

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION  
Edgemont**

**1. General Purpose**

The purpose of this Zone is to provide for Single Detached and Semi-detached Housing that provides the opportunity for more efficient utilization of land in the Edgemont neighbourhood.

**2. Area of Application**

This Provision shall apply to a portion of the lands legally described as Lot 22, Block 12, Plan 142 4643, as shown on Schedule "A" of the Bylaw, adopting this Provision, Edgemont.

**3. Uses**

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

**4. Development Regulations**

1. Single Detached Housing, Semi-detached Housing may be developed as a Zero Lot Line Development.
2. Except for Zero Lot Line Development, the minimum Site Area per Dwelling shall be as follows:
  - a. Single Detached Housing: 247 m<sup>2</sup>
  - b. Semi-detached Housing: 221 m<sup>2</sup>
3. The minimum Site Area per Dwelling in a Zero Lot Line Development shall be as follows:
  - a. Single Detached Housing: 247 m<sup>2</sup>
  - b. Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m: 183 m<sup>2</sup>
  - c. Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m: 228 m<sup>2</sup>
4. Except for Zero Lot Line Developments, the minimum Site Width per Dwelling shall be as follows:
  - a. Single Detached Housing: 7.6 m

- b. Semi-detached Housing: 7.5 m
5. The minimum Site Width per Dwelling in a Zero Lot Line Development shall be as follows:
- a. Single Detached Housing: 7.6 m
  - b. Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m: 6.1 m
  - c. Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m: 7.6 m
6. For Single Detached Housing, the Site Width on pie shaped lots shall be measured 9.0 m into the Site from the Front Lot Line.
7. The minimum Site Depth shall be 30 m.
8. The minimum Front Setback shall be 4.5 m, except that the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
9. The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Site, it may be reduced to 4.5 m.
10. The maximum Height shall not exceed 10.0 m, in accordance with Section 52.
11. A maximum differential of one Storey shall be allowed between the principal buildings on Abutting Sites or between principal buildings on the same Site.
12. Except for Zero Lot Line Development, the maximum Site Coverage per dwelling shall be as follows:

	Total Maximum Site Coverage	Principal building	Accessory building	Principal building with attached Garage
(a) Single Detached Housing	47%	35%	17%	47%
(b) Semi-detached Housing	45%	32%	17%	45%

Notwithstanding the above regulation the maximum Site Coverage for the Principal building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.

13. The maximum Site Coverage per Dwelling in a Zero Lot Line Development shall be as follows:

	Total Maximum Site Coverage	Principal building	Accessory building	Principal building with attached Garage
(a) Single Detached Housing	53%	38%	17%	53%
(b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m	55%	38%	20%	55%
(c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	45%	32%	17%	45%

Notwithstanding the regulation above, the maximum Site Coverage for the Principal building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches

14. Excluding Zero Lot Line Development, the Side Setback shall be as follows:

Interior Sites	Corner Sites where the principal building faces the Front Lot Line	Corner Sites where the principal building faces the flanking Side Lot Line
1.2 m	1.2 m for the interior Side Setback	1.2 m for the interior Side Setback
	1.2 m for the interior Side Setback	1.2 m for the interior Side Setback

15. A Zero Lot Line Development shall only be permitted where:

- a. The other Site Side Setback is a minimum of 1.5 m, except that:
  - i. the minimum Site Side Setback Abutting a public roadway other than a Lane shall be 20% of the width of the Lot abutting the flanking public roadway or 2.4 m, whichever is greater;
  - ii. where a Garage is attached to the principal building, and the vehicle 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 4.5 m;
  - iii. the minimum Side Setback Abutting a Treed Landscaped Boulevard, where the principal building faces the flanking Side Lot Line, shall be 3.0 m
- b. all roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
- c. no roof leader discharge shall be directed to the maintenance easement; and
- d. the owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent lots, a 1.5 m private maintenance easement that provides for:
  - i. a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on an adjacent parcel;
  - ii. a 0.60 m footing encroachment easement; and
  - iii. permission to access the easement area for maintenance of the properties.
- e. except for Sites proposed for a Zero Lot Line Development of Single Detached Housing, the owner of the Site proposed for the Zero Lot Line Development shall register on all titles within the Zero Lot Line Development Site as well as all titles on the adjacent Site a restrictive covenant and easement that:
  - i. requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
  - ii. provides for the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots.

- f. except for Sites proposed for a Zero Lot Line Development of Single Detached Housing, the owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary, all Lots within the Zero Lot Line development and the Abutting Lots to ensure adequate access for utility maintenance.
- 16. The Site Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
  - a. a 1.5 m private maintenance easement identical to that registered for the principal building is provided;
  - b. 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
  - c. no roof leader discharge shall be directed to the maintenance easement.
- 17. Notwithstanding subsection 54.1(4), a front attached Garage for Semi-Detached Housing as part of a Zero Lot Line Development shall be developed with the following regulations:
  - a. The width of the Garage shall not exceed 65% of the width of the front of the dwelling; and
  - b. Driveway widths shall be no wider than the width of the Garage.
- 18. For Abutting Lots, including Lots within a Zero Lot Line Development Site, and with Semi-detached Housing, an Accessory building or structure shall be located not less than 0.60 m from the Side Lot Line, except where a garage may be erected on the common property line to the satisfaction of the Development Officer.
- 19. Each Dwelling within Semi-detached Housing, including a Zero Lot Line Development Site, shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
- 20. Dwellings on Corner Sites shall have flanking side treatments similar to the front elevation of the principal building.
- 21. Signs shall comply with the regulations found in Schedule 59A.