

Combined Mark-up of Proposed Text Amendments

<p><b>Mark-up of Proposed Text Amendment to Zoning Bylaw 12800</b></p> <p>Black Font Existing Text in Zoning Bylaw 12800  <del>Strikethrough:</del> Proposed deletion from Zoning Bylaw 12800  <u>Underline:</u> Proposed addition to Zoning Bylaw 12800</p>	<p><b>Rationale</b></p>
<p><b>Part I. Text Amendments</b></p> <p><b>3.2 Provisions for existing Development Permits and Direct Control Provisions</b></p> <p>1. For the purpose of any Development Permit or Direct Control Provision:  <u>k. Flea Market is deemed to be Market.</u></p>	<p>To ensure continuity with the renaming of this use.</p>
<p><b>7.4 Commercial Uses</b></p> <p><b>3. Auctioneering Establishment</b> means development specifically intended for the auctioning of goods and equipment, including Temporary Storage of such goods and equipment. This Use does not include <del>Flea</del> Markets.</p> <p><b>19. Flea Market</b> means development used for the sale of new or used goods by multiple vendors renting tables or space either in an enclosed building or outdoors. Vendors may vary from day to day, although the general layout of space to be rented remains the same. The goods sold are generally household items, tools, electronic equipment, food products or concessions, plants, clothing and furniture. Common examples include: <del>flea markets public markets</del> and farmers markets. This Use does not include Secondhand Stores or Pawn Stores.</p>	<p>This change aligns with the proposed text amendments to Business Licence Bylaw 13138, to eliminate the category and definition for Flea Markets and to introduce the the category and definition for Public Markets.</p>
<p><b>7.8 Community, Educational, Recreational and Cultural Service Uses</b></p> <p><u>7.8(15) Special Event means a temporary activity occurring for a limited duration. This Use does not include activities related to Cannabis Lounges, Cannabis Retail Sales, Cannabis Production and Distribution, Body Rub Centres, or Adult Mini-Theatres.</u></p>	<p>Special Event captures potentially higher impact events, and temporary events that run for a longer period of time.</p>
<p><b>12.2 No Development Permit Required</b></p> <p>1. A Development Permit is not required for:  e. interior alterations and maintenance to a non-residential building, including mechanical or electrical work, provided that neither the Use</p>	<p>The intent of this regulation is to eliminate the requirement for a Development Permit</p>

<p>nor the intensity of Use is changed, nor that another Use is added, <u>except in accordance with subsection 12.2.(1)(f)</u>;</p> <p>f. <u>a change of Use, provided that:</u></p> <ul style="list-style-type: none"> <li>i. <u>it does not result in exterior alterations to the building or Site;</u></li> <li>ii. <u>it does not result in additional gross Floor Area to the building;</u></li> <li>iii. <u>it is a Permitted Use;</u></li> <li>iv. <u>it complies with regulations that restrict the size and location of the Use in the applicable Zone;</u></li> <li>v. <u>the Change of Use is for one or more of the following Uses:</u> <ul style="list-style-type: none"> <li>A. <u>Business Support Services</u></li> <li>B. <u>Commercial Schools</u></li> <li>C. <u>Convenience Retail Stores</u></li> <li>D. <u>Community Recreation Services</u></li> <li>E. <u>Creation and Production Establishments</u></li> <li>F. <u>Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building</u></li> <li>G. <u>Greenhouses, Plant Nurseries and Garden Centres, provided that all goods are contained within an enclosed building</u></li> <li>H. <u>General Retail Stores</u></li> <li>I. <u>Government Services</u></li> <li>J. <u>Household Repair Shop</u></li> <li>K. <u>Limited Contractor Services</u></li> <li>L. <u>Media Studios</u></li> <li>M. <u>Minor Amusement Establishments</u></li> <li>N. <u>Mobile Catering Food Services</u></li> <li>O. <u>Personal Service Shops, not including those operating as a Body Rub Centre</u></li> <li>P. <u>Professional, Financial, and Office Support Services</u></li> <li>Q. <u>Public Libraries and Cultural Exhibits</u></li> <li>R. <u>Public Parks</u></li> <li>S. <u>Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space, and not including Drive-in Food Services</u></li> <li>T. <u>Restaurants, for less than 200 occupants and 240 m2 of Public Space, and not including Drive-in Food Services</u></li> <li>U. <u>Veterinary Services</u></li> <li>V. <u>Warehouse Sales</u></li> </ul> </li> </ul> <p><i>(remaining list to be renumbered accordingly)</i></p>	<p>when there is a change of Use for land use activities that generally do not create a nuisance or major land use impact to the surrounding neighbourhood.</p> <p>12.2(1)(f)(ii) - an exempted Use will be able to expand into an adjacent bay provided the other provisions in this section are met. However a Change of Use will not be exempt from requiring a Development Permit if any gross Floor Area is added to the building, such as constructing a mezzanine or an addition to the building.</p>
<p><b>12.2 No Development Permit Required</b></p> <p>1. A Development Permit is not required for:</p> <ul style="list-style-type: none"> <li>z. <u>a Minor Home Based Business that fully complies with the regulations of this Bylaw and is a Permitted Use in the applicable Zone.</u></li> </ul>	<p>The intent for this change is to eliminate the Development Permit requirement for Minor Home Based Businesses that generally do not create a nuisance or major land use impact to the surrounding neighbourhood.</p>

