

Draft Zoning Bylaw



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* Note that unlinked sections are currently in progress and are not available for review at this time

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Part 1 - Contents

* Note that this Part is currently in progress and is not available for review at this time



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Part 2 - Standard Zones & Overlays



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Residential Zones



2.10 RS - Small Scale Residential Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for a range of small scale Residential development, generally up to 3 storeys in Height, including detached, attached, and other multi-unit housing forms. Limited opportunities for Community Services and Commercial development are permitted to provide services to local residents and support local nodes.</p>	<p>This Zone is primarily for use in neighbourhoods that already or will soon experience infill development. This Zone could be applied to other development contexts. It is intended to provide more options for housing and new opportunities for community and commercial uses to be located within neighbourhoods for easier access.</p> <p>Equivalent Zones in Zoning Bylaw 12800: (RF1) Single Detached Residential Zone (RF2) Low Density Infill Zone (RF3) Small Scale Infill Development Zone (RF4) Semi-detached Residential Zone (RMH) Mobile Home Zone* *This applies to some sites within the Redeveloping Area of The City Plan.</p>
<p>2. Permitted Uses</p> <p>Residential Uses</p> <ul style="list-style-type: none"> 2.1. Home Based Businesses 2.2. Residential <p>Commercial Uses</p> <ul style="list-style-type: none"> 2.3. Food and Drink Services 2.4. Indoor Sales and Services 2.5. Offices 2.6. Residential Sales Centres <p>Community Uses</p> <ul style="list-style-type: none"> 2.7. Child Care Services 2.8. Community Services 2.9. Special Events <p>Agricultural Uses</p> <ul style="list-style-type: none"> 2.10. Urban Agriculture <p>Sign Uses</p> <ul style="list-style-type: none"> 2.11. Fascia Signs, limited to On-premises Advertising 2.12. Freestanding Signs, limited to On-premises Advertising 2.13. Portable Signs, limited to On-premises Advertising 	<p>The listed uses are intended to enable a range of small-scale residential and limited non-residential activities that are appropriate in residential neighbourhoods.</p> <p>Residential Uses will allow for a range of building types including Single Detached Housing, Semi-detached Housing, Duplexes, Row Housing, Multi-Unit Housing, Backyard Housing, and Secondary Suites. Note: Supportive Housing and Lodging Houses have been combined into the Residential Use definition.</p> <p>Commercial Uses will allow for activities such as restaurants, cafes, hair salons, offices and retail in locations that support local nodes. The intensity and scale of these uses are limited by a maximum floor area and additional performance standards that support compatibility with adjacent properties. Note: -These uses introduce a new development opportunity in small scale residential zones. -This Zone does not permit Body Rub Centres, Liquor Stores, or Cannabis Retail Stores.</p> <p>Community Uses will continue to allow for child care services and religious assemblies in residential areas. Community Services may also include community halls. These uses are permitted in locations that support local nodes, adaptive reuse of existing buildings, and 15-minute communities. The scale of these uses is limited by a maximum floor area.</p> <p>Special Events will continue to be permitted in this Zone.</p> <p>Agricultural Uses will continue to allow food growing operations such as community gardens or other urban agriculture businesses.</p> <p>Sign Uses are proposed to continue to be allowed in Residential Zones.</p> <p>Retired Uses: Fraternity and Sorority Housing - This use is retired as the activity is similar in impact to multi-unit Housing and so can be regulated</p>

	similarly.
<p>3. Additional Regulations For Specific Uses</p> <p>Residential Uses</p> <p>3.1. Home Based Businesses must comply with Section 6.60.</p> <p>3.2. Residential</p> <p>3.2.1. Backyard Housing must comply with Section 6.50.</p> <p>3.2.2. Amenity Areas must comply with Section 5.20.</p> <p>Commercial Uses</p> <p>3.3. Food and Drink Services, Indoor Sales and Services, and Offices</p> <p>3.3.1. These Uses are only permitted on a Lot Abutting a Site in a non-residential Zone that permits Commercial Uses at the time of a Development Permit application.</p> <p>3.3.2. The maximum Floor Area is 300 m² per individual establishment.</p> <p>3.3.3. Developments must carry out their operations so that no Nuisance is created or apparent.</p> <p>3.3.4. Outdoor business activity, seating areas, storage, speakers and amplification systems are not permitted.</p> <p>3.3.5. Commercial Uses proposed in a building previously developed as Semi-detached Housing or Row Housing must convert the whole building for Commercial Uses.</p> <p>3.4. Residential Sales Centres are permitted for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site must only be issued as a Discretionary Development.</p> <p>Community Uses</p> <p>3.5. Community Services and Child Care Services</p> <p>3.5.1. These Uses are only permitted:</p> <p>3.5.1.1. on Corner Sites that Abut a Collector Road or Arterial Road, except:</p> <p>3.5.1.1.1. Child Care Services are permitted on any Corner Site where proposed in a building previously developed as Single Detached Housing;</p> <p>3.5.1.2. in an existing non-residential building; or</p> <p>3.5.1.3. on a Lot that Abuts a Site:</p> <p>3.5.1.3.1. in a non-residential Zone; or</p> <p>3.5.1.3.2. in a residential Zone that has a maximum Height greater than or equal to 16.0 m,</p> <p>at the time of Development Permit application.</p> <p>3.5.2. The maximum Floor Area is 1,000 m² per Site.</p> <p>3.5.3. Child Care Services must comply with Section 6.30.</p> <p>3.6. Special Events must comply with Section 6.100.</p> <p>Agricultural Uses</p> <p>3.7. Urban Agriculture is not permitted within a standalone principal building.</p> <p>Sign Uses</p> <p>3.8. Sign Uses must comply with Subsections 3 and 4 of Section 6.80.</p>	<p>3.1 and 3.2.1, 3.2.2 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.3.1 - New Regulation This regulation establishes location rules for commercial uses. The intent is to support and enhance commercial uses at local nodes. This is a first step in bringing more businesses into neighbourhoods to serve residents. Businesses looking to operate outside of these locations would require a rezoning or variance in consideration of statutory plans.</p> <p>3.3.2 - New Regulation adapted from S.210.5.1(b) and S.220.6.1(b) This regulation adapts similar regulations from the current RA7 and RA8 Zone to limit the size of any one business to ensure that these remain small scale.</p> <p>3.3.3, 3.3.4 - New Regulation These regulations mitigate potential nuisances from commercial activities.</p> <p>3.3.5 - New Regulation Partial conversion of buildings to Commercial Use where dwellings are attached at the side is not permitted to prevent potential land use impacts where a common wall is shared.</p> <p>3.4 - Revised from Section 82.1 This regulation is revised to allow residential sales centres for a maximum of 5 years rather than 3 years. If a sales centre needs to remain beyond 5 years, a new development permit is required and approval will be at the discretion of the Development Authority.</p> <p>3.5.1 - New Regulation This regulation provides criteria to where Community Services can be located. Currently, religious assemblies and child care services are the only community-type uses allowed in small scale residential zones on a discretionary basis and limited by location or site size. These restrictions are being retired and replaced by these new location criteria. This intends to expand opportunities for activities such as child care facilities, community services, religious and spiritual facilities to be located within neighbourhoods and be closer to the residents that it can serve. Facilities looking to operate outside of these locations would require a variance and consider the direction from statutory plans.</p> <p>3.5.2 - New Regulation The purpose of the maximum Floor Area is to ensure that the small-scale intent of the zone is maintained. The maximum is based on a review of existing religious assemblies in residential zones.</p> <p>3.5.3, 3.6 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.7 New Regulation This regulation ensures standalone Urban Agriculture development is only operated outdoors.</p>

3.8 - New cross-reference

For ease of reference to applicable regulations.

Note: There is a regulation in the current Zoning Bylaw (Section 86.4) that prohibits secondary suites in a supportive housing development. This aligns with Safety Code requirements. This regulation is proposed to be retired from the Zoning Bylaw to be enforced through the Building Code.

4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
Site Dimensions			
4.1.1.	Minimum Site area per Dwelling	75.0 m ²	-
4.1.2.	Minimum Site Depth	30.0 m	A
4.1.3.	Minimum Site Width	7.5 m	B
Unless the following applies:			
4.1.4.	Minimum Site Width for attached principal Dwellings where each Dwelling is developed on its own Lot	5.0 m	C
<p>Diagram for Subsections 4.1.2 to 4.1.4</p> <p>The diagram illustrates site dimensions for a row of buildings. A horizontal line represents the 'PROPERTY LINE' and a vertical line represents the 'STREET'. Dimension 'A' is the total site depth from the street to the back property line. Dimension 'B' is the depth of a single building. Dimension 'C' is the width of a building. A legend indicates that dashed lines represent the 'PROPERTY LINE' and solid lines represent the 'PRINCIPAL BUILDING'.</p>			
Height			
4.1.5.	Maximum Height	10.5 m	-
Site Coverage			
4.1.6.	Maximum total Site Coverage	47%	-
Building Facade			
4.1.7.	Maximum length of a building Facade	30.0 m	-

4.2. Setbacks must comply with Table 4.2:

Table 4.2. Setback Regulations			
Subsection	Regulation	Value	Symbol
Front Setback			
4.2.1.	Minimum Front Setback	4.5 m	D
Unless the following applies:			
4.2.2.	Minimum Front Setback where a Treed	3.0 m	E

4.1.1 - Revised S.140.4.3

A current RF1 - RF4 Site with a single detached house, secondary suite, and garden suite would require this minimum site area to comply with the Zoning Bylaw. It uses this threshold to establish a minimum Site area for each Dwelling to ensure that the site is large enough to accommodate the intensity of a development.

4.1.2 - Transferred from S.140.4.2

Maintains the minimum Site Depth for all of these different residential building types

4.1.3 - Transferred from S.140.4.1

Maintains the minimum site width currently possible to construct a Single Detached House.

4.1.4 - Revised from S.160.4.2

For attached dwellings like semi-detached or row housing, the individual lot widths are reduced to allow opportunities for more fee-simple developments.

4.1.5 - Transferred from S.110.4.5, S.120.4.5, 140.4.6, and S.150.4.4

The measured height to the midpoint of the roof is proposed to be 10.5 m, which is slightly higher than the standard height in the current RF1 - RF4 Zones. This is also an increase in areas from 8.9 m that is currently regulated through the Mature Neighbourhood Overlay (the overlay was introduced in 2001). This allows for slightly increased development potential to better accommodate three-storey developments, addresses market needs and reduces reliance on direct control zoning.

4.1.6 - Revised from S.140.4.7(b)

This regulation simplifies Maximum Site Coverage to what is currently allowed in the current RF3 zone plus the 2% site coverage allowed for porches and decks. This Site Coverage is lower than other zones because it recognizes the city infrastructure limitations around handling additional significant stormwater run-off from greater site coverage : [Flood Risk mapping - Open Data](#)

4.1.7 - Revised from S.140.4.19

The maximum facade length regulation will apply to all built forms to control building mass and ensure that development meets the small-scale intent of the zone. The 30.0 m maximum will accommodate most small-scale housing forms.

4.2.1 and 4.2.2 - Revised from S.110.4.8, S.120.4.8, S.140.4.9, S.150.4.7

The regulation is revised to maintain the Front Setback requirements within the standard zones. The contextual front setback regulations from the Mature

Boulevard is provided and vehicle access is from an Alley

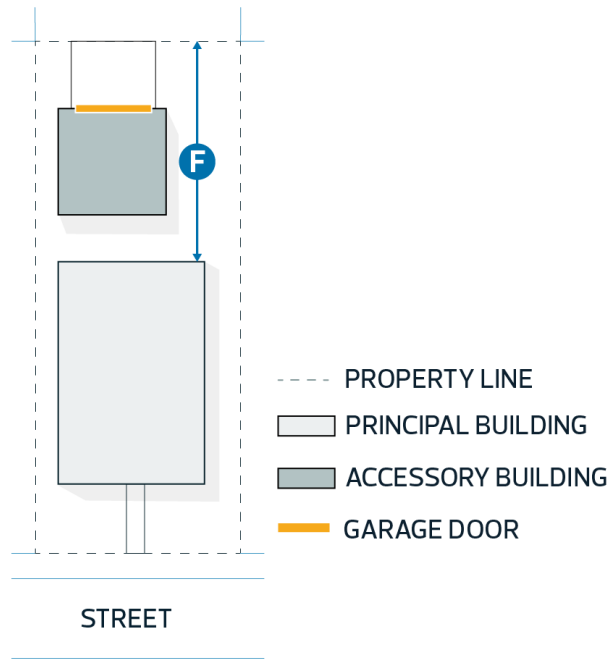
Diagram for Subsections 4.2.1 to 4.2.2



Rear Setback

4.2.3.	Minimum Rear Setback	10.0 m	F
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Diagram for Subsection 4.2.3



Side Setbacks

4.2.4.	Minimum Interior Side Setback	1.2 m	G
4.2.5.	Minimum Flanking Side Setback	2.0 m	H

Unless one of the following applies:

4.2.6.	Minimum Interior Side Setback for each side of the building where a main entrance of a principal Dwelling faces an Interior Side Lot Line	1.5 m	I
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Diagram for Subsections 4.2.4 to 4.2.6

Neighbourhood Overlay are proposed to be retired. This makes the requirement simpler and easier to understand, but also provides greater flexibility than a contextual regulation to enable other arrangements of housing, such as cluster housing.

4.2.3 Revised from S.110.4.9, S.120.4.9, S.140.4.10, S.150.4.8, S.814.3.4

Minimum Rear Setback is now proposed to be 10.0m, which is increased from the standard zone Setback of 7.5 m but reduced from the current Mature Neighbourhood Overlay requirement of 40% of Site Depth (which typically results in rear yards of 12 or more metres). This simplifies the regulation but still ensures adequate space is provided for a rear yard.

4.2.4 Revised from S.110.4.10(a), S.120.4.10(a), S.140.4.11(a), S.150.4.9(a)

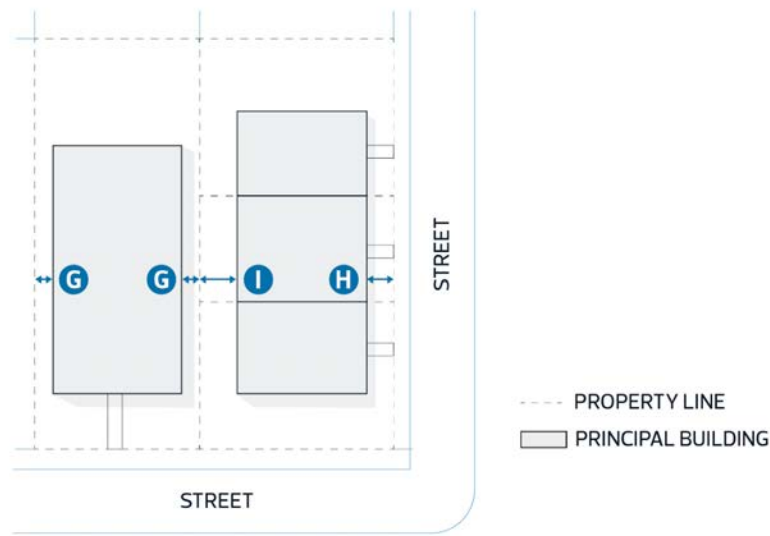
This regulation simplifies the Interior Side setback requirement to 1.2 m in all situations.

4.2.5 Revised from S.140.4.11(c)

The minimum side setback from a flanking street has been reduced to 2.0 m and simplified to apply regardless of which lot line the building faces. This provides an opportunity to create a larger interior side setback on corner sites.

4.2.6 Revised from S.110.4(10)(d) and S.140(4)(11)(d)

This regulation ensures that dwellings where the main entrance faces an Interior Side Lot Line have sufficient setbacks to ensure a pathway and appropriate drainage is provided. This is a reduction from current requirements to maintain consistent setback requirements with similar developments in the proposed RM Zone.



4.3 - Transferred from S.814.3.19

This maintains the current regulation to prevent rear attached garages from being developed.

4.4 - Revised from S.814.3.18

This revises the regulations for front attached garages to rely less on contextual considerations to be clearer and consistent in its application.

- 4.3. Rear attached Garages are not permitted.
- 4.4. Front attached Garages:
 - 4.4.1. must not exceed 70% of the width of the front Facade of the principal building; and
 - 4.4.2. must be designed in a manner consistent with the principal building.

5. Design Regulations

- 5.1. On Corner Sites, the Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets.
- 5.2. Building Facades facing a Street must incorporate a minimum of 2 building design techniques, as specified in [Section 5.40](#).
- 5.3. Except for Multi-unit Housing, all principal ground oriented Dwellings adjacent to a Street must have a main entrance facing the Street.
- 5.4. For Multi-unit Housing, principal buildings adjacent to a Street must have at least one main entrance:
 - 5.4.1. facing a Street; or
 - 5.4.2. facing an internal courtyard that is visible from a Street.
- 5.5. On Corner Sites, the main entrance may face either a Front Lot Line or Flanking Side Lot Line.
- 5.6. Sliding patio doors must not serve as the main entrance of a Dwelling.
- 5.7. Main entrances for Multi-unit Housing must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.

5.1 - Revised from S.110.4(14), 120.4(13), 140.4(20), 150.4(15)

This regulation is revised with minor changes for grammar and clarity to ensure that the building Facades facing the streets on corner lots use consistent design.

5.2 - Revised from S.110.4(12), 120.4(12), 140.4(16), 140.4(21), 150.4(14), 814.3(15)

This regulation requires that building facades facing a street apply a minimum of 2 design techniques that reduce the impacts of the building mass. The regulation refers to a design section that provides a menu of options for the types of techniques that can be used and specific parameters for how these techniques can be met.

5.3 - Revised from S.110.4(14), 120.4(14), 140.4(17), 150.4(16)

This regulation was revised to remove reference to "entrance feature" as the meaning of this term was vague. This regulation does not apply to multi-unit housing.

5.4 - Revised from S.140.4(18)

This regulation was transferred with minor adjustments to improve clarity.

5.5 and 5.6 Transferred from S.140.4.(17) and S.140.4.(18)

This regulation was transferred with minor adjustments to improve clarity.

5.7 New Regulation

This regulation will ensure weather protection features at the main entrance of buildings that experience higher use.

6. General Regulations

Parking, Loading, and Access

- 6.1. Vehicle access must be from an Alley where a Site Abuts an Alley. Where there is an Alley, no existing vehicle access from a Street is permitted to continue when redevelopment occurs on a Site.
- 6.2. Parking, access, and Site circulation must comply with [Section 5.110](#).

6.1 Transferred from S.814.3(17)

This regulation requires Sites that abut an alley to provide vehicle access from the alley. This ensures that driveway crossings are minimized along the street to reduce vehicle / pedestrian conflicts. This will help create a safer sidewalk environment for all users and create opportunities to maintain or add street trees.

Other Regulations

- 6.3. Landscaping must comply with [Section 5.90](#).
- 6.4. Waste collection areas, outdoor lighting, and other Site performance standards must comply with [Section 5.70](#).
- 6.5. Platform Structures must comply with [Section 5.120](#).
- 6.6. Rooftop features must comply with Subsection 1.8 and 1.9 of [Section 5.100](#)

6.2 to 6.6 New cross-reference
For ease of reference to applicable regulations.

7. Accessory Building Regulations

7.1. Accessory buildings and structures must comply with Table 7.1:

Table 7.1. Accessory Building Regulations			
Subsection	Regulation	Value	Symbol
7.1.1.	Maximum Height	4.3 m	-
7.1.2.	Maximum Site Coverage	20%	-
Setbacks			
7.1.3.	Minimum Setback	0.6 m	A
Unless 1 or more of the following applies:			
7.1.4.	Minimum Setback from the door of a detached Garage where the door faces a Street or Alley	1.2 m	B
7.1.5.	Minimum Rear or Interior Side Setback for an Accessory building with a maximum Height less than or equal to 2.4 m as measured to the peak of the roof	0 m	-
7.1.6.	Minimum Interior Side Setback where a mutual Garage is built on a common Lot line	0 m	-
<p>Diagram for Subsections 7.1.3 and 7.1.4</p> <p style="text-align: center;"> PROPERTY LINE PRINCIPAL BUILDING GARAGE DOOR ACCESSORY BUILDING </p>			
Accessory Building Location			
7.1.7.	Accessory buildings or structures are not permitted in a Front Yard	-	-
7.1.8.	Minimum distance between an Accessory building and any other building on the same Site	0.9 m	-

7.1 - Transferred from S.50
Regulations for accessory buildings have been transferred from Section 50 to reduce the need for cross referencing. Minor revisions have been made to simplify the regulations and improve clarity.

7.1.1 - Transferred from S.50.3.3a
No change is proposed to maximum height for accessory buildings.

7.1.2 - Transferred from S.87.4(a)(i)(A)
A maximum site coverage for accessory buildings ensures that accessory buildings are smaller than the principal building.

7.1.3 - Combined S.50.3.5.b. and S.50.3.5.f.
This regulation combines regulations from Section 50 to simplify and clarify setback requirements for accessory buildings.

7.1.4 - Transferred from S.50.3.5.g.
This setback provides a car sufficient turning radius to turn into a garage from the alley. "Door" refers to the door where the vehicle enters the garage.

7.1.5 Transferred from S.50.3.5.b.iv
This regulation has been transferred with minor adjustments to improve clarity. The intent is to remove the rear and interior side setback requirement for accessory buildings that are approximately the same height as a fence.

7.1.6 - Transferred from S.50.3.5.b.i
This regulation has been transferred with minor adjustments to improve clarity. This regulation applies to all housing types including single detached housing.

7.1.7 - Revised from S.50.5(a)
This regulation prevents an Accessory building from being located in the front yard

7.1.8 - Transferred from S.50.5(d)
No change is proposed to the minimum separation distance. This regulation prevents roof overhangs from touching, helps distinguish between two buildings, limits the total number of accessory buildings that can fit on one site, and helps maintain property standards.

7.2 New cross-reference
For ease of reference to applicable regulations.

Additional Regulations proposed to be retired

Mature Neighbourhood Overlay
The intent of this zone is to consolidate some of the standard residential zones to provide more equal opportunity for different forms of housing to occur in neighbourhoods across the city. Many of the Mature Neighbourhood Overlay

regulations are proposed to be revised or retired to enable this opportunity.

Site Coverage for unenclosed front porches

The current regulation to provide additional site coverage for front porches is included in the total Site Coverage to provide the landowner the flexibility to determine whether they want to use the site coverage for this purpose.

Separation Space

Separation space requirements are not proposed as this can be regulated through the Alberta Building Code.

Dwelling Limits for Single Detached, Semi-detached, and Duplex Housing

To enable other housing configurations such as cluster housing (cottage court housing, tiny home villages, etc.), regulations where building types are restricted are proposed to be retired.

Lodging House Occupancy Limits

To reduce instances where the Zoning Bylaw is regulating users, specific limits to the number of occupants for Lodging Houses are proposed to be retired.

2.20 RSF - Small Scale Flex Residential Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for a range of small scale Residential development, generally up to 3 Storeys in Height, including detached, attached, and other multi-unit housing forms. This Zone has site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas. Limited opportunities for Community Services and Commercial development are permitted to provide services to local residents and support local nodes.</p>	<p>This Zone is primarily for use in developing or newly developed areas. Flexibility in zoning regulations will support efficient and diverse neighbourhood and housing design. The zone is intended to provide more options for housing and new opportunities for community and commercial uses in certain locations.</p> <p>Equivalent Zones in Zoning Bylaw 12800:</p> <ul style="list-style-type: none"> - (RPL) Planned Lot Residential Zone - (RSL) Residential Small Lot Zone - (RLD) Residential Low Density Zone - (RMD) Residential Mixed Dwelling Zone - (RF4) Semi-detached Residential Zone, where located in a Developing Area - (RMH) Mobile Home Zone, for Evergreen, Westview Village, and Maple Ridge <p>Note: Special Area Zone equivalency is under review.</p>
<p>2. Permitted Uses</p> <p>Residential Uses</p> <ul style="list-style-type: none"> 2.1. Home Based Businesses 2.2. Residential <p>Commercial Uses</p> <ul style="list-style-type: none"> 2.3. Food and Drink Services 2.4. Indoor Sales and Services 2.5. Offices 2.6. Residential Sales Centres <p>Community Uses</p> <ul style="list-style-type: none"> 2.7. Child Care Services 2.8. Community Services 2.9. Special Events <p>Agricultural Uses</p> <ul style="list-style-type: none"> 2.10. Urban Agriculture <p>Sign Uses</p> <ul style="list-style-type: none"> 2.11. Fascia Signs, limited to On-premises Advertising 2.12. Freestanding Signs, limited to On-premises Advertising 2.13. Portable Signs, limited to On-premises Advertising 	<p>The listed uses are intended to enable a range of small-scale residential and limited non-residential activities that are appropriate in residential neighbourhoods.</p> <p>Residential Uses will allow for a range of building types including Single Detached Housing, Semi-detached Housing, Duplexes, Row Housing, Multi-Unit Housing, Backyard Housing, and Secondary Suites in a variety of housing arrangements.</p> <p>Note: Supportive Housing and Lodging Houses have been combined into the Residential Use definition.</p> <p>Commercial Uses will allow for activities such as restaurants, cafes, hair salons, offices and retail in locations that support local nodes. The intensity and scale of these uses are limited by a maximum floor area and additional performance standards that support compatibility with adjacent properties.</p> <p>Note:</p> <ul style="list-style-type: none"> -These uses introduce a new development opportunity in small scale residential zones. -This Zone does not permit Body Rub Centres, Liquor Stores, or Cannabis Retail Stores. <p>Community Uses will continue to allow for child care services and religious assemblies in residential areas. Community Services may also include community halls. These uses are permitted in locations that support local nodes, adaptive reuse of existing buildings, and 15-minute communities. The scale of these uses is limited by a maximum floor area.</p> <p>Special Events will continue to be permitted in this Zone.</p> <p>Agriculture Uses will continue to allow food growing operations such as community gardens or other urban agriculture businesses.</p> <p>Signs are proposed to continue to be allowed in Residential Zones.</p>

3. Additional Regulations For Specific Uses

Residential Uses

- 3.1. **Home Based Businesses** must comply with [Section 6.60](#).
- 3.2. **Residential**
 - 3.2.1. Backyard Housing must comply with [Section 6.50](#).
 - 3.2.2. Amenity Areas must comply with [Section 5.20](#).

Commercial Uses

- 3.3. **Food and Drink Services, Indoor Sales and Services, and Offices**
 - 3.3.1. These Uses are only permitted on a Lot Abutting a Site in a non-residential Zone that permits Commercial Uses, at the time of Development Permit application.
 - 3.3.2. The maximum Floor Area is 300 m2 per individual establishment.
 - 3.3.3. Developments must carry out their operations so that no Nuisance is created or apparent.
 - 3.3.4. Outdoor business activity, seating areas, storage, speakers and amplification systems are not permitted.
 - 3.3.5. Commercial Uses proposed in a building previously developed as Semi-detached Housing or Row Housing must convert the whole building for Commercial Uses.
- 3.4. **Residential Sales Centres** are permitted for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site must only be issued as a Discretionary Development.

Community Uses

- 3.5. **Community Services and Child Care Services**
 - 3.5.1. These Uses are only permitted:
 - 3.5.1.1. on Corner Sites that Abut a Collector Road or Arterial Road, except:
 - 3.5.1.1.1. Child Care Services are permitted on any Corner Site where proposed in a building previously developed as Single Detached Housing;
 - 3.5.1.2. in an existing non-residential building; or
 - 3.5.1.3. on a Lot that Abuts a Site:
 - 3.5.1.3.1. in a non-residential Zone; or
 - 3.5.1.3.2. in a residential Zone that has a maximum Height greater than or equal to 16.0 m,at the time of Development Permit application.
 - 3.5.2. The maximum Floor Area is 1,000 m2 per Site.
 - 3.5.3. Child Care Services must comply with [Section 6.30](#).
- 3.6. **Special Events** must comply with [Section 6.100](#).

Agricultural Uses

- 3.7. **Urban Agriculture** is not permitted in a standalone principal building.

Sign Uses

- 3.8. **Sign Uses** must comply with Subsections 3 and 4 of [Section 6.80](#).

3.1, 3.2.1, 3.2.2 - New cross-references

For ease of reference to applicable regulations.

3.3.1 - New Regulation

This regulation establishes location rules for commercial uses. The intent is to support and enhance commercial uses at local nodes. This is a first step in bringing more businesses into neighbourhoods to serve residents. Businesses looking to operate outside of these locations would require a rezoning or variance in consideration of statutory plans.

3.3.2 - New Regulation adapted from S.210.5.1(b) and S.220.6.1(b)

This regulation adapts similar regulations from the current RA7 and RA8 Zone to limit the size of any one business.

3.3.3, 3.3.4 - New Regulation

These regulations mitigate potential nuisances from commercial activities.

3.3.5 - New Regulation

Partial conversion of buildings to Commercial Use where dwellings are attached at the side is not permitted to prevent potential land use impacts where a common wall is shared.

3.4 - Revised from S.82.1

This regulation is revised to allow residential sales centres for a maximum of 5 years. If a residential sales centre needs to remain beyond 5 years, a new development permit is required and approval will be at the discretion of the Development Planner.

3.5.1 - New Regulation

This regulation establishes location criteria for community uses. The intent is to allow community uses at local nodes, allow for adaptive reuse of buildings and promote 15-minute communities.

3.5.2 - New Regulation

The purpose of the maximum Floor Area is to ensure that the small-scale intent of the zone is maintained. The maximum is based on a review of existing religious assemblies in residential zones.

3.5.3, 3.6 - New Cross-Reference

For ease of reference to applicable regulations.

3.7 - New Regulation

This regulation ensures standalone Urban Agriculture development is only operated outdoors.

3.8 - Transferred Cross-Reference

For ease of reference to applicable regulations.

Note: There is a regulation in the current Zoning Bylaw (Section 86.4) that prohibits secondary suites in a supportive housing development. This aligns with Safety Code requirements. This regulation is proposed to be retired from the Zoning Bylaw to be enforced through the Building Code.

4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
Site Width - Where the Site does not Abut an Alley			
4.1.1.	Minimum Site Width	7.5 m	A
Unless the following applies:			
4.1.2.	Minimum Site Width for attached principal Dwellings where each Dwelling is developed on its own Lot	5.0 m per principal Dwelling	B
<p>Diagram for Subsections 4.1.1 and 4.1.2</p>			
Site Width - Where the Site Abuts an Alley			
4.1.3.	Minimum Site Width	7.0 m	C
Unless the following applies:			
4.1.4.	Minimum Site Width for attached principal Dwellings where each Dwelling is developed on its own Lot	4.0 m per principal Dwelling	D
<p>Diagram for Subsections 4.1.3 and 4.1.4</p>			
Height			
4.1.5.	Maximum Height	12.0 m	-
Site Coverage			
4.1.6.	Maximum total Site Coverage	55%	-

4.1.1 - 4.1.4 Revised Regulations

Minimum Site Width ensures sufficient area for landscaping, driveway spacing, and utility servicing.

Minimum Site Width is proposed to be wider where the site does not abut an alley to accommodate front yard landscaping (and possibly a tree) where front driveways are present.

Minimum Site Depth has been removed to allow opportunity for shallow lots.

4.1.5 Revised Regulation

Current standard small scale residential zones have a maximum height of 10 m. Current small scale residential special area zones and direct control zones have maximum height regulations that range from 10 to 12 m.

The proposed maximum height of 12 m allows flexibility in three storey building design and reduces reliance on special area and direct control zoning.

4.1.6 - Revised Regulation

Currently, maximum site coverage in standard small scale residential zones ranges from 45% to 50% and 47% to 73% in special area zones. Current small-scale residential direct control zones have an average maximum site coverage of 55%. Zones often prescribe different maximum site coverage values based on housing type or housing arrangement.

One maximum site coverage is proposed to reduce complexity and accommodate a wider range of development forms. The proposed maximum site coverage of 55% is based on a review of existing zones and developments approved under those zones, while mitigating potential drainage issues.

Notes:

-The maximum 70% impermeable surface regulation will continue to apply to help reduce site run-off.

-Maximum Site Coverage for accessory

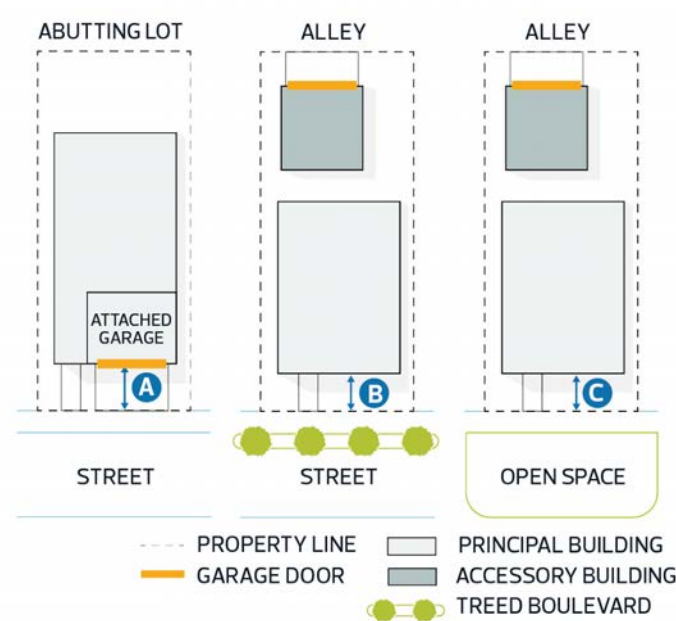
Building Facade			
4.1.7.	Maximum length of a building Facade	30.0 m	-

4.2. Setbacks must comply with Table 4.2:

Table 4.2. Setback Regulations

Subsection	Regulation	Value	Symbol
Front Setback			
4.2.1.	Minimum Front Setback	4.5 m	A
Unless 1 or more of the following applies:			
4.2.2.	Minimum Front Setback where a Treed Boulevard is provided and vehicle access is from an Alley	3.0 m	B
4.2.3.	Minimum Front Setback where the development is for Reverse Housing	3.0 m	C

Diagram for Subsections 4.2.1, 4.2.2 and 4.2.3

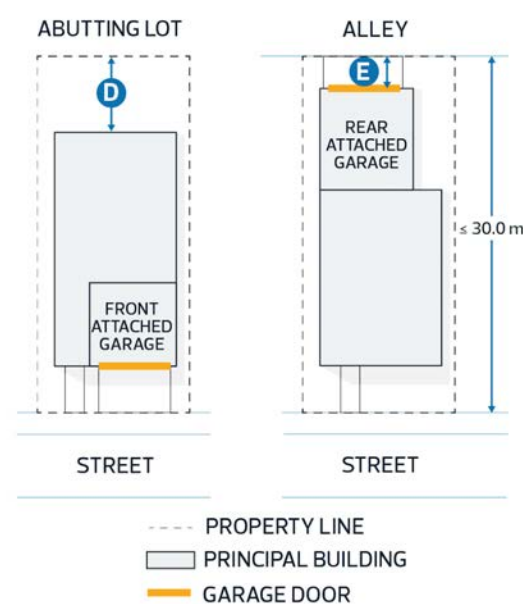


Rear Setback			
4.2.4.	Minimum Rear Setback	6.0 m	D

Unless the following applies:

4.2.5.	Minimum Rear Setback for a building with a rear attached Garage where the Site depth is less than or equal to 30.0 m.	1.2 m	E
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Diagram for Subsections 4.2.4 and 4.2.5



Side Setbacks			
4.2.6.	Minimum Interior Side Setback	1.2 m	G
4.2.7.	Minimum Interior Side Setback - Zero Lot Line	1.5 m	H

buildings is found under the accessory building regulations.

4.1.7 - New Regulation

The maximum facade length regulation will apply to all built forms to control building mass and ensure that development meets the small-scale intent of the zone. The 30.0 m maximum will accommodate most small-scale housing forms.

4.2.1 - Transferred from S.155.4.12

This regulation has been transferred with minor adjustments to improve clarity. The front setback creates space for landscaping and healthy tree growth.

Note: The minimum front driveway length of 5.5 m is proposed to be removed as this regulation effectively requires on-site parking which is in conflict with the Zoning Bylaw's approach to open-option parking.

4.2.2 - Transferred from S.155.4.12.a

This regulation has been transferred with minor adjustments to improve clarity. A smaller front setback is permitted for homes that access an Alley and front onto a treed boulevard because the absence of a driveway leaves more space for landscaping in the front yard and trees are provided in the boulevard.

4.2.3 - Transferred from S.135.4.5.a.iii.C.

This regulation has been transferred with minor adjustments to improve clarity. A smaller front setback is permitted for developments that access an Alley and front onto an open space because the absence of a driveway leaves more space for landscaping in the front yard and additional landscaping is provided in the open space in front of the house.

4.2.4 - Revised from S.135.4.6

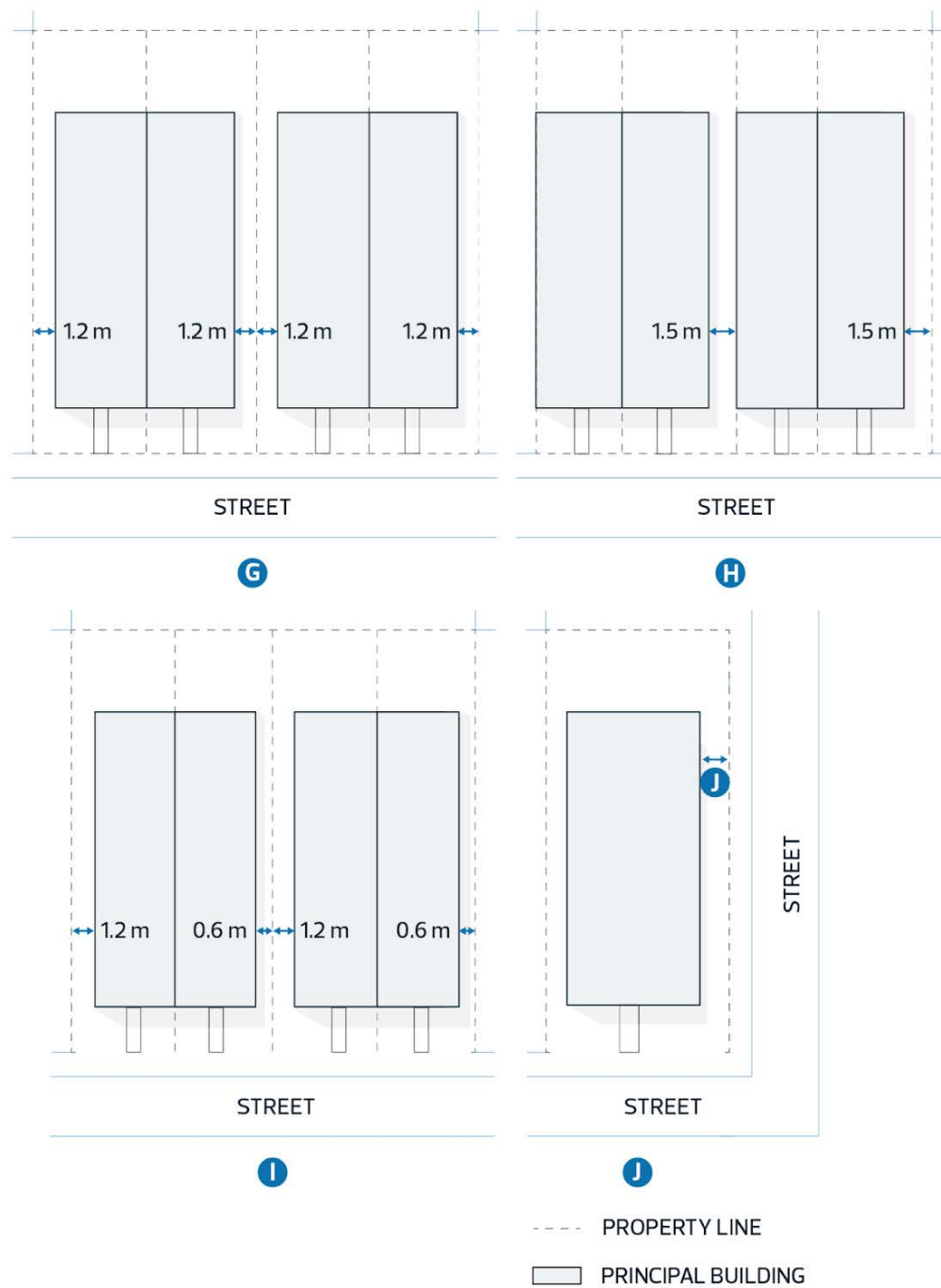
The minimum rear setback has been revised from 7.5 m to 6.0 m to allow for shallow lots, greater flexibility in backyard depth, and corner cuts on corner lots.

4.2.5 - New Regulation

This regulation allows a smaller rear setback for homes with rear attached garages on shallow lots.

	Development	where the Abutting Interior Side Setback is 0 m	
4.2.8.	Minimum Interior Side Setback - Reduced Setback Development	0.6 m where the Abutting Interior Side Setback is 1.2 m or greater	I
4.2.9.	Minimum Flanking Side Setback	2.0 m	J

Diagram for Subsections 4.2.6, 4.2.7, 4.2.8 and 4.2.9



4.3. Despite Subsection 4.2.7, the minimum 1.5 m Interior Side Setback on a Zero Lot Line Development may be reduced to a minimum of 1.2 m where the Abutting Interior Side Setback is a minimum of 1.2 m.

Diagram for Subsection 4.3

4.2.6 and 4.2.7 Transferred from S.135.4.7.a. and b.

Side setback regulations have been transferred with minor adjustments to improve clarity.

4.2.8 New Regulation

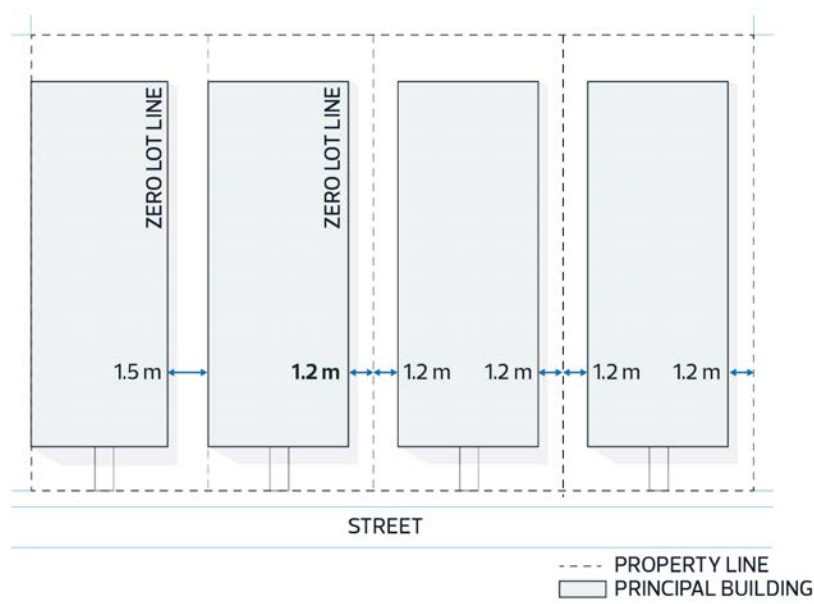
Reduced Setback Development is proposed as a housing arrangement option where one side setback is reduced to 0.6 m. This housing arrangement is permitted under the current Stillwater Low Density Special Area Zone and some direct control zones.

4.2.9 Revised Regulation from S.155.4.18.

The minimum side setback from a flanking street has been reduced to 2.0 m and simplified to apply regardless of which lot line the building faces. This provides an opportunity to create a larger interior side setback on corner sites.

4.3 New Regulation

This regulation allows for a transition between Zero Lot Line Development and housing with standard side setbacks.



5. Design Regulations

- 5.1. For Multi-unit Housing, building Facades facing a Street must incorporate a minimum of 2 building design techniques, in compliance with [Section 5.40](#).
- 5.2. Except for Multi-unit Housing, all principal ground oriented Dwellings adjacent to a Street must have a main entrance facing the Street, except:
 - 5.2.1. Reverse Housing main entrances may face an open space rather than a Street.
- 5.3. For Multi-unit Housing, principal buildings adjacent to a Street must have at least one main entrance:
 - 5.3.1. facing a Street; or
 - 5.3.2. facing an internal courtyard that is visible from a Street.
- 5.4. On Corner Sites, the main entrance must face either a Front Lot Line or a Flanking Side Lot Line.
- 5.5. Sliding patio doors must not serve as the main entrance of a Dwelling.
- 5.6. Main entrances for Multi-unit Housing must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.

5.1 New Regulation (partially adapted from S.155.4.27)

This regulation requires that building facades facing a street apply a minimum of 2 design techniques that reduce the impacts of the building mass. The regulation refers to a design section that provides a menu of options for the types of techniques that can be used and specific parameters for how these techniques can be met.

5.2 Revised from S.135.4.13

This regulation was revised to remove reference to "entrance feature" as the meaning of this term was vague. This regulation does not apply to multi-unit housing.

5.2.1 New Regulation

This regulation ensures that Reverse Housing provides an entrance facing the open space at the front of the lot.

5.3 New Regulation

This regulation provides multi-unit housing entrance requirements.

5.4 and 5.5 Transferred from S.140.4.17 and 18

This regulation was transferred with minor adjustments to improve clarity.

5.6 New Regulation

This regulation will ensure weather protection features at the main entrance of buildings that experience higher use.

6. General Regulations

Parking and Access

- 6.1. Where a Site Abuts an Alley at the Rear Lot Line, vehicle access for all Dwellings must be from the Alley, except that:
 - 6.1.1. Vehicle access may be from a Street for a maximum of 50% of principal Dwellings per Site.
 - 6.1.2. Vehicle access to a principal Dwelling may be from a Street where it will result in a consistent streetscape with Lots on the same side of the block that do not Abut an Alley.

Diagram for Subsection 6.1.1

6.1 Transferred from S.135.4.10

This regulation has been transferred with minor adjustments to improve clarity.

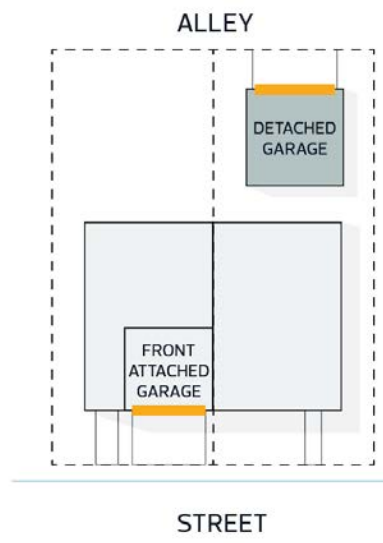
6.1.1 Revised from S.135.4.11(a)

This regulation has been revised to accommodate access to a Street where the additional access would support an additional principal Dwelling on a Site. This regulation is not intended to apply to single detached dwellings on separate lots.

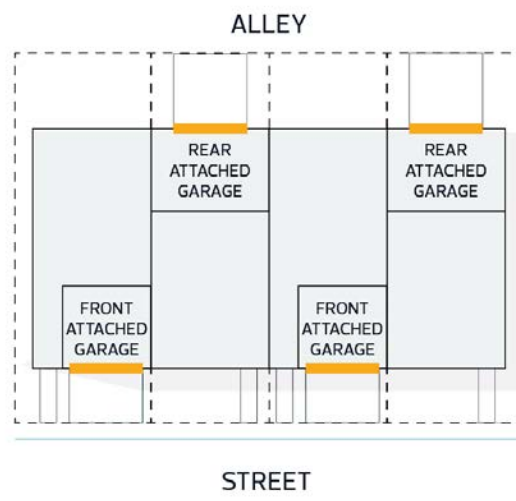
6.1.2 Transferred from S.135.4.11(b)

This regulation has been transferred with minor adjustments to improve clarity.

FRONT BACK SEMI-DETACHED HOUSING



FRONT BACK ROW HOUSING



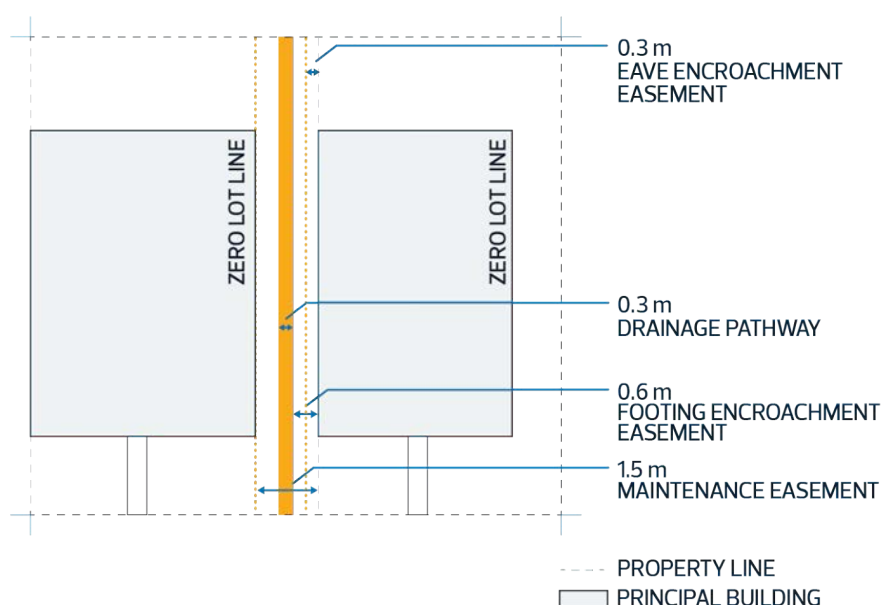
--- PROPERTY LINE □ PRINCIPAL BUILDING
 — GARAGE DOOR ■ ACCESSORY BUILDING

- 6.2. A Site developed with front attached Garages in a Zero Lot Line Development must not be accessed directly from a Collector Road.
- 6.3. Parking, access, and Site circulation must comply with [Section 5.110](#).

Zero Lot Line Development and Reduced Setback Development Regulations

- 6.4. Zero Lot Line Development is only permitted where:
 - 6.4.1. all roof drainage from principal and Accessory buildings is directed towards a Street, Alley, or drainage work, and no roof leader discharge is directed to the easement required in Subsection 6.4.2; and
 - 6.4.2. the owners of impacted Lots register on title a restrictive covenant and a minimum 1.5 m private easement along the entire distance of the shared Lot line that requires:
 - 6.4.2.1. construction of a drainage swale and an unobstructed drainage path with a minimum width of 0.3 m to be free and clear of all objects;
 - 6.4.2.2. protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots;
 - 6.4.2.3. a 0.3 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves of a building on an adjacent Lot;
 - 6.4.2.4. a 0.6 m footing encroachment easement;
 - 6.4.2.5. permission to access the easement area for maintenance of the properties;
 - 6.4.2.6. adequate access for utility maintenance, where applicable; and
 - 6.4.2.7. that an Accessory building must not encroach on the easement.

Diagram for Subsection 6.4.2



- 6.5. Reduced Setback Development is only permitted where:
 - 6.5.1. eaves are a minimum of 0.45 m from the Interior Side Lot Line;
 - 6.5.2. all roof drainage from principal and Accessory buildings is directed towards a Street, Alley, or drainage work, and no roof leader discharge is directed to the easement required in Subsection 6.5.3; and
 - 6.5.3. the owners of impacted Lots register on title a minimum 0.6 m private easement along the entire distance of the shared Lot line. The easement must:
 - 6.5.3.1. be located entirely on the Lot with a larger Interior Side Setback; and

6.2 Transferred from S.135.4.9.b

This regulation controls front drive concentration along transit routes.

Note: The requirement limiting Zero Lot Line Housing with front driveways to one side of a street is proposed to be removed to reduce implementation challenges at the Development Permit stage.

6.3 New Cross-Reference

For ease of reference to applicable regulations.

6.4 Transferred from S.135.4.8

This regulation is transferred from the current RLD Zone with minor adjustments to improve clarity.

6.4.2.6. Transferred from S.135.4.8.c.iii.

This clause allows property owners to perform utility maintenance where a private utility connection services more than one Lot.

6.4.2.7. Revised from S.135.4.8.c.i.E.

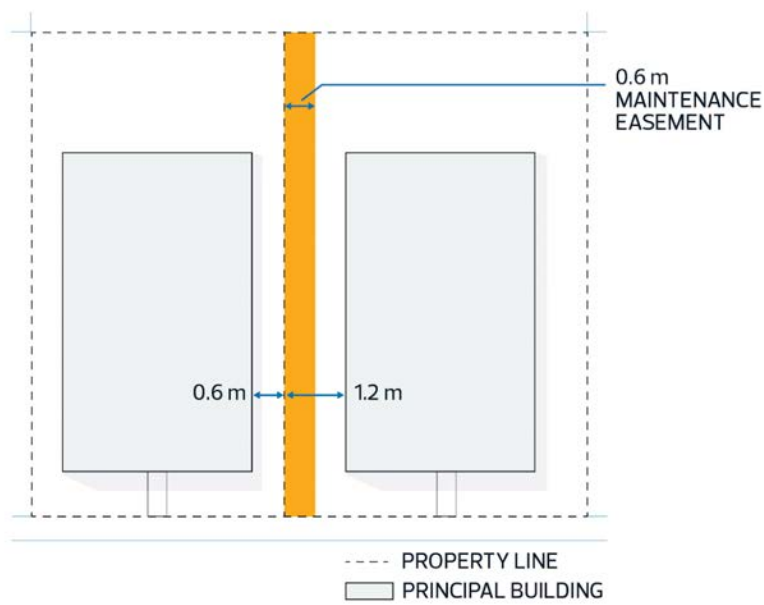
This clause expands buildings not permitted in the 1.5 m easement to all Accessory buildings (not just Garages).

6.5 - New Regulation

Reduced Setback Development (where one side setback is reduced to 0.6 m) is being added to the Zone. This housing arrangement is currently permitted in some current Special Area Zones and Direct

6.5.3.2. require permission to access the easement area to allow for maintenance of the Lot with a smaller Interior Side Setback.

Diagram for Subsection 6.5.3



6.6. Where provided, side entrances on Zero Lot Line Developments must not be developed more than 0.3 m above the ground.

Other Regulations

- 6.7. Landscaping must comply with [Section 5.90](#).
- 6.8. Waste collection areas, outdoor lighting, and other Site performance standards must comply with [Section 5.70](#).
- 6.9. Platform Structures must comply with [Section 5.120](#).
- 6.10. Rooftop features must comply with Subsection 1.8 and 1.9 of [Section 5.100](#).

Control Zones. It allows for greater single detached housing density than standard side setbacks.

6.5.1 New Regulation

This regulation aligns with Building Code requirements.

6.6 - New Regulation

Side entrances for Zero Lot Line Development must be provided close to the ground to avoid large steps that project into the drainage swale.

6.7 - 6.10 - New Cross-References

For ease of reference to applicable regulations.

7. Accessory Building Regulations

7.1. Accessory buildings and structures must comply with Table 7.1:

Table 7.1. Accessory Building Regulations			
Subsection	Regulation	Value	Symbol
7.1.1.	Maximum Height	4.3 m	-
7.1.2.	Maximum Site Coverage	20%	-
Setbacks			
7.1.3.	Minimum Setback	0.6 m	A
Unless 1 or more of the following applies:			
7.1.4.	Minimum Setback from the door of a detached Garage where the door faces a Street or Alley	1.2 m	B
7.1.5.	Minimum Setback from at least 1 Interior Side Lot Line where a Site is developed as Reverse Housing	1.1 m	C
Diagram for Subsections 7.1.3 - 7.1.5			

7.1 - Transferred from S.50

Regulations for accessory buildings have been transferred from Section 50 to reduce the need for cross referencing. Minor revisions have been made to simplify the regulations and improve clarity.

7.1.1 - Transferred from S.50.3.3

No change is proposed to maximum height for accessory buildings.

7.1.2 - Transferred from S.135.4.1.a.ii.d.B.

A maximum site coverage for accessory buildings ensures that accessory buildings are smaller than the principal building.

7.1.3 - Combined S.50.3.5.b. and S.50.3.5.f.

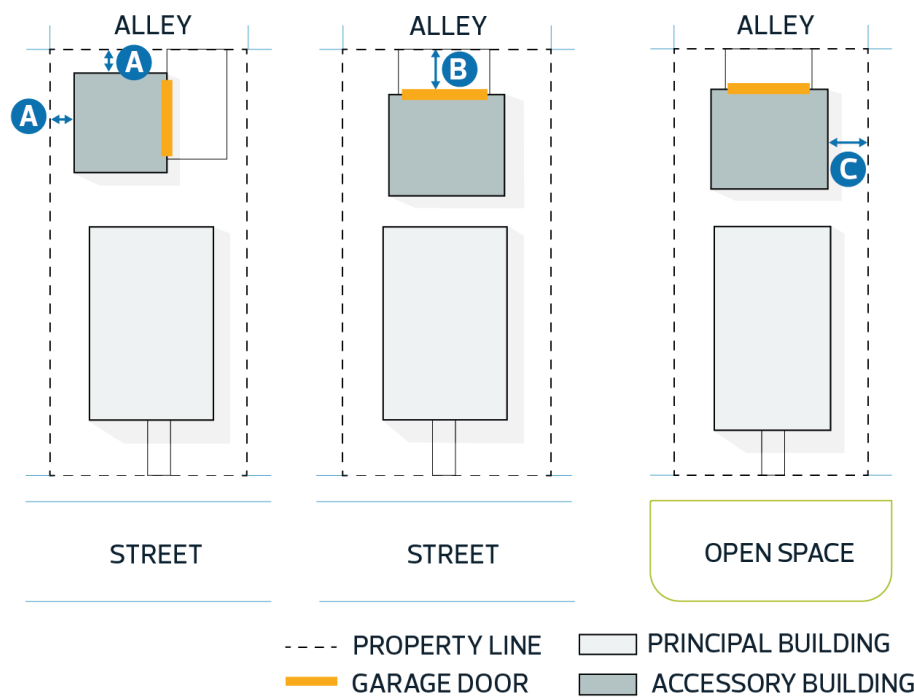
This regulation combines regulations from Section 50 to simplify and clarify setback requirements for accessory buildings.

7.1.4 - Transferred from S.50.3.5.g.

This setback provides a car sufficient turning radius to turn into a garage from the alley. "Door" refers to the door where the vehicle enters the garage.

7.1.5 - Transferred from S. 135.4.15.b.iii

This setback provides the minimum width required for emergency access to the principal building from the alley for reverse housing.



7.1.6.	Minimum Rear or Interior Side Setback for an Accessory building that has a maximum Height less than or equal to 2.4 m as measured to the peak of the roof	0 m	-
7.1.7.	Minimum Interior Side Setback where a mutual Garage is built on a common Lot line	0 m	-
7.1.8.	Minimum Interior Side Setback where the building is Accessory to a Zero Lot Line Development and meets the requirements of Subsection 6.4	0 m	-
Accessory Building Location			
7.1.9.	Accessory buildings or structures are not permitted in a Front Yard.	-	-
7.1.10.	Minimum distance between an Accessory building and any other building on the same Site	0.9 m	-

7.1.6 - Transferred from S.50.3.5.b.iv
This regulation has been transferred with minor adjustments to improve clarity. The intent is to remove the rear and interior side setback requirement for accessory buildings that are approximately the same height as a fence.

7.1.7 - Transferred from S.50.3.5.b.i
This regulation has been transferred with minor adjustments to improve clarity. This regulation applies to all housing types including single detached housing.

7.1.8 - Transferred from S.155.4.22
This regulation has been transferred with minor adjustments to improve clarity.

7.1.9 - Transferred from S.50.3.5.a
This regulation is transferred with minor adjustments to improve clarity.

7.1.10. - Transferred from S.50.3.5.d.
No change is proposed to minimum separation distance. This regulation prevents roof overhangs from touching, helps distinguish between two buildings, limits the total number of accessory buildings that can fit on one site, and helps maintain property standards.

7.2 New Cross-Reference
For ease of reference to applicable regulations.

7.2. Accessory Uses, buildings and structures must comply with [Section 5.10](#).

2.30 RSM - Small-Medium Scale Transition Residential Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for small to medium scale Residential development in the form of Row Housing and Multi-unit Housing that ranges from approximately 3 to 4 Storeys. Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a larger multi-unit Residential development. Limited opportunities for Community Service and Commercial development are permitted to provide services to local residents and support local nodes. This Zone may be used to transition between areas that allow smaller and larger forms of housing.</p>	<p>The intent of this zone is mainly to regulate larger forms of row housing and multi-unit housing developments that are located on larger sites or sites that form residential complexes. New opportunities are proposed for community and commercial uses to be located within neighbourhoods for easier access.</p> <p>Equivalent Zone in Zoning Bylaw 12800: (RF5) Row Housing Zone (UCRH) Urban Character Row Housing Zone</p>
<p>2. Permitted Uses</p> <p>Residential Uses</p> <ul style="list-style-type: none"> 2.1. Home Based Businesses 2.2. Residential <p>Commercial Uses</p> <ul style="list-style-type: none"> 2.3. Food and Drink Services 2.4. Indoor Sales and Services 2.5. Offices 2.6. Residential Sales Centres <p>Community Uses</p> <ul style="list-style-type: none"> 2.7. Child Care Services 2.8. Community Services 2.9. Special Events <p>Agricultural Uses</p> <ul style="list-style-type: none"> 2.10. Urban Agriculture <p>Sign Uses</p> <ul style="list-style-type: none"> 2.11. Fascia Signs, limited to On-premises Advertising 2.12. Freestanding Signs, limited to On-premises Advertising 2.13. Portable Signs, limited to On-premises Advertising 	<p>The listed uses are intended to enable a range of small to medium scale residential and limited non-residential activities that are appropriate in residential neighbourhoods.</p> <p>Residential Uses will be limited to Row Housing, Multi-unit Housing, supportive housing, home based business, etc. to ensure that infrastructure requirements do not exceed what is proposed in developing areas.</p> <p>Commercial Uses will allow for activities such as restaurants, cafes, hair salons, offices and retail in locations that support local nodes. The intensity and scale of these uses are limited by a maximum floor area and additional performance standards that support compatibility with adjacent properties.</p> <p>Note: -These uses introduce a new development opportunity in small scale residential zones. -This Zone does not permit Body Rub Centres, Liquor Stores, or Cannabis Retail Stores.</p> <p>Community Uses will continue to allow for child care services and religious assemblies in residential areas. Community Services may also include community halls. These uses are permitted in locations that support local nodes, adaptive reuse of existing buildings, and 15-minute communities. The scale of these uses is limited by a maximum floor area.</p> <p>Special Events will continue to be permitted in this Zone.</p> <p>Agricultural Uses will continue to allow food growing operations such as community gardens or other urban agriculture businesses.</p> <p>Sign Uses These types of signs are allowed in the current RF5 and UCRH Zones and will continue to be in this zone.</p>
<p>3. Additional Regulations For Specific Uses</p> <p>Residential Uses</p> <ul style="list-style-type: none"> 3.1. Home Based Businesses must comply with Section 6.60. 3.2. Residential <ul style="list-style-type: none"> 3.2.1. Backyard Housing must comply with Section 6.50. 	<p>3.1., 3.2.1, 3.2.2 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.2.3 New Regulation This regulation restricts how lower density housing forms can be developed to support the general purpose of the zone.</p>

- 3.2.2. Amenity Areas must comply with [Section 5.20](#).
- 3.2.3. Single Detached Housing, Semi-detached Housing and Duplex Housing are only permitted where developed on the same Site as Row Housing or Multi-unit Housing.
- 3.2.4. Despite the other regulations of this Zone, where Multi-Unit Housing or Cluster Housing is developed on a Site with an area that is 3,000 m² or greater:
 - 3.2.4.1. the minimum Setback for a principal building is 3.0 m; and
 - 3.2.4.2. Surface Parking Lots, loading spaces, and waste collection areas may be located in a Setback from:
 - 3.2.4.2.1. an Abutting Alley; or
 - 3.2.4.2.2. an Abutting Site where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.

Commercial Uses

- 3.3. **Food and Drink Services, Indoor Sales and Services, and Offices**
 - 3.3.1. These Uses are only permitted on a lot Abutting a Site in a non-residential Zone that permits Commercial Uses at the time of a Development Permit application.
 - 3.3.2. The maximum Floor Area is 300 m² per individual establishment.
 - 3.3.3. Developments must carry out their operations so that no Nuisance is created or apparent.
 - 3.3.4. Outdoor business activity, seating areas, storage, speakers and amplification systems are not permitted.
- 3.4. **Residential Sales Centres** are permitted for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.

Community Uses

- 3.5. **Community Services and Child Care Services**
 - 3.5.1. These Uses are only permitted:
 - 3.5.1.1. on Corner Sites;
 - 3.5.1.2. in an existing non-Residential building;
 - 3.5.1.3. on a Lot that Abuts a Site in a non-residential Zone; or
 - 3.5.1.4. on the same Site as a Residential development.
 - 3.5.2. The maximum Floor Area is 1,000 m² per Site.
 - 3.5.3. Child Care Services must comply with [Section 6.30](#).
- 3.6. **Special Events** must comply with [Section 6.100](#).

Agricultural Uses

- 3.7. **Urban Agriculture** is not permitted within a standalone principal building.

Sign Uses

- 3.8. **Sign** Uses must comply with Subsections 3 and 4 of [Section 6.80](#).

3.2.4 New Regulation

This regulation assigns different regulations to larger sites.

3.2.4.1 New Regulation

Larger sites are often irregularly shaped, making references to front, rear, and side setbacks more arbitrary. Allowing a different setback requirement for larger sites will provide development flexibility and support development of smaller-scale multi-unit housing and cluster housing developments.

3.2.4.2 Revised from S.210.4.11 and S.220.4.9

This regulation allows for more development flexibility and efficient use of large sites.

3.3.1 - New Regulation

This regulation establishes location rules for commercial uses. The intent is to support and enhance commercial uses at local nodes. This is a first step in bringing more businesses into neighbourhoods to serve residents. Businesses looking to operate outside of these locations would require a rezoning or variance in consideration of statutory plans.

3.3.2 - Revised from S.210.5.1(b) and S.220.6.1(b)

This regulation adapts similar regulations from the current RA7 and RA8 Zone to limit the size of any one business to ensure that these remain small scale.

3.3.3 and 3.3.4 - New Regulation

These regulations mitigate potential nuisances from commercial activities.

3.4. - Revised from Section 82.1

This regulation is revised to allow residential sales centres for a maximum of 5 years rather than 3 years. If a sales centre needs to remain beyond 5 years, a new development permit is required and approval will be at the discretion of the Development Authority.

3.5.1 - New Regulation

This regulation provides criteria to where Community Services can be located. Currently, religious assemblies and child care services are the only community-type uses allowed in small scale residential zones on a discretionary basis and limited by location or site size. These restrictions are being retired and replaced by these new location criteria. This intends to expand opportunities for activities such as child care facilities, community services, religious and spiritual facilities to be located within neighbourhoods and be closer to the residents that it can serve. Facilities looking to operate outside of these locations would require a variance and consider the direction from statutory plans.

3.5.2 - New Regulation

The purpose of the maximum Floor Area is to ensure that the small-scale intent of the zone is maintained. The maximum is based on a review of existing religious assemblies in residential zones.

3.5.3 and 3.6 - New cross-reference

For ease of reference to applicable

regulations.

3.7 New Regulation

This regulation ensures standalone Urban Agriculture development is only operated outdoors.

3.8 - New cross-reference

For ease of reference to applicable regulations.

4. Site and Building Regulations

4.1. The maximum Height must comply with Table 4.1 where the letter “h” follows the Zone indicated on the Zoning Map:

4.1. Maximum Height		
Subsection	Symbol on Zoning Map	Maximum Height
4.1.1.	h12	12.0 m
4.1.2.	h14	14.0 m

4.2. Development must comply with Table 4.2:

Table 4.2. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
Site Width			
4.2.1.	Minimum Site Width	5.0 m	A
Unless the following applies			
4.2.2.	Minimum Site Width per Dwelling where attached Dwellings are developed on their own Lot and vehicle access is from an Alley	4.0 m	B
<p>Diagram for Subsections 4.2.1 to 4.2.2</p>			
Residential Density			
4.2.3	Minimum Density	45 Dwellings /ha	-
Site Coverage			
4.2.4.	Maximum total Site Coverage	60%	-
Building Facade			
4.2.5	Maximum length of a building Facade	45.0 m	
Front Setback			
4.2.6.	Minimum Front Setback	4.5 m	C
Unless the following applies:			
4.2.7.	Minimum Front Setback where a Treed Boulevard is provided and vehicle access is from an Alley	3.0 m	D

4.1 - Revised from S.160.4.5 and S.165.4.5
 This uses a similar height modifier system as the proposed Medium Scale Residential (RM) Zone to regulate Height, where there are two distinct maximum Heights that may be permitted based on the context of the site. At implementation, All RS3 Sites would be assigned the h12 height modifier. Future rezonings may propose the h14 for approval.

4.2.1 and 4.2.2 - Revised from S.160.4.2 And 165.4.2

The Site Width for each row house dwelling is maintained from the RF5 and UCRH zone requirement, except lot widths can be reduced to allow for narrower rowhouse units if alley access is provided.

Note: Minimum Site Area and Site Depth are proposed to be retired as to allow for more flexibility in how lots and sites can be configured for these denser forms of housing.

4.2.3 - Revised from S.160.4.4 and S165.4.4

The minimum density for this Zone is increased to 45 dwellings per hectare to ensure that denser forms of housing are built to meet the purpose of the zone.

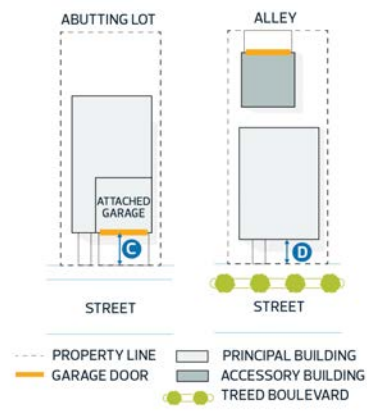
4.2.4 - Revised from S.160.4.6 and S.165.4.9

This increases the permitted site coverage to allow for greater flexibility and ability to develop denser forms housing.

4.2.5 - Revised from S.165.5.2(a)

This regulation now restricts building length for any development so that a street block is not designed with an uninterrupted building wall. 45.0 m should accommodate

Diagram for Subsections 4.2.6 and 4.2.7



8 attached row housing dwellings, assuming that a townhouse unit is typically 5.6m wide.

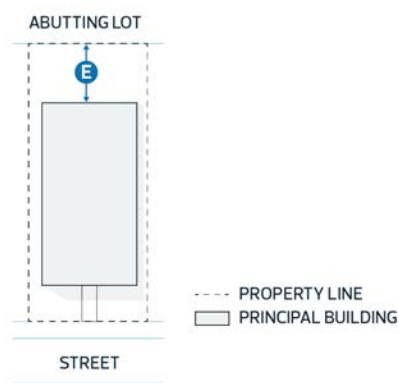
4.2.6 and 4.2.7 - Revised from S.160.4.7 S.165.4.6

Maintains similar existing regulations for Front Setback and will be consistent with the RS and RSF Zone

Rear Setback

4.2.8.	Minimum Rear Setback	6.0 m	E
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Diagram for Subsections 4.2.8



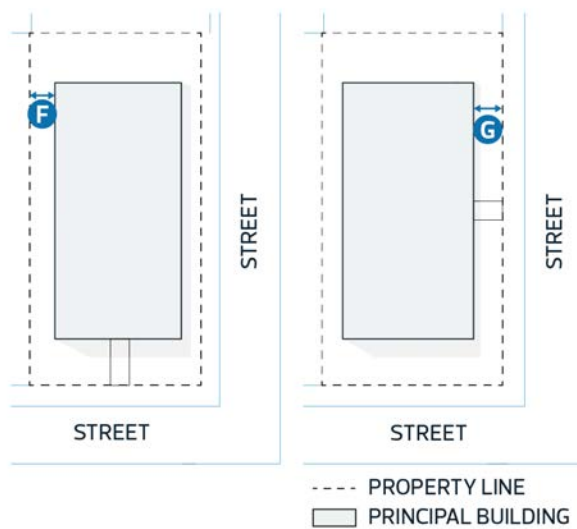
4.2.8 - Revised from S.160.4.8 and S.165.4.8

The minimum Rear Setbacks are reduced to provide more development potential for developments in this zone.

Side Setbacks

4.2.9.	Minimum Interior Side Setback	1.5 m	F
4.2.10.	Minimum Flanking Side Setback	2.0 m	G

Diagram for Subsections 4.2.9 and 4.2.10



4.2.9 to 4.2.11 - Revised from S.160.4.9 and 165.4.7

Side setbacks are increased in alignment with what's proposed in the Medium Scale Residential (RM) Zone.

Unless the following applies:

4.2.11.	Minimum Interior Side Setback for buildings greater than 12.0 m in Height	3.0 m	-
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Diagram for Subsection 4.2

Diagram in Progress

4.3. Platform Structures and single Storey Unenclosed Front Porches must comply with [Section 5.120](#).

4.3 - New cross-reference

For ease of reference to applicable regulations.

5. Design Regulations

5.1 - Revised from S.160.4(18)

This regulation is revised with minor changes for grammar and clarity to ensure that the building Facades facing the streets

- 5.1. On Corner Sites, the Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets.
- 5.2. Building Facades must incorporate a minimum number of building design techniques in compliance with [Section 5.40](#), as specified in Table 5.3:

Table 5.3. Facade Design Requirements

Subsection	Building Facade Length	Minimum Number of Techniques to apply from Section 5.40
5.3.1.	Where building Facade faces a Street and is 30.0 m or less in length	2
5.3.2.	Where building Facade length is greater than 30.0 m	3

- 5.3. Except for Multi-unit Housing, principal ground oriented Dwellings adjacent to a Street must have a main entrance facing the Street.
- 5.4. For Multi-unit Housing, principal buildings adjacent to a Street must have at least 1 main entrance:
 - 5.4.1. facing a Street; or
 - 5.4.2. facing an internal courtyard that is visible from a Street.
- 5.5. On Corner Sites, the main entrance may face either a Front Lot Line or Flanking Side Lot Line.
- 5.6. Sliding patio doors must not serve as the main entrance of a Dwelling.
- 5.7. Main entrances for Multi-unit Housing must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.

on corner lots use consistent design.

5.2 - New Regulation and Revised from S.160.4(19)

There are current regulations that require different architectural elements to be incorporated into the design of a building, but without clear criteria as to how this criteria could be met. In combination with the proposed Building Design Regulations Section, it intends to provide clearer guidance to how facades can be designed to define individual dwellings or to reduce impacts from massing and long building walls.

5.3 to 5.6 - Revised from S.160.4.21, S.160.4.22, and S.165.5.1

This regulation ensures buildings that front onto a street provide an entrance directly to the street for users. On corner sites, the development can determine which street the unit's main entrance faces.

5.7 - New Regulation

This regulation will ensure weather protection features at the main entrance of buildings that experience higher use.

6. General Regulations

Parking, Loading, and Access

- 6.1. Vehicle access must be from an Alley where a Site Abuts an Alley.
- 6.2. Parking, access, loading, and Site circulation must comply with [Section 5.110](#).
- 6.3. Where vehicle access is from a Street for 6 or more attached principal Dwellings, parking must be located at the rear of a building and accessed from a single common driveway.
- 6.4. Residential development with front attached Garages must not be accessed directly from a Collector Road or located directly across from a school or public park Site.

Other Regulations

- 6.5. Landscaping must comply with [Section 5.90](#).
- 6.6. Waste collection areas, outdoor lighting, and other Site performance standards must comply with [Section 5.70](#).
- 6.7. Platform Structures must comply with [Section 5.120](#).
- 6.8. Height limit exceptions to rooftop and other Accessory features must comply with [Section 5.10](#).

6.1 - Transferred from S.165.4.10

Where there is an alley, vehicle access has to be from the alley

6.2 - New cross-reference

For ease of reference to applicable regulations.

6.3 - Revised from S.165.4.11(a)

To reduce instances of many driveways interrupting the streetscape and sidewalk, this regulation requires larger row housing (i.e. building that is 30m long based on min 5m Lot Width) developments to provide a single point of access to the garages. Smaller townhouse buildings would be allowed to have front attached garages.

6.4 - Revised from S.165.4.11(c)

This prohibits front attached garages to be located on collector roads or near schools and parks to allow for on-street parking and ease of access for transit routes.

6.5 to 6.8 - New cross-reference

For ease of reference to applicable regulations.

7. Accessory Building Regulations

- 7.1. Accessory buildings or structures must comply with Table 7.1:

Table 7.1. Accessory Building Regulations

Subsection	Regulation	Value	Symbol
7.1.1.	Maximum Height	4.3 m	-
7.1.2.	Maximum Site Coverage	20%	-
Setbacks			
7.1.3.	Minimum Setback	0.6 m	A

Unless 1 or more of the following applies:

7.1 - Transferred from S.50

Regulations for accessory buildings have been transferred from Section 50 to reduce the need for cross referencing. Minor revisions have been made to simplify the regulations and improve clarity.

7.1.1 - Transferred from S.50.3.3a

No change is proposed to maximum height for accessory buildings.

7.1.2 - Transferred from S.87.4(a)(i)(A)

A maximum site coverage for accessory buildings ensures that accessory buildings are smaller than the principal building.

7.1.3 - Combined S.50.3.5.b. and S.50.3.5.f.

7.1.4.	Minimum Setback from the door of a detached Garage where the door faces a Street or Alley	1.2 m	B
7.1.5.	Minimum Rear or Interior Side Setback for an Accessory building with a maximum Height less than or equal to 2.4 m as measured to the peak of the roof	0 m	-
7.1.6.	Minimum Interior Side Setback where a mutual Garage is built on a common Lot line	0 m	-
<p>Diagram for Subsections 7.1.3 and 7.1.4</p> <p>--- PROPERTY LINE □ PRINCIPAL BUILDING — GARAGE DOOR ■ ACCESSORY BUILDING</p>			
Accessory Building Location			
7.1.7.	Accessory buildings or structures are not permitted in a Front Yard	-	-
7.1.8.	Minimum distance between an Accessory building and any other building on the same Site	0.9 m	-

7.2. Accessory Uses, buildings and structures must comply with [Section 5.10](#)

This regulation combines regulations from Section 50 to simplify and clarify setback requirements for accessory buildings.

7.1.4 - Transferred from S.50.3.5.g.
This setback provides a car sufficient turning radius to turn into a garage from the alley. "Door" refers to the door where the vehicle enters the garage.

7.1.5 Transferred from S.50.3.5.b.iv
This regulation has been transferred with minor adjustments to improve clarity. The intent is to remove the rear and interior side setback requirement for accessory buildings that are approximately the same height as a fence.

7.1.6 - Transferred from S.50.3.5.b.i
This regulation has been transferred with minor adjustments to improve clarity. This regulation applies to all housing types including single detached housing.

7.1.7 - Revised from S.50.5(a)
This regulation prevents an Accessory building from being located in the front yard

7.1.8 - Transferred from S.50.5(d)
No change is proposed to the minimum separation distance. This regulation prevents roof overhangs from touching, helps distinguish between two buildings, limits the total number of accessory buildings that can fit on one site, and helps maintain property standards.

7.2 New cross-reference
For ease of reference to applicable regulations.

Additional Retired Regulations

Minimum Site Area
Minimum site area requirements are proposed to be required to allow for more efficient development at this scale.

Separation Space
Separation space is no longer proposed to be regulated through the Zoning Bylaw to allow for more efficient land development and space separation between buildings for safety purposes is regulated through the Alberta Building Code.

Average number of Bedrooms
This Zone is not proposed to regulate the average number of bedrooms within a development. Ensuring appropriate unit sizes where there are not enough should be accomplished through other municipal tools and should be more targeted towards where there is need. Requiring only 1 zone to meet a bedroom requirement is not effective in ensuring a diversity of housing units are available across the city.

Maximum detached garage length

There is no clear rationale why the maximum length of a garage need to be restricted and is proposed to be retired.

2.40 RM - Medium Scale Residential Zone

Regulations

Notes / Rationale

1. Purpose

To allow for multi-unit Residential development that ranges from approximately 4 to 8 Storeys and may be arranged in a variety of configurations. Residential Uses in the form of Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a larger multi-unit Residential development. Limited opportunities for Community Service and Commercial development are permitted to provide services to local residents and support local nodes.

The intent of this zone is to combine the RF6, RA7 and RA8 Zones to allow for multi-unit housing up to 6 storeys based on existing permissions and approximately 8 storeys in Height, where these will be approved by City Council through rezonings.

This zone will be applied in both redeveloping and developing areas and both inside and outside nodes and corridors. Small-scale commercial uses are permitted at the ground floor of residential buildings and community service uses may be developed as standalone structures to support complete communities. This zone will allow for residential intensification while ensuring sensitive transition to smaller-scale residential zones.

Equivalent Zone in Zoning Bylaw 12800:
(RF6) Medium Density Multiple Family Zone
(RA7) Low Rise Apartment Zone
(RA8) Medium Rise Apartment Zone

Note: Special Area Zone equivalency is under review.

2. Permitted Uses

Residential Uses

- 2.1. Home Based Businesses
- 2.2. Residential

Commercial Uses

- 2.3. Food and Drink Services
- 2.4. Grocery Stores
- 2.5. Indoor Sales and Services
- 2.6. Minor Indoor Entertainment
- 2.7. Offices
- 2.8. Residential Sales Centres

Community Uses

- 2.9. Child Care Services
- 2.10. Community Services
- 2.11. Libraries
- 2.12. Special Events

Agricultural Uses

- 2.13. Urban Agriculture

Sign Uses

- 2.14. Fascia Signs, limited to On-premises Advertising
- 2.15. Freestanding Signs, limited to On-premises Advertising
- 2.16. Portable Signs, limited to On-premises Advertising
- 2.17. Projecting Signs, limited to On-premises Advertising

Residential Uses

These uses will allow for a range of housing opportunities and living arrangements.

Note: Lodging Houses, Supportive Housing, and Fraternity and Sorority Housing have been combined into the Residential Use category.

Commercial Uses

Food and Drink Services include Specialty Food Services and Restaurants, which are allowed under the current RA7/RA8 Zone.

Grocery Stores are currently regulated through General Retail Stores, which are allowed under the current RA7/RA8 Zone and would also include convenience stores.

Indoor Sales and Services include a wider range of retail activities than are permitted in the current RA7/RA8 Zone.

Minor Indoor Entertainment is a proposed use in this zone. The scale of these businesses will be limited by the floor area maximum.

Offices include Professional, Financial and Office Support Services which are allowed under the current RA7/RA8 Zone.

Residential Sales Centres are allowed under the current RA7/RA8 Zone.

Note: This Zone does not permit Body Rub Centres, Liquor Stores, or Cannabis Retail Stores.

Community Uses

Community uses include religious assemblies and child care services which are currently allowed under the RA7/RA8 Zone. Additional uses proposed include libraries and public recreation facilities which are not currently allowed under the

	<p>current RA7/RA8 Zone.</p> <p>Special events will continue to be permitted in this zone.</p> <p>Agricultural Uses Urban Agriculture now includes Urban Gardens and Urban Outdoor Farms, which are allowed under the current RA7/RA8 Zone. This Use also includes Greenhouses and Urban Indoor Farms which are not allowed under the current RA7/RA8 and would not be allowed as a standalone use.</p> <p>Sign Uses These types of signs are currently allowed in the RA7/RA8 Zone and will continue to be in this zone.</p>
<h3>3. Additional Regulations For Specific Uses</h3> <p>Residential Uses</p> <p>3.1. Home Based Businesses must comply with Section 6.60.</p> <p>3.2. Residential</p> <p>3.2.1. Single Detached Housing, Semi-detached Housing and Duplex Housing are only permitted where:</p> <p>3.2.1.1. existing as of January 1, 2024; or</p> <p>3.2.1.2. developed on the same Site as Multi-unit Housing.</p> <p>3.2.2. Backyard Housing must comply with Section 6.50.</p> <p>3.2.3. Amenity Areas must comply with Section 5.20.</p> <p>Commercial Uses</p> <p>3.3. Food and Drink Services, Grocery Stores, Indoor Sales and Services, Minor Indoor Entertainment and Offices</p> <p>3.3.1. Developments must be located on the Ground Floor of Residential buildings.</p> <p>3.3.2. The maximum Floor Area is 300 m2 per individual establishment.</p> <p>3.4. Residential Sales Centres are only permitted for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.</p> <p>Community Uses</p> <p>3.5. Child Care Services must comply with Section 6.30.</p> <p>3.6. Special Events must comply with Section 6.100.</p> <p>Agricultural Uses</p> <p>3.7. Urban Agriculture is not permitted in a standalone principal building.</p> <p>Sign Uses</p> <p>3.8. Sign Uses must comply with Subsections 3 and 4 of Section 6.80.</p>	<p>3.1 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.2.1 - New Regulation Single Detached Housing, Semi-detached Housing and Duplex Housing are not permitted in this zone (except if they were existing prior to January 1, 2024 or part of the Multi-unit Housing development).</p> <p>This regulation restricts the development of lower density housing forms to support the general purpose of the zone while providing flexibility.</p> <p>3.2.2, 3.2.3 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.3.1 - Transferred from S.210.5.1 and S.220.6.1 This regulation is a revision from the former RA7 and RA8 Zones. It continues to restrict commercial activity to the ground floor of a residential building.</p> <p>3.3.2. - Revised from S.210.5.1 and S.220.6.1 This regulation is a revision from the former RA7 and RA8 Zones. It provides a minor increase in maximum floor area of a commercial business to 300 m2 from 275 m2. This maximum floor area also includes the public space that is regulated separately in the current Zoning Bylaw.</p> <p>3.4 - Revised from S.82.1 This regulation has been revised from a maximum of 3 years to a maximum of 5 years. Successive development permits will be discretionary.</p> <p>3.5 and 3.6 - New Cross-Reference For ease of reference to applicable regulations.</p> <p>3.7 - New Regulation This regulation ensures that urban agriculture can occur outdoors, but is not permitted in this zone as a standalone indoor operation.</p> <p>3.8 - New cross-reference For ease of reference to applicable regulations.</p>

4. Site and Building Regulations

4.1. The maximum Height and Floor Area Ratio must comply with Table 4.1 where the Modifier “h” follows the Zone indicated on the Zoning Map:

4.1. Maximum Height and Floor Area Ratio			
Subsection	Modifier on Zoning Map	Maximum Height	Maximum Floor Area Ratio
4.1.1.	h16	16.0 m	2.3
4.1.2.	h23	23.0 m	3.0
4.1.3.	h28	28.0 m	3.3

4.2. Despite Subsection 4.1, the maximum Floor Area Ratio is increased by 0.5 where a minimum of 10% of all Dwellings:

- 4.2.1. have a Floor Area greater than 100 m² and an average of at least 3 bedrooms; or
- 4.2.2. comply with the inclusive design requirements of [Section 5.80](#).

4.3. Development must comply with Table 4.3:

Table 4.3. Building Regulations			
Subsection	Regulation	Value	Symbol
Residential Density			
4.3.1.	Minimum Density	60 Dwellings/ha	-
Facade Length			
4.3.2.	Maximum length of a building Facade for new buildings and additions	80.0 m	-
Setbacks Abutting Streets			
4.3.3.	Minimum Setback where a Treed Boulevard is present	3.0 m	A
4.3.4.	Minimum Setback where a Treed Boulevard is not present	4.5 m	B
Setbacks Abutting Streets for Main Street Developments			
4.3.5.	Minimum Setback where Commercial Uses are developed on the Ground Floor with main entrances fronting onto the Street	0 m	-
Setbacks Abutting Alleys			
4.3.6.	Minimum Setback	3.0 m	C

Diagram for Subsections 4.3.3, 4.3.4, and 4.3.6



4.1 - New Regulation

Modifiers are proposed to be used to regulate maximum height and maximum floor area ratio (FAR). This will allow the zone to respond to the surrounding development context and policy guidance from statutory plans (i.e. The City Plan, District Plans, Neighbourhood Structure Plans, etc.).

4.1.1 - New Regulation

h16 will allow for buildings that are approximately 4 storeys tall and a maximum FAR of 2.3. This scale of building roughly corresponds with the current RF6 and RA7 Zones.

4.1.2 - New Regulation

h23 will allow for buildings that are approximately 6 storeys tall and a maximum FAR of 3.0. This scale of building roughly corresponds with the current RA8 Zone.

4.1.3 - New Regulation

h30 will allow for buildings that are approximately 8 storeys tall and a maximum FAR of 3.3. This scale of building does not currently have an equivalent zone.

4.2 - Revised Regulation

A floor area ratio bonus is provided (similar to the current RA7 and RA8 zones) if larger dwelling units with more bedrooms are provided.

4.2.2 - New Regulation

The floor area ratio bonus can also be granted if 10% of dwelling units meet the inclusive design regulations of Section 5.80.

4.3.1 - Revised Regulation from S.210.4.1 and 220.4.1

The RA7 Zone currently requires a minimum density of 45 du/ha and the RA8 Zone currently requires a minimum density of 75 du/ha. 60 du/ha is proposed as the new minimum density as it supports the medium-scale intent of the zone while allowing for development on different sized sites.

4.3.2 - Revised Regulation

Currently, the maximum facade length only applies in the RA8 Zone for sites larger than 1 ha. Facade length impacts building massing and site permeability regardless of site size. The maximum facade length regulation is proposed to apply regardless of the size of the site. This regulation will discourage building Facades from extending the entire length of a neighbourhood block.

4.3.3 - 4.3.9 Revised Setback Regulations

Medium Scale Residential Sites are often irregularly shaped making references to Front, Rear, and Side Setbacks more arbitrary. Instead, this zone proposes to reference Setbacks from Streets, Alleys and Abutting Sites.

4.3.3 and 4.3.4. - Revised from RA7 and RA8 Zones

These regulations replace the front and flanking side setback requirements of the RA7 and RA8 Zones. The proposed setbacks from a Street provide minimum separation

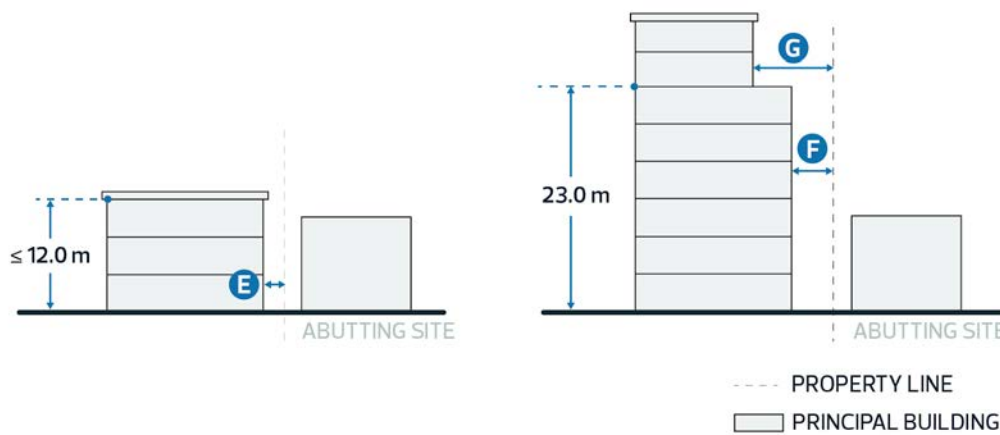
Setbacks Abutting Sites

4.3.7.	Minimum Setback for buildings less than or equal to 12.0 m in Height	1.5 m	E
4.3.8.	Minimum Setback for buildings greater than 12.0 m in Height	3.0 m	F

Unless the following applies:

4.3.9.	Minimum Setback for portions of a building greater than 23.0 m in Height	6.0 m	G
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Diagram for Subsections 4.3.7, 4.3.8, 4.3.9

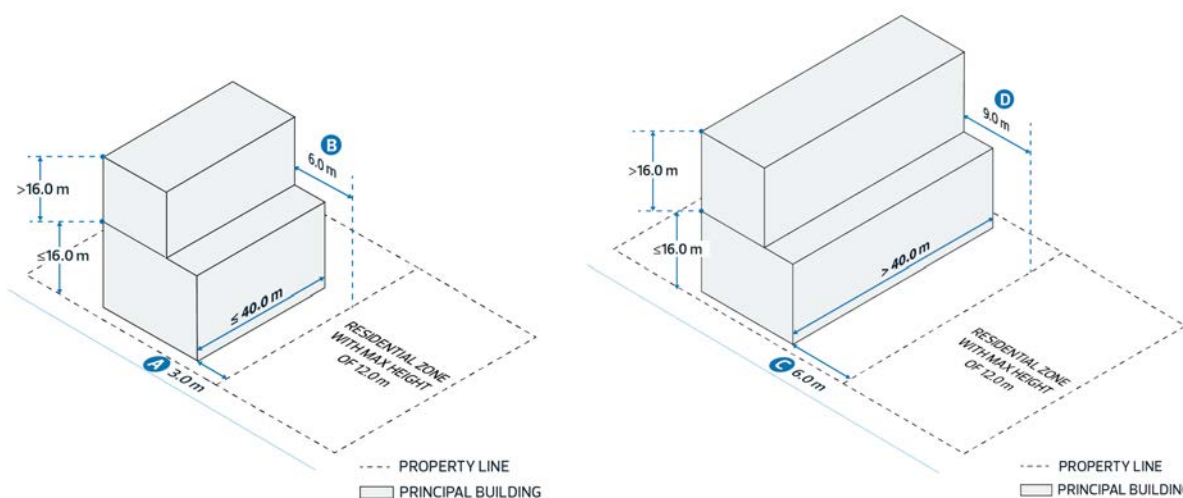


4.4. Despite Subsections 4.3.8 and 4.3.9, for buildings greater than 12.0 m in Height, the minimum Setback from an Abutting Site in a residential Zone that has a maximum Height of 12.0 m or less must comply with Table 4.4:

Table 4.4. Minimum Transition Setback Regulations

Subsection	Regulation	Minimum Setbacks for buildings greater than 12.0 m in Height and less than or equal to 16.0 m in Height	Symbol	Minimum Setbacks for portion of the building greater than 16.0 m in Height	Symbol
4.4.1.	Where the longest portion of the building Facade facing an Abutting Site is less than or equal to 40.0 m in length	3.0 m	A	6.0 m	B
4.4.2.	Where the longest portion of the building Facade facing an Abutting Site is greater than 40.0 m in length	6.0 m	C	9.0 m	D

Diagram for Subsection 4.4



between the public and private realm. They also provide space for a front entrance feature and landscaping. A larger setback is required where there is no treed boulevard to ensure space for trees between the sidewalk and front of the building.

4.3.5 Revised from S.210.4.4.b and 220.4.4.b.

The RA7 and RA8 Zones require a minimum and maximum setback for sites located within the Main Streets Overlay where Commercial Uses are developed at the ground floor. As the Main Streets Overlay is proposed to be retired, the reduced minimum setback requirement will be applied to any site where ground floor commercial is developed facing a street. This regulation encourages commercial uses to have more interaction with the public realm and support a uniform street wall. The maximum setback requirement is proposed to be retired to allow development flexibility.

4.3.6 - Revised from S.210.4.5 and S.220.4.5

Currently, the rear setback requirement in the RA7 and RA8 Zones is 7.5 m. The proposed reduced setback requirement from an Alley provides more development flexibility and the opportunity to provide a larger setback from abutting sites.

4.3.7 and 4.3.8. - Revised Regulation

This requirement establishes minimum setbacks from abutting sites depending on the height of the proposed development. Developments taller than 12 m must provide a larger setback to allow more space for pathways and landscaping around large buildings. 12 m was used as a threshold as it aligns with the maximum height of the proposed RSF Zone.

4.3.9 - New Regulation

Where portions of a proposed building are greater than 23.0 m in height, those portions are required to be set further back from abutting sites to provide space between taller buildings and provide some daylighting. This requirement aligns with regulations in the proposed Mixed Use (MU) Zone.

4.4 - Revised from S.210.4.6 and 7. and S.220.4.6 and 7.

This regulation provides setback requirements for buildings that are taller than 12 m and located next to small-scale residential development. Setback requirements increase for larger buildings to reduce the visual and shading impact on abutting residential sites and provide a land use transition. Larger setbacks will allow for enhanced landscaping (including larger and more diverse tree species) to reduce the impact of multiple windows and balconies facing small scale residential development. It also provides space for pathways and sunlight.

This regulation is revised from the current (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone in the following ways:

1. The regulation is triggered:

- 4.5. Despite Subsection 4.4.2, where the required minimum Setback is 9.0 m, this may be reduced to 6.0 m where a Landscape Buffer is provided in compliance with Subsection 5 of [Section 5.90](#), except:
- 4.5.1. the Setback Abutting the south Lot line of a Site in a residential Zone must not be reduced.

- a. when the neighbouring residential zone allows for a max height of 12 m or less rather than 10 m or less to capture development under the proposed RS and RSF Zones; and
 - b. when the proposed development is 12 m in height or taller rather than 10 m in height or taller to align with the maximum height of the proposed RSF Zone.
2. The 7.5 m and 10 m setback requirement for Sites larger than 1 ha is proposed to be removed. Instead, a setback requirement of 3.0 m, 6.0 m, or 9.0 m is proposed depending on the height and length of the proposed development. This links the setback requirement to the size of the building rather than the size of the site.

4.5 - Revised from S.210.4.7.a and S.220.4.7.a

This regulation provides some development flexibility for sites where larger setbacks may be a hardship by allowing the largest setback requirement to be reduced where a Landscape Buffer is provided. A Landscape Buffer is defined in the landscaping section and requires enhanced plantings to provide screening between larger scale development and smaller scale development.

4.5.1 - Revised from S.210.4.7.b.i and S.220.4.7.b.i

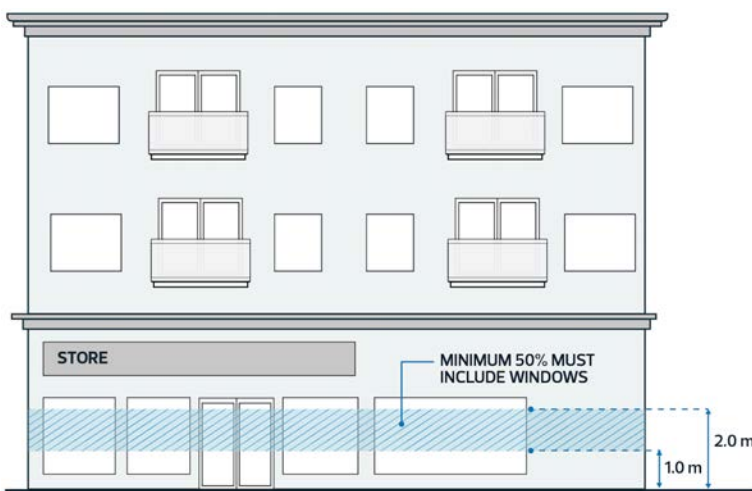
This regulation was adapted from the current RA7 and RA8 Zones which do not allow the setback to be reduced where shade impacts are greater.

5. Design Regulations

Building Design Regulations

- 5.1. On Corner Sites, the Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets.
- 5.2. A minimum of 3 building design techniques, in compliance with [Section 5.40](#) must be applied to a building Facade where it is:
 - 5.2.1. greater than 12.0 m in Height; and
 - 5.2.2. facing a Street or a residential Zone.
- 5.3. To promote pedestrian interaction and safety, Ground Floor Commercial Facades must provide windows within the Facade area between 1.0 m and 2.0 m above ground level in compliance with the following:
 - 5.3.1. A minimum of 50% of the Facade area facing a Street must be windows.
 - 5.3.2. A maximum of 10% of the Facade area windows facing Streets, Parking Areas interior to the Site, or public Parks may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.

Diagram for Subsection 5.3



- 5.4. Exterior finishing materials and screening for mechanical equipment must comply with Subsection 1 of [Section 5.70](#).

Entrance Design Regulations

- 5.5. Principal buildings located adjacent to a Street must have an entrance facing the Street.
- 5.6. Main entrances must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.
- 5.7. Each Ground Floor Dwelling must have an individual entrance with direct outside access to the Street where:
 - 5.7.1. the building Facade is greater than 30.0 m in length;
 - 5.7.2. the building Facade fronts onto a Street; and
 - 5.7.3. the Setback from a Street is 4.5 m or less.
- 5.8. Sliding patio doors must not serve as the individual entrance required under Subsection 5.7.

5.1 - New Regulation

This regulation is new to the zone but can be found in S.819.4.7 of Zoning Bylaw 12800. This regulation ensures that the street-facing facades are consistently designed on a corner site.

5.2 - New Regulation

This regulation requires that building facades of a certain size and height that face the street or residential uses are required to apply 3 design techniques that reduce the impacts of the building mass on adjacent properties and Streets. The regulation refers to a design section that provides options for the types of techniques that can be used and specific parameters for how these regulations can be met.

5.3 - New Regulation

Where storefronts are proposed as part of ground floor developments, the facade area is required to provide windows to ensure visibility onto the street and into the store. Identifying where the window area will be measured is meant to ensure that the entire building area is not required to provide windows and balance transparency of the building wall with energy code requirements. Transparent glass doors are included in this calculation.

5.3.2 - New Regulation

This allows a maximum of 10% of the windows to be covered by commercial signage while keeping the rest of the window unobstructed to maintain visibility.

5.4 - New Cross-Reference

For ease of reference to applicable regulations under the General Performance Standards Section.

5.5 - Revised from S.210.4(9) and S.220.4(13)

To support active street frontage.

5.6 - New Regulation

This requires that main entrances provide a covering feature to protect people from the weather.

5.7 - Revised from S.210.4(13) and S.220.4(14)

This regulation updates when ground floor dwellings must provide their own entrance to improve the street interface of the building. The minimum building facade length when this requirement is triggered is increased to ensure this only applies to longer to row housing or multi-unit housing.

5.8 - Transferred from S.210.4(14)(b) and S.220.4(15)(b)

This regulation establishes that sliding patio doors are not acceptable as a type of entrance to the outside.

6. General Regulations

Parking, Loading, and Access

- 6.1. Parking, access, and Site circulation requirements must comply with [Section 5.110](#).
- 6.2. Vehicle access must be from an Alley where a Site Abuts an Alley.
- 6.3. Surface Parking Lots, loading and collection areas must not be located between a principal building and a Street.
- 6.4. Despite the Setbacks specified in Table 4.3, Surface Parking Lots, loading, and waste collection areas may project into a Setback from:
 - 6.4.1. an Alley; and
 - 6.4.2. an Abutting Site where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.

Other Regulations

- 6.5. Landscaping must comply with [Section 5.90](#).
- 6.6. Waste collection areas, outdoor lighting, and other Site performance standards must comply with [Section 5.70](#).
- 6.7. Platform Structures and single Storey Unenclosed Front Porches must comply with [Section 5.120](#).
- 6.8. Height limit exceptions to rooftop and other Accessory features must comply with [Section 5.10](#).

6.1 - New cross-reference

For ease of reference to applicable regulations.

6.2 - Transferred from S210.4(8) and S220.4(12)

This regulation ensures sidewalk users and vehicle conflicts are minimized if the vehicles must access the development from an alley if it's available.

6.3 - Revised from S210.4(10) and S220.4(8)

This regulation requires any surface parking lots, waste collection areas, and loading spaces be located to the back or side of the building away from view from the street. It is intended to provide a better sidewalk environment between the sidewalk and the building.

6.4 - Revised from S210.4.11 and S.220.4(9)

This allows these development features to project into an Alley for greater efficient use of the Site and into other setbacks if a landscape buffer is provided to soften the visual presence of these features.

6.5 to 6.8 - New cross-reference

For ease of reference to applicable regulations.

Additional regulations proposed to be retired

Road Right-of-Way Upgrades

The potential to require a redevelopment to upgrade the City's Right-of-Way is no longer proposed to be regulated through the Zoning Bylaw.

Soil depth

The regulation on soil depth requirements for landscaping has been transferred to the Landscaping section of the proposed Zoning Bylaw.

Separation space

Separation space is no longer proposed to be regulated through the Zoning Bylaw to allow for more efficient land development and space separation between buildings for safety purposes is regulated through the Alberta Building Code.

Location of windows and amenity areas

In a growing and densifying city, it is likely that development over fence height will result in situations where there is overlook between properties. The Zoning Bylaw does not need to regulate locations of windows and amenity areas prescriptively for this purpose.

109 Street Corridor pedestrian sidewalk upgrade regulations

The requirement for redevelopment specifically on this corridor to contribute to sidewalk upgrades is proposed to be removed. 109 Street is planned to be comprehensively improved in the future and requiring development to provide piecemeal improvements may result in an ineffective walkway system.

2.50 RL - Large Scale Residential Zone

Regulations

Notes / Rationale

1. Purpose

To allow for high-rise Residential development with limited opportunities for smaller scale Residential development and non-Residential development to provide services to local residents.

This zone is intended to combine and accommodate high-rise development in the current RA8h and RA9 Zones. This zone will also accommodate smaller scale residential development in the form of row housing, where existing, or on sites with multi-unit housing. Small-scale commercial uses are permitted up to the second storey and child care services up to the fourth storey. This zone will allow for residential intensification while ensuring sensitive transition to smaller scale residential zones.

This zone will extend more broadly throughout the Nodes and Corridors where District Plans provide policy direction that support high-rise development:

- generally within the City Centre Node, Major Nodes, District Nodes and Primary Corridors along Jasper Avenue or within 200 m of a mobility hub or mass transit station; and
- where commercial active frontage, with a greater emphasis on ground floor commercial uses and the public realm, is not required

This zone may extend inside and outside of the Nodes and Corridors:

- where mid-rise and high-rise development exists
- the intersection of corridors
- on sites next to existing high-rise development; or
- on a case-by-case basis as approved through the rezoning process

Equivalent Zones in Zoning Bylaw 12800:

- (RA8h) Medium Rise Apartment Zone (with the height modifier of 45 m)
- (RA9) High Rise Apartment Zone

2. Permitted Uses

Residential Uses

- 2.1. Home Based Businesses
- 2.2. Residential

Commercial Uses

- 2.3. Bars
- 2.4. Custom Manufacturing
- 2.5. Food and Drink Services
- 2.6. Grocery Stores
- 2.7. Indoor Sales and Services
- 2.8. Minor Indoor Entertainment
- 2.9. Offices
- 2.10. Residential Sales Centres

Community Uses

- 2.11. Child Care Services
- 2.12. Community Services
- 2.13. Libraries
- 2.14. Parks
- 2.15. Special Events

Agricultural Uses

- 2.16. Urban Agriculture

Residential Uses

These uses will allow for a range of housing opportunities and living arrangements.

Note: Lodging Houses, Supportive Housing, and Fraternity and Sorority Housing have been combined into the Residential Use category.

Commercial Uses

The listed uses are intended to enable a range of retail, food, entertainment, business, office, health, and personal services. The list of uses also proposes to enable small-scale maker spaces. **Note:**

- Bars and Custom Manufacturing are new uses that are not currently listed in the current RA8h or RA9 zones.

Community Uses

Includes a range of activities that support community services and temporary events, and enables the development of private and public parks. **Note:**

- Community Services, Libraries, and Parks are new uses that are not listed in the current RA8h or RA9 Zones.

Agricultural Uses

Includes agriculture-related activities to support urban agriculture throughout Edmonton.

Sign Uses

- 2.17. Fascia Signs, limited to On-premises Advertising
- 2.18. Freestanding Signs, limited to On-premises Advertising
- 2.19. Projecting Signs, limited to On-premises Advertising
- 2.20. Portable Signs, limited to On-premises Advertising

Sign Uses

These types of signs are currently allowed in the RA8h and RA9 Zones and are proposed to continue to be allowed in this zone.

Proposed Retired uses:

Due to not aligning with the general purpose of the RL Zone:

- Apartment Hotels
- Liquor Stores
- Current Zoning Bylaw 12800 uses listed in the RA8h Zone that are equivalent to the proposed residential building types: Single Detached Housing, Duplex Housing, Semi-Detached Housing, and Garden Suites

3. Additional Regulations for Specific Uses

Residential Uses

- 3.1. **Home Based Businesses** must comply with [Section 6.60](#).
- 3.2. **Residential**
 - 3.2.1. Residential Uses may only be in the form of:
 - 3.2.1.1. Multi-unit Housing;
 - 3.2.1.2. Supportive Housing; or
 - 3.2.1.3. Row Housing where developed on the same Site as Multi-unit Housing or where existing as of January 1, 2024.
 - 3.2.2. Despite Subsection 3.2.1, Residential Uses in the form of Secondary Suites are permitted in Row Housing if compliant with Subsection 3.2.1.3.
 - 3.2.3. Amenity Areas must comply with [Section 5.20](#).

Non-Residential Uses

- 3.3. Non-Residential Uses, where provided, must be developed on the same Site as a Residential development.
- 3.4. Non-Residential Uses are only permitted up to the second floor of a Residential building, except that this regulation does not apply to Child Care Services.

Commercial Uses

- 3.5. The maximum Floor Area for Commercial Uses is 300 m2 per individual establishment.
- 3.6. **Bars**
 - 3.6.1. Where provided, Bars must be located on Sites that Abut an Arterial Road.
- 3.7. **Custom Manufacturing**
 - 3.7.1. Manufacturing activities and storage must be located within an enclosed building.
 - 3.7.2. Developments must carry out their operations in a manner where no odour Nuisance is created or apparent outside an enclosed building.
 - 3.7.3. Where Custom Manufacturing is combined with a Bar or Food and Drink Services, the maximum Floor Area is 300 m2 per individual establishment.
- 3.8. **Residential Sales Centres** are permitted for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.

Community Uses

- 3.9. **Child Care Services** must comply with [Section 6.30](#).
- 3.10. **Special Events** must comply with [Section 6.100](#).

Sign Uses

- 3.11. **Sign Uses** must comply with [Section 6.80](#).

3.1 - New cross-references

For ease of reference to applicable regulations.

3.2.1 - New Regulations

To limit the residential building types in this zone to Multi-unit Housing and Row Housing.

3.2.1 - New Regulations

To accommodate and enable larger site developments that have a mix of apartments and row houses. Standalone row housing developments are proposed to only be permitted where existing upon the implementation of the new Zoning Bylaw. This is intended to ensure smaller-scale housing is not generally being built in this zone that is primarily intended for high-rise development.

3.2.2- New cross-references

For ease of reference to applicable regulations.

3.3 - Revised from S.230.7.1.a

To require non-residential development to be developed on the same site as a residential development (instead of in conjunction with a residential development) to prevent standalone non-residential development in this Zone.

3.4 - Revised from S.230.7.3.a

To limit the extent of non-residential development, non-residential uses are only permitted up to the second floor, with the exception of Child Care Services. This regulation proposes to apply this regulation to all non-residential uses in comparison to the current RA9 Zone, which applies this regulation to specific non-residential uses.

3.5 - New Regulation

To ensure compatibility and to minimize impacts to residential development, all commercial uses.

3.6.1 - New Regulation

To enable Bars while also ensuring this activity is direct to sites that are located closer to busier roads, generally along corridors.

3.7.1 - 3.7.3 - Revised from S.99.5

Intended to ensure special land use regulations currently applied to Breweries, Wineries and Distilleries are carried forward, that restrict outdoor manufacturing and the storage of materials

and equipment, but enable outdoor activities, such as outdoor patios, that support vibrant public spaces. These regulations will now be applied more broadly to all Custom Manufacturing Uses. Subsection 3.7.2 explicitly requires that no odour nuisance be created to address common complaints related to odours and some custom manufacturing activities (e.g., coffee roasting).

3.8 - Revised from S.82.1

To clarify that Residential Sales Centres are only permitted for up to 5 years, which is an increase from the current limit of 3 years. This regulation also enables the extension of the temporary development at the discretion of the Development Planner.

3.9, 3.10 - New cross-reference

For ease of reference to applicable regulations.

3.11 - New cross-reference

For ease of reference to applicable regulations.

4. Site and Building Regulations

- 4.1. The maximum Height and Floor Area Ratio must comply with Table 4.1, where the Modifier “h” follows the Zone indicated on the Zoning Map:

Table 4.1. Maximum height and Floor Area Ratio

Subsection	Modifier on Zoning Map	Maximum Height	Maximum Floor Area Ratio
4.1.1.	h45	45.0 m	4.0
4.1.2.	h60	60.0 m	5.2

- 4.2. Despite Subsections 4.1.1 and 4.1.2, the maximum Floor Area Ratio is increased by 0.9 where a minimum of 10% of all Dwellings:
- 4.2.1. have a Floor Area greater than 100 m² and an average of at least 3 bedrooms; or
 - 4.2.2. comply with the inclusive design requirements of [Section 5.80](#).

- 4.3. Development must comply with Table 4.3:

Table 4.3. Setbacks Abutting Streets and Alleys

Subsection	Regulation	Value	Symbol
Setbacks Abutting Streets			
4.3.1.	Minimum Setback where a Treed Boulevard is present	3.0 m	A
4.3.2.	Minimum Setback where a Treed Boulevard is not present	4.5 m	B
Unless the following applies			
4.3.3.	Minimum Setback for portions of development less than or equal to 16 m in Height with: <ul style="list-style-type: none"> - non-Residential Uses on the Ground Floor that form a Main Street Development 	0 m	-
Setbacks Abutting Alleys			
4.3.4.	Minimum Setback	3.0 m	C

[Diagram for Subsections 4.3.1, 4.3.2, and 4.3.4](#)

4.1.1 - New Regulation

Modifiers are proposed to be used to regulate maximum height and maximum floor area ratio (FAR). This will allow the zone to respond to the surrounding development context and policy guidance from statutory plans (i.e. The City Plan, District Plans, Neighbourhood Structure Plans, etc.). These modifiers correspond with the maximums currently in the RA8h and RA9 Zones.

