

Guiding Principles and Accessing Rezoning Information

This attachment provides a set of general guiding principles (in no particular order) that will inform the technical criteria governing the city-wide rezoning project as well as information on how to access specific property zoning information once it becomes available.

General Guiding Principles

- 1** It is intended that properties should experience little to no loss of development rights.
- 2** Properties will be rezoned to the closest equivalent zone under the new Zoning Bylaw.
- 3** Non-conforming uses and developments, as a result of the zone transition, will be minimized. ¹
- 4** New infrastructure and service upgrades are not anticipated to be required as a result of the rezoning transition. Infrastructure requirements will be reviewed on a case-by-case basis at the subdivision and/or development permit application stage.
- 5** Protection of Municipal Historic Resources and Heritage Areas will be maintained.
- 6** Rezoning will be closely aligned with taxation and assessment timelines to support a seamless transition.
- 7** Rezoning will not have an immediate impact on the tax assessment value for the vast majority of properties.
- 8** Direct Control Zones are out of scope and thus will not be rezoned to the closest equivalent zone under the new Zoning Bylaw.
- 9** Complex/major Special Area Zones are out of scope.

¹ Given the permissive direction of the Zoning Bylaw Renewal, it is anticipated and intended that the City-wide rezoning will result in only a few buildings and uses becoming legally non-conforming pursuant to s.643 of the Municipal Government Act

Accessing Rezoning Information

The Zoning Bylaw Renewal Initiative will require a public hearing for both the consideration of the new Zoning Bylaw and new zoning map. Charter Bylaw 19918 received first reading at a City Council meeting on December 13, 2021 and is scheduled to go to Public Hearing on March 15, 2022 (at the time this report is written). If approved, Charter Bylaw 19918 will provide the City with an electronic method of notification for large-scale rezonings (more than 500 parcels). In addition to this legal requirement, the Zoning Bylaw Renewal Initiative is implementing a series of approaches to promote the rezoning information: taxation notices, city-wide advertising campaign, presentations and city-wide engagement, podcasts and videos, dedicated staff, and updates to all 311 processes.

Edmontonians can visit [edmonton.ca](https://www.edmonton.ca) or [edmonton.ca/zoningbylawrenewal](https://www.edmonton.ca/zoningbylawrenewal) to access the draft Zoning Bylaw and zoning map, in addition to the date/location for subsequent public hearings.