropolitan Recreation Zone and (DC2) Site Specific Development Control Provision
2. The uses and regulations of the aforementioned DC2 Provision are attached as Schedule "B".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC2 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	17 th	day of	November	, A. D. 2020;
READ a second time this	17 th	day of	November	, A. D. 2020;
READ a third time this	17 th	day of	November	, A. D. 2020;
SIGNED and PASSED this	17 th	day of	November	, A. D. 2020;

THE CITY OF EDMONTON

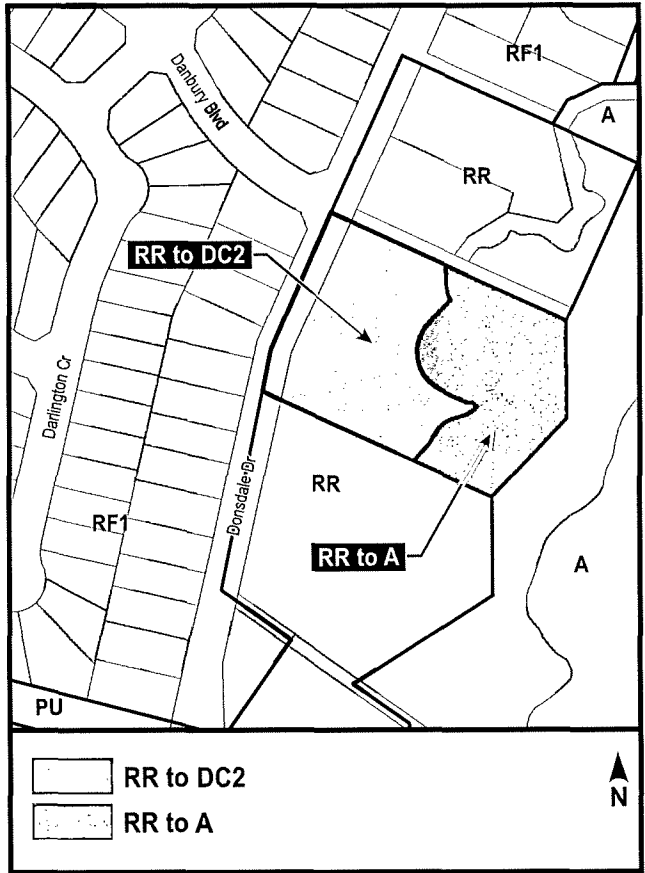


MAYOR



A/ CITY CLERK

CHARTER BYLAW 19475



(DC2) Site Specific Development Control Provision

1. General Purpose

To establish a Site-Specific Development Control District to allow for large lot single detached residential, with appropriate development criteria to ensure compatibility with the character of the existing residential lots.

2. Area of Application

The DC2 Provision shall apply to a portion of lands on Lot 7, Plan 4622NY in the Donsdale neighbourhood, as shown on Schedule "A" of the Bylaw adopting this Provision.

3. Permitted Uses

1. Garden Suites
2. Limited Group Homes
3. Group Homes
4. Lodging Houses
5. Minor Home Based Business
6. Secondary Suites
7. Single Detached Housing
8. Fascia On-premises Signs

4. Development Regulations

1. The minimum Site Area shall be 1,175 m²;
2. The minimum Site Width shall be 22.0 m;
3. The minimum Site Depth shall be 48.0 m;
4. The maximum Height shall not exceed 10.0 m;
5. The maximum Site Coverage shall be 48%;
6. The minimum Front Setback shall be 10.0 m;
7. The minimum Rear Setback shall be 7.5 m;
8. The minimum Side Setback shall be 2.0 m;
9. A maximum of one building containing Single Detached Housing per Site shall be allowed.
10. A maximum of one of either a Secondary Suite or Garden Suite per Site shall be allowed.

11. As a condition of any Development Permit, the owner shall enter into an Agreement with the City of Edmonton for off-Site improvements necessary to service the development, such improvements to be constructed at the owner's cost. Improvements to address in the Agreement include, but are not limited to:
 - a. Each site shall be connected to municipal water, sewer and storm. The connections shall be designed to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Drainage and EPCOR Water); and
 - b. Repair of any damages resulting from construction of the development to the abutting roadways, street trees, and boulevard.
12. Notwithstanding section 720.3 (2) a Site Plan is not appended to this Provision.