4.1.1 - New Regulation

h45 will allow for buildings that are approximately 15 storeys tall and a maximum FAR of 4. This height corresponds with the current maximum in the RA8h Zone. However, the proposed FAR of 4 is slightly larger compared to the current RA8h Zone. This change is proposed in consideration of the proposed FAR in the Medium Scale Residential (RM) Zone, which will allow for 28 m tall buildings with a maximum FAR of 3.3.

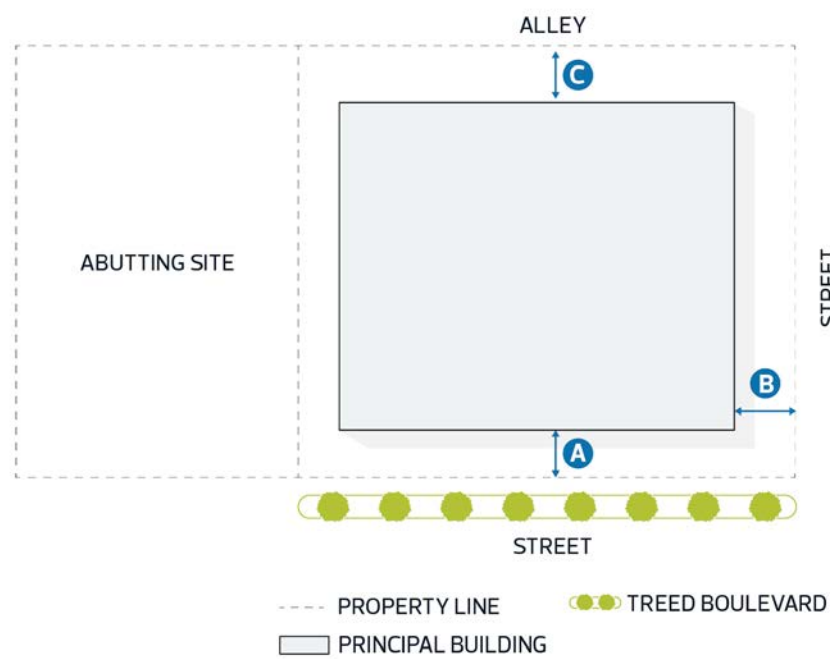
4.1.2 - New Regulation

h60 will allow for buildings that are approximately 20 storeys tall and a maximum FAR of 5.2. This scale of building roughly corresponds with the current RA9 Zone, but proposes to remove the limit on height and floor area based on site area.

4.2 - Revised from S.230.4.2

To incentivize residential development with larger dwellings units or dwellings that meet the inclusive design standards. This generally aligns with the incentives outlined in the proposed Medium Scale Residential (RM) Zone and the Mixed Use (MU) Zone. This proposes to revise the incentives in the current RA9 Zone, by reducing the minimum dwelling floor area by 15 m². This regulation also proposes to remove the requirement that dwellings must be located below the 10th storey or within the podium. Due to the density proposed to change from a maximum to a minimum, no incentive is proposed for providing additional common amenity areas.

4.3.1, 4.3.2 - New Regulation



To provide sufficient space for amenity areas and Landscaping and to provide a sensitive transition from public to private spaces for at-grade Residential Uses. The setbacks proposed allow Residential development at grade to be built closer to the property line when a Treed Boulevard is present. This is a slightly larger setback where abutting streets without a tree boulevard compared to the current RA9 Zone setback requirements. The proposed setbacks align with the setbacks proposed in the Medium Scale Residential (RM) Zone and the mixed use zones.

4.3.3 - Revised from S.230.4.3.b.i

The minimum setback required from a lot line next to a street is carried forward from the Main Streets Overlay; however, the additional 1 m setback required when the sidewalk width is less than 4.7 m is proposed to be retired. This is a decrease from the minimum 1.0 m setback in the current RA9 Zone, but aligns with the minimum in the proposed Medium Scale Residential (RM) Zone. The minimum setback also proposes to adjust the height of the portion of development this regulation applies to, which is an increase from 15.0 m to 16.0 m.

4.3.4 - Revised from S.230.4.3.b.iii, Transferred from S.230.4.3.a.iii and S.230.4.3.c.iii

The minimum setback from alleys is proposed to generally carry forward the minimum setbacks required in the current RA9 zone, but proposes to simplify the regulation by aligning the setback for commercial uses on the ground floor to match the same setback that applies to residential uses and development above 15 m in height.

4.4.1 - Revised from S.230.4.3.b.ii and S.230.4.3.c.ii

The minimum 3.0 m setback is proposed for portions of development less than or equal to 23 m in height, except for development that abuts a small scale residential zone in accordance with Subsection 4.4.2

4.4.2 - Revised from 230.4.3.a.ii

The 6 m setback above 23 m is intended to ensure that medium and high-rise development will have at least 12 m separation, which will help reduce the perception of massing and provide some skyview from abutting sites. This aligns with the minimum setbacks proposed in the Mixed Use (MU) Zone. This is a reduction from the current 7.5 m setback required in the RA9 Zone for portions of development greater than 15 m in Height.

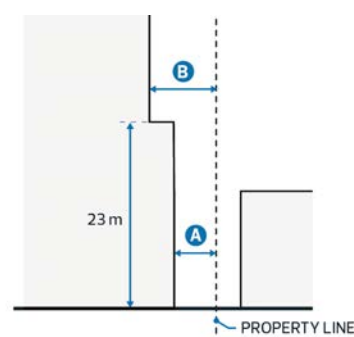
4.5.1 - Revised from S.230.4.1.b.iv and S.230.4.1.c.iv

The maximum tower floor plate is slightly lower than the upper range of what is described in the City's Urban Design Guidelines for tall buildings for non-residential uses (750 m² - 1000 m²). However, this maximum generally aligns with the maximum floor plate in a number of the current Downtown Special Area Zones and matches the proposed maximum floor plate in the Mixed Use (MU) Zone. This is a slight increase compared to the maximum floor plate of 850 m² in the

4.4. Development must comply with Table 4.4:

Table 4.4. Minimum Setbacks from Abutting Sites			
Subsection	Regulation	Value	Symbol
4.4.1.	Minimum Setback	3.0 m	A
Unless the following applies			
4.4.2.	Minimum Setback for portions of development greater than 23.0 m in Height	6.0 m	B

Diagram for Subsection 4.4.4



4.5. Development must comply with Table 4.5:

Table 4.5. Tower Regulations		
Subsection	Regulation	Value
4.5.1.	Maximum Tower Floor Plate for portions of Towers greater than 16.0 m in Height or above a Podium	850m ²
4.5.2.	Minimum separation between Towers on the same Site and Abutting Sites	25.0 m
4.5.3.	Despite the Setbacks specified in Table 4.3, minimum Tower Setback from an Abutting Street	6.0 m
4.5.4.	Towers must mitigate microclimatic impacts based on a Wind Impact Assessment and Sun Shadow Impact Study in compliance with Subsections 2 and 3 of Section 7.140	-

current RA9 Zone.

4.5.2 - Revised from S.230.4.4

The minimum tower separation aligns with the City's Urban Design Guidelines for tall buildings, which specifies a minimum 25 m separation from towers on the same site. This is an increase from the current 20 m tower separation requirement in the RA9 Zone. This matches the regulation proposed in the Mixed Use (MU) Zone.

4.5.3 - Revised from 230.4.3.a.i

To ensure towers are setback further from abutting Streets and to encourage, but not mandate, a tower stepback. The proposed 6.0 m setback aligns with the minimum front setback in the current RA9 Zone for portions of development above 15 m.

4.5.4 - Revised from S.230.4.5.c

To require adjustments to the design of towers in order to minimize shadow and microclimatic impacts as informed by wind studies outlined in special information requirements in [Section 7.140](#). This matches the regulation proposed in the Mixed Use (MU) Zone.

5. General Design Regulations

Entrance Design Regulations

- 5.1. For new buildings and additions located adjacent to a Street, main entrances for non-Residential Uses and shared entrances for Multi-unit Housing must:
 - 5.1.1. be directed towards a Street; and
 - 5.1.2. be level with or have sloped doorway thresholds to Abutting Pathways and public sidewalks.
- 5.2. Dwelling units with at-grade entrances must provide a semi-private space to act as a transition area from Streets. This can be established through the use of features such as fencing, Landscaping, porches, differences in grade, or other similar measures.
- 5.3. Main entrances must incorporate weather protection features in the form of canopies, awnings, overhangs, common vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.

Building Design Regulations

- 5.4. Development must provide visual interest, minimize the impact of massing, visually break up the appearance of buildings into smaller sections, and create a comfortable pedestrian experience through the following:
 - 5.4.1. Facades facing Abutting Streets and Sites must incorporate at least 3 building design techniques in compliance with [Section 5.40](#); and
 - 5.4.2. Towers must incorporate the three part facade design technique to the overall building design to create a distinct horizontal base, middle, and top in compliance with [Section 5.40](#).
- 5.5. Despite Subsection 5.4, building design techniques specified in Subsection 5.4.1 do not apply to:
 - 5.5.1. Facades of a Tower above a Podium.
- 5.6. To promote pedestrian interaction and safety, Ground Floor Commercial Facades must provide windows in compliance with the following:
 - 5.6.1. A minimum of 50% of the Facade area between 1.0 m and 2.0 m above ground level facing a Street must be windows.
 - 5.6.2. A maximum of 10% of the Facade area windows facing Streets, Parking Areas interior to the Site, or public Parks may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.

[Diagram for Subsection 5.6](#)

5.1 - New Regulation

To support active street frontage and the ease of access for all people, including those with limited mobility. This generally matches the regulations in the proposed mixed use zones, but only applies to development directly next to Streets.

5.2 - Revised from 230.5.1.a

This requirement is intended to articulate the street edge and ensure a transition and definition between public and private space. This is intended to provide some privacy for residents with direct access to grade and direct activity towards the public realm. This matches the regulations in the proposed mixed use zones.

5.3 - Revised from S.230.5.1.e

To improve architectural interest and to support a more comfortable environment for pedestrians and to enhance. This matches the regulations in the proposed mixed use zones.

5.4 - Revised from S.230.5.4

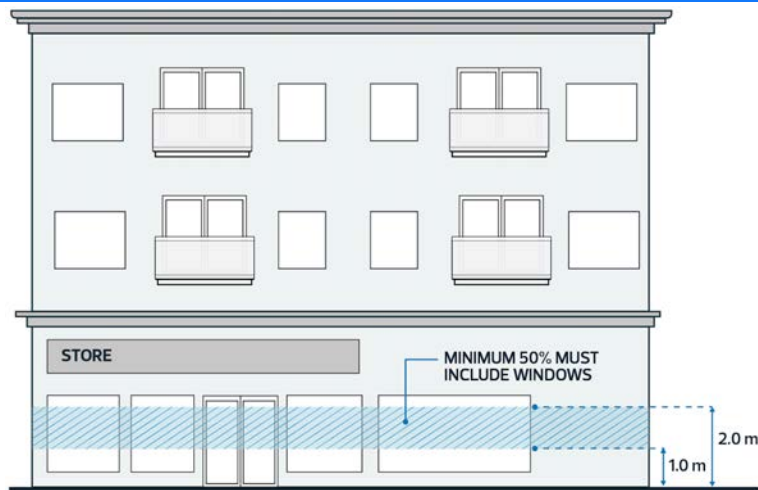
Design regulations for this zone are intended to ensure development incorporates visually interesting design that helps reduce the perception of massing, and creates a more comfortable environment. The regulation refers to a design section that provides options for the types of techniques that can be used and specific parameters to how these regulations can be met.

5.5 - New Regulation

To focus design regulations on the portion of the building having the greatest impact on the pedestrian comfort and the public realm. These exemptions provide clarity that building walls along a shared property line and Tower Facades are not subject to the building design requirements outlined in Subsection 5.4.

5.6 - Revised from S.230.5.1.g

To support visual engagement between pedestrians in the public realm and



- 5.7. On Corner Sites, the Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets.
- 5.8. Exterior finishing materials and screening for mechanical equipment must comply with [Section 5.70](#).

adjacent shops, as well as natural surveillance to support safer urban environments. Window transparency also helps prevent large blank walls. A new feature to this regulation is that the portion of development that this requirement applies to is clarified as the area between 1.0 m and 2.0 m above ground level and the percentage of transparency is reduced from 60% to 50%. Transparent glass doors are included in this calculation. The minimum transparency requirement matches the requirements of the proposed Medium Scale Residential (RM) Zone.

5.7 - New Regulation

To ensure a consistent building design facing both streets on corner sites. This regulation is proposed to be expanded to apply to building corners that face both Streets and Alleys. This matches the requirements in the proposed mixed use zones and the Medium Scale Residential (RM) Zone.

5.8 - New cross-reference

For ease of reference to applicable regulations.

6. General Regulations

Parking, Loading, Storage and Access

- 6.1. Parking, access, and Site circulation must comply with [Section 5.110](#).
- 6.2. Vehicle access must be from an Abutting Alley. Where there is no Abutting Alley, vehicle access must:
 - 6.2.1. be from the flanking Street for Corner Sites;
 - 6.2.2. be designed to minimize disruption to vehicle and pedestrian circulation; and
 - 6.2.3. be designed to minimize impacts to existing trees and the streetscape, to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services.
- 6.3. Despite the Setbacks specified in Tables 4.3 and 4.4:
 - 6.3.1. Surface Parking Lots and loading, storage, and waste collection areas must not be located between a building and a Street and must provide a minimum 3.0 m wide Landscape Buffer along Lot lines Abutting a Street.
 - 6.3.2. Surface Parking Lots, loading, storage, and waste collection areas may project into a Setback Abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.
 - 6.3.3. Surface Parking Lots, loading, storage, and waste collection areas may project into a Setback Abutting an Alley.
- 6.4. Parkades facing a Street or a Park must be screened from view at ground level and wrapped with Residential, Commercial or Community Uses that have a minimum depth of 5.0 m.

6.1 - New cross-reference

For ease of reference to applicable regulations.

6.2 - Revised from S.230.6.3.c

To support pedestrian-oriented development by limiting vehicle access to the lane or the street with the lowest vehicle volume.

6.3.1 and 6.3.2 - New Regulation

To allow parking to be located within required setbacks abutting other sites and to reduce variances while still ensuring landscaping is provided to enhance the appearance of parking, loading, storage and waste collection from the street and abutting sites. The 3.0 m landscape buffer (in Subsection 6.3.1) is intended to provide additional space for planting and to align with the setbacks outlined in the general regulations for surface parking lots, which will only apply for portions of the site where the minimum setback is 0 m for ground floor commercial development. These regulations match the regulations proposed in the mixed use zones.

6.3.3 - New Regulation

To enable the location of parking lots, storage, and waste collection areas into setbacks abutting alleys. This matches the proposed Medium Scale Residential (RM) Zone regulation.

6.4 - Revised from S.230.5.1.d

To support active street frontages and pedestrian oriented development. This matches the regulation proposed in the mixed use zones.

6.5 - New Regulation

To enable outdoor display areas and sidewalk activities within the minimum setbacks abutting the street to support a more active and vibrant public realm.

6.6 - 6.7 - New cross-references

For ease of reference to applicable regulations.

Other Regulations

- 6.5. Outdoor display areas and Public Space associated with a Main Street Development may be located in a Setback Abutting a Street.
- 6.6. Landscaping must comply with [Section 5.90](#).
- 6.7. Waste collection areas, outdoor lighting, and other Site performance standards must comply with [Section 5.70](#).
- 6.8. The Development Planner may consider a variance to the maximum total area or Floor Area of a Use if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:
 - 6.8.1. measures specified in Subsection 2 of [Section 5.70](#);
 - 6.8.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
 - 6.8.3. other similar measures.

6.8 - New Regulation

To provide guidance to Development Planners exercising discretion to vary the maximum floor area for specific uses to consider adjustments to the location of the proposed use to minimize impacts to other uses and abutting sites.

2.60 RR - Rural Residential Zone

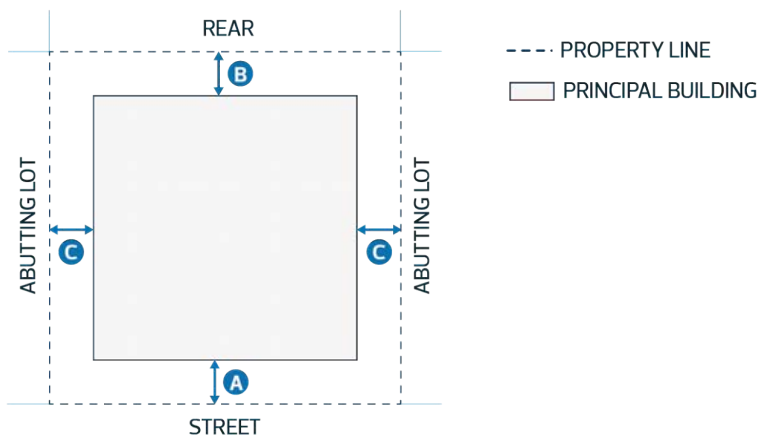
Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for rural residential development while prohibiting further subdivision.</p>	<p>1.0 - Revised from S. 240.1 This is revised to provide clarity that rural residential developments continue to be allowed on existing rural residential sites, while prohibiting subdivision. This is consistent with the City Plan's intention to prevent any further subdivision of Rural Residential lands that create additional rural residential parcels or would otherwise facilitate further country residential development</p> <p>Equivalent Zone in the Zoning Bylaw 12800: (RR) Rural Residential Zone.</p>
<p>2. Permitted Uses</p> <p>Residential Uses</p> <p>2.1. Home Based Businesses</p> <p>2.2. Residential, limited to:</p> <p style="padding-left: 20px;">2.2.1. Single Detached Housing</p> <p style="padding-left: 20px;">2.2.2. Backyard Housing</p> <p style="padding-left: 20px;">2.2.3. Secondary Suites</p> <p>Community Uses</p> <p>2.3. Child Care Services</p> <p>2.4. Special Events</p> <p>Agricultural Uses</p> <p>2.5. Agriculture</p> <p>Sign Uses</p> <p>2.6. Fascia Signs, limited to On-premises Advertising</p> <p>2.7. Freestanding Signs, limited to On-premises Advertising</p> <p>2.8. Portable Signs, limited to On-premises Advertising</p>	<p>Residential Uses Residential Uses include Single Detached Housing and Home Based Businesses, which are currently allowed in the Rural Residential Zone.</p> <p>Community Uses Community Uses include Child Care Services and Special Events, which are currently allowed in the Rural Residential Zone.</p> <p>Agricultural Uses Agriculture Uses include Urban Gardens, Recreational Acreage Farms, Small Animal Breeding and Boarding Establishments and Urban Outdoor Farms which are currently allowed in the Rural Residential Zone.</p> <p>Sign Uses Sign Uses including Fascia On-premises Signs, Freestanding On-premises Signs and Portable On-premises Signs will continue to be allowed in the Rural Residential Zone.</p> <p>Retired Uses:</p> <ul style="list-style-type: none"> • Veterinary Services as it does not align with the purpose of the zone.
<p>3. Additional Regulations For Specific Uses</p> <p>Residential Uses</p> <p>3.1. Residential Uses must only be in the form of:</p> <p style="padding-left: 20px;">3.1.1. a maximum of 1 Single Detached House on a Site; and</p> <p style="padding-left: 20px;">3.1.2. a maximum of 1 Dwelling of Backyard Housing and 1 Secondary Suite.</p> <p>3.2. Backyard Housing must comply with Section 6.50.</p> <p>3.3. Home Based Businesses must comply with Section 6.60.</p> <p>Community Uses</p> <p>3.4. Child Care Services must comply with Section 6.30</p> <p>3.5. Special Events must comply with Section 6.100.</p> <p>Agricultural Uses</p> <p>3.6. Agricultural Uses must be located and developed on a Site in such a manner that the keeping of animals does not create a Nuisance.</p> <p>Sign Uses</p> <p>3.7. Sign Uses must comply with Section 6.80</p>	<p>3.1- Transferred from S. 240.4.9 This regulation is transferred with minor revisions in language and ease of interpretation.</p> <p>3.2 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.3- New cross-reference For ease of reference to applicable regulations.</p> <p>3.4 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.5 - Transferred from S. 240.5.1 This regulation is transferred with minor revisions in language and ease of interpretation</p> <p>3.6 - New cross-reference For ease of reference to applicable regulations.</p>

4. Site and Building Regulations

- Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Section	Regulation	Value	Symbol
Site Area			
4.1.1	Minimum Site Area for Residential	1.0 ha	-
Width			
4.1.3.	Minimum Site Width	30.5 m	-
Height			
4.1.4	Maximum Height	12.0 m	-
Setbacks			
4.1.5	Minimum Front Setback	7.5 m	A
4.1.6	Minimum Rear Setback	7.5 m	B
4.1.7	Minimum Side Setback	5.0 m	C

Diagram for Section 4.1



4.1.1 - Transferred from S. 240.4.1

4.1.2 - Transferred from S. 240.4.2

4.1.3 - Transferred from S. 240.4.3

4.1.4 - Revised regulation from S. 240.4.4

Currently, maximum height in small scale residential zones is 10.0 m and this also applies to residential development in the current Rural Residential Zone. To accommodate more flexibility in building design, a maximum height of 12.0 m is proposed for the small scale residential zone to allow for 3-storey building design. This regulation has been updated to align with the new height in the small scale residential zone.

4.1.5 - Transferred from S. 240.4.5

4.1.6 - Transferred from S. 240.4.6

4.1.7 - Transferred from S. 240.4.7

5. General Regulations

- Subdivision of lands zoned Rural Residential is prohibited.

5.1 - Transferred S. 240.1

This regulation was transferred from S. 240.1 into a general regulation.

Draft Zoning Bylaw

Mixed Use Zones



2.70 MU - Mixed Use Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for varying scales of mixed use development that enables the growth and development anticipated in the Nodes and Corridor directed by The City Plan. This Zone allows for a range of Uses and supports housing, recreation, commerce, and employment opportunities. Site and building design in this Zone promotes development that enhances the public realm and publicly accessible amenities to create vibrant, walkable destinations at a scale inviting to pedestrians.</p>	<p>This zone is intended to support pedestrian oriented mixed use development of varying intensities to accommodate the growth and development anticipated in the Nodes and Corridors directed by The City Plan.</p> <p>This Zone will extend more broadly throughout the Nodes and Corridors Network as directed by District Plans.</p> <p>Equivalent Zones in Zoning Bylaw 12800:</p> <ul style="list-style-type: none"> - (CB1) Low Intensity Business Zone and (CNC) Neighbourhood Convenience Commercial Zone, where currently located within the the Main Streets Overlay (MSO) and also within a Major Node, District Node, Primary Corridor or Secondary Corridor in The City Plan - (CB2) General Business Zone, (CSC) Shopping Centre Zone, and (CHY) Highway Corridor Zone, where currently within the Main Streets Overlay (MSO) - (CO) Commercial Office Zone - (CB3) Commercial Mixed Business Zone
<p>2. Permitted Uses</p> <p>Residential Uses</p> <ul style="list-style-type: none"> 2.1. Home Based Businesses 2.2. Residential <p>Commercial Uses</p> <ul style="list-style-type: none"> 2.3. Bars 2.4. Body Rub Centres 2.5. Cannabis Retail Stores 2.6. Custom Manufacturing 2.7. Food and Drink Services 2.8. Grocery Stores 2.9. Hotels 2.10. Major Indoor Entertainment 2.11. Minor Indoor Entertainment 2.12. Indoor Sales and Services 2.13. Liquor Stores 2.14. Offices 2.15. Residential Sales Centres 2.16. Vehicle Support Services, limited to those existing with a valid Development Permit prior to January 1, 2024 <p>Industrial Uses</p> <ul style="list-style-type: none"> 2.17. Indoor Self Storage <p>Community Uses</p> <ul style="list-style-type: none"> 2.18. Child Care Services 2.19. Community Recreation Services 2.20. Community Services 2.21. Libraries 2.22. Parks 2.23. Schools 2.24. Special Events <p>Basic Service Uses</p> <ul style="list-style-type: none"> 2.25. Emergency Services 2.26. Recycling Drop-Off Centres 2.27. Transit Facilities <p>Agricultural Uses</p> <ul style="list-style-type: none"> 2.28. Urban Agriculture 	<p>Residential Uses</p> <p>To enable residential development within the Nodes and Corridors. Limited residential development is proposed for sites intended for non-residential uses on the ground floor (through the application of the Active Frontage Modifier) to maintain and reinforce commercial development along Edmonton's existing main streets. Note: Home Based Businesses is a new use that is not listed in the current CHY Zone.</p> <p>Commercial Uses</p> <p>The listed uses are intended to enable a range of retail, food, entertainment, business, office, health, personal, and limited vehicle related services.</p> <p>Industrial Uses</p> <p>Indoor Self Storage is proposed to help make access to storage services more accessible to residents living in denser areas. Note: This is a new use that is not listed in the current CNC, CB1, CB2, CB3, CSC, CO, and CHY Zones.</p> <p>Community Uses</p> <p>Includes a range of activities that support community services and temporary events, and enables the development of private and public parks. Notes:</p> <ul style="list-style-type: none"> - Community Services is generally a new use where most of the activities under this broadened Use category are not listed in the current CNC, CB1, CO, and CHY Zones. - Parks is a new use that is not listed in the current CNC, CB1, CB2, CB3, CSC, CO, and CHY Zones. <p>Basic Service Uses</p> <p>Includes uses intended to provide more opportunities to enable services that support residents and city operations. Notes:</p> <ul style="list-style-type: none"> - Emergency Services is a new use that is

Sign Uses

- 2.29. Fascia Signs, limited to On-premises Advertising
- 2.30. Freestanding Signs, limited to On-premises Advertising
- 2.31. Projecting Signs, limited to On-premises Advertising
- 2.32. Portable Signs, limited to On-premises Advertising

not currently permitted in the current CNC, CB1, CB2, CB3, CSC, CO, and CHY Zones.

- Recycling Drop-off Centres include moveable containers for recycling, but do not include bottle depots or eco-stations. This is a new use that is not listed in the current CNC, CB3, and CO Zones.
- Transit Facilities is intended to integrate transit facilities with new development. This is a new use that is not listed in the current CNC, CB1, CB2, CO, and CHY Zones.

Agricultural Uses

Includes agriculture-related activities to support urban agriculture throughout Edmonton.

Sign Uses

Sign uses are intended to be limited to On-premises Advertising in order to support the commercial development in this zone and support the pedestrian-oriented context of this zone.

Proposed Retired Uses

Due to not aligning with the general purpose of the MU Zone:

- Current Zoning Bylaw 12800 uses that are equivalent to the following proposed uses: Hospitals, Outdoor Sales and Services, Minor Industrial (except for Indoor Self-Storage), Minor Utilities, Outdoor Recreation Services, Standalone Parking Facilities

3. Additional Regulations for Specific Uses

Non-Residential Uses

- 3.1. On Corner Sites, Ground Floor Non-Residential Uses must include Street Frontage and a main entrance that faces an Abutting Arterial Road or Collector Road. This regulation does not apply to Corner Sites, where the only Streets Abutting the Site are Local Roads.

Residential Uses

- 3.2. **Home Based Businesses** must comply with [Section 6.60](#).
- 3.3. **Residential**
 - 3.3.1. Residential Uses may only be in the form of:
 - 3.3.1.1. Multi-unit Housing;
 - 3.3.1.2. Supportive Housing; or
 - 3.3.1.3. Row Housing where developed on the same Site as Multi-unit Housing or non-Residential Uses.
 - 3.3.2. Despite Subsection 3.3.1, Residential Uses in the form of Secondary Suites are permitted in Row Housing if compliant with Subsection 3.3.1.2.
 - 3.3.3. Residential Uses, where located on Sites with the Active Frontage Modifier, must be located above the Ground Floor, except:
 - 3.3.3.1. where occurring at the rear of the development; or
 - 3.3.3.2. on Corner Sites where facing a Local Road.
 - 3.3.4. Amenity Areas must comply with [Section 5.20](#).

Commercial Uses

- 3.4. **Body Rub Centres** must comply with [Section 6.10](#).
- 3.5. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 3.6. **Custom Manufacturing**
 - 3.6.1. The maximum Floor Area is 600 m² per individual establishment.
 - 3.6.2. Manufacturing activities and storage must be located within an enclosed building.

3.1 - New Regulation

To ensure ground floor non-residential uses face the busier roads on corner sites. This regulation corresponds with the regulations for Residential Uses in Subsection 3.3.3. Where corner sites only abut local roads, street frontage and main entrances can face either road.

3.2 - New cross-references

For ease of reference to applicable regulations.

3.3.1 - New Regulations

To limit the residential building types in this zone to Multi-unit Housing, Supportive Housing, and Row Housing.

3.3.2 - New Regulation

To enable Secondary Suites in Row Housing where it is developed.

3.3.3 - New Regulations

To limit the location of ground floor residential development in order to reinforce and retain existing commercial development (particularly on main streets) and to align with District Planning policy or other statutory plans for commercial active frontage. As part of the Zoning Bylaw Renewal rezoning project, the Active Frontage Modifier will apply to sites currently zoned commercial within the Main Streets Overlay. Future application of the Active Frontage Modifier, through rezonings, will be informed by District Plans.

3.3.4, 3.4, 3.5 - New cross-references

For ease of reference to applicable

<p>3.6.3. Developments must carry out their operations in a manner where no odour Nuisance is created or apparent outside an enclosed building.</p> <p>3.7. Hotels</p> <p>3.7.1. The maximum Ground Floor Frontage for Hotel lobbies is 11.0 m. The remaining Ground Floor Frontage must be used for other Commercial Uses, which may be Accessory to the Hotel.</p> <p>3.7.2. Ground Floor guest rooms must not be located Abutting a Street.</p> <p>3.8. Liquor Stores must comply with Section 6.70.</p> <p>3.9. Residential Sales Centres are permitted for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.</p> <p>3.10. Vehicle Support Services and Uses with Drive-through Services must comply with Section 6.110.</p>	<p>regulations.</p> <p>3.6.1 - New Regulation To ensure the scale of Custom Manufacturing Uses are compatible with mixed use and commercial development and that larger scale operations are located in an Industrial zone.</p> <p>3.6.2 - 3.6.3 - Revised from S. 99.5 Intended to ensure special land use regulations currently applied to Breweries, Wineries and Distilleries are carried forward, that restrict outdoor manufacturing and the storage of materials and equipment, but enable outdoor activities, such as outdoor patios, that support vibrant public spaces. These regulations will now be applied more broadly to all Custom Manufacturing Uses. Subsection 3.6.3 explicitly requires that no odour nuisance be created to address common complaints related to odours and some custom manufacturing activities (e.g., coffee roasting).</p> <p>3.7 - Revised from S. 819.3.13 To support active street frontages by limiting the street frontage on the ground floor associated with lobby areas and guest rooms.</p> <p>3.8 - New cross-references For ease of reference to applicable regulations.</p> <p>3.9 - Revised from S. 82.1 To clarify that Residential Sales Centres are only permitted for up to 5 years, which is an increase from the current limit of 3 years. This regulation also enables the extension of the temporary development at the discretion of the Development Planner.</p> <p>3.10 - New cross-reference For ease of reference to applicable regulations.</p>
<p>Industrial Uses</p> <p>3.11. Indoor Self Storage</p> <p>3.11.1. Must not be developed as a standalone building.</p> <p>3.11.2. Must incorporate windows at regular intervals on Facades on all Storeys.</p> <p>3.11.3. The maximum Ground Floor Frontage for Indoor Self Storage is 11.0 m. The remaining Ground Floor Frontage must be used for Community Service Uses or Commercial Uses other than Vehicle Support Services.</p>	<p>3.11 - New Regulations To enable indoor self storage to support residents living in denser areas to gain access to storage services with greater convenience, while also ensuring self storage developments are limited to being developed as a component of residential, commercial, and mixed use developments. Additional regulations to address the building frontage to ensure higher design standards to blend in with other non-industrial development and active frontage at the street to contribute to a more comfortable and animated public realm.</p> <p>3.12, 3.13 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.14.1 - New Regulation To prevent standalone Recycling Drop-off Centre developments.</p> <p>3.14.2 - Revised from S.84.1 This is reduced from the current limit of 650 m2. This is approximately half the size of the Recycling Materials Drop-off Centre at Southgate Mall.</p> <p>3.14.3 - New Regulation</p>
<p>Community Uses</p> <p>3.12. Child Care Services must comply with Section 6.30.</p> <p>3.13. Special Events must comply with Section 6.100.</p>	
<p>Basic Service Uses</p> <p>3.14. Recycling Drop-off Centres</p> <p>3.14.1. Must not be a standalone development.</p> <p>3.14.2. The maximum total area for a Recycling Drop-off Centre on a Site is 300 m2.</p> <p>3.14.3. Recycling bins and associated drive aisles and queuing lanes must be located at the rear of the building.</p> <p>3.14.4. Perimeter screening using Fences, Landscaping, or other similar features, must be provided to screen the view of drop-off areas and bins from Abutting Streets and Sites in non-Industrial Zones.</p> <p>3.15. Transit Facilities</p> <p>3.15.1. Despite the Setbacks specified in Table 4.3, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure in the road right-of-way.</p>	
<p>Agricultural Uses</p> <p>3.16. Urban Agriculture</p> <p>3.16.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.</p> <p>3.16.2. The Development Planner may consider a variance to Subsection 3.16.1 based on the recommendations provided in an environmental site assessment in compliance with Subsection 6 of Section 7.140.</p>	
<p>Sign Uses</p> <p>3.17. Sign Uses must comply with Section 6.80.</p>	

To ensure drop off locations are at the rear of the Site to support active frontage at the street to contribute to a more comfortable and animated public realm.

3.14.4 - Revised from S.84.4

To improve the visual appearance from abutting streets and non-industrial zones.

3.15.1 - New Regulation

To enable the development of transit facilities within this Zone to integrate with the Mass Transit Network.

3.16.1, 3.16.2 - New Regulation

To ensure food safety to make sure plants are not grown in potentially contaminated soil and to enable the Development Planner to vary this requirement based on the recommendations of an environmental site assessment.

3.17 - New cross-reference

For ease of reference to applicable regulations.

4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Building Regulations		
Subsection	Regulation	Value
Height		
4.1.1.	Maximum Height	The number (in metres) following the Modifier 'h' as indicated on the Zoning Map
4.1.2.	Minimum Ground Floor Height for new buildings	4.0 m
Floor Area Ratio		
4.1.3.	Total maximum Floor Area Ratio	The number following the Modifier 'f' as indicated on the Zoning Map
Unless the following applies:		
4.1.4.	Total maximum Floor Area Ratio for Residential Uses	No maximum

4.2. Despite Subsection 4.1.3, the maximum Floor Area Ratio is increased by 0.9 where a minimum of 10% of all Dwellings:

- 4.2.1. have a Floor Area greater than 100 m² and an average of at least 3 bedrooms; or
- 4.2.2. comply with the inclusive design requirements of [Section 5.80](#).

4.3. Development must comply with Table 4.3:

Table 4.3. Setbacks Abutting Streets			
Subsection	Regulation	Value	Symbol
4.3.1.	Minimum Setback	0 m	A
4.3.2.	Maximum Setback for portions of development with non-Residential Uses on the Ground Floor	3.0 m	A
4.3.3.	Maximum Setback: <ul style="list-style-type: none"> - for portions of development with Residential Uses on the Ground Floor; or - to accommodate a Park, publicly accessible Amenity Area, or to retain mature Landscaping 	No maximum	

Unless 1 or more of the the following applies:

4.1.1 - New Regulation

Modifiers are proposed to be used to regulate maximum height, which can be assigned to Sites within the Mixed Use zone to respond to the context and policy guidance from statutory plans (i.e., The City Plan, District Plans). As part of the initial rezoning work, the height modifier will correspond closely to the maximum height of the equivalent zone in Zoning Bylaw 12800.

4.1.2 - New Regulation

To ensure development can facilitate or adapt to retail uses at grade. This requirement will only apply to new buildings to ensure existing buildings that do not meet this requirement do not become non-conforming.

4.1.3 - New Regulation

Modifiers are proposed to be used to regulate maximum floor area ratio, which can be assigned to Sites within the Mixed Use zone to respond to the context and policy guidance from statutory plans (i.e., City Plan, District Plans). As part of the initial rezoning work, the Floor Area Ratio modifier will correspond closely to the maximum Floor Area Ratio of the equivalent zone in Zoning Bylaw 12800.

4.1.4 - Transferred from S. 819.3.6

This is adapted from the Main Streets Overlay that exempts residential development in commercial zones within the Main Streets Overlay from floor area ratio restrictions as a means to encourage mixed use development along the city's main streets and transit areas.

4.2 - New Regulation

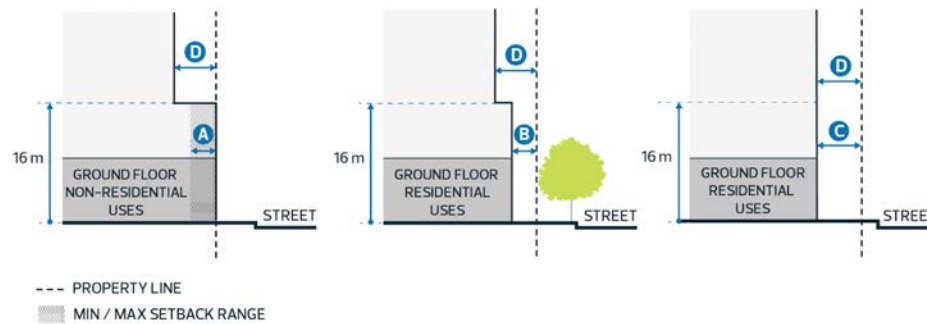
To incentivize residential development with larger dwellings units or dwellings that meet the inclusive design standards. This generally aligns with the incentives outlined in the proposed Large Scale Residential (RL) Zone.

4.3.1, 4.3.2 - Revised from S. 819.3.2

The minimum setback required from a lot line next to a street is carried forward from the Main Streets Overlay; however, the

4.3.4.	Minimum Setback for portions of development with Residential Uses on the Ground Floor Abutting a Street, where a Treed Boulevard is present	3.0 m	B
4.3.5.	Minimum Setback for portions of development with Residential Uses on the Ground Floor Abutting a Street, where a Treed Boulevard is not present	4.5 m	C
4.3.6.	Minimum Setback for portions of development greater than 16.0 m in Height	4.5 m	D

Diagram for Subsections 4.3.1, 4.3.2, 4.3.4, 4.3.5 and 4.3.6



additional 1 m setback required when the sidewalk width is less than 4.7 m is proposed to be retired. The maximum setback is also proposed to be larger compared to the current Main Streets Overlay to provide slightly more space for street related activities such as patios and display areas that contribute to a vibrant public realm, while also maintaining sufficient space for the pedestrian through zone and furnishing zone.

4.3.3 - New Regulation

No maximum setback is proposed for portions of the development that include Residential Uses on the ground floor or in order for development to accommodate parks, amenity areas, or the preservation of existing mature trees.

4.3.4, 4.3.5 - New Regulation

To provide sufficient space for amenity areas and Landscaping to provide a sensitive transition from public to private spaces for at-grade Residential Uses. The setbacks proposed allow Residential development at grade to be built closer to the property line when a Treed Boulevard is present.

4.3.6 - Revised from S. 819.4.7

This is revised from the Main Streets Overlay, which is intended to reduce the perceived impact of massing and to create a more comfortable public realm for pedestrians. This setback regulation applies to portions of development greater than 16 m in Height, in comparison to the Main Streets Overlay, which applies the setback to portions of development greater than 14.5 m in Height. This will provide consistency with the proposed MUN Zone, which has a maximum height of 16 m.

4.3.6 - New Regulation

To allow for greater setbacks to accommodate public park space, publicly accessible amenity areas, and existing landscaping.

4.4.1 - New Regulation

To ensure sufficient space for vehicle movement in alleys where in some mature neighbourhoods are less than 6.0 m wide (i.e., Strathcona, Garneau, McKernan, Ritchie, Queen Alexandra, Allendale and Riverdale).

4.4.2 - Revised from S. 819.3.15.c

To provide a transition in height next to alleys as well as to help minimize the perceived impact of massing. This regulation proposes to revise the 3.0 m setback required for sites zoned CB3 in the current Main Streets Overlay when across the lane from small scale residential development and to apply the 3.0 m setback for all sites for portions of development greater than 16.0 m in height.

4.5.1 - New Regulation

The minimum 3.0 m setback is proposed for when sites are located next to any residential zone or zone not listed in Subsection 4.5.2. It also will apply for portions of development greater than 16 m in height where buildings are built to the shared lot line in accordance with Subsection 4.5.2, which is intended to

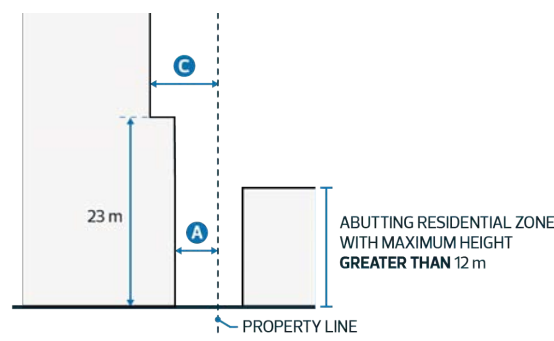
4.4. Development must comply with Table 4.4:

Table 4.4. Setbacks Abutting Alleys		
Subsection	Regulation	Value
4.4.1.	Minimum Setback for new buildings and additions where Abutting Alleys less than 6.0 m wide	1.0 m
4.4.2.	Minimum Setback for portions of development greater than 16.0 m in Height	3.0 m

4.5. Development must comply with Table 4.5:

Table 4.5. Minimum Setbacks from Abutting Sites			
Subsection	Regulation	Value	Symbol
4.5.1.	Minimum Setback	3.0 m	A
Unless 1 or more of the following applies			
4.5.2.	Minimum Setback for portions of development less than or equal to 16 m in Height, where Abutting a Site: <ul style="list-style-type: none"> - Zoned MUN; - Zoned MU that is undeveloped or that has the Active Frontage Modifier; - Zoned commercial; or - with a building built to the shared Lot line 	0 m	
4.5.3.	Minimum Setback for portions of development greater than 16.0 m in Height, where Abutting a Site: <ul style="list-style-type: none"> - in a residential Zone that has a maximum Height 12.0 m or less 	6.0 m	B
<p>Diagram for Subsection 4.5.3</p>			
4.5.4.	Minimum Setback for portions of development greater than 23.0 m in Height, where Abutting a Site: <ul style="list-style-type: none"> - in a residential Zone that has a maximum Height greater than 12.0 m 	6.0 m	C

Diagram for Subsection 4.5.4



provide visual breaks and reduce the perception of massing, while also providing transitions between development on abutting sites.

4.5.2 - New Regulation

The minimum setback is 0 m from the shared lot line in order to enable main street developments and continuous street walls.

4.5.3 - New Regulations

Generally, the setbacks proposed align with the transition setbacks included in the Medium Scale Residential (RM) Zone. These setbacks apply where development shares a lot line with small scale residential zones in order to minimize impacts to smaller scale development.

4.5.4 - New Regulations

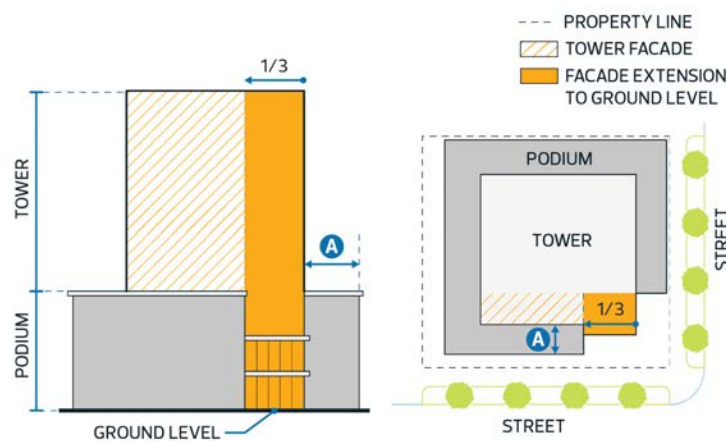
Generally, the setbacks proposed align with the setbacks included in the Medium Scale Residential (RM) Zone. Transition requirements will ensure that portions of development over a 23 m in height will be designed to minimize impacts to smaller scale development. The 6 m setback above 23 m also ensures that medium and high-rise development will have at least 12 m separation, which will help reduce the perception of massing and provide some skyview from abutting sites.

4.6. Development must comply with Table 4.6:

Table 4.6. Podium and Tower Regulations

Subsection	Regulation	Value	Symbol
4.6.1.	Buildings greater than 23.0 m in Height must have a Tower and Podium configuration	-	
4.6.2.	Maximum Podium Height, provided that the Height does not exceed the maximum Height specified in Subsection 4.1.1	16.0 m	
4.6.3.	Maximum Tower Floor Plate for portions of Towers greater than 16.0 m in Height or above a Podium	850 m ²	
4.6.4.	Minimum separation between Towers on the same Site and Abutting Sites	25.0 m	
4.6.5.	Towers must mitigate microclimatic impacts based on a Wind Impact Assessment and Sun Shadow Impact Study in compliance with Subsections 2 and 3 of Section 7.140	-	
4.6.6.	Minimum Tower Stepback from the edge of a Podium Facade facing an Abutting Street	4.5 m	A
4.6.7.	Despite Subsection 4.6.6, up to 1/3 of a Tower Facade may extend to ground level	-	

Diagram for Subsection 4.6.7



4.6.1 - New Regulation

To support pedestrian scaled development along main streets within the nodes and corridors. Approximating a ground floor height of 4 m, and floors above at 3.5 m will enable a 6 storey building (with additional 1.5 m to accommodate slightly taller floor heights) without having to convert the building to a tower/podium configuration.

4.6.2 - New Regulation

The maximum podium height is intended to support a human-scaled streetwall and aligns with the stepback requirement from the street when the building is over 16 m in height.

4.6.3 - New Regulation

The maximum tower floor plate is slightly lower than the upper range of what is described in the City's Urban Design Guidelines for tall buildings for non-residential uses (750 m² - 1000 m²). However, this maximum generally aligns with the maximum floor plate in a number of the current Downtown Special Area Zones.

4.6.4 - New Regulation

The minimum tower separation aligns with the City's Urban Design Guidelines for tall buildings, which specifies a minimum 25 m separation from towers on the same site.

4.6.5 - Revised from S.230.4.5.c

To require adjustments to the design of towers in order to minimize shadow and microclimatic impacts as informed by wind studies outlined in special information requirements in [Section 7.140](#).

4.6.6 - New Regulation

The required tower stepback is intended to create a visual break between the podium and the tower and to support

human-scaled design and a comfortable public realm for pedestrians. The minimum tower stepback aligns with the City's Urban Design Guidelines for tall buildings, which specifies a minimum 4.5 m stepback from the face of a podium or streetwall.

4.6.7 - New Regulation

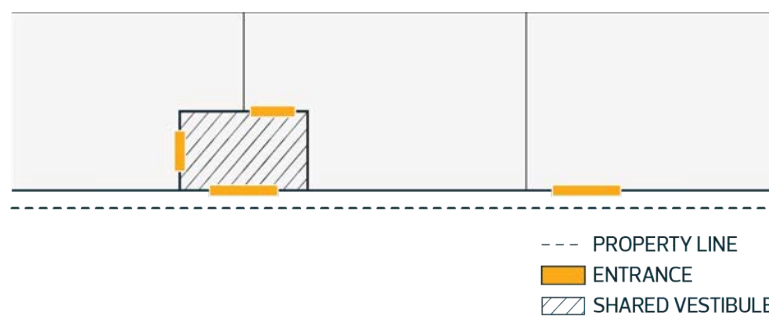
Allowing for a portion of the tower to extend to ground level aligns with the City's Urban Design Guidelines for tall buildings to create open space amenity. It is proposed to limit this to 1/3 of the tower facade to minimize the perception of massing. The design of towers will also be influenced by wind study requirements in order to create a comfortable public realm at ground level.

5. General Design Regulations

Entrance Design Regulations

- 5.1. Ground Floor non-Residential Uses Abutting a Street must have separate individual entrances, but may share a common vestibule.

Diagram for Subsection 5.1



- 5.2. For new buildings and additions, main entrances for non-Residential Uses and shared entrances for Multi-unit Housing must:
 - 5.2.1. be directed towards a Street; and
 - 5.2.2. be level with or have sloped doorway thresholds to Abutting Pathways and public sidewalks.
- 5.3. Dwelling units with at-grade entrances must provide a semi-private space to act as a transition area from Streets. This can be established through the use of features such as fencing, Landscaping, porches, differences in grade, or other similar measures.
- 5.4. Main entrances must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.

Building Design Regulations

- 5.5. Development must provide visual interest, minimize the impact of massing, visually break up the appearance of buildings into smaller sections, and create a comfortable pedestrian experience through the following:
 - 5.5.1. Facades must incorporate at least 3 building design techniques in compliance with [Section 5.40](#);
 - 5.5.2. Ground Floor non-Residential Facades facing Streets, Parking Areas interior to the Site, or Parks must be designed to break up the appearance into sections of 11.0 m or less by incorporating at least 2 building design techniques, in compliance with [Section 5.40](#). The techniques incorporated under Subsection 5.5.1 may count towards this requirement;
 - 5.5.3. Towers must incorporate a three part facade design technique to the overall building design to create a distinct base, middle, and top; and
 - 5.5.4. each Storey must have windows on all building Facades facing a Street.
- 5.6. Despite Subsection 5.5, building design techniques do not apply to:
 - 5.6.1. building walls built to a shared Lot line to establish a continuous Street Wall with the Abutting Site;
 - 5.6.2. Facades facing an Abutting Alley; or
 - 5.6.3. Facades of a Tower above a Podium, except as specified in Subsection 5.5.3.

5.1 - Revised from S819.3.12

This requirement, in combination with the maximum storefrontage width, is intended to generate greater pedestrian activity and activation along streets within this zone. This regulation also enables non-Residential Uses to share a common vestibule to support winter city design and a more comfortable environment for pedestrians.

5.2 - Combined from S819.4.13, 819.4.14

To support active street frontage and the ease of access for all people, including those with limited mobility.

5.3 - New Regulation

This requirement is intended to articulate the street edge and ensure a transition and definition between public and private space. This is intended to provide some privacy for residents with direct access to grade and direct activity towards the public realm.

5.4 - Revised from S819.4.5

To improve architectural interest and to support a more comfortable environment for pedestrians and to enhance

5.5.1 - New Regulation

Design regulations for this zone are intended to implement policy direction from The City Plan which directs development within the Nodes and Corridors Network to have a high standard of design, attractive and walkable mixed use development.

5.5.2 - Revised from S819.4.2

To create visual interest and reduce the perception of massing and to create a finer grained development pattern (or perception of it). This regulation references the building design regulation section to provide design technique options to meet the requirement for more consistent decision making.

5.5.3 - New regulation

To establish design expectations for towers and to help visually break up the appearance of taller buildings.

5.5.4 - Transferred from S819.4.8

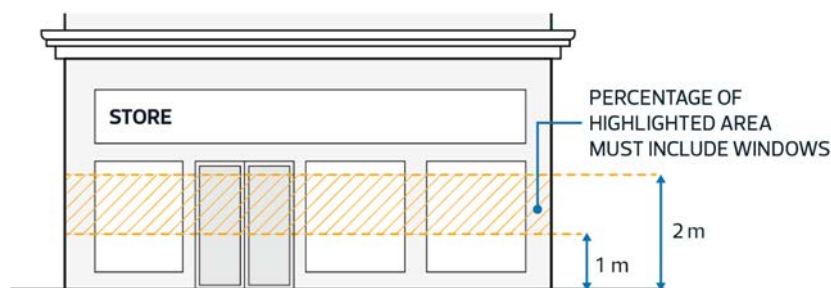
To ensure overlook on sides of the building facing a street and to reduce blank walls/frontages.

5.6 - New Regulation

To focus design regulations on the portion

- 5.7. New buildings and additions must incorporate design elements to enhance the appearance of buildings during winter months including:
- 5.7.1. variation in materials,
 - 5.7.2. window transparency;
 - 5.7.3. the use of colour; or
 - 5.7.4. functional and decorative lighting.
- 5.8. To promote pedestrian interaction and safety, Ground Floor non-Residential Facades must provide windows in compliance with the following:
- 5.8.1. A minimum of 65% of the Facade area between 1.0 m and 2.0 m above ground level facing a Street must be windows.
 - 5.8.2. Despite Subsection 5.8.1, for exterior alterations to existing storefronts that involve adding or removing windows, a minimum of 50% of the Facade area must be windows.
 - 5.8.3. A maximum of 10% of all Ground Floor windows facing Streets, Parking Areas interior to the Site, or Parks may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.

Diagram for Subsection 5.8



- 5.9. The Facade design and materials must wrap around the side of the building to provide a:
- 5.9.1. consistent profile facing both Streets for Corner Sites; and
 - 5.9.2. consistent profile for building corners facing Streets and Alleys for internal Sites.
- 5.10. Exterior finishing materials and screening for mechanical equipment must comply with [Section 5.70](#).

of the building having the greatest impact on the pedestrian comfort and the public realm. These exemptions provide clarity that building walls along a shared property line and Tower Facades are not subject to the building design requirements outlined in Subsection 5.5.

5.7 - Revised from S.819.4.6

To implement Winter City Design Guidelines and City Plan policy to ensure new development integrates design elements to create more vibrant and attractive development in the winter months.

5.8 - Revised from S819.4.9

To support visual engagement between pedestrians in the public realm and adjacent shops, as well as natural surveillance to support safer urban environments. Window transparency also helps prevent large blank walls. A new feature to this regulation is that the portion of development that this requirement applies to is clarified as the area between 1.0 m and 2.0 m above ground level and the percentage of transparency is reduced from 70% to 65%. Transparent glass doors are included in this calculation.

5.9 - Revised from S.819.4.7

To ensure a consistent building design facing both streets on corner sites. This regulation is proposed to be expanded to apply to building corners that face both Streets and Alleys.

5.10 - New cross-reference

For ease of reference to applicable regulations.

6. General Regulations

Parking, Loading, Storage and Access

- 6.1. Parking, access, and Site circulation must comply with [Section 5.110](#).
- 6.2. Vehicle access must be from an Abutting Alley. Where there is no Abutting Alley, vehicle access must:
- 6.2.1. be from the flanking Street for Corner Sites;
 - 6.2.2. be designed to minimize disruption to vehicle and pedestrian circulation; and
 - 6.2.3. be designed to minimize impacts to existing trees and the streetscape,
- to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services.
- 6.3. Despite the Setbacks specified in Tables 4.3 and 4.5:
- 6.3.1. Surface Parking Lots and loading, storage, and waste collection areas must not be located between a building and a Street and must provide a minimum 3.0 m wide Landscape Buffer along Lot lines Abutting a Street.
 - 6.3.2. Surface Parking Lots, loading, storage, and waste collection areas may project into a Setback Abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.
- 6.4. Parkades facing a Street or a Park must be screened from view at ground level and wrapped with Commercial or Community Uses that have a minimum depth of 5.0 m.
- 6.5. Parkades must be designed to be adaptable for future non-parking Uses by having:
- 6.5.1. a minimum floor to ceiling clearance of 4.0 m at ground level, and 3.1 m above the first floor;
 - 6.5.2. floors that can readily become level; and
 - 6.5.3. drive ramps located and designed to allow for future removal without interfering with developable space.

6.1 - New cross-reference

For ease of reference to applicable regulations.

6.2 - Revised from S.819.3.8

To support pedestrian-oriented development by limiting vehicle access to the lane or the street with the lowest vehicle volume.

6.3.1 and 6.3.2 - Revised from S.819.3.4.b and S.819.3.9

To allow parking to be located within required setbacks abutting other sites and to reduce variances while still ensuring landscaping is provided to enhance the appearance of parking, loading, storage and waste collection from the street and abutting sites. The landscape buffer area is increased from 1.5 m to 3.0 m for setbacks abutting a street, in order to provide additional space for planting and to align with the setbacks outlined in the general regulations for surface parking lots. General landscaping regulations provide guidance for screening.

6.4 - Revised from S.819.3.10

To support active street frontages and pedestrian oriented development.

