

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
<u>Underline:</u>	Proposed addition to Zoning Bylaw 12800

3. General Interpretation

3.2 Provisions for existing Development Permits and Direct Control Provisions

1. For the purpose of any Development Permit or Direct Control Provision:
 - i. Garage Suites is deemed to be Garden Suites.

7.2 Residential Uses

3. ~~Garage Suite means an Accessory Dwelling located above a detached Garage (above Grade); or a single-storey Accessory Dwelling attached to the side or rear of, a detached Garage (at Grade). A Garage Suite is Accessory to a building in which the principal Use is Single Detached Housing. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Garage 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 does not include Garden Suites, Secondary Suites, Blatchford Lane Suites, or Blatchford Accessory Suites.~~

Rationale

Garage and Garden Suites are collapsed into one Use Class to provide flexibility and consistency.

References to Garage Suites are removed throughout the Zoning Bylaw as they will now be classified as Garden Suites.

3. Garden Suite means a ~~n single-storey~~ Accessory ~~building containing a~~ Dwelling, which is located ~~in a building~~ 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, or Garage Suites~~.
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, ~~Garage Suites~~, Garden Suites, Semi-detached Housing, Lodging Houses, Blatchford Lane Suites, Blatchford Accessory Suites, or Blatchford Townhousing.

The definition of Garden Suite is amended to reflect the new single use and to clarify that a parking area can be included within the building.

20. Notification of Development Permit Decisions

20.5 Development Permit Notification Signs

20.5.2 Development Regulations

1. A minimum of one Development Permit notification sign shall be posted on a Site for the purpose of notification of issuance of a Development Permit for:
 - a. construction of, and any demolition associated with, new Apartment Housing, Duplex Housing, ~~Garage Suite~~, Garden Suite, Row Housing, Semi-detached Housing, Single Detached Housing, or Stacked Row Housing; or
 - b. any development at the discretion of the Development Officer.

22. *Expiry of Permit*

4. Where a Development Permit is for construction, construction combined with a change of Use, or construction combined with a change of intensity of Use:
 - a. development must commence within:
 - i. one calendar year of the date of approval for the Development Permit for Duplex Housing, ~~Garage Suites~~, Garden Suites, Residential Sales Centre, Secondary Suites, Semi-detached Housing, and Single Detached Housing; or
 - ii. two calendar years of the date of approval for the Development Permit for any other Use;

48. *Separation Space*

48.2 Principal Living Room Window

4. No minimum Privacy Zone is required for Garden Suites ~~or Garage Suites~~ at-Grade.

48.3 Habitable Room Window

6. No minimum Privacy Zone is required for Garden Suites ~~or Garage Suites~~ at-Grade.

50. *Accessory Uses and Buildings*

50.3 Accessory Buildings in Residential Zones

1. an Accessory building or structure shall not be used as a Dwelling, except where it contains a ~~Garage Suite or~~ Garden Suite in accordance with Section 87, or a Blatchford Lane Suite in accordance with Section 997.

A minimum 4m separation is still required between Garden Suites and the principal dwelling, as outlined below in Section 87(10)

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.
3. an Accessory building or structure shall not exceed 4.3 m in Height, except:
 - a. as provided in the RPLt, RF4t, RF5t, TSDR, TSLR, BRH, BLMR, and BMR Zones, where the maximum Garage Height shall not exceed 5.0 m;
 - ~~b. in the case of a Garage containing a Garage Suite where listed as a Permitted or Discretionary Use, where the Height shall be in accordance with Section 87.~~
 - b. in the case of a Garage containing a Blatchford Lane Suite, where the Height shall be in accordance with Section 997; and
 - c. as provided in subsections 50.4, 50.5.
4. the Site Coverage of Accessory buildings, ~~with or without a Garage Suite,~~ or structures shall not exceed 12%, unless a different standard is prescribed within the regulations contained within the relevant Zone:
 - ~~a. not exceed 12%, unless a different standard is prescribed within the regulations contained within the relevant Zone; and~~
 - ~~b. notwithstanding (a), the maximum Site Coverage of Accessory buildings may be increased only where a detached Garage and a Garden Suite or a detached Garage and a Garage Suite (at Grade) are both developed on the same Site, in accordance with the following:~~
 - ~~i. the total maximum Site Coverage of Accessory buildings may not exceed 18%; and~~
 - ~~ii. 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 Zone.~~
5. Accessory buildings and structures shall be located on an Interior Site as follows:
 - a. an Accessory building or structure shall be located not less than 18.0 m from the Front Lot Line, unless it complies with the Setback requirements for a principal building;

Regulations governing Garage and Garden Suites in Section 50 are moved to Section 87 – Garden Suites to make regulations easier for applicants to access.

- 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; ~~or in the case of Garage Suites, where the minimum Side Setback shall be in accordance with Section 87~~
- c. an Accessory building or structure shall be located not less than 0.9 m from a principal building and any other Accessory building or structure;
- d. subject to subsection 50.3(45)(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

52. Height and Grade

- 2. In determining whether a development conforms to the maximum Height permissible in any Zone, the following regulations shall apply:
 - 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 **Garage Garden** Suite the maximum permitted building Height in accordance with Section 87 of this Bylaw.
- 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; ~~or~~
- 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.

An additional method of Grade calculation allows the Development Officer to use the average of the corners at the rear of the site for Garden Suites. This will provide a more accurate calculation based on the location of the suite and allow for more contextually appropriate development.

Schedule 59A

59A.1. The following Zones refer to regulations found in Schedule 59A:

940.9 GLG Griesbach Low Density Residential with ~~Garage~~ Garden Suites Zone

75. Major Home Based Business

- 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 ~~Garage Suite or 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 Garage Suite~~ or the Garden Suite is an integral part of the Bed and Breakfast Operation.

79. **Group Homes and Limited Group Homes**

1. Limited Group Homes

In addition to the regulations in Section 96 of this Bylaw, Limited Group Homes shall comply with the following regulations:

- a. the maximum occupancy of a Limited Group Home shall not exceed 6 residents and it shall be developed only as a purpose-built freestanding structure or Single Detached Housing converted for the purpose;
- b. the Development Officer may restrict the occupancy of a Limited Group Home to less than the maximum of 6 residents having regard for the facilities operational needs and Site context;
- c. no Major Home Based Business, Secondary Suite, ~~or~~ Garden Suite ~~or Garage Suite~~ shall be permitted as part of the Limited Group Home development or on the Site of such development; and
- d. Limited Group Home shall be of a size, scale, and outward appearance that is typical of surrounding residential developments.

86. **Secondary Suites**

5. only one of a Secondary Suite, ~~a Garage Suite~~ or a Garden Suite may be developed in conjunction with a principal Dwelling.

87. **~~Garage and~~ Garden Suites**

~~Garage and~~ Garden Suites shall be developed in accordance with the following regulations:

1. ~~The minimum Site Area shall be as follows:~~

- a. ~~Garage Suite (above Grade): the minimum Site area shall be 400 m², except in the RR Zone, where it shall be 1.0 ha, the GLD and GLG Zones, where it shall be 370 m², and the TSLR Zone, where it shall be 412 m².~~
- b. ~~Garden Suite and Garage Suite (at Grade): the minimum Site area shall be 400 m² except in the RR Zone, where it shall be 1.0 ha.~~

Minimum Site Area for a Garden Suite is reduced from 400 m² to 360 m² for mature and

1. The minimum Site Area shall be 360 m² in the RF1, RF2, RF3, RF4, RF5, RF6, RA7, RA8, and RA9 Zones, 1.0 ha in the RR Zone, and 280 m² 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~~ The maximum Height shall be as follows:
 - a. ~~Garage containing a Garage Suite (above Grade):~~
 - i. ~~6.5 m or up to 1.5m greater than the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser, where the building containing the Garage Suite has a roof slope of 4/12 (18.4°) or greater.~~
 - ii. ~~5.5 m or up to 1.5m greater than the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser, where the building containing the Garage Suite has a roof slope of less than 4/12 (18.4°).~~
 - iii. ~~notwithstanding (i) and (ii) above, in the case of the TSDR, TSLR and the GLG zones, the maximum Height shall be 7.5m.~~
 - b. ~~Garden Suite and Garage Suite (at Grade): the maximum Height shall be 4.3 m~~
 - 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 m².

established area Zones to align with the minimum for Secondary Suites.

A decrease in minimum Site Area from 400 m² to 280 m² will allow Garden Suites in developing areas where lot sizes are typically smaller.

Clarification is provided that the minimum Site Width is the same as for Single Detached Housing within the relevant Zone.

The link in maximum Height to the principal Dwelling is removed to allow Garden Suites to be sized in relation to future development potential.

Maximum height for flat roof buildings is increased from 5.5 m to 6.2 m to allow more livable space and standard construction.

A maximum height of 4.3 m is proposed for Garden Suites on lots where there is no lane in order to mitigate privacy impacts.

This regulation provides a maximum building cap to

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 m² of the area covered by stairways, and up to 6 m² of the area covered by elevators and any associated landing area;
 - b. the maximum Floor Area shall be 75 m²;
 - c. the minimum Floor Area shall be 30 m²;
 - d. in the RF1, RF2, RF3, RF4, RF5, RF6, RA7, RA8, and RA9 Zones, the maximum Second Storey Floor Area shall be 50 m²; and
 - e. in all other Zones, the maximum Second Storey Floor Area shall be 60 m².
5. ~~the minimum Site Width for a Garage Suite or Garden Suite shall be the same as the minimum Site Width for the Zone.~~
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:

regulate the overall size of the Garden Suite.

Up to 4 m² of stairways, and 6 m² of elevators and associated landing areas may be excluded from the calculation of Floor Area. Clarification is provided that parking areas are not included in the calculation of floor area.

The maximum total floor area is increased from 60 m² to 75 m² to allow more livable space.

The maximum second storey floor area is reduced from 60 m² to 50 m² in mature and established area Zones in order to minimize massing impacts. In developing area zones, the maximum second storey area of 60 m² is maintained.

Maximum Site Coverage is increased from 12% to 18% in mature and established area zones for suites that have some living space above grade. The regulation is written to allow this increase in site coverage only to accommodate more floor area at grade. Parking areas in the building, and other accessory

- 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.
 - a. ~~for that portion of a detached Garage that contains a Garage Suite, the same as that for the principal Dwelling; and~~
 - b. ~~for a Garden Suite, the same as that for the principal Dwelling.~~
- 11. ~~The minimum distance between a detached Garage containing a Garage Suite, and 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.

buildings are still restricted to 12%.

Maximum Site Coverage is increased by 2% in developing area Zones, only to allow more floor area at grade. Parking areas in the building, and other accessory buildings are still restricted to the maximum site coverage of the underlying zone.

The minimum Front Setback for Accessory Buildings prescribed in Section 50 is applied to Garden Suites.

Uniform Rear Setbacks of 1.2 m where vehicle doors face a lane, and 0.6 m where vehicle doors do not face a lane, are applied to all Garden Suites.

Language in the Side Setback regulation is changed to be consistent with other language in Section 87.

Requirement for a separate entrance is now a regulation rather than part of the definition of Garden Suite.

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: windows contained within the Garage Suite portion of the detached Garage or the Garden Suite shall be placed and sized such that they minimize overlook into Yards and windows of abutting properties 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: off-setting window placement to limit direct views of abutting rear or side yard amenity areas, or direct view into a Garage Suite or Garden Suite window on an abutting Site;*
- 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 ~~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 ~~Garage Suites or~~ Garden Suites.

15. Platform Structures, ~~including balconies, shall be allowed as part of a Garage Suite developed above a detached Garage only where the balcony faces the lane or a flanking roadway: 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.

A requirement to submit information about overlook onto abutting properties is added to allow consideration of context.

Clearer guidance is provided for the Development Officer as to ensuring adequate privacy is maintained.

Balconies are required to be contained within the rear 6.0 m of the Site to provide more flexibility while maintaining privacy. Balconies may wrap around the flanking side where the site abuts a roadway.

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, ~~Garage 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 ~~Garage Suite or~~ Garden Suite shall not exceed three.

23. A ~~Garage Suite or~~ 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 ~~Garage Suite or~~ Garden Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.

Privacy Screening is required in order to minimize overlook onto abutting properties

A flexible list of façade articulation requirements is proposed to achieve higher quality design without limiting architectural styles or options.

