

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

Cy Becker – Single Detached Housing (Zero Lot Line)

1. General Purpose

The purpose of this Zone is to provide the opportunity for more efficient utilization of suburban areas through increased density of Single Detached Housing and by eliminating the requirement of one Side Yard per lot.

2. Area of Application

This Provision shall apply to portions of Lot 1 BLK 1 Plan 022 0944 located south of Anthony Henday and North of Cy Becker Boulevard NW, Cy Becker as shown on Schedule "A" of the Bylaw adopting this Provision.

3. Uses

- a) Limited Group Homes
- b) Minor Home Based Business
- c) Residential Sales Centre
- d) Secondary Suites
- e) Single Detached Housing
- f) Urban Gardens
- g) Fascia On-premises Signs

4. Development Regulations

- 1. The minimum Site Area shall be 228 m² for each Single Detached Dwelling.
- 2. The minimum Site Width shall be 7.6 m. In this Zone, the Site Width on pie shaped lots shall be measured 9 m into the Site from the front property line.
- 3. The minimum site depth shall be 30.0m.
- 4. The maximum Height shall not exceed 10.0 m, in accordance with Section 52.
- 5. The maximum total Site Coverage shall not exceed 53%, inclusive of the attached Garage and any other Accessory Buildings.
- 6. The minimum Front Setback shall be 5.5m
- 7. The minimum Rear Setback shall be 7.5m, except in the case of a corner Site it shall be 4.5m.
- 8. The minimum Side Setback shall be 1.2m, except that:
 - a) the minimum Side Setback abutting a public roadway other than a lane shall be 20% of the Site Width or 2.4m, whichever is greater. Where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking

public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than 4.5m. The minimum Side Setback abutting a Lane Shall be 1.2m.

- b) one Side Setback may be reduced to 0m where;
 - i. the other Side Setback is a minimum of 1.5m;
 - ii. all roof leaders from the Dwelling are connected to the storm sewer service;
 - iii. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent lane;
 - iv. no roof leader discharge shall be directed to the maintenance easement; and
 - v. the owner of the adjacent Site register against title, a private maintenance easement a minimum of 1.5m wide that provides for:
 - 1. a 0.30m eave encroachment easement with the requirement that the eaves must not be closer than 0.90m to the eaves on the adjacent building;
 - 2. a 0.60m footing encroachment easement;
 - 3. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
 - 4. permission to access the easement area for maintenance of both properties.
- 9. Single Detached Housing shall be developed in accordance with the following regulations:
 - a) all dwellings shall include a front attached Garage;
 - b) identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different.
- 10. Separation space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:
 - a) where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
 - i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and
 - ii. in the case of Dwellings on the same Site, the separation distance between dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.
- 11. On-site parking shall be provided in accordance with the following requirements:
 - a) Parking shall be provided on-site in accordance with Section 54 of the Zoning Bylaw 12800.

- b) for Sites with reduced Side Setbacks, including Sites where one Side Setback is reduced to zero, the garage, Parking Area, or driveway shall not encroach on the private maintenance easement.
- 12. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for Development permit shall include a detailed drainage plan showing the proposed drainage of the Site.
- 13. A maximum of one Dwelling per Lot shall be allowed in this Zone. Except where Secondary Suites are allowed, then two Dwellings per Lot shall be allowed.
- 14. Secondary Suites shall comply with Section 86 of this Bylaw, except that the minimum site area shall be reduced to 228m².
- 15. Signs shall comply with the regulations found in Schedule 59A.
- 16. Limited Group Homes shall comply with the Section 96 of this Bylaw.