

Charter Bylaw 19388

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3067

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 998.4(4)(b) entirely and replacing it with the following:

*b. The minimum Site Width per Dwelling shall be in accordance with 998.4.(4)(b) as follows:*

<i>Table 998.4(4)(b) – Minimum Site Width</i>	
<i>Single Detached Housing with front drive vehicular access</i>	<i>9.0 m</i>
<i>Single Detached Housing with detached Garage and vehicular access from a Lane</i>	<i>8.5 m</i>
<i>Single Detached Housing with rear attached Garage and vehicular access from a Lane</i>	<i>9.0 m</i>
<i>Semi-detached Housing with front drive vehicular access, or detached Garage and vehicular access from a Lane</i>	<i>7.4 m</i>

<i>Semi-detached Housing with rear attached Garage and vehicular access from a Lane</i>	<i>7.4 m</i>
---	--------------

b) Add the following after section 998.6(4)(v):

w. Notwithstanding Section 55.2(1)(d), Landscaping Requirements for all new Stacked Row Housing under the (SRA) Stillwater Rear Attached Row Housing Zone shall be landscaped with One Tree and Four Shrubs.

c) Add the following after Section 998.4(4)(u):

v. Notwithstanding Section 55.2(1)(d), Landscaping Requirements for all new Single Detached, Semi-Detached and Row Housing shall be in accordance with the following tables:

Measure	Variable	Minimum Tree and Shrub Planting Requirements		
Site Width		Single Detached	Semi-detached	Row Housing
< 10 metres	Treed Landscaped Boulevard	One Tree and Five Shrubs		One Tree and Four Shrubs
	Utility Right of Way in Front Yard			
	Veranda Encroaching into Front Yard			
	Rear Detached Garage	One Tree and Six Shrubs	One Tree and Five Shrubs	
	Rear Attached Garage	One Tree and Five Shrubs	One Tree and Four Shrubs	
	Front Attached Garage	One Tree Six Shrubs		

Measure		<i>Minimum Tree and Shrub Planting Requirements</i>
---------	--	---

Site Width	Variable	Single Detached	Semi-detached	Row Housing
10-13 metres	Treed Landscaped Boulevard	One Tree and Five Shrubs		One Tree and Four Shrubs
	Utility Right of Way in Front Yard			
	Veranda Encroaching into Front Yard			
	Rear Detached Garage	One Tree and Six Shrubs	One Tree and Five Shrubs	
	Rear Attached Garage	One Tree and Five Shrubs	One Tree and Four Shrubs	
	Front Attached Garage	One Tree Six Shrubs		

Measure	<i>Variable</i>	<i>Minimum Tree and Shrub Planting Requirements</i>		
Site Width		<i>Single Detached</i>	<i>Semi-detached</i>	<i>Row Housing</i>
> 13 metres	Treed Landscaped Boulevard	Two Trees and Five Shrubs		Two Trees and Four Shrubs
	Utility Right of Way in Front Yard			
	Veranda Encroaching into Front Yard			
	Rear Detached Garage	Two Trees and Six Shrubs		Two Trees and Five Shrubs
	Rear Attached Garage	Two Trees and Five Shrubs		Two Trees and Five Shrubs

	Front attached Garage	Two Trees and Six Shrubs	Two Trees and Five Shrub
--	-----------------------	--------------------------	--------------------------

d) Add the following after Section 998.4(4)(v):

w. When more than one variable applies to a development permit application, the higher landscaping requirement shall apply.

e) Add the following after Section 998.4(4)(w):

x. Notwithstanding 998.4(v) if required separations from utilities and street furniture cannot be accommodated within the landscaped setback, one additional shrub may be substituted in place of one tree.

f) Add the following after Section 998.5(4)(aa):

bb. Notwithstanding Section 55.2(1)(d), Landscaping Requirements for all new Single Detached, Semi-Detached and Row Housing shall be in accordance with the following tables:

Measure	Variable	Minimum Tree and Shrub Planting Requirements		
Site Width		Single Detached	Semi-detached	Row Housing
< 10 metres	Treed Landscaped Boulevard	One Tree and Five Shrubs		One Tree and Four Shrubs
	Utility Right of Way in Front Yard			
	Veranda Encroaching into Front Yard			
	Rear Detached Garage	One Tree and Six Shrubs		One Tree and Five Shrubs

	Rear Attached Garage	One Tree and Five Shrubs	One Tree and Four Shrubs
	Front Attached Garage	One Tree and Six Shrubs	

Measure	<i>Variable</i>	<i>Minimum Tree and Shrub Planting Requirements</i>		
Site Width		<i>Single Detached</i>	<i>Semi-detached</i>	<i>Row Housing</i>
10-13 metres	Treed Landscaped Boulevard	One Tree and Five Shrubs		One Tree and Four Shrubs
	Utility Right of Way in Front Yard			
	Veranda Encroaching into Front Yard			
	Rear Detached Garage	One Tree and Six Shrubs		One Tree and Five Shrubs
	Rear Attached Garage	One Tree and Five Shrubs		One Tree and Four Shrubs
	Front Attached Garage	One Tree and Six Shrubs		

Measure	<i>Variable</i>	<i>Minimum Tree and Shrub Planting Requirements</i>		
Site Width		<i>Single Detached</i>	<i>Semi-detached</i>	<i>Row Housing</i>
> 13 metres	Treed Landscaped Boulevard	Two Trees and Five Shrubs		Two Trees and Four Shrubs
	Utility Right of Way in Front Yard			
	Veranda Encroaching into Front Yard			

	Rear Detached Garage	Two Trees and Six Shrubs	Two Trees and Five Shrubs
	Rear Attached Garage	Two Trees and Six Shrubs and Five Shrubs	Two Trees and Five Shrubs
	Front attached Garage	Two Trees and Six Shrubs	Two Trees and Five Shrubs

g) Add the following after Section 998.5(4)(bb):

cc. When more than one variable applies to a development permit application, the higher landscaping requirement shall apply.

h) Add the following after Section 998.5(cc):

dd. Notwithstanding Section 998.5(4)(bb) if required separations from utilities and street furniture cannot be accommodated within the landscaped setback, one additional shrub may be substituted in place of one tree.

READ a first time this 18th day of August, A. D. 2020;

READ a second time this 18th day of August, A. D. 2020;

READ a third time this 18th day of August, A. D. 2020;

SIGNED and PASSED this 18th day of August, A. D. 2020.

THE CITY OF EDMONTON

MAYOR

CITY CLERK