

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

12923 Winterburn Road NW

1. General Purpose

The purpose of this Zone is to provide for Single Detached Housing in a suburban setting that provides smaller lot sizes with reduced site widths, allowing for more efficient utilization of undeveloped land through increased density.

2. Area of Application

This Provision shall apply to a portion of SW-19-53-25-4, containing approximately 5.6 ha, located north of Trumpeter Way and east of 215 Street NW, as shown on Schedule "A" of the Bylaw adopting this Provision, Trumpeter.

3. Uses

- a. Limited Group Homes
- b. Minor Home Based Business
- c. Secondary Suites
- d. Single Detached Housing
- e. Urban Gardens
- f. Fascia On-premises Signs

4. Development Regulations

- a. Except as expressly modified in Subsection 4(c) 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. Except as expressly modified in Subsection 4(d) herein, the development regulations specified in the RPL Zone of this Bylaw shall regulate development of Single Detached Housing with rear detached Garage in this Zone.
- c. The following development regulations shall apply to the development of Single Detached Housing with front drive access:
 - i. The minimum Site Area shall be 255 m² for each principal building.
 - ii. The minimum Site Width shall be 8.5 m. The Site Width for a pie shaped Lot shall be measured 9 m into the Site from the Front Lot Line.
 - iii. The maximum Height shall not exceed 10.0 m.

- iv. The maximum total Site Coverage shall not exceed 50%, inclusive of the attached Garage and any other Accessory Buildings.
 - v. The minimum Side Setback shall be 1.2 m, except that:-
- i. On a Corner Lot where the building fronts a public roadway, the minimum Side Setback abutting the flanking public roadway other than a Lane shall be 2.4 m.
 - ii. The minimum Side Setback abutting a walkway or a Lane shall be 1.2 m.
 - iii. One Side Setback may be reduced to 0 m where:
 - 1. the other Side Setback is a minimum of 1.5 m;
 - 2. all roof leaders from the Dwelling are connected to the storm sewer service;
 - 3. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent lane;
 - 4. no roof leader discharge shall be directed to the maintenance easement; and
 - 5. the owner of the adjacent Site register against title, a private maintenance easement a minimum of 1.5 m wide that provides for:
 - 1. a 0.30 m eave encroachment easement with the requirement that the eaves must 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 both properties.
- d. The following development regulations shall apply to the development of Single Detached Housing with rear detached Garage:
 - i. The minimum Site area shall be ~~255-247~~ m².
 - ii. The minimum Site Width shall be ~~8-57.6~~ m.
 - iii. The minimum Site Depth shall be 30.0 m.
 - iv. The maximum Height shall not exceed 10.0 m.
 - v. The minimum Front Setback shall be 3.0 m.
 - vi. The minimum Side Setback shall be 1.2 m, except that:-

~~i. Notwithstanding 4.d(vi) above, t~~The minimum Side Setback abutting a public roadway other than a Lane shall be 20% of the Site Width or 2.4 m, whichever is greater.

~~ii. one Side Setback may be reduced to 0 m where:~~

~~1. the other Side Setback is a minimum of 1.5 m;~~

~~2. all roof leaders from the Dwelling are connected to the storm sewer service;~~

~~3. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent lane;~~

~~4. no roof leader discharge shall be directed to the maintenance easement; and~~

~~5. the owner of the adjacent Site register against title, a private maintenance easement a minimum of 1.5 m wide that provides for:~~

~~1. a 0.30 m eave encroachment easement with the requirement that the eaves must 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 both properties.~~

vii. The maximum total Site Coverage shall not exceed 50% with a maximum of 35% for a principal building, and a maximum of 17% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 50%.