

Charter Bylaw 19887

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3335

WHEREAS the lands shown on Schedule “A” and legally described on Schedule “B”, located at the area generally bounded by Orchards Green SW, 30 Avenue SW, 91 Street SW, and 90 Street SW, The Orchards at Ellerslie, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described properties to (DC1) Direct Development Control Provision;

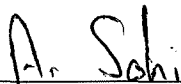
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:


1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described on Schedule “B”, located at the area generally bounded by Orchards Green SW, 30 Avenue SW, 91 Street SW, and 90 Street SW, The Orchards at Ellerslie, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule “A”, from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedule “C”.

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC1 Provisions shown on Schedule "C" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

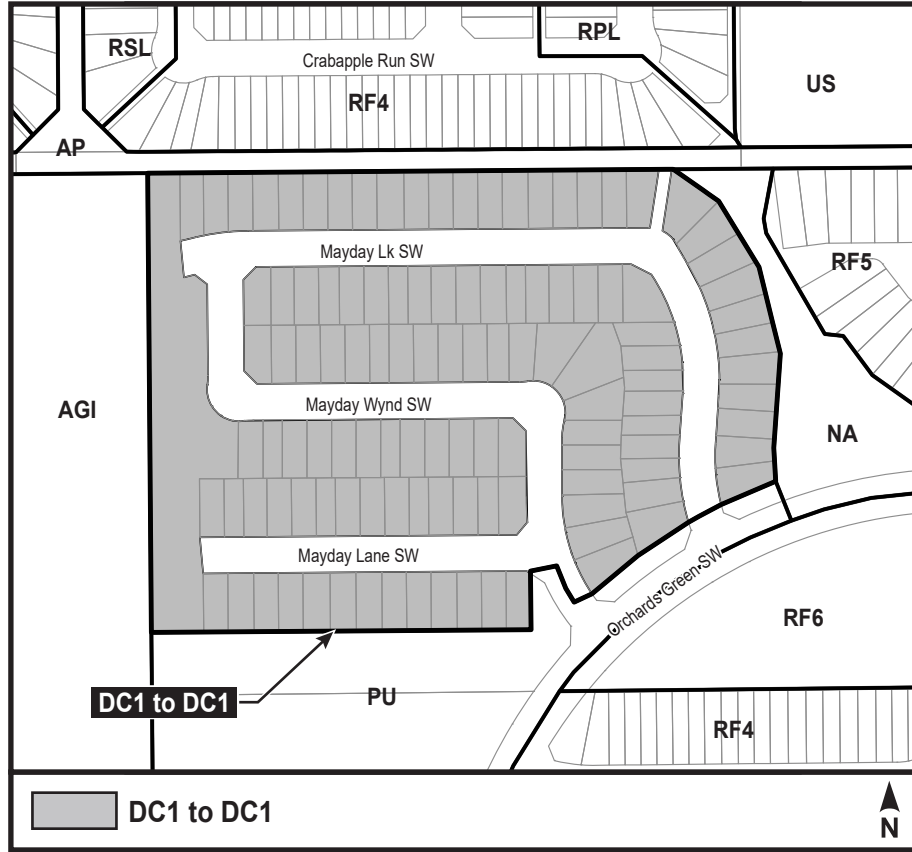
READ a first time this	23rd day of November	, A. D. 2021;
READ a second time this	23rd day of November	, A. D. 2021;
READ a third time this	23rd day of November	, A. D. 2021;
SIGNED and PASSED this	23rd day of November	, A. D. 2021.

