

Charter Bylaw 19671

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3203

WHEREAS portions of NW-14-51-25-4; located at 3103 - 156 Street SW, Chappelle, Edmonton, Alberta, are specified on the Zoning Map as (RPL) Planned Lot Residential 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 portions 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 (RPL) Planned Lot Residential 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	4th day of May	, A. D. 2021;
READ a second time this	4th day of May	, A. D. 2021;
READ a third time this	4th day of May	, A. D. 2021;
SIGNED and PASSED this	4th day of May	, A. D. 2021.

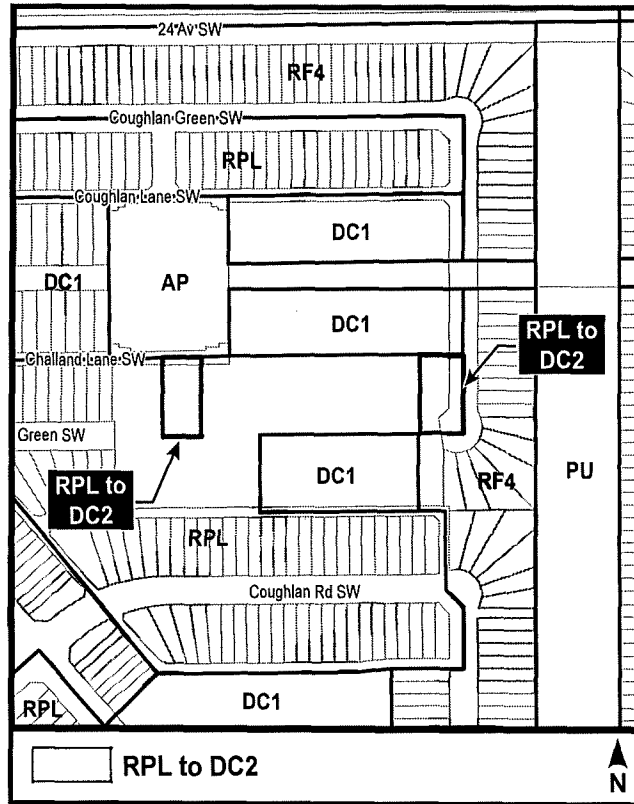
THE CITY OF EDMONTON



MAYOR

A/CITY CLERK

CHARTER BYLAW 19671



SCHEDULE "B"

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

To provide for residential development with dwellings attached at the sides and/or rear with individual access at ground level.

2. Area of Application

This DC2 Provision shall apply to a portion of NW-14-51-25-4 in the Chappelle neighbourhood, as shown on Schedule "A" of the Bylaw adopting this Provision.

3. Uses

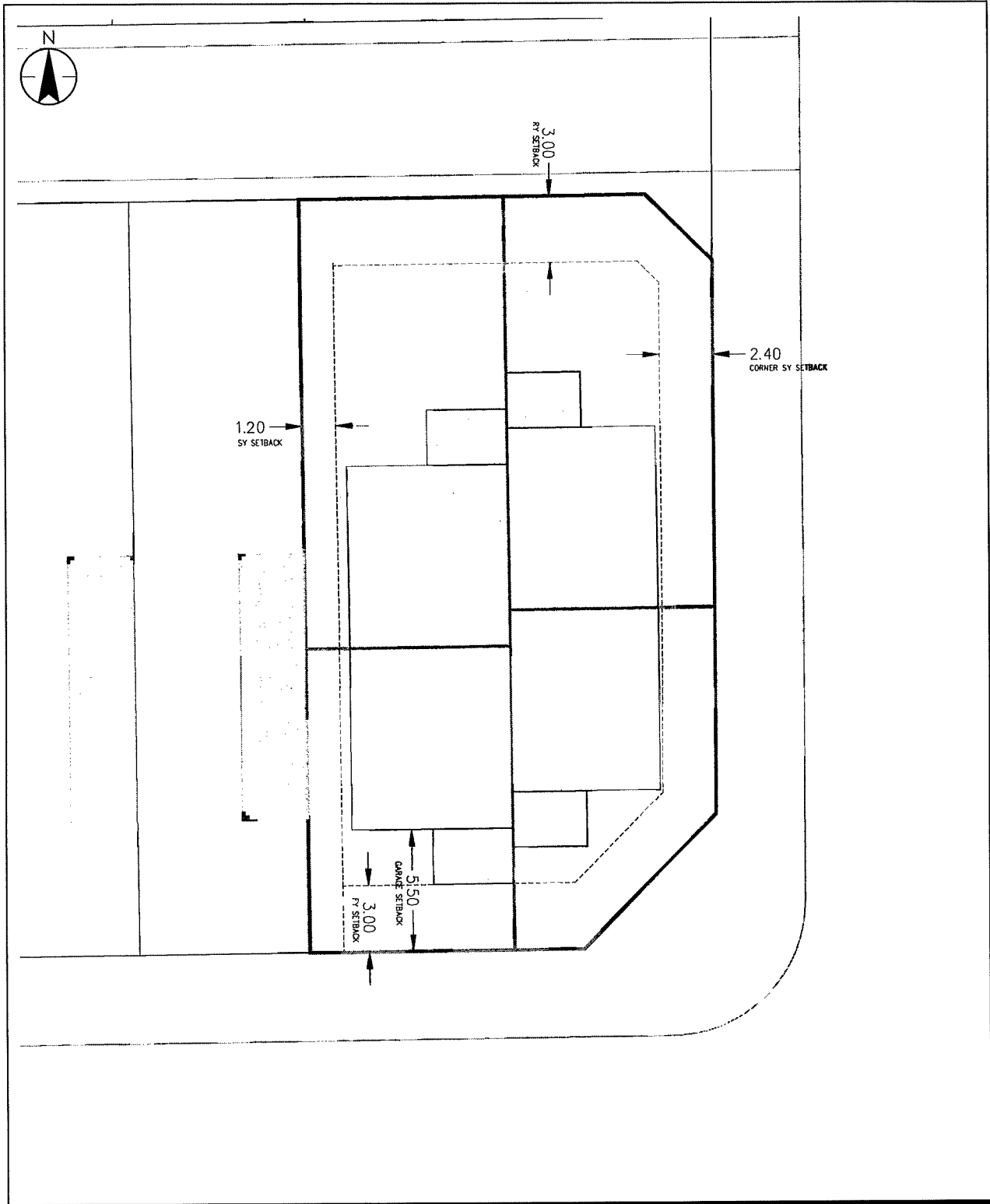
- a. Minor Home Based Business
- b. Multi-unit Housing, in the form of row housing or stacked row housing
- c. Residential Sales Centre
- d. Supportive Housing, restricted to Limited Supportive Housing
- e. Fascia On-premises Signs

