

Charter Bylaw 18769

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2759

WHEREAS the lands shown on Schedule "A" and legally described on Schedule "B", generally located East of Rabbit Hill Road SW and North of 28 Avenue SW, Glenridding Ravine, Edmonton, Alberta, are specified on the Zoning Map as (AG) Agricultural Zone, (RSL) Residential Small Lot Zone, and (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (RSL) Residential Small Lot Zone and (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", generally located East of Rabbit Hill Road SW and North of 28 Avenue SW, Glenridding Ravine, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (AG) Agricultural Zone, (RSL) Residential Small Lot Zone, and (DC1) Direct Development Control Provision to (RSL) Residential Small Lot Zone and (DC1) Direct Development Control Provision, all as more specifically described on Schedule "B".
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 Provision shown on Schedule "C" attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

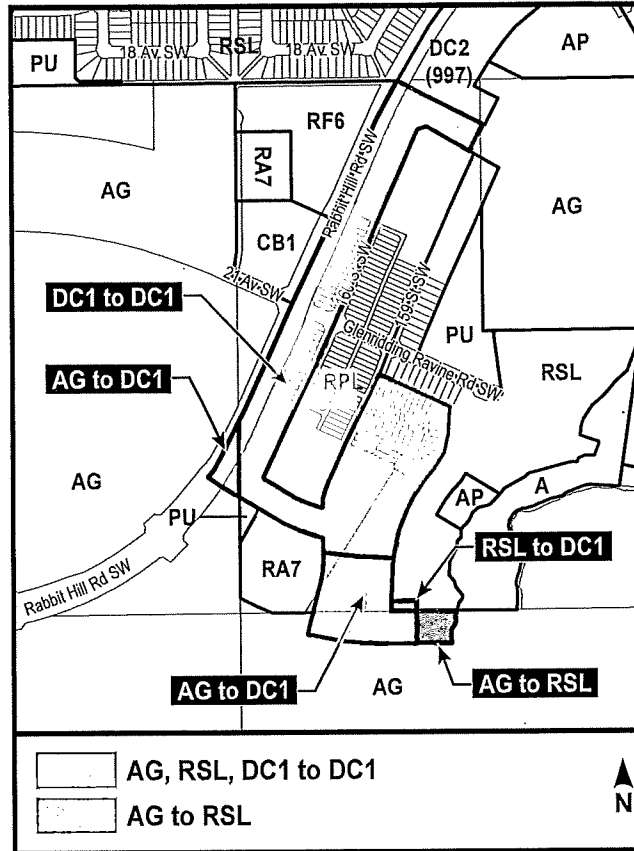
READ a first time this	1st	day of	April	, A. D. 2019;
READ a second time this	1st	day of	April	, A. D. 2019;
READ a third time this	1st	day of	April	, A. D. 2019;
SIGNED and PASSED this	1st	day of	April	, A. D. 2019.

THE CITY OF EDMONTON


MAYOR


A/ CITY CLERK

CHARTER BYLAW 18769



ADDRESSES - CHARTER BYLAW 18769

SCHEDULE "B"

