

## **(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

### **1. General Purpose**

To accommodate family-oriented development in the form of small scale housing that is compatible with surrounding land uses.

### **2. Area of Application**

This Provision shall apply to Lot 7, Block 17, Plan RN23, located at the southeast intersection of 93 Street NW and 107 Avenue NW, Edmonton as shown in Schedule "A" of the Charter Bylaw adopting this Provision, McCauley.

### **3. Uses**

1. Duplex Housing
2. Lodging Houses
3. Major Home-Based Business
4. Minor Home-Based Business
5. Multi-unit Housing
6. Secondary Suites
7. Semi-Detached Housing
8. Supportive Housing, restricted to limited Supportive Housing
9. Urban Gardens
10. Fascia On-Premises Signs

### **4. Development Regulations for Uses**

1. Signs shall comply with Schedule 59B of the Zoning Bylaw.
2. The maximum occupancy of a Lodging Housing shall be 6 residents.

### **5. Development Regulations for Site Layout and Built Form.**

1. The development shall be in general conformance with the attached Appendices to the satisfaction of the Development Officer.
2. The maximum total site coverage shall not exceed 52% for Semi-Detached or Duplex Housing, with a maximum of 42% for the principal building and a maximum of 10% for an accessory building.
3. The maximum Height shall not exceed 10 m.
4. The number of bedrooms in each principal Dwelling is at least 3
5. The minimum Front Setback shall be 4.5 m
6. The minimum Rear Setback shall be 4.0 m
7. The minimum Side Setback shall be 1.2 m

## **Development Regulations for Building Design and Features**

1. Each principal Dwelling shall have an entrance door facing a public roadway

### **7. Development Regulations for Parking, Storage and Access**

1. Vehicular access and egress shall be from the public roadway
2. The Parking Area shall be fully contained within the Front 5.50 m of the Site
3. All waste collection, storage or loading areas shall be located adjacent to the public roadway as generally shown on the appendix

### **8. Landscaping, Lighting, Amenity Area**

1. All ground-oriented Dwellings shall provide a minimum Private Outdoor Amenity Area of 7.5 m<sup>2</sup>

### **9.0 Other Regulations**

### **10.0 Public Improvements**