Requirement to provide lighting on the wall facing a lane and a canopy over the main entrance are added to improve safety and enhance the streetscape of the lane.

~~24. w~~Where ~~Garage Suites or~~ Garden Suites are Discretionary within the applicable Zone, the Development Officer may exercise discretion in considering a ~~Garage~~ Garden Suite having regard to:

- a. compatibility of the Use with the siting, geodetic elevations, and Height, ~~roof slopes and building types and materials~~ characteristic of surrounding ~~low density ground-oriented housing and~~ development;
- b. the effect on the privacy of adjacent properties;
- c. the policies and guidelines for ~~Garage Suites and~~ Garden Suites contained in a Statutory Plan for the area.

~~25. a~~A ~~Garage Suite or~~ Garden Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.

~~26. Garage Suites and Garden Suites shall not be included in the calculation of densities in this Bylaw.~~

~~26. n~~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- Strathcona County Joint Planning Study Area Secondary and ~~Garage~~ 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.~~

110 (RF1) Single Detached Residential Zone

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.

To clarify considerations for using discretion in higher density Zones where Garden Suites are not a permitted use, such as RA7.

To ensure garden suites are considered in determining neighbourhood density.

Required parking spaces for the Garden Suite are reduced to zero if it is developed to be accessible in accordance with Section 93 – Inclusive Design, to encourage barrier free housing.

Garden Suites are proposed to be a Permitted Use in all Residential Zones where Single Detached Housing is a Permitted Use.

110.2 Permitted Uses

1. Garden Suites

Renumber the rest of Section 110.2

110.3 Discretionary Uses

~~3. Garage Suites:~~

~~4. Garden Suites:~~

Renumber the rest of Section 110.3

110.4 Development Regulations for Permitted and Discretionary Uses

5. ~~Garage Suites and~~ Garden Suites shall comply with Section 87 of this Bylaw.

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 Garage Suite or~~ a Garden Suite and the associated principal Dwelling on the same Site.

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.

Clarification that an entrance facing a public roadway is not required for Garden Suites and Secondary Suites.

115 (RSL) Residential Small Lot Zone

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.

115.2 Permitted Uses

1. Garden Suites

Renumber the rest of Section 115.2

115.3 Discretionary Uses

2. ~~Garage Suites~~

- ~~a. on corner lots; or~~
- ~~b. on lots fronting onto a service road; or~~
- ~~c. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or~~
- ~~d. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.~~

3. ~~Garden Suites:~~

- ~~a. on corner lots; or~~
- ~~b. on lots fronting onto a service road; or~~
- ~~c. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or~~
- ~~d. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.~~

Renumber the rest of Section 115.3

Location criteria are removed for Garden Suites in all Zones.

115.4 Development Regulations for Permitted and Discretionary Uses

10. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that Separation Space shall not be required:
 - a. between Dwellings where a minimum Side Setback of 1.2 m has been provided on the abutting Site, and
 - b. between ~~a Garage Suite or~~ a Garden Suite and the associated principal Dwelling on the same Site.
12. Except where Semi-detached Housing, Duplex Housing, Secondary Suites, ~~Garage 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.
15. Garden Suites shall comply with Section 87 of this Bylaw.

115.5 Additional Development Regulations for Discretionary Uses

2. ~~Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.~~

Renumber the rest of Section 115.5

120 (RF2) Low Density Infill Zone

120.1 General Purpose

The purpose of this Zone is to retain Single Detached Housing, while allowing infill on narrow lots, ~~including and~~ Secondary Suites ~~and Garden Suites under certain conditions.~~

120.2 Permitted Uses

2. Garden Suites

Renumber the rest of Section 120.2

120.3 Discretionary Uses

- 2. ~~Garage Suites:~~
- 3. ~~Garden Suites~~

Renumber the rest of Section 120.3

120.4 Development Regulations for Permitted and Discretionary Uses

- 5. ~~Garage Suites and~~ Garden Suites shall comply with Section 87 of this Bylaw.
- 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 ~~Garage Suite or a~~ Garden Suite and the associated principal Dwelling on the same Site.
- 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.

