

Bylaw 18058

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2389

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 to the end of Section 3:

“3.6 Rounding Numbers

1. Only for the purpose of determining the minimum Site Width for Single Detached Housing in the RF1, RF2, RF3, and RF4 Zones, measurements shall not be rounded up.”; and

b) deleting Section 11.3 and replacing with the following:

“11.3 Limitation of Variance

1. In approving an application for a Development Permit pursuant to Section 11.2, the Development Officer shall adhere to the following:

- a. a variance shall be considered only in cases of unnecessary hardship or practical difficulties peculiar to the Use, character, or situation of land or a building, which are not generally common to other land in the same Zone;
- b. except as otherwise provided in this Bylaw, there shall be no variance from maximum Height, Floor Area Ratio and Density regulations;
- c. on rectangular shaped Lots, there shall be no variance from the minimum Site Width, for new Single Detached Housing in the RF1, RF2, RF3, and

RF4 Zones for all Sites which received subdivision approval after June 12, 2017; and

- d. there shall be no variance to the General Purpose of the appropriate Zone or Overlay.”.

READ a first time this 12th day of June , A. D. 2017;

READ a second time this 12th day of June , A. D. 2017;

READ a third time this 12th day of June , A. D. 2017;

SIGNED and PASSED this 12th day of June , A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK