

Bylaw 14690

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 845

WHEREAS a portion of NW-34-51-25-4 and a portion of Lot 1, Plan 9823163, located north of 16 Avenue NW and west of Anthony Henday Drive, Windermere, Edmonton, Alberta, is specified on the Zoning Map as (AG) Agricultural Zone; and

WHEREAS an application was made to rezone the above described property to (DC1) Direct Development Control Provision;

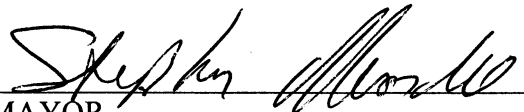
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:


1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as a portion of NW-34-51-25-4 and a portion of Lot 1, Plan 9823163, located north of 16 Avenue NW and west of Anthony Henday Drive, Windermere, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (AG) Agricultural Zone to (DC1) Direct Development Control Provision.

2. The uses and regulations of the aforementioned DC1 Provision are annexed hereto as Schedule "B".

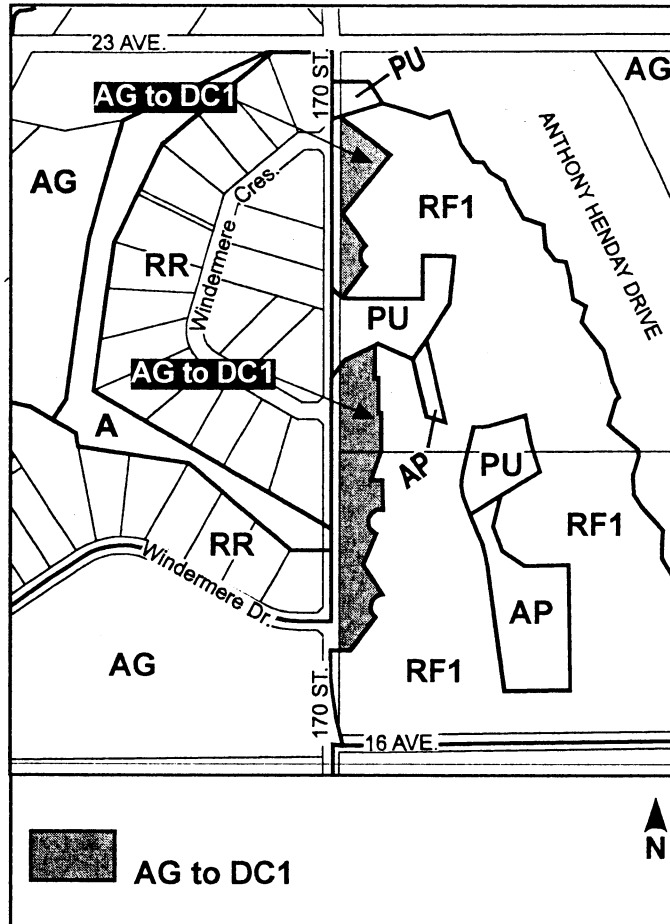
READ a first time this	24 th	day of	August,	A. D. 2007;
READ a second time this	24 th	day of	August,	A. D. 2007;
READ a third time this	24 th	day of	August,	A. D. 2007;
SIGNED and PASSED this	24 th	day of	August,	A. D. 2007.

THE CITY OF EDMONTON


MAYOR


CITY CLERK

BYLAW 14690



(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**1. General Purpose**

To accommodate large single detached residential development on lots with full municipal services and appropriate development regulations that respects the residential character of the country residential estates to the west.

2. Area of Application

Portions of the NW ¼ Section 34-51-25-W4M and Lot 1, Plan 9823163, located north of 16 Avenue and east of 170 Street, Windermere, containing approximately 2.49 hectares of land as shown on Schedule "A" of this bylaw, adopting this provision.

3. Permitted Uses

- a. Child Care Services
- b. Major Home Based Businesses
- c. Minor Home Based Businesses
- d. Residential Sales Centre
- e. Single Detached Housing
- f. Fascia On-premises signs

4. Development Criteria

- a. The minimum Site Area per dwelling shall be 0.12 hectares;
- b. The minimum Site Width, measured at the 8 m setback, shall be 15.8m;
- c. The maximum Building Height shall not exceed 10 m or 2½ storeys;
- d. The maximum total Site Coverage shall not exceed 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where a Garage is attached to or design as an integral part of a Dwelling, the maximum Site Coverage for the Principal Building shall be 40%.
- e. The minimum Front Yard shall be 8.0 m;

- f. The minimum Rear Yard shall be 7.5 m;
- g. The minimum Rear Yard width shall be 15.75m;
- h. The minimum Side Yard shall be 1.8 m;
- i. The maximum number of dwelling units per lot shall be one (1);
- j. Signs shall be developed in accordance with Schedule 59A of the Zoning Bylaw.
- k. The number of trees provided shall be one (1) tree every 10 linear metres along the west property line to create a rear lot landscape buffer for those lots backing or flanking onto the 170th Street road right-of-way. Where feasible and practical, rear lot trees shall be located to supplement the street tree planting program within the 170th Street right-of-way to provide continuous screening.
- l. Trees shall be provided in accordance with subsection 55.8 of Zoning Bylaw.
- m. Home Occupations shall be developed in accordance with Sections 74 and 75 of the Zoning Bylaw.
- n. Child Care Services shall be developed in accordance with Section 80 of the Zoning Bylaw
- o. Residential Sales Centres shall be developed in accordance with Section 82 of the Zoning Bylaw.