	<p>Verification of compliance with zoning and the Special Land Use Provisions will be assessed as part of the Business Licence application. This includes a process where a Development Officer determines when a development permit is required.</p>
<p><b>12.2 No Development Permit Required</b></p> <p>1. A Development Permit is not required for:</p> <p><u>aa. a Special Event that fully complies with the regulations of Section 91.1 of this Bylaw and:</u></p> <p><u>i. is on a Site zoned US, PU, AP, A or AN owned by the City of Edmonton;</u></p> <p><u>ii. is for the purpose of seasonal plant sales Accessory to a non Residential or non Residential-Related Use and complies with the regulations of Section 91.2(b); or</u></p> <p><u>iii. does not exceed 5 consecutive days, or 5 cumulative days per calendar year.</u></p> <p><u>bb. Signs associated with a Special Event, provided the Signs are Temporary Signs, do not contain Digital Copy and are located on the same Site as the Special Event for no longer than the duration of the Special Event.</u></p>	<p>i. Temporary events taking place on City land undergo a thorough review process, making development permits redundant. This exemption will also provide flexibility on the duration for Special Events on sites zoned US, PU, AP, A or AN owned by the City of Edmonton.</p> <p>ii. This exempts existing stores from requiring a development permit for temporary garden or Christmas tree sales on their property. Garden centres or tree sales taking place on currently vacant lands would still require a development permit.</p> <p>iii. Due to the limited duration of these events, they are exempt from requiring a Development Permit.</p> <p>In all cases, nuisance impacts, such as noise, will be mitigated by the Community Standards Bylaw. These activities will also not be exempt from requiring necessary licenses and permits, or other requirements as regulated by other Bylaws or legislation.</p>
<p><b>54.1 Off-street Parking and Loading Regulations</b></p> <p>1. Applicability and Exceptions</p> <p><u>a. The regulations contained within this Section shall not apply to buildings or Uses existing at the time of the adoption of Zoning Bylaw 12800 until development takes place in a manner outlined in 54.1(1)(b).</u></p>	<p>This revision exempts development for a change of use, as outlined above, from the requirement to increase off-street parking to meet current parking standards.</p>

<p><del>a. b.</del> When any development takes place on any Site, off-street parking and loading facilities for each building type or Use, including Accessory Uses, shall be provided and maintained in accordance with the regulations and standards of this Bylaw, <u>except that:</u></p> <p><u>i. a change in Use development in accordance with subsection 12.2.(1)(f) shall not be required to provide additional parking on Site and shall maintain the parking requirement of the existing or proposed Use, whichever is less; and</u></p> <p><del>iii. ii.</del> where <u>new</u> off-street parking facilities or loading facilities are provided when not required, the location, design and operation of such facilities shall comply with all the regulations of this Bylaw.</p> <p><u>c.</u> All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the building or Use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind, <u>except for the purpose of Special Events.</u></p> <p><del>b. Notwithstanding the above, the regulations contained within this Section shall not apply to buildings or Uses existing at the time of the adoption of this Bylaw, except that:</del></p> <p><del>i. where any building or structure undergoes an increase in Floor Area due to addition or external renovation, off-street parking, including parking for the disabled and visitors, shall be increased to equal or exceed the off-street parking requirements resulting from application of the provisions of this Bylaw to the entire building, structure or Use as modified in size:</del></p> <p><del>ii. where any building or Use undergoes a change of Use, intensity of Use or capacity and the change results in an increase in the parking requirements, the off-street parking, including parking for the disabled and visitors, shall be increased to equal or exceed the off-street parking requirements resulting from application of the provisions of this Bylaw to the entire building, structure or Use as modified in use; and</del></p>	<p>This addition ensures that parking lot spaces can be used for Special Events on a temporary basis.</p> <p>54.1(b)(i) - captured and simplified under the newly renumbered 54.1(b)</p>				
<p><b>54.2 Schedule 1</b>  <b>Schedule 1 - Vehicular Parking Requirement</b></p> <table border="1" data-bbox="162 1680 1161 1858"> <tr> <td colspan="2" data-bbox="162 1680 1161 1785"><b>Schedule 1(A): All Areas Outside of the Downtown Special Area, Main Street Corridors, and Transit Nodes</b></td> </tr> <tr> <td data-bbox="162 1785 600 1858"><b>Use of Building or Site</b></td> <td data-bbox="600 1785 1161 1858"><b>Minimum Number of Parking Spaces</b></td> </tr> </table>	<b>Schedule 1(A): All Areas Outside of the Downtown Special Area, Main Street Corridors, and Transit Nodes</b>		<b>Use of Building or Site</b>	<b>Minimum Number of Parking Spaces</b>	<p>Due to the temporary nature of these events, no additional parking will be required.</p> <p>The current parking requirements for Flea</p>
<b>Schedule 1(A): All Areas Outside of the Downtown Special Area, Main Street Corridors, and Transit Nodes</b>					
<b>Use of Building or Site</b>	<b>Minimum Number of Parking Spaces</b>				