130 (RPL) Planned Lot Residential Zone

130.2 Permitted Uses

- 1. Garden Suites

Renumber the rest of Section 130.2

130.3 Discretionary Uses

- 2. ~~Garage Suites~~
- 3. ~~Garden Suites~~

Renumber the rest of Section 130.3

130.4 Development Regulations for Permitted and Discretionary Uses

7. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:
 - a. between a ~~Garage Suite or~~ Garden Suite and the associated principal Dwelling on the same site; or
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.
16. A maximum of one Dwelling per Lot shall be allowed in this Zone. Except where Secondary Suites, ~~Garage Suites~~ or Garden Suites are allowed, then two Dwellings per Lot shall be allowed.
18. ~~Garage Suites and~~ Garden Suites shall comply with Section 87 of this Bylaw ~~, and may be located:~~
 - a. ~~on corner Lots;~~
 - b. ~~on Lots facing a service road;~~
 - c. ~~on Lots backing onto a Lane adjacent to an arterial road that is separated from the Lane by a landscaped boulevard; or~~
 - d. ~~on Lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a~~

Clarification that tree and shrub planting requirements are not required for Secondary or Garden Suites.

~~Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.~~

140 (RF3) Small Scale Infill Development Zone

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 under certain conditions.

140.2 Permitted Uses

3. Garden Suites

Renumber the rest of Section 140.2

140.3 Discretionary Uses

~~1. Garage Suites~~

~~2. Garden Suites~~

Renumber the rest of Section 140.3

140.4 Development Regulations for Permitted and Discretionary Uses

8. ~~Garage Suites and~~ Garden Suites shall comply with Section 87 of this Bylaw.

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 ~~Garage Suite or a~~ Garden Suite and the associated principal Dwelling on the same Site.

19. The maximum number of Dwellings per Site shall be as follows:

- a. a maximum of one Single Detached Dwelling per Site, and, where the provisions of this Bylaw are met, up to one Secondary Suite, ~~Garage Suite~~, or Garden Suite;
- b. where Semi-detached Housing or Duplex Housing are allowed in this Zone, a maximum of two Dwellings per Site shall be allowed; and
- c. where Apartment Housing, Stacked Row Housing, or Row Housing are allowed in this Zone, a maximum of four Dwellings per Site shall be allowed.

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

150 (RF4) Semi-detached Residential Zone

150.2 Permitted Uses

2. Garden Suites

Renumber the rest of Section 150.2

150.3 Discretionary Uses

~~2. Garage Suites~~

Renumber the rest of Section 150.3

150.4 Development Regulations for Permitted and Discretionary Uses

- 3. ~~Garage Suites and~~ Garden Suites shall comply with Section 87 of this Bylaw.

9. On-Site parking shall be located in accordance with Section 50 of this Bylaw. On-Site parking shall be provided by means of one of the following options:
- 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;
 - on-Site parking may be provided by means of a Garage pad. A Garage pad shall not be constructed over a common property line; or
 - on-Site parking may be provided by means of a Parking Area, the dimensions of which shall conform to the off-street parking space requirements of subsection 54.2(4) of this Bylaw. The Parking Area shall include an underground electrical power connection with outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Parking Area.
10. General Site Landscaping shall be developed in accordance with the following:
- 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;
11. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:
- between a ~~Garage Suite or a~~ Garden Suite and the associated principal Dwelling on the same Site; or
 - 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:
 - in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and
 - 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.

13. The maximum number of Dwellings per Site shall be as follows:
- where Semi-detached Housing and Duplex Housing are allowed in this Zone, a maximum of two Dwellings per Site shall be allowed; and
 - 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, ~~Garage Suite~~ or Garden Suite shall be allowed.
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.

155 (RMD) Residential Mixed Dwelling Zone

155.2 Permitted Uses

- Garden Suites

Renumber the rest of Section 155.2

155.3. Discretionary Uses

- ~~Garage Suites~~
- ~~Garden Suites~~

Renumber the rest of Section 155.3

155.4. Development Regulations for Permitted and Discretionary Uses

- Secondary Suites shall comply with Section 86 of this Bylaw.
- Garden Suites shall comply with Section 87 of this Bylaw.

Adding references to the applicable Sections of the Zoning Bylaw to ensure consistency between Zones.

160 (RF5) Row Housing Zone

160.3 Discretionary Uses

~~2. Garage Suites~~

Renumber the rest of Section 160.3

160.4 Development Regulations for Permitted and Discretionary Uses

8. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:
 - a. between ~~a Garage Suite or~~ 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.
17. Except where modified through the regulations in this Zone:
 - a. Single Detached Housing with rear access parking in this Zone shall be developed in accordance with the provisions of the (RPL) Planned Lot Residential Zone;
 - b. Single Detached Housing with front attached Garages shall be developed in accordance with the provisions of the (RSL) Residential Small Lot Zone; and
 - c. Semi-detached Housing, Secondary Suites, ~~Garage Suites~~ and Garden Suites in this Zone shall be developed in accordance with the provisions of the (RF4) Semi-detached Housing Zone.
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.

170 (RF6) Medium Density Multiple Family Zone

170.3 Discretionary Uses

~~3. Garage Suites~~

Renumber the rest of Section 170.3

170.4 Development Regulations for Permitted and Discretionary Uses

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

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, ~~Garage Suites~~ and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.

210 (RA7) Low Rise Apartment Zone

210.3 Discretionary Uses

~~6. Garage Suites~~

Renumber the rest of Section 210.3

210.4 Development Regulations for Permitted and Discretionary Uses

9. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required: ~~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:~~
- ~~a. in the case of buildings on separate Sites, each development complies with the Setback requirements for the building;~~
 - ~~b. in the case of buildings on the same Site, the separation distance between buildings is at least equal to the total of the minimum Side Setback requirements for both buildings~~
 - ~~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.~~

Language regarding Separation Space in relation to Garden Suites is added for consistency with other Zones.

210.5 Additional Development Regulations for Discretionary Uses

1. Notwithstanding subsection 210.4, Single Detached, Semi-detached Duplex Housing, Secondary Suites, ~~Garage Suites~~ and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.

220 (RA8) Medium Rise Apartment Zone

220.3 Discretionary Uses

- ~~5. Garage Suites~~

Renummer the rest of Section 220.3

220.4 Development Regulations for Permitted and Discretionary Uses

10. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required: ~~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:~~

- ~~a. in the case of buildings on separate Sites, each development complies with the Setback requirements for the building;~~
- ~~b. in the case of buildings on the same Site, the separation distance between buildings is at least equal to the total of the minimum Side Setback requirements for both buildings~~
- ~~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.~~

Language regarding Separation Space in relation to Garden Suites is added for consistency with other Zones.

220.6 Additional Development Regulations for Discretionary Uses

1. Notwithstanding subsection 220.4, Single Detached, Semi-detached, and Duplex Housing, Secondary Suites, ~~Garage Suites~~ and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.

230 (RA9) High Rise Apartment Zone

230.3 Discretionary Uses

~~8. Garage Suites~~

Renummer the rest of Section 230.3

230.4 Development Regulations for Permitted and Discretionary Uses

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

230.5 Additional Development Regulations for Discretionary Uses

1. Notwithstanding subsection 230.4, Single Detached, Semi-detached and Duplex Housing, Secondary Suites, ~~Garage Suites~~ and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.

240 (RR) Rural Residential Zone

240.2 Permitted Uses

1. Garden Suites

Renumber the rest of Section 240.2

240.3 Discretionary Uses

2. ~~Garage Suites~~
3. ~~Garden Suites~~

Renumber the rest of Section 240.3

240.4 Development Regulations for Permitted and Discretionary Uses

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, ~~Garage Suite~~, or Garden Suite per Site shall be allowed.

12. Garden Suites shall comply with Section 87 of this Bylaw.

240.5 Additional Development Regulations for Discretionary Uses

2. ~~Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.~~

Renumber the rest of Section 240.5

814 Mature Neighbourhood Overlay

814.3 Development Regulations

21. A rear detached Garage or Garden Suite shall be fully contained within the rear 12.8 m of the Site.

822 Edmonton-Strathcona County Joint Planning Study Area Secondary, ~~Garage~~ 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 ~~Garage and~~ 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.

822.3 Development Regulations

2. Notwithstanding ~~Garage Suites and~~ Garden Suites being listed as Permitted or Discretionary Uses within any Zone, ~~Garage and~~ 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.

