

Bylaw 17931

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2343

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) deleting section 980.5(a) and replacing with the following:

“a. The minimum Site Area shall be in accordance with Table 1 as follows:

Table 1 - Minimum Site Area		
	Primary vehicular access is not from a lane	Primary vehicular access is from a lane
Single Detached Housing or Duplex Housing	255 m ²	255 m ²
Single Detached Housing - one side Setback reduced to 0 m	247 m ²	247 m ²
Single Detached Housing - Site depth less than 30 m	308 m ²	N/A
Semi-detached Housing - per Dwelling	221 m ²	201 m ²
Semi-detached Housing - one side setback reduced to 0 m - per Dwelling	183 m ²	165 m ²
Row Housing - internal Dwelling	150 m ²	150 m ²
Row Housing - end Dwelling	186 m ²	186 m ²

b) deleting section 980.5(b) and replacing with the following:

“b. The minimum Site Width shall be in accordance with Table 2 as follows:

Table 2 - Minimum Site Width		
	Primary vehicular access is not from a lane	Primary vehicular access is from a lane
Single Detached Housing or Duplex Housing	8.5 m	8.5 m
Single Detached Housing - one side Setback reduced to 0 m	7.6 m	7.6 m
Single Detached Housing - Site depth less than 30 m	11 m	N/A
Semi-detached Housing - per Dwelling	7.3 m	6.7 m
Semi-detached Housing - one side setback reduced to 0 m - per Dwelling	6.1 m	5.5 m
Row Housing - internal Dwelling	5.0 m	5.0 m
Row Housing - end Dwelling	6.2 m	6.2 m

c) deleting section 980.5(k) and replacing with the following:

“k. Notwithstanding Table 4, where the Front Lot Line separates a lot from an abutting pipeline corridor, stormwater management facility or public park, the minimum Rear Setback shall be 5.5 m.”;

d) deleting section 980.5(l)(iii) and replacing with the following:

“The minimum Side Setback for a side of the principal building, may be reduced to 0 m provided that the owner complies with section 980.5(m)”

e) deleting section 980.5(m)(ii) and replacing with the following:

“ii. all roof leaders from the Dwelling are connected to the individual storm sewer service for each lot”;

f) deleting section 980.5(n) and replacing with the following:

“ n. In addition to the requirements of Section 980.5(m), where a Side Setback for one side of a principle building that is not a Party Wall of Semi-detached Housing is reduced to 0 m:

- i. the owner of the Site proposed for Zero Lot Line Development shall register on all titles within the Zero Lot Line Development Site as well as all titles on the adjacent Site a restrictive covenant and easement that:
 - A. requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
 - B. provides for the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots
 - ii. the owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary, all lots within the Zero Lot Line development and the Abutting Lots to ensure adequate access for utility maintenance.”;
- g) deleting section 980.5(p)(ii) and replacing with the following:
- “ii. where primary vehicular access is from a Lane:
- A. one Garage, or a Parking Area shall be clearly demarcated on the Site Plan accompanying a Development Permit application for the principal building;
 - B. notwithstanding Section 50, where the principal buildings faces a public roadway, other than a lane, and the vehicle doors of the detached garage face a Lane abutting the Site;
 1. no portion of the detached Garage shall be located less than 1.2 m from the Lot Line Abutting the Lane;
 2. no portion of the detached Garage shall be located less than 0.60 m from the rear Lot Line where the Garage faces a flanking lane;
 3. no portion of the detached Garage shall be located less than 0.90 m from the Side Lot Line where the Garage faces a rear Lane, except that the Side Setback for the accessory building may be reduced to zero where the Side Setback for the principle building has been reduced to zero
 - C. notwithstanding Section 50, where the principle building does not face a public roadway, and the vehicle door of a detached Garage face a Lane abutting the Site:
 1. no portion of the detached Garage shall be located less than 5.5 m from the Lot Line Abutting that Lane;
 2. the minimum distance between the garage and the Rear Lot Line of Side Lot Line running perpendicular to the abutting lane shall be 0.9 m, except that the Side Setback for the accessory building may be reduced to zero where the Side setback for the principal building has been reduced to zero.

