

Amendment to Bylaw 17987

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION Glenridding Ravine

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, as shown on Appendix 1 of this Provision, containing approximately 10.2 ha more or less, located east of Rabbit Hill Road and north of 28 Avenue SW, 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.

SCHEDULE "A"