

Bylaw 33/2020

Zero Lot-Line Dwellings

November 30, 2020

Presented by:

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Planner

Planning & Development

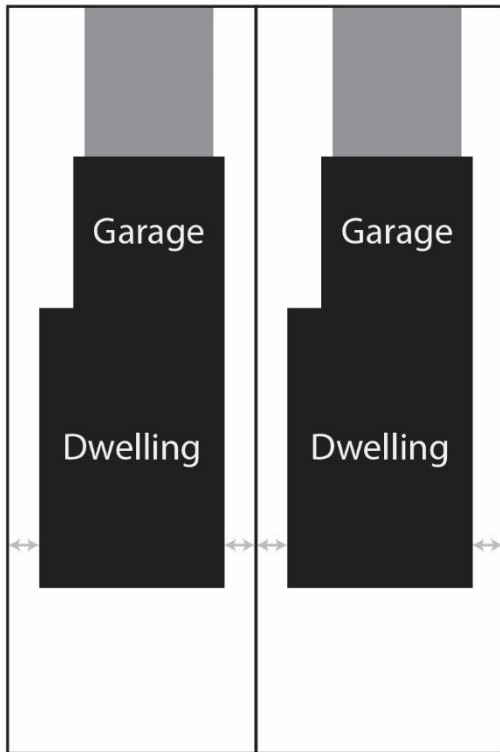


Zero Lot-Line Development

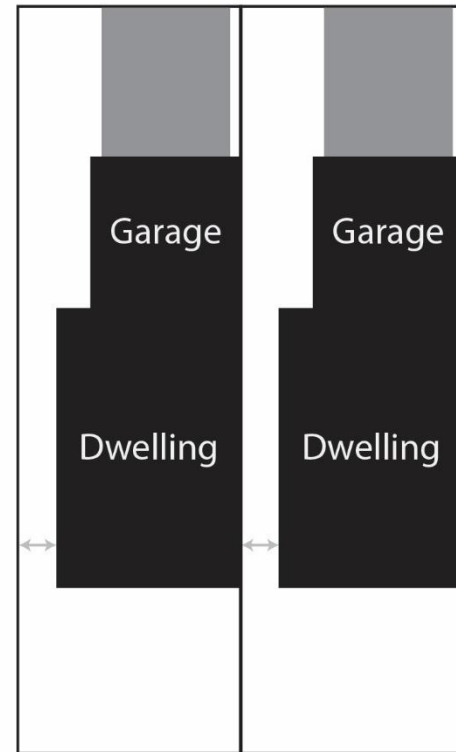


Lot Comparison

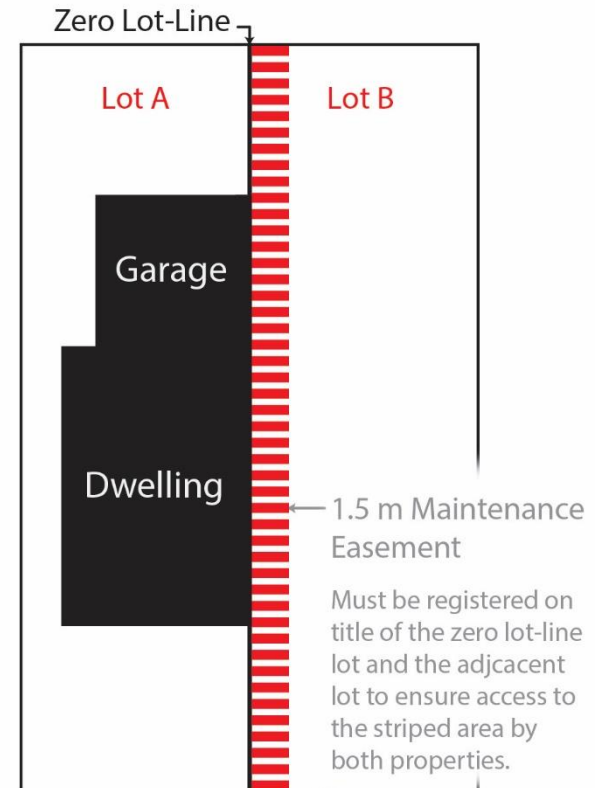
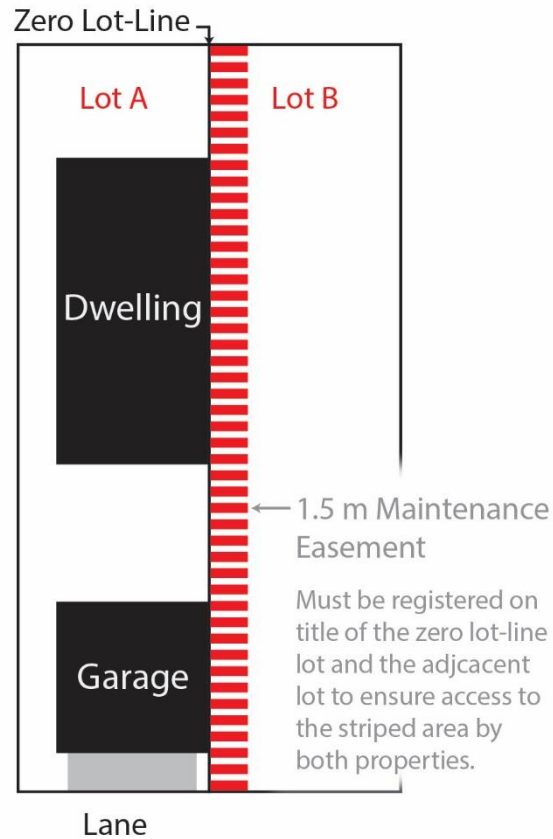
Traditional Lot