THE CITY OF EDMONTON

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
A/ CITY CLERK

CHARTER BYLAW 19887



## SCHEDULE "B"

<b>Address</b>	<b>Legal Description</b>	<b>From</b>	<b>To</b>
8366 - MAYDAY LINK SW	Lot A, Plan 2056NY	DC1	DC1
8365 - MAYDAY LINK SW	Lot 2, Block 1, Plan 1820076	DC1	DC1
8363 - MAYDAY LINK SW	Lot 3, Block 1, Plan 1820076	DC1	DC1
8361 - MAYDAY LINK SW	Lot 4, Block 1, Plan 1820076	DC1	DC1
8359 - MAYDAY LINK SW	Lot 5, Block 1, Plan 1820076	DC1	DC1
8357 - MAYDAY LINK SW	Lot 6, Block 1, Plan 1820076	DC1	DC1
8355 - MAYDAY LINK SW	Lot 7, Block 1, Plan 1820076	DC1	DC1
8353 - MAYDAY LINK SW	Lot 8, Block 1, Plan 1820076	DC1	DC1
8351 - MAYDAY LINK SW	Lot 9, Block 1, Plan 1820076	DC1	DC1
8349 - MAYDAY LINK SW	Lot 10, Block 1, Plan 1820076	DC1	DC1
8347 - MAYDAY LINK SW	Lot 11, Block 1, Plan 1820076	DC1	DC1
8345 - MAYDAY LINK SW	Lot 12, Block 1, Plan 1820076	DC1	DC1
8343 - MAYDAY LINK SW	Lot 13, Block 1, Plan 1820076	DC1	DC1
8341 - MAYDAY LINK SW	Lot 14, Block 1, Plan 1820076	DC1	DC1
8339 - MAYDAY LINK SW	Lot 15, Block 1, Plan 1820076	DC1	DC1
8337 - MAYDAY LINK SW	Lot 16, Block 1, Plan 1820076	DC1	DC1
8335 - MAYDAY LINK SW	Lot 17, Block 1, Plan 1820076	DC1	DC1
8333 - MAYDAY LINK SW	Lot 18, Block 1, Plan 1820076	DC1	DC1
8331 - MAYDAY LINK SW	Lot 19, Block 1, Plan 1820076	DC1	DC1
8329 - MAYDAY LINK SW	Lot 20, Block 1, Plan 1820076	DC1	DC1
8325 - MAYDAY LINK SW	Lot 21, Block 1, Plan 1820076	DC1	DC1
8323 - MAYDAY LINK SW	Lot 22, Block 1, Plan 1820076	DC1	DC1
8321 - MAYDAY LINK SW	Lot 23, Block 1, Plan 1820076	DC1	DC1
8319 - MAYDAY LINK SW	Lot 24, Block 1, Plan 1820076	DC1	DC1
8317 - MAYDAY LINK SW	Lot 25, Block 1, Plan 1820076	DC1	DC1
8315 - MAYDAY LINK SW	Lot 26, Block 1, Plan 1820076	DC1	DC1
8313 - MAYDAY LINK SW	Lot 27, Block 1, Plan 1820076	DC1	DC1
8311 - MAYDAY LINK SW	Lot 28, Block 1, Plan 1820076	DC1	DC1
8309 - MAYDAY LINK SW	Lot 29, Block 1, Plan 1820076	DC1	DC1
8307 - MAYDAY LINK SW	Lot 30, Block 1, Plan 1820076	DC1	DC1
8305 - MAYDAY LINK SW	Lot 31, Block 1, Plan 1820076	DC1	DC1
8362 - MAYDAY LINK SW	Lot 1, Block 2, Plan 1820076	DC1	DC1
8360 - MAYDAY LINK SW	Lot 2, Block 2, Plan 1820076	DC1	DC1
8358 - MAYDAY LINK SW	Lot 3, Block 2, Plan 1820076	DC1	DC1
8356 - MAYDAY LINK SW	Lot 4, Block 2, Plan 1820076	DC1	DC1
8354 - MAYDAY LINK SW	Lot 5, Block 2, Plan 1820076	DC1	DC1
8352 - MAYDAY LINK SW	Lot 6, Block 2, Plan 1820076	DC1	DC1
8350 - MAYDAY LINK SW	Lot 7, Block 2, Plan 1820076	DC1	DC1
8348 - MAYDAY LINK SW	Lot 8, Block 2, Plan 1820076	DC1	DC1

