

Proposed Text Amendments for Temporary Special Events

Currently, Zoning Bylaw 12800 does not have clear regulations for temporary development or events such as backyard weddings, garden centers, community celebrations, pop-up stores, farmers markets or temporary patios on private property. These developments are typically short-term in nature and range from a one-day event to a seasonal event that takes place over a few weeks during the year. Although Zoning Bylaw 12800 includes a definition for temporary developments, this definition does not specify the upper limit on the length of the activity, making it unclear what the requirements are for temporary special events.

In order to apply for a temporary development permit, the applicant must provide a detailed site plan, as well as floor plans and elevation plans for any structures, such as stages, tents, or trailers that will be placed, or constructed, on the site for the duration of the event. Not only is this process onerous for small scale events, the Zoning Bylaw 12800 does not regulate temporary events to lessen their impact to surrounding areas. The following identifies how events differ between minor and major events and the proposed amendments establishes a framework to streamline the review process, aiding both event organizers and administration, without compromising neighbouring properties the use and enjoyment of land.

Current practice - major events

In the case of larger festivals and events taking place on City owned land, an application must be made to the City's Civic Events and Festivals Section eight weeks prior to the event. The planning of these events is often done in advance of the development permit application being made. Civic Events and Festivals circulates to various city departments and includes information about the event such as the description, duration, location and anticipated attendance. Contacts for the event is also provided in addition to identifying municipal and provincial services, licenses and permits required. If the event takes place on titled property, a Development Officer will advise that a development permit is required.

Administration has recently implemented multi-year permits for special events that take place every year within a specified time frame, such as the Edmonton Folk Music Festival or Heritage Festival. These development permits are typically approved on a five year temporary basis. This has reduced the number of development permits issued each year for recurring events; however, this multi-year permit does not exempt the applicant from obtaining building permits that have to be issued for each time the event occurs.

Current practice - minor events

In many cases, applicants applying for smaller scale events on City owned land or private property are not aware of any permit requirements, or apply too close to the event start date to have their permits issued prior to the event occurring. For applications that do come forward in advance of an event, current practice is that special events are given a development permit with conditions. These conditions require that any structures are dismantled and the site is cleared of all debris after the event, and reference specific provisions in Zoning Bylaw 12800 related to site lighting, access, screening of trash collection areas, and general performance standards. The development permits are generally approved as Class A approvals, meaning that notification is not sent to surrounding land owners, community leagues or Business Improvement Area Associations. In many cases, it would not be practical to notify surrounding landowners through the typical Development Permit process due to the insufficient time provided when the application is being made prior to the event taking place.

Administration also reviews small scale events through vending permits. Vending permits are required when goods are sold or displayed on public streets or other City-owned property. There are three types of vending permits, including:

- Vending Permit - for individual vendors operating vending units on City property
- Umbrella Vending Permit - for festivals and large events with one or more vendors at the event
- Special Event Vending Permit - for small events, including Community League events, with one or more vendors at the event

When an application is made for a vending permit, it is processed by Development Services with appropriate circulation to different City departments depending on the proposed location and type of vending permit being applied for. Depending on the event, Administration may inspect the location of vendors or the event to ensure vendors are in compliance with the Business Licence Bylaw, Parkland Bylaw, and Traffic Bylaw, as well as the terms and conditions of the vending permit.

Further challenges

An additional complexity shared by both minor and major events is in cases where the temporary event includes land uses that are not listed in the underlying zone. For example, it is unclear how a temporary beer garden that may be part of a community league event relates to the zoning requirements, as Bars and Neighbourhood Pubs are not listed uses in park zones. There is also ambiguity around which regulations should be applied to a temporary structure. For instance, temporary sales or grand opening tents on a store parking lot may technically exceed the floor area ratio allowances for the property and may

require additional parking. In most cases, these tents will also temporarily occupy existing parking spaces. Varying zoning regulations and requiring the development permit notification processes for temporary functions can create an unnecessary burden to applicants.

The lack of clarity around the issuance of temporary special event permits creates challenges in creating active city spaces, and works against higher policy objectives including the Municipal Development Plan that promote vibrant and connected communities. This may also be perceived as a hindrance or barrier to certain events and small businesses. Further, temporary events can have negative impacts to surrounding properties when activities are not effectively managed through zoning regulations.

Proposed Amendments - Use Classification

Administration proposes to create a clear framework for temporary special events in Zoning Bylaw 12800 with the introduction of the Special Events use.

Events categorized under the Special Events use are proposed to include temporary activities for community, educational, recreational, cultural, business or other type of unique activities, occurring for a limited or fixed duration. This would include minor events such as backyard weddings, community league parties and customer appreciation events at existing businesses. The Special Events use would also capture larger community festivals and events, such as Edmonton Folk Music Festival, Heritage Festival, or the World Triathlon Series events which are subject to rigorous planning and review through the Civic Events and Festivals process, as well as a range of events on private property such as a temporary restaurant patio, farmers market, or music performance.

Proposed Amendments - Special Land Use Provisions

Special Events will be subject to a set of special land use provisions to mitigate potential impacts to surrounding properties. These regulations were informed by the common development permit conditions that were associated with temporary special event approvals. The intent of these provisions is to mitigate potential impacts to surrounding development and include:

- lighting to provide a safe lit environment;
- screening or relocating trash collection areas;
- removal of all event structures after the special event, and the site returned to its original condition; and
- consideration of surrounding context in terms of safety and impact.

The Special Land Use Provisions for this new use will also specify the maximum duration for Special Events. In general, the maximum duration of a Special Event can occur up to 30 consecutive days, and cannot exceed 30 cumulative days per year. However, in the case of Special Events for the purpose of a seasonal plant

sales, such as temporary garden centres during the summer months or Christmas tree lots during the winter months, the duration of the event can occur for the time between May 01 to August 31, and November 01 to December 31.

For events that occur for a longer duration or outside of the dates identified for seasonal garden centres, the Special Land Use Provisions provide the Development Officer with the ability to assess the context and determine the appropriate event duration and siting, height and location of temporary structures.

Proposed Amendments - Permit Requirements

Given their low impact nature, Special Events that do not exceed five consecutive or cumulative days per calendar year will not require a Development Permit provided they adhere to the Special Land Use regulations. These types of events will be permitted in all zones, including direct development control zones. Development Permit exemptions also apply to Special Events with a duration greater than five consecutive or cumulative days taking place on City owned lands within the Urban Services, Public Parks, Public Utility, Metropolitan Recreation and River Valley Activity Node Zones, as well as seasonal garden centres accessory to a General Retail Stores.

All other Special Events greater than five consecutive or cumulative days per calendar year, will require a Development Permit.

Sites that fall under direct development control zoning will require a rezoning in order to add the Special Events use to their zone to hold events longer than five days in duration.

Regardless of the duration or requirement for development permits, all Special Events will be subject to other applicable regulations such as Community Standards Bylaw 14600 to mitigate for potential nuisances such as noise, Business Licensing and Vending Permit requirements, as well as permits required under the Safety Codes Act.

Proposed Amendments - Permitted and Discretionary Use Status

Special Events is proposed to be listed as a discretionary use in residential areas. This ensures that any Special Event that exceeds five days in duration will require a permit, and adjacent neighbours will receive notice, even if the Special Event complies with all the regulations of Zoning Bylaw 12800. The adjacent neighbours would also be able to appeal a Special Event, when the Special Event requires a Development Permit, at the Subdivision and Development Appeal Board. Special Events are also listed as discretionary in the Natural Areas Protection Zone due to the sensitivity of these areas.

In all other zones, Special Events are listed as permitted, including Special Events that are five days or less in duration, as mentioned previously. If lasting longer than five days, operators would require a permit and would have to comply with all of the Special Land Use Provisions. Should they comply with all applicable regulations, these permits would be issued as Class A permit without any requirement to notify surrounding properties.

Proposed Amendments - Flea Markets

Zoning Bylaw 12800 currently has a use called Flea Market. This use was introduced in 1994 to expand opportunities for Flea Markets in industrial and commercial zones, and to distinguish this use from the Major Secondhand Stores use. The Flea Market use also included Special Land Use Provisions that were intended to manage impacts related to parking, and potential impacts to residential areas. At the time it was suggested Flea Markets required more parking than general retail uses and that 1.5 times the amount of parking compared to a General Retail Store would be required to accommodate customer turnover and parking for vendors. It was recommended that the Special Land Use Provisions also needed to manage potential traffic and noise impacts to residential areas, and that Flea Markets should be at least 200 metres away from residential zones. This separation distance was reduced to 50 metres when passed by City Council in 1994.

At present, most small scale temporary outdoor farmers markets are deemed to be flea markets. This creates a number of challenges. Currently, the Special Land Use Provisions for Flea Markets limit the opportunity for public markets on main streets, due to their proximity to residential zones. Furthermore, the parking provisions for Flea Markets are complex and place a burden for small scale temporary markets that may only be seasonally used for one day of the week.

Recent changes to Business Licence Bylaw 13138 have replaced the Flea Market business licence category with the Public Market category. In order to ensure alignment between bylaws, a number of changes are proposed for Flea Markets in Zoning Bylaw 12800. The first change is to rename the Flea Market use to Market, in order to ensure a range of market uses can be captured under this use. It is also proposed to eliminate the associated Special Land Use Provisions and specific parking provisions for Markets. Permanent indoor markets will still need to meet general commercial parking regulations, similar to general retail uses. The proposed amendments will also expand opportunities for Markets by adding this use to additional zones citywide as outlined in the table listed in Part II of the mark-up below.

Conclusion

These proposed amendments will provide more certainty for those wanting to operate a temporary special event and mitigate potential impacts to surrounding

landowners. The proposed amendments also provide a more consistent framework for a range of markets, which that can reduce barriers to this type of development.

Mark-up of Proposed Text Amendment to Zoning Bylaw 12800 Black Font Existing Text in Zoning Bylaw 12800 <u>Strikethrough:</u> Proposed deletion from Zoning Bylaw 12800 <u>Underline:</u> Proposed addition to Zoning Bylaw 12800	Rationale
3. 2 Provisions for existing Development Permits and Direct Control Provisions 1. For the purpose of any Development Permit or Direct Control Provision: <u>k. Flea Market is deemed to be Market.</u>	
7.8 Community, Educational, Recreational and Cultural Service Uses <u>7.8(19) 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>	Special Event captures potentially higher impact events, and temporary events that run for a longer period of time.
12.2 No Development Permit Required 1. A Development Permit is not required for: <u>z. a Special Event that fully complies with the regulations of Section 75.1 of this Bylaw and:</u> <u>i. is on a Site zoned US, PU, AP, A or AN owned by the City of Edmonton;</u> <u>ii. is for the purpose of a seasonal garden centre Accessory to a General Retail Store and complies with the regulations of Section 75.2(b); or</u> <u>iii. does not exceed 5 consecutive days, or 5 cumulative days per calendar year.</u> <u>aa. 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 the duration of the Special Event.</u>	i. Temporary events taking place on City land undergo a thorough review process, making development permits redundant. 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. iii. Due to the limited duration of these events, they are exempt from requiring a Development Permit.

	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>Delete and replace Section 75 with:</p> <p>75. <u>Special Events</u></p> <p>1. <u>Special Event shall be in accordance with the following:</u></p> <p>a. <u>exterior lighting shall provide a safe lit environment in accordance with Section 51 and 58;</u></p> <p>b. <u>all outdoor trash collection areas shall be screened or located away from the activity;</u></p> <p>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.</u></p> <p>d. <u>Notwithstanding Section 50, where a temporary structure is erected as part of the function of an event:</u></p> <p>i. <u>the maximum Height of the structure above ground level shall not exceed the maximum Height of the Zone;</u></p> <p>ii. <u>Site Coverage and Floor Area Ratio of the underlying Zone shall not apply;</u></p> <p>iii. <u>Setbacks shall apply when the Site Abuts a Zone where Residential Uses are a Permitted Use, except for Sites within the Special Area Downtown.</u></p> <p>2. <u>The maximum duration of a Special Event shall:</u></p> <p>a. <u>be up to 30 consecutive days, and up to a maximum of 30 cumulative days per calendar year; or</u></p> <p>b. <u>be of unlimited temporary duration between May 01 to August 31 and November 01 to December 31, where the Special Event is for the purpose of a seasonal garden centre, including Christmas Tree lots.</u></p> <p>3. <u>Notwithstanding section 75.2, the Development Officer may approve a Special Event for a longer duration or a duration other than the dates listed in 75.2(b), 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>	<p>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>1(b) - Minimizes aesthetic impacts by screening the view of trash collection areas.</p> <p>1(c) - Ensures that the site is returned to its original condition after the event.</p> <p>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>75.2(a) - Ensures a clear timeline for the event to minimize potential impacts, and that the event does not repeat consecutively.</p> <p>75.2(b) - This is to allow temporary garden plant sales during the summer and Christmas tree lots during the winter months.</p>

- a. the siting of the event;
- b. the location, size and height of the associated temporary structures, including Signs;
- c. the location and use of outdoor speakers and amplification systems is sensitive to adjacent Residential Uses;
- d. screening and buffering; and
- e. hours of operation and event duration.

