

Charter Bylaw 19568

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3160

WHEREAS a portion of NW-14-51-25-4, a portion of Lot 104, Block 12, Plan 1720518, and a portion of Lot 105, Block 12, Plan 1720518; located at 3103 - 156 Street SW, 2880 - Coughlan Green SW, and 2878 - Coughlan Green SW, Chappelle, Edmonton, Alberta, is specified on the Zoning Map as (RPL) Planned Lot Residential Zone; and

WHEREAS an application was made to rezone the above described property to (DC1) Direct Development Control Provision and (RF4) Semi-detached Residential Zone;

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, a portion of Lot 104, Block 12, Plan 1720518, and a portion of Lot 105, Block 12, Plan 1720518; located at 3103 - 156 Street SW, 2880 - Coughlan Green SW, and 2878 - Coughlan Green SW, Chappelle, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RPL) Planned Lot Residential Zone to (DC1) Direct Development Control Provision and (RF4) Semi-detached Residential Zone.

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.

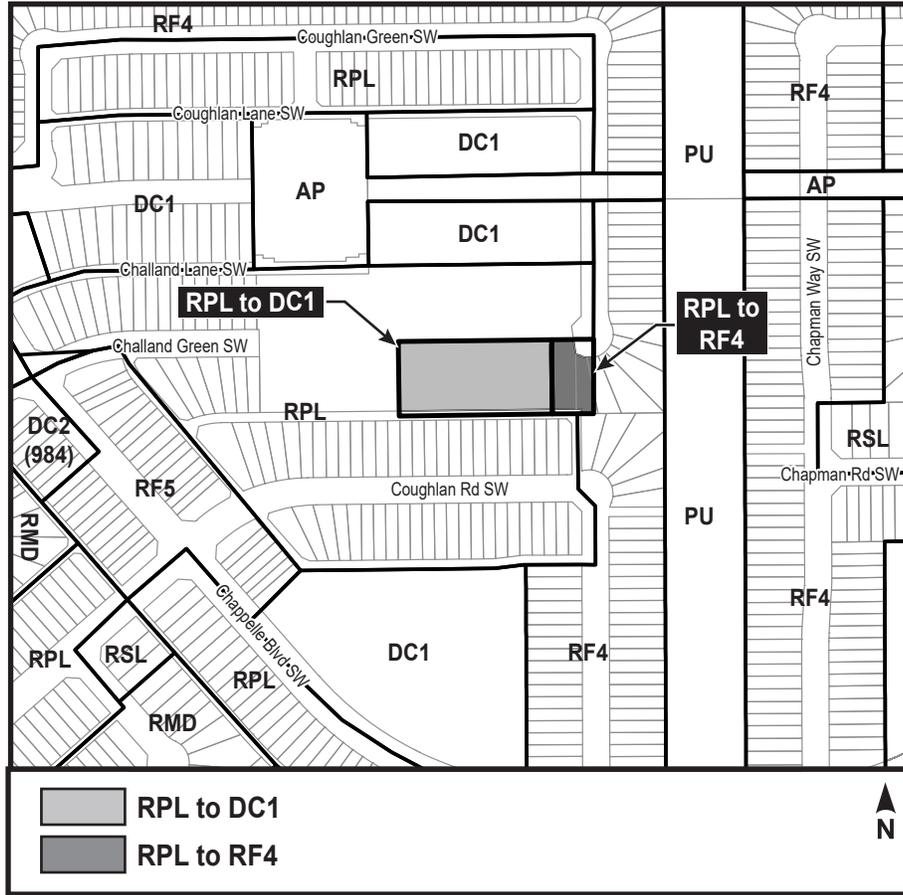
READ a first time this	day of	, A. D. 2021;
READ a second time this	day of	, A. D. 2021;
READ a third time this	day of	, A. D. 2021;
SIGNED and PASSED this	day of	, A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 19568



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

The purpose of this Zone is to provide for Single Detached Housing with front attached Garages and increased site coverage.

2. Area of Application

This Provision shall apply to a portion of NW-14-51-25-4, containing approximately 0.45 ha more or less, as shown on Schedule “A” of the Bylaw adopting this Provision, Chappelle.

3. Uses

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

4. Development Regulations

- a. The minimum Site Area shall be 268 m² for each Dwelling.
- b. The minimum Site Width shall be 8.0 m.
- c. The minimum Site Depth shall be 30.0 m.
- d. The maximum Height shall not exceed 10.0 m.
- e. The maximum total Site Coverage shall not exceed 55%, inclusive of the attached Garage and any other Accessory Buildings.
 - i. The maximum Total Site Coverage shall be increased to 65% if a Garden Suite is constructed.
- f. The minimum Front Setback shall be 5.5 m.

- g. The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Site it shall be 4.5 m.
 - i. Should a Garden Suite be constructed the minimum distance from the Rear Lot Line to the Garden Suite shall be 1.2 m.
- h. The Side Setback shall be a minimum of 1.2 m. Except that:
 - i. 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;
 - ii. Where a Garage is attached to the principal building, and the vehicles doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than 5.5 m; and
 - iii. Zero Lot Line Development shall be permitted where:
 - A. the other Side Setback is a minimum of 1.5 m;
 - B. all roof leaders from the Dwelling are connected to the storm sewer service;
 - C. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent Lane;
 - D. no roof leader discharge shall be directed to the maintenance easement; and
 - E. the owner of the adjacent Site register against title, a private maintenance easement a minimum of 1.5 m wide that provides for:
 - I. a 0.3 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves on the adjacent building;
 - II. a 0.6 m footing encroachment easement;
 - III. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
 - IV. permission to access the easement area for maintenance of both properties.
- i. Corner Sites shall have flanking side treatments similar to the front elevation.
- j. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Drainage).
- k. Separation Space shall not be required:
 - i. Where side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:

- A. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and
 - B. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.
1. Single Detached Housing shall be developed in accordance with the following regulations:
- i. all Dwellings shall include a front attached Garage;
 - ii. identical floor plans with similar front elevations must be separated by a minimum of one Lot unless finishing treatments are substantially different;
 - iii. for Sites with reduced Side Setbacks, including Sites where one Side Setback is reduced to zero, the Garage, Parking Area, or Driveway shall not encroach on the private maintenance easement;
 - iv. A maximum of one Principle Dwelling per lot and one of either a Secondary Suite or Garden Suite shall be allowed;
 - v. Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw; and
 - vi. Urban Gardens shall comply with Section 98 of the Zoning Bylaw.