		<b>Required</b>							
<b>Non-residential Use Classes</b>									
<b>Commercial Use Classes</b>									
<del>17. Flea Markets</del>					<del>1 parking space per 15.4 m<sup>2</sup> of Floor Area in the building used for this Use.</del>				
<b>Community, Educational, Recreational and Cultural Use Classes</b>									
<del>44. Special Event</del>					<del>No parking is required.</del>				
<b>Schedule 1(B): Areas Within the Downtown Special Area</b>									
<b>Non-residential Uses</b>									
		Number of Required Parking Spaces by Zone							
<b>Area of Application</b>	AED	CCA	CMU	HA	HDR	JAMSC	RMU	UW	
<del>10. Special Event</del>	<del>No parking is required.</del>								
<i>Remaining list renumbered accordingly.</i>									
<b>Schedule 1(C): Transit Oriented Development and Main Streets Overlay</b>									
<b>Use of Building or Site</b>	Minimum or Maximum Number of Parking Spaces Required								
<b>Non-residential and non-Residential-Related Use</b>									
<del>7. Special Event</del>					<del>No parking is required.</del>				
<i>Remaining list renumbered accordingly.</i>									
<b>82. Residential Sales Centres</b>									
<p>The following regulations shall apply to all Residential Sales Centres except those developments provided for in subsections <del>12.2(1)(i) and 12.2(1)(p)</del> <u>12.2(1)(j) and 12.2(1)(q)</u> of this Bylaw:</p> <p><u>1. Residential Sales Centres shall be a Temporary Development. The Development Permit for a Residential Sales Centre shall be valid for such a period of time as specified by the Development Officer having</u></p>									
					<p>Markets are high and quite complex. They create a particular burden for small scale temporary markets that may only be seasonally used or for one day of the week.</p> <p>Removing this clause will mean that markets are subject to the same parking requirements as other general retail outlets.</p>				
					<p>References to Section 12.2 renumbered in reference to proposed amendments related to Change of Use Development Permit exemptions.</p> <p>82.1 - this provision is relocated and the maximum duration of the Temporary</p>				

<p><u>regard for the amount of land or development being marketed, but in no case shall the time period exceed three years.</u></p> <p>2. Sites containing Residential Sales Centres shall be located and developed such that their impacts on local roadways and surrounding residential development are minimized. In deciding upon an application, the Development Officer shall take into consideration the scale of the Residential Sales Centre, its proximity to arterial or neighbourhood collector roadways, and to occupied residential development.;</p> <p>3. <del>where Sites are</del> <u>Where a Site is</u> located within 60.0 m of existing development, the applicant shall demonstrate that sufficient parking is available on or adjacent to the Site so that parking congestion shall not develop on that portion of local streets serving existing development in the vicinity of the Residential Sales Centre. <del>The Development Officer shall determine the adequacy of parking based on a requirement of 1 parking space per 20 m<sup>2</sup> of Floor Area of the Residential Sales Centre;</del></p> <p>4. <u>Notwithstanding Section 54.2 Schedule 1, there shall be no parking required for Residential Sales Centres located in the areas identified in Schedule 1(B) and 1(C).</u></p> <p>5. <del>the</del> <u>The Setbacks</u> for <del>siting and development of</del> Residential Sales Centre buildings shall comply with the regulations of the <u>Land Use Zone</u> applying to the Site except that:</p> <p>a. <u>in the case of a temporary structure located on a Site zoned DC1 or DC2, the location of the building shall be Setback to the satisfaction of the Development Officer; and</u></p> <p>b. the Development Officer may attach conditions requiring additional <del>setbacks</del> <u>Setbacks</u> to minimize any adverse impacts on adjacent development.</p> <p>6. <del>in</del> <u>In</u> the case of a temporary structure, the Height of the building including any hoardings or false fronts shall not exceed <u>10.0 m, or the maximum Height of the Zone and any applicable Overlay, whichever is less, one Storey or 4.0 m; and</u></p> <p>7. <del>all</del> <u>All</u> curb crossings and access points shall be designed and located so as to minimize on-site and off-site traffic impacts and, in consultation with Transportation Services.;</p> <p>8. <del>where</del> <u>Where</u> a Site is located within a Residential Zone or is visible from residential development located within 60.0 m of the Site, the colour and material of the exterior finish of the temporary structure and hoardings or false fronts, excluding advertising Copy, shall be compatible with those commonly found in Residential Zones.;</p>	<p>Development is extended from two years to three years.</p> <p>82.3 - The minimum parking requirement of 1 parking space per 20 m<sup>2</sup> of Floor Area is already listed in Section 54.2 Schedule 1(a).</p> <p>82.4 - In order to consistently apply parking reductions in these areas, there will be no minimum parking requirements for Residential Sales Centres in Downtown Special Area Zones (Schedule 1(B)), or within Transit Oriented Developments or the Main Streets Overlay (Schedule 1(C)).</p> <p>82.5 - To provide clarity on the location, in relation to Setbacks, which is a defined term.</p> <p>82.5 (a) - To allow the Development Officer to determine the appropriate location of a temporary Residential Sales Centre having regard for site specific considerations in Direct Control Zones. Because discretion will be applied in determining the appropriate location of the temporary Residential Sales Centre building, a Development Permit approval will be subject to notification to surrounding property owners and community leagues.</p> <p>82.6 - Increasing the maximum allowable height for temporary Residential Sales Centres buildings will make it easier to comply with the height requirements for move-on trailers to provide sufficient space for structural support and utilities, and will reduce the need seek approval from the Subdivision and</p>
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<p><del>9. any Any</del> exterior lighting shall be developed in accordance with Section 51 of this Bylaw.;</p> <p><del>10. notwithstanding Notwithstanding</del> Section 55, Landscaping shall not be required for a Residential Sales Centre.;</p> <p><del>11. a A</del> Development Application for a Residential Sales Centre shall be accompanied by the following information in addition to the information required by subsection 13.3 of this Bylaw:</p> <ul style="list-style-type: none"> <li>a. a context plan identifying the nature of the Uses and development within a 60.0 m radius of the proposed Site;</li> <li>b. a description of the exterior finish materials and colours for any temporary sales structure including any proposed hoardings or false fronts;</li> <li>c. drawings showing the location, area, Height, construction material, colour and method of support for any proposed on-site identification and advertising Signs, including any advertising or supergraphics that shall be displayed on a hoarding or false front; and</li> <li>d. drawings showing the area, Height, construction materials and method of support for any proposed off-site Directional Signs that shall exceed 1.0 m<sup>2</sup> in area 1.5 m in Height, and a description of the proposed location for the Signs.; <p><del>8. the Development Permit for a Residential Sales Centre shall be valid for such a period of time as specified by the Development Officer having regard for the amount of land or development being marketed, but in no case shall the time period exceed two years.</del></p> </li></ul>	<p>Development Appeal Board for larger developments that require a larger sales centre. Extending the maximum height to 10.0 metres, the maximum Height of the Zone, or applicable Overlay, whichever is less, ensures that the height is contextually sensitive to the location and Zone that the temporary Residential Sales Centre building is being developed.</p> <p>82.8 - Relocated to beginning of the section and changed from two to three years</p>
<p><b><del>91. Flea Markets</del></b></p> <p><del>A Flea Market shall comply with the following regulations:</del></p> <ul style="list-style-type: none"> <li><del>1. no Flea Market shall be developed within 50.0 m of a Residential Zone. This distance shall be measured from the closest portion of the Site containing the Flea Market to the closest portion of a Residential Zone;</del></li> <li><del>2. parking shall be provided in accordance with the provisions of Section 54.2, Schedule 1, subject to the following additional regulations:</del> <ul style="list-style-type: none"> <li><del>a. no more than 33% of the minimum required on-site parking, as specified in Schedule 1 shall be allowed on nearby properties as prescribed in subsection 54.2(2)(b) of this Bylaw. Parking for Flea Markets provided in excess of the minimum requirement is not subject to this provision;</del></li> <li><del>b. for Flea Markets located on Sites where on-site parking is shared with other businesses having space in the same</del></li> </ul> </li> </ul>	<p>The 50m separation distance has the potential to limit small markets along main streets, which are usually only separated by a laneway from residential zones.</p> <p>The current parking requirements are high and quite complex. They create a particular burden for small scale temporary markets that may only be seasonally used or for one day of the week.</p> <p>Updates to Schedule 54 below clarify that a permanent indoor market will need to meet general retail parking regulations, while temporary or special events</p>