6.5 - New Regulation

To enable the adaptive reuse of parkade structures. The minimum 4 m floor to ceiling height aligns with the minimum ground floor height for all Uses. The smaller ground to floor ceiling height above the first floor is intended to allow similar floor

- 6.6. Outdoor display areas and Public Space may be located in a Setback Abutting a Street.
- 6.7. Landscaping must comply with [Section 5.90](#).
- 6.8. Waste collection areas, outdoor lighting, and other Site performance standards must comply with [Section 5.70](#).
- 6.9. The Development Planner may consider a variance to the maximum total area or Floor Area of a Use if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:
 - 6.9.1. measures specified in Subsection 2 of [Section 5.70](#);
 - 6.9.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
 - 6.9.3. other similar measures.

heights of other Uses if the parkade is integrated with other portions of the development on Site. The minimum 3.1 m floor height (rounded up from 3.05 m) above the first floor ensures a minimum size that takes into consideration the type of retrofit that would need to happen in order to convert parkade to non-parking Uses.

6.6 - New Regulation

To enable outdoor display areas and sidewalk activities within the minimum setbacks abutting the street to support a more active and vibrant public realm.

6.7 - 6.8 - New cross-references

For ease of reference to applicable regulations.

6.9 - New Regulation

To provide guidance to Development Planners exercising discretion to vary the maximum floor area for specific uses to consider adjustments to the location of the proposed use to minimize impacts to other uses and abutting sites.

2.80 MUN - Neighbourhood Mixed Use Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for neighbourhood scale pedestrian-oriented mixed use development that is integrated within the neighbourhood and intended to serve as a community focal point for businesses, services, and social gathering.</p>	<p>This zone is intended to support pedestrian oriented mixed use development at the neighbourhood scale. It is intended to bring The City Plan's policies for Local Nodes to life, creating attractive mixed use buildings that foster main street style of development that serves the needs of nearby residential development.</p> <p>This Zone will extend more broadly to Local Nodes as directed by District Plans.</p> <p>Equivalent Zones in Zoning Bylaw 12800: (CB1) Low Intensity Business Zone and (CNC) Neighbourhood Convenience Commercial Zone, where currently located within the Main Streets Overlay (MSO) but not located in a Major Node, District Node, Primary Corridor or Secondary Corridor in The City Plan.</p>
<p>2. Permitted Uses</p> <p>Residential Uses</p> <ul style="list-style-type: none"> 2.1. Home Based Businesses 2.2. Residential <p>Commercial Uses</p> <ul style="list-style-type: none"> 2.3. Bars 2.4. Body Rub Centres 2.5. Cannabis Retail Stores 2.6. Custom Manufacturing 2.7. Food and Drink Services 2.8. Grocery Stores 2.9. Hotels 2.10. Indoor Sales and Services 2.11. Liquor Stores 2.12. Minor Indoor Entertainment 2.13. Offices 2.14. Residential Sales Centres 2.15. Vehicle Support Services, limited to those existing with a valid Development Permit prior to January 1, 2024 <p>Community Uses</p> <ul style="list-style-type: none"> 2.16. Child Care Services 2.17. Community Recreation Services 2.18. Community Services 2.19. Libraries 2.20. Parks 2.21. Schools 2.22. Special Events <p>Basic Service Uses</p> <ul style="list-style-type: none"> 2.23. Emergency Services 2.24. Recycling Drop-off Centres 2.25. Transit Facilities <p>Agricultural Uses</p> <ul style="list-style-type: none"> 2.26. Urban Agriculture <p>Sign Uses</p> <ul style="list-style-type: none"> 2.27. Fascia Signs, limited to On-premises Advertising 2.28. Freestanding Signs, limited to On-premises Advertising 2.29. Projecting Signs, limited to On-premises Advertising 2.30. Portable Signs, limited to On-premises Advertising 	<p>Residential Uses</p> <p>To continue to enable limited residential development in the commercial areas. To maintain the general purpose of this zone, residential development is limited to being located above the ground floor, to the rear of the development, or facing a side street.</p> <p>Commercial Uses</p> <p>The listed uses are intended to enable a range of retail, food, entertainment, business, office, health, and personal services. To help support pedestrian oriented development, it is proposed to limit Vehicle Support Services to only those existing upon the implementation of the new Zoning Bylaw. The restriction to Vehicle Support Services with a valid Development Permit ensures that the Use is phased out once the Use changes or is no longer existing (e.g., building demolished). Note:</p> <ul style="list-style-type: none"> - Cannabis Retail Stores and Liquor Stores is a new use that is not listed in the current CNC Zone <p>Community Uses</p> <p>Includes a range of activities that support community services and temporary events, and enables the development of private and public parks. Notes:</p> <ul style="list-style-type: none"> - Community Services is generally a new use where most of the activities under this broadened Use category are not listed in the current CNC and CB1 Zones. - Parks is a new use that is not currently listed in the current CNC and CB1 Zones. <p>Basic Service Uses</p> <p>Includes uses intended to provide more opportunities to enable services that support residents and city operations. Notes:</p> <ul style="list-style-type: none"> - Emergency Services is a new use that is not currently permitted in the current CNC and CB1 Zones. - Recycling Drop-off Centres include moveable containers for recycling, but do not include bottle depots or eco-stations. This is a new use that is

	<p>not listed in the current CNC Zone.</p> <ul style="list-style-type: none"> - Transit Facilities is a new use that is not listed in the current CNC and CB1 Zones but is intended to integrate transit facilities with new development. <p>Agricultural Uses Includes agriculture-related activities to support urban agriculture throughout Edmonton.</p> <p>Sign Uses Sign uses are intended to be limited to On-premises Advertising in order to support the commercial development in this zone and support the pedestrian-oriented context of this zone.</p> <p>Proposed Retired Uses Due to not aligning with the general purpose of the Neighbourhood Mixed Use Zone:</p> <ul style="list-style-type: none"> - From the current CNC Zone: Cultural Exhibits from 'Public Libraries and Cultural Exhibits'; and Minor Amusement Establishments - From the current CB1 Zone: Auctioneering Establishments (outdoors); Automotive and Minor Recreation Vehicle Sales/Rentals; Convenience Vehicle Rentals; Cremation Services from 'Funeral, Cremation, and Interment Services'; Cultural Exhibits from 'Public Libraries and Cultural Exhibits'; Greenhouses, Plant Nurseries and Garden Centres; Major Amusement Establishments; Minor Amusement Establishments; Nightclubs; Private Clubs; Recycling Depots; and Vehicle Parking
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3. Additional Regulations For Specific Uses

Residential Uses

- 3.1. **Home Based Businesses** must comply with [Section 6.60](#).
- 3.2. **Residential**
 - 3.2.1. Residential Uses, where provided, must be in the form of Multi-unit Housing or Supportive Housing, and may only be in a building that contains non-Residential Uses.
 - 3.2.2. Residential Uses, where provided, must be located above the Ground Floor, except:
 - 3.2.2.1. where occurring at the rear of the development; or
 - 3.2.2.2. on Corner Sites where facing a Local Road.
 - 3.2.3. Amenity Areas must comply with [Section 5.20](#).

Non-Residential Uses

- 3.3. The maximum Floor Area for non-Residential Uses is 500 m2 per individual establishment, where the only Streets Abutting the Site are Local Roads.
- 3.4. The maximum Floor Area for non-Residential Uses is 1,000 m2 per individual establishment, where located on a Site Abutting Collector or Arterial Roads.
- 3.5. On Corner Sites, Ground Floor Non-Residential Uses must include Street Frontage and a main entrance that faces an Abutting Arterial Road or Collector Road. This regulation does not apply to Corner Sites, where the only Streets Abutting the Site are Local Roads.

Commercial Uses

- 3.6. **Bars and Food and Drink Services**
 - 3.6.1. Despite Subsections 3.4, the maximum Floor Area is 500 m2 per individual establishment.
- 3.7. **Body Rub Centres** must comply with [Section 6.10](#).
- 3.8. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 3.9. **Custom Manufacturing**

3.1 - New cross-reference

For ease of reference to applicable regulations.

3.2.1 - Revised from S.310.5.5.1.a and S.330.5.1.a

This regulation carries forward the requirement that residential uses are located above the ground floor as required in the current CNC and CB1 Zones and is intended to limit residential development within this zone to ensure primarily ground floor non-residential uses.

3.2.2 - New Regulation

To enable limited ground floor residential uses.

3.2.3 - New cross-reference

For ease of reference to applicable regulations.

3.3, 3.4 - New Regulations

To limit the intensity of uses when located on local roads to a scale more sensitive to surrounding small scale residential zones. Larger scale non-residential uses will be directed to sites next to busier roads generally at the edge of neighbourhoods. Uses with floor areas larger than what is specified may be approved at the discretion of the Development Planner. The proposed maximum is an increase from the current CNC Zone, which tends to be located within residential neighbourhoods and limits Permitted Uses to 275 m2.

3.5 - New Regulation

<p>3.9.1. Despite Subsections 3.3 and 3.4, the maximum Floor Area is 300 m2 per individual establishment, except:</p> <p>3.9.1.1. Where Custom Manufacturing is combined with a Bar or Food and Drink Services, the maximum Floor Area is 500 m2 per individual establishment.</p> <p>3.9.2. Manufacturing activities and storage must be located within an enclosed building.</p> <p>3.9.3. Developments must carry out their operations in a manner where no odour Nuisance is created or apparent outside an enclosed building.</p> <p>3.10. Grocery Stores</p> <p>3.10.1. Despite Subsections 3.3 and 3.4, the maximum Floor Area is 2,500 m2 per individual establishment.</p> <p>3.11. Hotels</p> <p>3.11.1. The maximum Ground Floor Frontage for Hotel lobbies is 11.0 m. The remaining Ground Floor Frontage must be used for other Commercial Uses, which may be Accessory to the Hotel.</p> <p>3.11.2. Ground Floor guest rooms must not be located Abutting a Street.</p> <p>3.12. Liquor Stores must comply with Section 6.70.</p> <p>3.13. Residential Sales Centres are permitted for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.</p> <p>3.14. Vehicle Support Services and Uses with Drive-through Services</p> <p>3.14.1. Vehicle Support Services and Uses with Drive-through Services must comply with Section 6.110.</p> <p>3.14.2. Uses with Drive-through Services are only permitted where existing with a valid Development Permit prior to January 1, 2024</p>	<p>To ensure ground floor non-residential uses face the busier roads on corner sites. This regulation corresponds with the regulations for Residential Uses in Subsection 3.1.2. Where corner sites only abut local roads, street frontage and main entrances can face either road.</p> <p>3.6.1 - Revised from S.310.2.7, S.310.3.1, S.310.3.21, S.330.2.15, S.330.3.17 The 500 m2 floor area limit for Bars and Food and Drink Services is an increase compared to the current CNC and CB1 Zones in order to shift the regulation from Public Space to total Floor Area.</p> <p>3.7, 3.8 - New cross-references For ease of reference to applicable regulations.</p> <p>3.9.1 and 3.9.1.1 - New Regulation To ensure the scale of Custom Manufacturing Uses are compatible with commercial development within the MUN Zone and that larger-scale operations are located in the CN Zone or an Industrial Zone. An exception to the maximum floor area is proposed when Custom Manufacturing is combined with a bar or food and drink services (e.g., restaurants) to enable brewpubs and other business models that typically combine these activities.</p> <p>3.9.2, 3.9.3 - Revised from S.99.5 Intended to ensure special land use regulations currently applied to Breweries, Wineries and Distilleries are carried forward to restrict outdoor manufacturing and the storage of materials and equipment, but enable outdoor activities such as patios. These regulations will now be applied more broadly to all Custom Manufacturing Uses. Subsection 3.9.2 explicitly requires that no odour nuisance be created to address common complaints related to odours and some custom manufacturing activities (e.g., coffee roasting).</p> <p>3.10.1 - Transferred from S.310.4.2 The increased floor area specifically for grocery stores is carried forward from the current CNC Zone, and aligns with the maximum floor area permitted in the CB1 Zone. The increase in floor area is intended to create more opportunities for grocery stores and to help eliminate the potential for creating food deserts within neighbourhoods.</p> <p>3.11.1, 3.11.2 - Revised from 819.3.13 To support active street frontages by limiting the street frontage on the ground floor associated with lobby areas and guest rooms.</p> <p>3.12 - New cross-references For ease of reference to applicable regulations.</p> <p>3.13 - Revised from S.82.1 To clarify that Residential Sales Centres are only permitted for up to 5 years, which is an increase from the current limit of 3 years. This regulation also enables the extension of the temporary development at the discretion of the Development Planner.</p> <p>3.14.1 - New cross-reference</p>
<p>Community Uses</p> <p>3.15. Child Care Services must comply with Section 6.30.</p> <p>3.16. Special Events must comply with Section 6.100.</p>	
<p>Basic Service Uses</p> <p>3.17. Recycling Drop-Off Centres</p> <p>3.17.1. Must not be a standalone development.</p> <p>3.17.2. The maximum total area for a Recycling Drop-off Centre is 300 m2 per Site.</p> <p>3.17.3. Recycling bins and associated drive aisles and queuing lanes must be located at the rear of the building.</p> <p>3.17.4. Perimeter screening using Fences, Landscaping, or other similar features, must be provided to screen the view of drop-off areas and bins from Abutting Streets and Sites in non-Industrial Zones.</p> <p>3.18. Transit Facilities</p> <p>3.18.1. Despite the Setbacks specified in Table 4.2, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure in the road right-of-way.</p>	
<p>Agricultural Uses</p> <p>3.19. Urban Agriculture</p> <p>3.19.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.</p> <p>3.19.2. The Development Planner may consider a variance to Subsection 3.19.1 based on the recommendations provided in an environmental or risk assessment report in compliance with Subsection 7 of Section 7.140.</p>	
<p>Sign Uses</p> <p>3.20. Sign Uses must comply with Section 6.80.</p>	

For ease of reference to applicable regulations.

3.14.2 - New regulation

To align with the limitation on Vehicle Support Services by limiting Drive-through Services to only those existing prior to the implementation of the new Zoning Bylaw to support the pedestrian oriented development outcomes intended for this zone.

3.15, 3.16 - New cross-reference

For ease of reference to applicable regulations.

3.17.1 - New Regulation

To prevent standalone Recycling Drop-off Centre developments.

3.17.2 - Revised from S.84.1

This is reduced from the current limit of 650 m2. This is approximately half the size of the Recycling Materials Drop-off Centre at Southgate Mall.

3.17.3 - New Regulation

To ensure drop off locations are at the rear of the Site to support active frontage at the street to contribute to a more comfortable and animated public realm.

3.17.4 - Revised from S.84.4

To improve the visual appearance from abutting streets and non-industrial zones.

3.18.1 - New Regulation

To enable the development of transit facilities within this Zone to integrate with the Mass Transit Network.

3.19.1, 3.19.2 - New Regulation

To ensure food safety to make sure plants are not grown in potentially contaminated soil and to enable the Development Planner to vary this requirement based on the recommendations of an environmental site assessment.

3.20 - New cross-reference

For ease of reference to applicable regulations.

4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations		
Subsection	Regulation	Value
Site Area		
4.1.1.	Maximum Site area	2.0 ha
Height		
4.1.2.	Maximum Height	16.0 m
4.1.3.	Minimum Ground Floor Height for new buildings	4.0 m
Floor Area Ratio		
4.1.4.	Maximum Floor Area Ratio, excluding portions developed with Residential Uses	3.5

4.1.1 - Transferred from S.310.4.3

Carries over the maximum site area for the CNC Zone. This maximum is intended to direct larger scale commercial development to the Mixed Use (MU) Zone or to the General Commercial (CG) Zone.

4.1.2 - New Regulation

To help support ground floor commercial the 16 m maximum height is proposed to support additional residential development. The maximum height will also ensure these developments maintain a neighbourhood/ local node scale, as described in The City Plan and carries forward the upper height limit permitted in the Main Streets Overlay.

4.1.3 - New Regulation

Consistency with the Mixed Use (MU) zone to ensure development can facilitate or adapt to retail uses at grade.

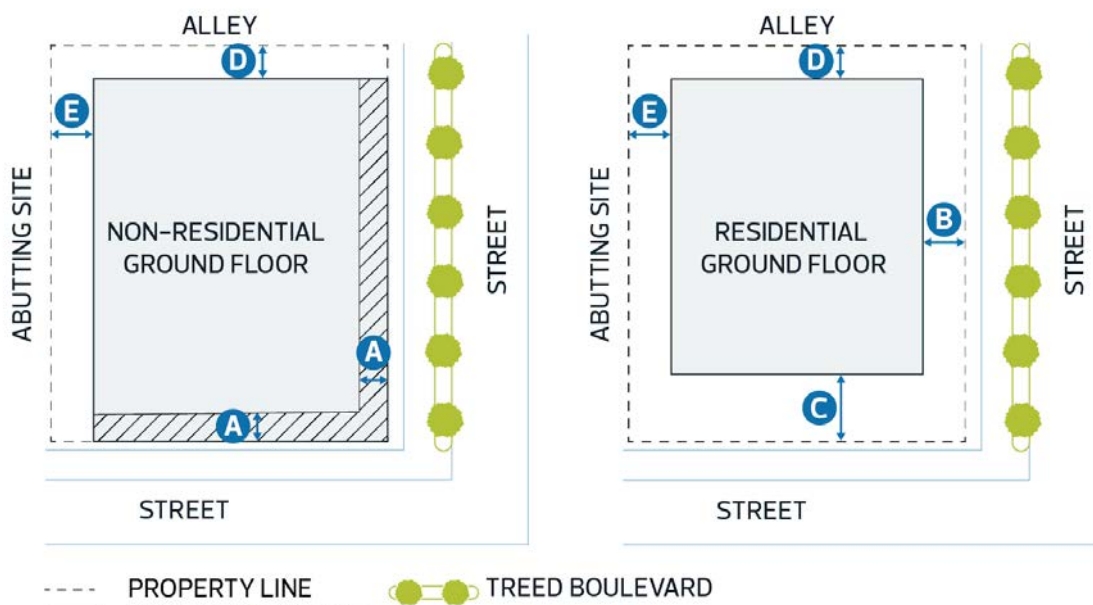
4.1.4 - Revised from S. 819.3.5b and S. 819.3.6

The maximum floor area ratio is carried forward from the maximum permitted in

4.2. Development must comply with Table 4.2:

Table 4.2. Setback Regulations			
Subsection	Regulation	Value	Symbol
For portions of development with non-Residential Uses on the Ground Floor			
4.2.1.	Minimum Setback	0 m	A
4.2.2.	Maximum Setback	3.0 m	A
For portions of development with Residential Uses on the Ground Floor Abutting a Street			
4.2.3.	Minimum Setback from Abutting Streets with a Treed Boulevard	3.0 m	B
4.2.4.	Minimum Setback Abutting Streets without a Treed Boulevard	4.5 m	C
Setbacks Abutting Alleys			
4.2.5.	Minimum Setback for new buildings and additions where Abutting Alleys are less than 6.0 m wide	1.0 m	D
Setbacks Abutting Sites			
4.2.6.	Minimum Setback	3.0 m	E
Unless the following applies:			
4.2.7.	Minimum Setback where Abutting another Site: <ul style="list-style-type: none"> - Zoned MUN; - Zoned MU that is undeveloped or that has the Active Frontage Modifier; - Zoned commercial; or - with a building built to the shared Lot line 	0 m	-

Diagram for Subsection 4.2



the Main Streets Overlay for sites zoned CB1 and CNC, but expands its application to any site, not just sites fronting or flanking an arterial road. The exception to the maximum floor area ratio for residential uses is also carried forward from the Main Streets Overlay and provides an incentive to include residential development in these commercial areas.

4.2.1, 4.2.2 - Revised from S. 819.3.2

The minimum setback required from a lot line next to a street is carried forward from the Main Streets Overlay; however, the additional 1 m setback required when the sidewalk width is less than 4.7 m is proposed to be retired. The maximum setback is also proposed to be larger compared to the current Main Streets Overlay to provide slightly more space for street related activities such as patios and display areas that contribute to a vibrant public realm, while also maintaining sufficient space for the pedestrian through zone and furnishing zone.

4.2.3, 4.2.4 - New Regulation

To provide sufficient space for amenity areas and Landscaping to provide a sensitive transition from public to private spaces for at-grade Residential Uses. The setbacks proposed allow Residential development at grade to be built closer to the property line when a Treed Boulevard is present.

4.2.5 - New Regulation

To ensure sufficient space for vehicle movement in alleys where in some mature neighbourhoods are less than 6.0 m wide (i.e., Strathcona, Garneau, McKernan, Ritchie, Queen Alexandra, Allendale and Riverdale).

4.2.6, 4.2.7 - New Regulations

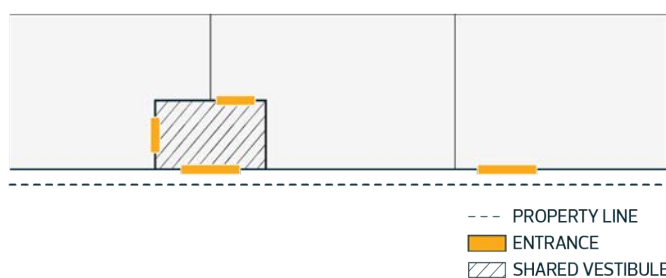
The 3 m setback aligns with the current setback required in the CNC and CB1 Zones when development abuts a residential zone. This setback will now extend more broadly, except that no setback will be required when next to an abutting mixed use or commercial zone or where the abutting site is built to the shared lot line to form a Main Street Development.

5. Design Regulations

Entrance Design Regulations

5.1. Ground Floor non-Residential Uses Abutting a Street must have separate individual entrances, but may share a common vestibule.

Diagram for Subsection 5.1



5.1 - Revised from S819.3.12

This requirement, in combination with the maximum storefrontage width, is intended to generate greater pedestrian activity and activation along streets within this zone. This regulation also enables non-Residential Uses to share a common vestibule to support winter city design and a more comfortable environment for pedestrians.

5.2 - Revised from S819.4.13 and 819.4.14

To support active street frontage and the ease of access for all people, including those with limited mobility.

5.3 - New Regulation

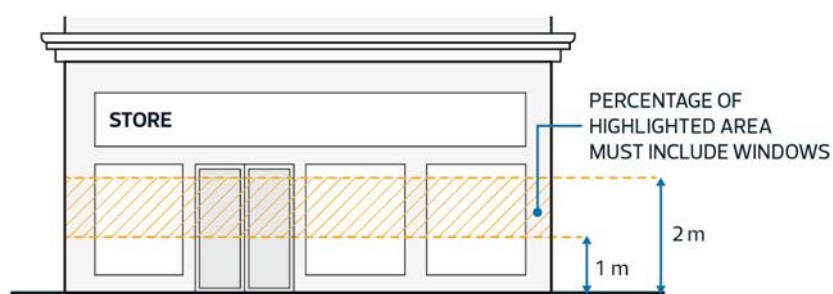
This requirement is intended to articulate the street edge and ensure a transition and

- 5.2. For new buildings and additions, main entrances for non-Residential Uses and shared entrances for Multi-unit Housing must:
 - 5.2.1. be directed towards a Street; and
 - 5.2.2. be level with or have sloped doorway thresholds to Abutting Pathways and public sidewalks.
- 5.3. Dwelling units with at-grade entrances must provide a semi-private space to act as a transition area from Streets. This can be established through the use of features such as fencing, Landscaping, porches, differences in grade, or other similar measures.
- 5.4. Main entrances must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.

Building Design Regulations

- 5.5. Development must provide visual interest, minimize the impact of massing, visually break up the appearance of building into smaller sections, and create a comfortable pedestrian experience through the following:
 - 5.5.1. all Facades must incorporate at least 2 building design techniques, in compliance with [Section 5.40](#);
 - 5.5.2. Ground Floor non-Residential Facades facing Streets, Parking Areas interior to the Site, or Parks must be designed to break up the appearance into sections of 11.0 m or less by incorporating at least 2 building design techniques, in compliance with [Section 5.40](#). The techniques incorporated under Subsection 5.5.1 may count towards this requirement; and
 - 5.5.3. each Storey must have windows on all building Facades facing a Street.
- 5.6. Despite Subsection 5.5, building design techniques do not apply to:
 - 5.6.1. building walls built to a shared Lot line to establish a continuous Street Wall with the Abutting Site; or
 - 5.6.2. Facades facing an Abutting Alley.
- 5.7. New buildings and additions must incorporate design elements to enhance the appearance of buildings during winter months including:
 - 5.7.1. variation in materials,
 - 5.7.2. window transparency;
 - 5.7.3. the use of colour; or
 - 5.7.4. functional and decorative lighting.
- 5.8. To promote pedestrian interaction and safety, Ground Floor non-Residential Facades must provide windows in compliance with the following:
 - 5.8.1. A minimum of 65% of the Facade area between 1.0 m and 2.0 m above ground level facing a Street must be windows.
 - 5.8.2. Despite Subsection 5.8.1, for exterior alterations to existing storefronts that involve adding or removing windows, a minimum of 50% of the Facade area must be windows.
 - 5.8.3. A maximum of 10% of all Ground Floor windows facing Streets, Parking Areas interior to the Site, or Public Parks may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.

Diagram for Subsection 5.8



- 5.9. The Facade design and materials must wrap around the side of the building to provide a:
 - 5.9.1. consistent profile facing both Streets for Corner Sites; and
 - 5.9.2. consistent profile for building corners facing Streets and Alleys for internal Sites.
- 5.10. Exterior finishing materials and screening for mechanical equipment must comply with [Section 5.70](#).

definition between public and private space. This is intended to provide some privacy for residents with direct access to grade and direct activity towards the public realm.

5.4 - Revised from S819.4.5

To improve architectural interest and to support a more comfortable environment for pedestrians and to enhance

5.5.1 - New Regulation

Design regulations for this zone are intended to implement policy direction from The City Plan which directs development within the Nodes and Corridors Network to have a high standard of design, attractive and walkable mixed use development.

5.5.2 - Revised from S.819.4.2

To create visual interest and reduce the perception of massing and to create a finer grained development pattern (or perception of it). This regulation references the building design regulation section to provide design technique options to meet the requirement for more consistent decision making.

5.5.3 - Transferred from S.819.4.8

To ensure overlook on sides of the building facing a street and to reduce blank walls/frontages.

5.6 - New Regulation

To focus design regulations on the portion of the building having the greatest impact on the pedestrian comfort and the public realm. These exemptions provide clarity that building walls along a shared property line are not subject to the building design requirements outlined in Subsection 5.5.

5.7 - Revised from S.819.4.6

To implement Winter City Design Guidelines and City Plan policy to ensure new development integrates design elements to create more vibrant and attractive development in the winter months.

5.8 - Revised from S.819.4.9

To support visual engagement between pedestrians in the public realm and adjacent shops, as well as natural surveillance to support safer urban environments. Window transparency also helps prevent large blank walls. A new feature to this regulation is that the portion of development that this requirement applies to is clarified as the area between 1.0 m and 2.0 m above ground level and the percentage of transparency is reduced from 70% to 65%. Transparent glass doors are included in this calculation.

5.9 - Revised from S.819.4.7

To ensure a consistent building design facing both streets on corner sites. This regulation is proposed to be expanded to apply to building corners that face both Streets and Alleys.

5.10 - New cross-reference

For ease of reference to applicable regulations.

6. General Regulations

Parking, Loading, Storage and Access

- 6.1. Parking, access, and Site circulation must comply with [Section 5.110](#).
- 6.2. All vehicle access must be from an Abutting Alley. Where there is no Abutting Alley, vehicle access must:
 - 6.2.1. be from the flanking Street for Corner Sites;
 - 6.2.2. be designed to minimize disruption to vehicle and pedestrian circulation; and
 - 6.2.3. be designed to minimize impacts to existing trees and the streetscape,to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services.
- 6.3. Despite the Setbacks specified in Table 4.2:
 - 6.3.1. Surface Parking Lots and loading, storage, and waste collection areas must not be located between a building and a Street and must provide a minimum 3.0 m wide Landscape Buffer along Lot lines Abutting a Street.
 - 6.3.2. Surface Parking Lots, loading, storage, and waste collection areas may project into a Setback Abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.
- 6.4. Parkades facing a Street or a Park must be screened from view at ground level and wrapped with Commercial or Community Uses, with a minimum depth of 5.0 m.
- 6.5. Parkades must be designed to be adaptable for future non-parking Uses by having:
 - 6.5.1. a minimum floor to ceiling clearance of 4.0 m at ground level, and 3.1 m above the first floor;
 - 6.5.2. floors that can readily become level; and
 - 6.5.3. drive ramps located and designed to allow for future removal without interfering with developable space.

Other Regulations

- 6.6. Outdoor display areas and Public Space may be located in a Setback Abutting a Street.
- 6.7. Landscaping must comply with [Section 5.90](#).
- 6.8. Waste collection areas, outdoor lighting, and other Site performance standards must comply with [Section 5.70](#).
- 6.9. The Development Planner may consider a variance to the maximum total area or Floor Area of a Use if adequate mitigation measures are used to reduce any negative impacts to Abutting Uses or Sites, including:
 - 6.9.1. measures specified in Subsection 2 of [Section 5.70](#);
 - 6.9.2. modification of Site plans to situate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
 - 6.9.3. other similar measures.

6.1 - New cross-reference

For ease of reference to applicable regulations.

6.2 - Revised from S.819.3.8

To support pedestrian-oriented development by limiting vehicle access to the lane or the street with the lowest vehicle volume. This regulation aligns with the regulation for vehicle access in the MU Zone.

6.3.1 and 6.3.2 - Revised from S.819.3.4.b and S.819.3.9

To allow parking to be located within required setbacks abutting other sites and to reduce variances while still ensuring landscaping is provided to enhance the visual appearance of parking, loading, storage and waste collection from the street and abutting sites. The landscape buffer area is increased from 1.5 m to 3.0 m for setbacks abutting a street, in order to provide additional space for planting and to align with the setbacks outlined in the general regulations for surface parking lots. General landscaping regulations provide guidance for screening.

6.4 - Revised from S.819.3.10

To support active street frontages and pedestrian oriented development.

6.5 - New Regulation

To enable the adaptive reuse of parkade structures. The minimum 4 m floor to ceiling height aligns with the minimum ground floor height for all Uses. The smaller ground to floor ceiling height above the first floor is intended to allow similar floor heights of other Uses if the parkade is integrated with other portions of the development on Site. The minimum 3.1 m floor height (rounded up from 3.05 m) above the first floor ensures a minimum size that takes into consideration the type of retrofit that would need to happen in order to convert parkade to non-parking Uses.

6.6 - New Regulation

To enable outdoor display areas and sidewalk activities within the minimum setbacks abutting the street to support a more active and vibrant public realm.

6.7 - 6.8 - New cross-references

For ease of reference to applicable regulations.

6.9 - New Regulation

To provide guidance to Development Planners exercising discretion to vary the maximum floor area for specific uses to consider adjustments to the location of the proposed Use on the site to minimize on or off-site impacts to other uses and abutting sites.

Draft Zoning Bylaw

Commercial Zones



2.90 CG - General Commercial Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for a variety of commercial businesses that meet the everyday needs of residents. Development ranges from low impact commercial and office activities with limited opportunities for Residential Uses, to higher impact activities including larger shopping centres and malls.</p>	<p>This zone will primarily enable commercial development at varying scales with limited opportunities for residential development.</p> <p>This zone is primarily intended for areas outside of the Nodes and Corridors Network directed by The City Plan.</p> <p>Equivalent Schedule in Zoning Bylaw 12800: (CB2) General Business Zone, (CSC) Shopping Centre Zone, and (CHY) Highway Corridor Zone for sites located outside of the current Main Streets Overlay.</p>
<p>2. Permitted Uses</p> <p>Commercial Uses</p> <ul style="list-style-type: none"> 2.1. Bars 2.2. Body Rub Centres 2.3. Cannabis Retail Stores 2.4. Custom Manufacturing 2.5. Food and Drink Services 2.6. Grocery Stores 2.7. Hotels 2.8. Indoor Sales and Services 2.9. Liquor Stores 2.10. Major Indoor Entertainment 2.11. Minor Indoor Entertainment 2.12. Offices 2.13. Outdoor Sales and Services 2.14. Residential Sales Centres 2.15. Standalone Parking Facilities 2.16. Vehicle Support Services <p>Residential Uses</p> <ul style="list-style-type: none"> 2.17. Home Based Businesses 2.18. Residential <p>Industrial Uses</p> <ul style="list-style-type: none"> 2.19. Crematoriums 2.20. Indoor Self Storage <p>Community Uses</p> <ul style="list-style-type: none"> 2.21. Child Care Services 2.22. Community Recreation Services 2.23. Community Services 2.24. Libraries 2.25. Parks 2.26. Schools 2.27. Special Events <p>Basic Service Uses</p> <ul style="list-style-type: none"> 2.28. Emergency Services 2.29. Recycling Drop-off Centres 2.30. Transit Facilities <p>Agricultural Uses</p> <ul style="list-style-type: none"> 2.31. Urban Agriculture <p>Sign Uses</p> <ul style="list-style-type: none"> 2.32. Fascia Signs 2.33. Freestanding Signs 2.34. Major Digital Signs 2.35. Minor Digital Signs 2.36. Projecting Signs 2.37. Portable Signs 	<p>Commercial Uses</p> <p>The listed uses are intended to enable a range of retail, food, entertainment, business, office, health, personal service, and vehicle-related services. Note: Standalone Parking Facilities is a new use that is not currently listed in the current CSC and CHY Zones.</p> <p>Residential Uses</p> <p>To continue to enable limited residential development in commercial areas. To maintain the general purpose of this zone, residential development is limited to being located above the ground floor and in conjunction with non-Residential Uses. Note: Residential in the form of Multi-unit Housing is a new Use that is not listed in the current CHY Zone.</p> <p>Industrial Uses</p> <p>Minor Industrial is proposed to be included to enable crematoriums and indoor self-storage. Notes:</p> <ul style="list-style-type: none"> - Crematoriums is a new use that is not listed in the current CSC and CHY Zones. - Indoor self storage is proposed in this Zone to help make access to storage services more accessible to residents with greater convenience. This is a new use that is not currently listed in the CB2, CSC and CHY Zones. <p>Community Uses</p> <p>Includes a range of activities that support community services and temporary events, and enables the development of private and public parks. Note: Parks is a new use that is not listed in the current CB2, CSC, and CHY Zones.</p> <p>Basic Service Uses</p> <p>Includes uses intended to provide more opportunities to enable services that support residents and city operations. Notes:</p> <ul style="list-style-type: none"> - Emergency Services is a new use that is not currently permitted in the current CB2, CSC, and CHY Zones. - Recycling Drop-off Centres include moveable containers for recycling, but do not include bottle depots or eco-stations. - Transit Facilities is a new use that is not listed in the current CB2 and CHY Zones but is intended to integrate

	<p>transit facilities with new development.</p> <p>Agricultural Uses Includes agriculture-related activities to support urban agriculture throughout Edmonton.</p> <p>Sign Uses Includes uses that will provide support to the commercial development in this zone, with opportunities for Off-premises Advertising where appropriate.</p> <p>Proposed Retired Uses Due to not aligning with the general purpose of the General Commercial Zone:</p> <ul style="list-style-type: none"> - From the current CB2 Zone: Auctioneering Establishments (outdoors); Fleet Services; Outdoor Amusement Establishments; Recycling Depots; Spectator Sports Establishments (outdoors); Truck and Mobile Home Sales/Rentals - From the current CHY Zone: Tourist Campsites
<h3 style="color: #FFC000;">3. Additional Regulations For Specific Uses</h3> <p>Commercial Uses</p> <p>3.1. Body Rub Centres must comply with Section 6.10.</p> <p>3.2. Cannabis Retail Stores must comply with Section 6.20.</p> <p>3.3. Custom Manufacturing</p> <p>3.3.1. The maximum Floor Area is 600 m² per individual establishment.</p> <p>3.3.2. Manufacturing activities and storage must be located within an enclosed building.</p> <p>3.3.3. Developments must carry out their operations in a manner where no odour Nuisance is created or apparent outside an enclosed building.</p> <p>3.4. Liquor Stores must comply with Section 6.70.</p> <p>3.5. Outdoor Sales and Services</p> <p>3.5.1. Outdoor display areas visible to and Abutting a Residential Zone or a Site with existing Residential Uses must be located and screened to minimize visual impacts. Screening must include Landscaping, Fencing, or other similar measures.</p> <p>3.6. Residential Sales Centres are permitted for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.</p> <p>3.7. Vehicle Support Services and Uses with Drive-through Services must comply with Section 6.110.</p> <p>Residential Uses</p> <p>3.8. Home Based Businesses must comply with Section 6.60.</p> <p>3.9. Residential Uses</p> <p>3.9.1. At the time of the Development Permit application, Residential Uses must not be developed on a Site Abutting a Site that is Zoned IM or IH.</p> <p>3.9.2. Where provided, must be located above Ground Floor non-Residential Uses.</p> <p>3.9.3. Despite Subsection 4.1.2, where a Hotel is converted to accommodate Supportive Housing the maximum Height is 30m.</p> <p>3.9.4. Amenity Areas must comply with Section 5.20.</p> <p>Industrial Uses</p> <p>3.10. Crematoriums must comply with Section 6.40.</p> <p>3.11. Indoor Self Storage</p> <p>3.11.1. Building Facades associated with Indoor Self Storage that face an Abutting Street must incorporate design features, in addition to the building design requirements specified in Subsection 5.2, including:</p> <p>3.11.1.1. windows at regular intervals on all Storeys; and</p> <p>3.11.1.2. a clearly defined entrance facing a Street.</p>	<p>3.1, 3.2 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.3.1 - New Regulation To ensure the scale of Custom Manufacturing Uses are compatible with commercial development and larger-scale operations are located in an Industrial zone.</p> <p>3.3.2, 3.3.3 - Revised from S.99.5 To ensure special land use regulations currently applied to Breweries, Wineries and Distilleries are carried forward to restrict outdoor manufacturing and the storage of materials and equipment, but enable outdoor activities such as patios. These regulations will now be applied more broadly to all Custom Manufacturing Uses. Subsection 3.3.3 explicitly requires that no odour nuisance be created to address common complaints related to odours and some custom manufacturing activities (e.g., coffee roasting).</p> <p>3.4 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.5.1 - New Regulation To ensure screening is provided for Outdoor Sales and Service Uses such as auto dealerships when located next to residential development.</p> <p>3.6 - Revised from S.82.1 To clarify that Residential Sales Centres are only permitted for up to 5 years, which is an increase from the current limit of 3 years. This regulation also enables the extension of the temporary development at the discretion of the Development Planner.</p> <p>3.7, 3.8 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.9.1 - New Regulation To ensure Residential Uses are not located next to medium and heavy industrial zones. This Zone will apply to Sites</p>

Community Uses

- 3.12. **Child Care Services** must comply with [Section 6.30](#).
- 3.13. **Special Events** must comply with [Section 6.100](#).

Basic Service Uses

- 3.14. **Recycling Drop-off Centres**
 - 3.14.1. The maximum total area for a Recycling Drop-off Centre on a Site is 650 m².
 - 3.14.2. Perimeter screening using Fences, Landscaping, or other similar features, must be provided to screen the view of drop-off areas and bins from Abutting Streets and Sites in non-Industrial Zones.
- 3.15. **Transit Facilities**
 - 3.15.1. Despite the Setbacks specified in Table 4.1, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure in the road right-of-way.

Agricultural Uses

- 3.16. **Urban Agriculture**
 - 3.16.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
 - 3.16.2. The Development Planner may consider a variance to Subsection 3.16.1 based on the recommendations provided in an environmental site assessment in compliance with Subsection 7 of [Section 7.140](#).

Sign Uses

- 3.17. **Sign Uses** must comply with [Section 6.80](#).

currently Zoned CHY, which currently does not permit Residential Uses and is located in some areas next to more intensive industrial Zones, such as the IM Zone.

3.9.2 - Transferred from S.320.5.1 and S.340.5.3.a

This regulation carries forward the requirement that residential uses are located above the ground floor as required in the current CSC and CB2 Zones and is intended to limit residential development within this Zone.

3.9.3 - New Regulation

To enable the conversion of a hotel for the purpose of providing supportive housing.

3.9.4, 3.10 - New cross-reference

For ease of reference to applicable regulations.

3.11.1 - New Regulations

Design regulations are intended to enhance the appearance of indoor self-storage facilities and to ensure these facilities blend in with other commercial development within the zone.

3.12, 3.13 - New cross-reference

For ease of reference to applicable regulations.

3.14.1: Transferred from S.84.1

The maximum size is comparable to the Recycled Materials Drop-off Centre at Southgate Mall.

3.14.2 - Revised from S.84.4

To improve the visual appearance from abutting streets and non-industrial zones.

3.15.1 - New Regulation

To enable the development of transit facilities within this Zone to integrate with the Mass Transit Network.

3.16.1, 3.16.2 - New Regulation

To ensure food safety to make sure plants are not grown in potentially contaminated soil and to enable the Development Planner to vary this requirement based on the recommendations of an environmental site assessment.

3.17 - New cross-reference

For ease of reference to applicable regulations.

4. Site and Building Regulations

- 4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations

Subsection	Regulation	Value	Symbol
Height			
4.1.1.	Maximum Height	16.0 m	
4.1.2.	Maximum Height for Hotels	30.0 m	
Floor Area Ratio			
4.1.3.	Maximum Total Floor Area Ratio	3.5	
4.1.4.	Maximum Floor Area Ratio for Residential Uses	2.0	

4.1.1 - Revised from S.320.4.6, S.340.4.6 and S.350.4.5

The maximum height aligns with the upper limit in the CSC, CHY and CB2 Zones for developments that have a roof pitch of 4/12 or greater, but is an increase for flat, mansard and gambrel roofs, which are currently limited to a 14.5 m height.

4.1.2 - Revised from S.340.4.6 and S.350.4.6

The maximum height for Hotels is a carry forward of the increased height for Hotels in the current CHY and CB2 Zones at the discretion of the Development Planner. This change will enable Hotels to be built up to 30 m in height as a permitted development.

4.1.3 - Transferred from S.340.4.2,

Setbacks Abutting Streets			
4.1.5.	Minimum Setback	4.5 m	A
Unless the following applies:			
4.1.6.	Minimum Setback Abutting an Arterial Road	6.0 m	B
Setbacks Abutting Alleys			
4.1.7.	Minimum Setback	0 m	C
Setbacks Abutting Sites			
4.1.8.	Minimum Setback	0 m	D
Unless 1 or more of the following applies:			
4.1.9.	Minimum Setback Abutting a Site Zoned Open Space and Civic Services	3.0 m	E
4.1.10.	Minimum Setback Abutting a Site Zoned residential	6.0 m	F
4.1.11.	Minimum Setback for portions of Hotels greater than 16.0 m in Height where Abutting a Site: - in a residential Zone that has a maximum Height 12.0 m or less	9.0 m	G

Diagram for Section 4.1.11

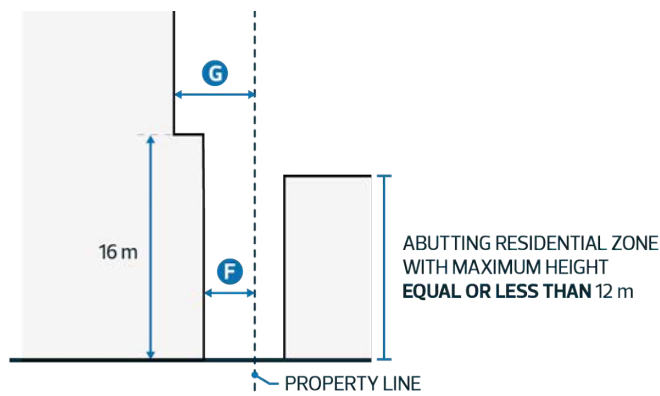
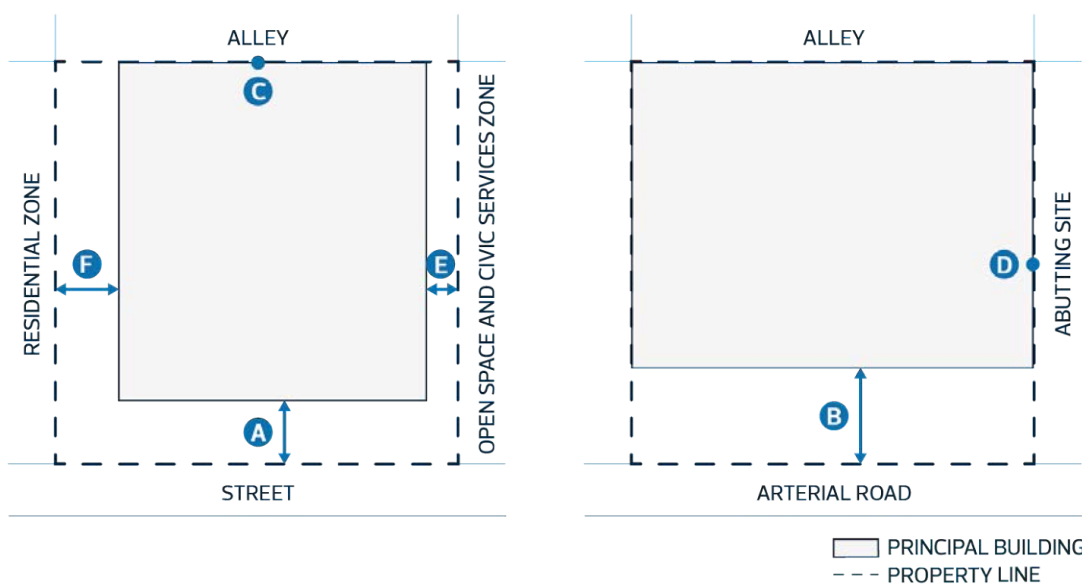


Diagram for Section 4.1



Revised from S.320.4.2 and S.350.4.2

The maximum floor area ratio (FAR) is carried forward from the CB2 Zone. This is an increase for CSC (current FAR is 1.0) and for CHY (current FAR is 1.5).

4.1.4 - Transferred from S.340.5.3.d

This floor area ratio limit is carried forward from the CB2 zone and is intended to limit residential development in this zone and is intended to direct mixed-use development and growth to the Nodes and Corridors Network.

4.1.5 - Transferred from S.340.4.3, Revised from S.320.4.3 and S.350.4.3

This setback generally reflects the setbacks of the CB2 Zone. The 4.5 m setback is a reduction from the setback required in the current CSC and CHY Zones. CSC requires a 6.0 m setback and CHY requires a 7.5 m setback.

4.1.6 - Transferred from S.320.4.3, Revised from S.340.4.3 and S.350.4.3

A 6.0 m setback is proposed next to major roadways and arterials. This reflects the current setback in the CSC zone; however, it is a slight reduction from the current 7.5 m setback required in the CHY zone and an increase from the current 4.5 m setback in the CB2 zone. The larger setback will provide or maintain additional space for landscaping along setbacks next to busier roadways.

4.1.7 - Revised from S.350.4.3

No setback is required for the portion of the site next to an alley. This is a carry forward from the current CSC and CB2 Zones, but will be a change from the current CHY Zone, which requires a 7.5 m setback from alleys that serve a residential zone.

4.1.8 - New Regulation

No setback is required when the Site is next to a non-Residential Zone, this is similar to the current commercial zones.

4.1.9 - New Regulation

To minimize impacts to parks and open spaces.

4.1.10 - Transferred from S.320.4.3 and S.340.4.4, Revised from S.350.4.3

The minimum setback required from a site zoned residential is intended to minimize impacts to residential uses and is carried forward from the CSC and CB2 zones, but is a slight decrease from the 7.5 m setback required in the CHY zone.

4.1.11 - Revised from S.340.5.2.b

To minimize the perception of massing when Hotels are next to smaller scale residential development. The current CB2 Zone (S. 340.5.2.b) enables the Development Planner to require additional building setbacks when Hotels are built taller than 16 m on Sites next to residential zones in order to protect the amenity and privacy of adjacent residential development. This setback is intended to ensure additional setbacks are provided while also ensuring consistent decision making.

5. Design Regulations

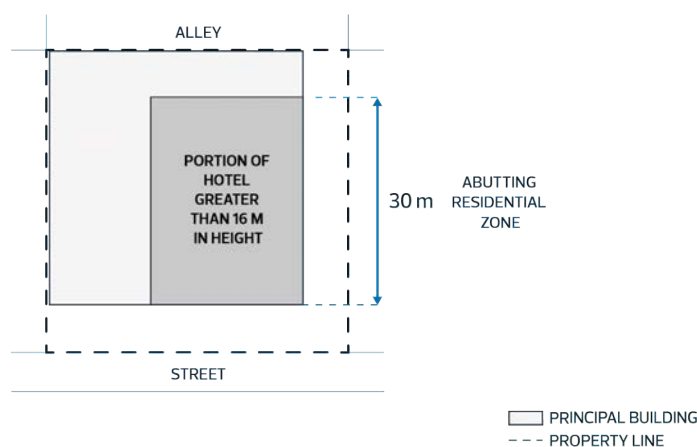
Building Design Regulations

- 5.1. For new buildings and additions, main entrances must be level with or have sloped doorway thresholds to Abutting Pathways and public sidewalks.
- 5.2. Development must provide visual interest and minimize the perceived impact of massing through the following:
 - 5.2.1. Facades associated with Indoor Self Storage;
 - 5.2.2. Facades greater than 25.0 m in length that face a Street, Park, Residential Zone or Mixed Use Zone; or
 - 5.2.3. Facades greater than 25.0 m in length with a main entrance facing Parking Areas interior to the Site

must incorporate at least 2 building design techniques as specified in [Section 5.40](#).

- 5.3. The maximum Facade length is 30.0 m for portions of Hotels that are greater than 16.0 m in Height on Sites Abutting, or directly across an Alley from, a Site in a residential Zone that has a maximum Height 12.0 m or less.

Diagram for Subsection 5.3



- 5.4. Main entrances must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.
- 5.5. New buildings and additions must incorporate design elements to enhance the appearance of buildings during winter months including:
 - 5.5.1. variation in materials;
 - 5.5.2. window transparency;
 - 5.5.3. the use of colour; or
 - 5.5.4. functional and decorative lighting.
- 5.6. On Corner Sites, the Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets.
- 5.7. Exterior finishing materials and screening for mechanical equipment must comply with [Section 5.70](#).

5.1 - New Regulation

To support the ease of access to buildings for greater accessibility.

5.2 - Revised from S.340.4.7 and S.350.4.7

The building design regulations are intended to enhance the appearance and address the perception of massing of buildings visible from the street and residential and mixed-use zones. The referenced building design section provides a menu of design technique options for applicants to choose from in order to provide flexibility and predictable decisions to address the perception of massing of proposed development.

5.2.1 - New Regulation

Additional design requirements for all facades associated with Indoor Self Storage are intended to ensure these developments blend in with other commercial developments.

5.3 - Revised from S. 340.5.2.b

The maximum facade length for portions of Hotels above 16 m in height is intended to reduce building massing on sites next to, or across the lane from, small scale residential zones. This is intended to provide more predictable decisions for Hotels taller than 16 m in height.

5.4 - New Regulation

This regulation aligns with the Winter City Design Guidelines to ensure new development integrates design to support a more comfortable environment for pedestrians.

5.5 - New Regulation

These regulations align with the Winter City Design Guidelines and City Plan policy and are intended to ensure new development integrates design elements to create more vibrant and attractive development in the winter months to support Edmonton's identity as a winter city.

5.6 - New Regulation

To ensure a consistent building design facing both streets on corner sites.

5.7 - New cross-reference

For ease of reference to applicable regulations.

6. General Regulations

Safe Urban Environments

- 6.1. In addition to the regulations in [Section 5.130](#), developments must include design elements that promote a safe urban environment for portions of development accessible to the public, including the following:
 - 6.1.1. Primary public access to a building must be located at entrances that are visible from a Street or Surface Parking Lot.
 - 6.1.2. A maximum of 10% of Ground Floor windows facing Streets or Parking Areas interior to the Site may be covered by non-transparent material. The remainder must be clear, untinted and free from obstruction.
 - 6.1.3. Landscaping must not block sightlines into Ground Floor storefronts that are visible from a Street.

Parking, Loading, Storage and Access

- 6.2. Parking, access, and Site circulation must comply with [Section 5.110](#).

6.1 - Revised from S.70.6 and S.85.11

To integrate Crime Prevention Through Environmental Design (CPTED) design principles to support safer urban environments. Instead of applying to only specific uses (e.g., Cannabis Retail Sales and Liquor Stores), these regulations will be applied more broadly to all development within the GC Zone.

6.2 - New cross-reference

For ease of reference to applicable regulations.

6.3, 6.4 - Revised from S.320.4.5, S340.4.5 and S.350.4.5

These regulations are intended to ensure parking, loading, waste collection, service and display areas do not extend into setback areas intended for landscaping and to ensure a higher standard of appearance of development from streets

- 6.3. Surface Parking Lots and loading, waste collection, storage, service and display areas must not be located within a required Setback.
- 6.4. Loading, waste collection, storage and service areas must be located towards the rear or sides of the principal building(s) and screened from view from an Abutting Street or non-Industrial Zone.
- 6.5. Despite Subsection 6.4, waste collection areas for non-Residential Uses in the form of containers with underground or semi-underground waste containment areas may be located in front of principal buildings in Parking Area islands.

Other Regulations

- 6.6. Landscaping must comply with [Section 5.90](#).
- 6.7. Waste collection areas, outdoor lighting, and other Site performance standards must comply with [Section 5.70](#).
- 6.8. The Development Planner may consider a variance to the maximum total area or Floor Area of a Use if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:
 - 6.8.1. measures specified in Subsection 2 of [Section 5.70](#);
 - 6.8.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
 - 6.8.3. other similar measures.

by directing loading, waste collection, storage and service areas to the rear or sides of buildings. The general landscaping section includes requirements for screening.

6.5 - New Regulation

To enable moloks (waste containers that are partially underground) to be located in front of buildings in parking area islands.

6.6 - 6.7 - New cross-references

For ease of reference to applicable regulations.

6.8 - New Regulation

To provide guidance to Development Planners exercising discretion to vary the maximum floor area for specific uses to consider adjustments to the location of the proposed Use on the site to minimize on or off-site impacts to other uses and abutting sites.

2.100 CN - Neighbourhood Commercial Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for small scale activity centres that become community focal points for commercial businesses, services, social gathering and limited Residential Uses that are integrated within the neighbourhood. These activity centres can accommodate both vehicle-oriented and pedestrian focused developments.</p>	<p>The purpose of this zone is to regulate small scale car oriented commercial development at the neighbourhood level. It also allows for these car oriented Sites to transition to main street developments.</p> <p>Equivalent Zones in Zoning Bylaw 12800: (CNC) Neighbourhood Convenience Commercial Zone and (CB1) Low Intensity Business Zone for sites located outside of the current Main Streets Overlay (MSO).</p>
<p>2. Permitted Uses</p> <p>Commercial Uses</p> <ul style="list-style-type: none"> 2.1. Bars 2.2. Body Rub Centres 2.3. Cannabis Retail Stores 2.4. Custom Manufacturing 2.5. Food and Drink Services 2.6. Grocery Stores 2.7. Hotels 2.8. Indoor Sales and Services 2.9. Liquor Stores 2.10. Minor Indoor Entertainment 2.11. Offices 2.12. Outdoor Sales and Services 2.13. Residential Sales Centres 2.14. Vehicle Support Services <p>Residential Uses</p> <ul style="list-style-type: none"> 2.15. Home Based Businesses 2.16. Residential <p>Community Uses</p> <ul style="list-style-type: none"> 2.17. Child Care Services 2.18. Community Recreation Services 2.19. Community Services 2.20. Libraries 2.21. Parks 2.22. Schools 2.23. Special Events <p>Basic Service Uses</p> <ul style="list-style-type: none"> 2.24. Emergency Services 2.25. Recycling Drop-off Centres 2.26. Transit Facilities <p>Agricultural Uses</p> <ul style="list-style-type: none"> 2.27. Urban Agriculture <p>Sign Uses</p> <ul style="list-style-type: none"> 2.28. Fascia Signs 2.29. Freestanding Signs 2.30. Major Digital Signs 2.31. Minor Digital Signs 2.32. Portable Signs 2.33. Projecting Signs 	<p>Commercial Uses</p> <p>The listed uses are intended to enable a range of retail, food, entertainment, business, office, health, personal, and vehicle related services. Notes:</p> <ul style="list-style-type: none"> - Cannabis Retail Stores and Liquor Stores is a new use that is not listed in the current CNC Zone - Outdoor Sales and Services is a new use that is not listed in the current CNC Zone. <p>Residential Uses</p> <p>To continue to enable limited residential development in the commercial areas. To maintain the general purpose of this zone, residential development is limited to being located above the ground floor.</p> <p>Community Uses</p> <p>Includes a range of activities that support community services and temporary events, and enables the development of private and public parks. Notes:</p> <ul style="list-style-type: none"> - Community Services is generally a new use where most of the activities under this broadened Use category are not listed in the current CNC and CB1 Zones. - Parks is a new use that is not currently listed in the current CNC and CB1 Zones. <p>Basic Service Uses</p> <p>Includes uses intended to provide more opportunities to enable services that support residents and city operations. Notes:</p> <ul style="list-style-type: none"> - Emergency Services is a new use that is not currently permitted in the current CNC and CB1 Zones. - Recycling Drop-off Centres include moveable containers for recycling, but do not include bottle depots or eco-stations. This is a new use that is not listed in the current CNC Zone. - Transit Facilities is a new use that is not listed in the current CNC and CB1 Zones but is intended to integrate transit facilities with new development. <p>Agricultural Uses</p> <p>Includes agriculture-related activities to support urban agriculture throughout Edmonton.</p> <p>Sign Uses</p> <p>Includes uses that will provide support to the commercial development in this zone, with opportunities for Off-premises</p>

	<p>Advertising where appropriate.</p> <p>Proposed Retired Uses Due to not aligning with the general purpose of the Neighbourhood Commercial Zone:</p> <ul style="list-style-type: none"> - From the current CNC Zone: Cultural Exhibits from 'Public Libraries and Cultural Exhibits'; and Minor Amusement Establishments - From the current CB1 Zone: Auctioneering Establishments (outdoors); Cremation Services from 'Funeral, Cremation, and Interment Services'; Cultural Exhibits from 'Public Libraries and Cultural Exhibits'; Major Amusement Establishments; Minor Amusement Establishments; Nightclubs; Private Clubs; Recycling Depots; and Vehicle Parking
<h3 style="color: #FFC000;">3. Additional Regulations For Specific Uses</h3> <p>Non-Residential Uses</p> <p>3.1. The maximum Floor Area for non-Residential Uses is 500 m2 per individual establishment, where the only Streets Abutting the Site are Local Roads.</p> <p>3.2. The maximum Floor Area for non-Residential Uses is 1,000 m2 per individual establishment, where located on a Site Abutting Collector or Arterial Roads.</p> <p>Commercial Uses</p> <p>3.3. Bars and Food and Drink Services</p> <p>3.3.1. Despite Subsection 3.2, the maximum Floor Area is 500 m2 per individual establishment.</p> <p>3.4. Body Rub Centres must comply with Section 6.10.</p> <p>3.5. Cannabis Retail Stores must comply with Section 6.20.</p> <p>3.6. Custom Manufacturing</p> <p>3.6.1. Despite Subsections 3.1 and 3.2, the maximum Floor Area is 300 m2 per individual establishment, except:</p> <p>3.6.1.1. Where Custom Manufacturing is combined with a Bar or Food and Drink Services, the maximum Floor Area is 500 m2 per individual establishment.</p> <p>3.6.2. Manufacturing activities and storage must be located within an enclosed building.</p> <p>3.6.3. Developments must carry out their operations in a manner where no odour Nuisance is created or apparent outside an enclosed building.</p> <p>3.7. Grocery Stores</p> <p>3.7.1. Despite Subsections 3.1 and 3.2, the maximum Floor Area is 2,500 m2 per individual establishment.</p> <p>3.8. Hotels, as part of a Main Street Development, must comply with the following:</p> <p>3.8.1. The maximum Ground Floor Frontage for Hotel lobbies is 11.0 m. The remaining Ground Floor Frontage must be used for other Commercial Uses, which may be Accessory to the Hotel.</p> <p>3.8.2. Ground Floor guest rooms may be permitted where not Abutting a Street.</p> <p>3.9. Liquor Stores must comply with Section 6.70.</p> <p>3.10. Residential Sales Centres are permitted for a maximum of 5 years. Subsequent Development Permits for Residential Sales Centres on the same Site may only be issued as a Discretionary Development.</p> <p>3.11. Outdoor Sales and Services must comply with the following:</p> <p>3.11.1. Where provided, must be located on Sites Abutting Arterial Roads.</p> <p>3.11.2. Despite Subsection 3.2, the maximum total area for Outdoor Sales and Services is 2,000 m2 per individual establishment.</p> <p>3.12. Vehicle Support Services and Uses with Drive-through Services must comply with Section 6.110.</p> <p>Residential Uses</p> <p>3.13. Home Based Businesses must comply with Section 6.60.</p>	<p>3.1, 3.2 - New Regulations To limit the intensity of uses when located on local roads to a scale more sensitive to surrounding small scale residential zones. Larger scale non-residential uses will be directed to sites next to busier roads generally at the edge of neighbourhoods. Uses with floor areas larger than what is specified may be approved at the discretion of the Development Planner. The proposed maximum is an increase from the current CNC Zone, which tends to be located within residential neighbourhoods and limits Permitted Uses to 275 m2.</p> <p>3.3.1 - Revised from S.310.2.7, S.310.3.1, S.310.3.21, S.330.2.15, S.330.3.17 The 500 m2 floor area limit for Bars and Food and Drink Services is an increase compared to the current CNC and CB1 Zones in order to shift the regulation from Public Space to total Floor Area.</p> <p>3.4, 3.5 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.6.1, 3.6.1.1 - New Regulation To ensure the scale of Custom Manufacturing Uses are compatible with commercial development within the NC Zone and that larger-scale operations are located in the CG Zone or an Industrial Zone. An exception to the maximum floor area is proposed when Custom Manufacturing is combined with a bar or food and drink services (e.g., restaurants) to enable brewpubs and other business models that typically combine these activities.</p> <p>3.6.2, 3.6.3 - Revised from S.99.5 Intended to ensure special land use regulations currently applied to Breweries, Wineries and Distilleries are carried forward to restrict outdoor manufacturing and the storage of materials and equipment, but enable outdoor activities such as patios. These regulations will now be applied more broadly to all Custom Manufacturing Uses. Subsection 3.6.3 explicitly requires that no odour nuisance be created to address common complaints related to odours and some custom manufacturing activities (e.g., coffee roasting).</p> <p>3.7.1 - Transferred from S.310.4.2 The increased floor area specifically for</p>

3.14. **Residential Uses**

- 3.14.1. Where provided, must be located above Ground Floor non-Residential Uses.
- 3.14.2. Amenity Areas must comply with [Section 5.20](#).

Community Uses

- 3.15. **Child Care Services** must comply with [Section 6.30](#).
- 3.16. **Special Events** must comply with [Section 6.100](#).

Basic Service Uses

3.17. **Recycling Drop-off Centres**

- 3.17.1. The maximum total area for a Recycling Drop-off Centre is 300 m2, where the only Streets Abutting the Site are Local Roads.
- 3.17.2. The maximum total area for a Recycling Drop-off Centre is 650 m2, where located on a Site Abutting an Arterial or Collector Road.
- 3.17.3. Perimeter screening using Fences, Landscaping, or other similar features, must be provided to screen the view of drop-off areas and bins from Abutting Streets and Sites in non-Industrial Zones.

3.18. **Transit Facilities**

- 3.18.1. Despite the Setbacks specified in Table 4.1, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure in the road right-of-way.

Agricultural Uses

3.19. **Urban Agriculture**

- 3.19.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
- 3.19.2. The Development Planner may consider a variance to Subsection 3.19.1 based on the recommendations provided in an environmental site assessment in compliance with Subsection 7 of [Section 7.140](#).

Sign Uses

- 3.20. **Sign Uses** must comply with [Section 6.80](#).

grocery stores is carried forward from the current CNC Zone, and aligns with the maximum floor area permitted in the CB1 Zone. The increase in floor area is intended to create more opportunities for grocery stores and to help eliminate the potential for creating food deserts within neighbourhoods.

3.8.1, 3.8.2 - Revised from 819.3.13

To support active street frontages by limiting the street frontage on the ground floor associated with lobby areas and guest rooms.

3.9 - New cross-reference

For ease of reference to applicable regulations.

3.10 - Revised from S.82.1

To clarify that Residential Sales Centres are only permitted for up to 5 years, which is an increase from the current limit of 3 years. This regulation also enables the extension of the temporary development at the discretion of the Development Planner.

3.11.1 - New Regulation

To limit Outdoor Sales and Service activities generally to the edge of neighbourhoods along busier roads.

3.11.2 - Transferred from S.330.5.2.a

To ensure the scale of Outdoor Sales and Services are compatible with commercial development in this Zone and larger-scale operations are located in the General Commercial Zone.

3.12, 3.13 - New cross-reference

For ease of reference to applicable regulations.

3.14.1 - Transferred from S.310.5.1.a and 330.5.1.a

This regulation carries forward the requirement that residential uses are located above the ground floor as required in the current CNC and CB1 Zones and is intended to limit residential development within this Zone.

3.14.2, 3.15, 3.16 - New cross-reference

For ease of reference to applicable regulations.

3.17.1, 3.17.2 - Revised from S.84.1

This is reduced from the current limit of 650 m2 for sites only abutting local roads in order to direct larger Recycling Drop-off Centres to sites next to busier roads, generally along the edges of neighbourhoods.

3.17.3 - Revised from S.84.4

To improve the visual appearance from abutting streets and non-industrial zones.

3.18.1 - New Regulation

To enable the development of transit facilities within this Zone to integrate with the Mass Transit Network.

3.19.1, 3.19.2 - New Regulation

To ensure food safety to make sure plants are not grown in potentially contaminated soil and to enable the Development Planner to vary this requirement based on the recommendations of an environmental site

assessment.

3.15 - New cross-reference

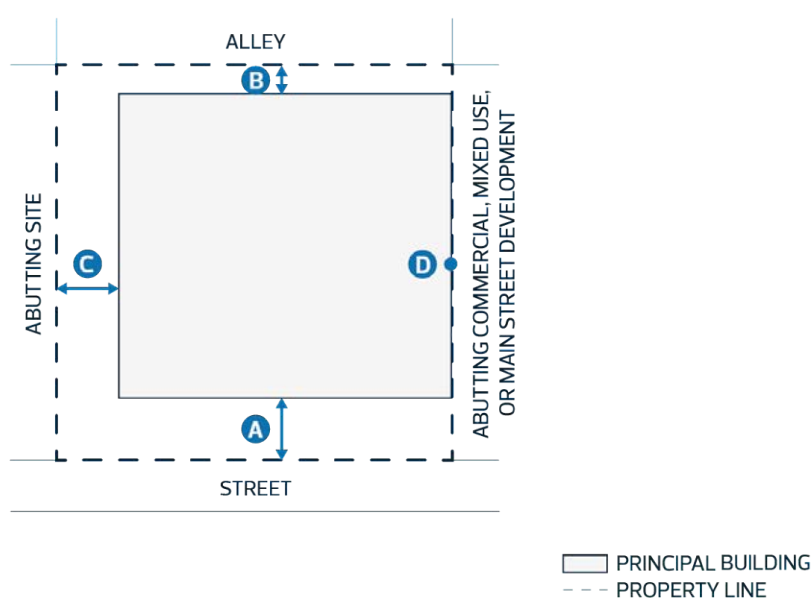
For ease of reference to applicable regulations.

4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
Site Area			
4.1.1.	Maximum Site area	2.0 ha	
Height			
4.1.2.	Maximum Height	12.0 m	
Floor Area Ratio			
4.1.3.	Maximum Floor Area Ratio	2.0	
Setbacks Abutting Streets			
4.1.4.	Minimum Setback	3.0 m	A
Setbacks Abutting Streets for Main Street Developments			
4.1.5.	Minimum Setback	0 m	-
Setbacks Abutting Alleys			
4.1.6.	Minimum Setback for new buildings and additions Abutting Alleys less than 6.0 m wide	1.0 m	B
Setbacks Abutting Sites			
4.1.7.	Minimum Setback	3.0 m	C
Unless the following applies:			
4.1.8.	Minimum Setback Abutting a Site: <ul style="list-style-type: none"> - Zoned commercial - Zoned MU - Zoned MUN; or - with a building built to the shared Lot line to form a Main Street Development 	0 m	D

Diagram for Subsection 4.1



4.1.1 - Transferred from S.310.4.3

Carries over the maximum site area for the CNC Zone. This maximum is intended to direct larger scale commercial development to the General Commercial Zone.

4.1.2 - Revised from S.310.4 and S.330.4.9

Carries over the maximum height for the CB1 Zone. This is an increase from the maximum 10.0 m height in the CNC Zone.

4.1.3 - Revised from S.310.4.4, Transferred from S.33.4.2

The maximum Floor Area Ratio (FAR) is carried forward from the CB1 Zone. This is an increase from the maximum FAR in the current CNC Zone, which has a maximum FAR of 1.0.

4.1.4 - Revised from S.310.4.5, Transferred from S.330.4.3

The minimum setback from a street is carried forward from the current CB1 Zone, but is a slight reduction from the minimum setback in the current CNC Zone, which requires a 4.5 m setback.

4.1.5 - New Regulations

To support the transition of development in pedestrian oriented contexts and to enable the continuity with existing pedestrian oriented shopping streets for existing sites within the Nodes and Corridors Network or within Local Nodes that are not currently within the Main Streets Overlay. These setbacks align with the minimum setbacks in the MUN and MU Zones.

4.1.6 - New Regulation

To ensure sufficient space for vehicle movement in alleys, which in some mature neighbourhoods are less than 6.0 m wide.

4.1.7, 4.1.8 - New Regulations

The 3.0 m setback aligns with the current setback required in the CNC and CB1 Zones when development abuts a residential zone. This setback will now extend more broadly, except that no setback will be required when next to an abutting commercial zone, mixed use zone or where the abutting site is built to the shared lot line to form a Main Street Development.

5. Design Regulations

Building Design Regulations

5.1. For new buildings and additions, main entrances must be level with or have sloped doorway thresholds to Abutting Pathways and public sidewalks.

5.1 - New Regulation

To support the ease of access to buildings for greater accessibility.

5.2 - Revised from S.330.4.6

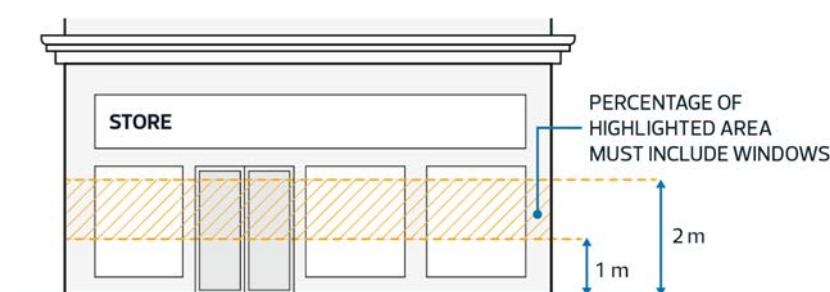
The building design regulations are intended to enhance the appearance and address the perception of massing of

- 5.2. To provide visual interest and minimize the perceived impact of massing, Facades greater than 20.0 m in length must incorporate at least 2 building design techniques as specified in [Section 5.40](#).
- 5.3. Despite Subsection 5.2, building design techniques do not apply to building walls built to a shared Lot line in order to establish a continuous Street Wall with the Abutting Site.
- 5.4. Main entrances must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.
- 5.5. New buildings and additions must incorporate design elements to enhance the appearance of buildings during winter months including:
 - 5.5.1. variation in materials;
 - 5.5.2. window transparency;
 - 5.5.3. the use of colour; or
 - 5.5.4. functional and decorative lighting.
- 5.6. On Corner Sites, the Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets.
- 5.7. Exterior finishing materials and screening for mechanical equipment must comply with [Section 5.70](#).
- 5.8. Main Street Development is required where:
 - 5.8.1. a Main Street Development exists on the Site as of January 1, 2024; or
 - 5.8.2. a Main Street Development Abuts the Site as of January 1, 2024.

Additional Building Design Regulations for Main Street Developments

- 5.9. All main entrances must be directed towards a Street.
- 5.10. Ground Floor Facades facing a Street must be designed to break up the appearance into sections of 11.0 m or less by incorporating at least 2 building design techniques specified in [Section 5.40](#).
- 5.11. To promote pedestrian interaction and safety, Ground Floor non-Residential Facades must provide windows in compliance with the following:
 - 5.11.1. A minimum of 65% of the Facade area between 1.0 m and 2.0 m above ground level facing a Street must be windows.
 - 5.11.2. Despite Subsection 5.11.1, for exterior alterations to existing storefronts that involve adding or removing windows, a minimum of 50% of the Facade area must be windows.

Diagram for Subsection 5.11



- 5.12. In addition to Subsection 5.6, the Facade design and materials must wrap around the side of the building to provide a consistent profile for building corners facing Streets and Alleys.

buildings. The referenced building design section provides a menu of design technique options for applicants to choose from in order to provide flexibility and predictable decisions to address the perception of massing of proposed development.

5.3 - New Regulation

To focus design regulations on the portion of the building having the greatest impact on the pedestrian comfort and the public realm. These exemptions provide clarity that building walls along a shared property line are not subject to the building design requirements outlined in Subsection 5.2.

5.4 - New Regulation

This regulation aligns with the Winter City Design Guidelines to ensure new development integrates design to support a more comfortable environment for pedestrians.

5.5 - New Regulation

These regulations align with the Winter City Design Guidelines and City Plan policy and are intended to ensure new development integrates design elements to create more vibrant and attractive development in the winter months to support Edmonton's identity as a winter city.

5.6 - New Regulation

These regulations ensure a consistent building design facing both streets on corner sites.

5.7 - New cross-reference

For ease of reference to applicable regulations.

5.8.1, 5.8.2 - New Regulations

To maintain existing street oriented developments and ensure new development built next to existing street oriented development continues the pedestrian oriented shopping street. This requirement is partially reflected in the current CB1 zone (S.330.4.3) and ensures new development is sensitive to existing pedestrian oriented contexts.

5.9 - New Regulation

To ensure development supports an active street frontage for Main Street Developments.

5.10 - Revised from S819.4.2

To create visual interest and reduce the perception of massing and to create a finer-grained development pattern (or perception of it) for Main Street Developments. This regulation references the building design regulation section to provide design technique options to meet the requirement for more consistent decision making.

5.11 - Revised from S.819.4.9

These regulations are adapted from the Main Streets Overlay and are intended to support visual engagement between pedestrians in the public realm and adjacent shops, as well as natural surveillance to support safer urban environments. Window transparency also helps prevent large blank walls. A new feature of this regulation is that the portion

of development that this requirement applies to is clarified as the area between 1.0 m and 2.0 m above ground level and the percentage of transparency is reduced from 70% to 65%. Transparent glass doors are included in this calculation.

5.12 - New Regulation

These regulations ensure a consistent building design facing both streets on corner sites as well as building corners that face both Streets and Alleys.

6. General Regulations

Safe Urban Environments

- 6.1. In addition to the regulations in [Section 5.130](#), developments must include design elements that promote a safe urban environment for portions of development accessible to the public, including the following:
 - 6.1.1. Primary public access to a building must be located at entrances that are visible from a Street or Surface Parking Lot.
 - 6.1.2. A maximum of 10% of Ground Floor windows facing Streets or Parking Areas interior to the Site may be covered by non-transparent material. The remainder must be clear, untinted and free from obstruction.
 - 6.1.3. Landscaping must not block sightlines into Ground Floor storefronts that are visible from a Street.

Parking, Loading, Storage and Access

- 6.2. Parking, access, and Site circulation must comply with [Section 5.110](#).
- 6.3. Surface Parking Lots and loading, waste collection, storage, service and display areas must not be located within a required Setback.
- 6.4. Surface Parking Lots, loading, waste collection, storage, service and display areas must be located towards the rear or sides of the principal building(s) and screened from view from an Abutting Street or non-Industrial Zone.
- 6.5. Despite Subsection 6.4, waste collection areas for non-Residential Uses in the form of containers with underground or semi-underground waste containment areas may be located in Parking Area islands in Surface Parking Lots.

Additional Parking and Access Regulations for Main Street Developments

- 6.6. Vehicle access must be from an Abutting Alley. Where there is no Abutting Alley, vehicle access must:
 - 6.6.1. be from the flanking Street;
 - 6.6.2. be designed to minimize disruption to vehicle and pedestrian circulation; and
 - 6.6.3. be designed to minimize impacts to existing trees and the streetscape to the satisfaction of the Development Planner, in consultation with the City department responsible for transportation services.
- 6.7. Parkades facing a Street or a Park must be screened from view at ground level and wrapped with Commercial or Community Uses that have a minimum depth of 5.0 m.
- 6.8. Despite Subsection 6.3 and the Setbacks specified in Table 4.1:
 - 6.8.1. Display areas and outdoor Public Spaces associated with a Main Street Development may be located in a Setback Abutting a Street.
 - 6.8.2. Surface Parking Lots, loading, and waste collection areas may project into a Setback Abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.
 - 6.8.3. Surface Parking Lots, loading, storage, and waste collection areas must provide a minimum 3.0 m wide Landscape Buffer along Lot lines Abutting a Street.

Other Regulations

- 6.9. Landscaping must comply with [Section 5.90](#).
- 6.10. Waste collection areas, outdoor lighting, and other Site performance standards must comply with [Section 5.70](#).
- 6.11. The Development Planner may consider a variance to the maximum total area or Floor Area of a Use if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:
 - 6.11.1. measures specified in Subsection 2 of [Section 5.70](#);

6.1 - Revised from S.70.6 and S.85.11

To integrate Crime Prevention Through Environmental Design (CPTED) design principles to support safer urban environments. Instead of applying to only specific uses (e.g., Cannabis Retail Sales and Liquor Stores), these regulations will be applied more broadly to all development within the CG Zone.

6.2 - New cross-reference

For ease of reference to applicable regulations.

6.3, 6.4 - Revised from S.310.4.7 and S.330.4.5

These regulations are intended to ensure parking, loading, waste collection, service and display areas do not extend into setback areas intended for landscaping and to ensure a higher standard of appearance of development from streets by directing parking, loading, waste collection, storage and service areas to the rear or sides of buildings. The general landscaping section includes requirements for screening.

6.5 - New Regulation

To enable moloks (waste containers that are partially underground) to be located in parking islands in surface parking areas, particularly for larger commercial sites.

6.6 - Revised from S.819.3.8

To support pedestrian-oriented development by limiting vehicle access to the lane or the street with the lowest vehicle volume when development is proposed as a Main Street Development. This regulation aligns with the regulation for vehicle access in the MU Zone.

6.7 - Revised from S.819.3.10

To support active street frontages and pedestrian oriented development.

6.8.1 - New Regulation

To enable outdoor display areas and sidewalk activities within the minimum setbacks abutting the street to support a more active and vibrant public realm.

6.8.2 and 6.8.3 - Revised from S.819.3.4.b

To allow parking to be located within required setbacks abutting other sites and to reduce variances while still ensuring landscaping is provided to enhance the visual appearance of parking, loading, storage and waste collection from the street and abutting sites. The landscape buffer area is increased from 1.5 m to 3.0 m for setbacks abutting a street, in order to provide additional space for planting and to align with the setbacks outlined in the general regulations for surface parking lots. General landscaping regulations provide

- 6.11.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
- 6.11.3. other similar measures.

guidance for screening.

6.9 - 6.10 - New cross-references

For ease of reference to applicable regulations.

6.11 - New Regulation

To provide guidance to Development Planners exercising discretion to vary the maximum floor area for specific uses to consider adjustments to the location of the proposed Use on the site to minimize on or off-site impacts to other uses and abutting sites.

Draft Zoning Bylaw

Industrial Zones



2.110 BE - Business Employment Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for light Industrial and a variety of small commercial businesses with a higher standard of design that carry out their operations in a manner where no Nuisance is created or apparent outside an enclosed building. This Zone is intended to be compatible with any Abutting non-Industrial Zone, while also serving as a transition Zone to buffer higher intensity Industrial Zones. This Zone is generally located on the periphery of Industrial areas, Abutting Arterial Roads, Collector Roads, or along corridors supported by mass transit.</p>	<p>This Zone is intended to be a non-residential mixed use Zone to enable light Industrial and business activities that are compatible with any adjacent non-Industrial Zone. With higher visibility and potential to be located next to non-Industrial Zoned land, this Industrial Zone has a higher standard of design compared to the Medium Industrial and Heavy Industrial Zones. This Zone is intended to be used as a buffer to transition more intensive Industrial Zoned land to less intensive, non-Industrial Zoned land.</p> <p>Equivalent Zones in Zoning Bylaw 12800: (IL) Light Industrial Zone (IB) Industrial Business Zone</p>
<p>2. Permitted Uses</p> <p>Industrial Uses</p> <ul style="list-style-type: none"> 2.1. Minor Industrial 2.2. Crematoriums 2.3. Indoor Self Storage <p>Commercial Uses</p> <ul style="list-style-type: none"> 2.4. Bars 2.5. Body Rub Centres 2.6. Cannabis Retail Stores 2.7. Custom Manufacturing 2.8. Food and Drink Services 2.9. Major Indoor Entertainment 2.10. Minor Indoor Entertainment 2.11. Indoor Sales and Services 2.12. Liquor Stores 2.13. Offices 2.14. Outdoor Entertainment 2.15. Outdoor Sales and Services 2.16. Vehicle Support Services <p>Community Uses</p> <ul style="list-style-type: none"> 2.17. Child Care Services 2.18. Community Services 2.19. Special Events <p>Basic Service Uses</p> <ul style="list-style-type: none"> 2.20. Emergency Services 2.21. Recycling Drop-off Centres 2.22. Transit Facilities <p>Agricultural Uses</p> <ul style="list-style-type: none"> 2.23. Urban Agriculture <p>Sign Uses</p> <ul style="list-style-type: none"> 2.24. Fascia Signs 2.25. Freestanding Signs 2.26. Major Digital Signs 2.27. Minor Digital Signs 2.28. Projecting Signs 2.29. Portable Signs 	<p>The listed uses are intended to enable a variety of low-impact non-residential uses.</p> <p>Industrial Uses Minor Industrial is the equivalent to General industrial, a Permitted Use in the current IL and IB Zones.</p> <p>Commercial Uses The proposed Commercial Uses are broader land use categories that enable a variety of uses not currently permitted in the current IB and IL Zones. Additional regulations including Floor Area restrictions and limits on outdoor activities apply to ensure compatibility and to not draw extensive Commercial activity into Industrial areas resulting in the reduced viability of Industrial land.</p> <p>Community Uses Community Uses include Religious Assemblies and Government Services Uses.</p> <p>Basic Services Uses Transit Facilities is a new Use, added to enable the development of transit facilities within this Zone to integrate with the Mass Transit Network.</p> <p>Agriculture Uses Includes agriculture-related activities to support urban agriculture throughout Edmonton. This is generally consistent with current permissions in the current IL and IB Zones.</p> <p>Sign Uses Sign Uses are generally consistent with existing permissions in the current IL and IB Zones.</p>
<p>3. Additional Regulations For Specific Uses</p> <p>Industrial Uses</p> <ul style="list-style-type: none"> 3.1. Minor Industrial <ul style="list-style-type: none"> 3.1.1. Minor Industrial Uses must be located within an enclosed building, except that: 	<p>3.1 - Transferred from 57.1.1.a This regulation is updated with minor revisions to language to improve readability.</p> <p>3.2 - New Cross-reference For ease of reference to applicable regulations.</p>

3.1.1.1. Loading, waste collection, and storage activities may be located outdoors.

3.2. **Crematoriums** must comply with [Section 6.40](#).

Commercial Uses

3.3. **Bars**

3.3.1. The maximum Floor Area is 300 m2 per individual establishment.

3.4. **Custom Manufacturing**

3.4.1. Manufacturing activities must be located within an enclosed building.

3.5. **Food and Drink Services**

3.5.1. The maximum Floor Area is 300 m2 per individual establishment.

3.6. **Major Indoor Entertainment**

3.6.1. The maximum Floor Area is 300 m2 per individual establishment.

3.7. **Indoor Sales and Services**

3.7.1. The maximum Floor Area is 300 m2 per individual establishment, except that:

3.7.1.1. The maximum Floor Area does not apply to existing Indoor Sales and Services with a valid Development Permit as of January 1, 2024, but the Use must not expand its Floor Area.

3.7.2. Body Rub Centres must comply with [Section 6.10](#).

3.7.3. Cannabis Retail Stores must comply with [Section 6.20](#).

3.7.4. Liquor Stores must comply with [Section 6.70](#).

3.8. **Outdoor Sales and Services and Outdoor Entertainment**

3.8.1. Outdoor activities that are visible from a Street or are Abutting a Site in a non-Industrial Zone must be developed in a manner that does not create Nuisance.

3.9. **Vehicle Support Services and Uses with Drive-through Services** must comply with [Section 6.110](#).

Community Uses

3.10. **Child Care Services** must comply with [Section 6.30](#).

3.11. **Special Events** must comply with [Section 6.100](#).

Basic Service Uses

3.12. **Recycling Drop-off Centres**

3.12.1. The maximum total area for a Recycling Drop-off Centre on a Site is 650 m2.

3.12.2. Perimeter screening using Fences, Landscaping or other similar measures must be provided to screen the view of drop-off areas and bins from Abutting Streets and Sites in non-Industrial Zones.

3.13. **Transit Facilities**

3.13.1. Despite Subsections 4.1.3, 4.1.4 and 4.1.5, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure in the road right-of-way.

Agricultural Uses

3.14. **Urban Agriculture**

3.14.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.

3.14.2. The Development Planner may consider a variance to Subsection 3.14.1 based on the recommendations provided in an environmental site assessment in compliance with Subsection 8 of [Section 7.140](#).

Sign Uses

3.15. **Sign Uses** must comply with Subsections 3 and 6 of [Section 6.80](#).

3.3.1 - Revised from S.400.3.5,

Bars and Neighbourhood Pubs and are not allowed in the current IL Zone but were Discretionary for less than 200 occupants and 240 m2 of Public Space, if adjacent to or across a Lane from a Site zoned residential in the current IB Zone. This regulation provides a Floor Area limit that is generally consistent with current requirements.

3.4.1 - Transferred from S.99.5

This regulation is transferred with minor revisions to language to improve readability.

3.5.1 - Revised from S.400.2.13, S.400.3.30 and 31

The Specialty Foods Service Use is not permitted in a standalone building and is required to be Accessory to another Use in the current IL Zone. The Specialty Foods Service Use is Permitted for less than 100 occupants or 120m2 Public Space, or Discretionary where they exceeded those qualifiers. Bars and Neighbourhood Pubs and Restaurants are not allowed in the current IL Zone but are Discretionary for less than 200 occupants and 240 m2 of Public Space, if adjacent to or across a Lane from a Site zoned residential in the current IB Zone. This regulation provides a Floor Area limit that is generally consistent with current requirements.

3.6.1 - Revised from S.400.3.21

The Floor Area restriction applicable to Nightclubs where adjacent or across a lane from a Site Zoned residential in the current IB Zone is broadened to apply to all Indoor Entertainment Uses.

3.7 - New regulations

Indoor Sales and Services is a broader land use category that enables a variety of uses not currently permitted in the current IB and IL Zones. In order to not draw too much commercial retail activity into Industrial areas resulting in the reduced viability of Industrial land, it is proposed that Indoor Sales and Service uses, be limited to 300 m2. This regulation is written in a manner such that existing Uses greater than 300 m2 would not become non-conforming upon implementation of the new bylaw.

3.7.2 - 3.7.4, 3.9, 3.11, and 3.14.2 - New cross-references

For ease of reference to applicable regulations.

3.10 - Transferred from S.400.5.6 and S.410.4.12

This cross-reference is transferred from S.400.5.6 and S.410.4.12.

3.12 Transferred from S.84

This section has been transferred from current S.84.

3.13 - New regulation

This regulation has been added to enable the development of transit facilities within this Zone to integrate with the Mass Transit Network.

3.14.1- New Regulation

This regulation is to ensure food safety to make sure plants are not grown in potentially contaminated soil.

3.14.2 - New Regulation
This regulation is new to enable the Development Planner to vary this requirement based on the recommendations of an environmental site assessment.

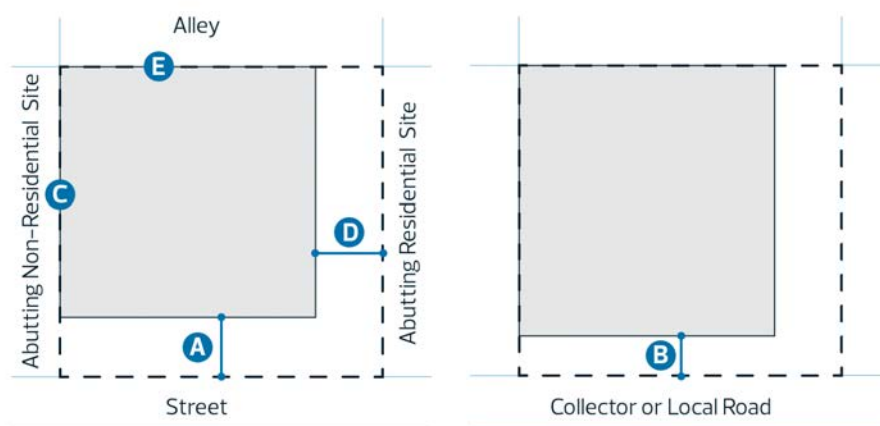
3.15 - Transferred from S.400.4.6 and S.410.4.6
This cross-reference is carried over from S.400.4.6 and S.410.4.6 for easy access to this information within the Zone.

4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
Height			
4.1.1.	Maximum Height	16.0 m	-
Floor Area Ratio			
4.1.2.	Maximum Floor Area Ratio	1.6	-
Setbacks Abutting Streets			
4.1.3.	Minimum Setback	6.0 m	A
Unless the following applies:			
4.1.4.	Minimum Setback Abutting a Collector Road or a Local Road	4.5 m	B
Setbacks Abutting Sites			
4.1.5.	Minimum Setback	0 m	C
Unless the following applies:			
4.1.6.	Minimum Setback Abutting a Site zoned residential	6.0 m	D
Setbacks Abutting Alleys			
4.1.7.	Minimum Setback	0 m	E

Diagram for Table 4.1



4.1.1, 4.1.2 - Transferred and Revised:
Height and Floor Area Ratio:
The proposed maximum Height of 16 m represents a 4.0 m increase from the permitted height in the IB Zone, a 2.0 m increase from the IL Zone, and aligns with the proposed maximum Height in the (CG) General Commercial Zone. The proposed Floor Area Ratio represents a 0.4 increase from both the IB and IL Zones. These updates are intended to enable greater adaptability and flexibility for light Industrial activities and other commercial uses.

Note to reviewers: Consideration was given to extend the maximum height to 23.0 m. To ensure alignment with the rezoning strategy, to not significantly increase development rights and to not draw too much commercial development from commercial and mixed Use Zones, the maximum Height proposed is 16 m.

4.1.3, 4.1.4 - Transferred
These regulations were generally transferred to reflect the Setbacks of the current IB and IL Zones, except the required Setback from a Street is reduced to 4.5 m in most cases to be more consistent with the proposed (GC) General Commercial Zone.

4.1.5 - New regulation
This is a new regulation to clarify that there is no minimum Setback Abutting a Site

4.1.6 - Transferred from S.400.4.3 and S.410.4.3
This regulation is transferred as existing from the IB and IL Zones.

4.1.7 - New regulation
This is a new regulation to clarify that there is no minimum Setback Abutting an Alley.

5. General Regulations

Building Design Regulations

5.1. To provide visual interest and minimize the impact of massing of buildings on Sites Abutting a Collector Road, Arterial Road, or a non-Industrial Zone:

5.1.1. Facades associated with Indoor Self Storage; and

5.1 - New Regulation
This is a new regulation that is intended to enhance the appearance and address the perception of massing of buildings visible from Collector Roads, Arterial Roads and Abutting Sites in non-Industrial Zones. The referenced building design section provides a menu of design technique options for applicants to choose from in order to

5.1.2. Facades greater than 25.0 m facing a Street or Abutting Zone must incorporate at least 2 building design techniques as specified in [Section 5.40](#).

5.2. All mechanical and electrical equipment, transformers, ducts, cooling towers, materials handling equipment or other similar exposed projections must be screened from view from an Abutting Street or non-Industrial Zone.

Safe Urban Environment

5.3. Developments must comply with the Safe Urban Environment Standards, [Section 5.130](#).

5.4. Developments for Uses other than Minor Industrial and Crematoriums must incorporate design elements that promote a safe urban environment for portions of development accessible to the public, including the following:

5.4.1. Main entrances for public access to a building must be visible from a Street or Surface Parking Lot.

5.4.2. A maximum of 10% of Ground Floor windows facing a Street or Surface Parking Lot may be covered by non-transparent material. The remainder must be clear, untinted and free from obstruction.

5.4.3. Landscaping must not block sightlines into Ground Floor storefronts that are visible from a Street.

Parking, Loading, and Storage

5.5. Parking and Site circulation must comply with [Section 5.110](#).

5.6. Surface Parking Lots, and loading, waste collection, storage, service, and display areas must not be located within a Setback.

5.7. Despite Subsection 5.6, Surface Parking Lots and display areas may project into a Setback Abutting a Site in a residential Zone where a minimum 3.0 m Landscape Buffer is provided within the Setback.

5.8. Outdoor display areas visible from a Street or an Abutting Site in a residential Zone must be located, screened and Landscaped to be compatible with surrounding developments.

5.9. Loading, waste collection, storage and service areas must be located at the rear or sides of a principal building and screened from view from Abutting Streets, and Abutting a Site in a non-Industrial Zone, using methods such as Landscaping, Fencing, or other similar measures.

Other Regulations

5.10. Landscaping must comply with [Section 5.90](#).

5.11. Outdoor lighting and other Site Performance Standards must comply with [Section 5.70](#).

5.12. The Development Planner may consider a variance to the maximum total area or Floor Area of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting non-Industrial Uses, including:

5.12.1. measures specified in Subsection 2 of [Section 5.70](#);

5.12.2. modification of Site plans to locate Uses or activities in a location to minimize Nuisances; or

5.12.3. other similar measures.

provide flexibility and predictable decisions to address the perception of massing of proposed development.

5.2 - Transferred from S.57.1.1.d

The General Performance Standards section includes this requirement for non-Industrial development - this regulation exists to ensure this performance standard applies to all development in this Zone.

5.3 - New Regulation

For ease of reference to applicable regulations. The new regulations are intended to integrate Crime Prevention Through Environmental Design (CPTED) design principles for safer urban environments.

5.4 - Revised from S.70.6 and S.85.11

To integrate Crime Prevention Through Environmental Design (CPTED) design principles to support safer urban environments. Instead of applying to only specific uses (e.g., Cannabis Retail Sales and Liquor Stores), these regulations will be applied more broadly to all development within the BE Zone.

5.5 and 5.6 - Transferred

These regulations are a combination of regulations being carried forward from the current IB and IL Zones, and the current General Performance Standards section that are intended to support a high design standard and appearance from the street and minimize impacts to adjacent sites. Display areas might include things such as vehicles as part of a car dealership.

5.7 - Revised from S.410.6.a

This regulation is transferred from the current S.410.6.a. It has been simplified to allow for a projection into this Setback without a variance where a Landscape Buffer is provided.

5.8 - New Regulation

This is a new regulation to ensure visual impacts are mitigated and that development is consistent with the appearance of surrounding development.

5.9 - Transferred from S.57.1.1.b

This regulation is transferred with minor language updates.

5.10 and 5.11 - New Cross-reference

For ease of reference to applicable regulations.

5.12 - New Regulation

This is a new regulation to provide criteria for where a maximum Floor Area may be increased, resulting in a Discretionary Development. Maximum Floor Areas are introduced in this Zone in part to align with existing permissions, but also to provide criteria for certain Uses that were formerly Discretionary (eg. proposed Commercial Recreation, current Indoor Participant Recreation Services and proposed Indoor Entertainment, current Nightclubs).

2.120 IM - Medium Industrial Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for light to medium industrial developments that may carry out a portion of their operation outdoors or require outdoor storage areas, with limited supporting commercial uses. Any Nuisance associated with such developments should not generally extend beyond the boundaries of the Site. This Zone is intended to be used as a transition Zone to buffer between lower intensity and higher intensity Industrial Zones and is generally located on the interior of Industrial areas Abutting collector and local Streets and separated from non-Industrial Zones.</p>	<p>1.1 Revised from S. 420.1 The purpose has been revised to provide more clarity on the intent and use of plain language.</p> <p>Equivalent Zone in the Zoning Bylaw 12800: (IM) Medium Industrial Zone.</p>
<p>2. Permitted Uses</p> <p>Industrial Uses</p> <ul style="list-style-type: none"> 2.1. Crematorium 2.2. Indoor Self Storage 2.3. Major Industrial, existing as of January 1, 2024 2.4. Minor Industrial 2.5. Natural Resource Developments <p>Commercial Uses</p> <ul style="list-style-type: none"> 2.6. Custom Manufacturing 2.7. Indoor Sales and Services, existing as of January 1, 2024 2.8. Offices, except in the form of Health Services 2.9. Outdoor Sales and Services 2.10. Vehicle Support Services <p>Community Uses</p> <ul style="list-style-type: none"> 2.11. Special Events <p>Basic Service Uses</p> <ul style="list-style-type: none"> 2.12. Minor Utilities 2.13. Recycling Drop-Off Centres 2.14. Transit Facilities <p>Agricultural Uses</p> <ul style="list-style-type: none"> 2.15. Urban Agriculture <p>Sign Uses</p> <ul style="list-style-type: none"> 2.16. Fascia Signs 2.17. Freestanding Signs 2.18. Major Digital Signs 2.19. Minor Digital Signs 2.20. Projecting Signs 2.21. Portable Signs 	<p>Industrial Uses</p> <p>Major Industrial uses include Land Treatment which is currently allowed in the Medium Industrial Zone but is proposed to be limited to existing developments.</p> <p>Minor Industrial includes General Industrial, General Contractor Services, Fleet Services, Recycling Depots, Temporary Storage and Auctioneering Establishments which are currently allowed.</p> <p>Natural Resource Developments will continue to be allowed in this zone.</p> <p>Commercial Uses</p> <p>Custom Manufacturing includes Breweries, Wineries and Distilleries, and Creation and Production Establishments which are currently allowed in this zone.</p> <p>Indoor Sales and Services include Animal Hospitals and Shelters and Markets but is proposed to be limited to existing developments. This is to ensure that this zone is meeting the purpose as a transition zone and maintain a clear delineation from the lower intensity BE Zone which would accommodate the light industrial and small commercial businesses.</p> <p>Offices is a new use that is added to reduce barriers related to Professional, Financial and Office Support Services to help reduce the demand for potential future rezonings from Medium Industrial to Business Employment.</p> <p>Outdoor Sales and Services include Animal Shelters and Hospitals which are currently allowed in this zone. This will also allow Automotive and Minor Vehicle Sales/Rentals, Convenience Vehicle Rentals and Greenhouses, Plant Nurseries and Garden Centres which are also compatible with this zone.</p> <p>Vehicle Support Services include Automotive and Equipment Repair which is currently allowed in this zone. It also allows Gas Bars, Major Service Stations, Minor Service Stations and Rapid Drive-through Vehicle Services</p> <p>Basic Services</p> <p>Minor Utilities are added to accommodate potential Minor Impact Utility Services which are likely to have minimal or no off-Site impact, which meets the purpose of this zone.</p> <p>Recycling Drop-off Centres will continue to be allowed in this zone.</p>

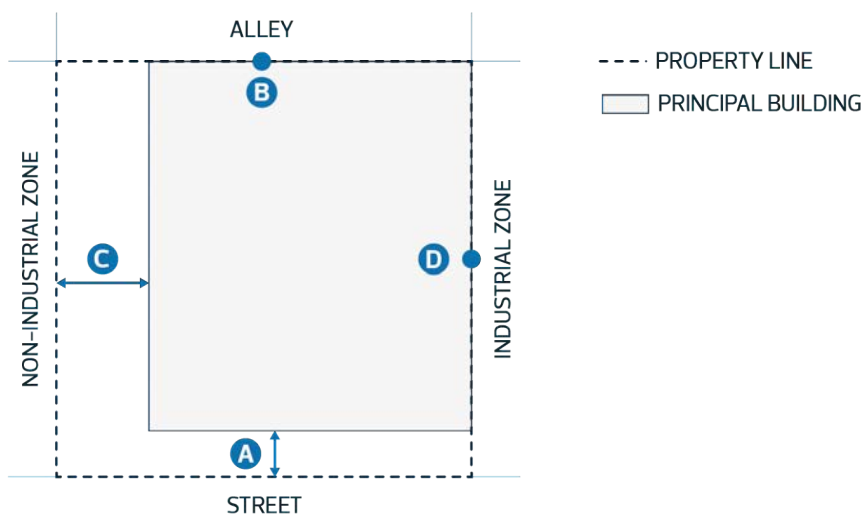
	<p>Transit Facilities are added to accommodate potential Transit Facilities if needed.</p> <p>Agricultural Uses This was added to enable indoor Urban Agriculture development.</p> <p>Sign Uses Sign uses will continue to be allowed in this zone.</p> <p>Retired Uses:</p> <ul style="list-style-type: none"> • Animal Hospitals and Shelters (outdoor) • Land Treatment • Residential Sales Centres
<h3>3. Additional Regulations For Specific Uses</h3> <p>Industrial Uses</p> <p>3.1. Crematoriums must comply with Section 6.40.</p> <p>3.2. Major Industrial</p> <p>3.2.1. Existing Major Industrial developments within this Zone are allowed to continue, but not expand.</p> <p>3.3. Minor Industrial</p> <p>3.3.1. The maximum Floor Area for any indoor display, office, technical or administrative support areas or retail sale operations is 33% of the total Floor Area of the building(s) devoted to a Minor Industrial Use, except that:</p> <p>3.3.1.1. This restriction does not apply where more than 50% of the Site Area is used for outdoor industrial activities.</p> <p>3.3.2. The Development Planner may approve a facility that is intended to provide temporary sleeping accommodation for employees as an Accessory Use to a Minor Industrial Use. Where a Minor Industrial Use provides Accessory temporary sleeping accommodations for employees, it must comply with the following:</p> <p>3.3.2.1. The Accessory temporary sleeping accommodation must not be larger than necessary to support industrial activities on the Site, and the design and layout of the accommodation must not be suitable for use as permanent residence.</p> <p>3.3.2.2. The applicant must provide an environmental site assessment in compliance with Section 7.140.</p> <p>3.4. Natural Resource Developments must comply with Section 5.50.</p> <p>Commercial Uses</p> <p>3.5. Custom Manufacturing</p> <p>3.5.1. The maximum Public Space area is 150 m2 per individual establishment.</p> <p>3.6. Offices</p> <p>3.6.1. The maximum Floor Area for Offices is 300 m2 per individual establishment.</p> <p>Community Uses</p> <p>3.7. Special Events must comply with Section 6.100.</p> <p>Agricultural Uses</p> <p>3.8. Urban Agriculture</p> <p>3.8.1. With the exception of outdoor display areas of products for sale to the public, Urban Agriculture Uses must be located within or on a building.</p> <p>3.8.2. The Development Planner may consider a variance to Section 3.6.1 based on the recommendations provided in an environmental and risk assessment report in compliance with Section 7.140.</p> <p>Sign Uses</p> <p>3.9. Sign Uses must comply with Section 6.80.</p>	<p>3.1 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.2 - New regulation Moving forward, the new Zoning Bylaw is looking towards creating greater distinction between the IH, IM and BE Zone. Part of this is having Major Industrial Uses only in the IH Zone. As the uses are broadening, Land Treatment will be captured under the Major Industrial Use and will only be allowed in the IH zone. As a result, we will only allow existing Major Industrial with a valid development permit to continue.</p> <p>3.3.1 - Transferred and Revised from S. 95.1 This regulation is carried over and updated to provide more clarity in the application of this regulation when the activity is predominantly outdoors</p> <p>3.3.2 - Transferred from S. 95.2 This regulation is carried over to ensure that where industrial developments provide on-site temporary sleeping accommodations, that the Site conditions are suitable to do so.</p> <p>3.5 - Revised from S. 99.1 This regulation is revised from S. 99 with an increase in maximum Public Space to support trends for these types of development. This has also been transferred from S. 99 for better access to this information within the Medium Industrial Zone.</p> <p>3.6.1 - New regulation There is a history of rezonings from Medium Industrial to Light or Business Industrial zones for the purposes of Professional, Financial and Office Support. This regulation was added to limit the size of new offices.</p> <p>While the Offices use is added into this zone, this regulation was added to limit the Floor Area to 300.0 m2 in order to prevent too much commercial activity in the Medium Industrial Zone.</p> <p>3.7 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.8.1 and 3.8.2 - New regulations These regulations are added to ensure food safety to make sure plants are not grown in potentially contaminated soil.</p> <p>3.9 - New cross-reference For ease of reference to applicable regulations.</p>

4. Site and Building Regulations

- Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
Height			
4.1.1.	Maximum Height	18.0 m	-
Floor Area Ratio			
4.1.2.	Maximum Floor Area Ratio	2.0	-
Setbacks			
4.1.3	Minimum Setback Abutting a Street	3.0 m	A
4.1.4.	Minimum Setback Abutting an Alley	0 m	B
4.1.5.	Minimum Setback Abutting a Site in a non-Industrial Zone	6.0 m	C
4.1.6.	Minimum Setback Abutting a Site in an Industrial Zone	0 m	D

Diagram for Section 4.1



4.1.1 - Transferred from S. 420.4.4

4.1.2 - Transferred from S. 420.4.1

4.1.3 - Transferred from S. 420.4.2

4.1.4 - New regulation

This regulation is added for clarity that the Setback abutting an Alley is 0 m.

4.1.5 - Transferred from S. 420.4.2

4.1.6 - New regulation

This regulation is added for clarity that the Setback abutting an Industrial Zone is 0 m.

5. General Regulations

Parking, Loading, and Storage

- Surface Parking Lots, and loading, storage, waste collection, service and display areas must not be located within a required Setback.
- Storage, waste collection and storage areas must be located to the rear or sides of a principal building and be screened from view from Streets and from Abutting Sites, except where:
 - the Street is a Local Road serving a IH or IM Zone; or
 - the Abutting Site is within an IH or IM Zone.
- The maximum Height of screening specified in Subsection 5.2 is 3.7 m, except for trees or shrubs.
- Despite Table 4.1, for Sites Abutting Transportation/Utility Corridors, Calgary Trail N.W., Gateway Boulevard N.W., Sherwood Park Freeway N.W., Stony Plain Road N.W., or Yellowhead Trail N.W. the maximum Height of materials and equipment in an outdoor storage area, including shipping containers and outdoor displays must comply with Table 5.4:

5.1 - Transferred from 420.4.3

This regulation is transferred with minor revisions in language and ease of interpretation.

5.2 and 5.3 - Transferred from S. 57.1.2

This regulation is transferred with minor revisions in language and ease of interpretation.

5.4. - Transferred from S. 420.4.5.

This regulation is transferred with minor revisions in language and ease of interpretation.

5.5, 5.6, 5.7, 5.8 - New cross-references

For ease of reference to applicable regulations.

Table 5.4 Height Regulations for Materials and Equipment in Outdoor Storage Areas

Section	Regulation	Value
5.5.1	Maximum Height if located greater than 6.0 m and less than or equal to 15.0 m of a Lot line Abutting a Street specified in Subsection 5.4	8.0 m
5.5.2	Maximum Height if located less than or equal to 6.0 m of a Lot line Abutting a Street specified in Subsection 5.4	2.0 m

Other Regulations

- 5.5. Landscaping must comply with [Section 5.90](#).
- 5.6. Outdoor lighting must comply with [Section 5.70](#).
- 5.7. Parking and Site circulation must comply with [Section 5.110](#).
- 5.8. A risk assessment and/or an environmental Nuisance and health impacts assessment may be required in compliance with [Section 7.140](#).

2.130 IH - Heavy Industrial Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for heavy industrial developments that may have the potential to create Nuisance conditions that may extend beyond the boundaries of the Site, and to allow for industrial operations that have large land requirements. This Zone is generally located on the interior of industrial areas or other locations where it does not present a major risk to the health and safety of the general public, the enjoyment of Abutting developments, or the integrity of the natural environment.</p>	<p>1.1 - Revised from S. 430.1 The purpose has been revised to provide more clarity on the intent and use of plain language.</p> <p>Equivalent Zone in Zoning Bylaw 12800: (IH) Heavy Industrial Zone</p>
<p>2. Permitted Uses</p> <p>Industrial Uses</p> <ul style="list-style-type: none"> 2.1. Major Industrial 2.2. Minor Industrial, existing as of January 1, 2024 2.3. Natural Resource Developments <p>Basic Services Uses</p> <ul style="list-style-type: none"> 2.4. Major Utilities 2.5. Minor Utilities <p>Sign Uses</p> <ul style="list-style-type: none"> 2.6. Fascia Signs 2.7. Freestanding Signs 2.8. Major Digital Signs 2.9. Minor Digital Signs 2.10. Projecting Signs 2.11. Portable Signs 	<p>The listed uses are intended to allow heavy Industrial operations.</p> <p>Industrial The Major Industrial use is new and has been defined to differentiate it from other zones where the Minor Industrial use is permitted. The Minor Industrial Use is added as existing at the adoption of the new Bylaw to allow the Use to continue as a Permitted Use, but prevents new Minor Industrial Uses from developing in this Zone. Natural Resource Developments is added as a Permitted Use to allow for more economic opportunities in industrial areas.</p> <p>Basic Services Uses Major and Minor Utilities are added to allow more areas in which public utilities can be developed across the city.</p> <p>Retired The uses below have been retired to better align the listed Uses with the purpose of the Zone.</p> <ul style="list-style-type: none"> • Adult Mini Theatre • General Industrial (when Minor Industrial in nature) - restriction applied to new businesses only • General Contractor (when Minor Industrial in nature) - restriction applied to new businesses only • Market • Recycled Materials Drop-off Centre • Residential Sales Centre • Special Events • Temporary Storage (when Minor Industrial in nature) - restriction applied to new businesses only • Urban Indoor Farms • Urban Outdoor Farms • Urban Gardens
<p>3. Additional Regulations for Specific Uses</p> <p>Industrial Uses</p> <ul style="list-style-type: none"> 3.1. Major Industrial Use 	<p>3.1 Transferred from S.95.1 For ease of reference to applicable regulations.</p> <p>3.1.2 Transferred from S.95.2 This regulation is carried over to ensure that where industrial developments provide on-site temporary sleeping accommodations that the Site conditions are suitable to do so.</p>

- 3.1.1. The maximum Floor Area for any indoor display, office, technical or administrative support areas or retail sale operations is 33% of the total Floor Area of the building(s) devoted to a Major Industrial Use, except that:
 - 3.1.1.1. This restriction does not apply when more than 50% of the Site Area is used for outdoor industrial activities.
- 3.1.2. The Development Planner may approve a development that is intended to provide temporary sleeping accommodation for employees as an Accessory Use to a Major Industrial Use. Where a Major Industrial Use provides Accessory temporary sleeping accommodations for employees, it must comply with the following:
 - 3.1.2.1. The Accessory temporary sleeping accommodation must not be larger than necessary to support industrial activities on the Site, and the design and layout of the accommodation must not be suitable for use as a permanent residence.
 - 3.1.2.2. The applicant must provide an environmental site assessment in compliance with [Section 7.140](#).

3.2. Natural Resource Developments must comply with [Section 5.50](#).

Signs

3.3. Sign Uses must comply with Subsection 3 and 7 in [Section 6.80](#).

3.2 New Cross-reference

This is a new cross-reference to provide better access to this Section in this Zone.

3.3 Transferred from 430.4.8

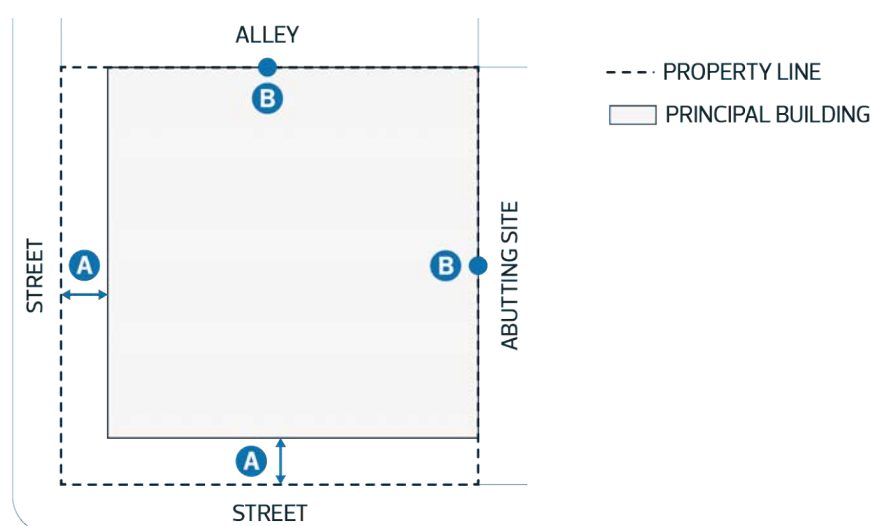
This cross-reference is carried forward.

4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
Site Area			
4.1.1.	Minimum Site area	1.0 ha	-
Height			
4.1.2.	Maximum Height	30.0 m	-
Floor Area Ratio			
4.1.3.	Maximum Floor Area Ratio	2.0	-
Setbacks			
4.1.4.	Minimum Setback Abutting a Street	3.0 m	A
4.1.5.	Minimum Setback Abutting an Alley or an Abutting Site	0 m	B

Diagram for Subsection 4.1



4.2. Despite Subsection 5 of [Section 7.100](#), the Development Planner may vary the maximum Height to accommodate building features that are necessary to the operation of a proposed development.

4.1.1, 4.1.2, 4.1.3, and 4.1.4 - Transferred from S. 430.4.1, S. 430.4.6, S. 430.4.2, and S. 430.4.3 respectively.

4.1.5 - New

This section clarifies that there is no minimum Setback Abutting an Alley or an Abutting Site. This is consistent with the current IH zone.

4.2 - Revised from S.430.4.7

This regulation is revised to allow for more flexibility for new industrial development under the discretion of the Development Planner

5. General Regulations

Parking, Loading, and Storage

- 5.1. Surface Parking Lots and loading, storage, waste collection, service, and display areas must not be located within a required Setback.
- 5.2. Storage and service areas must be located to the rear or sides of a principal building and screened from view from Streets and from Abutting Sites, except where:
 - 5.2.1. the Street is a Local Road serving a Site Zoned IH or IM; or
 - 5.2.2. the Abutting Site is Zoned IH or IM.

Other Regulations

- 5.3. Landscaping must comply with [Section 5.90](#).
- 5.5. Outdoor lighting must comply with [Section 5.70](#).
- 5.6. Parking and Site circulation must comply with [Section 5.110](#).
- 5.7. A Risk Assessment, Environmental Impact Assessment or Environmental Assessment Information may be required in compliance with [Section 7.140](#).

5.1 - Revised from S.430.4.4

This regulation revises current S.430.4.4. by adding outdoor parking and minor language revisions.

5.2 - Combined S.57.1.2.a to c, and S.57.1.2.e

This regulation combines regulations from current S.57 to provide a clear direction on location and screening for outdoor activities in industrial developments. The current regulations were not clear in their interpretation.

5.3 - 5.7 New cross-references

For ease of reference to applicable regulations.

Draft Zoning Bylaw

Open Space and Civic Services Zones



2.140 A - River Valley Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To preserve natural areas and parkland along the river, creeks, ravines, and other areas designated for environmental protection while allowing for passive and active park Uses in designated areas.</p>	<p>1 - Revised from 540.1</p> <p>This zone will be an updated version of the current (A) Metropolitan Recreation Zone that will look to preserve natural areas and parkland along the river, creeks, ravines, and other areas designated for environmental protection while allowing for active and passive park uses in designated areas.</p> <p>Equivalent Zone in Zoning Bylaw 12800: (A) Metropolitan Recreation Zone</p>
<p>2. Permitted Uses</p> <p>Community Uses</p> <p>2.1. Protected Natural Areas</p>	<p>Community Uses</p> <p>Protected Natural Areas are added as there are instances where areas are identified for the conservation, preservation and/or restoration of natural features, biodiversity and ecological processes.</p>
<p>3. Discretionary Uses</p> <p>Community Uses</p> <p>3.1. Child Care Services 3.2. Community Services 3.3. Outdoor Recreation Services 3.4. Parks 3.5. Special Events</p> <p>Residential Uses</p> <p>3.6. Home Based Businesses 3.7. Residential, existing as of January 1, 2024</p> <p>Commercial</p> <p>3.8. Indoor Entertainment, existing as of January 1, 2024 3.9. Indoor Sales and Services, existing as of January 1, 2024 3.10. Major Indoor Entertainment, existing as of January 1, 2024 3.11. Minor Indoor Entertainment, existing as of January 1, 2024 3.12. Outdoor Entertainment, existing as of January 1, 2024</p> <p>Basic Service Uses</p> <p>3.13. Emergency Services 3.14. Minor Utilities 3.15. Natural Resource Developments, existing as of January 1, 2024</p> <p>Sign Uses</p> <p>3.16. Freestanding Signs, limited to On-premises Advertising 3.17. Fascia Signs, limited to On-premises Advertising 3.18. Projecting Signs, limited to On-premises Advertising 3.19. Portable Signs, limited to On-premises Advertising</p>	<p>While Discretionary Uses are not proposed for most zones, they have been retained in the A zone. As a result, Discretionary Uses will be maintained as it provides more oversight, requires alignment with statutory plans and policies, and allows the development planners to review and issue (or not issue) development permits in a way that they can be contextually sensitive.</p> <p>Community Uses</p> <p>Child Care Services will continue to be allowed in this zone.</p> <p>Community Services allows Community Recreation Services which are currently allowed in the River Valley Zone and will continue to be allowed.</p> <p>Outdoor Recreation Services include Outdoor Participant Recreation Services and Tourist Campsites which are currently allowed in the River Valley Zone and will continue to be allowed.</p> <p>Parks include Public Parks which are currently allowed in the River Valley Zone and will continue to be allowed.</p> <p>Special Events will continue to be allowed in this zone.</p> <p>Residential Uses</p> <p>Existing Residential development can continue to exist but any new developments are prohibited. This is to follow The City Plan's intent of maintaining the River Valley's role as an environmental protection area and for open space, cultural and recreational uses. The intent of the "Existing as of January 1, 2024" wording is to allow a house to rebuild if destroyed by a fire but not redevelop or expand.</p> <p>Commercial Uses</p> <p>Commercial uses such as Major Indoor Entertainment, Minor Indoor Entertainment, Indoor Sales and Services, and Outdoor Entertainment have been revised to allow existing developments and prohibit any new developments, unless accessory to a principal use. These changes</p>

are intended to create more consistency in the purpose of the zone and the uses listed. These changes are also consistent with The City Plan's intent of maintaining the River Valley's role as an environmental protection area and for open space, cultural and recreational uses.

Basic Services

Emergency Services and Minor Utilities will continue to be allowed in this zone.

Natural Resource Development is revised to allow existing developments to continue but prohibit any new Natural Resource Developments. This is consistent with The City Plan's intention to prevent resource extraction within the North Saskatchewan River Valley and Ravine system in order to preserve its ecological value.

Sign Uses

Existing Sign uses will continue to be allowed in this zone.

Retired Uses:

- Greenhouses, Plant Nurseries and Garden Centres
- Market (however it would be allowed under Special Events as long as it is temporary in nature)
- Supportive Housing
- Urban Garden (note: Urban Gardens will be retired without a corresponding replacement use definition as a permit will not be required)

4. Additional Regulations For Specific Uses

Community Uses

- 4.1. **Special Events** must comply with [Section 6.100](#).

Residential Uses

- 4.2. Residential developments existing as of January 1, 2024 are permitted to continue, but are not permitted to redevelop or expand.
- 4.3. **Home Based Businesses** must comply with [Section 6.60](#).

4.1 - New cross-reference

For ease of reference to applicable regulations.

4.2 - New regulations

These regulations are added to prevent new single detached housing as residential development does not meet the purpose of this zone. The intent is to allow a house to rebuild if destroyed by a fire but not redevelop or expand.

4.3- New cross-reference

For ease of reference to applicable regulations.

5. General Regulations

- 5.1. The Development Planner, in consultation with the City department responsible for ecological planning:
- 5.1.1. may require an environmental review where specified in an applicable Statutory Plan; and
 - 5.1.2. must apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met.
- 5.2. Outdoor lighting must comply with [Section 5.70](#).

5.1 - Revised from S. 540.4.5

This regulation is transferred with minor revisions in language and ease of interpretation.

5.1.2 - New regulation

This regulation is added to ensure that the Development Planner can apply conditions to the development Permit

5.2 - New cross-reference

For ease of reference to applicable regulations.

6. Site and Building Regulations

6.1. Development must comply with Table 6.1:

Table 6.1. Site and Building Regulations		
Subsection	Regulation	Value
Height		
6.1.1.	Maximum Height	10.0 m
Setbacks		
6.1.2.	Minimum Setback	7.5 m

6.2. Despite Subsection 6.1.1, the Development Planner may vary the maximum Height where:

- 6.2.1. features essential to the Use make the regulation unreasonable to comply with; and
- 6.2.2. the design of the proposed development seeks to minimize the potential impact to the river valley and ravine system.

6.1.1 - Transferred from S. 540.4.4

6.1.2 - Transferred from S. 540.4.1, S. 540.4.2, and S. 540.4.3

6.2 - Transferred from S. 540.4.4

This regulation is transferred with additional language to provide guidance on when the Development Planner may vary the maximum Height.

2.150 NA - Natural Areas Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To conserve, preserve and restore identified natural areas, features and ecological processes.</p>	<p>1.1 - Transferred from S. 531.1</p> <p>Equivalent Zone in the Zoning Bylaw 12800: (NA) Natural Areas Protection Zone</p>
<p>2. Permitted Uses</p> <p>2.1. Protected Natural Areas</p>	<p>The Special Event use is removed from this zone to protect natural areas from events that may impact the ecosystem of these areas as recommended by the Open Space Strategy team at the City of Edmonton.</p> <p>Passive, low impact activities such as small cultural gatherings or traditional practices, educational activities, and passive recreation (e.g., nature walks) are understood to be incidental to the Protected Natural Area use and are not intended to be impacted by the removal of the Special Event use.</p>
<p>3. Discretionary Uses</p> <p>Sign Uses</p> <p>3.2. Fascia Signs, limited to On-premises Advertising</p> <p>3.3. Freestanding Signs, limited to On-premises Advertising</p>	<p>3.1 Signs will be subject to the discretion of the Development Planner and information available in the Natural Area Management Plan.</p>
<p>4. General Regulations</p> <p>4.1. A Natural Area Management Plan must be submitted in the application for a Development Permit or rezoning to the Natural Areas Zone. Where an approved Natural Area Management Plan exists for a Site:</p> <p>4.1.1. the plan may be accepted in its existing form; or</p> <p>4.1.2. the plan may be accepted in a revised form,</p> <p>to the satisfaction of the Development Planner, in consultation with the City department responsible for ecological planning.</p> <p>4.2. The Natural Area Management Plan must be prepared by a qualified environmental professional such as an environmental scientist or biologist, in accordance with City guidelines for site-specific Natural Area Management Plans and to the satisfaction of the Development Planner, in consultation with the City department responsible for ecological planning.</p> <p>4.3. The Natural Area Management Plan must include, but not be limited to, the following:</p> <p>4.3.1. the Zone boundary, which includes the Natural Area and associated buffer;</p> <p>4.3.2. a statement of the extent of recreational activities and cultural and traditional practices permitted within the Natural Areas Zone; and</p> <p>4.3.3. the appropriateness of an Accessory building or structure within the Natural Area. Where a building or structure is proposed within the Natural Area, the Natural Area Management Plan must:</p> <p>4.3.3.1. state the purpose of the building or structure;</p> <p>4.3.3.2. determine the size and location of the building or structure; and</p> <p>4.3.3.3. state the impacts of the building or structure on the Natural Area and the necessary mitigating measures to reduce those impacts.</p> <p>4.4. An Accessory building can only be constructed for the specific purpose of servicing the Natural Area, and must comply with an approved Natural Area Management Plan.</p> <p>4.5. The Development Planner, in consultation with the City department responsible for ecological planning, must impose conditions on the Development Permit to ensure the objectives, strategies and operational guidelines outlined in the Natural Area Management Plan are met.</p>	<p>Special Information Requirements for Natural Area Management Plan regulations (Section 14.8) from the current Zoning Bylaw have been revised and included within the Natural Areas Zone for better access to this information.</p> <p>4.1 - Revised from S. 14.8.1</p> <p>This regulation clarifies the nature of the Natural Area Management Plan (NAMP). Previously it was read as a “new” NAMP was required, now “new, existing, or revised” NAMPs can be submitted.</p> <p>4.2 - Combined S. 14.8.1 and S. 14.8.3</p> <p>This regulation provides more direction on the preparation of the NAMP as well as direction to the development planner to consult with the appropriate department in forming a decision.</p> <p>4.3 - Transferred from S. 14.8.4</p> <p>4.3.1 - Revised from S. 14.8.4.a</p> <p>This regulation has been reworded to provide clarity that the buffer for the natural area is located within the zone boundary.</p> <p>4.3.2 - Revised from S. 14.8.4.b</p> <p>This regulation adds “cultural and traditional practices” to acknowledge the project theme of “Celebration” from Breathe, Edmonton’s Green Network Strategy.</p> <p>4.4 - Transferred from S. 50.4</p> <p>This regulation is retained to ensure that the intent and limitation of Accessory buildings in Natural Areas are clearly communicated. Additional Accessory building regulations pertaining to this zone (in Section 50.4) are retired. The removal of these regulations did not present a risk for Natural Areas as per conversations with the</p>

Open Space Strategy team within the City of Edmonton.

4.5 - Revised from S. 14.8.2

This regulation provides more direction to the development planner to consult with the relevant department for the review of the NAMP.

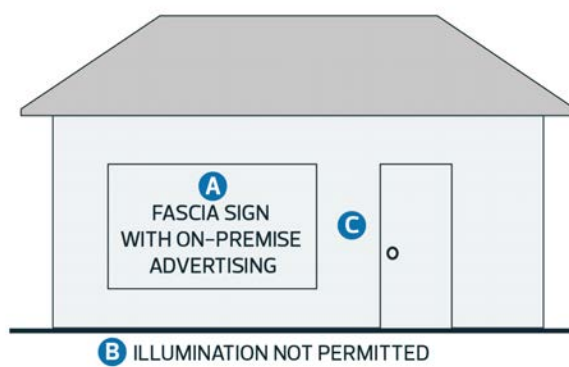
5. Sign Regulations

- 5.1. Signs must comply with applicable objectives, strategies or guidelines outlined in an approved Natural Area Management Plan.
- 5.2. Fascia Sign with On-premises Advertising must comply with Table 5.2:

Table 5.2. Fascia Signs with On-premises Advertising

Section	Regulation	Value	Symbol
5.2.1	Maximum Area	2.0 m2	A
5.2.2	Illumination is not permitted	-	B
5.2.3	Located on an Accessory building where permitted	-	C
5.2.4	Designed to be compatible with and not negatively impact the Natural Area	-	-

Diagram for Subsection 5.2



- 5.3. Freestanding Signs with On-premises Advertising must comply with Table 5.3:

Table 5.3. Freestanding Signs with On-premises Advertising

Section	Regulation	Value	Symbol
5.3.1	Maximum Sign Area	2.0 m2	A
5.3.2	The Sign and sign posts must be designed to be compatible with and not negatively impact the Natural Area.	-	B
5.3.3	Illumination is not permitted	-	C

Diagram for Subsection 5.3



5.1 - New regulation

This regulation is added to allow a proposed NAMP to determine the most appropriate signage in a specific natural area.

5.2 - Transferred from S. 59K

These regulations are retained with minor language revisions.

5.3 - Transferred from S. 59K

These regulations are retained with minor language revisions.

2.160 PS - Parks and Services Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for development on parkland that is intended to serve educational, recreational and community needs at the city-wide, district and neighbourhood level.</p>	<p>This zone is intended for sites accommodating multiple programs and operators, such as schools, community leagues, recreation centres, and to enable and support joint use of public facilities and lands to meet the varied educational, cultural, social and recreational needs of the community.</p> <p>Equivalent Zone in Zoning Bylaw 12800: (AP) Public Parks Zone and (US) Urban Services Zone, limited to Sites used for schools, school park sites, District Parks and Metropolitan Parks.</p>
<p>2. Permitted Uses</p> <p>Community Uses</p> <ul style="list-style-type: none"> 2.1. Child Care Services 2.2. Community Services 2.3. Libraries 2.4. Outdoor Recreation Services 2.5. Parks 2.6. Protected Natural Areas 2.7. Schools 2.8. Special Events <p>Basic Service Uses</p> <ul style="list-style-type: none"> 2.9. Transit Facilities <p>Agricultural Uses</p> <ul style="list-style-type: none"> 2.10. Urban Agriculture <p>Sign Uses</p> <ul style="list-style-type: none"> 2.11. Fascia Signs, limited to On-premises Advertising 2.12. Freestanding Signs, limited to On-premises Advertising 2.13. Projecting Signs, limited to On-premises Advertising 2.14. Portable Signs, limited to On-premises Advertising 	<p>Community Uses Includes a limited range of activities that support community services, recreation, temporary events, and the development of private and public parks. The list of Uses in this Zone are intended to limit development primarily to parks and open space activities and community leagues to align with the purpose of this Zone. Note:</p> <ul style="list-style-type: none"> - Protected Natural Areas is a new use that is not listed in the current AP Zone, but is intended to support natural areas and to manage these areas in conjunction with any planned Landscaping. <p>Basic Service Uses Includes uses intended to provide more opportunities to enable services that support residents and city operations. Note:</p> <ul style="list-style-type: none"> - Transit Facilities is a new use that is not listed in the current US and AP Zones but is intended to integrate transit facilities with new development. <p>Agricultural Uses Includes agriculture-related activities to support urban agriculture throughout Edmonton.</p> <p>Sign Uses Sign uses will continue to be allowed in this zone.</p> <p>Proposed Retired Uses from the Current US Zone for Sites being rezoned to the PS Zone Due to not aligning with the general purpose of the Parks and Services Zone the following uses are proposed to be retired to limit the number of permitted principal uses in this zone:</p> <ul style="list-style-type: none"> - Cemeteries, Cultural Exhibits, Supportive Housing, Commercial Schools, Detention and Correction Services, Exhibition and Convention Centres, Extended Medical Treatment Services, Funeral, Cremation and Interment Services, Health Services, Lodging Houses, Natural Science Exhibits, Private Clubs, Protective and Emergency Services, Recycled Materials Drop-off Centres, Specialty Food Services, Bars and Neighbourhood Pubs, Spectator Entertainment Establishments, Spectator Sports Establishments

Proposed Retired Uses from the Current AP Zone

Due to not aligning with the general purpose of the Parks and Services Zone the following uses are proposed to be retired to limit the number of permitted principal uses in this zone:

- Natural Science Exhibits, Cultural Exhibits, Restaurants, Specialty Food Services, Spectator Entertainment Establishments, Spectator Sports Establishments, Tourist Campsites

3. Additional Regulations For Specific Uses

Community Uses

- 3.1. **Child Care Services** must comply with [Section 6.30](#).
- 3.2. **Special Events** must comply with [Section 6.100](#).

Basic Service Uses

- 3.3. **Transit Facilities**
 - 3.3.1. Must not be developed as a standalone Use.
 - 3.3.2. Despite the Setbacks specified in Table 4.1, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure in the road right-of-way.

Agriculture Uses

- 3.4. **Urban Agriculture**, where provided, must be developed in conjunction with, or on the same Site as an existing Community Services or Parks Use.

Sign Uses

- 3.5. **Sign Uses** must comply with [Section 6.80](#).

Accessory Uses

- 3.6. Despite Subsection 1.2 of [Section 5.10](#), Accessory Uses are only permitted where they comply with the general purpose of the Zone.
- 3.7. Despite Subsection 3.6, Commercial Uses may be Accessory to Transit Facilities if they have a maximum Floor Area of 150 m² per individual establishment.

3.1, 3.2 - New cross-references

For ease of reference to applicable regulations.

3.3.1 - New Regulation

To enable the development of transit facilities within this Zone to integrate with the Mass Transit Network.

3.3.2 - New Regulation

To ensure Transit Facilities are not developed as a standalone Use, as this would not fit with the purpose of the zone.

3.4 - New Regulation

To ensure Urban Agriculture is developed with or on the same Site as an existing park. This wording ensures Urban Agriculture is not limited to being an Accessory Use, but does not allow it as a standalone Use. Urban Agriculture and activities such as community gardens that comply with Section 7.120 are proposed to not require a Development Permit.

3.5 - New cross-references

For ease of reference to applicable regulations.

3.6 - Revised from S.530.4.5

To ensure accessory uses align with the intent and purpose of the PS Zone.

3.7 - New Regulation

To limit the size of uses that are accessory to Transit Facilities and to ensure larger accessory uses are only considered at the discretion of the Development Planner.

4. Site and Building Regulations

- 4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
Height			
4.1.1.	Maximum Height	16.0 m	-
Setbacks			
4.1.2.	Minimum Setback Abutting a Street	6.0 m	A
4.1.3.	Minimum Setback Abutting an Alley	4.5 m	B
4.1.4.	Minimum Setback Abutting a Site	4.5 m	C

4.1.1 - Revised from S. 510.4.4

The proposed maximum Height is taller than the maximum Height permitted in the current US and AP Zones, which is currently limited to 10 m. This is intended to accommodate additional height for schools, gyms and community league and community recreation buildings to avoid the need for variances.

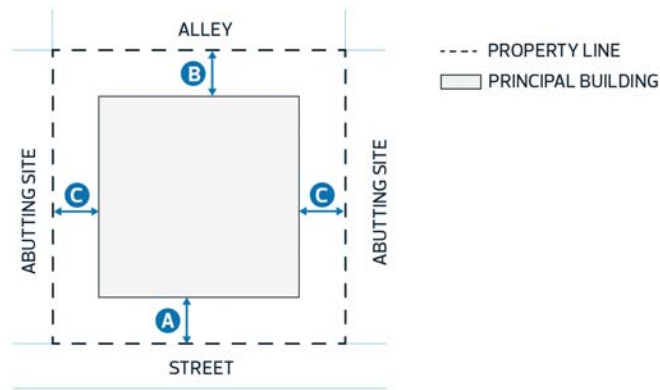
4.1.2 - Transferred from S. 510.4.1 and S. 530.4.1

This minimum front setback is carried forward from the current US and AP Zones. However, rather than a Front Setback, this setback applies where the Site fronts onto a public street. This will make it clearer to applicants and Development Planners when this setback is applied as many park Sites are not oriented like residential lots with a clear front, rear and side setback.

4.1.3 - Revised from S. 510.4.2 and S. 530.4.2

The proposed setback from abutting alleys is proposed to be 4.5 m to be consistent

Diagram for Subsections 4.1.2 - 4.1.4



- 4.2. Despite Subsection 4.1.1, the Development Planner may vary the maximum Height where necessary to accommodate features essential to the Use.

with the minimum side setback required in the current US and AP Zones. This is lower than the minimum 7.5 m rear setback in the current US and AP Zones. This is slightly smaller than the former rear setback distance, but provides a buffer from residential or other forms of development.

4.1.4 - Transferred from S. 510.4.3 and S. 530.4.3

The proposed setback from abutting sites is intended to carry forward the minimum side setback in the current US and AP Zones.

4.2 - Revised from S.510.4.5

This regulation is simplified to explicitly allow variances to the maximum Height as a Discretionary Development. Variances to setbacks are considered as a possibility generally in the Zoning Bylaw and do not require a specific regulation.

5. General Regulations

Parking, Loading, Waste Collection and Access Requirements

- 5.1. Parking, access, and Site circulation must comply with [Section 5.110](#).
- 5.2. Outdoor parking, loading, and waste collection areas must not be located within a required Setback Abutting a Street or another Site.
- 5.3. Loading, waste collection, storage and service areas must be located towards the rear or sides of a principal building and screened from view from an Abutting Street or non-Industrial Zone.

Additional Information Requirements

- 5.4. Where this Zone Abuts the A Zone or NA Zone, or is located within the North Saskatchewan River Valley and Ravine System Protection Overlay, the Development Planner, in consultation with the City department responsible for ecological planning:
 - 5.4.1. must require an environmental review where specified in an applicable statutory plan; and
 - 5.4.2. may apply conditions to the Development Permit to ensure that recommendations resulting from the environmental review are met.

Other Regulations

- 5.5. Landscaping must comply with [Section 5.90](#).
- 5.6. Outdoor lighting and other Site performance standards must comply with [Section 5.70](#).
- 5.7. Height limit exceptions to rooftop and other Accessory features must comply with [Section 5.10](#).

5.1 - New cross-reference

For ease of reference to applicable regulations.

5.2, 5.3 - New Regulation

To ensure parking, loading, waste collection, service and display areas do not extend into setback areas intended for landscaping and to ensure a higher standard of appearance of development from streets by directing parking, loading, waste collection, storage and service areas to the rear or sides of buildings. The general landscaping section includes requirements for screening.

5.4 - Revised from S.510.5.2

This regulation is revised with changes but continues to ensure the ability for the Development Planner to request an environment review for development abutting the A Zone or NA Zone where it's determined to be necessary by a statutory plan.

5.5 - 5.7 - New cross-references

For ease of reference to applicable regulations.

2.170 PSN - Neighbourhood Parks and Services Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for limited development on parkland intended to serve neighbourhood-level needs and users. This Zone is intended to accommodate community league buildings, active or passive recreation opportunities, playgrounds, community parks, pocket parks, and greenways.</p>	<p>This zone supports the need to accommodate a smaller breadth and lower intensity of uses and aligns with the Breathe Open Space Classifications for Community Parks, Pocket Parks, Greenways. The most intensive development this zone will accommodate is community leagues buildings and accessory activities.</p> <p>Equivalent Zone in Zoning Bylaw 12800: (AP) Public Parks Zone, excluding Sites used for schools, school park sites and District Parks.</p>
<p>2. Permitted Uses</p> <p>Community Uses</p> <ul style="list-style-type: none"> 2.1. Child Care Services 2.2. Community Services 2.3. Parks 2.4. Protected Natural Areas 2.5. Special Events <p>Agricultural Uses</p> <ul style="list-style-type: none"> 2.6. Urban Agriculture <p>Sign Uses</p> <ul style="list-style-type: none"> 2.7. Fascia Signs, limited to On-premises Advertising 2.8. Freestanding Signs, limited to On-premises Advertising 2.9. Projecting Signs, limited to On-premises Advertising 2.10. Portable Signs, limited to On-premises Advertising 	<p>Community Uses Includes a limited range of activities that support community services, recreation, temporary events, and the development of private and public parks. The list of Uses in this Zone are intended to limit development primarily to parks and open space activities and community leagues to align with the purpose of this Zone. Child Care Services is proposed as a complementary use to support community needs. Note:</p> <ul style="list-style-type: none"> - Protected Natural Areas is a new use that is not listed in the current AP Zone, but is intended to support natural areas and to manage these areas in conjunction with any planned Landscaping. <p>Agricultural Uses Includes agriculture-related activities to support urban agriculture throughout Edmonton.</p> <p>Sign Uses Sign uses will continue to be allowed in this zone.</p> <p>Proposed Retired Uses Due to not aligning with the general purpose of the Neighbourhood Parks and Services Zone the following uses are proposed to be retired to limit the number of permitted principal uses in this zone:</p> <ul style="list-style-type: none"> - Outdoor Participant Recreation Services, Natural Science Exhibits, Public Education Services, Public Libraries and Cultural Exhibits, Restaurants, Specialty Food Services, Spectator Entertainment Establishments, Spectator Sports Establishments, Tourist Campsites
<p>3. Additional Regulations For Specific Uses</p> <p>Community Uses</p> <ul style="list-style-type: none"> 3.1. Special Events must comply with Section 6.100. <p>Agriculture Uses</p> <ul style="list-style-type: none"> 3.2. Urban Agriculture, where provided, must be developed in conjunction with, or on the same Site as an existing Community Recreation Services, Community Services, or Parks Use. <p>Sign Uses</p> <ul style="list-style-type: none"> 3.3. Sign Uses must comply with Section 6.80. <p>Accessory Uses</p>	<p>3.1 New cross-references For ease of reference to applicable regulations.</p> <p>3.2 New Regulation To ensure Urban Agriculture is developed with or on the same Site as an existing park. This wording ensures Urban Agriculture is not limited to being an Accessory Use, but does not allow it as a standalone Use. Urban Agriculture and activities such as community gardens that comply with Section 7.120 are proposed to not require a Development Permit.</p> <p>3.3 New cross-references</p>

3.4. Despite Subsection 1.2 of [Section 5.10](#), Accessory Uses are only permitted where they comply with the general purpose of the Zone.

For ease of reference to applicable regulations.

3.4 Revised from S.530.4.5

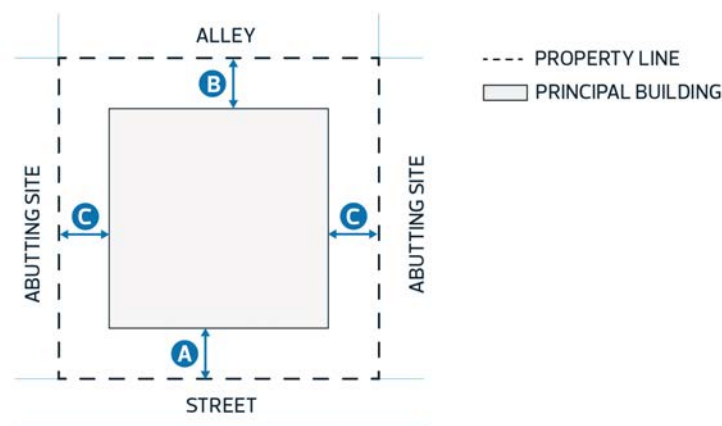
To ensure accessory uses align with the intent and purpose of the PSN Zone

4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
Height			
4.1.1.	Maximum Height	14.0 m	-
Setbacks			
4.1.2.	Minimum Setback Abutting a Street	6.0 m	A
4.1.3.	Minimum Setback Abutting an Alley	4.5 m	B
4.1.4.	Minimum Setback Abutting a Site	4.5 m	C

Diagram for Subsections 4.1.2 - 4.1.4



4.1.1 - Revised from 530.4.4

The proposed maximum Height is taller than the maximum Height permitted in the current AP Zone. This is intended to accommodate additional height for gyms and community league buildings to avoid the need for variances and to create more predictable decision making for the community with respect to development in this Zone. This is also proposed to replace the regulation in the current AP Zone that enables the Development Planner to vary the maximum height.

4.1.2 - Transferred from S. 530.4.1

This minimum front setback is carried forward from the current AP Zone. However, rather than a Front Setback, this setback applies where the Site fronts onto a public street. This will make it clearer to applicants and Development Planners when this setback is applied as many park Sites are not oriented like residential lots with a clear front, rear and side setback.

4.1.3 - Revised from S. 530.4.2

The proposed setback from abutting alleys is proposed to be 4.5 m to be consistent with the minimum side setback required in the current AP Zone. This is lower than the minimum 7.5 m rear setback in the current AP Zone. This is slightly smaller than the former rear setback distance, but provides a buffer from residential or other forms of development.

4.1.4 - Transferred from S. 530.4.3

The proposed setback from abutting sites is intended to carry forward the minimum side setback in the current AP Zone.

5. General Regulations

Parking, Loading, Waste Collection and Access Requirements

- 5.1. Parking, access, and Site circulation must comply with [Section 5.110](#).
- 5.2. Outdoor parking, loading, and waste collection areas must not be located within a required Setback Abutting a Street or another Site.
- 5.3. Loading, waste collection, storage and service areas must be located towards the rear or sides of a principal building and screened from view from an Abutting Street or non-Industrial Zone.

Other Regulations

- 5.4. Landscaping must comply with [Section 5.90](#).
- 5.5. Outdoor lighting and other Site performance standards must comply with [Section 5.70](#).
- 5.6. Height limit exceptions to rooftop and other Accessory features must comply with [Section 5.10](#).

5.1 - New cross-reference

For ease of reference to applicable regulations.

5.2, 5.3 - New Regulation

To ensure parking, loading, waste collection, service and display areas do not extend into setback areas intended for landscaping and to ensure a higher standard of appearance of development from streets by directing parking, loading, waste collection, storage and service areas to the rear or sides of buildings. The general landscaping section includes requirements for screening.

5.4 - 5.6 - New cross-references

For ease of reference to applicable regulations.

2.180 PU - Public Utility Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for development and protection of infrastructure, systems and facilities that provide a public benefit.</p>	<p>1 - Revised from S.520.1 The purpose statement has been simplified by removing the list of example permitted activities. The Permitted Uses Section (below) will speak to the activities allowed in the Zone.</p> <p>Equivalent Zone in Zoning Bylaw 12800: (PU) Public Utility Zone</p>
<p>2. Permitted Uses</p> <p>Basic Service Uses</p> <ul style="list-style-type: none"> 2.1. Cemeteries 2.2. Emergency Services 2.3. Major Utilities 2.4. Minor Utilities 2.5. Recycling Drop-off Centres 2.6. Transit Facilities <p>Community Uses</p> <ul style="list-style-type: none"> 2.7. Special Events <p>Agriculture Uses</p> <ul style="list-style-type: none"> 2.8. Urban Agriculture <p>Sign Uses</p> <ul style="list-style-type: none"> 2.9. Fascia Signs, limited to On-premises Advertising 2.10. Freestanding Signs, limited to: <ul style="list-style-type: none"> 2.10.1. On-premises Advertising 2.10.2. Off-premises Advertising, existing as of January 1, 2024 2.11. Minor Digital Signs, existing as of January 1, 2024 2.12. Projecting Signs, limited to On-premises Advertising 2.13. Portable Signs, limited to On-premises Advertising 	<p>Basic Service Uses These uses will allow for public utilities that vary in size and intensity. Examples include stormwater management facilities, pipeline corridors, police and fire stations, waste management facilities, transit stations, power generating plants and water treatment facilities.</p> <p>Notes: -Cemeteries are proposed to be added to this Zone as they are considered a Basic Service Use. -Recycling Drop-off Centres is proposed only to include temporary outdoor recycling collection areas consisting of moveable waste containers. It no longer includes eco stations which are included under the Minor Utilities Use. -A new Use has been created for Transit Facilities to allow for broader application of this development in various zones. Formerly, Transit Facilities were included under “Minor Impact Utility Services”.</p> <p>Community Uses Special Events are proposed to continue in this Zone.</p> <p>Notes: -Temporary Markets will continue to be accommodated in this zone under Special Events. -The Public Parks Use is proposed to be removed from this zone as it was limited to an accessory development. Accessory uses do not need to be listed in the zone.</p> <p>Agriculture Uses Urban Agriculture is proposed to continue in this Zone. This Use has been expanded to include Greenhouses which are not allowed in the current Public Utility Zone.</p> <p>Sign Uses Sign Uses are proposed to continue in this Zone.</p> <p>Retired Uses Land Treatment has been removed from this zone and incorporated into the definition for Major Industrial Uses.</p>
<p>3. Additional Regulations For Specific Uses</p> <p>Basic Service Uses</p> <ul style="list-style-type: none"> 3.1. Major Utilities 	<p>3.1.1 - New Regulation This regulation aligns with the minimum Site Area of the draft (IH) Heavy Industrial Zone. Major Utilities function like a heavy industrial use. Larger Sites ensure</p>

- 3.1.1. The minimum Site Area is 1.0 ha.
- 3.2. **Recycling Drop-off Centres**
- 3.2.1. The maximum total area for a Recycling Drop-off Centre on a Site is 650 m².
- 3.2.2. Perimeter screening using Fences, Landscaping or other similar measures must be provided to screen the view of drop-off areas and bins from Abutting Streets and Sites in non-Industrial Zones.
- 3.3. **Transit Facilities**
- 3.3.1. Despite Subsection 4.1.3, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure in the road right-of-way.
- Community Uses**
- 3.4. **Special Events** must comply with [Section 6.100](#).
- Agriculture Uses**
- 3.5. **Urban Agriculture**
- 3.5.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
- 3.5.2. The Development Planner may consider a variance to Subsection 3.5.1 based on the recommendations provided in an environmental site assessment in compliance with Subsection 5 of [Section 7.140](#).
- Sign Uses**
- 3.6. **Sign Uses** must comply with Subsections 3 and 8 of [Section 6.80](#).

adequate space is provided for activities that are likely to have off-site impacts.

3.2 - Transferred from S.84

These regulations have been transferred from current Section 84 with minor revisions for clarity.

3.3.1 - New regulation

This regulation has been added to support integration of transit facilities with the transit network.

3.4 - New Cross-Reference

For ease of reference to applicable regulations.

3.5.1- New Regulation

This regulation is to ensure plants are not grown in potentially contaminated soil.

3.5.2 - New Regulation

This regulation is to enable the Development Planner to vary the above requirement based on the recommendations of an environmental site assessment.

3.6 - Transferred Cross-Reference from S.520.4.8

For ease of reference to applicable regulations.

4. Site and Building Regulations

- 4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations		
Subsection	Regulation	Value
Height		
4.1.1.	Maximum Height	12.0 m
Unless the following applies:		
4.1.2.	Maximum Height on Sites greater than 0.7 ha	18.0 m
Setbacks Abutting Streets		
4.1.3.	Minimum Setback	6.0 m
Setbacks Abutting Sites		
4.1.4.	Minimum Setback	4.5 m
Unless 1 or more of the following applies:		
4.1.5.	Minimum Setback from a Site in a residential Zone	7.5 m
4.1.6.	Minimum Setback for Major Utilities from a Site in a non-Industrial Zone	10.0 m
Setbacks Abutting Alleys		
4.1.7.	Minimum Setback	4.5 m

4.1.1 - Revised from S.520.4.4

An increase to the maximum height is proposed to allow greater development flexibility. The maximum height in the current PU Zone is 10.0 m.

4.1.2 - Transferred from S.520.4.4

This regulation has been transferred with minor adjustments to improve wording and clarity.

Note on Setbacks: Front, Rear, and Side Setbacks have been replaced with locational criteria (eg. Setback from a Street or Site). This is more intuitive for large, irregularly-shaped sites that don't have a clear front, rear or side or that contain multiple lots within one site.

4.1.3 - Revised from S.520.4.1 and 3

The front setback requirement of the current PU Zone has been replaced with the setback required from an abutting street.

4.1.4 - Revised from S.520.4.2 and 3

The side setback requirement of the current PU Zone has been replaced with the setback required from an abutting site.

4.1.5 - Revised from S.520.4.2 and 3

The rear setback requirement of the current PU Zone has been replaced with the setback required from an abutting site zoned residential.

4.1.6 - New Regulation

This regulation is proposed to ensure greater separation between Major Utilities (a use that has offsite impacts) and adjacent non-industrial activities.

	<p>4.1.7 - Revised from S.520.4.2 and 3 The rear and side Setback requirement of the current PU Zone has been replaced with the Setback required from an abutting site.</p>
<p>5. General Regulations</p> <p>Parking, Loading, Storage and Access</p> <p>5.1. Parking, access, and Site circulation must comply with Section 5.110.</p> <p>5.2. Surface Parking Lots, and loading, waste collection, storage, and service areas must not be located within a Setback.</p> <p>5.3. Despite Subsection 5.2:</p> <p>5.3.1. Surface Parking Lots, loading areas, and waste collection areas may project into a Setback from an Alley; and</p> <p>5.3.2. Surface Parking Lots may project into a Setback Abutting a Site in a residential Zone where a minimum 3.0 m Landscape Buffer is provided within the Setback.</p> <p>5.4. Loading, waste collection, open storage and outdoor service areas must be located at the rear or sides of a principal building.</p> <p>5.5. Subsection 5.4 does not apply where:</p> <p>5.5.1. Abutting Streets are Local Roads that only serve Sites Zoned IH or IM; and</p> <p>5.5.2. all Abutting Sites are Zoned IH or IM.</p> <p>Additional Information Requirements</p> <p>5.6. Where this Zone Abuts the A Zone or NA Zone, or is located within the North Saskatchewan River Valley and Ravine System Protection Overlay, the Development Planner, in consultation with the City department responsible for ecological planning:</p> <p>5.6.1. must require an environmental review where specified in an applicable statutory plan; and</p> <p>5.6.2. may apply conditions to the Development Permit to ensure that recommendations resulting from the environmental review are met.</p> <p>Other Regulations</p> <p>5.7. Landscaping must comply with Section 5.90, except:</p> <p>5.7.1. Loading, waste collection, open storage and outdoor service areas do not need to be screened from Local Roads that only serve Sites Zoned IH or IM.</p> <p>5.8. Developments must comply with the Site Performance Standards in Section 5.70, except Major Utilities are exempt from Subsection 1 of Section 5.70.</p> <p>5.9. Despite Subsection 4.1.1 and 4.1.2 of this Zone and Subsection 5.1.1 of Section 7.100, the Development Planner may consider a variance to the maximum Height where features essential to the Use make the regulation unreasonable to comply with. In such cases, the development must be Discretionary.</p>	<p>5.1 - New Cross-Reference For ease of reference to applicable regulations.</p> <p>5.2 - New Regulation Current S.54.4.2 does not permit parking within a front or side setback from a street. The proposed regulation expands that requirement to other “back-of-house” activities with some exceptions listed under 5.3.</p> <p>5.3.1 - New Regulation This regulation proposes to allow certain activities to project into a Setback from an Alley.</p> <p>5.3.2 - New Regulation This regulation clarifies that certain activities may project into a Setback from a Site zoned residential if a landscaped buffer is provided.</p> <p>5.4 - Transferred from S.57.1.1.b and c. This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>5.5 - Revised from S.520.4.6 This regulation has been simplified to align with the draft IM and IH Zones. The intent of this regulation is to relax certain design requirements where this zone is located within an industrial area.</p> <p>5.6 - Revised from S.520.5.2 This regulation has been revised by adding additional criteria for when an environmental review is required, who the Development Planner must consult with, and specifying that recommendations from an environmental review may be applied as conditions of the development permit.</p> <p>5.7 - New Cross-Reference For ease of reference to applicable regulations.</p> <p>5.7.1 - Revised from S.520.4.6 and Section 57.1.2.c. This exception has been proposed to maintain the relaxation of certain screening requirements where this zone is located in an industrial area.</p> <p>5.7 - New Cross-Reference For ease of reference to applicable regulations.</p> <p>5.9 - Transferred from S.520.4.7 This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>Note: The requirement that all activities occur within an enclosed building is proposed to be removed as many Public Utility activities operate outdoors.</p>

2.190 US - Urban Services Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow larger facilities that provide institutional services, community services, or recreational activities.</p>	<p>No significant changes to the general purpose of this Zone are proposed.</p> <p>Equivalent Zone in the Zoning Bylaw 12800: Urban Services (US) Zone, excluding school sites, joint-use park and school sites, and district parks.</p>
<p>2. Permitted Uses</p> <p>Community Uses</p> <ul style="list-style-type: none"> 2.1. Child Care Services 2.2. Community Services 2.3. Community Recreation Services 2.4. Libraries 2.5. Outdoor Recreation Services 2.6. Schools 2.7. Special Events <p>Basic Service Uses</p> <ul style="list-style-type: none"> 2.8. Cemeteries 2.9. Detention Facilities 2.10. Emergency Services 2.11. Health Care Facilities 2.12. Recycled Materials Drop-off Centres 2.13. Transit Facilities <p>Commercial Uses</p> <ul style="list-style-type: none"> 2.14. Indoor Entertainment 2.15. Outdoor Entertainment <p>Residential Uses</p> <ul style="list-style-type: none"> 2.16. Residential, limited to Supportive Housing <p>Agricultural Uses</p> <ul style="list-style-type: none"> 2.17. Urban Agriculture <p>Sign Uses</p> <ul style="list-style-type: none"> 2.18. Fascia Signs, limited to On-premises Advertising 2.19. Freestanding Signs, limited to: <ul style="list-style-type: none"> 2.19.1. On-premises Advertising 2.19.2. Off-premises Advertising, existing as of January 1, 2024 2.20. Minor Digital Signs 2.21. Portable Signs, limited to On-premises Advertising 2.22. Projecting Signs, limited to On-premises Advertising 	<p>Community Uses</p> <p>This zone is intended to allow for uses that provide services to the community, including schools, libraries, recreation facilities, child care services, etc.</p> <p>Basic Services</p> <p>Most of the proposed Basic Services uses are currently Discretionary but would be a Permitted Use in this Zone.</p> <p>Transit Facilities is a new Use, added to enable the development of transit facilities within this Zone to integrate with the Mass Transit Network.</p> <p>Commercial Uses</p> <p>These uses are mainly to accommodate larger facilities and buildings, such as stadiums and conference centres.</p> <p>Residential Uses</p> <p>Supportive housing and other types of long term care facilities are the only types of residential development intended for this Zone.</p> <p>Agricultural Uses</p> <p>This would enable indoor Urban Agriculture development.</p> <p>Sign Uses</p> <p>Sign uses will continue to be allowed in this zone.</p>
<p>3. Additional Regulations For Specific Uses</p> <p>Community Uses</p> <ul style="list-style-type: none"> 3.1. Child Care Services must comply with Section 6.30. 3.2. Special Events must comply with Section 6.100. <p>Agricultural Uses</p> <ul style="list-style-type: none"> 3.3. Urban Agriculture <ul style="list-style-type: none"> 3.3.1. With the exception of outdoor display areas of products for sale to the public, Urban Agriculture Uses must be located within or on a building. 	<p>3.1 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.2. - New cross-reference For ease of reference to applicable regulations.</p> <p>3.3 - New regulations These regulations are added to ensure food safety to make sure plants are not grown in potentially contaminated soil.</p> <p>3.4 - New cross-reference For ease of reference to applicable</p>

3.3.2. The Development Planner may consider a variance to Section 3.3.1 based on the recommendations provided in an environmental and risk assessment report in compliance with [Section 7.140](#).

Sign Uses

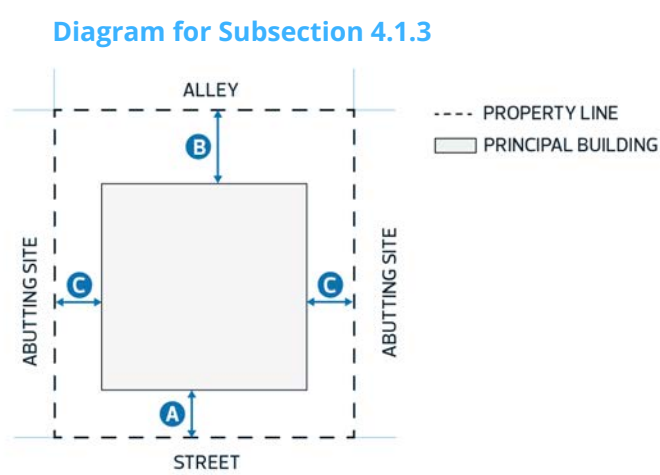
3.4. **Sign Uses** must comply with Subsections 3 and 9 of [Section 6.80](#).

regulations.

4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Site Regulations			
Section	Regulation	Value	Symbol
Height			
4.1.1.	Maximum Height	16.0 m	-
Setbacks			
4.1.2	Minimum Setback Abutting a Street	6.0 m	A
4.1.3	Minimum Setback Abutting an Alley	7.5 m	B
4.1.4	Minimum Setback Abutting a Site	4.5 m	C



4.2. Despite Subsection 4.1.1, the Development Planner may vary the maximum Height where necessary to accommodate features essential to the Use.

4.1.1 - Revised from S. 540.4.4

The proposed height is increased to 16.0 m to recognize the types of larger facilities this zone is intended for and the taller heights necessary to accommodate these types of development.

4.1.2 to 4.1.4 - Revised from S. 540.4., S. 540.4.2, and S. 540.4.3

These regulations are adapted from current requirements so that the setbacks are based on the context of the site and development, not the orientation of the lot.

4.2 - Revised from S.510.4.5

This regulation is simplified to explicitly allow variances to the maximum Height as a Discretionary Development. Variances to setbacks are considered as a possibility generally in the Zoning Bylaw and do not require a specific regulation.

5. General Regulations

Parking, Loading, Storage, and Access

- 5.1. Parking, loading, and waste collection areas may project into a Setback Abutting a residential Zone where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.
- 5.2. Outdoor parking, loading, and waste collection areas must not be located within a required Setback Abutting a Street or another Site.
- 5.3. Loading, waste collection, storage and service areas must be located towards the rear or sides of a principal building and screened from view from a Street or non-Industrial Zone.
- 5.4. Parking, access, loading, and site circulation requirements must comply with [Section 5.110](#).

Other Regulations

- 5.5. Landscaping must comply with [Section 5.90](#).
- 5.6. Waste collection areas, outdoor lighting, and other Site performance standards must comply with [Section 5.70](#).
- 5.7. Height limit exceptions to rooftop and other Accessory features must comply with [Section 5.10](#).
- 5.8. Where this Zone Abuts the A Zone or NA Zone, or is located within the North Saskatchewan River Valley and Ravine System Protection Overlay, the Development Planner, in consultation with the City department responsible for ecological planning:
 - 5.8.1. must require an environmental review where specified in an applicable statutory plan; and
 - 5.8.2. may apply conditions to the Development Permit to ensure that recommendations resulting from the environmental review are met.

5.1 - New Regulation

This regulation ensures that a buffer is provided between residential development and parking, loading, and waste collection areas where these are located within the required Setback.

5.2 - New Regulation

This regulation ensures that these elements of the development do not encroach into the setback and provides appropriate separation from abutting development.

5.3 - New Regulation

This regulation hides or screens utility and service areas from view from the street

5.4 to 5.7 - New cross-reference

For ease of reference to applicable regulations.

5.8 - Revised from S.510.5.2

This regulation is revised with changes but continues to ensure the ability for the Development Planner to request an environment review for development abutting the A zone or NA zone where it's determined to be necessary by the relevant statutory plan.

2.210 AJ - Alternative Jurisdiction Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To identify Sites that do not require a Development Permit because it is regulated by federal or provincial law, or will become Additions to Reserves/Reserve Creation. This Zone also provides direction for what Zoning Bylaw regulations will apply to these lands if their legal status changes and they become subject to this Bylaw.</p>	<p>This Zone is to accommodate uses under Federal or Provincial jurisdiction that are exempt from Zoning Bylaw regulations or for other uses occurring on Provincial or Federal lands. Additions to Reserves/Reserve Creation refers to future opportunities to create urban reserves under the federal Addition to Reserves/Reserve Creation process.</p> <p>Equivalent Zone in the Zoning Bylaw 12800: (AJ) Alternative Jurisdiction Zone</p>
<p>2. Permitted Uses</p> <p>2.1. Any Use that is consistent with the uses, activities and operations that are permitted by the appropriate federal law or provincial law.</p>	<p>This leaves the uses allowed non-specific to ensure that all possible Federally or Provincially regulated uses are included.</p>
<p>3. Discretionary Uses</p> <p>3.1. All Sign Uses, limited to Off-premises Advertising</p>	<p>Off premises signs are commercial in nature and will be advertising third party content not related to the principal developments on these sites. Given this, these signs, generally, would not be outside of the jurisdiction of the Zoning Bylaw due to a provincial or federal law.</p>
<p>4. General Regulations</p> <p>4.1. A Development Permit is not required for Permitted Uses.</p> <p>4.2. If Sites in this Zone become subject to the regulations of the Zoning Bylaw for any reason, including a change in Use, law, or ownership, the regulations from the most restrictive Abutting Zone apply. In this case, development must:</p> <ul style="list-style-type: none"> 4.2.1. be considered a Discretionary Development; and 4.2.2. comply with the Municipal Development Plan and other applicable statutory plans. <p>4.3. Off-premises Signs are at the discretion of the Development Planner in consideration with those uses, activities and operations prescribed in the appropriate superior legislation and the Sign Schedule applicable to the most restrictive Abutting Zone.</p>	<p>4.1 Transferred from S.560.4(1) This regulation is transferred from the existing rule that recognizes that Federal and Provincial uses are exempt from development permit requirements.</p> <p>4.2 Transferred from S.560.4(2) This regulation is transferred from the existing rule where lands that do become subject to the Zoning Bylaw, then the equivalent use and zone should apply to the proposed use.</p> <p>4.3 Transferred from Schedule 59H.2(3)(b) The regulation for Off-Premise Signs from Schedule 59H related to the AJ Zone has been moved directly into the zone to reduce cross-referencing where it's not required.</p>

Draft Zoning Bylaw

Agriculture Zones



2.220 AG - Agriculture Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To conserve agricultural land and allow activities that support Agriculture. Future subdivision of agricultural parcels is not permitted unless it occurs in accordance with applicable statutory plans and the regulations of this Zone.</p>	<p>1.1 - Revised from S. 610.1. The purpose has been revised to allow activities that contribute to the economic development and the resilience of the food system.</p> <p>Equivalent Zone in the Zoning Bylaw 12800: (AG) Agricultural Zone</p>
<p>2. Permitted Uses</p> <p>Agricultural Uses</p> <p>2.1. Agriculture</p> <p>Residential Uses</p> <p>2.2. Home Based Businesses 2.3. Residential</p> <p>Community Uses</p> <p>2.4. Special Events</p> <p>Sign Uses</p> <p>2.5. Fascia Signs, limited to On-premises Advertising 2.6. Freestanding Signs, limited to On-premises Advertising 2.7. Portable Signs limited to On-premises Advertising</p>	<p>Agricultural Uses The newly defined Agriculture use will provide a variety of supportive economic opportunities in the Agriculture Zone to support the ability for agricultural operations to thrive.</p> <p>Residential Uses The allowable residential uses are similar to those that are currently permitted in the AG Zone. It intends to limit housing to those who are living on the site and operating the farm.</p>
<p>3. Additional Regulations For Specific Uses</p> <p>3.1. Agriculture</p> <p>3.1.1. Despite Subsection 4.1.3, maximum Height does not apply to buildings or structures that are part of an Agriculture Use.</p> <p>3.2. Residential</p> <p>3.2.1. Residential Uses may only be in the form of:</p> <p>3.2.1.1. a maximum of 1 Single Detached House on a Site; and 3.2.1.2. a maximum of 1 Dwelling of Backyard Housing and 1 Secondary Suite.</p> <p>3.2.2. Backyard Housing must comply with Section 6.50. 3.2.3. Home Based Businesses must comply with Section 6.60.</p> <p>3.3. Sign Uses</p> <p>3.3.1. Signs must comply with Section 6.80.</p> <p>3.4. Special Events</p> <p>3.4.1. Special Events must comply with Section 6.100.</p>	<p>3.1.1 - Transferred from S. 610.4.5 This regulation is transferred from the former AG Zone. It has minor revisions for consistency.</p> <p>3.2.1 - New regulation This regulation is designed to protect agricultural land from further residential development.</p> <p>3.2.2 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.2.3 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.3.1 - New cross-reference For ease of reference to applicable regulations.</p> <p>3.4.1 - New cross-reference For ease of reference to applicable regulations.</p>

4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
Site Area			
4.1.1.	Minimum Site area	32.0 ha	-
Setbacks			
4.1.2.	Minimum Setbacks	7.5 m	A
<p>Diagram for Subsection 4.1</p>			
Height			
4.1.3.	Maximum Height	12.0 m	-

4.1.1 - Transferred from S. 610.4.1

This regulation maintains the minimum size requirement for viable agricultural operations but would also allow for the minimum 1 subdivision of land from a quarter-section.

4.1.2 - Combined S. 610.4.2., S. 610.4.3, and S. 610.4.4

This regulation maintains current Setbacks.

4.1.3 - New regulation

This regulation is aligned to the height presented in the new small scale residential zones as intended to regulate residential development in the AG zone.

5. General Regulations

5.1. Despite Subsection 4.1.1, the Subdivision Authority may approve a maximum of 1 subdivision of a quarter section (64.7 ha) where the resulting parcel is less than the minimum Site area in the following cases:

- 5.1.1. where the resulting parcel is only for an existing Dwelling and related Accessory buildings and structures;
- 5.1.2. where the Site is separated by natural features such as ravines or water bodies, or by artificial features such as Streets or railways, so that part of the property is too small for economic agricultural development; or
- 5.1.3. where the resulting parcel is to be developed for Essential Utilities.

5.1.1 - New regulation

This regulation acknowledges that the subdivision of a single farmstead from an unsubdivided quarter section is not believed to be considerable fragmentation. This regulation aids in the planned development of the area by making the balance of the quarter section available for sale. Additionally, the definition for Farm Site is created in the General Definitions section to support interpretation.

5.1.2 and 5.1.3 - Transferred from S. 41.1.1

These regulations are transferred for better access to this information within the AG Zone. They have minor revisions for consistency and ease of interpretation.

2.230 FD - Future Urban Development Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for agricultural and rural Uses that do not prejudice future use when such a time comes that the lands are required for the uses contemplated in a Statutory Plan.</p>	<p>1.1 - Revised from The purpose has been revised to combine the language of both the Industrial Reserve Zone and the Urban Reserve Zone. The intent is to merge these two together to create a single reserve zone.</p> <p>Equivalent Zones in the Zoning Bylaw 12800: (AGI) Industrial Reserve Zone and (AGU) Urban Reserve Zone</p>
<p>2. Permitted Uses</p> <p>Agricultural Uses</p> <ul style="list-style-type: none"> 2.1. Agriculture 2.2. Urban Agriculture <p>Community Uses</p> <ul style="list-style-type: none"> 2.3. Special Events 	<p>Agricultural Uses Agriculture includes Rural Farms and Small Animal Breeding and Boarding Establishments which are currently allowed in the AGI Zone. Recreational Acreage Farm are also included in this use and will be permitted.</p> <p>Urban Agriculture includes Urban Indoor Farms and Urban Outdoor Farms which are currently allowed in the AGI Zone.</p> <p>Community Uses Special Events will continue to be permitted in this zone.</p>
<p>3. Discretionary Uses</p> <p>Residential Uses</p> <ul style="list-style-type: none"> 2.4. Residential limited to Single Detached Housing <p>Community Uses</p> <ul style="list-style-type: none"> 2.5. Community Services 2.6. Outdoor Recreation Services 2.7. Parks <p>Commercial Uses</p> <ul style="list-style-type: none"> 2.8. Indoor Sales and Services 2.9. Outdoor Entertainment 2.10. Outdoor Sales and Services <p>Industrial Uses</p> <ul style="list-style-type: none"> 2.11. Minor Industrial 2.12. Natural Resource Developments <p>Basic Services</p> <ul style="list-style-type: none"> 2.13. Minor Utilities 2.14. Recycling Drop-off Centres <p>Sign Uses</p> <ul style="list-style-type: none"> 2.15. Fascia Signs, limited to On-premises Advertising 2.16. Freestanding Signs, limited to: <ul style="list-style-type: none"> 2.16.1. On-premises Advertising 2.16.2. Off-premises Advertising, existing as of January 1, 2024 2.17. Minor Digital Signs, existing as of January 1, 2024 	<p>Residential Uses Residential includes Single Detached Housing which is allowed in the AGU Zone.</p> <p>Community Uses Community Services includes Public Education Services which is allowed in the AGU Zone, and Outdoor Recreation Services which is allowed in the AGI zone.</p> <p>Parks include Public Parks which are allowed in the AGU zone.</p> <p>Commercial Uses Indoor Sales and Services include Residential Sales Centre and the Market Uses which are allowed in the AGU Zone.</p> <p>Outdoor Entertainment includes Outdoor Amusement Establishments which are allowed in the AGI zone and Drive-in Motion Picture Theatres which are allowed in both the AGI and AGU zones.</p> <p>Outdoor Sales and Services include Greenhouses, Plant Nurseries and Garden Centres which are allowed in the AGI and AGU Zone.</p> <p>Industrial Uses Minor Industrial uses will include Temporary Storage which is allowed in the AGI Zone. While this could include other Minor Industrial activities, Subsection 3.1.1 limits the extent of this activity.</p> <p>Natural Resource Developments will continue to be allowed in this zone.</p>

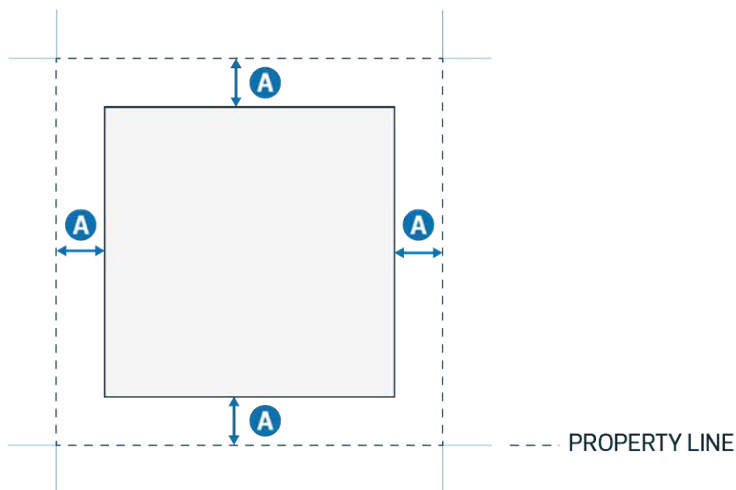
	<p>Basic Services Minor Impact Utilities and Recycling Drop-off Centres will continue to be allowed in this zone.</p> <p>Sign Uses Sign Uses will continue to be allowed in this zone, except Freestanding Off-premises, Minor Digital On-premises, Minor Digital Off-premises, Minor Digital On-premises Off-premises will continue to only be allowed if they are existing.</p>
<p>3. Regulations For Specific Uses</p> <p>Industrial Uses</p> <p>3.1. Minor Industrial</p> <p>3.1.1. Developments are limited to the temporary storage of goods and material that does not involve the construction of permanent structures or material alteration of the existing state of land.</p> <p>Community Uses</p> <p>3.2. Special Events must comply with Section 6.100</p> <p>Sign Uses</p> <p>3.3. Signs must comply with Section 6.80.</p>	<p>3.1.1 - New regulation The Minor Industrial Use category now enables a broader range of activities that may have the potential to alter the existing state of the land. This regulation will limit Minor Industrial activities to temporary storage in order to maintain the purpose of this zone, where developments should not prejudice the future use of the lands.</p> <p>3.2 and 3.3 - New cross-references This regulation is added for better access to this information within the zone.</p>

4. Site and Building Regulations

1. Development must comply with Table 4.1:

Table 4.1. Site Regulations			
Section	Regulation	Value	Symbol
Site Area			
4.1.1.	Minimum Site Area	8 ha	-
Height			
4.1.2.	Maximum Height, excluding buildings and structures for Agricultural and Natural Resource Development Uses	12.0 m	-
Setbacks			
4.1.3.	Minimum Setback	7.5 m	A

Diagram for Section 4.1



4.1 - Transferred from S. 630.4.1, S. 630.4.2, S. 630.4.3, S. 630.4.4

4.1.2 - Revised regulation

This regulation is revised to 12.0 m to align with the Agricultural Zone which is aligned to the height presented in the new small scale residential zones as intended to regulate residential development in the AG zone.

5. General Regulations

Building Requirements

- 5.1. The development must not:
- 5.1.1. materially alter the existing state of the land;
 - 5.1.2. require structures, footings or foundations that cannot be readily removed or relocated; or
 - 5.1.3. prejudice the future subdivision, servicing and development of such lands for future Uses on a planned basis.
- 5.2. The Development Planner may specify the length of time that a Use is permitted in this Zone, having consideration for the intent of Subsection 5.1, the purpose of this Zone, and the staging of servicing and development of the subject land.

Outdoor Service and Storage Requirements

- 5.3. Despite Table 4.1, for Sites Abutting a Transportation/Utility Corridor, Calgary Trail N.W., Gateway Boulevard N.W., Sherwood Park Freeway N.W., Stony Plain Road N.W., or Yellowhead Trail N.W., the maximum Height of materials and equipment in an outdoor storage area, including shipping containers and outdoor displays must comply with Table 5.3

5.1 and 5.2 - Transferred from S. 630.5.1

5.3 - Revised regulation

This regulation is transferred from S. 630.4.6 and combined with S. 57.1..2 and S. 57.2. For better access to this information within the Reserve Zone.

5.4 and 5.5 - Transferred from s. 57.1.2

These regulations are added for better access to this information within the Reserve Zone.

Table 5.3. Height Regulations for Materials and Equipment in Outdoor Storage Areas

Section	Regulation	Value
5.6.1	Maximum Height if located within 15.0 m of a Lot Line Abutting a Street specified in Section 5.3	8.0 m

- 5.4. Storage and service areas must be located to the rear or sides of the principal building and screened from view from any Street and from Abutting Sites, except where:
- 5.4.1. the Street is a local road serving an FD, IH or IM Zone; or
 - 5.4.2. the adjacent Site is within an FD, IH or IM Zone.
- 5.5. Despite Table 4.1 and 5.3, the maximum Height of screening outlined in Section 5.4 is 3.7 m, except for trees or shrubs.

Draft Zoning Bylaw

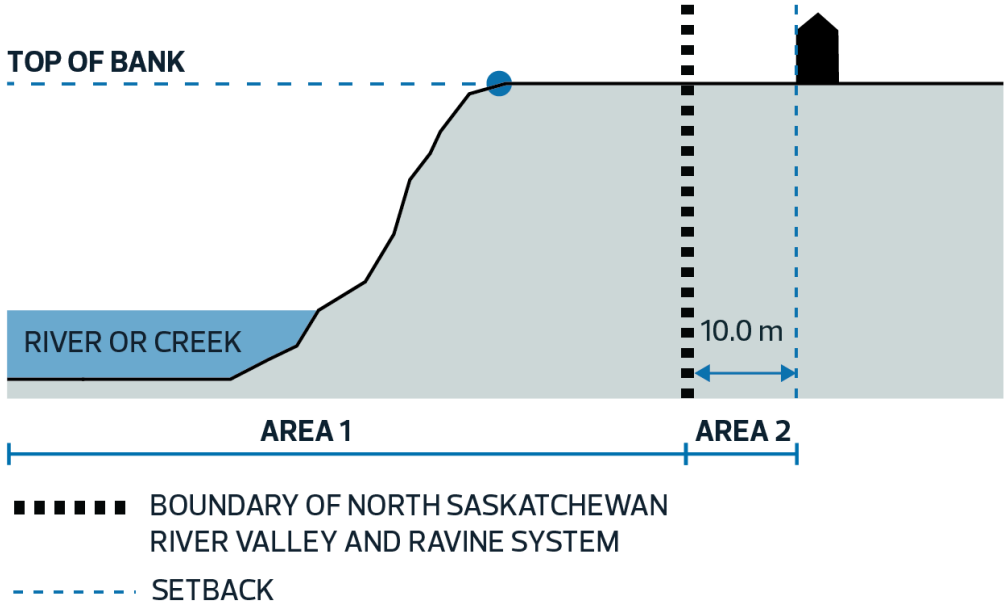
Overlays



2.240 FPO - Floodplain Protection Overlay

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To mitigate the potential negative effects of a flood event and ensure the safety of those living in lands partially or wholly contained within the defined floodplains of the North Saskatchewan River and its tributaries within the City of Edmonton.</p>	<p>1 - Revised from S. 812.1 The purpose is revised to clarify that the overlay is a mitigation instrument.</p>
<p>2. Area of Application</p> <p>2.1. This Overlay applies to those lands identified in the Appendix to this Overlay.</p> <p>2.2. Despite Subsection 2.1, for lands on which the boundary of this Overlay applies to only a portion of a Lot, the provisions of this Overlay apply to the entire Lot.</p>	<p>2.1 - Transferred from S. 812.2</p>
<p>3. Development Regulations and Submission Requirements</p> <p>3.1. For the development of a parcel of land partially or wholly contained within the Floodplain Protection Overlay, the applicant must submit a certificate from a qualified, registered professional engineer or architect that indicates:</p> <p>3.1.1. the proposed development complies with the floodplain management policies of the applicable statutory plans or provides recommendations on how to bring the proposed development in compliance with the applicable statutory plans.</p> <p>3.2. In addition to the requirements of Subsection 3.1, for the development of a parcel of land partially or wholly contained within the Floodplain Overlay, the Development Planner may require the applicant to submit:</p> <p>3.2.1. the geodetic elevation of the proposed building location;</p> <p>3.2.2. the geodetic elevation of the lowest point of all openings to the proposed building(s); and</p> <p>3.2.3. written confirmation indicating that the following factors have been addressed in the design of the building:</p> <p>3.2.3.1. the flood-proofing of habitable rooms, electrical panels, heating units, and operable windows;</p> <p>3.2.3.2. Basement drainage; and</p> <p>3.2.3.3. Site drainage.</p> <p>3.3. The requirements listed in Subsections 3.1 and 3.2.3 must be authenticated and validated professional work products, prepared by a qualified Professional Engineer (P Eng.) licensed by the Association of Professional Engineers and Geoscientists of Alberta to practice in Alberta written confirmation with date and signed professional stamp from a registered professional engineer or a written confirmation that must be sealed, dated and signed by an Alberta Association of Architects Authorized Entity or registered Architect.</p> <p>3.4. The Development Planner must apply conditions identified in the certificate outlined in 3.1 to ensure that the development complies with the floodplain management policies of the applicable statutory plans and to ensure any specific design concerns outlined in 3.1.2 have been addressed.</p>	<p>3.1 - Revised from S. 812.3.2 This regulation reduces redundancy regarding “applicable statutory plans” by removing the list of formerly acknowledged statutory plans. Additionally, this prevents future amendments if any of the aforementioned plans are repealed.</p> <p>3.2 - Combined S. 812.3 and S. 14.4 This regulation combines information from former Section 14.4 into the former overlay regulations.</p> <p>3.3 - New regulation This regulation is revised to improve readability and updates references to professional engineer work products to reflect best practices.</p> <p>3.4 - New regulation This regulation is to allow Development Planners the ability to apply conditions to ensure that any recommendations from the certificates required under 3.1 and 3.2 are added to the development permit.</p>
<p>4. Appendix 1</p> <p>4.1. Appendix 1: FPO - Floodplain Protection Overlay</p>	<p>4.1 The Government of Alberta is currently conducting a North Saskatchewan River Hazard Study that will result in future changes to the Floodplain Protection Overlay boundary. Due to the timing of this work these changes will likely occur outside the timeframe of the Zoning Bylaw Renewal Initiative.</p>

2.250 RVO - North Saskatchewan River Valley and Ravine System Protection Overlay

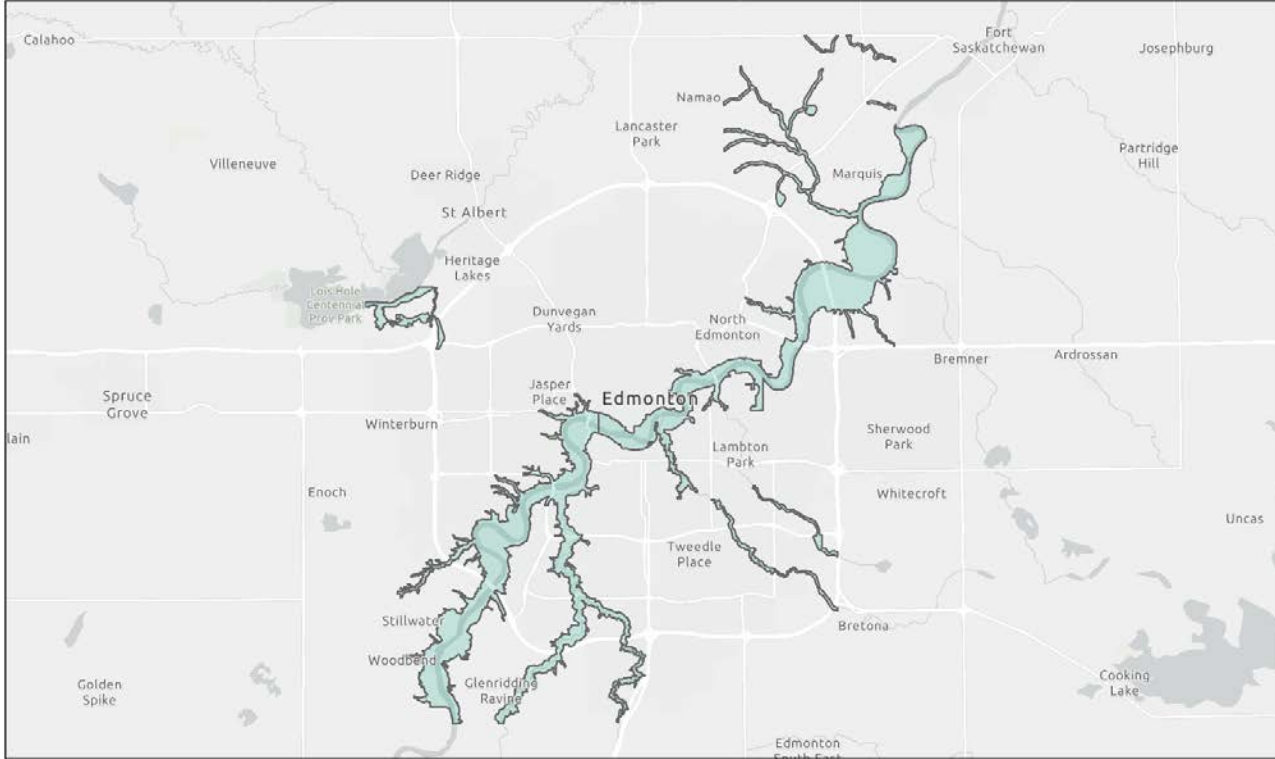
Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To provide a development Setback from the North Saskatchewan River Valley and Ravine system and mitigate the risks associated with top-of-bank landslides, erosions, and other environmental hazards.</p>	<p>1 - Revised regulation This purpose statement is revised for clarity.</p> <p>Equivalent Overlay in the Zoning Bylaw: North Saskatchewan River Valley and Ravine System Protection Overlay</p>
<p>2. Application</p> <p>2.1. This Overlay applies to:</p> <p>2.1.1. All lands within the North Saskatchewan River Valley and Ravine System, as shown on Area 1 of Appendix 1 of this Overlay; and</p> <p>2.1.2. All lands within 10.0 m of the North Saskatchewan River Valley and Ravine System, as shown on Area 2 of Appendix 1 of this Overlay.</p> <p>2.2. Despite Subsection 2.1, for lands on which the boundary of this Overlay applies to only a portion of a Lot, the provisions of this Overlay apply to the entire Lot.</p> <p>2.3. Despite Subsection 2.1, the boundary of this Overlay is a general boundary and is subject to more precise locations that are established through the approval of subdivision plans or survey plans of the top of bank. In these cases, the Development Planner will amend the map to reflect the more precise boundary.</p>	<p>2.1.1 - Transferred from S. 811.2.1 To ensure that developments within this area are flagged for geotechnical review, and risks identified are mitigated upon issuance of the development permit. Developments in this area could either be permitted or discretionary, depending on the underlying zone.</p> <p>2.1.2 - Revised from S. 811.2.2 This regulation is revised to align with the Public Upland Area Setback prescribed by Top of Bank Policy C542A. The Public Upland Area Setback is measured from the Crest to the Urban Development Line. The current 7.5 m is particularly an issue in older neighbourhoods where the Overlay is aligned with the Crest, where the Urban Development Line may not account for the 10.0 m Public Upland Area Setback. Therefore in some cases, the 7.5 m is insufficient as a setback and/or trigger point to require circulation to the City's geotechnical experts who can assess the potential for a geotechnical report. Additionally, Top of Bank Policy supports the increase to 10.0 m and would allow us to stop requiring a circulation/report to sites Abutting the Overlay.</p>
<p>3. Development Regulations</p> <p>3.1. Development within the boundaries of this Overlay but outside of the North Saskatchewan River Valley and Ravine System, as shown in Area 1 of Appendix 1 of this Overlay, must maintain a minimum Setback of 10.0 m from the North Saskatchewan River Valley and Ravine System, as shown in Area 2 of Appendix 1 of this Overlay.</p> <p style="text-align: center;">Diagram 3.1</p>  <p>3.2. The Development Planner may consider a variance to Subsection 3.1 if the variance is supported by the geotechnical engineering study specified in Subsection 3.3.</p> <p>3.3. For the development of a Site that is partially or wholly contained within the boundaries of this Overlay:</p>	<p>3.1 - Revised regulation The minimum Setback is revised from 7.5 m to 10.0 m to align with the changes in Subsection 2.1.2. The proposed diagram 3.1 would illustrate the intent of this regulation to support the reader's understanding.</p> <p>3.2 - Revised regulation This regulation is transferred from S. 811.3.2 to allow for variance to 3.1 but revised to align with current practices.</p> <p>3.3 - Transferred from S. 811.3.3 This regulation is carried over to ensure that applications for development within the overlay include a geotechnical study.</p> <p>3.4 - Transferred from S. 14.1.1 This regulation is transferred from Section 14 into the zone to allow for better access to the information within the zone.</p> <p>3.5 - Transferred from S. 811.3.4 This regulation is carried over to provide clarity on what information may be required for the development and removal of accessory buildings and structures. It also integrates information from S. 14.1.1 and S. 14.1.2 as these may be required upon review of the application.</p> <p>3.6 - New regulation This regulation is added to allow Development Planners the ability to apply</p>

<p>3.3.1. the applicant must submit a geotechnical engineering study, as specified in Subsection 1 of Section 7.140; and</p> <p>3.3.2. the study must include:</p> <p>3.3.2.1. the minimum Setback for structures on the Site; and</p> <p>3.3.2.2. development conditions for the property that are required to prolong the stability of the bank.</p> <p>3.4. In addition to Subsection 3.3, the Development Planner, in consultation with the City department responsible for geotechnical engineering, may require the applicant to submit information regarding the existing and proposed Grades at 0.5 m contour intervals.</p> <p>3.5. Despite Subsection 3.3, for the development or removal of accessory buildings or structures the Development Planner, in consultation with City department responsible for geotechnical engineering, may require the applicant to submit:</p> <p>3.5.1. information regarding the existing and proposed Grades at 0.5 m contour intervals; and</p> <p>3.5.2. a geotechnical engineering study in compliance with Subsection 1 of Section 7.140.</p> <p>3.6. The Development Planner, in consultation with the City department responsible for geotechnical engineering, must apply conditions to the approval of the Development Permit necessary to minimize the slope instability and other geotechnical hazards identified in the required geotechnical engineering study specified in Subsections 3.3, 3.4 and 3.5.</p> <p>3.7. Despite Subsection 2.2.2 of Section 7.60, Water Retention Structures on a Site Zoned Residential that is partially or wholly contained within this Overlay will be a Discretionary Development.</p> <p>3.8. The following developments on a Site Zoned Residential that is partially or wholly contained within this Overlay are not permitted:</p> <p>3.8.1. above or underground sprinklers and irrigation systems; or</p> <p>3.8.2. roof leaders, downspouts and sump pump discharge spouts that discharge into or onto the ground.</p> <p>3.9. A Rear Yard, Interior Side Yard, or Flanking Side Yard on a Site Zoned Residential that is partially or wholly contained within this Overlay:</p> <p>3.9.1. must primarily be Landscaped with pervious Landscaping materials; and</p> <p>3.9.2. must not contain a total area of Impervious Material greater than 12.0 m² per Yard.</p>	<p>conditions to ensure that any recommendations from the geotechnical engineering studies required under 3.3 and 3.5 are added to the development permit as conditions.</p> <p>3.7 - Transferred from S. 811.3.5 This regulation is transferred to continue to require Water Retention Structures as Discretionary Developments.</p> <p>3.8 - Transferred from S. 811.3.6 This regulation is transferred to continue to prohibit above or underground sprinklers and irrigation systems, and roof leaders, downspouts and sump pump discharge spouts.</p> <p>3.9 - Transferred from S. 811.3.7 This regulation is transferred to continue to require landscaping be generally pervious and provide parameters on how much impervious material is acceptable.</p>
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4. Appendix 1

4.1. Appendix 1: RVO - North Saskatchewan River Valley and Ravine System Protection Overlay

Appendix 1: RVO – North Saskatchewan River Valley and Ravine System Protection Overlay



Zoning Bylaw Renewal
Urban Planning & Economy
Map Compiled by: AZ

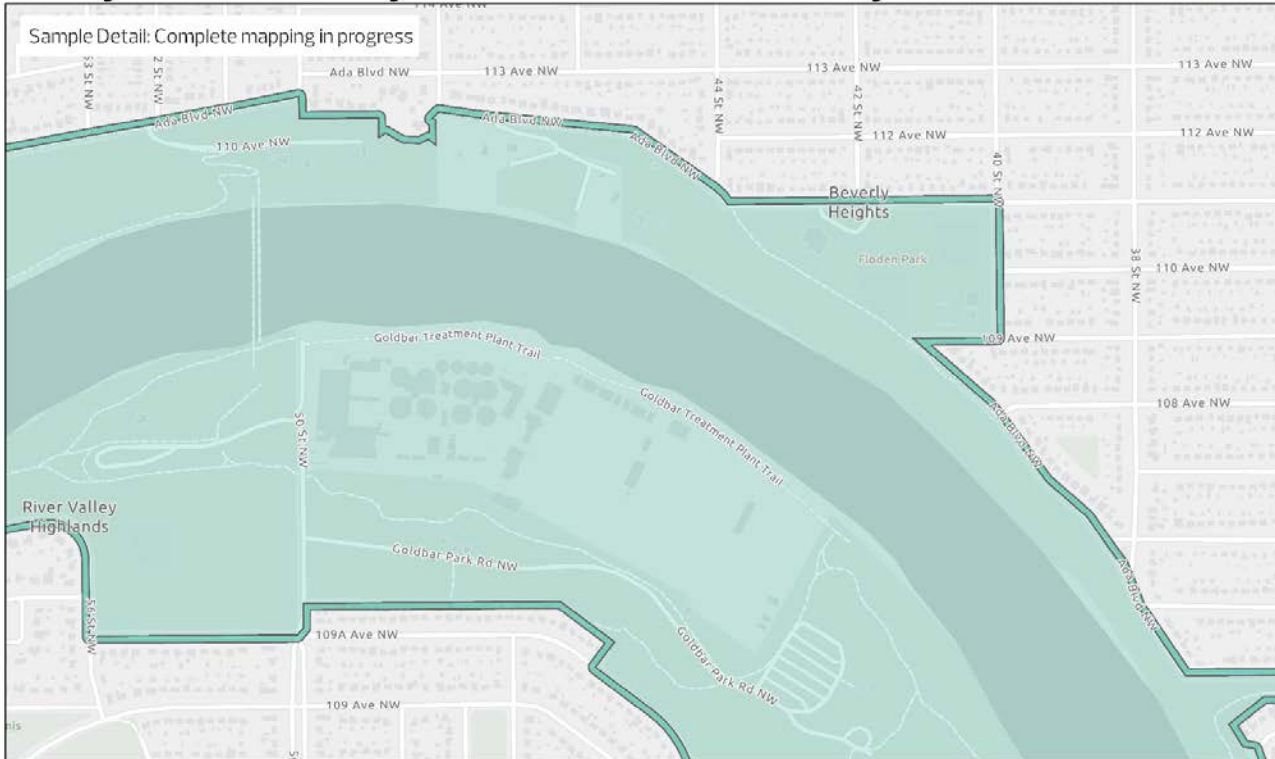
North Saskatchewan River Valley and Ravine System



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Appendix 1: RVO – North Saskatchewan River Valley and Ravine System Protection Overlay



Zoning Bylaw Renewal
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Map Compiled by: AZ

Area 1: North Saskatchewan River Valley and Ravine System
Area 2: 10.0 m Setback Area



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0 105 210 420 Meters

4.1 - Revised

The appendix to this Overlay is proposed to be revised to show the required 10.0 m setback from the North Saskatchewan River Valley and Ravine System Overlay. This would provide greater transparency for property owners to identify when the Overlay applies to their property. Three sample close-ups are included in this draft to illustrate what this revised appendix could look like. Complete mapping of this appendix is currently in progress.

2.260 APO - Airport Protection Overlay

Regulations

Notes / Rationale

1. Purpose

To allow for the safe and efficient operation of the Edmonton International Airport near the City of Edmonton's southern municipal boundary, and the Edmonton Garrison Heliport near the City of Edmonton's northern municipal boundary through the regulation of development within the provincially and federally mandated boundaries.

A new Overlay to ensure that the provincial Edmonton International Airport Vicinity Protection Area Regulation, the federal government's Edmonton International Airport Zoning Regulation and the federal government's Garrison Heliport Zoning Regulation are implemented as part of the review for Development Permit or subdivision applications.

2. Area of Application

- 2.1. This Overlay applies to all lands identified in Appendices 1 & 2.
- 2.2. Where the regulations of this Overlay are in conflict with other regulations of this Bylaw, this Overlay takes precedence.

2.1 - New regulation

Appendix 1 prescribes the applicable area with respect to the Edmonton International Airport as specified in [Edmonton International Airport Vicinity Protection Area Regulation](#) of the Municipal Government Act, the [Government of Canada Edmonton International Airport Zoning Regulations](#), Appendix 2 prescribes the applicable area with respect to the Edmonton Garrison Heliport as specified in the [Government of Canada Garrison Heliport Zoning Regulation](#).

3. Regulations

- 3.1. Development Permit and subdivision applications within the area identified in Appendix 1 must comply with the Government of Canada Edmonton International Airport Zoning Regulations, C.R.C., c. 81, as amended and the Edmonton International Airport Vicinity Protection Area Regulation 55/2006, as amended.
- 3.2. Development Permit applications within the area identified in Appendix 2 must comply with the Government of Canada Garrison Heliport Zoning Regulation SOR/2004-86, as amended.

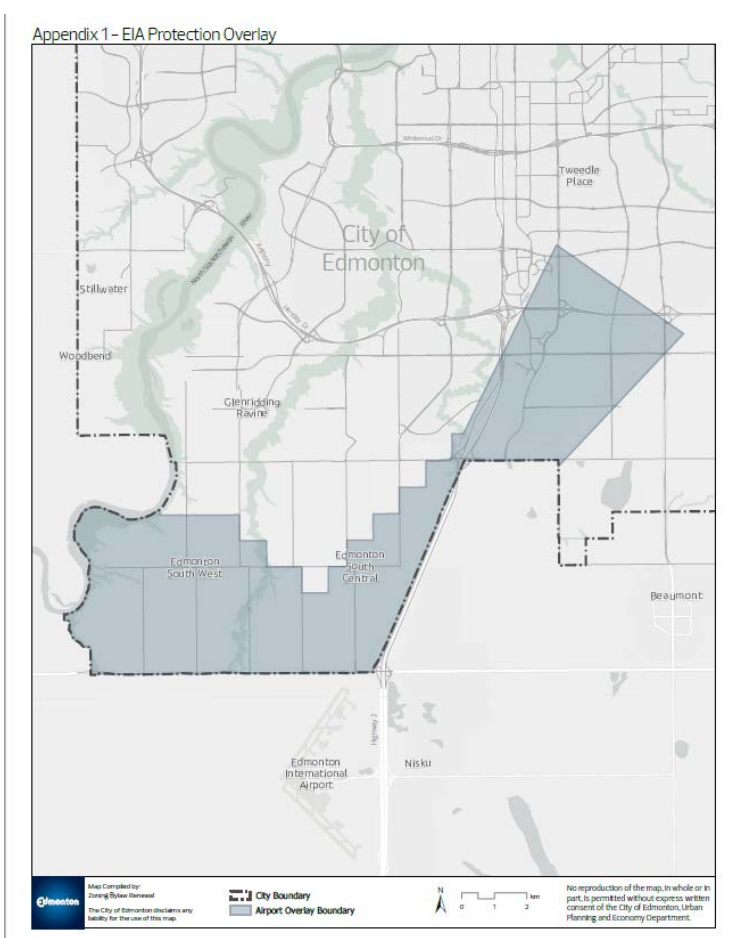
3.1 - New regulation

This regulation ensures that development permit and subdivision applications refer to and comply with applicable Regulations.

3.2 - New regulation

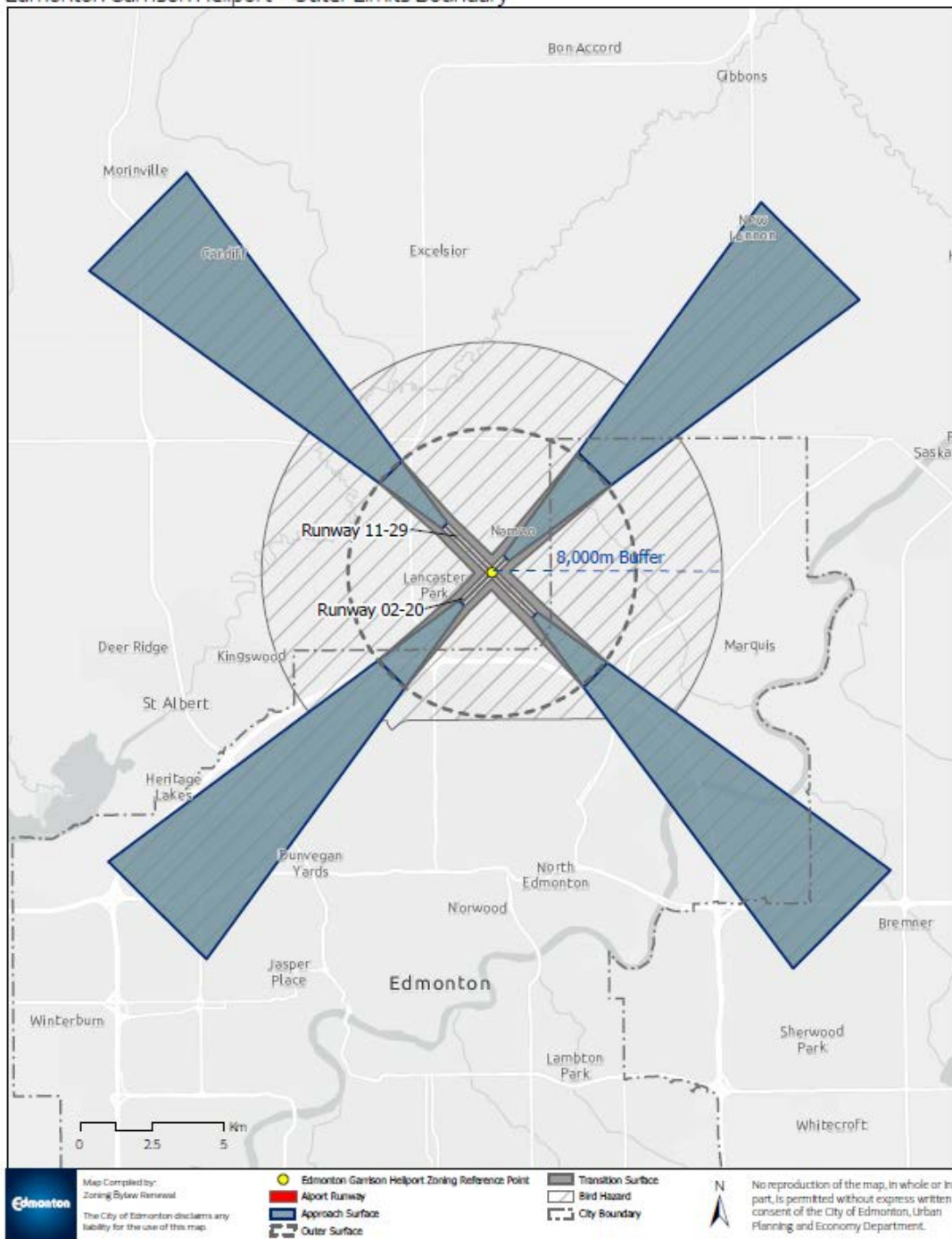
This regulation ensures that development permit and subdivision applications refer to and comply with applicable Regulations.

Appendix 1



Appendix 2

Edmonton Garrison Heliport - Outer Limits Boundary



Draft Zoning Bylaw

Part 3 - Special Area Zones

Special Area work for several areas is ongoing.



3.10 River Valley Special Area

Regulations

Notes / Rationale

1. Purpose

To designate portions of the North Saskatchewan River Valley as a Special Area for broader recreation opportunities and targeted environmental protection in compliance with the North Saskatchewan River Valley Area Redevelopment Plan.

1 - New Regulation

The new Zoning Bylaw proposes to recognize portions of the river valley and ravine system as a Special Area, due to their unique needs and specifically tailored regulations. Areas currently zoned (AN) River Valley Activity Node Zone will be divided into the following River Valley Special Area Zones:

- (A1) Fort Edmonton Park Special Area Zone;
- (A2) Muttart Conservatory Special Area Zone;
- (A3) Louise McKinney Riverfront Special Area Zone;
- (A4) Edmonton Valley Zoo Special Area Zone;
- (A5) Buena Vista Park Special Area Zone; and
- (A6) River Crossing Special Area Zone.

Splitting the (AN) River Valley Activity Node Zone into 6 individual River Valley Special Area Zones will emphasize that each of these recreation areas is unique and allows for different development opportunities such as:

1. a wider range of recreational activities;
2. protection of historical resources; and
3. preservation of ecologically sensitive areas.

The River Valley Special Area Zones will only be applied where the (AN) River Valley Activity Node Zone currently applies.

Equivalent Zone in Zoning Bylaw 12800:
(AN) River Valley Activity Node Zone

2. Application

The boundaries of the River Valley Special Area are shown on Appendix I.

2 - New Regulation

The River Valley Special Area boundary is proposed to apply to sites currently zoned (AN) River Valley Activity Node Zone.

3. River Valley Special Area Zones

3.1. The Zones contained in this Section have been created in compliance with [Section 7.70](#):

- 3.1.1. (A1) Fort Edmonton Park Special Area Zone
- 3.1.2. (A2) Muttart Conservatory Special Area Zone
- 3.1.3. (A3) Louise McKinney Riverfront Park Special Area Zone
- 3.1.4. (A4) Edmonton Valley Zoo Special Area Zone
- 3.1.5. (A5) Buena Vista Park Special Area Zone
- 3.1.6. (A6) River Crossing Special Area Zone

3.1 - New Regulation

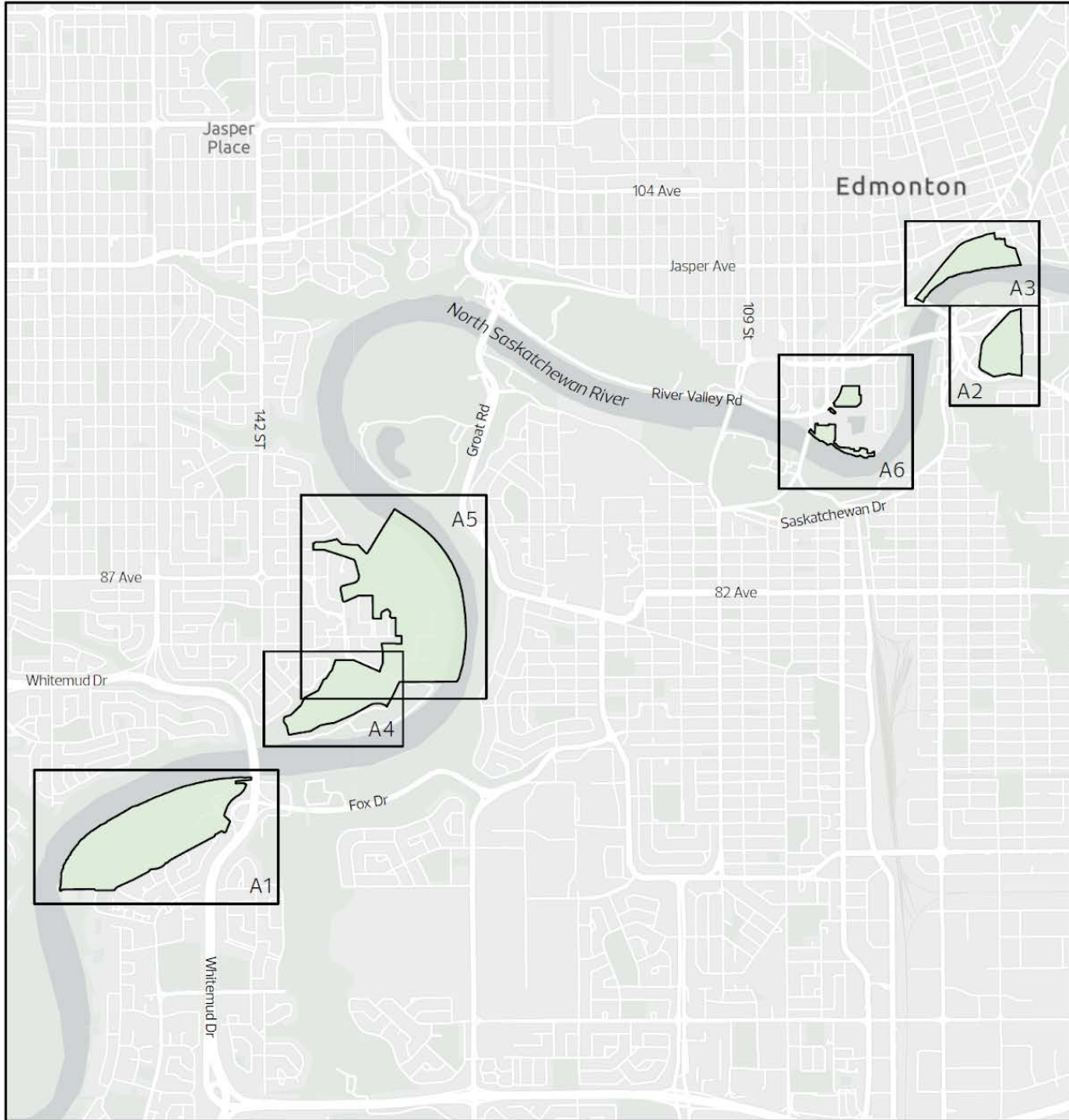
To establish the River Valley Special Area Zones.

Retired Regulations

- **S.541.4.5**
Proposed to remove the requirement for a Parking Impact Assessment. This is no longer applicable because the current and new Zoning Bylaw does not prescribe parking minimums.
- **S.541.4.6**
Proposed to remove because Master Plans rarely provide guidance related to signs. Signs will need to follow the regulations of the applicable sign schedule.

4. Appendix I - River Valley Special Area

Appendix I: River Valley Special Area



Zoning Bylaw Renewal
 Urban Planning & Economy
 Map Compiled by: AZ
 Date Exported: 8/18/2022

River Valley Special Area Boundary



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4 - New Regulation

Appendix I was created to show the boundaries of the River Valley Special Area. The boundary encompasses the area that is currently covered by the (AN) River Valley Activity Node Zone.

The boundaries of this area could only be changed through a Zoning Bylaw amendment at a City Council Public Hearing.

3.11 A1 - Fort Edmonton Park Special Area Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for development of Fort Edmonton Park, a unique, historical, recreational, educational and cultural attraction located in the North Saskatchewan River Valley. The Park is divided into 2 sectors, as shown on Appendix I. The Environmental Protection Sector includes environmentally sensitive areas that will be preserved in their natural state. The Activity Sector allows for development that is consistent with Council approved Master Plans.</p>	<p>Transferred from S.541 Appendix I (1) The purpose statement has been transferred with minor adjustments to improve wording and clarity.</p> <p>Note: The Development Planner has the ability to consider Master Plans for discretionary Development Permit applications.</p> <p>Equivalent Zone in Zoning Bylaw 12800: (AN) River Valley Activity Node Zone - Appendix I</p>
<p>2. Area of Application</p> <p>This Zone applies to Fort Edmonton Park, located at Block A, Plan 8521469, north of Brander Drive and 66 Avenue and west of Whitemud Drive, as shown on Appendix I.</p>	<p>Transferred from S.541 Appendix I (1) This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p>3. Permitted Uses</p> <p>Community Uses</p> <p>3.1. Protected Natural Areas</p>	<p>Permitted Uses are proposed to be limited to support preservation of the Environmental Protection Sector and alignment with the North Saskatchewan River Valley Area Redevelopment Plan.</p>
<p>4. Discretionary Uses</p> <p>Community Uses</p> <p>4.1. Child Care Services 4.2. Community Services 4.3. Outdoor Recreation Services 4.4. Parks 4.5. Special Events</p> <p>Commercial Uses</p> <p>4.6. Food and Drink Services 4.7. Hotels 4.8. Major Indoor Entertainment 4.9. Outdoor Entertainment</p> <p>Agricultural Uses</p> <p>4.10. Urban Agriculture</p> <p>Basic Service Uses</p> <p>4.11. Minor Utilities</p> <p>Sign Uses</p> <p>4.12. Fascia Signs, limited to On-premises Advertising 4.13. Freestanding Signs, limited to On-premises Advertising 4.14. Portable Signs, limited to On-premises Advertising 4.15. Projecting Signs, limited to On-premises Advertising</p>	<p>The majority of uses are proposed to be Discretionary to support the goals of The City Plan to “Maintain the North Saskatchewan River Valley and Ravine System’s key role as an environmental protection area and for open space, cultural and recreational uses.” Discretion will support preservation of Environmental Protection Sectors and alignment with Statutory Plans.</p> <p>Community Uses Include a range of recreation, social, and temporary event opportunities. Note: Community Services and Outdoor Recreation Services are new, broader uses that include some activities not listed in the current AN Zone.</p> <p>Commercial Uses Include a range of activities that support Fort Edmonton Park as a tourism destination. Note: Major Indoor Entertainment and Outdoor Entertainment are new, broader uses that include some activities not listed in the current AN Zone.</p> <p>Agricultural Uses Agriculture-related activities, such as community gardens, continue to be allowed in this zone.</p> <p>Basic Services Minor Utilities continue to be allowed in this zone.</p> <p>Sign Uses Sign uses continue to be allowed in this zone, however, the reference to “all other types of signs” is proposed to be removed for clarity and transparency.</p>

	<p>Notes:</p> <ul style="list-style-type: none"> - Appendix I of the current AN Zone states that Automotive and Equipment Repair Shops, Breweries, Wineries and Distilleries and General Retail Stores must be accessory to Fort Edmonton Park. As these Uses are not intended to develop as principal Uses, they are proposed to be removed from Section 4. However, as per Section 5.10, they can continue to be developed as Accessory to Fort Edmonton Park. <p>Retired Uses:</p> <ul style="list-style-type: none"> - Single Detached Housing: Houses in Fort Edmonton Park are for exhibition purposes only and are not considered dwellings. - Natural Resource Development: The City Plan's direction is to prevent resource extraction in the North Saskatchewan River Valley and Ravine System.
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<h2 style="color: #FFC000;">5. Additional Regulations For Specific Uses</h2> <h3 style="color: #0070C0;">Community Uses</h3> <p>5.1. Child Care Services must comply with Section 6.30.</p> <p>5.2. Special Events must comply with Section 6.100.</p> <h3 style="color: #0070C0;">Commercial Uses</h3> <p>5.3. Food and Drink Services</p> <p>5.3.1. A maximum of 10 individual establishments are permitted.</p> <p>5.3.2. The maximum Floor Area is 300 m2 per individual establishment.</p> <p>5.4. Food and Drink Services and Hotels are only permitted where:</p> <p>5.4.1. contained in a building listed on the Register of Historic Resources in Edmonton; or</p> <p>5.4.2. contained in a modern reproduction of a heritage building or attraction.</p> <p>5.5. Hotels</p> <p>5.5.1. A maximum of 3 individual Hotels are permitted.</p> <p>5.5.2. A maximum of 85 guest rooms are permitted per Hotel.</p> <h3 style="color: #0070C0;">Sign Uses</h3> <p>5.6. Signs must comply with Section 6.80.</p> <h3 style="color: #0070C0;">Accessory Uses</h3> <p>5.7. Accessory Uses are limited to those required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for Fort Edmonton Park.</p> <p>5.8. Bars</p> <p>5.8.1. Bars must be Accessory to a Hotel.</p> <p>5.8.2. A maximum of 3 individual establishments are permitted.</p> <p>5.8.3. The maximum Floor Area is 200 m2 per individual establishment.</p>	<p>5.1, 5.2 - New Cross-References For ease of reference to applicable regulations.</p> <p>5.3.1 - Transferred from S.541 Appendix I (3)(5)(b) and (c) This regulation has been transferred with minor adjustments to improve wording and clarity. Specialty Food Services and Restaurants have been combined under the Food and Drink Services Use.</p> <p>5.3.2 - Revised from S.541 Appendix I (2)(12) and (13) Currently, the AN Zone restricts the size of Specialty Food Services and Restaurants in Fort Edmonton to 120 m2 of Public Space. A maximum total Floor Area of 300 m2 is proposed per establishment to provide flexibility on how much space is public and how much is private.</p> <p>5.4 - Transferred from S.541 Appendix I (3)(1) This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>5.5.1 - Transferred from S.541 Appendix I (3)(5)(a) This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>5.5.2 - Revised from S.541 Appendix I (2)(15) This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>5.6 - New Cross-Reference For ease of reference to applicable regulations.</p> <p>5.7 - Transferred from S.541 Appendix I (2)(20) This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>5.8.1 - Transferred from S.541 Appendix I (2)(14) This regulation has been transferred with minor adjustments to improve wording and</p>
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3.12 A2 - Muttart Conservatory Special Area Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for development of the Muttart Conservatory, a unique recreational and educational attraction located in the North Saskatchewan River Valley. The Site is divided into 2 sectors, as shown on Appendix I. The Environmental Protection Sector will be preserved in its current state. The Activity Sector will allow for development that is consistent with Council approved Master Plans.</p>	<p>Transferred from S.541 Appendix II (1) The purpose statement has been transferred with minor adjustments to improve wording and clarity.</p> <p>Note: The Development Planner has the ability to consider Master Plans for discretionary Development Permit applications.</p> <p>Equivalent Zone in Zoning Bylaw 12800: (AN) River Valley Activity Node Zone - Appendix II</p>
<p>2. Area of Application</p> <p>This Zone applies to the Muttart Conservatory, located on a portion of Lot 1, Block 7, Plan 1522550, located south of 98 Avenue and west of 96A Street, as shown on Appendix I.</p>	<p>Transferred from S.541 Appendix II (1) This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p>3. Permitted Uses</p> <p>Community Uses</p> <p>3.1. Protected Natural Areas</p>	<p>Permitted Uses are proposed to be limited to support preservation of the Environmental Protection Sector and alignment with the North Saskatchewan River Valley Area Redevelopment Plan.</p>
<p>4. Discretionary Uses</p> <p>Community Uses</p> <p>4.1. Child Care Services 4.2. Community Services 4.3. Outdoor Recreation Services 4.4. Parks 4.5. Special Events</p> <p>Commercial Uses</p> <p>4.6. Major Indoor Entertainment 4.7. Outdoor Entertainment</p> <p>Agriculture Uses</p> <p>4.8. Urban Agriculture</p> <p>Basic Service Uses</p> <p>4.9. Minor Utilities 4.10. Transit Facilities</p> <p>Sign Uses</p> <p>4.11. Fascia Signs, limited to On-premises Advertising 4.12. Freestanding Signs, limited to On-premises Advertising 4.13. Portable Signs, limited to On-premises Advertising 4.14. Projecting Signs, limited to On-premises Advertising</p>	<p>The majority of uses are proposed to be Discretionary to support the goals of The City Plan to “Maintain the North Saskatchewan River Valley and Ravine System’s key role as an environmental protection area and for open space, cultural and recreational uses.” Discretion will support preservation of Environmental Protection Sectors and alignment with Statutory Plans.</p> <p>Community Uses Include a range of community recreation, social service and temporary event opportunities. Note: Community Services and Outdoor Recreation Services are new, broader uses that include some activities not listed in the current AN Zone.</p> <p>Commercial Uses Include a range of activities that support the Muttart Conservatory as a tourism destination. Note: Major Indoor Entertainment and Outdoor Entertainment are new, broader uses that include some activities not listed in the current AN Zone.</p> <p>Agricultural Uses Agriculture-related activities, such as community gardens, are proposed to continue to be allowed in this zone.</p> <p>Basic Services Minor Utilities are proposed to continue to be allowed in this zone.</p> <p>Transit Facilities is added to enable transit facilities to integrate with new development.</p> <p>Sign Uses Sign uses will continue to be allowed in this zone, however, the reference to “all other types of signs” is proposed to be removed</p>

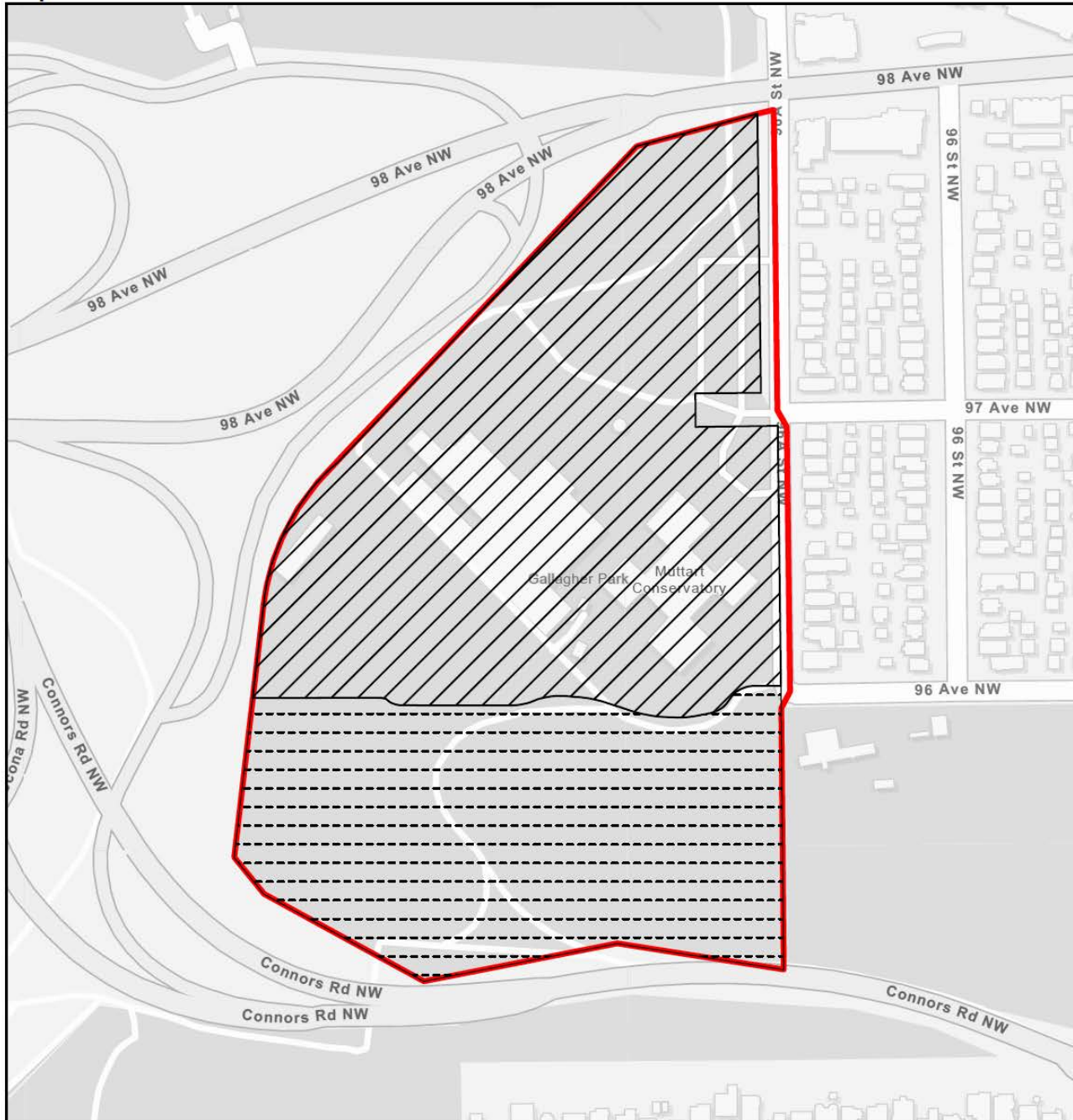
	<p>for clarity and transparency.</p> <p>Retired Uses:</p> <ul style="list-style-type: none"> - Natural Resource Development: The City Plan's direction is to prevent resource extraction in the North Saskatchewan River Valley and Ravine System.
<h2>5. Additional Regulations For Specific Uses</h2> <h3>Community Uses</h3> <p>5.1. Child Care Services must comply with Section 6.30.</p> <p>5.2. Special Events must comply with Section 6.100.</p> <h3>Sign Uses</h3> <p>5.3. Signs must comply with Section 6.80.</p> <h3>Accessory Uses</h3> <p>5.4. Accessory Uses are limited to those required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the Muttart Conservatory.</p> <p>5.5. Food and Drink Services</p> <p>5.5.1. A maximum of 2 individual establishments are permitted.</p> <p>5.5.2. The maximum Floor Area is 500 m2 per individual establishment.</p>	<p>5.1, 5.2, 5.3 - New Cross-References For ease of reference to applicable regulations.</p> <p>5.4 - Transferred from S.541 Appendix II (2)(11) This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>5.5.1 - Transferred from S.541 Appendix II (3)(1) This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>5.5.2 - Revised from S.541 Appendix II (2)(8) and (9) Currently, the AN Zone restricts the size of Specialty Food Services and Restaurants in the Muttart Conservatory to 120 m2 of Public Space and 270 m2 of Public Space, respectively. A maximum total Floor Area of 500 m2 is proposed per establishment to provide flexibility on how much space is public and how much is private.</p>
<h2>6. General Regulations</h2> <p>6.1. No development, except for essential drainage infrastructure, is permitted in the Environmental Protection Sector, as shown on Appendix I.</p> <p>6.2. The maximum Height is 10.0 m.</p> <p>6.3. Despite Subsection 6.2 of this Zone and Subsection 5.1.1 of Section 7.100, the Development Planner may vary the maximum Height where:</p> <p>6.3.1. features essential to the Use make the regulation unreasonable to comply with; and</p> <p>6.3.2. the design of the proposed development seeks to minimize the potential impact to the North Saskatchewan River Valley.</p> <p>6.4. The Development Planner, in consultation with the City department responsible for ecological planning:</p> <p>6.4.1. may require an environmental review where specified in an applicable statutory plan; and</p> <p>6.4.2. must apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met.</p> <p>6.5. Development must comply with the Site Performance Standards under Section 5.70.</p> <p>6.6. Parking, access and Site circulation must comply with Section 5.110.</p>	<p>6.1 - Transferred from S.541.4.1 This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>6.2 and 6.3 - Revised from S.541.4.2 This regulation is revised to include criteria for when maximum height may be varied. This criteria aligns with the draft (A) River Valley Zone.</p> <p>6.4 - Revised from S.541.4.3 and S. 541.4.4 Replaced reference to "major facility permits" and "major development permits" with "where specified in an applicable statutory plan". This will reduce the need for Zoning Bylaw updates as statutory plans evolve and aligns with wording in the draft (A) River Valley Zone.</p> <p>6.5, 6.6 - New Cross-References For ease of reference to applicable regulations.</p>

7. Appendix I

Appendix I: A2 – Muttart Conservatory Special Area Zone



7 - Transferred from S.541 Appendix II
This map has been updated with minor adjustments to improve clarity.