**SCHEDULE "B"**

8346 - MAYDAY LINK SW	Lot 9, Block 2, Plan 1820076	DC1	DC1
8344 - MAYDAY LINK SW	Lot 10, Block 2, Plan 1820076	DC1	DC1
8342 - MAYDAY LINK SW	Lot 11, Block 2, Plan 1820076	DC1	DC1
8340 - MAYDAY LINK SW	Lot 12, Block 2, Plan 1820076	DC1	DC1
8336 - MAYDAY LINK SW	Lot 14, Block 2, Plan 1820076	DC1	DC1
8338 - MAYDAY LINK SW	Lot 13, Block 2, Plan 1820076	DC1	DC1
8334 - MAYDAY LINK SW	Lot 15, Block 2, Plan 1820076	DC1	DC1
8332 - MAYDAY LINK SW	Lot 16, Block 2, Plan 1820076	DC1	DC1
8330 - MAYDAY LINK SW	Lot 17, Block 2, Plan 1820076	DC1	DC1
8322 - MAYDAY LINK SW	Lot 18, Block 2, Plan 1820076	DC1	DC1
8320 - MAYDAY LINK SW	Lot 19, Block 2, Plan 1820076	DC1	DC1
8318 - MAYDAY LINK SW	Lot 20, Block 2, Plan 1820076	DC1	DC1
8316 - MAYDAY LINK SW	Lot 21, Block 2, Plan 1820076	DC1	DC1
8314 - MAYDAY LINK SW	Lot 22, Block 2, Plan 1820076	DC1	DC1
8312 - MAYDAY LINK SW	Lot 23, Block 2, Plan 1820076	DC1	DC1
8310 - MAYDAY LINK SW	Lot 24, Block 2, Plan 1820076	DC1	DC1
8308 - MAYDAY LINK SW	Lot 25, Block 2, Plan 1820076	DC1	DC1
8306 - MAYDAY LINK SW	Lot 26, Block 2, Plan 1820076	DC1	DC1
8605 - MAYDAY WYND SW	Lot 28, Block 2, Plan 1820076	DC1	DC1
8607 - MAYDAY WYND SW	Lot 29, Block 2, Plan 1820076	DC1	DC1
8609 - MAYDAY WYND SW	Lot 30, Block 2, Plan 1820076	DC1	DC1
8611 - MAYDAY WYND SW	Lot 31, Block 2, Plan 1820076	DC1	DC1
8613 - MAYDAY WYND SW	Lot 32, Block 2, Plan 1820076	DC1	DC1
8615 - MAYDAY WYND SW	Lot 33, Block 2, Plan 1820076	DC1	DC1
8617 - MAYDAY WYND SW	Lot 34, Block 2, Plan 1820076	DC1	DC1
8619 - MAYDAY WYND SW	Lot 35, Block 2, Plan 1820076	DC1	DC1
8621 - MAYDAY WYND SW	Lot 36, Block 2, Plan 1820076	DC1	DC1
8623 - MAYDAY WYND SW	Lot 37, Block 2, Plan 1820076	DC1	DC1
8625 - MAYDAY WYND SW	Lot 38, Block 2, Plan 1820076	DC1	DC1
8627 - MAYDAY WYND SW	Lot 39, Block 2, Plan 1820076	DC1	DC1
8629 - MAYDAY WYND SW	Lot 40, Block 2, Plan 1820076	DC1	DC1
8631 - MAYDAY WYND SW	Lot 41, Block 2, Plan 1820076	DC1	DC1
8633 - MAYDAY WYND SW	Lot 42, Block 2, Plan 1820076	DC1	DC1
8635 - MAYDAY WYND SW	Lot 43, Block 2, Plan 1820076	DC1	DC1
8637 - MAYDAY WYND SW	Lot 44, Block 2, Plan 1820076	DC1	DC1
8639 - MAYDAY WYND SW	Lot 45, Block 2, Plan 1820076	DC1	DC1
8641 - MAYDAY WYND SW	Lot 46, Block 2, Plan 1820076	DC1	DC1
8643 - MAYDAY WYND SW	Lot 47, Block 2, Plan 1820076	DC1	DC1
8645 - MAYDAY WYND SW	Lot 48, Block 2, Plan 1820076	DC1	DC1
8646 - MAYDAY WYND SW	Lot 8, Block 3, Plan 1820076	DC1	DC1

