

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

Section DC2.____

Bylaw _____

July 21, 2017

DC2.____.1. General Purpose

To accommodate Religious Assembly uses and an existing single detached dwelling, while ensuring compatibility with the surrounding residential land uses. Religious Assembly means development used for worship and related religious, philanthropic or social activities and includes Accessory rectories, manse, meeting rooms, food preparation and service facilities, classrooms, dormitories and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries. This Use does not include Private Education Services, Public Education Services, and Commercial Schools, even as Accessory Uses.

DC2.____.2. Area of Application

The provision shall apply to Lot C, Block 2, Plan 3027KS (330- 66 Street SW) a 1.21 hectare site as shown on Schedule A of the Bylaw adopting this Provision; Ellerslie.

DC2.____.3. Permitted Uses

- a. Religious Assembly
- b. Single Detached Housing (Accessory rectory)
- c. Fascia On-premises Signs
- d. Temporary On-premises Signs

DC2.____.4. Development Regulations

- a. Development shall be in general conformance with Appendix A, Site Plan
- b. The minimum Front Setback shall be 7.5 m.
- c. The minimum Rear Setback shall be 7.5 m.
- d. The minimum Side Setback shall be 5.0 m.
- e. The maximum Building Height shall be 12.0 m.
- f. The maximum site Floor Area Ratio shall be 0.5.
- g. The maximum allowable ground floor building area for each building shall not exceed one combined amount of 1,235 m².
- h. There shall be a maximum of three buildings for Religious Assembly Uses.

- i. Landscaping shall be provided in accordance with Section 55 of the Zoning Bylaw.
- j. A detailed landscape plan shall be submitted with any Development Permit application in accordance with Section 55 of the Zoning Bylaw:
 - i. perimeter vegetation, existing at the time of adoption of this Bylaw, shall be preserved and protected unless removal is demonstrated, to the satisfaction of the Development Officer, to be necessary or desirable to efficiently accommodate site access and building construction; and
 - ii. landscaping shall include the use of trees, shrubs, fences, or walls to buffer or screen the Religious Assembly Use buildings from adjacent residential uses, to the satisfaction of the Development Officer.
- k. Parking shall be provided in accordance with Section 54 of the Zoning Bylaw. Except that:
 - i. vehicular parking shall not be located between 66th Street and **the first building located west of 66th Street**; and
 - ii. vehicular parking shall not be located within the minimum required Side and Rear Setbacks.
- l. All exterior lighting shall be located and arranged so that no direct rays of light are directed at adjacent residential properties. Exterior lighting shall provide a safe physical environment in accordance with Section 58 of the Zoning Bylaw.
- m. Signs shall comply with the regulations found in Schedule 59A of the Edmonton Zoning Bylaw.
- n. As a condition of any development permit, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve the development. The Agreement shall include an engineering drawing review and approval process. Improvements to be addressed in the Agreement include but are not limited to the following:
 - i. payment of the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment areas. The Assessment shall be calculated and paid on the full area of the property; and
 - ii. roadway upgrade of 66 Street SW from the north property line to the site access and from the south property line to the site access, to the satisfaction of Transportation Services. The roadway upgrade must include sidewalk and lighting.
- o. In the absence of on-street fire protection, any application for development shall include:
 - i. fire protection measures designed and constructed to the satisfaction of the owner's insurers and the City of Edmonton's Fire Rescue Services;
 - ii. a comprehensive evaluation of the fire protection measures to be applied at this site; and
 - iii. written expressions of support for the report from the owner's insurers and the City of Edmonton's Fire Rescue Services.