

Charter Bylaw 18782

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2767

WHEREAS Lot 6, Plan 9620787; located at 1107 - 127 Street SW, Rutherford, Edmonton, Alberta, is specified on the Zoning Map as (AG) Agricultural Zone; and

WHEREAS an application was made to rezone the above described property to (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, 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 6, Plan 9620787; located at 1107 - 127 Street SW, Rutherford, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural Zone to (DC2) Site Specific Development Control Provision .
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

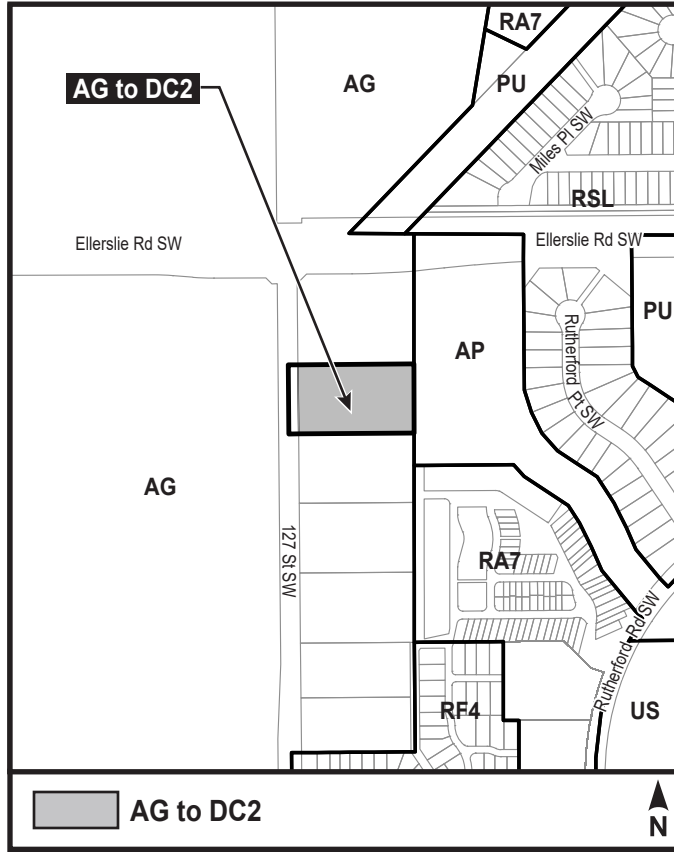
READ a first time this	day of	, A. D. 2019;
READ a second time this	day of	, A. D. 2019;
READ a third time this	day of	, A. D. 2019;
SIGNED and PASSED this	day of	, A. D. 2019.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 18782



(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**1 General Purpose**

To establish a Site Specific Development Control Provision to accommodate a single detached housing or small scale health services use within an existing single detached house which is complementary in scale to surrounding development in the area.

2 Area of Application

The provision shall apply to Lot 6, Plan 9620787, containing 0.809 ha located at 1107-127 Street SW, as shown on Schedule "A" of this bylaw adopting this Provision, Rutherford.

3 Uses

- a. Garden Suites
- b. Health Services
- c. Minor Home Based Business
- d. Major Home Based Business
- e. Secondary Suites
- f. Semi-detached Housing
- g. Single Detached Housing
- h. Urban Gardens
- i. Urban Outdoor Farms
- j. Fascia On-premises Signs
- k. Freestanding On-premises Signs

4 Development Regulation

- a. Development shall be in general accordance with Appendix I: Site Plan.
- b. Maximum Site Coverage shall be 5%.
- c. Maximum Floor Area for Health Services Uses shall be 400m².
- d. There shall be a maximum of one principal building on-site.
- e. The maximum Height for the principal building shall be 10.0m.
- f. Setbacks shall be in accordance with the following:
 - i. The minimum front Setback shall be 7.5m;
 - ii. The minimum rear Setback shall be 7.5m; and

- iii. The minimum side Setback shall be 7.5m.
- g. Any Accessory building shall not exceed 6.5m in Height.
- h. Vehicular Access to the site shall be provided from 127 Street SW.
- i. A Landscape Plan shall be provided in accordance with the submission requirements of Section 55.
- j. Waste collection and storage facilities shall be located at the side of building and any waste storage facility shall be screened to the satisfaction of the Development Officer.
- k. Parking shall be screened from adjacent properties to the satisfaction of the Development Officer.
- l. The intensity of exposed bulbs on a Sign, shall not exceed 1,100 lumens.
- m. Fascia On-premises signs shall be subject to the following regulations:
 - i. A maximum of one Fascia On-premises Sign shall be allowed;
 - ii. The Sign shall only face a public roadway;
 - iii. The Sign may be illuminated;
 - iv. The maximum Area for any such single Sign shall not exceed 2.0 m²;
 - v. A Fascia Sign shall not extend higher than 75 cm above the floor of the second Storey;
 - vi. The top of a Fascia Sign on a one Storey building shall not extend more than 30 cm above the building roof or parapet wall.
- n. Freestanding On-premises Signs shall be subject to following regulations:
 - i. A maximum of one Freestanding On-premises Sign shall be allowed at the access to the property;
 - ii. The Freestanding On-premises Sign shall only face a public roadway;
 - iii. The Freestanding On-premises Sign may be illuminated;
 - iv. The maximum Height for any Freestanding On-premises Sign shall be 1.8m; and
 - v. The maximum Area for any Freestanding On-premises Sign shall not exceed 3m².
- o. Soil testing, and if necessary remediation, is required prior to the issuance of a Development Permit for applications that involve disturbance of soil, to the satisfaction of the Development Officer.

