

Charter Bylaw 20160

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 3475

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

WHEREAS City 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) Deleting the wording of subsection of 940.5(5)(e) and replacing it with the following:
“The maximum Site Coverage shall be as follows:

Table 940.5(5)(e) - Maximum Site Coverage				
	Principal Dwelling/ Building	Accessory Building	Principal Building with attached Garage	Total Maximum Site Coverage
i.	35%	18%	53%	53%
ii. Notwithstanding i) above, the Total Maximum Site Coverage may be increased by up to 2% of the Site Area, in addition to any increase allowed under section 87, to accommodate single Storey Unenclosed Front Porches.”				

- b) Adding a new subsection above subsection 940.5(5)(p) with the following wording and renumbering the remainder of sub-section 940.5(5) accordingly:

“Where the Site Abuts a Lane, vehicular access shall be from the Lane.”

- c) Deleting the wording of 940.7(3)(b) and replacing with the following:
“The maximum Site Coverage shall be as follows:

Table 940.7(3)(b) - Maximum Site Coverage				
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	Principal Dwelling/ Building	Accessory Building	Principal Building with attached Garage	Total Maximum Site Coverage
i.	35%	18%	53%	53%
ii. Notwithstanding subsection 940.7(3)(i), the Total Maximum Site Coverage may be increased by up to 2% of the Site Area, in addition to any increase allowed under section 87, to accommodate single Storey Unenclosed Front Porches.”				

- d) Deleting the wording of 940.9.5(b) and replacing with the following:

The minimum Site Width shall be in accordance with Table 940.9.5(b) for all Uses described in Table 940.9.5(b):

Table 940.9.5(b) - Minimum Site Width		
	Primary Vehicular Access is not from a Lane	Primary Vehicular Access is from a Lane
Single Detached Housing	9.0 m	7.5 m
Duplex Housing	7.0 m	6.7 m
Semi-detached Housing	7.5 m	6.7 m
Multi-Unit Housing	5.0 m	5.0 m

