

Charter Bylaw 18467

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2598

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

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. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by :
 - a) adding the following definition to Section 6.1 General Definitions in alphabetical order:
“Reverse Housing means a development on a Site that does not front onto a public roadway and vehicular access is provided from a public Lane.”
 - b) adding the following after the third sentence to the definition of Front Lot Line in Section 6.1 General Definitions:
“In the case of Reverse Housing, the Front Lot Line means the shortest property line which is furthest from and opposite the Lot Line abutting the Lane.”
 - c) deleting Section 130.1 General Purpose of the (RPL) Planned Lot Residential Zone and replacing with:
“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 Reverse Housing forms, that provides the opportunity for the more efficient utilization of land in developing neighbourhoods, while maintaining the privacy and independence afforded by Single Detached Housing forms.”

- d) deleting “Single Detached Housing – one side Setback reduced to Zero” in Section 130.4(3)(b) and replacing with “Single Detached Housing – Zero Lot Line Development”;
- e) adding a regulation to Section 130.4(6) as follows and renumbering accordingly:
“The minimum Front Setback for Reverse Housing shall be 3 m.”
- f) adding a regulation after the newly renumbered Section 130.4(8)(a) as follows and renumbering accordingly:

“b. where a Site is developed with Reverse Housing, the minimum Setback between one Side Lot Line and a detached Garage shall be 2.4 m, except:

i. where the Side Lot Line abuts a public roadway the minimum Setback between the Side Lot Line and a detached Garage shall be 1.2 m.”

- g) deleting “one Side Setback may be reduced to 0 m where:” in the newly renumbered section 130.4(8)(c) and replacing with:

“c. Zero Lot Line Development shall be permitted where:”

- h) adding a regulation after the newly renumbered Section 130.4(16) that reads as follows and renumbering accordingly:

“17. For Reverse Housing, the Facades of a principle building abutting the Front Lot Line and Rear Lot Line shall use consistent building materials and architectural features.”

READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK