

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1 General Purpose

To establish a Site Specific Development Control Provision to accommodate a single detached housing or small scale health services use within an existing single detached house which is complementary in scale to surrounding development in the area.

2 Area of Application

The provision shall apply to Lot 6, Plan 9620787, containing 0.809 ha located at 1107-127 Street SW, as shown on Schedule “A” of this bylaw adopting this Provision, Rutherford.

3 Uses

- a. Garden Suites
- b. Health Services
- c. Minor Home Based Business
- d. Major Home Based Business
- e. Secondary Suites
- f. Semi-detached Housing
- g. Single Detached Housing
- h. Urban Gardens
- i. Urban Outdoor Farms
- j. Fascia On-premises Signs
- k. Freestanding On-premises Signs

4 Development Regulation

- a. Development shall be in general accordance with Appendix I: Site Plan, to the satisfaction of the Development Officer.
- b. Maximum Site Coverage shall be 5%.
- c. Maximum Floor Area for Health Services Uses shall be 400m².
- d. There shall be a maximum of one principal building on-site.
- e. The maximum Height for the principal building shall be 10.0m.
- f. Setbacks shall be in accordance with the following:
 - i. The minimum front Setback shall be 7.5m;
 - ii. The minimum rear Setback shall be 7.5m; and

- iii. The minimum side Setback shall be 7.5m.
- g. Any Accessory building shall not exceed 6.5m in Height.
- h. Vehicular Access to the site shall be provided from 127 Street SW.
- i. A Landscape Plan shall be provided in accordance with the submission requirements of Section 55.
- j. Waste collection and storage facilities shall be located at the side of building and any waste storage facility shall be screened to the satisfaction of the Development Officer.
- k. Parking shall be screened from adjacent properties to the satisfaction of the Development Officer.
- l. The intensity of exposed bulbs on a Sign, shall not exceed 1,100 lumens.
- m. Fascia On-premises signs shall be subject to the following regulations:
 - i. A maximum of one Fascia On-premises Sign shall be allowed;
 - ii. The Sign shall only face a public roadway;
 - iii. The Sign may be illuminated;
 - iv. The maximum Area for any such single Sign shall not exceed 2.0 m²;
 - v. A Fascia Sign shall not extend higher than 75 cm above the floor of the second Storey;
 - vi. The top of a Fascia Sign on a one Storey building shall not extend more than 30 cm above the building roof or parapet wall.
- n. Freestanding On-premises Signs shall be subject to following regulations:
 - i. A maximum of one Freestanding On-premises Sign shall be allowed at the access to the property;
 - ii. The Freestanding On-premises Sign shall only face a public roadway;
 - iii. The Freestanding On-premises Sign may be illuminated;
 - iv. The maximum Height for any Freestanding On-premises Sign shall be 1.8m; and
 - v. The maximum Area for any Freestanding On-premises Sign shall not exceed 3m².
- o. Soil testing, and if necessary remediation, is required prior to the issuance of a Development Permit for applications that involve disturbance of soil, to the satisfaction of the Development Officer.

- p. The design of the site and building plan shall adhere to Crime Prevention Through Environmental Design (CPTED) principles.
- q. Visual screening that may include landscaping and fence, shall be provided around the perimeter of the site within the setback area shown on Appendix 1: Site Plan, to the satisfaction of the Development Officer.