- D. for principal buildings fronting a public roadway, the minimum distance from the Rear Lot Line or a private roadway to a Garage or Parking Area shall be 1.2 m;
 - E. for principal buildings facing a Lane or private roadway, the minimum distance from the Lane or private roadway to the vehicle doors of a Garage or Parking Area shall be 5.5 m;
 - F. Hard surfaced walkway is required between the Garage or Parking Area and an entry to the Dwelling;
 - G. where no Garage is proposed, a Hardsurfaced parking pad to support a future garage, a minimum of 4.88m wide and 6.10m deep for two vehicles shall be constructed a minimum distance of 1.2 m from the Rear Lot Line. For Semi-detached, Duplex Dwellings or Row Housing, where no Garage is proposed, a Hardsurfaced parking pad located at a minimum distance of 1.2 m from the Rear Lot Line and a minimum of 4.88m wide and a minimum of 5.46 m deep shall be constructed at the rear of each Lot; and
 - H. Hardsurfaced parking pads shall include an underground electrical power connection with outlet on a post 1.0 m in Height, located within 1.0 m of the parking pad.”;
- h) deleting section 980.5(p)(iii) and replacing with the following:
- “iii. an accessory building or structure shall be located not less than 0.9 m from a principal building”;
- i) deleting section 980.5(p)(iv) and replacing with the following:
- “iv. the distance between an accessory building and the lot line running parallel to any flanking public roadway, other than a lane shall not be less than the Side Setback requirements for the principal building”;
- j) deleting section 980.5(p)(v) and replacing with the following:
- “v. notwithstanding subsection 980(p)(ii), where the principal building is a Semi-detached house or Row House, and the vehicle doors of a detached Garage face the Rear Lot Line, the detached Garage shall be located not less than 0.6 m from the Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer”;
- k) deleting section 980.5(p)(vi) and replacing with the following:
- “vi. an accessory Building or Structure for Semi-detached and Row Housing shall be located not less than 0.60 m from the Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer.”;

l) deleting section 980.5(p)(vii) and replacing with the following:

“vii. for Row Housing where detached rear parking Garages are proposed, the maximum width of the building containing the Garage(s) shall not exceed 30 m, provided that the building does not contain more than five separate Garages.”;

m) adding section 980.5(p)(viii) including the following:

“viii. Hardsurfaced parking pads may be attached between two Lots.”;

n) addition to section 980.5(p) including the following:

“ix. For Single Detached Housing and Semi-detached Housing where on Side Setback is reduced to 0 m, the Side Yard Setback from a Garage may also be reduced to 0 m where:

- A. only one side of a Lot is reduced to 0 m, and the other side Setback is a minimum of 1.5 m;
- B. the owner of the Side proposed for development and the owner of the adjacent Site shall register, on both titles, a 1.5 m private maintenance easement that provides:
 - 1. a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on the adjacent parcel;
 - 2. a 0.60 m footing encroachment easement, if footing is required;
 - 3. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
 - 4. permission to access the easement area for maintenance of both properties
- C. all roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and
- D. no roof leader discharge shall be directed to the maintenance easement.”;

o) addition to section 980.5(p) including the following:

“x. For Single Detached Housing or Semi-detached Housing where one Side Setback has been reduced to 0 m and where primary vehicular access is from a Lane;

- A. access from a Dwelling to a local roadway shall be provided at a distance no greater than 125 m from any point in a Lane.”;

p) Addition to section 980.5 including the following:

“y. Except where modified throughout the regulations of this zone, accessory buildings shall comply with Section 50”.

READ a first time this	day of	, A. D. 2017;
READ a second time this	day of	, A. D. 2017;
READ a third time this	day of	, A. D. 2017;
SIGNED and PASSED this	day of	, A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK