

## Edmonton Zoning Bylaw 12800

### 130 (RPL) Planned Lot Residential Zone

#### 130.1 General Purpose

Bylaw 14750  
December 12, 2007  
Bylaw 16180  
September 10, 2012

The purpose of this Zone is to provide for small lot Single Detached Housing, serviced by ~~both a Public Roadway and~~ a Lane that provides the opportunity for the more efficient utilization of land in developing neighbourhoods, while maintaining the privacy and independence afforded by Single Detached Housing forms.

#### 130.2 Permitted Uses

1. [Limited Group Homes](#)
2. [Minor Home Based Business](#)

Bylaw 14750  
December 12, 2007

3. [Secondary Suites](#)
4. [Single Detached Housing](#)

Bylaw 17403  
October 19, 2015  
Effective date: February 1, 2016

5. [Urban Gardens](#)
6. [Fascia On-premises Signs](#)

#### 130.3 Discretionary Uses

1. [Child Care Services](#)

Bylaw 14750  
December 12, 2007  
Bylaw 15036  
February 2, 2009  
Bylaw 16180  
September 10, 2012

2. [Garage Suites](#)

Bylaw 15036  
February 2, 2009  
Bylaw 16180  
September 10, 2012

3. [Garden Suites](#)
4. [Group Homes](#)

Bylaw 15953  
November 13, 2012

5. [Lodging Houses](#)
6. [Major Home Based Business](#)

7. [Residential Sales Centre](#)

Bylaw 17403  
October 19, 2015  
Effective date: February 1, 2016

8. [Urban Outdoor Farms](#)

9. [Freestanding On-premises Signs](#)

10. [Temporary On-premises Signs](#)

**130.4 Development Regulations for Permitted and Discretionary Uses**

Bylaw 16180  
September 10, 2012

1. Site Regulations:

- a. the minimum Site Area shall be [247 m<sup>2</sup>](#);
- b. the minimum Site Width shall be [7.6 m](#); and
- c. the minimum Site depth shall be [30.0 m](#).

Bylaw 16733  
July 6, 2015

2. The maximum Height shall not exceed [10.0 m](#), in accordance with Section 52.

3. Maximum Site coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached Housing	35%	17%	47%	47%
b. Single Detached Housing - one Side Setback reduced to zero	38%	17%	53%	53%
c. All other Uses	35%	17%	47%	47%

4.

a. the minimum Front Setback shall be [4.5 m](#), except that the Front Setback may be less than [4.5 m](#), to a minimum of [3.0 m](#) when:

i. ~~there exists~~ a landscaped boulevard strip between the curb and the Walkway of the road cross section at the front of the lot is provided as per the City of Edmonton Design and Construction Standards; ~~or-~~

a-ii. ~~The lot faces a public park, landscaped easement or landscaped right-of-way with a minimum area of 0.15 ha~~

b. Substantially identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different.

5. the minimum Side Setback shall be [1.2 m](#), except that:

a. the minimum Side Setback abutting a public roadway other than a Lane shall be 20% of the Site Width or [2.4 m](#), whichever is greater. Where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public

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roadway shall be not less than [4.5 m](#). The minimum Side Setback abutting a Lane shall be [1.2 m](#).

- b. one Side Setback may be reduced to 0 m where:
  - i. the other Side Setback is a minimum of [1.5 m](#);
  - ii. all roof leaders from the Dwelling are connected to the storm sewer service;
  - iii. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent lane;
  - iv. no roof leader discharge shall be directed to the maintenance easement; and
- v. the owner of the adjacent Site register against title, a private maintenance easement a minimum of [1.5 m](#) wide that provides for:

*Bylaw 16488  
July 2, 2013*

- 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 on the adjacent building;
- 2. a [0.60 m](#) footing encroachment easement;
- 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.

6. The Rear Yard shall be based on a consideration of the requirements of clauses 3, 7, 8 and 9 and in no case shall be less than [4.0 m](#).

7. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw, except that it shall not be required:

- a. between a Garage Suite or Garden Suite and the associated principal Dwelling on the same site; or
- b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
  - i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and
  - ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.

*Bylaw 16488  
July 2, 2013  
Bylaw 17422  
November 16, 2015  
Effective Date: December 1, 2015*

8. A minimum Private Outdoor Amenity Area of [45 m<sup>2</sup>](#) per principal Dwelling shall be designated on the Site plan. Neither the width nor length of the Private Amenity Area shall be less than [4.0 m](#). The Private Outdoor Amenity Area may be located within a required Yard, other than a Front Yard, and shall be permanently retained as open space, unencumbered by an Accessory Building or future additions.

9. On-site parking shall be located in accordance with the regulations of [Section 50](#) of this Bylaw, and provided in accordance with the following requirements:

- a. for Sites with reduced Side Setbacks, including Sites where one Side Setback is reduced to zero, the Garage or Parking Area shall not encroach on the private maintenance easement;
- b. Parking Areas shall be developed in accordance with Site Coverage and Setback requirements for Accessory Buildings in accordance with Section 50.3 of this Bylaw; and
- c. Parking Areas, Garages and Garage pads must be developed with the following requirements:

- i. one Garage or Garage pad shall be clearly demarcated both on the Site and on the plan accompanying any application for a principal building. A hard surface Walkway is required between the Garage or Garage pad and an entry to the Dwelling; or
- ii. a Parking Area shall be developed, the dimensions of which shall conform to the off-street parking space requirements of Section 54.2(4) of this Bylaw. The Parking Area shall include an underground electrical power connection with outlet on a post approximately [1.0 m](#) in Height, located within [1.0 m](#) of the Parking Area.

10. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site.

11. Where there is no exterior access from a public roadway to a Rear Yard, the Dwelling shall be designed so as to provide adequate access to a Rear Yard for landscaping, gardening, maintenance and other activities typical of Rear Yard use.

12. Individual Development Permit applications shall be evaluated in terms of compatibility with existing structures on the block face, taking into account proposed development Setbacks, Dwelling entrances and orientation, massing, roof-lines, the location of windows and other openings in walls and elevational treatment of wall openings, building façades, and finishing materials.

*Bylaw 16488  
July 2, 2013*

13. Where several Development Applications are received simultaneously, the Development Officer shall require the submission of Site plans showing Setbacks, Dwelling entrances and orientation, massing, roof-lines, the location and elevational treatment of wall openings, building façades, and finishing materials for all of the developments. The Development Officer shall require that the exteriors of the Dwellings that are the subject of the applications provide individuality and variety of building design in terms of Setbacks, entrances, elevations and finishing materials.

*Bylaw 16180  
September 10, 2012*

14. Corner Sites shall have flanking side treatments similar to the front elevation.

*Bylaw 16180  
September 10, 2012*

15. General Site Landscaping shall be developed in accordance with the following:

- a. one deciduous tree, one coniferous tree and four shrubs shall be required for each Dwelling;

*Bylaw 16488  
July 2, 2013*

b. all applications for a Development Permit shall include a Site plan that identifies the location, species and size of landscaping required in subsection 130.4(15)(a);

*Bylaw 15735  
June 20, 2011  
Bylaw 16488  
July 2, 2013*

c. the required Site plan shall also identify the proposed Landscaping and screening for any required Private Outdoor Amenity area which is not provided with external access from a Lane, Side Yard or passageway through a Garage; and

*Bylaw 17672  
June 27, 2016*

d. all required Landscaping shall be consistent with the relevant requirements of [Section 55](#).

*Bylaw 14750  
December 12, 2007  
Bylaw 15036  
February 2, 2009  
Bylaw 17422  
November 16, 2015  
Effective Date: December 1, 2015*

16. A maximum of one Dwelling per Lot shall be allowed in this Zone. Except where Secondary Suites, Garage Suites or Garden Suites are allowed, then two Dwellings per Lot shall be allowed.

*Bylaw 14750  
December 12, 2007*

17. Secondary Suites shall comply with [Section 86](#) of this Bylaw.

*Bylaw 15036  
February 2, 2009  
Bylaw 16180  
September 10, 2012*

s.

18. Garage Suites and Garden Suites shall comply with [Section 87](#) of this Bylaw, and may be located:

s. on corner Lots;

t. on Lots facing a service road;

u. on Lots backing onto a Lane adjacent to an arterial road that is separated from the Lane by a landscaped boulevard; or

v. on Lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than [10.0 m](#) wide.

19. Signs shall comply with the regulations found in [Schedule 59A](#).

*Bylaw 15953  
November 13, 2012*

20. Limited Group Homes, Group Homes, and Lodging Houses shall comply with [Section 96](#) of this Bylaw.

Bylaw 17403  
October 19, 2015  
Effective date: February 1, 2016

21. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
22. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

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