

Questions?

Can I alter the drainage easement between mine and my neighbours home?

Zero lot line homes can pose drainage challenges. To mitigate these challenges, zero lot line homes have additional drainage considerations. These drainage considerations are typically addressed by requiring a drainage swale between properties.

In Stony Plain, all zero lot line homes must have these two items registered on theirs & their abutting neighbour's land title:

1. a 1.5 metre maintenance easement; and
2. a restrictive covenant and easement requiring a drainage swale.

Because of the importance of the maintenance easement and swale to the proper drainage of your property, **it's important that no alterations are made to it.** This includes no additions to the easement area, such as accessory buildings, HVAC equipment, or any form of landscaping that would result in a change in the grading.

What's a drainage swale?

A drainage swale is a form of drainage control. It involves grading an area to create a shallow channel, which then conveys drainage towards an outlet, such as a storm drain.

What about fire risk?

The Town of Stony Plain must comply with the High Intensity Residential Fire (HIRF) requirements. The level of HIRF requirements a structure must comply with are relative to that structure's distance from the property lines.

For zero lot line homes, this could mean:

- side windows may not be allowed;
- cladding may have special requirements;
- soffits may have special requirements, or not be allowed; and
- building projections may have special requirements, or may not be allowed.

Prior to occupancy, homes are inspected to ensure the HIRF requirements are met and that the building has been constructed safely, as per the Alberta Building Code.



Zero Lot Line Housing

Town of Stony Plain
PLANNING DEPARTMENT

Monday - Friday
8:30 AM - 4:30 PM

780.963.8598
planning@stonyplain.com

What is zero lot line housing?

While typical homes are built in the middle of a lot with setbacks on either side, zero lot line homes are built on the edge of one property line. This means there is no setback between your home and the lot line on one side.

This reduced setback means a home can be built on a smaller lot. In Stony Plain, zero lot line homes require extra regulations to facilitate harmonious development.

What's a setback?

A setback is the minimum distance between a building or structure, and a road or lot line.

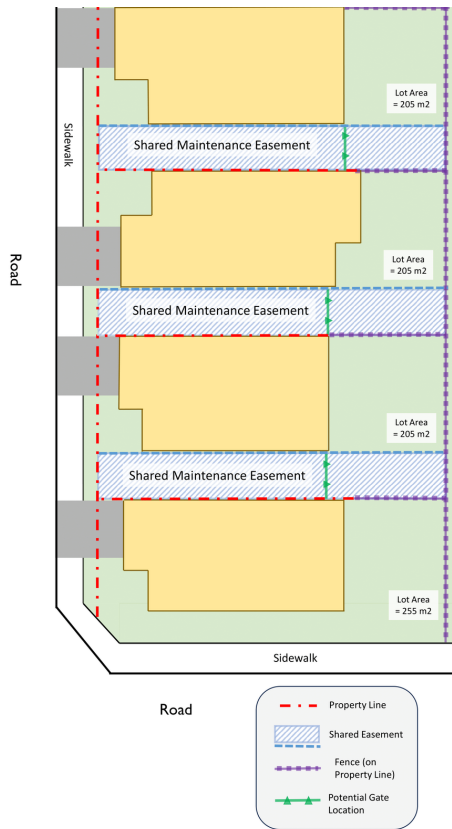


Figure 1: Zero Lot Line Lotting Considerations

Parking Considerations

As zero lot line homes typically have narrower lots, there is less available on-street parking between homes. This can result in parking challenges.

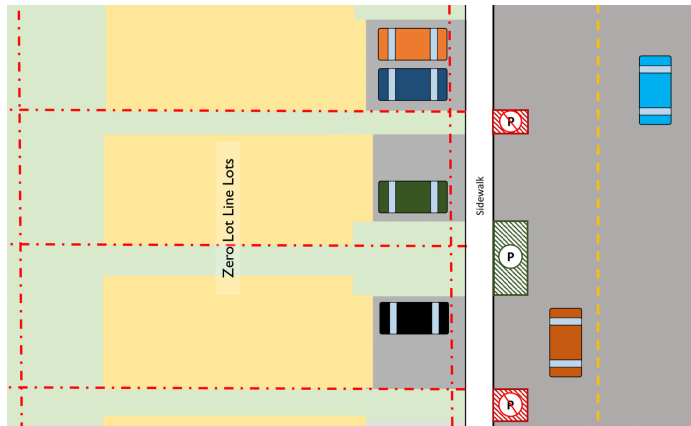


Figure 2: Zero Lot Line Parking Considerations

To mitigate these on-street parking challenges, the Town of Stony Plain has implemented regulations to facilitate parking, such as:

1. all detached dwellings having a minimum of two off-street parking stalls; and
2. no two zero lot line developments with front drive access facing each other across a public road.

Even with these mitigation measures, parking may continue to be a consideration when purchasing a zero lot line home.

What's the difference between on-street and off-street parking?

On-street parking involves parking on a public road, whereas off-street parking involves parking on private property, such as a driveway or garage.

Note: diagrams are not to scale. Figures are based on the R5 district with a zero lot line overlay

How does buying a zero lot line home affect homeowners?

Zero lot line homes require additional considerations compared to a home built on a standard lot. These considerations include, but are not limited to the following:

1. Maintenance easement agreement

When a lot is created by a subdivision for a zero lot line home, a maintenance easement is placed on the adjacent lot that limits certain uses within the easement, like what can be built there, what landscaping can take place or how it can be used. Maintenance easements are registered as a caveat on a homeowner's land title.

2. Compliance with caveats

Homeowners must comply with the terms and conditions of all caveats registered on the land title of their property.

3. Clean and unobstructed side yards

Homeowners must ensure that side yards are kept clean, unobstructed and free of debris so access and drainage of the maintenance easement is not blocked.

This means that you cannot install equipment such as an air conditioner in the side yard of your home.

For more information about regulations on zero lot line homes, please refer to the Town Land Use Bylaw