SUITE 205, SYLBERT BUILDING
10132 - 105 ST NW,
EDMONTON, AB T5J 1C9

Appendix I: Site Plan

1107 - 127 Street SW
Edmonton, Alberta

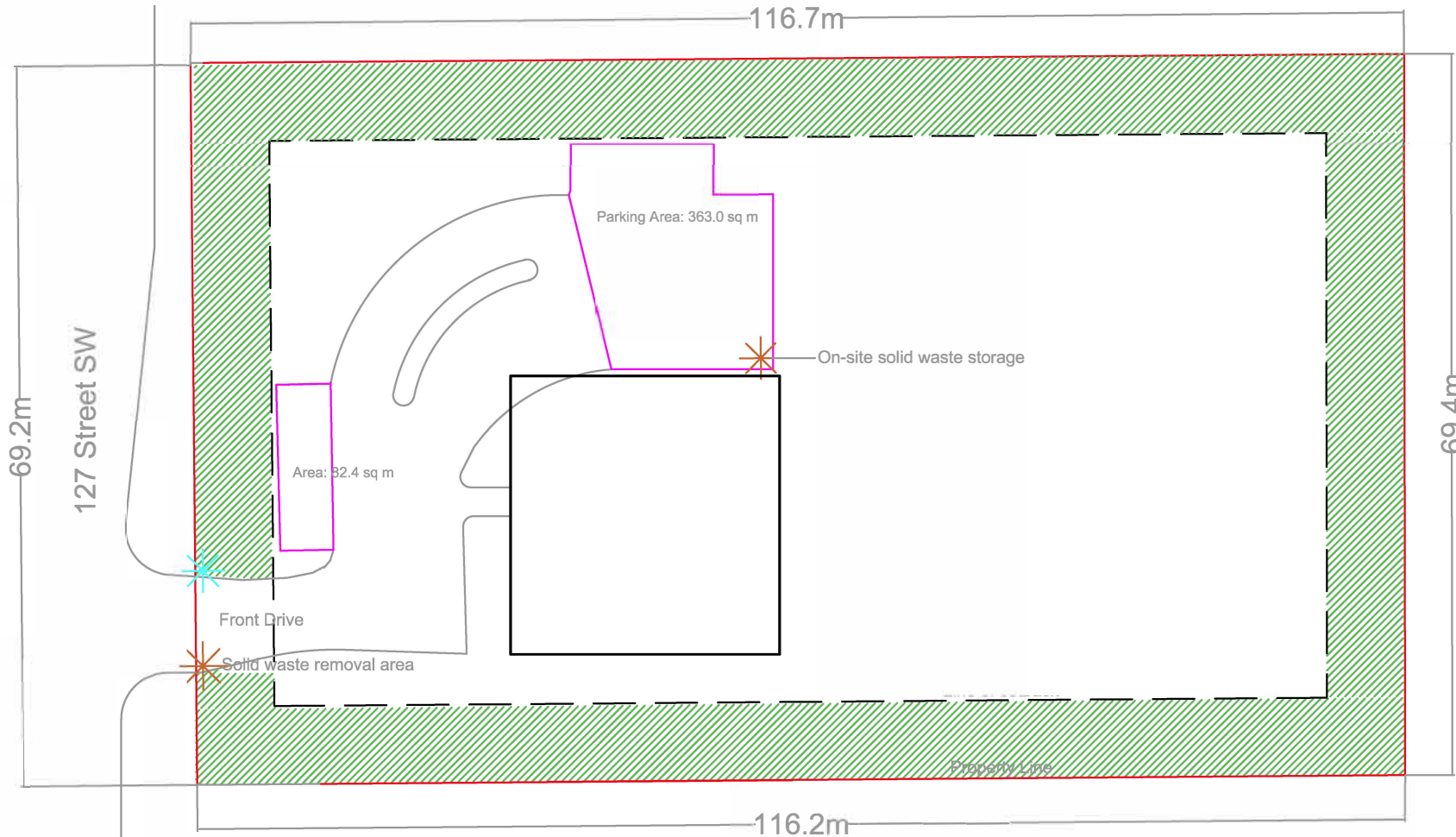
R5	2018/02/14
R4	2018/12/21
R3	2018/12/13
R2	2018/10/01
R1	2018/10/15
R0	2018/07/31

No.	Description	Date
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Project Number: 18-08

Drawn By: LS
Checked By: DD

Sheet No. 1



Legend

-  Freestanding on-premises sign location
-  Visual screening
-  Principal Building Envelope
-  Minimum 7.5m development setback line
-  Parking area