<p><del>building or complex, the calculation for required parking shall not include parking spaces required for these other businesses, subject to clause (c) below; and</del></p> <p><del>e. the Development Officer may allow use of off-site or other on-site parking spaces used by other businesses to fulfil up to 33% of the minimum parking requirement for the Flea Market, if these other businesses have hours of operation that have no overlap with the hours of operation of the Flea Market, and if the applicant can produce a written agreement with the owners/lessees of such other businesses that guarantees the complementary use of these spaces to the satisfaction of the Development Officer; and</del></p> <p><del>3. Sites containing Flea Market development should have direct vehicular access to arterial roadways, unless the Site is located within an industrial park. The Development Officer shall consult with Transportation Services to determine if vehicular access to a Flea Market Site is satisfactory.</del></p>	<p>will be exempted from requiring parking.</p>
<p><b>91. Special Events</b></p> <p>1. <u>Special Event shall be in accordance with the following:</u></p> <ul style="list-style-type: none"> <li>a. <u>exterior lighting shall provide a safe lit environment in accordance with Section 51 and 58;</u></li> <li>b. <u>all outdoor trash collection areas shall be screened or located away from the activity;</u></li> <li>c. <u>all event structures must be removed after the Special Event and the Site shall be cleared of all debris and returned to its original condition; and</u></li> <li>d. <u>Notwithstanding Section 50, where a temporary structure is erected as part of the function of an event:</u> <ul style="list-style-type: none"> <li>i. <u>the maximum Height of the structure above ground level shall not exceed the maximum Height of the Zone;</u></li> <li>ii. <u>Site Coverage and Floor Area Ratio of the underlying Zone shall not apply; and</u></li> <li>iii. <u>Setbacks shall only apply to those Setbacks which Abut a Zone where Residential Uses are a Permitted Use, except for Sites within the Special Area Downtown.</u></li> </ul> </li> </ul> <p>2. <u>The maximum duration of a Special Event, inclusive of set-up and take-down, shall:</u></p> <ul style="list-style-type: none"> <li>a. <u>be up to 30 consecutive days, and up to a maximum of 30 cumulative days per calendar year; or</u></li> <li>b. <u>be of unlimited temporary duration between May 01 to August 31 or November 01 to December 31 in the same calendar year.</u></li> </ul>	<p>91.1(a) - Ensures that lighting is not directed into any adjacent properties or interferes with the effectiveness of traffic control devices, as well considers lighting for a safety.</p> <p>91.1(b) - Minimizes aesthetic impacts by screening the view of trash collection areas.</p> <p>91.1(c) - Ensures that the site is returned to its original condition after the event.</p> <p>91.1(d) - The height, size and placement of temporary structures can vary based on the type of event. Due to the short-term nature of the events, it was determined that the maximum Height of the zone would be sufficient for simplicity and flexibility. To mitigate conflicts with residential uses, Setbacks of the zone will be required when the event is located next to a residential zone. However, the structures will be exempt from Site Coverage and Floor Area Ratio requirements.</p>



<p><u>where the Special Event is for the purpose of seasonal plant sales Accessory to a Use other than a Residential or Residential-Related Use.</u></p> <p>3. <u>Notwithstanding sections 11.3 and 91.2, the Development Officer may approve a Special Event for a longer duration or a duration other than the dates listed in 91.2(b), only if the Development Officer is satisfied that the Special Event is compatible with the character of the area and the other Uses located on, or Abutting, the Site, having regard for:</u></p> <ul style="list-style-type: none"> <li>a. <u>the siting of the event;</u></li> <li>b. <u>the location, size and height of the associated temporary structures, including Signs;</u></li> <li>c. <u>the location and use of outdoor speakers and amplification systems is sensitive to adjacent Residential Uses;</u></li> <li>d. <u>screening and buffering; and</u></li> <li>e. <u>hours of operation.</u></li> </ul> <p><u>In such cases, the development shall be considered a Class B Discretionary Development.</u></p>	<p>91.2 Including set-up and take-down in the duration of the Special Event will provide clarity for enforcement purposes.</p> <p>91.2(a) - Ensures a clear timeline for the event to minimize potential impacts, and that the event does not repeat consecutively.</p> <p>91.2(b) - This is to allow temporary garden plant sales during the summer and Christmas tree lots during the winter months.</p> <p>91.3 - This provides flexibility for the Development Officer to consider the context of the event and ensure it will not adversely impact surrounding neighbours. This provision also provides the Development Officer the ability to refuse an application for a Special Event that would be more appropriate in another location, for example where the adjacent use creates a safety risk to the event; or if activity fits more appropriately under another use. By making it Class B development, adjacent property owners would have the right to appeal the permit.</p>
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**Part II. Zones, Special Areas and Direct Control**

The proposed changes for the Special Events use include listing this use in the following Zones:

Special Event Use	
110 (RF1) Single Detached Residential Zone	Discretionary
115 (RSL) Residential Small Lot Zone	Discretionary
120 (RF2) Low Density Infill Zone	Discretionary
130 (RPL) Planned Lot Residential Zone	Discretionary
140 (RF3) Small Scale Infill Development Zone	Discretionary

150 (RF4) Semi-detached Residential Zone	Discretionary
155 (RMD) Residential Mixed Dwelling Zone	Discretionary
160 (RF5) Row Housing Zone	Discretionary
165 (UCRH) Urban Character Row Housing Zone	Discretionary
170 (RF6) Medium Density Multiple Family Zone	Discretionary
210 (RA7) Low Rise Apartment Zone	Discretionary
220 (RA8) Medium Rise Apartment Zone	Discretionary
230 (RA9) High Rise Apartment Zone	Discretionary
240 (RR) Rural Residential Zone	Discretionary
250 (RMH) Mobile Home Zone	Discretionary
310 (CNC) Neighbourhood Convenience Commercial Zone	Permitted
320 (CSC) Shopping Centre Zone	Permitted
330 (CB1) Low Intensity Business Zone	Permitted
340 (CB2) General Business Zone	Permitted
350 (CHY) Highway Corridor Zone	Permitted
360 (CO) Commercial Office Zone	Permitted
370 (CB3) Commercial Mixed Business Zone	Permitted
400 (IB) Industrial Business Zone	Permitted
410 (IL) Light Industrial Zone	Permitted
420 (IM) Medium Industrial Zone	Permitted
430 (IH) Heavy Industrial Zone	Permitted
510 (US) Urban Services Zone	Permitted
520 (PU) Public Utility Zone	Permitted
530 (AP) Public Parks Zone	Permitted
531 (NA) Natural Areas Protection Zone	Discretionary
540 (A) Metropolitan Recreation Zone	Permitted
541 (AN) River Valley Activity Node Zone	Permitted
550 (MA) Municipal Airport Zone	Permitted
551 (MA1) Municipal Airport Airfield Zone	Permitted
552 (MA2) Municipal Airport Business Industrial Zone	Permitted
553 (MA3) Municipal Airport General Business Zone	Permitted
560 (AJ) Alternative Jurisdiction Zone	Not Listed
570 (CS1) Community Services 1 Zone, lands owned by the City or School Authority	Permitted
570 (CS1) Community Services 1 Zone	Discretionary
571 (CS2) Community Services 2 Zone, lands owned by the City or School Authority	Permitted
571 (CS2) Community Services 2 Zone	Discretionary
572 (CS3) Community Services 3 Zone, lands owned by the City or School Authority	Permitted
572 (CS3) Community Services 3 Zone	Discretionary
573 (CS4) Community Services 4 Zone, lands owned by the City or School Authority	Permitted
573 (CS4) Community Services 4 Zone	Discretionary
574 (UI) Urban Institutional Zone	Permitted
610 (AG) Agricultural Zone	Permitted
620 (AGU) Urban Reserve Zone	Permitted
630 (AGI) Industrial Reserve Zone	Permitted
910.5 (CCA) Core Commercial Arts Zone	Permitted
910.6 (CMU) Commercial Mixed Use Zone	Permitted
910.7 (HA) Heritage Area Zone	Permitted
910.8 (HDR) High Density Residential Zone	Permitted
910.9 (JAMSC) Jasper Avenue Main Street Commercial Zone	Permitted

910.10 (RMU) Residential Mixed Use Zone	Permitted
910.11 (UW) Urban Warehouse Zone	Permitted
910.12 (AED) Arena & Entertainment District Zone	Permitted
920.4 (RPLt) Terwillegar Planned Lot Residential Zone	Discretionary
920.5 (RF4t) Terwillegar Semi-detached Residential Zone	Discretionary
920.6 (RF5t) Terwillegar Row Housing Zone	Discretionary
920.8 (TSDR) Terwillegar Single Detached Residential	Discretionary
920.9 (TSLR) Terwillegar Small Lot Residential Zone	Discretionary
920.10 (TMU) Terwillegar Mixed Use Zone	Discretionary
930.4 (EIB) Ellerslie Industrial Business	Permitted
930.5 (EIM) Ellerslie Medium Industrial Zone	Permitted
940.5 (GLD) Griesbach Low Density Residential Zone	Discretionary
940.6 (GVC) Griesbach Village Centre Zone	Permitted
940.7 (RF5g) Griesbach Row Housing Zone	Discretionary
940.8 (RA7g) Griesbach Low Rise Apartment Zone	Discretionary
940.9 (GLG) Griesbach Low Density Residential with Garage Suites Zone	Discretionary
950.4 (CCHD) Clareview Campus High Density Residential Zone	Permitted
950.5 (CCMD) Clareview Campus Medium Density Residential Zone	Permitted
950.6 (CCLD) Clareview Campus Low Density Residential Zone	Discretionary
950.7 (CCSF) Clareview Campus Single Family Residential Zone	Discretionary
950.8 (CCNC) Clareview Campus Neighbourhood Commercial Zone	Permitted
960.4 (RA7a) Ambleside Low-Rise Apartment Zone	Permitted
960.5 (CSCa) Ambleside Shopping Centre Zone	Permitted
960.6 (UVCa) Ambleside Urban Village Commercial Zone	Permitted
970.6 (EETB) Edmonton Energy and Technology Park Business Park Zone	Permitted
970.7 (EETC) Edmonton Energy and Technology Park Chemical Cluster Zone	Permitted
970.8 (EETL) Edmonton Energy and Technology Park Logistics Zone	Permitted
970.9 (EETM) Edmonton Energy and Technology Park Manufacturing Zone	Permitted
970.10 (EETR) Edmonton Energy and Technology Park Industrial Reserve Zone	Permitted
970.11 (EETIM) Edmonton Energy and Technology Park Medium Industrial Zone	Permitted
980 (HVLD) Heritage Valley Low Density Zone	Discretionary
981 Special Area Heritage Valley Row Housing Zone	Discretionary
990.4 (TC-C) Heritage Valley Town Centre Commercial Zone	Permitted
995 (GHLD) Special Area Graydon Hill Low Density Residential Zone	Discretionary
997.7 (BP) Blatchford Parks Zone	Permitted
997.8 (BRH) Blatchford Row Housing Zone	Discretionary
997.9 (BLMR) Blatchford Low to Medium Rise Residential Zone	Discretionary
997.10 (BMR) Blatchford Medium Rise Residential Zone	Discretionary
998.4 (SLD) Stillwater Low Density Residential Zone	Discretionary
998.5 (SRH) Stillwater Row Housing Zone	Discretionary
998.6 (SRA) Stillwater Rear Attached Row Housing Zone	Discretionary
999.4 (MRC) Marquis Retail Centre Zone	Permitted
999.5 (MMUT) Marquis Mixed Use Transition Zone	Permitted
999.6 (MMS) Marquis Main Street Zone	Permitted
999.7 (MED) Marquis Entertainment District	Permitted