15820 - 22 AVENUE SW
 Plan 1823043 Blk 15 Lot 20 (Title(s): 182278843)
 15824 - 22 AVENUE SW
 Plan 1823043 Blk 15 Lot 19 (Title(s): 182278843024)
 15827 - 22 AVENUE SW
 Plan 1823043 Blk 21 Lot 8 (Title(s): 182278843057)
 15828 - 22 AVENUE SW
 Plan 1823043 Blk 15 Lot 18 (Title(s): 182278843023)
 15831 - 22 AVENUE SW
 Plan 1823043 Blk 21 Lot 7 (Title(s): 182278843056)
 15832 - 22 AVENUE SW
 Plan 1823043 Blk 15 Lot 17 (Title(s): 182278843022)
 15835 - 22 AVENUE SW
 Plan 1823043 Blk 21 Lot 6 (Title(s): 182278843055)
 15836 - 22 AVENUE SW
 Plan 1823043 Blk 15 Lot 16 (Title(s): 182278843021)
 15839 - 22 AVENUE SW
 Plan 1823043 Blk 21 Lot 5 (Title(s): 182278843054)
 15840 - 22 AVENUE SW
 Plan 1823043 Blk 15 Lot 15 (Title(s): 182278843020)
 15843 - 22 AVENUE SW
 Plan 1823043 Blk 21 Lot 4 (Title(s): 182278843053)
 15844 - 22 AVENUE SW
 Plan 1823043 Blk 15 Lot 14 (Title(s): 182278843019)
 15847 - 22 AVENUE SW
 Plan 1823043 Blk 21 Lot 3 (Title(s): 182278843052)
 15848 - 22 AVENUE SW
 Plan 1823043 Blk 15 Lot 13 (Title(s): 182278843018)
 15851 - 22 AVENUE SW
 Plan 1823043 Blk 21 Lot 2 (Title(s): 182278843051)
 15852 - 22 AVENUE SW
 Plan 1823043 Blk 15 Lot 12 (Title(s): 182278843017)
 15855 - 22 AVENUE SW
 Plan 1823043 Blk 21 Lot 1 (Title(s): 182278843050)
 15856 - 22 AVENUE SW
 Plan 1823043 Blk 15 Lot 11 (Title(s): 182278843016)
 1821 - RABBIT HILL ROAD SW
 Plan 1620360 Blk D Lot 1 (Title(s): 182278843076)
 1920 - 156 STREET SW
 Plan 8922649 Blk C (Title(s): 132090950001)
 2004 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 17 (Title(s): 172336748075)
 2008 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 16 (Title(s): 172336748074)
 2012 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 15 (Title(s): 172336748073)
 2016 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 14 (Title(s): 172336748072)
 2020 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 13 (Title(s): 172336748071)
 2024 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 12 (Title(s): 172336748070)
 2028 - 156 STREET SW
 Plan 8922649 Blk D (Title(s): 182278843075)
 2028 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 11 (Title(s): 172336748069)
 2032 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 10 (Title(s): 172336748068)
 2036 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 9 (Title(s): 172336748067)
 2040 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 8 (Title(s): 172336748066)
 2044 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 7 (Title(s): 172336748065)
 2048 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 6 (Title(s): 172336748064)
 2052 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 5 (Title(s): 172336748063)
 2056 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 4 (Title(s): 172336748062)
 2060 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 3 (Title(s): 172336748061)

2064 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 2 (Title(s): 172336748060)
 2068 - 160 STREET SW
 Plan 1723622 Blk 18 Lot 1 (Title(s): 172336748059)
 2104 - 160 STREET SW
 Plan 1723622 Blk 13 Lot 1 (Title(s): 172336748)
 2108 - 160 STREET SW
 Plan 1723622 Blk 13 Lot 2 (Title(s): 182171593)
 2112 - 160 STREET SW
 Plan 1723622 Blk 13 Lot 3 (Title(s): 172336748002)
 2116 - 160 STREET SW
 Plan 1723622 Blk 13 Lot 4 (Title(s): 182170218)
 2120 - 160 STREET SW
 Plan 1723622 Blk 13 Lot 5 (Title(s): 172336748004)
 2124 - 160 STREET SW
 Plan 1723622 Blk 13 Lot 6 (Title(s): 172336748005)
 2128 - 160 STREET SW
 Plan 1723622 Blk 13 Lot 7 (Title(s): 172336748006)
 2132 - 160 STREET SW
 Plan 1723622 Blk 13 Lot 8 (Title(s): 172336748007)
 2136 - 160 STREET SW
 Plan 1723622 Blk 13 Lot 9 (Title(s): 172336748008)
 2204 - 160 STREET SW
 Plan 1723622 Blk 13 Lot 10 (Title(s): 172336748009)
 2205 - 158A STREET SW
 Plan 1823043 Blk 15 Lot 21 (Title(s): 182278843064)
 2208 - 160 STREET SW
 Plan 1723622 Blk 13 Lot 11 (Title(s): 172336748010)
 2209 - 158A STREET SW
 Plan 1823043 Blk 15 Lot 22 (Title(s): 182278843065)
 2212 - 160 STREET SW
 Plan 1723622 Blk 13 Lot 12 (Title(s): 182305131)
 2213 - 158A STREET SW
 Plan 1823043 Blk 15 Lot 23 (Title(s): 182278843066)
 2216 - 160 STREET SW
 Plan 1723622 Blk 13 Lot 13 (Title(s): 182264141)
 2217 - 158A STREET SW
 Plan 1823043 Blk 15 Lot 24 (Title(s): 182278843067)
 2220 - 160 STREET SW
 Plan 1723622 Blk 13 Lot 14 (Title(s): 172336748013)
 2221 - 158A STREET SW
 Plan 1823043 Blk 15 Lot 25 (Title(s): 182278843068)
 2225 - 158A STREET SW
 Plan 1823043 Blk 15 Lot 26 (Title(s): 182278843069)
 2229 - 158A STREET SW
 Plan 1823043 Blk 15 Lot 27 (Title(s): 182278843070)
 2303 - 159 STREET SW
 Plan 1823043 Blk 21 Lot 12 (Title(s): 182278843061)
 2305 - 158A STREET SW
 Plan 1823043 Blk 15 Lot 28 (Title(s): 182278843071)
 2306 - 158A STREET SW
 Plan 1823043 Blk 21 Lot 9 (Title(s): 182278843058)
 2307 - 159 STREET SW
 Plan 1823043 Blk 21 Lot 13 (Title(s): 182278843062)
 2309 - 158A STREET SW
 Plan 1823043 Blk 15 Lot 29 (Title(s): 182278843072)
 2310 - 158A STREET SW
 Plan 1823043 Blk 21 Lot 10 (Title(s): 182278843059)
 2311 - 159 STREET SW
 Plan 1823043 Blk 21 Lot 14 (Title(s): 182278843063)
 2313 - 158A STREET SW
 Plan 1823043 Blk 15 Lot 30 (Title(s): 182278843073)
 2314 - 158A STREET SW
 Plan 1823043 Blk 21 Lot 11 (Title(s): 182278843060)
 2317 - 158A STREET SW
 Plan 1823043 Blk 15 Lot 31 (Title(s): 182278843074)
 2503 - 170 STREET SW
 SW-22-51-25-4 (Title(s): 182281197001)
 2820 - 156 STREET SW
 NE-15-51-25-4 (Title(s): 172253823)