910.8 (HDR) High Density Residential Zone

3. Discretionary Uses

e. ~~Garage Suites~~

Renumber the rest of Section 910.8(3)

920.4 (RPLt) Terwillegar Planned Lot Residential Zone

3. The following development regulations shall apply to the development of RPLt Zones within the Terwillegar Special Area as identified on Appendix I to this Section:
 - f. the maximum Height for a detached Garage shall not exceed 5.0 m, except in the case of a Garage Garden Suite, where the maximum Height shall be in accordance with Section 87 of this Bylaw.

920.5 (RF4t) Terwillegar Semi-detached Residential Zone

3. The following development regulations shall apply to the development of RF4t Zones within the Terwillegar Special Area, as identified on Appendix I to this Section:
 - h. the maximum Height for a detached Garage shall not exceed 5.0 m, except in the case of a Garage Garden Suite, where the maximum Height shall be in accordance with Section 87 of this Bylaw

920.6 (RF5t) Terwillegar Row Housing Zone

3. The following development regulations shall apply to the development of RF5t Zones within the Terwillegar Special Area as identified on Appendix I to this Section:
 - m. the maximum Height for a detached Garage shall not exceed 5.0 m, except in the case of a Garage Garden Suite, where the maximum Height shall be in accordance with Section 87 of this Bylaw;

920.8 (TSDR) Terwillegar Single Detached Residential Zone

2) Permitted Uses

a. Garden Suites

Renumber the rest of Section 920.8(2)

3) Discretionary Uses

b. ~~Garage Suites~~

c. ~~Garden Suites:~~

- i. ~~on corner lots; or~~
- ii. ~~on lots fronting onto a service road; or~~
- iii. ~~lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or~~
- iv. ~~lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.~~

Renumber the rest of Section 920.8(3)

4) Development Regulations for Permitted and Discretionary Uses

- i. Separation Space shall be provided between two or more Dwellings on separate Sites or between portions of Dwellings on the same Site, in accordance with Section 48 of this Bylaw, except that:
 - i. the width of a front Privacy Zone shall not be required to exceed the width of the minimum Front Setback specified in this Zone;
 - ii. it shall not be required between a ~~Garage Suite or~~ Garden Suite and the associated principal Dwelling on the same Site.

s. Garden Suites shall comply with Section 87 of this Bylaw.

5) Additional Development Regulations for Discretionary Uses

~~e. Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.~~

Renumber the rest of Section 920.8(5)

920.9 (TSLR) Terwillegar Small Lot Residential Zone

2) Permitted Uses

~~a. Garden Suites~~

Renumber the rest of Section 920.9(2)

3) Discretionary Uses

~~b. Garage Suites~~

~~c. Garden Suites:~~

- ~~i. on corner lots; or~~
- ~~ii. on lots fronting onto a service road; or~~
- ~~iii. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or~~
- ~~iv. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.~~

Renumber the rest of Section 920.9(3)

4) Development Regulations for Permitted and Discretionary Uses

- j. Separation Space shall be provided between two or more Dwellings on separate Sites or between portions of Dwellings on the same Site, in accordance with Section 48 of this Bylaw, except that:
 - i. the width of a front Privacy Zone shall not be required to exceed the width of the minimum Front Setback specified in this Zone;
 - ii. it shall not be required between a ~~Garage Suite or~~ Garden Suite and the associated principal Dwelling on the same Site.

t. Garden Suites shall comply with Section 87 of this Bylaw.

5) Additional Development Regulations for Discretionary Uses

e. ~~Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.~~

Renumber the rest of Section 920.9(5)

940.5 (GLD) Griesbach Low Density Residential Zone

3) Permitted Uses

b. Garden Suites

Renumber the rest of Section 940.5(3)

4) Discretionary Uses

b. ~~Garage Suites:~~

- i. ~~on corner lots; or~~*
- ii. ~~on lots fronting onto a service road; or~~*
- iii. ~~lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or~~*
- iv. ~~lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a~~*

~~Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.~~

e. ~~Garden Suites:~~

- ~~i. on corner lots; or~~
- ~~ii. on lots fronting onto a service road; or~~
- ~~iii. lots backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard; or~~
- ~~iv. lots where a Side or Rear Lot Line abuts a Site in a Row Housing, Apartment, or Community Services Zone, or any Site in a Zone where Public Parks are a Permitted Use, or is not separated from these Sites by a public roadway more than 10.0 m wide.~~

