

## Mark-up of Proposed Text Amendment to Zoning Bylaw 12800

Black Font Existing Text in Zoning Bylaw 12800  
~~Strikethrough:~~ Proposed deletion from Zoning Bylaw 12800  
Underline: Proposed addition to Zoning Bylaw 12800

### 86 Secondary Suites

~~10. notwithstanding Secondary Suites being listed as Permitted or Discretionary Uses within any Zone, they shall be subject to the regulations of the Edmonton-Stratheona County Joint Planning Study Area Secondary, Garage and Garden Suites Overlay in Section 822 of this Bylaw.~~

### 87 Garden Suites

~~26. notwithstanding Garage Suites and Garden Suites being listed as Permitted or Discretionary Uses within any Zone, they shall be subject to the regulations of the Edmonton-Stratheona County Joint Planning Study Area Secondary and Garage Suites Overlay in Section 822 of this Bylaw.~~

### ~~822 Edmonton-Stratheona County Joint Planning Study Area Secondary and Garden Suites Overlay~~

#### ~~822.1 General Purpose~~

~~The purpose of this Overlay is to limit the expansion of Secondary Suites and to limit the creation of any Garden Suites within a portion of the Edmonton-Stratheona County Joint Planning Study Area to the Use opportunity that existed prior to the adoption of Bylaw~~

## Rationale

References to the Overlay have been removed from Sections 86 and 87 as it will no longer apply.

Overlay removed based on findings of the updated risk assessment.

~~4.4750, in order to limit residential intensification in proximity to Industrial Uses until such time as more definitive criteria may be established to prescribe residential development within the Study Area, at which time this Overlay may be subject to amendment:~~

### ~~822.2 Application~~

~~Nothwithstanding any provisions of the Zoning Bylaw respecting the area of application of Overlays, this Overlay applies to all Zones on those lands shown in Appendix 1 to this Overlay.~~

### ~~822.3 Development Regulations~~

- ~~1. Notwithstanding Secondary Suites being listed as Permitted or Discretionary Uses within the following zones, Secondary Suites shall be allowed within the portion of the proposed Edmonton-Stratheona County Joint Planning Area contained within the City of Edmonton, representing a buffer area 1.5 km wide, as shown in Appendix 1, only in accordance with the following:~~
  - ~~a. Secondary Suites shall be Discretionary Uses within the RF1, RF2 and RSL Zones where the Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide.~~
  - ~~b. Secondary Suites shall be a Permitted Use within the RF3 Zone where the Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide. In all other cases, Secondary Suites shall be a Discretionary Use in the RF3 Zone.~~
  - ~~c. Secondary Suites shall be a Discretionary Use within the RF4 Zone.~~
  - ~~d. Secondary Suites shall not be allowed within the RPL and RR Zones.~~

- e: ~~Notwithstanding 86(1), the minimum Site size for a Secondary Suite in any Zone shall be 100 m<sup>2</sup> in addition to the minimum required Site size for the principal Dwelling.~~
- 2: ~~Notwithstanding Garden Suites being listed as Permitted or Discretionary Uses within any Zone, Garden Suites shall be prohibited within the portion of the proposed Edmonton-Strathcona County Joint Planning Area contained within the City of Edmonton, representing a buffer area 1.5 km wide, as shown in Appendix 1:~~

~~**Appendix I – Edmonton-Strathcona County Joint Planning Study Area Secondary and Garage Suites Overlay**~~