**SCHEDULE "B"**

8644 - MAYDAY WYND SW	Lot 9, Block 3, Plan 1820076	DC1	DC1
8642 - MAYDAY WYND SW	Lot 10, Block 3, Plan 1820076	DC1	DC1
8640 - MAYDAY WYND SW	Lot 11, Block 3, Plan 1820076	DC1	DC1
8638 - MAYDAY WYND SW	Lot 12, Block 3, Plan 1820076	DC1	DC1
8636 - MAYDAY WYND SW	Lot 13, Block 3, Plan 1820076	DC1	DC1
8634 - MAYDAY WYND SW	Lot 14, Block 3, Plan 1820076	DC1	DC1
8632 - MAYDAY WYND SW	Lot 15, Block 3, Plan 1820076	DC1	DC1
8630 - MAYDAY WYND SW	Lot 16, Block 3, Plan 1820076	DC1	DC1
8628 - MAYDAY WYND SW	Lot 17, Block 3, Plan 1820076	DC1	DC1
8626 - MAYDAY WYND SW	Lot 18, Block 3, Plan 1820076	DC1	DC1
8624 - MAYDAY WYND SW	Lot 19, Block 3, Plan 1820076	DC1	DC1
8704 - MAYDAY LANE SW	Lot 20, Block 3, Plan 1820076	DC1	DC1
8706 - MAYDAY LANE SW	Lot 21, Block 3, Plan 1820076	DC1	DC1
8708 - MAYDAY LANE SW	Lot 22, Block 3, Plan 1820076	DC1	DC1
8710 - MAYDAY LANE SW	Lot 23, Block 3, Plan 1820076	DC1	DC1
8712 - MAYDAY LANE SW	Lot 24, Block 3, Plan 1820076	DC1	DC1
8714 - MAYDAY LANE SW	Lot 25, Block 3, Plan 1820076	DC1	DC1
8716 - MAYDAY LANE SW	Lot 26, Block 3, Plan 1820076	DC1	DC1
8718 - MAYDAY LANE SW	Lot 27, Block 3, Plan 1820076	DC1	DC1
8720 - MAYDAY LANE SW	Lot 28, Block 3, Plan 1820076	DC1	DC1
8722 - MAYDAY LANE SW	Lot 29, Block 3, Plan 1820076	DC1	DC1
8724 - MAYDAY LANE SW	Lot 30, Block 3, Plan 1820076	DC1	DC1
8726 - MAYDAY LANE SW	Lot 31, Block 3, Plan 1820076	DC1	DC1
8728 - MAYDAY LANE SW	Lot 32, Block 3, Plan 1820076	DC1	DC1
8730 - MAYDAY LANE SW	Lot 33, Block 3, Plan 1820076	DC1	DC1
8729 - MAYDAY LANE SW	Lot 3, Block 4, Plan 1820076	DC1	DC1
8727 - MAYDAY LANE SW	Lot 4, Block 4, Plan 1820076	DC1	DC1
8725 - MAYDAY LANE SW	Lot 5, Block 4, Plan 1820076	DC1	DC1
8723 - MAYDAY LANE SW	Lot 6, Block 4, Plan 1820076	DC1	DC1
8721 - MAYDAY LANE SW	Lot 7, Block 4, Plan 1820076	DC1	DC1
8719 - MAYDAY LANE SW	Lot 8, Block 4, Plan 1820076	DC1	DC1
8717 - MAYDAY LANE SW	Lot 9, Block 4, Plan 1820076	DC1	DC1
8715 - MAYDAY LANE SW	Lot 10, Block 4, Plan 1820076	DC1	DC1
8713 - MAYDAY LANE SW	Lot 11, Block 4, Plan 1820076	DC1	DC1
8711 - MAYDAY LANE SW	Lot 12, Block 4, Plan 1820076	DC1	DC1
8709 - MAYDAY LANE SW	Lot 13, Block 4, Plan 1820076	DC1	DC1
8707 - MAYDAY LANE SW	Lot 14, Block 4, Plan 1820076	DC1	DC1
8705 - MAYDAY LANE SW	Lot 15, Block 4, Plan 1820076	DC1	DC1

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION  
THE ORCHARDS AT ELLERSLIE**

**8305-8366 Mayday Link SW, 8605-8646 Mayday Wynd SW, and 8704-8730 Mayday Lane SW**

**1. Purpose**

The purpose of this Provision is to provide shallow lot Single Detached Housing uses with attached Garages that reduce the prominence of garages to the street and efficiently utilize undeveloped suburban areas.

