

Bylaw 18115

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 2421

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by :
  - a) adding subsection 3.2(1)(i) as follows:

“i. Garage Suites is deemed to be Garden Suites.”;
  - b) deleting subsection 7.2(3) and renumbering accordingly;
  - c) deleting the newly renumbered subsection 7.2(3) and replacing with the following:

“3. Garden Suite means an Accessory building containing a Dwelling, which is located separate from the principal Use which is Single Detached Housing, and which may contain a Parking Area. A Garden Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. This Use Class does not include Secondary Suites, Blatchford Lane Suites, or Blatchford Accessory Suites.”;
  - d) deleting the newly renumbered subsection 7.2(6) and replacing with the following:

“6. Secondary Suite means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal use is Single Detached Housing. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to

the principal Dwelling, either from a common indoor landing or directly from the side or rear of the structure. This Use Class includes the Development or Conversion of Basement space or above Grade space to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Single Detached Dwelling. This Use Class does not include Apartment Housing, Duplex Housing, Garden Suites, Semi-detached Housing, Lodging Houses, Blatchford Lane Suites, Blatchford Accessory Suites, or Blatchford Townhousing.”;

- e) deleting subsection 20.5.2(1)(a) and replacing with the following:
  - “a. construction of, and any demolition associated with, new Apartment Housing, Duplex Housing, Garden Suite, Row Housing, Semi-detached Housing, Single Detached Housing, or Stacked Row Housing; or”;
- f) deleting subsection 22.4(a)(i) and replacing with the following:
  - “i. one calendar year of the date of approval for the Development Permit for Duplex Housing, Garden Suites, Residential Sales Centre, Secondary Suites, Semi-detached Housing, and Single Detached Housing; or”;
- g) deleting subsection 48.2(4) and replacing with the following:
  - “4. No minimum Privacy Zone is required for Garden Suites at-Grade.”;
- h) deleting subsection 48.3(6) and replacing with the following:
  - “6. No minimum Privacy Zone is required for Garden Suites at-Grade.”;
- i) deleting subsection 50.3(1) and replacing with the following:
  - “1. an Accessory building or structure shall not be used as a Dwelling, except where it contains a Garden Suite in accordance with Section 87, or a Blatchford Lane Suite in accordance with Section 997.”;
- j) adding subsection 50.3(2) as follows and renumbering accordingly:
  - “2. when an Accessory building or structure contains a Garden Suite, it shall be developed in accordance with Section 87 of this Bylaw and subsections 50.3(3) to 50.3(5) shall not apply.”;
- k) deleting the newly renumbered subsection 50.3(3)(b) and renumbering accordingly;
- l) deleting the newly renumbered subsection 50.3(4) and replacing with the following:
  - “4. the Site Coverage of Accessory buildings or structures shall not exceed 12%, unless a different standard is prescribed within the regulations contained within the relevant Zone.”;

- m) deleting the newly renumbered subsection 50.3(5)(b) and replacing with the following:
  - “b. an Accessory building or structure shall be located not less than 0.9 m from the Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer, or where a Garage is placed on the common property line in accordance with the provisions of the RPL Zone, or where the Accessory building does not exceed the permitted fence Height.”;
- n) deleting the newly renumbered subsection 50.3(5)(d) and replacing with the following:
  - “d. subject to subsection 50.3(5)(e), an Accessory building or structure which exceeds 1.85 m in Height shall be located at not less than 0.6 m from the Rear Lot Line.”;
- o) deleting subsection 52.2(c) and replacing with the following:
  - “c. Where the maximum Height as determined by Section 52.1 is measured to the midpoint, the ridge line of the roof shall not extend more than 1.5 m above the maximum permitted building Height of the Zone or overlay, or in the case of a Garden Suite the maximum permitted building Height in accordance with Section 87 of this Bylaw.”;
- p) deleting subsection 52.4 and replacing with the following:
  - “4. The Development Officer shall determine Grade by selecting, from the methods listed below, the method that best ensures compatibility with surrounding development:
    - a. if the applicant can show by reference to reliable topographical maps that the elevation of the Site varies by no more than one meter in 30 lineal meters, the Development Officer may determine Grade by calculating the average of the highest and lowest elevation on the Site;
    - b. the Development Officer may determine Grade by calculating the average of the elevation at the corners of the Site prior to construction as shown on the applicant's grading plan;
    - c. the Development Officer may determine Grade by calculating the average elevation of the corners of the buildings on all properties abutting the Site or separated from the Site by a Lane;
    - d. for a Site where the highest geodetic elevation at a corner of the front property line is greater than the lowest geodetic elevation at a corner of the