Zero Lot-Line



Maintenance Easement



Zero Lot-Line: Rear Garage



Zero Lot-Line: Front Garage



ZLL within the Region

Municipality	Zero Lot-Line Allowed?	Example
Beaumont	Yes	Dansereau Meadows
Devon	No	---
Edmonton	Yes	Cy Becker
Fort Saskatchewan	Yes	Southfort
Leduc	Yes	Black Stone
Leduc County	No	---
Morinville	Yes	Innovative Design District
Parkland County	No	---
Spruce Grove	Yes	Greenbury Planned Lot
Stony Plain	Yes	Tussic ASP
Strathcona County	Yes	R1D District
Sturgeon County	No	---

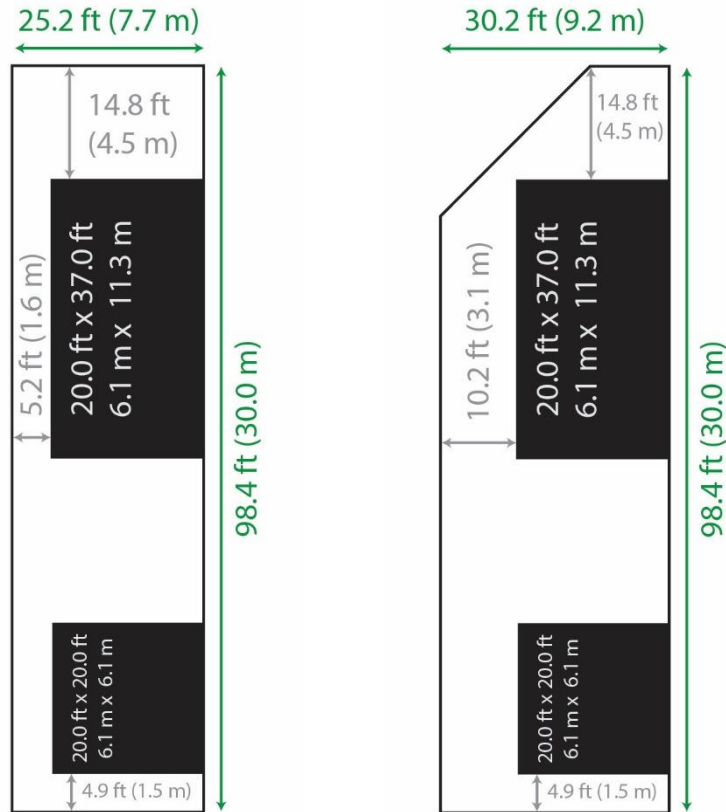
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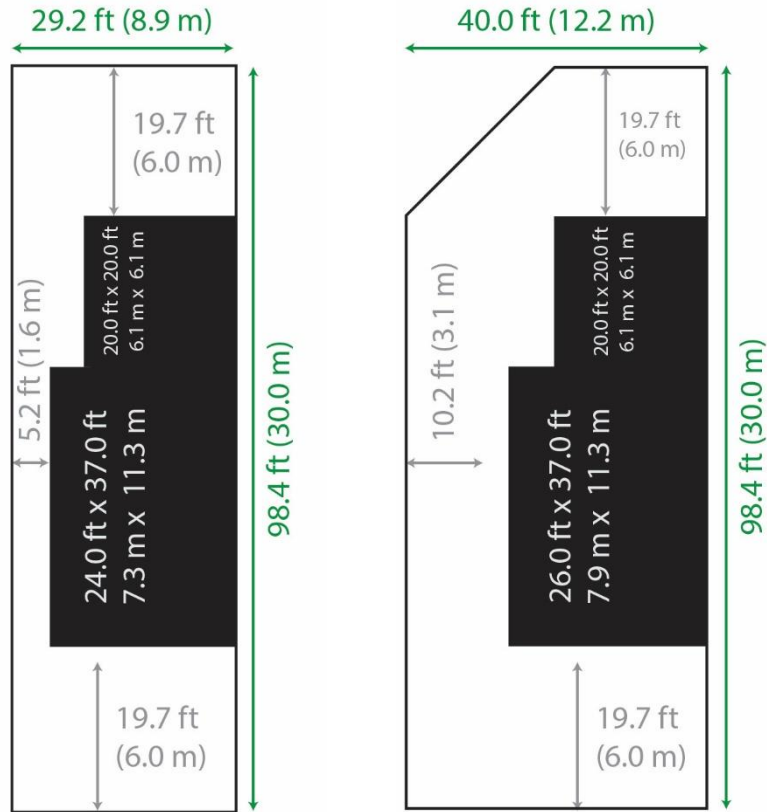
Proposed LUB Changes

- Proposing regulations that could enable zero lot-line development for single family dwellings in our existing Residential (RX) and Residential Lane (RXL) Districts.
- This will keep zero lot-line to newly developing areas of the City.

RXL District: Zero Lot-Line



RX District: Zero Lot-Line



Recommendation - PH

- That the Public Hearing on Bylaw 33/2020 be closed.
- That Bylaw 33/2020, being amendment 181 to the Land Use Bylaw, be read a second time.
- That Bylaw 33/2020 be read a third and final time.