**2. Application**

This Provision shall apply to Lot A, Plan 2056NY; Lots 2-31, Block 1, Plan 1820076; Lots 1-26 & 28-48, Block 2 Plan 1820076; Lots 8-33, Block 2, Plan 1820076; and Lots 3-15, Block 4, Plan 1820076, located west of 91 Street SW and south of Orchards Drive SW, as shown on Schedule "A" of the Bylaw adopting this Provision. The Uses and Regulations as outlined in this provision shall apply to both Area "A" and Area "B", as outlined in Appendix I, unless otherwise specified.

**3. Uses**

1. Limited Group Homes
2. Minor Home Based Business
3. Secondary Suites
4. Residential Sales Centre
5. Single Detached Housing
6. Urban Gardens
7. Fascia On-premises Signs

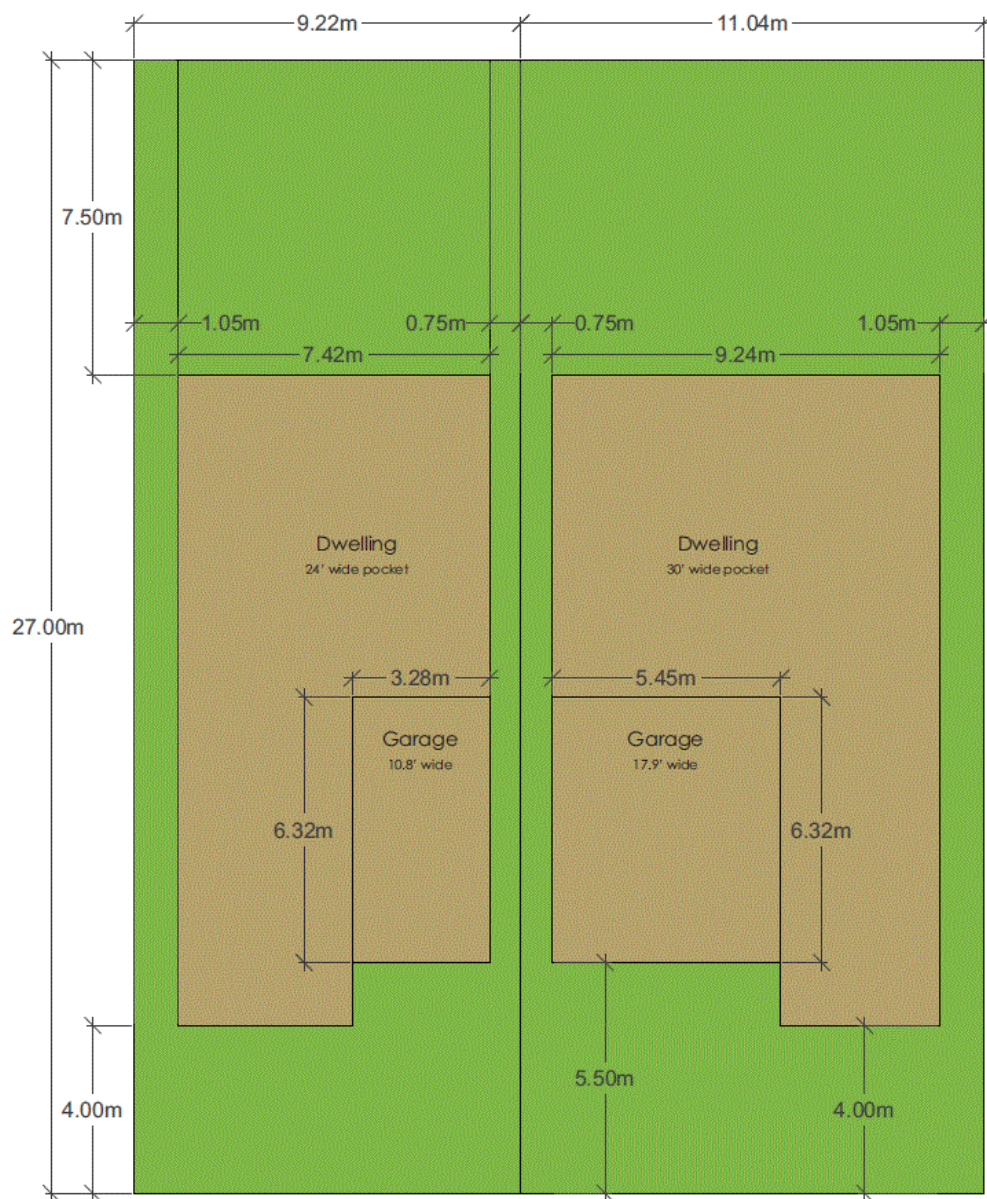
**4. Development Regulations for Area A & Area B**