4. Development Regulations

- a. The Site shall contain a maximum of 4 individual lots.
- b. The minimum Width per individual Lot shall be 8.0 m.
- c. The minimum Depth per individual Lot shall be 13.5 m.
- d. The minimum Front Setback for Dwellings facing a public roadway or a public lane shall be 3.0 m, except that:
 - i. an unenclosed front porch may encroach 1.5 m into the Front Setback;
 - ii. Steps and eaves may project beyond the front porch provided they are at least 0.3 m from the Lot Line and do not extend over a registered utility easement; and
 - iii. bay windows may project a maximum of 0.6 m into the Front Yard with an additional projection of 0.4 m for eaves and gutters.
- e. The minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
- f. The minimum Side Setback shall be 1.2 m, except:
 - i. an unenclosed front porch may project 0.9 m into the Side Setback abutting a flanking public roadway;

- ii. stairs from an unenclosed front porch are permitted to project into the Side Setback abutting a flanking public roadway, but at no time shall project over the property line and
- iii. bay windows may project a maximum of 0.6 m into the Side Setback abutting a flanking public roadway with an additional projection of 0.4 m for eaves and gutters.
- g. The minimum Side Setback shall be 2.4 m where the Side Yard Abuts a flanking public roadway other than a lane.
- h. The minimum Side Setback shall be 1.5 m where abutting the 0.0 m Setback of a zero-lot-line development.
- i. Dwellings are intended to be attached at the rear as well as at the sides. Where two Dwellings are connected at the rear or side at a property line, there shall be no Setback required between the Dwellings, as generally shown on the Appendix I Site Plan.
- j. The maximum Height shall not exceed 12.0 m.
- k. The maximum total Site Coverage per individual Lot shall not exceed 73%.
- l. The area covered by Impermeable Material shall not exceed 75% of the total Lot area.
- m. A minimum of 13 m² of Private Outdoor Amenity Area shall be provided for each Dwelling Unit, inclusive of deck/balcony and enclosed front porch, and shall be allowed within a Front and/or Side Setback.
- n. All roof leaders from buildings are to be connected to the storm sewer service.
- o. Separation Space shall not be required.
- p. Signs shall comply with the regulations found in Schedule 59A.
- q. Landscaping shall be in accordance with the following:
 - i. all Yards visible from a public roadway or lane shall be seeded or sodded within 18 consecutive months of occupancy of the unit;
 - ii. alternate forms of landscaping, including hard decorative pavers, washed gravel, or similar treatments, flower beds or cultivated gardens, may be substituted for seeding or sodding, providing that all area of exposed earth are designed as either flower beds or cultivated gardens, to the satisfaction of the Development Officer; and
 - iii. one deciduous or one coniferous tree, and two shrubs shall be required for each individual lot.

Appendix I: Site Plan



****This site plan is for illustrative purposes only and eventual development will be subject to the regulations included within this DC2 Direct Control Provision***