rear property line by 2.0 m or more, the Development Officer may determine Grade by calculating the average elevation of the front corners of the Lot, and along the side property lines a distance equal to the minimum front Setback in the underlying Zone from the front property line. This method is intended for small scale development with a single Principal building and is not intended to be used for Multi-unit Project Developments;

- e. for a Garden Suite, the Development Officer may determine Grade by calculating the average of the elevation of the corners at the Rear Lot Line prior to construction as shown on the applicant's Site Plan; or
  - f. the Development Officer may use his variance power to determine Grade by a method other than the ones described in subsection 52.4. If so, this shall be a Class B Discretionary Development.
- q) deleting from subsection 59A.1 "940.9 GLG Griesbach Low Density Residential with Garage Suites Zone" and replacing with "940.9 GLG Griesbach Low Density Residential with Garden Suites Zone";
  - r) deleting subsection 75(10) and replacing with the following:
    - "10. a Major Home Based Business shall not be allowed within the same principal Dwelling containing a Secondary Suite or within the same Site containing a Garden Suite and an associated principal Dwelling, unless the Home Based Business is a Bed and Breakfast Operation and the Secondary Suite or the Garden Suite is an integral part of the Bed and Breakfast Operation.";
  - s) deleting subsection 79(1)(c) and replacing with the following:
    - "c. no Major Home Based Business, Secondary Suite, or Garden Suite shall be permitted as part of the Limited Group Home development or on the Site of such development; and";
  - t) deleting subsection 86(5) and replacing with the following:
    - "5. only one of a Secondary Suite or a Garden Suite may be developed in conjunction with a principal Dwelling.";
  - u) deleting Section 87 and replacing with the following:
    - "87. Garden Suites**
    - Garden Suites shall be developed in accordance with the following regulations:

1. The minimum Site Area shall be 360 m<sup>2</sup> in the RF1, RF2, RF3, RF4, RF5, RF6, RA7, RA8, and RA9 Zones, 1.0 ha in the RR Zone, and 280 m<sup>2</sup> in all other Zones.
2. The minimum Site Width for a Garden Suite shall be the same as the minimum Site Width prescribed for Single Detached Housing in the underlying Zone.
3. The maximum Height shall be as follows:
  - a. 6.5 m where the Garden Suite has a roof slope of 4/12 (18.4°) or greater.
  - b. 6.2 m where the Garden Suite has a roof slope of less than 4/12 (18.4°).
  - c. notwithstanding (a) and (b) above, in the case of the TSDR, TSLR and the GLG zones, the maximum Height shall be 7.5 m.
  - d. notwithstanding (a), (b) and (c) above, where there is no Lane abutting the Site, the maximum Height shall be 4.3 m.
  - e. notwithstanding Section 52.1(b), Height shall be determined by measuring from the horizontal plane through Grade to the highest point of the parapet where a Garden Suite has a flat roof.
4. The maximum total Floor Area for a Garden Suite shall be 120 m<sup>2</sup>.
5. Floor Area for Dwelling space in a Garden Suite shall be provided in accordance with the following:
  - a. for the purposes of this regulation, Floor Area shall exclude Parking Areas within the Garden Suite, up to 4 m<sup>2</sup> of the area covered by stairways, and up to 6 m<sup>2</sup> of the area covered by elevators and any associated landing area;
  - b. the maximum Floor Area shall be 75 m<sup>2</sup>;
  - c. the minimum Floor Area shall be 30 m<sup>2</sup>.
  - d. in the RF1, RF2, RF3, RF4, RF5, RF6, RA7, RA8, and RA9 Zones, the maximum Second Storey Floor Area shall be 50 m<sup>2</sup>; and
  - e. in all other Zones, the maximum Second Storey Floor Area shall be 60 m<sup>2</sup>.

6. Notwithstanding the maximum Site Coverage prescribed for Accessory Buildings in the underlying Zone:
  - a. in the RF1, RF2, RF3, RF4, RF5, RF6, RA7, RA8, and RA9 Zones:
    - i. the maximum Site Coverage of a Garden Suite shall be in accordance with the following:
      - A. the total maximum Site Coverage of the Garden Suite and other Accessory buildings shall not exceed 18%;
      - B. the total maximum Site Coverage of other Accessory buildings and any Parking Area within the Garden Suite shall not exceed 12%; and
      - C. the total maximum Site Coverage including Accessory buildings and the principal Dwelling shall not exceed the total maximum Site Coverage as prescribed by the regulations of the underlying Zone by more than 2% of Site Area.
  - b. in all other Zones:
    - i. the maximum Site Coverage of a Garden Suite shall be increased by 2% of Site Area provided that:
      - A. the total maximum Site Coverage of other Accessory buildings and any Parking Area within the Garden Suite shall not exceed the total maximum Site Coverage as prescribed by the regulations of the underlying Zone; and
      - B. the total maximum Site Coverage including Accessory buildings and the principal Dwelling shall not exceed the total maximum Site Coverage as prescribed by the regulations of the underlying Zone by more than 2% of Site Area.
7. A Garden Suite shall be located not less than 18.0 m from the Front Lot Line.
8. Where the vehicle doors face a Lane Abutting the Rear Lot Line, the minimum Rear Setback shall be 1.2 m.

9. Where the vehicle doors do not face a Lane Abutting the Rear Lot Line, the minimum Rear Setback shall be 0.6 m.
10. The minimum Side Setback shall be the same as that prescribed for Single Detached Housing within the underlying Zone or applicable Overlay.
11. The minimum distance between a Garden Suite and the principal Dwelling on the same Site, shall be 4 m.
12. Where a Garden Suite contains a Parking Area, the Garden Suite shall have an entrance separate from the vehicle entrance to the Parking Area, either from a common indoor landing or directly from the exterior of the structure.
13. Where a Garden Suite is two Storeys, the applicant shall provide information regarding the location of windows and the location of any existing Amenity Areas on Abutting properties. Second Storey windows shall be placed and sized such that they reduce overlook into Yards and windows of Abutting properties to the satisfaction of the Development Officer through one or more of the following:
  - a. reducing direct views of Rear Yard or Side Yard Amenity Areas, or direct views into a Garden Suite window on an Abutting Site through off-setting window placement, locating windows above eye level, or obscuring windows with translucent treatment;
  - b. strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and
  - c. placing larger windows such as Principal Living Room Windows to face a lane, a flanking street, or the larger of any Side Yard abutting another property.
14. Rooftop Terraces shall not be allowed on Garden Suites.
15. Platform Structures greater than 1.0 m above Grade shall be fully contained within the rear 6.0 m of the Site, except that they may extend along the full length of a façade facing the Side Lot Line Abutting a flanking public roadway.
16. Platform Structures greater than 1.0 m above Grade shall provide Privacy Screening to reduce overlook onto Abutting properties.

17. Façades shall be articulated to the satisfaction of the Development Officer through two or more of the following:
  - a. projection or recession of portions of the façade;
  - b. projecting architectural features;
  - c. platform structures;
  - d. use of two or more exterior finishing materials;
  - e. Landscaping with shrubs along building Façades, in addition to Landscaping required by Section 55 of this Bylaw;
  - f. entrance features oriented toward the public roadway, including a Lane;
  - g. dormers; or
  - h. window trim with a minimum width of 0.075 m.
18. On Corner Sites the façades facing the Lane and the flanking Side Lot Line shall use consistent building materials and architectural features.
19. Façades facing a Lane shall have exterior lighting.
20. Garden Suites shall have a covered entrance feature over the main door.
21. Only one of a Secondary Suite or Garden Suite may be developed in conjunction with a principal Dwelling.
22. Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Garden Suite shall not exceed three.
23. A Garden Suite shall not be allowed within the same Site containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Garden Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.
24. Where Garden Suites are Discretionary within the applicable Zone, the Development Officer may exercise discretion in considering a Garden Suite having regard to:
  - a. compatibility of the Use with the siting, geodetic elevations, and Height characteristic of surrounding development;
  - b. the effect on the privacy of adjacent properties;



- c. the policies and guidelines for Garden Suites contained in a Statutory Plan for the area.
- 25. A Garden Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.
- 26. Notwithstanding Garden Suites being listed as Permitted or Discretionary Uses within any Zone, they shall be subject to the regulations of the Edmonton- Strathcona County Joint Planning Study Area Secondary and Garden Suites Overlay in Section 822 of this Bylaw.
- 27. Notwithstanding Section 54.2, where a Garden Suite is developed in accordance with Section 93 of this Bylaw, the minimum number of Parking Spaces shall be 0.
- v) deleting subsection 110.1 and replacing with the following:

**“110.1 General Purpose**

The purpose of this Zone is to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, and Garden Suites, as well as Semi-detached Housing and Duplex Housing under certain conditions.”;
- w) deleting subsection 110.4(5) and replacing with the following:

“5. Garden Suites shall comply with Section 87 of this Bylaw.”;
- x) deleting subsection 110.4(11) and replacing with the following:

“11. Separation Space shall be provided between two or more Dwellings or portions thereof on the same Site in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.”;
- y) deleting subsection 110.4(15) and replacing with the following:

“15. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.”;
- z) deleting subsection 115.1 and replacing with the following:

**“115.1 General Purpose**

The purpose of this Zone is to provide for smaller lot Single Detached Housing with attached Garages in a suburban setting that provides the opportunity for the more efficient

utilization of undeveloped suburban areas and includes the opportunity for Secondary Suites and Garden Suites.”

2. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:
  - a) deleting subsection 115.4(10)(b) and replacing with the following:
 

“b. between a Garden Suite and the associated principal Dwelling on the same Site.”;
  - b) deleting subsection 115.4(12) and replacing with the following:
 

“12. Except where Semi-detached Housing, Duplex Housing, Secondary Suites, and Garden Suites are allowed in this Zone, and may thereby constitute two Dwellings on a lot, a maximum of one Dwelling per lot shall be allowed.”;
  - c) adding subsection 115.4(15) as follows:
 

“15. Garden Suites shall comply with Section 87 of this Bylaw.”;
  - d) deleting subsection 115.5(2) and renumbering accordingly;
  - e) deleting subsection 120.1 and replacing with the following:
 

**“120.1 General Purpose**

The purpose of this Zone is to retain Single Detached Housing, while allowing infill on narrow lots, and Secondary Suites and Garden Suites.”;
  - f) deleting subsection 120.4(5) and replacing with the following:
 

“5. Garden Suites shall comply with Section 87 of this Bylaw.”;
  - g) deleting subsection 120.4(11) and replacing with the following:
 

“11. Separation Space shall be provided between two or more Dwellings or portions thereof on the same Site in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.”;
  - h) deleting subsection 120.4(15) and replacing with the following:
 

“15. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.”;
  - i) deleting subsection 130.4(7)(a) and replacing with the following:
 

“a. between a Garden Suite and the associated principal Dwelling on the same site; or”;
  - j) deleting subsection 130.4(15) and replacing with the following:

- “15. General Site Landscaping for principal Dwellings shall be developed in accordance with the following:
- a. one deciduous tree, one coniferous tree and four shrubs shall be required for each Dwelling;
  - b. all applications for a Development Permit shall include a Site plan that identifies the location, species and size of landscaping required in subsection 130.4(15)(a);
  - c. the required Site plan shall also identify the proposed Landscaping and screening for any required Private Outdoor Amenity area which is not provided with external access from a Lane, Side Yard or passageway through a Garage; and
  - d. all required Landscaping shall be consistent with the relevant requirements of Section 55.”;
- k) deleting subsection 130.4(16) and replacing with the following:
- “16. A maximum of one Dwelling per Lot shall be allowed in this Zone. Except where Secondary Suites, or Garden Suites are allowed, then two Dwellings per Lot shall be allowed.”;
- l) deleting subsection 130.4(18) and replacing with the following:
- “18. Garden Suites shall comply with Section 87 of this Bylaw.”
- m) deleting subsection 140.1 and replacing with the following:
- “140.1 General Purpose**
- The purpose of this Zone is to provide for Single Detached Housing and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four Dwellings under certain conditions, and including Secondary Suites and Garden Suites.”;
- n) deleting subsection 140.4(8) and replacing with the following:
- “8. Garden Suites shall comply with Section 87 of this Bylaw.”;
- o) deleting subsection 140.4(14) and replacing with the following:
- “14. Separation Space shall be provided between two or more Dwellings or portions thereof on the same Site in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.”;

- p) deleting subsection 140.4(19)(a) and replacing with the following:
  - “a. a maximum of one Single Detached Dwelling per Site, and, where the provisions of this Bylaw are met, up to one Secondary Suite or Garden Suite;”;
- q) deleting subsection 140.4(23) and replacing with the following:
  - “23. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line. However, Row Housing and Stacked Row Housing shall orient a minimum of one entrance door or entrance feature towards each adjacent public roadway, other than a Lane. Sliding patio doors shall not serve as the entrance door or entrance feature.”;
- r) deleting subsection 150.4(3) and replacing with the following:
  - “3. Garden Suites shall comply with Section 87 of this Bylaw.”;
- s) deleting subsection 150.4(9)(a) and replacing with the following:
  - “a. on-Site parking may be provided within a Garage or Garden Suite. A mutual Garage may be constructed on the common property line to the satisfaction of the Development Officer;”;
- t) deleting subsection 150.4(10)(a) and replacing with the following:
  - “a. one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard for each principal Dwelling, except where the Front Setback is 4.5 m or less, and a landscaped boulevard is provided in accordance with subsection 150.4(6)(b)(i) of this Bylaw, the tree may be placed within the Rear or Side Yard, rather than the Front Yard;”;
- u) deleting subsection 150.4(11)(a) and replacing with the following:
  - “a. between a Garden Suite and the associated principal Dwelling on the same Site; or”;
- v) deleting subsection 150.4(13)(b) and replacing with the following:
  - “b. where Single Detached Housing is developed in this Zone, a maximum of one Dwelling per Site, and, where the provisions of this Bylaw are met, up to one Secondary Suite or Garden Suite shall be allowed.”
- w) deleting subsection 150.4(17) and replacing with the following:

“17. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.”;

x) adding subsection 155.4(34) as follows:

“34. Secondary Suites shall comply with Section 86 of this Bylaw.”;

y) adding subsection 155.4(35) as follows:

“35. Garden Suites shall comply with Section 87 of this Bylaw.”;

z) deleting subsection 160.4(8)(a) and replacing with the following:

“a. between a Garden Suite and the associated principal Dwelling on the same Site; or”;

3. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:

a) deleting subsection 160.4(17)(c) and replacing with the following:

“c. Semi-detached Housing, Secondary Suites, and Garden Suites in this Zone shall be developed in accordance with the provisions of the (RF4) Semi-detached Housing Zone.”;

b) deleting subsection 160.4(24) and replacing with the following:

“24. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.”

c) deleting subsection 170.4(7) and replacing with the following:

“7. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.”;

d) deleting subsection 170.4(13) and replacing with the following:

“13. Notwithstanding the other regulations in this Zone, Single Detached Housing in this Zone shall be developed in accordance with the provisions of the RF1 Zone, and Duplex and Semi-detached Housing, Secondary Suites, and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.”;

e) deleting subsection 210.4(9) and replacing with the following:

- “9. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:
  - a. between a Garden Suite and the associated principal Dwelling on the same Site; or
  - b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
    - i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;
    - ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.”;
- f) deleting subsection 210.5(1) and replacing with the following:
  - “1. Notwithstanding subsection 210.4, Single Detached, Semi-detached Duplex Housing, Secondary Suites, and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.”;
- g) deleting subsection 220.4(10) and replacing with the following:
  - “10. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:
    - a. between a Garden Suite and the associated principal Dwelling on the same Site; or
    - b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
      - i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;
      - ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.”;
- h) deleting subsection 220.6(1) and replacing with the following:

- “1. Notwithstanding subsection 220.4, Single Detached, Semi-detached, and Duplex Housing, Secondary Suites and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.”;
- i) deleting subsection 230.4(8) and replacing with the following:
  - “8. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.”;
- j) deleting subsection 230.5(1) and replacing with the following:
  - “1. Notwithstanding subsection 230.4, Single Detached, Semi-detached and Duplex Housing, Secondary Suites and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.”;
- k) deleting subsection 240.4(9) and replacing with the following:
  - “9. The maximum number of Dwellings per Site shall be one Single Detached Dwelling, and, where the provisions of this Bylaw are met, up to one of either a Secondary Suite or Garden Suite per Site shall be allowed.”;
- l) adding subsection 240.4(12) as follows:
  - “12. Garden Suites shall comply with Section 87 of this Bylaw.”;
- m) deleting subsection 240.5(2) and renumbering accordingly;
- n) deleting subsection 814.3(21) and replacing with the following:
  - “21. A rear detached Garage or Garden Suite shall be fully contained within the rear 12.8 m of the Site.”;
- o) deleting the title from Section 822 and replacing with the following:
  - “822 Edmonton-Strathcona County Joint Planning Study Area Secondary and Garden Suites Overlay”;***
- p) deleting subsection 822.1 and replacing with the following:
  - “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-Strathcona County Joint Planning Study Area to the Use opportunity that existed prior to the adoption of Bylaw 14750, 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.”;

- q) deleting subsection 822.3(2) and replacing with the following:
  - “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.”;
- r) deleting subsection 920.4(3)(f) and replacing with the following:
  - “f. the maximum Height for a detached Garage shall not exceed 5.0 m, except in the case of a Garden Suite, where the maximum Height shall be in accordance with Section 87 of this Bylaw.”;
- s) deleting subsection 920.5(3)(h) and replacing with the following:
  - “h. the maximum Height for a detached Garage shall not exceed 5.0 m, except in the case of a Garden Suite, where the maximum Height shall be in accordance with Section 87 of this Bylaw”;
- t) deleting subsection 920.6(3)(m) and replacing with the following:
  - “m. the maximum Height for a detached Garage shall not exceed 5.0 m, except in the case of a Garden Suite, where the maximum Height shall be in accordance with Section 87 of this Bylaw;”;
- u) deleting subsection 920.8(4)(i)(ii) and replacing with the following:
  - “ii. it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.”;
- v) adding subsection 920.8(4)(s) as follows:
  - “s. Garden Suites shall comply with Section 87 of this Bylaw.”;
- w) deleting subsection 920.8(5)(c) and renumbering accordingly;
- x) deleting subsection 920.9(4)(j)(ii) and replacing with the following:
  - “ii. it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.”;
- y) adding subsection 920.9(4)(t) as follows:
  - “t. Garden Suites shall comply with Section 87 of this Bylaw.”;
- z) deleting subsection 920.9(5)(c) and renumbering accordingly;
- 4. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by:
  - a) deleting subsection 940.5(5)(m) and replacing with the following:



- “m. Garden Suites shall comply with Section 87 of this Bylaw.”;
- b) deleting subsection 940.5(5)(q)(i) and replacing with the following:
  - “i. where Single Detached Housing is developed in this Zone, a maximum of one Single Detached Dwelling per lot, and, where the provisions of this Bylaw are met, up to one Secondary Suite or Garden Suite per lot shall be allowed;”;
- c) deleting subsection 940.7(f) and replacing with the following:
  - “f. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it is not applicable where the building faces a public roadway, other than a lane, and it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.”;
- d) deleting the title from Section 940.9 and replacing with the following:
  - “**940.9 (GLG) Griesbach Low Density Residential with Garden Suites Zone**”;
- e) deleting subsection 940.9(1) and replacing with the following:
  - “**1) General Purpose**
  - To provide for street oriented low density housing with opportunities for a limited number of Garden Suites and Secondary Suites and Row Housing under certain conditions, in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan.”.
- f) deleting subsection 940.9(5)(o)(i) and replacing with the following:
  - “i. where Single Detached Housing is developed in this Zone, a maximum of one Single Detached Dwelling per lot, and, where the provisions of this Bylaw are met, up to one Secondary Suite or Garden Suite per lot shall be allowed;”;
- g) deleting subsection 940.9(6) and replacing with the following:
  - “**6) Additional Development Regulations for Garden Suites**
  - a. Garden Suites shall comply with Section 87 of this Bylaw.”;
- h) deleting subsection 980.5(p)(i)(B);
- i) adding subsection 980.5(z) as follows:
  - “Garden Suites shall comply with Section 87 of this Bylaw.”;
- j) deleting subsection 980.6(a) and renumbering accordingly;
- k) deleting subsection 995.5(v) and replacing with the following:
  - “v. Garden Suites shall comply with Section 87 of this Bylaw.”;
- l) deleting subsection 997.5(2) and replacing with the following:

- “2. **Blatchford Accessory Suite** means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal use is Blatchford Townhousing. A Blatchford Accessory Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Blatchford Accessory Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the front, side or rear of the structure. This Use Class includes the Development or Conversion of Basement space to a separate Dwelling. This Use Class does not include Apartment Housing, Garden Suites, Row Housing, Secondary Suites, Stacked Row Housing or Lodging Houses, or Blatchford Lane Suites.”;
- m) deleting subsection 997.5(3) and replacing with the following:
3. **Blatchford Lane Suite** means an Accessory Dwelling located above a detached Garage. A Blatchford Lane Suite is Accessory to a building in which the principal Use is Blatchford Townhousing. A Blatchford Lane Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Blatchford Lane Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Garden Suites, Row Housing, Secondary Suites, Stacked Row Housing, or Blatchford Accessory Suites.”;
- n) deleting subsection 998.4(4)(w) and replacing with the following:
- “w. Except where Semi-detached Housing, Secondary Suites and Garden Suites are allowed in this Zone, and may thereby constitute two Dwellings on a Lot, a maximum of one Dwelling per Lot shall be allowed.”;
- o) deleting subsections 110.3(2), 115.3(2), 115.3(3), 120.3(2), 120.3(3), 130.3(2), 130.3(3), 140.3(1), 140.3(2), 150.3(2), 155.3(2), 155.3(3), 160.3(2), 170.3(3), 210.3(6), 220.3(5), 230.3(8), 240.3(2), 240.3(3), 910.9(3)(c), 920.8(3)(b), 920.8(3)(c), 920.9(3)(b), 920.9(3)(c), 940.5(4)(b), 940.5(4)(c), 970.10(3)(d), 980.4(b), 980.4(c), 995.4(b), 995.4(c), 998.4(3)(c), 998.4(3)(d), and 998.5(3)(1) and renumbering accordingly;

- p) adding alphabetically to Sections 110.2, 115.2, 120.2, 130.2, 140.2, 150.2, 155.2, 240.2, 920.8(2), 920.9(2), 940.5(3), 940.9(3), 980.3, 995.3, and 998.4(2) “Garden Suites” and renumbering accordingly.

5. This bylaw shall come into effect September 1, 2017.

READ a first time this                      day of                      , A. D. 2017;

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 2017;

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 2017;

SIGNED and PASSED this                      day of                      , A. D. 2017.

THE CITY OF EDMONTON

MAYOR

CITY CLERK