1. Projections of Platform Structure shall not exceed 3.1 m into Rear Setbacks with a depth of at least 4.5 m;

2. Except as expressly modified herein, the development regulations specified in Section 115 of the Zoning Bylaw for (RSL) Residential Small Lot Zone shall regulate development of Single Detached Housing in this Provision.
3. The following development regulations shall apply generally as shown in Figure 1 to the development of Single Detached Housing:
  - a. The minimum Site area shall be 240 m<sup>2</sup>.
  - b. The minimum Site depth shall be 27 m.
  - c. The minimum Site width shall be 9.1 m.
  - d. The minimum Front setback shall be 4 m.
  - e. Front facing garages shall be setback a minimum 5.5 m from the property line.
  - f. The minimum Side Setback shall be 1.05 m, except that:
    - i. The minimum Side Setback abutting a public roadway other than a Lane shall be 2.4 m.
    - ii. One Side Setback may be reduced to 0.75 m where the other Side Setback is a minimum of 1.05 m.
  - g. For Side Setbacks that are less than 1.2 m in width the following shall apply:
    - i. Private maintenance easements a minimum of 0.75 m in width shall be provided and registered on each title of land to ensure adequate access to the easement area for maintenance of the adjacent property;
    - ii. Windows, or cantilevered projections without windows, provided that such projections do not exceed 0.45 m in the case of Setbacks or Separation Spaces. In all cases, a minimum distance of 0.45 m from the property line to the outside wall of such projection and all other portions of a Dwelling, including eaves, shall be maintained.
  - h. Fences, walls, gates and steps shall not be permitted within the Side Yard, except where the Side Yard abuts a public roadway other than a Lane; and
  - i. All roof leaders from the Dwelling shall be connected to the storm sewer service.

- j. The maximum total Site Coverage shall not exceed 55%, inclusive of the attached Garage and any other Accessory Buildings.
- k. Fascia On-premises Signs shall comply with Section 59A of the Zoning Bylaw.
- l. Minor Home Based Businesses shall be developed in accordance with Section 74 of the Zoning Bylaw.
- m. Residential Sales Centres shall be developed in accordance with Section 82 of the Zoning Bylaw.

**Figure 1: Minimum Front and Side Setbacks (Example)**



**5. Development Regulations for Area B**

1. Notwithstanding Section 4(3) and Figure 1 of this Provision, the following development regulations shall apply to the development of Single Detached Housing within Area B:
  - a. The minimum Side Setback shall be 0.9 m, except that:
    - i. The minimum Side Setback abutting a public roadway other than a Lane shall be 2.4 m.
    - ii. One Side Setback may be reduced to 0.75 m where the other Side Setback is a minimum of 0.9 m.
  - b. For Side Setbacks that are less than 1.2 m in width the following shall apply:
    - i. Private maintenance easements a minimum of 0.75 m in width shall be provided and registered on each title of land to ensure adequate access to the easement area for maintenance of the adjacent property;
    - ii. Windows, or cantilevered projections without windows, provided that such projections do not exceed 0.45 m in the case of Setbacks or Separation Spaces. In all cases, a minimum distance of 0.39 m from the property line to the outside wall of such projection and all other portions of a Dwelling, including eaves, shall be maintained.

**Appendix I:**