- p. The design of the site and building plan shall adhere to Crime Prevention Through Environmental Design (CPTED) principles.
- q. Visual screening that may include landscaping and fence, shall be provided around the perimeter of the site within the setback area shown on Appendix 1: Site Plan, to the satisfaction of the Development Officer.



SUITE 205, SYLBERT BUILDING
10132 - 105 ST NW,
EDMONTON, AB T5J 1C9

Appendix I: Site Plan

1107 - 127 Street SW
Edmonton, Alberta

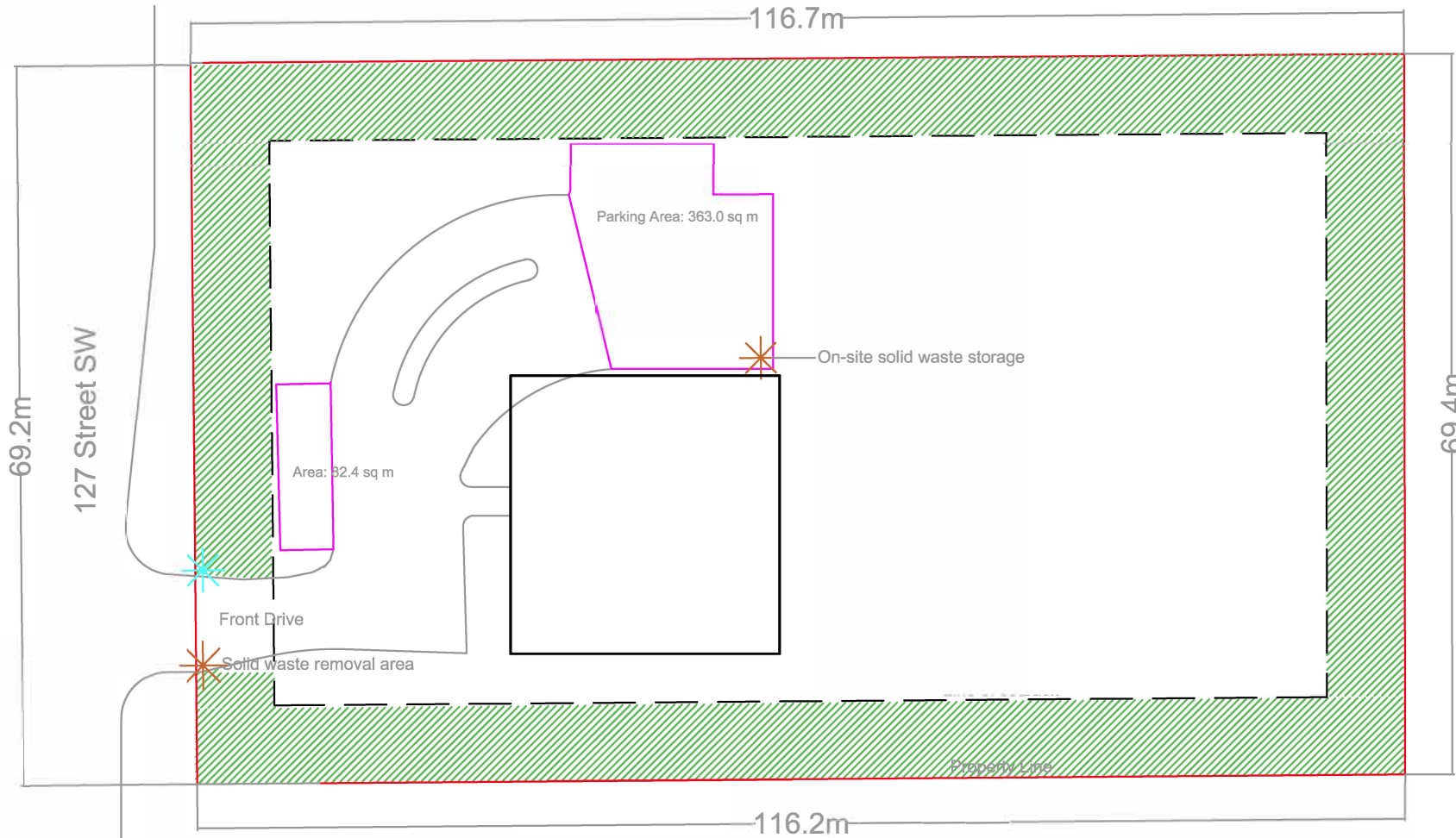
R5	2018/02/14
R4	2018/12/21
R3	2018/12/13
R2	2018/10/01
R1	2018/10/15
R0	2018/07/31

No.	Description	Date
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Project Number: 18-08

Drawn By: LS
Checked By: DD

Sheet No. 1



Legend



Freestanding on-premises sign location



Visual screening



Principal Building Envelope



Minimum 7.5m development setback line



Parking area

