

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

Decoteau

303 - 34 STREET SW - Lot 2, 503 - 34 STREET SW - Lot 3

1. General Purpose

To allow for Single-detached Housing and Semi-detached Housing with rear garages on lots with reduced Site depth.

2. Area of Application

This provision shall apply to portions of Lot 2 & 3, Plan 707RS as shown on Schedule "A" of the Bylaw adopting this provision, Decoteau.

3. Permitted Uses

- a. Child Care Services
- b. Garden Suite
- c. Major Home Based Business
- d. Minor Home Based Business
- e. Residential Sales Centre
- f. Secondary Suites
- g. Semi-detached Housing
- h. Single Detached Housing
- i. Supportive Housing, restricted to Limited Supportive Housing
- j. Urban Gardens
- k. Fascia On-premises Signs
- l. Temporary On-premises Signs

4. Development Regulations

- a. Single Detached Housing may be developed as a Zero Lot Line Development.
- b. Except for Zero Lot Line Development, the minimum Site Area shall be in accordance with Table 1 as follows:

	Minimum Site Area
a. Single Detached Housing	171 m ²
b. Semi-detached Housing	128 m ²

- c. The minimum Site Area per Dwelling in a Zero Lot Line Development shall be in accordance with Table 2 as follows:

	Minimum Site Area in a Zero Lot Line Development
a. Single Detached Housing	150 m ²

- d. Except for Zero Lot Line Developments, the minimum Site Width shall be in accordance with Table 3 as follows:

	Minimum Site Width
a. Single Detached Housing	7.0 m
b. Semi-detached Housing	5.5 m

- e. The minimum Site Width in a Zero Lot Line Development shall be in accordance with Table 4 as follows:

- f. The minimum Site Depth shall be 23.5 m.
g. The maximum Height shall not exceed 12.0 m.
h. The minimum Front Setback shall be:

	Minimum Site Width in a Zero Lot Line Development
a. Single Detached Housing	6.4 m

- i. The minimum Site Depth shall be 23.5 m.
j. The maximum Height shall not exceed 12.0 m.
k. The minimum Front Setback shall be:
- i. 4.0 m for Lane access Dwellings
 - ii. Notwithstanding subsection 4.h, verandas or any other architectural features which are of a similar character, are permitted to project a maximum of 0.6 m into the front setback
 - iii. Notwithstanding subsection 44.h(ii), unenclosed steps, including a landing 1.5 m² or less, may project into a required Setback, provided:
 - A. the unenclosed steps or landing provide access to the main floor or lower level of the building;
 - B. the unenclosed steps or landing do not exceed a Height of 1.0 m above finished ground level; and
 - C. a minimum of 0.15 m between the structure and the property line at ground level remains unobstructed to provide drainage.

- I. The minimum Rear Setback shall be 1.2m;
- m. Excluding Zero Lot Line Development, the minimum required Side Setback shall be 1.2 m;
- n. Notwithstanding 4.j, the minimum Side Setback abutting a public roadway, other than a Lane shall be 2.4 m.
- o. A Zero Lot Line Development shall only be permitted where:
 - i. The other Site Side Setback is a minimum of 1.5 m, except that:
 - A. The minimum Site Side Setback Abutting a public roadway other than a lane shall 2.4 m.
 - ii. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
 - iii. No roof leader discharge shall be directed to the maintenance easement; and
 - iv. 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:
 - A. A 0.3 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves of the building on an adjacent parcel;
 - B. A 0.6 m footing encroachment easement; and
 - C. Permission to access the easement area for maintenance of the properties.
 - v. 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:
 - A. Requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
 - B. 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.
 - vi. 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.
- p. The Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
 - i. a 1.5 m private maintenance easement identical to that registered for the principal building is provided on the Abutting Lot;
 - ii. 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
 - iii. no roof leader discharge shall be directed to the maintenance easement.
- q. Corner Sites shall have flanking side treatments similar to the front elevation;
- r. The maximum Site Coverage per dwelling, excluding Single Detached Housing - Zero Lot Line, shall be in accordance with Table 5 as follows:

Maximum Site Coverage				
	Total Maximum Site Coverage	Principal building	Accessory building	Principle building with attached Garage
a. Single Detached Housing	52%	35%	17%	52%
b. Semi-Detached Housing	54%	37%	17%	54%

s. The maximum Site Coverage per dwelling in a Zero Lot Line Development shall be in accordance with Table 6 as follows:

Maximum Site Coverage in a Zero Lot Line Development				
	Total Maximum Site Coverage	Principal building	Accessory building	Principle building with attached Garage
c. Single Detached Housing	55%	35%	20%	55%

- t. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site.
- u. Notwithstanding Section 55, landscaping shall be provided in accordance with the following:
 - i. A minimum of 1 tree and three shrubs.
- v. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
- w. Garden Suites shall comply with Section 87 of this Bylaw.