

Charter Bylaw 19546

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3149

WHEREAS a portion of NW-14-51-25-4; located at 3103 – 156 Street SW, Chappelle, Edmonton, Alberta, is specified on the Zoning Map as (RMD) Residential Mixed Dwelling 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 NW-14-51-25-4; located at 3103 – 156 Street SW, Chappelle, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule “A”, from (RMD) Residential Mixed Dwelling 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.

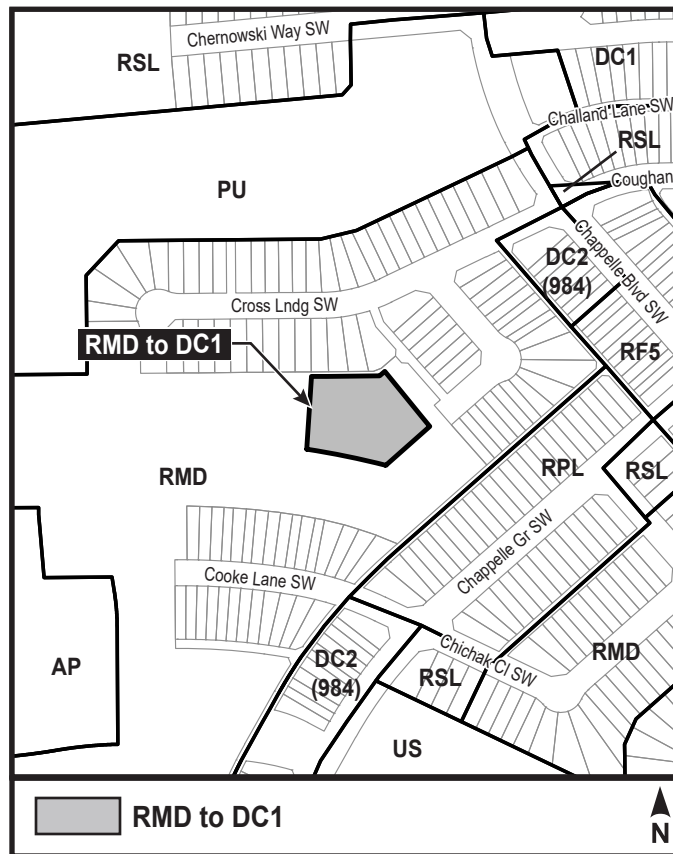
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19546



DIRECT DEVELOPMENT CONTROL PROVISION**1. General Purpose**

The purpose of this Zone is to provide for a Single Detached house, Secondary Suite, and Garden Suite to be constructed on the same lot, to allow for gentle Density increases.

2. Area of Application

This Provision shall apply to a portion of NW-14-51-25-4, containing approximately 0.36 ha more or less, as shown on Schedule "A" of the Bylaw adopting this Provision, Chappelle

3. Uses

- a. Supportive Housing, restricted to Limited Supportive Housing
- b. Major Home Based Business
- c. Minor Home Based Business
- d. Residential Sales Centre
- e. Secondary Suite
- f. Single Detached Housing
- g. Garden Suite
- h. Urban Gardens
- i. Fascia On-premises Signs

4. Development Regulations

- a. Notwithstanding Section 86.3 and 87.19 of the Zoning Bylaw, a maximum of three Dwellings per Lot shall be allowed in this Zone, with a maximum of one Single Detached dwelling, one Secondary Suite, and one Garden Suite per Lot.
- b. The minimum Site Area per lot shall be 247 m².
- c. The minimum Site Width shall be 7.6 m.
 - i. For Single Detached Housing, the Site Width on pie shaped lots shall be measured 9.0 m into the Site from the Front Lot Line.
- d. The minimum Site Depth shall be 30.0 m.
- e. The maximum Height shall not exceed 10.0 m.
- f. The maximum total Site Coverage shall not exceed 55%, inclusive of the attached Garage and any other Accessory buildings.
- g. The minimum Front Setback shall be 4.5 m, except that:

- i. The minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane.
- h. The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Site it shall be 4.5 m.
- i. A Zero Lot Line Development shall only be permitted where:
 - i. The other Side Setback is a minimum of 1.5 m, except that:
 - A. The minimum Side Setback Abutting a Lane shall be 1.2 m; and
 - B. The minimum Side Setback Abutting a Treed Landscaped Boulevard, where the principal building faces the flanking Side Lot Line, shall be 3.0 m.
 - ii. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
 - iii. No roof leader discharge shall be directed to the maintenance easement; and
 - iv. The owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titled for the adjacent lots, a 1.5 m private maintenance easement that provides for:
 - A. A 0.3 m eave encroachment with the requirement that the eaves must not be closer than 0.9 m to the eaves of the building on a n adjacent parcel;
 - B. A 0.6 m foot encroachment easement; and
 - C. Permission to access the easement area for maintenance of the properties.
- j. The Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
 - i. A 1.5 m private maintenance easement identical to that registered for the principal building is provided;
 - ii. All roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and
 - iii. No roof leader discharge shall be directed to the maintenance easement.
- k. Vehicle access shall be from the abutting Lane.
- l. On-Site parking shall be provided in accordance with the following regulations:
 - i. Where a Site or a Lot within a Zero Lot Line Development has primary vehicular access from a Lane, the following regulations shall apply:
 - A. A Garage shall be provided;
 - B. The minimum distance from the Rear Lot Line to a Garage shall be 5.5 m; and
 - C. A Hardsurfaced Walkway between the Garage and an entry to the Dwelling shall be provided.
- m. Dwellings in Corner Sites shall have flanking side treatments similar to the front elevation of the principal building.

- n. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.