

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate a unique lot configuration for single detached residential dwellings with site regulations that will facilitate unique building envelopes and opportunities for zero lot line development.

2. Area of Application

This DC2 Provision shall apply to a portion of lands on Lot A Block 1 Plan 1821095 and Lot 2 Block 2 Plan 0625035 in the Orchards at Ellerslie neighbourhood, as shown on Schedule “A” of the Bylaw adopting this Provision.

3. Permitted Uses

- a. Child Care Services
- b. Garden Suite
- c. Limited Group Home
- d. Lodging Houses
- e. Major Home Based Business
- f. Minor Home Based Business
- g. Residential Sales Centre
- h. Secondary Suite
- i. Single Detached Housing
- j. Special Event
- k. Temporary On-premises Signs
- l. Urban Gardens
- m. Fascia On-premises Signs
- n. Freestanding On-premises Signs

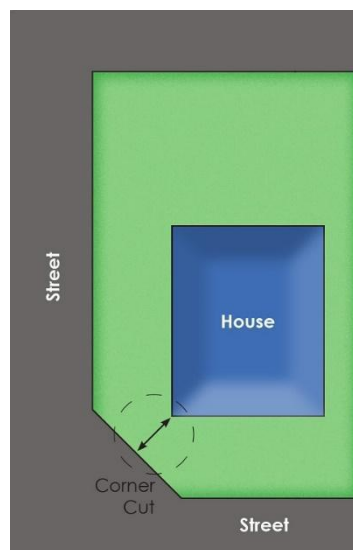
4. Development Regulations

The following regulations shall apply to Single Detached Housing

- a. Notwithstanding Section 720.3(2), no Site Plan is appended to this Provision.
- b. The minimum Site Area shall be 150 m².
- c. The minimum Site Depth shall be 15 m.
- d. The minimum Site Width shall be 10m.

- e. The maximum building Height shall not exceed 13.0 m.
- f. The maximum Site Coverage shall be 60%.
- g. The minimum Front Setback shall be 2.0 m.
- h. The minimum Rear Setback shall be 4.0 m.
- i. The minimum Side Setback shall be 1.2 m, except that it shall be:
 - i. A minimum of 2.4m where the Side Lot Line abuts a public roadway, other than a lane.
 - ii. The minimum Side Setback Abutting a Lane shall be 1.2 m.
- j. A Zero Lot Line Development shall be permitted where:
 - i. The minimum Side Setback on one side shall be 1.5 m, except that it shall be:
 - 1. A minimum of 1.5 m where the Side Lot Line abuts a public roadway, other than a Lane.
 - 2. The minimum Side Setback Abutting a Lane shall be 1.2 m.
- k. All Dwellings shall include a front attached Garage, and may face a public roadway or a lane.
- l. The distance between any portion of these front attached Garage doors and the public roadway shall not be less than 4.0 m.
- m. All roof leaders from the Dwelling must be connected to the individual storm sewer service for each lot.
- n. Discharge from roof leaders shall not be directed to the maintenance easement.
- o. 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:
 - i. 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;
 - ii. A 0.6 m footing encroachment easement; and
 - iii. Permission to access the easement area for maintenance of both properties.
- p. 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:
 - i. Requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and

- ii. 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.
- q. 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.
- r. The minimum Side Setback to the corner cut for Corner Lots shall be 0.3 m as shown on the figure below:



- s. Separation Space shall not be required.
- t. Landscaping shall be provided on a Site in accordance with the following:
 - i. One tree and two shrubs.
- u. Impermeable Material shall not exceed 90% of the total Site Area.
- v. Notwithstanding Schedule 59H, the following regulations shall apply:
 - i. On a Site for a Show Home or Residential Sales Centre, Fascia On-premises Signs identifying the builder, contractor or real estate company associated with the Show Home or Residential Sales Centre shall be allowed on Site. The maximum Area for any such single Sign shall not exceed [2.0 m²](#) and the top of the Sign shall not be located higher than the second Storey.
 - ii. A maximum of two Fascia On-premises Signs on any Site of a Non-residential Use shall be allowed. The Signs shall only face a public roadway other than a Lane and the Signs may be illuminated. The maximum Area for any such single Sign shall not exceed [2.0 m²](#). A Fascia

Sign shall not extend higher than 75 cm above the floor of the second Storey. The top of a Fascia Sign on a one Storey building shall not extend more than 30 cm above the building roof or parapet wall. Any Fascia Sign, which extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m.

- iii. A maximum of two Freestanding On-premises Signs may be placed at each entrance to a subdivision, neighbourhood or Mobile Home Park. The Signs shall not exceed a Height of 1.8 m and shall have a maximum Area of 4 m². The Copy on such Signs shall be restricted to the marketing name of the subdivision and the official municipal name of the neighbourhood. The marketing name of the subdivision and the official municipal name of the neighbourhood shall be of equal prominence and shall be located entirely upon private property within the Area they refer. The marketing name shall not be the same as an official municipal name previously assigned to another neighbourhood in the City of Edmonton.
- iv. A maximum of two Fascia On-premises Signs may be placed on permitted structures at each entrance to a subdivision, neighbourhood or Mobile Home Park. The Signs shall not exceed the Height of the structure and shall have a maximum Area of 4 m². The Copy on such Signs shall be restricted to the marketing name of the subdivision and the official municipal name of the neighbourhood. The marketing name of the subdivision and the official municipal name of the neighbourhood shall be of equal prominence and shall be located entirely upon private property within the Area to which they refer. The marketing name of a neighbourhood shall not be the same as an official municipal name previously assigned to another neighbourhood in the City of Edmonton.

5. Urban Design Regulations

- a. Each Dwelling shall be individually defined through a combination of architectural features that may include variations in rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
- b. Dwellings on Corner Site shall have flanking side treatments similar to the front elevation.

6. Additional Development Regulations

- a. The following regulations shall apply to Residential Sales Centres:

- i. Residential Sales Centres may be located within a temporary structure;
- ii. Residential Sales Centres may be built on temporary or permanent foundations;
- iii. Residential Sales Centres may be permitted to remain for a period of up to 8 years; and
- iv. Where a temporary Residential Sales Centre is located, an Accessory Parking Area may be provided. The Accessory Parking Area shall be Hardsurfaced and located on the same or an Abutting parcel.