Currently the Flea Market use is listed in the following Zones:

Flea Market	
320 (CSC) Shopping Centre Zone	Discretionary
340 (CB2) General Business Zone	Discretionary
400 (IB) Industrial Business Zone	Discretionary
410 (IL) Light Industrial Zone	Discretionary
420 (IM) Medium Industrial Zone	Discretionary
430 (IH) Heavy Industrial Zone	Discretionary
910.7 (HA) Heritage Area Zone	Discretionary
910.11 (UW) Urban Warehouse Zone	Discretionary
910.12 (AED) Arena & Entertainment District Zone	Discretionary
960.5 (CSCa) Ambleside Shopping Centre Zone	Discretionary
960.6 (UVCa) Ambleside Urban Village Commercial Zone	Permitted
997.7 (BP) Blatchford Parks Zone	Permitted
999.4 (MRC) Marquis Retail Centre Zone	Permitted
999.6 (MMS) Marquis Main Street Zone	Permitted
999.7 (MED) Marquis Entertainment District	Permitted

The proposed changes for the Market use include expanding the opportunities for this use to the following Zones:

Market Use	
110 (RF1) Single Detached Residential Zone	Not Listed
115 (RSL) Residential Small Lot Zone	Not Listed
120 (RF2) Low Density Infill Zone	Not Listed
130 (RPL) Planned Lot Residential Zone	Not Listed
140 (RF3) Small Scale Infill Development Zone	Not Listed
150 (RF4) Semi-detached Residential Zone	Not Listed
155 (RMD) Residential Mixed Dwelling Zone	Not Listed
160 (RF5) Row Housing Zone	Not Listed
165 (UCRH) Urban Character Row Housing Zone	Not Listed
170 (RF6) Medium Density Multiple Family Zone	Not Listed
210 (RA7) Low Rise Apartment Zone	Not Listed
220 (RA8) Medium Rise Apartment Zone	Not Listed
230 (RA9) High Rise Apartment Zone	Not Listed
240 (RR) Rural Residential Zone	Not Listed
250 (RMH) Mobile Home Zone	Not Listed
310 (CNC) Neighbourhood Convenience Commercial Zone	Permitted
320 (CSC) Shopping Centre Zone	Permitted
330 (CB1) Low Intensity Business Zone	Permitted
340 (CB2) General Business Zone	Permitted
350 (CHY) Highway Corridor Zone	Permitted
360 (CO) Commercial Office Zone	Permitted
370 (CB3) Commercial Mixed Business Zone	Permitted
400 (IB) Industrial Business Zone	Discretionary
410 (IL) Light Industrial Zone	Discretionary
420 (IM) Medium Industrial Zone	Discretionary
430 (IH) Heavy Industrial Zone	Discretionary