SCHEDULE "C"**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION****1. General Purpose**

The purpose of this Zone is to provide for Single Detached Housing with attached Garages in a suburban setting that provides smaller Lot sizes with reduced Site Widths, allowing for more efficient utilization of land through increased Density.

2. Area of Application

This Provision shall apply to portions of the area located east of Rabbit Hill Road SW and north of the future 28 Avenue SW, containing approximately 10.2 ha more or less, as shown on Schedule "A" of the Bylaw adopting this Provision, Glenridding Ravine.

3. Uses

- a) Limited Group Homes
- b) Major Home Based Business
- c) Minor Home Based Business
- d) Residential Sales Centre
- e) Secondary Suites
- f) Single Detached Housing
- g) Urban Gardens
- h) Fascia On-premises Signs

4. Development Regulations

- a) Except as expressly indicated in Subsection 4(b) herein, the development regulations specified in the RSL Zone of this Bylaw shall regulate development of Single Detached Housing with front attached Garage in this Zone.
- b) The following development regulations shall apply to the development of Single Detached Housing with front attached Garage:
 - i. the minimum Site area shall be 255 m² for each Dwelling.
 - ii. the minimum Site Width shall be 8.5 m. The Site Width for a pie shaped Lot shall be measured 9.0 m into the Site from the Front Lot Line.
 - iii. the minimum Site Depth shall be 30.0 m.

- iv. the maximum Height shall not exceed 10.0 m.
 - v. the maximum total Site Coverage shall not exceed 50%, inclusive of the attached Garage and any other Accessory Buildings.
 - vi. the minimum Front Setback shall be 5.5 m.
 - vii. the minimum Rear Setback shall be 7.5 m.
 - viii. the Side Setback shall be a minimum of 1.2 m.
 - ix. on a Corner Lot, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 2.4 m.
 - x. one Side Setback may be reduced to 0 m where:
 - A. the other Side Setback is a minimum of 1.5 m;
 - B. the owner of the Site proposed for development and the owner of the Abutting Site register, against both titles, a minimum 1.5 m private maintenance easement that provides:
 - 1. a 0.30 m eave encroachment easement with the requirement that the eaves shall not be closer than 0.90 m to the eaves on the adjacent building;
 - 2. a 0.60 m footing encroachment easement;
 - 3. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
 - 4. permission to access the easement area for maintenance of the properties.
 - C. 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
 - D. no roof leader discharge shall be directed to the maintenance easement.
- c) Single Detached Housing shall be developed in accordance with the following regulations:
- i. all Dwellings shall include a front attached Garage; and
 - ii. identical floor plans with similar front elevations must be separated by a minimum of one Lot unless finishing treatments are substantially different.
- d) Separation Space shall be provided in accordance with the Zoning Bylaw, except that 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 in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling.
- e) On-site parking shall be provided in accordance with the Zoning Bylaw, notwithstanding the following:
 - i. 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.
- f) A maximum of one Dwelling per Lot shall be allowed in this Zone. Except where Secondary Suites are allowed, then two Dwellings per Lot shall be allowed.
- g) Secondary Suites shall be in accordance with the Zoning Bylaw, except that the minimum Site Area shall be reduced to 255 m².
- h) Signs shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.
- i) Urban Gardens shall comply with Section 98 of the Zoning Bylaw.