

Bylaw 18055

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2387

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 subsection 155.4(4) as follows and renumbering accordingly:

“4. Single Detached Housing, Semi-detached Housing and Row Housing may be developed as a Zero Lot Line Development.”;
- b) deleting the newly renumbered subsection 155.4(6) and replacing with the following:

“6. Except for Zero Lot Line Development, the minimum Site Area per Dwelling shall be in accordance with Table 155.4(6) as follows:

Table 155.4(6) – Minimum Site Area		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
(a) Single Detached Housing	247 m ²	247 m ²
(b) Semi-detached Housing	221 m ²	201 m ²
(c) Row Housing – internal Dwelling	150 m ²	150 m ²
(d) Row Housing – end Dwelling	186 m ²	186 m ²

- c) deleting the newly renumbered subsection 155.4(7) and replacing with the following:

“7. The minimum Site Area per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(7) as follows:

Table 155.4(7) – Minimum Site Area in a Zero Lot Line Development		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
(a) Single Detached Housing	247 m ²	247 m ²
(b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m	183 m ²	165 m ²
(c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	228 m ²	210 m ²
(d) Row Housing – internal Dwelling	150 m ²	150 m ²
(e) Row Housing – end Dwelling on a Lot with Side Site Setback reduced to 0 m	150 m ²	150 m ²
(f) Row Housing – end Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	195 m ²	195 m ²

- d) deleting the newly renumbered subsection 155.4(8) and replacing with the following:

“8. Except for Zero Lot Line Developments, the minimum Site Width per Dwelling shall be in accordance with Table 155.4(8) as follows:

Table 155.4(8) – Minimum Site Width		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
(a) Single Detached Housing	7.6 m	7.6 m
(b) Semi-detached Housing	7.5 m	6.7 m
(c) Row Housing – internal Dwelling	5.0 m	5.0 m
(d) Row Housing – end Dwelling	6.2 m	6.2 m

- e) deleting the newly renumbered subsection 155.4(9) and replacing with the following:

“9. The minimum Site Width per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(9) as follows:

Table 155.4(9) – Minimum Site Width in a Zero Lot Line Development		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
(a) Single Detached Housing	7.6 m	7.6 m
(b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m	6.1 m	5.5 m
(c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	7.6 m	7.0 m
(d) Row Housing – internal Dwelling	5.0 m	5.0 m
(e) Row Housing – end Dwelling on a Lot with Side Site Setback reduced to 0 m	5.0 m	5.0 m
(f) Row Housing – end Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	6.5 m	6.5 m

- f) deleting the newly renumbered subsection 155.4(16) and replacing with the following:

“16. Except for Zero Lot Line Development, the maximum Site Coverage per dwelling shall be in accordance with Table 155.4(16) as follows:

Table 155.4(16) – Maximum Site Coverage				
	Total Maximum Site Coverage	Principal Building	Accessory Building	Principal building with attached Garage
(a) Single Detached Housing	47%	35%	17%	47%
(b) Semi-detached Housing	45%	32%	17%	45%
(c) Row Housing – internal Dwelling	55%	35%	20%	55%
(d) Row Housing – end Dwelling	45%	30%	15%	45%

- g) deleting the newly renumbered subsection 155.4(17) and replacing with the following:

“17. The maximum Site Coverage per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(17) as follows:

Table 155.4(17) – Maximum Site Coverage in a Zero Lot Line Development				
	Total Maximum Site Coverage	Principal Building	Accessory Building	Principal building with attached Garage
(a) Single Detached Housing	53%	38%	17%	53%
(b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m	55%	38%	20%	55%
(c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	45%	32%	17%	45%
(d) Row Housing – internal Dwelling	55%	35%	20%	55%
(e) Row Housing – end Dwelling on a Lot with Side Site Setback reduced to 0 m	55%	35%	20%	55%
(f) Row Housing – end Dwelling Abutting a Lot with Side Site Setback reduced to 0 m in a Zero Lot Line Development	45%	30%	15%	45%

- h) deleting the newly renumbered subsection 155.4(18) and replacing with the following:

“18. Excluding Zero Lot Line Development, the Side Setback for Single Detached Housing, Semi-detached Housing, and Row Housing shall be in accordance with Table 155.4(18) as follows:

Table 155.4(18) – Minimum Side Setback		
Interior Sites	Corner Sites where the principal building faces the Front Lot Line	Corner Sites where the principal building faces the flanking Side Lot Line
1.2 m	1.2 m for the interior Side Setback	1.2 m for the interior Side Setback
	2.4 m for the Side Setback Abutting a flanking public roadway, other than a Lane	3.0 m for a Side Setback Abutting a Treed Landscaped Boulevard
	1.2 m for the Side Setback Abutting a Lane	In all other cases, 4.5 m

- i) deleting the newly renumbered subsection 155.4(19) and renumbering accordingly;
- j) deleting subsection 155.4(29)(b) and replacing with the following:
 - “b. notwithstanding 155.29(a), where primary vehicular access is from a Lane, General Site Landscaping shall be developed in accordance with the following:
 - i. one deciduous, one coniferous tree and four shrubs shall be required for each principal dwelling; and
 - ii. all applications for a Development Permit shall include a Site Plan that identifies:
 - A. the location, species and size of the required landscaping;
 - and

- B. the proposed Landscaping and screening for any required Private Outdoor Amenity that does not have access from a Lane, Site Setback or passageway through a Garage.”.

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