## Attachment 5

510 (US) Urban Services Zone	Discretionary
520 (PU) Public Utility Zone	Discretionary
530 (AP) Public Parks Zone	Discretionary
531 (NA) Natural Areas Protection Zone	Not Listed
540 (A) Metropolitan Recreation Zone	Discretionary
541 (AN) River Valley Activity Node Zone Appendix I - Fort Edmonton Park	Discretionary
541 (AN) River Valley Activity Node Zone Appendix II - Muttart Conservatory	Discretionary
541 (AN) River Valley Activity Node Zone Appendix III - Louise McKinney Riverfront	Discretionary
541 (AN) River Valley Activity Node Zone Appendix IV - The Edmonton Valley Zoo	Discretionary
550 (MA) Municipal Airport Zone	Discretionary
551 (MA1) Municipal Airport Airfield Zone	Discretionary
552 (MA2) Municipal Airport Business Industrial Zone	Discretionary
553 (MA3) Municipal Airport General Business Zone	Discretionary
560 (AJ) Alternative Jurisdiction Zone	Not Listed
570 (CS1) Community Services 1 Zone	Discretionary
571 (CS2) Community Services 2 Zone	Discretionary
572 (CS3) Community Services 3 Zone	Not Listed
573 (CS4) Community Services 4 Zone	Not Listed
574 (UI) Urban Institutional Zone	Permitted
610 (AG) Agricultural Zone	Discretionary
620 (AGU) Urban Reserve Zone	Discretionary
630 (AGI) Industrial Reserve Zone	Discretionary
910.5 (CCA) Core Commercial Arts Zone	Permitted
910.6 (CMU) Commercial Mixed Use Zone	Permitted
910.7 (HA) Heritage Area Zone	Permitted
910.8 (HDR) High Density Residential Zone	Permitted
910.9 (JAMSC) Jasper Avenue Main Street Commercial Zone	Permitted
910.10 (RMU) Residential Mixed Use Zone	Not Listed
910.11 (UW) Urban Warehouse Zone	Permitted
910.12 (AED) Arena & Entertainment District Zone	Permitted
920.4 (RPLt) Terwillegar Planned Lot Residential Zone	Not Listed
920.5 (RF4t) Terwillegar Semi-detached Residential Zone	Not Listed
920.6 (RF5t) Terwillegar Row Housing Zone	Not Listed
920.8 (TSDR) Terwillegar Single Detached Residential	Not Listed
920.9 (TSLR) Terwillegar Small Lot Residential Zone	Not Listed
920.10 (TMU) Terwillegar Mixed Use Zone	Discretionary
930.4 (EIB) Ellerslie Industrial Business	Discretionary
930.5 (EIM) Ellerslie Medium Industrial Zone	Discretionary
940.5 (GLD) Griesbach Low Density Residential Zone	Not Listed
940.6 (GVC) Griesbach Village Centre Zone	Permitted
940.7 (RF5g) Griesbach Row Housing Zone	Not Listed
940.8 (RA7g) Griesbach Low Rise Apartment Zone	Not Listed
940.9 (GLG) Griesbach Low Density Residential with Garage Suites Zone	Not Listed
950.4 (CCHD) Clareview Campus High Density Residential Zone	Not Listed

## Attachment 5

950.5 (CCMD) Clareview Campus Medium Density Residential Zone	Not Listed
950.6 (CCLD) Clareview Campus Low Density Residential Zone	Not Listed
950.7 (CCSF) Clareview Campus Single Family Residential Zone	Not Listed
950.8 (CCNC) Clareview Campus Neighbourhood Commercial Zone	Permitted
960.4 (RA7a) Ambleside Low-Rise Apartment Zone	Not Listed
960.5 (CSCa) Ambleside Shopping Centre Zone	Permitted
960.6 (UVCa) Ambleside Urban Village Commercial Zone	Permitted
970.6 (EETB) Edmonton Energy and Technology Park Business Park Zone	Discretionary
970.7 (EETC) Edmonton Energy and Technology Park Chemical Cluster Zone	Not Listed
970.8 (EETL) Edmonton Energy and Technology Park Logistics Zone	Discretionary
970.9 (EETM) Edmonton Energy and Technology Park Manufacturing Zone	Discretionary
970.10 (EETR) Edmonton Energy and Technology Park Industrial Reserve Zone	Discretionary
970.11 (EETIM) Edmonton Energy and Technology Park Medium Industrial Zone	Discretionary
980 (HVL D) Heritage Valley Low Density Zone	Not Listed
981 Special Area Heritage Valley Row Housing Zone	Not Listed
990.4 (TC-C) Heritage Valley Town Centre Commercial Zone	Permitted
995 (GHLD) Special Area Graydon Hill Low Density Residential Zone	Not Listed
997.7 (BP) Blatchford Parks Zone	Permitted
997.8 (BRH) Blatchford Row Housing Zone	Not Listed
997.9 (BLMR) Blatchford Low to Medium Rise Residential Zone	Not Listed
997.10 (BMR) Blatchford Medium Rise Residential	Not Listed
998.4 (SLD) Stillwater Low Density Residential Zone	Not Listed
998.5 (SRH) Stillwater Row Housing Zone	Not Listed
998.6 (SRA) Stillwater Rear Attached Row Housing Zone	Not Listed
999.4 (MRC) Marquis Retail Centre Zone	Permitted
999.5 (MMUT) Marquis Mixed Use Transition Zone	Permitted
999.6 (MMS) Marquis Main Street Zone	Permitted
999.7 (MED) Marquis Entertainment District	Permitted