

Frontage, Flanking Side Yard and Back Alley

Based on: Community Standards Bylaw 14600 Zoning Bylaw no 12800 Flanking side yard

Definition:

'Flankage yard or Flanking Side Yard' means yard extended to lot line, between longer line abutting a public roadway/ back alley nearest wall of main equal distance maximum applicable front.

'Frontage' means, where used with reference to residential development, the linear distance measured along the Front Lot Line; and where used with reference to non-residential development, the length of the property line of any side of a separate development which is parallel to, and abuts, a public roadway, not including a Lane, which is directly accessible from the development. The Frontage of an individual premises in a multiple occupancy development shall be considered as the total width of the bays occupied by that premises which have exposure parallel to any Frontage of the multiple occupancy development;

'Front lot line' means the property line separating a lot from an abutting public roadway other than a Lane. In the case of a Corner Lot, the Front Line is the shorter of the property lines abutting a public roadway, other than a Lane. In the case of a Corner Lot formed by a curved corner, the Front Lot Line shall be the shorter of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line;

'Soft landscape' means elements such as trees, shrubs, plants, lawns and ornamental plantings;

Information:

A person shall maintain any boulevard adjacent to land they own or occupy by:

- (a) keeping any grass on the boulevard cut to a reasonable length; and
- (b) removing any accumulation of fallen leaves or other debris.

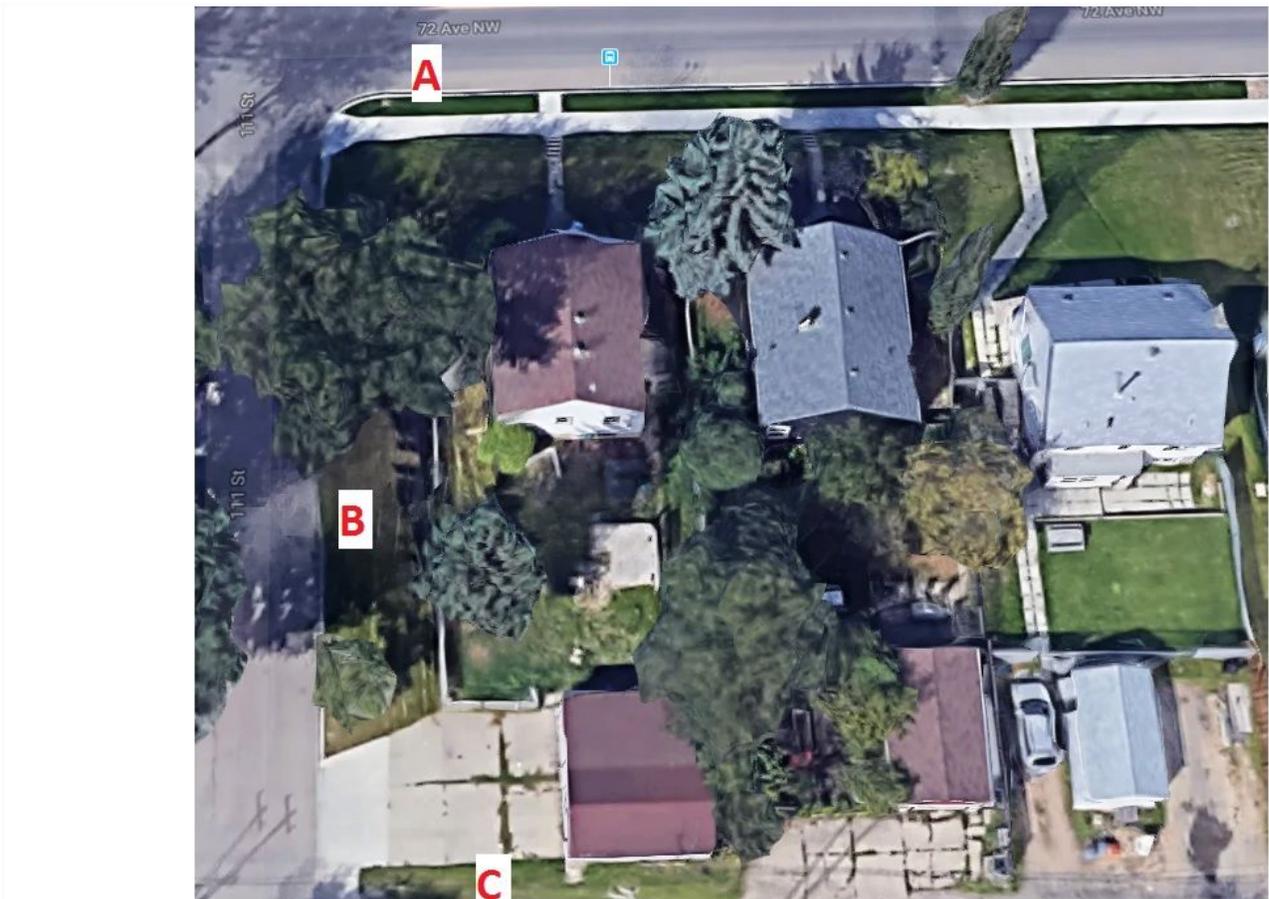
The maintenance of the soft landscaping is extended beyond the front lot line and side yard when it is abutting the lot or site. It is the responsibility of the property owner / renter to maintain the grass sometime the ornamental plantings or shrubs and beds in the Frontage, Flanking Side Yard and some back alleys.

See example below:

A: *Frontage* grass abutting front lot line along Public roadways is the property owner to maintain

B: *Flanking Side yard* abutting to the property line fence along Public Roadways is the property owner to maintain.

C: *If owner have access to back alley*, it is abutting to rear lot line is the property owner to maintain.



Reference / source.

Community Standards Bylaw 14600

https://www.edmonton.ca/residential_neighbourhoods/Bylaws/C14600.pdf

Zoning Bylaw no. 12800

https://www.edmonton.ca/documents/PDF/current_Zoning_Bylaw.pdf