

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

### **303 - 34 Street SW - Lot 2, 503- 34 Street SW - Lot 3**

#### **1. General Purpose**

The purpose of this Zone is to provide for small lot Single Detached Housing serviced by both a Public Roadway and a Lane, including Zero Lot Line Development and the opportunity to develop both Garden Suites and Secondary Suites in conjunction with the principal dwelling.

#### **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, in the Decoteau neighbourhood.

#### **3. Uses**

- a. Child Care Services
- b. Garden Suites
- c. Minor Home Based Business
- d. Major Home Based Business
- e. Residential Sales Centre
- f. Secondary Suites
- g. Single Detached Housing
- h. Urban Gardens
- i. Urban Outdoor Farms
- j. Fascia On-premises Signs
- k. Temporary On-premises Signs

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

- a. Notwithstanding Section 720.3(2), no Site Plan is appended to this provision.
- b. Site Regulations:
  - i. the minimum Site Area shall be 238 m<sup>2</sup>;
  - ii. the minimum Site Width shall be 7.0 m; and
  - iii. the minimum Site depth shall be 34.0 m.
- c. The maximum Height shall not exceed 10.0 m.
- d. Maximum Site coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Total Site Coverage
a. Single Detached Housing	35%	20%	55%
b. Single Detached Housing - Zero Lot Line Development	38%	20%	58%

- e. the minimum Front Setback shall be 4.5 m, except that the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot.
- f. Substantially identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different.
- g. The minimum Side Setback shall be 1.2 m, except that:
  - i. Zero Lot Line Development shall be permitted where:
  - ii. the other Side Setback is a minimum of 1.5 m;
  - iii. all roof leaders from the Dwelling are connected to the storm sewer service;
  - iv. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent lane;
  - v. no roof leader discharge shall be directed to the maintenance easement; and;
  - vi. the owner of the adjacent Site register against title, a private maintenance easement a minimum of 1.5 m wide that provides for:
    - A. 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;
    - B. a 0.60 m footing encroachment easement;
    - C. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
    - D. permission to access the easement area for maintenance of both properties
- h. The Rear Yard shall not be less than 4.0 m.
- i. For Sites with reduced Side Setbacks, including Sites where one Side Setback is reduced to zero, the Garage or Parking Area shall not encroach on the private maintenance easement.

- j. Where a Site Abuts a Lane at the Rear Lot Line, vehicle access shall only be from the Lane.
- k. 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.
- l. General Site Landscaping for principal Dwellings shall be developed in accordance with the following:
  - i. one deciduous tree, one coniferous tree and four shrubs shall be required for each Dwelling;
  - ii. all applications for a Development Permit shall include a Site plan that identifies the location, species and size of landscaping required in subsection 130.4(15)(a);
  - iii. all required Landscaping shall be consistent with the relevant requirements of Section 55.
- m. One Secondary Suite and one Garden Suite may both be developed in conjunction with a Principal Dwelling on the same lot.
- n. Signs shall comply with the regulations found in Schedule 59A.
- o. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.
- p. Urban Gardens shall comply with Section 98 of this Bylaw.