Renumber the rest of Section 940.5(4)

5) Development Regulations

m. ~~Garage Suites and~~ Garden Suites shall comply with Section 87 of this Bylaw.

q. The maximum number of Dwellings per lot shall be as follows:

- 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, ~~Garage Suite~~ or Garden Suite per lot shall be allowed;
- ii. where Semi-detached Housing, Duplex Housing are developed in this Zone, a maximum of two Dwellings per lot shall be allowed.;
- iii. Where Row Housing is developed in this Zone, a maximum of sixteen Dwellings per lot shall be allowed.

940.7 (RF5g) Griesbach Row Housing Zone

- 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 Garage Suite or~~ a Garden Suite and the associated principal Dwelling on the same Site.

940.9 (GLG) Griesbach Low Density Residential with Garage Garden Suites Zone

1) General Purpose

To provide for street oriented low density housing with opportunities for a limited number of Garage Garden Suites and Secondary Suites and Row Housing under certain conditions, in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan.

3) Permitted Uses

- c. Garage Garden Suites

5) Development Regulations

- o. The maximum number of Dwellings per lot shall be as follows:
 - 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, ~~Garage Suite~~ or Garden Suite per lot shall be allowed;

6) Additional Development Regulations for Garage Garden Suites

- a. ~~Garage Suites and~~ Garden Suites shall comply with Section 87 of this Bylaw.

970.10 (EETR) Edmonton Energy And Technology Park Industrial Reserve Zone

3. Discretionary Uses

- ~~d. Garage Suites~~

Renumber the rest of Section 970.10(3)

980 (HVLD) SPECIAL AREA HERITAGE VALLEY LOW DENSITY ZONE

980.3 Permitted Uses

b. Garden Suites

Renumber the rest of Section 980.3

980.4 Discretionary Uses

b. ~~Garage Suites~~

c. ~~Garden Suites~~

Renumber the rest of Section 980.4

980.5 Development Regulations

- p. On Site Parking requirements shall be developed in accordance with the following:
 - i. Where primary access is not from a Lane:
 - A. Dwellings shall include a front attached Garage; and
 - B. ~~2 parking spaces per Dwelling shall be provided, may be in tandem and may include 1 Garage space.~~*

z. Garden Suites shall comply with Section 87 of this Bylaw.

980.6 Additional Development Regulations for Discretionary Uses

a. ~~Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.~~

Renumber the rest of Section 980.6

To provide consistency in parking requirements for low density uses with all other residential zones.

995 (GHLD) SPECIAL AREA GRAYDON HILL LOW DENSITY RESIDENTIAL ZONE

995.3 Permitted Uses

- h. Garden Suites*

Renumber the rest of Section 995.3

995.4 Discretionary Uses

- b. ~~Garage Suites~~*
- e. ~~Garden Suites~~*

Renumber the rest of Section 995.4

995.5 Development Regulations

- v. ~~Garage Suites and~~ Garden Suites shall comply with Section 87 of this Bylaw.*

997 Special Area Blatchford

997.5 Blatchford-Specific Use Classes

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, ~~Garage Suites~~, Garden Suites, Row Housing, Secondary Suites, Stacked Row Housing or Lodging Houses, or Blatchford Lane Suites.

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 ~~Garage Suites~~, Garden Suites, Row Housing, Secondary Suites, Stacked Row Housing, or Blatchford Accessory Suites.

998.4 (SLD) Stillwater Low Density Residential Zone

2. Permitted Uses

- a. Garden Suites

Renumber the rest of Section 998.4(2)

3. Discretionary Uses

- e. ~~Garage Suites~~
- d. ~~Garden Suites~~

Renumber the rest of Section 998.4(3)

4. Development Regulations for Permitted and Discretionary Uses

- w. Except where Semi-detached Housing, Secondary Suites, ~~Garage 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.

998.5 (SRH) Stillwater Row Housing Zone**3. Discretionary Uses**

~~1. Garage Suites~~

Renumber the rest of Section 998.5(3)