In such cases, the development shall be considered a Class B Discretionary Development.

75.3 - 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. By making it Class B development, adjacent property owners would have the right to appeal the permit.

54.2 Schedule 1 Schedule 1 - Vehicular Parking Requirement

Schedule 1(A): All Areas Outside of the Downtown Special Area, Main Street Corridors, and Transit Nodes

Use of Building or Site	Minimum Number of Parking Spaces Required
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Non-residential Use Classes

Community, Educational, Recreational and Cultural Use Classes

<u>48. Special Event</u>	<u>No parking is required.</u>
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Schedule 1(B): Areas Within the Downtown Special Area

Non-residential Uses

Number of Required Parking Spaces by Zone								
Area of Application	AED	CCA	CMU	HA	HDR	JAMSC	RMU	UW
<u>10. Special Event</u>	<u>No parking is required.</u>							

Remaining list renumbered accordingly.

Due to the temporary nature of these events, no additional parking will be required.

Schedule 1(C): Transit Oriented Development and Main Streets Overlay	
Use of Building or Site	Minimum or Maximum Number of Parking Spaces Required
Non-residential and non-Residential-Related Use	
<u>7. Special Event</u>	<u>No parking is required.</u>
<i>Remaining list renumbered accordingly.</i>	

7.4 Commercial Uses 3. Auctioneering Establishment means development specifically intended for the auctioning of goods and equipment, including Temporary Storage of such goods and equipment. This Use does not include Flea -Markets. 19. Flea Market 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: flea markets <u>public markets</u> and farmers markets. This Use does not include Secondhand Stores or Pawn Stores.	<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>
91. Flea Markets A Flea Market shall comply with the following regulations: 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; 2. parking shall be provided in accordance with the provisions of Section 54.2, Schedule 1, subject to the following additional regulations: 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; b. for Flea Markets located on Sites where on-site parking is shared with other businesses having space in the same building or complex, the calculation for required parking shall not include parking spaces required for these other businesses, subject to clause (c) below; and	<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</p>

<p>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</p> <p>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.</p>	<p>events will be exempted from requiring parking.</p>										
<p>54.2 Schedule 1 Schedule 1 - Vehicular Parking Requirement</p> <table border="1" data-bbox="155 804 1135 1247"> <tr> <th colspan="2">Schedule 1(A): All Areas Outside of the Downtown Special Area, Main Street Corridors, and Transit Nodes</th></tr> <tr> <th>Use of Building or Site</th><th>Minimum Number of Parking Spaces Required</th></tr> <tr> <td colspan="2">Non-residential Use Classes</td></tr> <tr> <td colspan="2">Commercial Use Classes</td></tr> <tr> <td>18. Flea Markets</td><td>1 parking space per 15.4 m² of Floor Area in the building used for this Use.</td></tr> </table>	Schedule 1(A): All Areas Outside of the Downtown Special Area, Main Street Corridors, and Transit Nodes		Use of Building or Site	Minimum Number of Parking Spaces Required	Non-residential Use Classes		Commercial Use Classes		18. Flea Markets	1 parking space per 15.4 m² of Floor Area in the building used for this Use.	<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>Removing this clause will mean that markets are subject to the same parking requirements as other general retail outlets.</p>
Schedule 1(A): All Areas Outside of the Downtown Special Area, Main Street Corridors, and Transit Nodes											
Use of Building or Site	Minimum Number of Parking Spaces Required										
Non-residential Use Classes											
Commercial Use Classes											
18. Flea Markets	1 parking space per 15.4 m² of Floor Area in the building used for this Use.										

Part II. Zones, Special Areas and Direct Control

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
541 (AN) River Valley Activity Node Zone Appendix I - Fort Edmonton Park	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	Permitted
571 (CS2) Community Services 2 Zone	Permitted
572 (CS3) Community Services 3 Zone	Discretionary
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	Permitted
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
980 (HVLD) Heritage Valley Low Density 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

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

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
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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
510 (US) Urban Services Zone	Discretionary
520 (PU) Public Utility Zone	Discretionary
530 (AP) Public Parks Zone	Discretionary
531 (NA) Natural Areas Protection Zone	Discretionary
540 (A) Metropolitan Recreation Zone	Discretionary
541 (AN) River Valley Activity Node Zone	Discretionary
541 (AN) River Valley Activity Node Zone Appendix I - Fort Edmonton Park	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
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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
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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	Permitted
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
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	Discretionary
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
980 (HVLD) Heritage Valley Low Density 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 Zone	Not Listed