Zoning Bylaw Renewal
Urban Planning & Economy
Map Compiled by: AZ

Date Exported: 8/18/2022

-  Activity Sector
-  Environmental Protection Sector
-  Muttart Conservatory Zone Boundary

0 50 100 Meters



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3.13 A3 - Louise McKinney Riverfront Park Special Area Zone

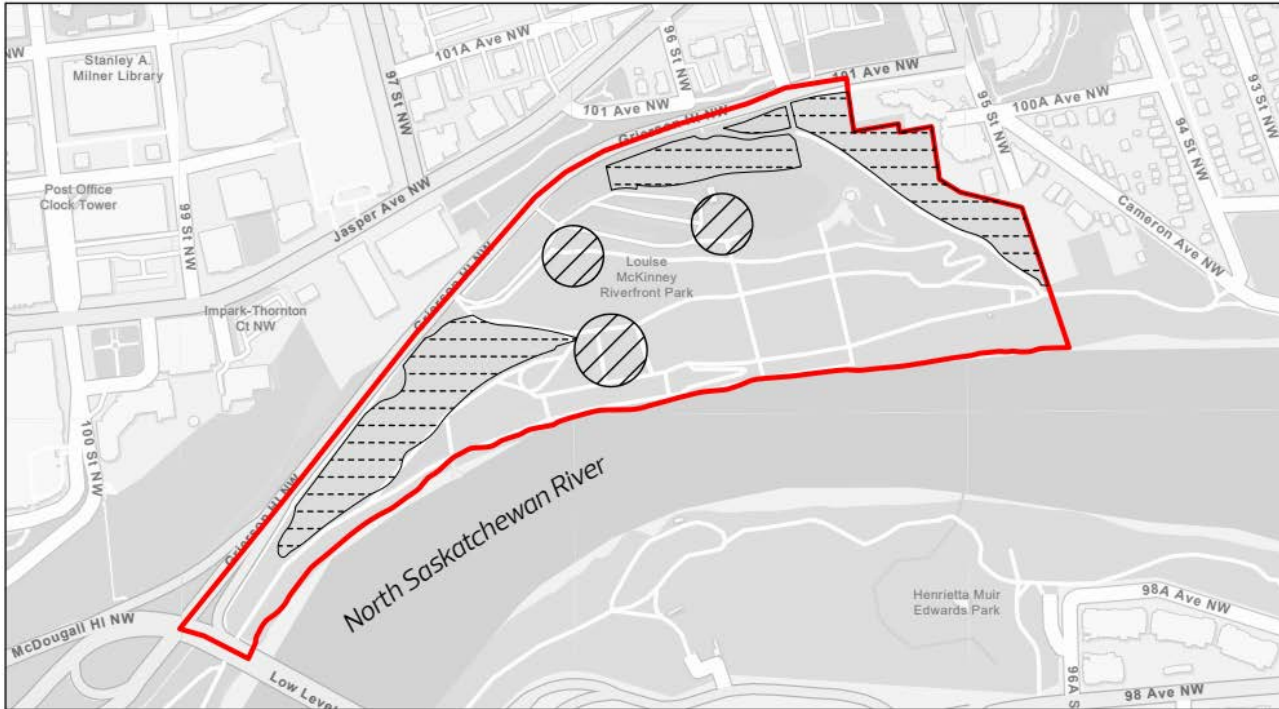
Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for development of the Louise McKinney Riverfront Park, a unique, recreational, cultural and educational attraction located in the North Saskatchewan River Valley. The Environmental Protection Sectors include environmentally sensitive areas that will be preserved in their natural state. The Activity Sectors allow for development that is consistent with Council approved Master Plans.</p>	<p>Transferred from S.541 Appendix III (1) This purpose statement has been transferred with minor adjustments to improve wording and clarity.</p> <p>Note: The Development Planner has the ability to consider Master Plans for discretionary Development Permit applications.</p> <p>Equivalent Zone in Zoning Bylaw 12800: (AN) River Valley Activity Node Zone - Appendix III</p>
<p>2. Area of Application</p> <p>This Zone applies to the Louise McKinney Riverfront Park, located on a portion of Lot 1, Block 1, Plan 1521205, south of Grierson Hill Road and west of 95 Street, as shown on Appendix I.</p>	<p>Transferred from S.541 Appendix III (1) This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p>3. Permitted Uses</p> <p>Community Uses</p> <p>3.1. Protected Natural Areas</p>	<p>Permitted Uses are proposed to be limited to support preservation of the Environmental Protection Sector and alignment with the North Saskatchewan River Valley Area Redevelopment Plan.</p>
<p>4. Discretionary Uses</p> <p>Community Uses</p> <p>4.1. Child Care Services 4.2. Community Services 4.3. Outdoor Recreation Services 4.4. Parks 4.5. Special Events</p> <p>Commercial Uses</p> <p>4.6. Food and Drink Services 4.7. Indoor Sales and Services 4.8. Outdoor Entertainment</p> <p>Agricultural Uses</p> <p>4.9. Urban Agriculture</p> <p>Sign Uses</p> <p>4.10. Fascia Signs, limited to On-premises Advertising 4.11. Portable Signs, limited to On-premises Advertising 4.12. Projecting Signs, limited to On-premises Advertising</p>	<p>The majority of uses are proposed to be Discretionary to support the goals of The City Plan to “Maintain the North Saskatchewan River Valley and Ravine System’s key role as an environmental protection area and for open space, cultural and recreational uses.” Discretion will support preservation of Environmental Protection Sectors and alignment with Statutory Plans.</p> <p>Community Uses Includes a range of recreation, social and temporary event opportunities. Note: Community Services and Outdoor Recreation Services are new, broader uses that include some activities not listed in the current AN Zone.</p> <p>Commercial Uses Includes a range of activities that support the Louise McKinney Riverfront Park as a tourism destination. Note: Indoor Sales and Services, and Outdoor Entertainment are new, broader uses that include some activities not listed in the current AN Zone.</p> <p>Agricultural Uses Agriculture-related activities, such as community gardens, are proposed to continue to be allowed in this zone.</p> <p>Sign Uses Sign uses will continue to be allowed in this zone.</p> <p>Retired Uses:</p> <ul style="list-style-type: none"> - Natural Science Exhibits have been removed from the list of uses as they are not intended to develop as principal uses at the Louise McKinney Riverfront Park Site. This use can be developed if it meets the

<p>5. Additional Regulations For Specific Uses</p> <p>Community Uses</p> <p>5.1. Child Care Services is only permitted within the Activity Sectors, as shown on Appendix I.</p> <p>5.2. Child Care Services must comply with Section 6.30.</p> <p>5.3. Special Events must comply with Section 6.100.</p> <p>Commercial Uses</p> <p>5.4. Food and Drink Services and Indoor Sales and Services are only permitted within the Activity Sectors, as shown on Appendix I.</p> <p>5.5. Food and Drink Services</p> <p>5.5.1. A maximum of 5 individual establishments are permitted.</p> <p>5.5.2. The maximum Floor Area is 300 m2 per individual establishment.</p> <p>Sign Uses</p> <p>5.6. Signs must comply with Section 6.80.</p> <p>Accessory Uses</p> <p>5.7. Accessory Uses are limited to those required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for Louise McKinney Riverfront Park.</p> <p>6. General Regulations</p> <p>6.1. No development, except essential drainage infrastructure, is permitted in the Environmental Protection Sector, as shown on Appendix I.</p> <p>6.2. The maximum Height is 10.0 m.</p> <p>6.3. Despite Subsection 6.2 of this Zone and Subsection 5.1.1 of Section 7.100, the Development Planner may vary the maximum Height where:</p> <p>6.3.1. features essential to the Use make the regulation unreasonable to comply with; and</p> <p>6.3.2. the design of the proposed development seeks to minimize the potential impact to the North Saskatchewan River Valley.</p> <p>6.4. The Development Planner, in consultation with the City department responsible for ecological planning:</p> <p>6.4.1. may require an environmental review where specified in an applicable statutory plan; and</p> <p>6.4.2. must apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met.</p> <p>6.5. Development must comply with the Site Performance Standards under Section 5.70.</p> <p>6.6. Parking, access and Site circulation must comply with Section 5.110.</p>	<p>definition of Accessory.</p> <p>5.1 - New Regulation To clarify that some uses are only permitted in the activity sector.</p> <p>5.2, 5.3 - New Cross-References For ease of reference to applicable regulations.</p> <p>5.4 - New Regulation To clarify which uses are only permitted in the activity sector.</p> <p>5.5.1 - Transferred from S.541 Appendix III (3)(1)(a) and (b) This regulation has been transferred with minor adjustments to improve wording and clarity. Specialty Food Services and Restaurants have been combined under the Food and Drink Services Use.</p> <p>5.5.2 - Revised from S.541 Appendix III (2)(9) and (10) Currently, the AN Zone restricts the size of Specialty Food Services and Restaurants in the Louise McKinney Riverfront area to 120 m2 of Public Space and 240 m2 of Public Space, respectively. A maximum total Floor Area of 300 m2 is proposed per establishment to provide flexibility on how much space is public and how much is private.</p> <p>5.6 - New Cross-Reference For ease of reference to applicable regulations.</p> <p>5.7 - Transferred from S.541 Appendix III (2)(12) This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>6.1 - Transferred from S.541.4.1 This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>6.2 and 6.3 - Revised from S.541.4.2 This regulation is revised to include criteria for when maximum height may be varied. This criteria aligns with the draft (A) River Valley Zone.</p> <p>6.4 - Revised from S.541.4.3 and S. 541.4.4 Replaced reference to “major facility permits” and “major development permits” with “where specified in an applicable statutory plan”. This will reduce the need for Zoning Bylaw updates as statutory plans evolve and aligns with the draft (A) River Valley Zone.</p> <p>6.5 and 6.6 - New Cross-Reference For ease of reference to applicable regulations.</p>
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7. Appendix I

7 - Transferred from S.541 Appendix III
 This map has been updated with minor adjustments to improve clarity.

Appendix I: A3 – Louise McKinney Park Special Area Zone



Zoning Bylaw Renewal
 Urban Planning & Economy
 Map Compiled by: AZ

Date Exported: 8/18/2022

- Activity Sector
- Environmental Protection Sector
- Louise McKinney Park Zone Boundary

0 50 100 200 Meters



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3.14 A4 - Edmonton Valley Zoo Special Area Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for development of the Edmonton Valley Zoo, a unique recreational and educational attraction, located in the North Saskatchewan River Valley, where visitors can view animals and plants. Development is to be guided by Council approved Master Plans.</p>	<p>Transferred from S.541 Appendix IV (1) This purpose statement has been transferred with minor adjustments to improve wording and clarity.</p> <p>Note: The Development Planner has the ability to consider Master Plans for discretionary Development Permit applications.</p> <p>Equivalent Zone in Zoning Bylaw 12800: (AN) River Valley Activity Node Zone - Appendix IV</p>
<p>2. Area of Application</p> <p>This Zone applies to the Edmonton Valley Zoo, located at Lot 13R Block 30, Plan 450MC, NW-24-52-25-4, NE-24-52-25-4, south of Buena Vista Road and east of 139 Street, as shown on Appendix I.</p>	<p>Transferred from S.541 Appendix IV (1) This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p>3. Permitted Uses</p> <p>Community Uses</p> <p>3.1. Protected Natural Areas</p>	<p>Permitted Uses are proposed to be limited to support alignment with the North Saskatchewan River Valley Area Redevelopment Plan.</p>
<p>4. Discretionary Uses</p> <p>Community Uses</p> <p>4.1. Child Care Services 4.2. Community Services 4.3. Outdoor Recreation Services 4.4. Parks 4.5. Special Events</p> <p>Commercial Uses</p> <p>4.6. Food and Drink Services 4.7. Major Indoor Entertainment 4.8. Outdoor Entertainment</p> <p>Agricultural Uses</p> <p>4.9. Urban Agriculture</p> <p>Basic Service Uses</p> <p>4.10. Minor Utilities</p> <p>Sign Uses</p> <p>4.11. Fascia Signs, limited to On-premises Advertising 4.12. Freestanding Signs, limited to On-premises Advertising 4.13. Portable Signs, limited to On-premises Advertising 4.14. Projecting Signs, limited to On-premises Advertising</p>	<p>The majority of uses are proposed to be Discretionary to support the goals of the City Plan to “Maintain the North Saskatchewan River Valley and Ravine System’s key role as an environmental protection area and for open space, cultural and recreational uses.” Discretion will support preservation of Environmental Protection Sectors and alignment with Statutory Plans.</p> <p>Community Uses Include a range of community recreation, social service and temporary event opportunities. Note: Community Services and Outdoor Recreation Services are new, broader uses that include some activities not listed in the current AN Zone.</p> <p>Commercial Uses Include a range of activities that support the Edmonton Valley Zoo as a tourism destination. Note: Major Indoor Entertainment and Outdoor Entertainment are new, broader uses that include some activities not listed in the current AN Zone.</p> <p>Agricultural Uses Agriculture-related activities, such as community gardens, are proposed to continue to be allowed in this zone.</p> <p>Basic Services Minor Utilities are proposed to continue to be allowed in this zone.</p> <p>Sign Uses Sign uses will continue to be allowed in this zone, however, the reference to “all other types of signs” is proposed to be removed for clarity and transparency.</p>

	<p>Retired Uses:</p> <ul style="list-style-type: none"> - General Retail Stores and Private Education Services have been removed from the list of uses as they are not intended to develop as principal uses at the Edmonton Valley Zoo. These uses can be developed if they meet the definition of Accessory.
<p>5. Additional Regulations For Specific Uses</p> <p>Community Uses</p> <p>5.1. Child Care Services must comply with Section 6.30.</p> <p>5.2. Special Events must comply with Section 6.100.</p> <p>Commercial Uses</p> <p>5.3. Food and Drink Services</p> <p>5.3.1. A maximum of 3 individual establishments are permitted.</p> <p>5.3.2. The maximum Floor Area is 500 m2 per individual establishment.</p> <p>Sign Uses</p> <p>5.4. Signs must comply with Section 6.80.</p> <p>Accessory Uses</p> <p>5.5. Accessory Uses are limited to those required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the Edmonton Valley Zoo.</p>	<p>5.1, 5.2 - New Cross-References For ease of reference to applicable regulations.</p> <p>5.3.1 - Transferred from S.541 Appendix IV (3)(1)(a) This regulation has been transferred with minor adjustments to improve wording and clarity. Specialty Food Services and Restaurants have been combined under the Food and Drink Services Use.</p> <p>5.3.2 - Transferred from S.541 Appendix IV (2)(13) and (14) Currently, the AN Zone restricts the size of Specialty Food Services and Restaurants in the Edmonton Valley Zoo to 120 m2 of Public Space and 270 m2 of Public Space, respectively. A maximum total Floor Area of 500 m2 is proposed per establishment to provide flexibility on how much space is public and how much is private.</p> <p>5.4 - New Cross-Reference For ease of reference to applicable regulations.</p> <p>5.5 - Transferred from S.541 Appendix IV (2)(17) This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p>6. General Regulations</p> <p>6.1. The maximum Height is 10.0 m.</p> <p>6.2. Despite Subsection 6.1 of this Zone and Subsection 5.1.1 of Section 7.100, the Development Planner may vary the maximum Height where:</p> <p>6.2.1. features essential to the Use make the regulation unreasonable to comply with; and</p> <p>6.2.2. the design of the proposed development seeks to minimize the potential impact to the river valley and ravine system.</p> <p>6.3. The Development Planner, in consultation with the City department responsible for ecological planning:</p> <p>6.3.1. may require an environmental review where specified in an applicable statutory plan; and</p> <p>6.3.2. must apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met.</p> <p>6.4. Development must comply with the Site Performance Standards under Section 5.70.</p> <p>6.5. Parking, access and Site circulation must comply with Section 5.110.</p>	<p>6.1 and 6.2 - Revised from S.541.4.2 This regulation is revised to include criteria for when maximum height may be varied. This criteria aligns with the draft (A) River Valley Zone.</p> <p>6.3 - Revised from S.541.4.3 and S. 541.4.4 Replaced reference to “major facility permits” and “major development permits” with “where specified in an applicable statutory plan”. This will reduce the need for Zoning Bylaw updates as statutory plans evolve and aligns with the draft (A) River Valley Zone.</p> <p>6.4, 6.5 - New Cross-References For ease of reference to applicable regulations.</p>


7. Appendix I

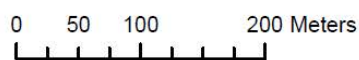
Appendix I: A4 – Edmonton Valley Zoo Special Area Zone



Zoning Bylaw Renewal
Urban Planning & Economy
Map Compiled by: AZ

Date Exported: 8/18/2022

-  Activity Sector
-  Edmonton Valley Zoo Zone Boundary



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7 - Transferred from S.541 Appendix IV
This map has been updated with minor adjustments to improve clarity.

3.15 A5 - Buena Vista Park Special Area Zone

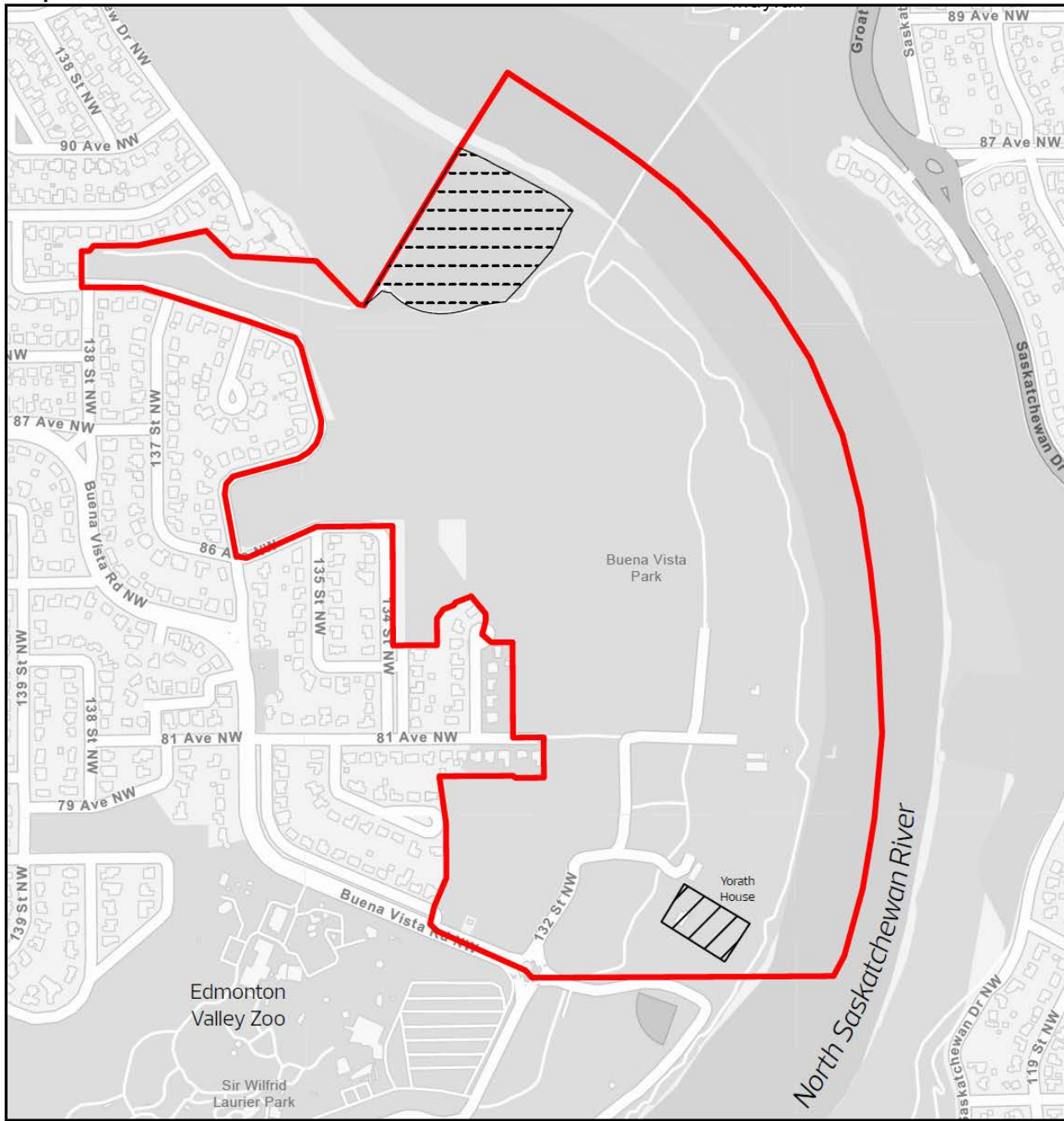
Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for programming and public rental space in the historic Yorath House and establish an Environmental Protection Sector in Buena Vista Park. The Environmental Protection Sector includes environmentally sensitive areas that will be preserved in their natural state. The Activity Sector allows for development that is consistent with Council approved Master Plans.</p>	<p>Transferred from S.541 Appendix V (1) This purpose statement has been transferred with minor adjustments to improve wording and clarity.</p> <p>Note: The Development Planner has the ability to consider Master Plans for discretionary Development Permit applications.</p> <p>Equivalent Zone in Zoning Bylaw 12800: (AN) River Valley Activity Node Zone - Appendix V</p>
<p>2. Area of Application</p> <p>This Zone applies to a portion of Lot 4, Block 6, Plan 1721200, located north of Buena Vista Road in Buena Vista Park, as shown on Appendix I.</p>	<p>Transferred from S.541 Appendix V (1) This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p>3. Permitted Uses</p> <p>Community Uses</p> <p>3.1. Protected Natural Areas</p>	<p>Permitted Uses are proposed to be limited to support preservation of the Environmental Protection Sector and alignment with the North Saskatchewan River Valley Area Redevelopment Plan.</p>
<p>4. Discretionary Uses</p> <p>Community Uses</p> <p>4.1. Community Services 4.2. Outdoor Recreation Services 4.3. Parks 4.4. Special Events</p> <p>Commercial Uses</p> <p>4.5. Outdoor Entertainment</p> <p>Agricultural Uses</p> <p>4.6. Urban Agriculture</p> <p>Sign Uses</p> <p>4.7. Fascia Signs, limited to On-premises Advertising 4.8. Freestanding Signs, limited to On-premises Advertising 4.9. Portable Signs, limited to On-premises Advertising 4.10. Projecting Signs, limited to On-premises Advertising</p>	<p>The majority of uses are proposed to be Discretionary to support the goals of the City Plan to “Maintain the North Saskatchewan River Valley and Ravine System’s key role as an environmental protection area and for open space, cultural and recreational uses.” Discretion will support preservation of Environmental Protection Sectors and alignment with Statutory Plans.</p> <p>Community Uses Include a range of community recreation, social service and temporary event opportunities. Note: Community Services and Outdoor Recreation Services are new, broader uses that include some activities not listed in the current AN Zone.</p> <p>Commercial Uses Outdoor Entertainment is a new, broader use that includes an activity not listed in the current AN Zone.</p> <p>Agricultural Uses Agriculture-related activities, such as community gardens, are proposed to continue to be allowed in this zone.</p> <p>Sign Uses Sign uses will continue to be allowed in this zone, however, Freestanding On-premises Signs is proposed to be added to align with the other River Valley Special Area Zones.</p> <p>Retired Uses:</p> <ul style="list-style-type: none"> - Child Care Services - Specialty Food Services - General Retail Stores; and - Equipment Rentals <p>have been removed from the list of uses as they are not intended to develop as a principal use in Buena</p>

	<p>Vista Park. These uses can be developed if they meet the definition of Accessory.</p>
<p>5. Additional Regulations For Specific Uses</p> <p>Community Uses</p> <p>5.1. Special Events must comply with Section 6.100.</p> <p>Commercial Uses</p> <p>5.2. Outdoor Entertainment is only permitted within the Activity Sector, as shown on Appendix I.</p> <p>Sign Uses</p> <p>5.3. Sign Uses must comply with Section 6.80.</p> <p>Accessory Uses</p> <p>5.4. Accessory Uses are limited to those required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for Buena Vista Park.</p> <p>5.5. Where developed as Accessory to a principal Use:</p> <p>5.5.1. Child Care Services, Food and Drink Services, and Indoor Sales and Services are only permitted within the Activity Sector, as shown on Appendix I; and</p> <p>5.5.2. Child Care Services must comply with Section 6.30.</p>	<p>5.1 - New Cross-Reference For ease of reference to applicable regulations.</p> <p>5.2 - New Regulation To clarify that some uses are only permitted in the activity sector.</p> <p>5.3 - New Cross-Reference For ease of reference to applicable regulations.</p> <p>5.4 - Transferred from S.541 Appendix V (2)(9) This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>5.5.1 - New Regulation To clarify that some Accessory uses are only permitted in the activity sector.</p> <p>5.5.2 - New Cross-Reference For ease of reference to applicable regulations.</p>
<p>6. General Regulations</p> <p>6.1. No development, except essential drainage infrastructure, is permitted in the Environmental Protection Sector.</p> <p>6.2. The maximum Height is 10.0 m.</p> <p>6.3. Despite Subsection 6.2 of this Zone and Subsection 5.1.1 of Section 7.100, the Development Planner may vary the maximum Height where:</p> <p>6.3.1. features essential to the Use make the regulation unreasonable to comply with; and</p> <p>6.3.2. the design of the proposed development seeks to minimize the potential impact to the North Saskatchewan River Valley.</p> <p>6.4. The Development Planner, in consultation with the City department responsible for ecological planning:</p> <p>6.4.1. may require an environmental review where specified in an applicable statutory plan; and</p> <p>6.4.2. must apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met.</p> <p>6.5. The Yorath House and associated lands are identified as the Activity Sector on Appendix I.</p> <p>6.6. The Yorath House is a designated Municipal Historic Resource. Alterations and additions must be sympathetic to and compatible with the historic Yorath House to the satisfaction of the Development Planner in consultation with the City department responsible for heritage planning.</p> <p>6.7. The following standards and guidelines must be applied when reviewing development applications relating to the Yorath House:</p> <p>6.7.1. the General Guidelines for Rehabilitation contained in City Policy 17417, Bylaw to Designate the Yorath House as a Municipal Historic Resource; and</p> <p>6.7.2. the Standards and Guidelines for the Conservation of Historic Places in Canada.</p> <p>6.8. Development must comply with the Site Performance Standards under Section 5.70.</p> <p>6.9. Parking, access and Site circulation must comply with Section 5.110.</p>	<p>6.1 - Transferred from S.541.4.1 This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>6.2 and 6.3 - Revised from S.541.4.2 This regulation is revised to include criteria for when maximum height may be varied. This criteria aligns with the draft (A) River Valley Zone.</p> <p>6.4 - Revised from S.541.4.3 and S. 541.4.4 Replaced reference to “major facility permits” and “major development permits” with “where specified in an applicable statutory plan”. This will reduce the need for Zoning Bylaw updates as statutory plans evolve and aligns with the draft (A) River Valley Zone.</p> <p>6.5 and 6.6 - Transferred from S.541 Appendix V (4)(1) This regulation has been transferred and split into two separate regulations to improve wording and clarity.</p> <p>6.7 - Transferred from S.541 Appendix V (4)(2) This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>6.8, 6.9 - New Cross-References For ease of reference to applicable regulations.</p>

7. Appendix I

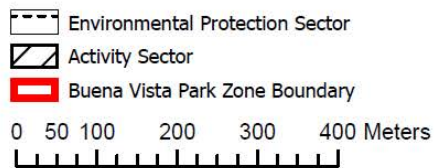
7 - Transferred from S.541 Appendix V
 This map has been updated with minor adjustments to improve clarity.

Appendix I: A5 – Buena Vista Park Special Area Zone



Zoning Bylaw Renewal
 Urban Planning & Economy
 Map Compiled by: AZ

Date Exported: 8/18/2022



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3.16 A6 - River Crossing Special Area Zone

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To allow for development of the River Crossing, a unique, historical, cultural and community area located in the North Saskatchewan River Valley. The area consists of 3 Sites that can accommodate a mix of community, commercial, recreational, sporting and entertainment Uses including a multi-purpose sports and entertainment venue that will strengthen Rossdale as a destination.</p>	<p>Transferred from S.541 Appendix VI (1) The purpose statement has been transferred with minor adjustments to improve wording and clarity.</p> <p>Equivalent Zone in Zoning Bylaw 12800: (AN) River Valley Activity Node Zone - Appendix VI</p>
<p>2. Area of Application</p> <p>This Zone applies to the River Crossing which is located in the North Saskatchewan River Valley, as shown on Appendix I. This area includes:</p> <ul style="list-style-type: none"> • RE/MAX Field, located south of 96 Avenue NW and east of Rossdale Road; and • The riparian area (including the former power plant building) along the north shore of the North Saskatchewan River, east of the Walterdale Bridge and west of 101 Street. The Rossdale Power Plant is made up of 3 separate structures, including the: <ul style="list-style-type: none"> ○ Low Pressure Plant; ○ Pumphouse No. 1; and ○ Pumphouse No. 2. <p>The Low Pressure Plant and Pumphouse No. 1 are designated as Provincial Historic Resources. The Low Pressure Plant, Pumphouse No. 1 and Pumphouse No. 2 are listed on the Inventory of Historic Resources in Edmonton.</p>	<p>Transferred from S.541 Appendix VI (1) This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p>3. Permitted Uses</p> <p>Community Uses</p> <p>3.1. Protected Natural Areas</p>	<p>Permitted Uses are proposed to be limited to support alignment with the North Saskatchewan River Valley Area Redevelopment Plan.</p>
<p>4. Discretionary Uses</p> <p>Community Uses</p> <p>4.1. Child Care Services 4.2. Community Services 4.3. Outdoor Recreation Services 4.4. Parks 4.5. Schools 4.6. Special Events</p> <p>Commercial Uses</p> <p>3.1. Bars 3.2. Custom Manufacturing 3.3. Food and Drink Services 3.4. Hotels 3.5. Indoor Sales and Services 3.6. Liquor Stores 3.7. Major Indoor Entertainment 3.8. Minor Indoor Entertainment 3.9. Offices 3.10. Outdoor Entertainment</p> <p>Residential Uses</p> <p>3.11. Home Based Businesses 3.12. Residential</p> <p>Agricultural Uses</p> <p>3.13. Urban Agriculture</p> <p>Basic Service Uses</p> <p>3.14. Minor Utilities</p>	<p>The majority of uses are proposed to be Discretionary to support the goals of The City Plan to “Maintain the North Saskatchewan River Valley and Ravine System’s key role as an environmental protection area and for open space, cultural and recreational uses.” Discretion will support alignment of development with Statutory Plans.</p> <p>Community Uses Include a range of community recreation, social service and temporary event opportunities. Note: Community Services and Outdoor Recreation Services are new uses that include a wider range of activities than those listed in the current AN Zone.</p> <p>Commercial Uses Include a range of activities that support River Crossing as a community destination. Note: Major and Minor Indoor Entertainment, Indoor Sales and Services, and Outdoor Entertainment are new uses that include a wider range of activities than those listed in the current AN Zone.</p> <p>Residential Uses Residential uses are proposed to continue to be allowed in this zone. Section 5 (below) proposes to continue to restrict the form of Residential development to Multi-unit Housing. Note: Home Based Businesses are</p>

<p>3.15. Transit Facilities</p> <p>Sign Uses</p> <p>3.16. Fascia Signs, limited to On-premises Advertising</p> <p>3.17. Freestanding Signs</p> <p>3.18. Major Digital Signs</p> <p>3.19. Minor Digital Signs</p> <p>3.20. Portable Signs, limited to On-premises Advertising</p> <p>3.21. Projecting Signs, limited to On-premises Advertising</p>	<p>proposed to be added to the list of uses to provide future residents of this area the same economic opportunities as other residential developments.</p> <p>Agricultural Uses Agriculture-related activities, such as community gardens, are proposed to continue to be allowed in this zone.</p> <p>Basic Services Minor Utilities and Transit Facilities are proposed to continue to be allowed in this zone.</p> <p>Sign Uses No changes are proposed to the types of signs permitted in this zone.</p>
<p>5. Additional Regulations For Specific Uses</p> <p>Community Uses</p> <p>5.1. Child Care Services must comply with Section 6.30.</p> <p>5.2. Special Events must comply with Section 6.100.</p> <p>Commercial Uses</p> <p>5.3. Commercial Uses are only permitted in the Activity Sectors, as shown on Appendix I.</p> <p>5.4. Liquor Stores must comply with Section 6.70.</p> <p>Residential Uses</p> <p>5.5. Residential Uses may only be developed:</p> <p>5.5.1. in the form of Multi-unit Housing; and</p> <p>5.5.2. in the Activity Sectors, as shown on Appendix I.</p> <p>Sign Uses</p> <p>5.6. Signs must comply with Section 6.80, except that:</p> <p>5.6.1. Fascia Signs are the only Sign Use permitted in Activity Sector 2, as shown on Appendix I.</p> <p>5.6.2. Signs in Activity Sector 2, as shown on Appendix I, must reflect the historic nature of the buildings and the surrounding development context, such as, but not limited to:</p> <p>5.6.2.1. the architectural theme of the area;</p> <p>5.6.2.2. historic designations;</p> <p>5.6.2.3. the requirements of applicable Statutory Plans; and</p> <p>5.6.2.4. any streetscape improvements,</p> <p>to the satisfaction of the Development Planner in consultation with the City department responsible for heritage planning and the Government of Alberta. The Development Planner may require revisions or refuse an application for a Development Permit for a Sign that does not comply with this Subsection.</p> <p>Other Regulations</p> <p>5.7. Despite Section 4, the following Uses are Permitted Uses only for a change of Use within an existing building:</p> <p>5.7.1. Bars;</p> <p>5.7.2. Community Services;</p> <p>5.7.3. Custom Manufacturing</p> <p>5.7.4. Food and Drink Services;</p> <p>5.7.5. Indoor Sales and Services;</p> <p>5.7.6. Minor Indoor Entertainment; and</p> <p>5.7.7. Offices.</p>	<p>5.1, 5.2 - New Cross-References For ease of reference to applicable regulations.</p> <p>5.3 - New Regulation To clarify which uses are permitted in the Activity Sectors.</p> <p>5.4 - New Cross-Reference For ease of reference to applicable regulations.</p> <p>5.5.1 - Transferred from S.541 Appendix VI (2)(w) This regulation has been transferred from the list of uses to continue to restrict the form of Residential development to Multi-unit Housing.</p> <p>5.5.2 - New Regulation To clarify which uses are permitted in the Activity Sectors.</p> <p>5.6 - Transferred from S.541 Appendix VI (3)(d) This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>5.7 - Revised from S.541 Appendix VI (3)(a) This regulation has been revised to reflect the proposed new Use categories.</p>

6. General Regulations

- 6.1. The maximum Height is 10.0 m.
- 6.2. Despite Subsection 6.1 of this Zone and Subsection 5.1.1 of [Section 7.100](#), the Development Planner may vary the maximum Height where:
 - 6.2.1. features essential to the Use make the regulation unreasonable to comply with; and
 - 6.2.2. the design of the proposed development seeks to minimize the potential impact to the North Saskatchewan River Valley.
- 6.3. The Development Planner, in consultation with the City department responsible for ecological planning:
 - 6.3.1. may require an environmental review where specified in an applicable statutory plan; and
 - 6.3.2. must apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met.
- 6.4. As a condition of a Development Permit for any development involving a new or expanded structure, the Development Planner must require that development be preceded by a topsoil stripping program that must be the subject of a Historic Resources Monitoring Program for archaeology. The Historic Resources Monitoring Program and any work resulting from this monitoring program is to be conducted by an archaeologist qualified to hold an Archaeological Research Permit within the Province of Alberta. In order to conduct the Historic Resources Monitoring Program, the archaeological consultant must submit "An Application for an Archaeological Research Permit – Mitigative Research Project" in accordance with the following regulations and to the satisfaction of the Development Planner in consultation with the City department responsible for heritage planning and the Minister of Culture and Status of Women:
 - 6.4.1. the Historic Resources Monitoring Program is to be carried out under snow-free, unfrozen ground conditions;
 - 6.4.2. the Historic Resources Monitoring Program must include the entire subject Site. Topsoil stripping must be taken to a depth where undisturbed subsoils are clearly visible in order to expose any burial vaults that may exist. The archaeological consultant must confirm any such features identified; and
 - 6.4.3. depending upon the archaeological results of the Historic Resources Monitoring Program, additional salvage, protection or preservation measures may be required.
- 6.5. The Site includes the Rossdale Power Plant and associated lands on which the plant buildings are located, and some structures within the Rossdale Power Plant are designated as a Provincial Registered Historic Resource as per the Alberta Historical Resources Act. All future development in the Low Pressure Plant building or on adjacent lands identified as part of the Provincial designation, must conform to the Standards and Guidelines for the Conservation of Historic Places in Canada to the satisfaction of the Development Planner in consultation with the Minister of Culture and Status of Women. Development Permit applications within or adjacent to buildings on the Rossdale Power Plant Site must be reviewed by the "Guidelines for Rehabilitation" published by Alberta Culture, to the satisfaction of the Development Planner in consultation with the City department responsible for heritage planning and the Minister of Culture and Status of Women.
- 6.6. Development must comply with the Site Performance Standards under [Section 5.70](#).
- 6.7. Parking, access and Site circulation must comply with [Section 5.110](#).

6.1 and 6.2 - Revised from S.541.4.2

This regulation is revised to include criteria for when maximum height may be varied. This criteria aligns with the draft (A) River Valley Zone.

6.3 - Revised from S.541.4.3 and S. 541.4.4

Replaced reference to "major facility permits" and "major development permits" with "where specified in an applicable statutory plan". This will reduce the need for Zoning Bylaw updates as statutory plans evolve and aligns with the draft (A) River Valley Zone.

6.4 - Transferred from S.541 Appendix VI (3)(b)

This regulation has been transferred with minor adjustments to improve wording and clarity.

6.5 - Transferred from S.541 Appendix VI (3)(c)

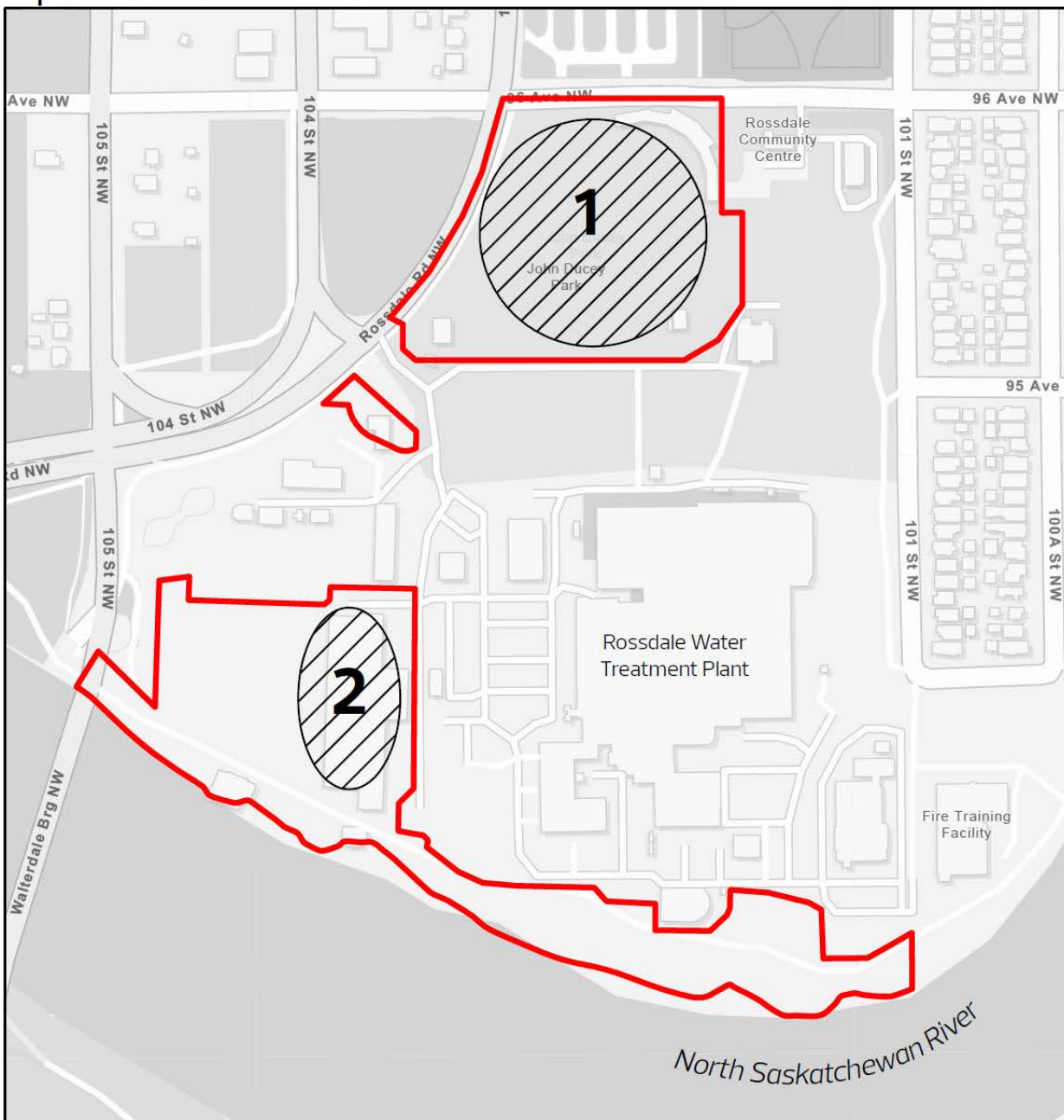
This regulation has been transferred with minor adjustments to improve wording and clarity.

6.6 and 6.7 - New Cross-References

For ease of reference to applicable regulations.

7. Appendix I

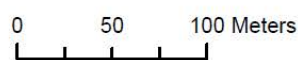
Appendix I: A6 – River Crossing Special Area Zone



Zoning Bylaw Renewal
Urban Planning & Economy
Map Compiled by: AZ

Date Exported: 8/18/2022

-  Activity Sector
-  River Crossing Zone Boundary



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7 - Transferred from S.541 Appendix VI
This map has been updated with minor adjustments to improve clarity.

Draft Zoning Bylaw

Part 4 - Direct Control Zones

Updates to Direct Control Zones are out of scope of Zoning Bylaw Renewal



Draft Zoning Bylaw

Part 5 -General Development Regulations



5.10 Accessory Uses, Buildings and Structures

Regulations

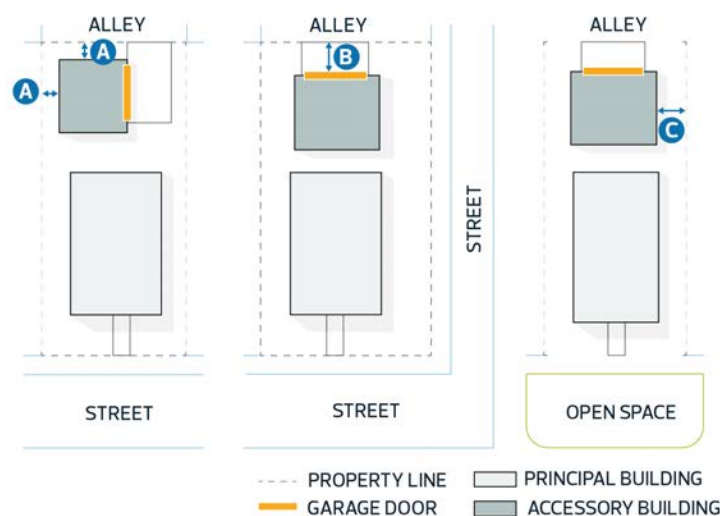
Notes / Rationale

1. Any Use may be Accessory to a listed Use in the Zone.
2. Accessory Uses and buildings must comply with the Development Categories in [Section 7.110](#).
3. An Accessory building or structure must not be used as a Dwelling except as a Blatchford Lane Suite in compliance with Section 3.40 or Paisley Laneway Housing in compliance with Section #.##.
4. Where a building or structure on a Site:
 - 4.1. is attached to a principal building on the Site by a roof; and
 - 4.2. is a structure with a floor or a foundation greater than 1.0 m above Grade, it is a part of the principal building and is not Accessory.
5. Unless otherwise provided in this Bylaw, an Accessory building or structure on a Corner Site or a Double Fronting Site is subject to the Front Setback requirements for a Site as specified by [Section 5.140](#) of this Bylaw.
6. Despite Subsection 1, Signs must not be approved as an Accessory Use.
7. An Accessory building or structure in a non-Residential Zone must comply with the development regulations of that Zone.
8. For Zero Lot Line Development, an Accessory building or structure must not encroach on the private maintenance easement.
9. Unless otherwise specified in this Bylaw, Accessory buildings or structures located in residential Zones must comply with Table 9:

Table 9. Accessory Building or Structures Regulations

Subsection	Regulation	Value	Symbol
9.1.	Maximum Height	4.3 m	-
9.2.	Maximum Site Coverage	20%	-
Setbacks			
9.3.	Minimum Setback	0.6 m	A
Unless 1 or more of the following applies:			
9.4.	Minimum Setback from the door of a detached Garage where the door faces a Street or Alley	1.2 m	B
9.5.	Minimum Rear or Interior Side Setback for an Accessory building that has a maximum Height less than or equal to 2.4 m as measured to the peak of the roof	0 m	-
9.8.	Between an Accessory building and at least 1 Interior Side Lot Line where a Site is developed as Reverse Housing	1.1 m	C

Diagram for Section 9.3, 9.4, and 9.6



- 1 - Revised from S.50.1.1**
This regulation is transferred from Section 50 (Accessory Uses and Buildings) with minor revisions for clarity.
- 2 - New cross-reference, revised from S.50.1.2 and S.50.1.3**
For ease of reference to applicable regulations.
- 3 - Transferred from S.50.3.1**
This regulation is transferred from Section 50 (Accessory Uses and Buildings) with minor revisions for clarity. This regulation ensures that garages and sheds are not used as a Dwelling for health and safety purposes.
- 4 - Revised from S.50.1.4**
This regulation is transferred with minor revisions for clarity.
- 5 - Transferred from S.50.1.5**
This regulation is transferred from Section 44 (Projections into Setbacks and Separation Spaces) with minor revisions for clarity.
- 6 - Transferred from S.50.1.6**
Minor revisions made for clarity.
- 7 - Transferred from S.50.2.1**
This requires accessory buildings in non-Residential zones to comply with the base regulations of the zone.
- 8 - Revised from S.54.3.5**
This regulation has been revised so that it applies to all accessory buildings (not just Garages).
- 9.1 - Transferred from S.50.3.3**
This regulation is transferred from Section 50 (Accessory Uses and Buildings) with minor revisions for clarity.
- 9.2 - Revised from S.50.3.4**
The maximum Site Coverage for Accessory buildings is proposed to be revised from 12% to 20% to align with the RS and RSF Zones.
- 9.3 Transferred from S.50.3.5.b and f**
This regulation is transferred from Section 50 (Accessory Uses and Buildings) with minor revisions for clarity.
- 9.4. New Regulation**
This regulation aligns with the setback regulations of detached garages in the RS and RSF Zones.
- 9.5 - Transferred from S.50.3.5.(b)(iv)**
This regulation is transferred from Section 50 (Accessory Uses and Buildings) with minor revisions for clarity.
- 9.6 - Transferred from S.50.3.5.b.ii**
This regulation is transferred with minor revisions.
- 9.7 - Transferred from S.50.3.5.b.(i) and (ii)**
This regulation is transferred from Section

9.6.	Minimum Interior Side Setback where a mutual Garage is built on a common Lot line	0 m	-
9.7.	Minimum Interior Side Setback where the building is Accessory to a Zero Lot Line Development and meets the requirements of Subsection 6.4 of the RSF Zone	0 m	-
Accessory Building or Structure Location			
9.9.	Accessory buildings or structures are not permitted in a Front Yard	-	-
9.10.	Minimum distance between an Accessory building and any other building on the same Site	0.9 m	-

10. There is no minimum distance between Swimming pools, hot tubs, rinks, ornamental ponds, and similar features and a principal building or Accessory building or structure.
11. Despite Subsection 9.9, Swimming pools, ornamental ponds, flagpoles, ornaments, or similar features may be located in a Setback, except that:
 - 11.1. Swimming pools are not permitted within a Front Setback.

Solar Collectors

12. Solar Collectors must comply with the following:
 - 12.1. Rooftop mounted Solar Collectors may project a maximum of 1.5 m above the maximum permitted Height of a residential Zone.
 - 12.2. Rooftop mounted Solar Collectors must not extend beyond the eave or the edge of a roof.
 - 12.3. Wall mounted Solar Collectors may project a maximum of 1.5 m into all required Setbacks. The Solar Collectors must maintain a minimum distance of 0.6 m from the property line.
 - 12.4. A Development Permit is not required for a Solar Collector mounted on the roof of a building that:
 - 1.12.4.1. is mounted on a building not listed on the Inventory & Register of Historic Resources in Edmonton; and,
 - 1.12.4.2. complies with the Zoning Bylaw.

50 (Accessory Uses and Buildings) with minor revisions for clarity.

9.8 - Transferred from S.135.4.15.b.iii
This regulation is transferred from the Residential Low Density (RLD) Zone with minor revisions for clarity.

9.9 - Revised from S.50.3.5.a
This regulation is revised for clarity.

9.10 - Transferred from S.50.3.5.d
This regulation is revised for clarity.

10 - Transferred from S.50.3.5.e
This regulation is revised for clarity.

11 - Revised from S.44.6
The defined term "Water Retention Structure" has been removed from this regulation as the definition only includes structures larger than 0.378 cubic meters. Instead, plain language terms (eg. pools and rinks) have been substituted so that they are exempt from the Accessory building separation distance requirement regardless of size.

12 - Revised from S.50.7.1
The regulations around roof mounted or wall-mounted solar panels are revised or removed for clarity, simplicity, and to remove barriers to solar panel development on more buildings in Edmonton.

12.1 Revised from 50.7.1.a.i.B
This regulation was revised to only apply to residential zones, enabling solar panels to be arranged as necessary without the need for variances in non-residential zones.

Additional Retired Regulations
Regulations for Amateur Radio Antenna Structures and satellite dishes are proposed to be removed.

Radio antenna developments are rare (the City receives on average one application per year for radio antennas). Satellite dish developments are also uncommon in residential areas but may still occur occasionally in non-residential settings.

Given the low potential impact of these structures, these can be regulated through the standard accessory building and structures regulations within this section.

5.20 Amenity Areas

Regulations	Notes / Rationale
<p>1. Developments with more than 7 Dwellings must provide a minimum Amenity Area of 7.5 m² per Dwelling, except that:</p> <p style="padding-left: 40px;">1.1. A minimum Amenity Area of 7.5 m² for every 3 Sleeping Units must be provided for Supportive Housing or Multi-unit Housing with more than 7 Sleeping Units.</p> <p>2. Required Amenity Areas must be accessible to residents as a Private Outdoor Amenity Area or Common Amenity Area.</p> <p>3. The minimum length and width of a required Amenity Area is 1.5 m.</p> <p>4. Where a required Amenity Area Abuts an Arterial Road, a minimum Setback of 1.0 m must be provided.</p> <p>5. The boundary of required Amenity Areas at ground level must be defined by incorporating Fencing or Landscaping elements such as planters, hedges, hard or soft surface treatments such as Pathways, or raised structures.</p> <p>Outdoor Common Amenity Area Regulations</p> <p>6. Required outdoor Common Amenity Areas must:</p> <p style="padding-left: 40px;">6.1. have a minimum area of 50.0 m²;</p> <p style="padding-left: 40px;">6.2. be accessible by all residents of the Site;</p> <p style="padding-left: 40px;">6.3. be clearly visible from above-ground windows, where provided at ground level;</p> <p style="padding-left: 40px;">6.4. have access to sunlight; and</p> <p style="padding-left: 40px;">6.5. include seating and lighting.</p> <p>7. Despite Subsection 6.1, where the total required Amenity Area on-Site is less than 50.0 m², required outdoor Common Amenity Areas must have a minimum area of 30.0 m².</p> <p>Indoor Common Amenity Area Regulations</p> <p>8. Required indoor Common Amenity Areas must:</p> <p style="padding-left: 40px;">8.1. have a minimum area of 15.0 m²;</p> <p style="padding-left: 40px;">8.2. not include common circulation areas such as lobbies and corridors; and</p> <p style="padding-left: 40px;">8.3. include furniture and fixtures that allow for active or passive recreation.</p> <p>9. Where provided, indoor Common Amenity Areas must not be included in the calculation of Floor Area Ratio.</p>	<p>1. Revised from S.46.1 and 46.2 The requirement is revised so that the number of dwellings in a development, not the building type, determines whether amenity areas are required to be provided. The minimum amount of amenity area that residents should be able to access remains unchanged.</p> <p>1.1 Revised from S.46.7 Establishes a reduced amenity area requirement for supportive housing and lodging houses. Every 3 Sleeping Units is equivalent to 1 Dwelling for the purposes of determining amenity area requirements because a Dwelling can have 3 Sleeping Units before it becomes a Lodging House in the current Zoning Bylaw.</p> <p>2. Transferred from S.46.8 Minor revisions to the wording for clarity.</p> <p>3. Transferred from S.46.3(a) Establishes the minimum dimensions for an amenity area.</p> <p>4. Transferred from S.46.5(a) Provides minimum separation between an amenity area and an arterial road.</p> <p>5. Transferred from S.46.4 Maintains current requirements with minor revision to the wording.</p> <p>6. Transferred from S.46.9 Establishes common amenity area size and site planning requirements intended for the functionality, safety and comfort of the amenity area. There is no change from existing requirements.</p> <p>7 Transferred S.46.10 Establishes a smaller common amenity area requirement for smaller sites. No change from existing regulations.</p> <p>8. Transferred from S.46.11 Establishes a minimum size for indoor common amenity area.</p> <p>9. Transferred from S.46.12 Excludes common amenity area from the calculation of Floor Area Ratio as an incentive for providing it.</p>

5.30 Bare Land Condominium Subdivisions

Regulations	Notes / Rationale
<ol style="list-style-type: none">1. For the purpose of issuing a Development Permit, each Bare Land Condominium Unit must be considered an independent Site.2. Where a Bare Land Condominium subdivision is served by a private roadway, the following applies:<ol style="list-style-type: none">2.1. A private roadway includes:<ol style="list-style-type: none">2.1.1. a Bare Land Condominium Unit; or2.1.2. Common Property or a portion of Common Property that may be created in compliance with the Condominium Property Act, RSA 2000, c. C-22; created for the purpose of vehicle access and circulation throughout a development, including a bridge and any structure incidental to the private roadway.2.2. A private roadway, as described in Subsection 1.3.1, is deemed to be the same as a Street.2.3. A private roadway must:<ol style="list-style-type: none">2.3.1. allow for the safe and efficient movement of emergency vehicles; and2.3.2. be designed to a standard acceptable to the Development Planner or Subdivision Authority.	<p>1 - Transferred from S.60.1 Minor changes are proposed mainly for clarity.</p> <p>2 - Transferred from S.60.3 Minor changes are proposed mainly for clarity</p> <p>Additional Regulations to be Retired Comprehensive Site Plan requirements Bare Land Condominium applications will still require a Comprehensive Site Plan but a specific regulation is not proposed in the new Zoning Bylaw. However, the Comprehensive Site Plan requirements will still be provided as part of an application checklist for a complete development permit application submission.</p>

5.40 Building Facade Design

Regulations

Notes / Rationale

1. Purpose

The purpose of this section is to describe a set of design techniques that can be incorporated into building Facades to:

- manage the impacts of building massing;
- reduce large uninterrupted lengths of buildings walls;
- to visually break up the appearance of a building with design techniques;
- to individually define attached dwellings; and
- to create buildings that adequately engage the public realm.

The number of design techniques required for a development is established in the regulations of the Zone.

The intent of this section is to provide clear direction to how new developments can incorporate different building design techniques that can be used to enhance a building and mitigate visual impacts.

This number of different techniques a development is expected to incorporate is established by regulation in the Zone.

2. Applicability

2. The regulations of this section only apply where the number of design techniques required for a development are established in the regulations of a Zone.

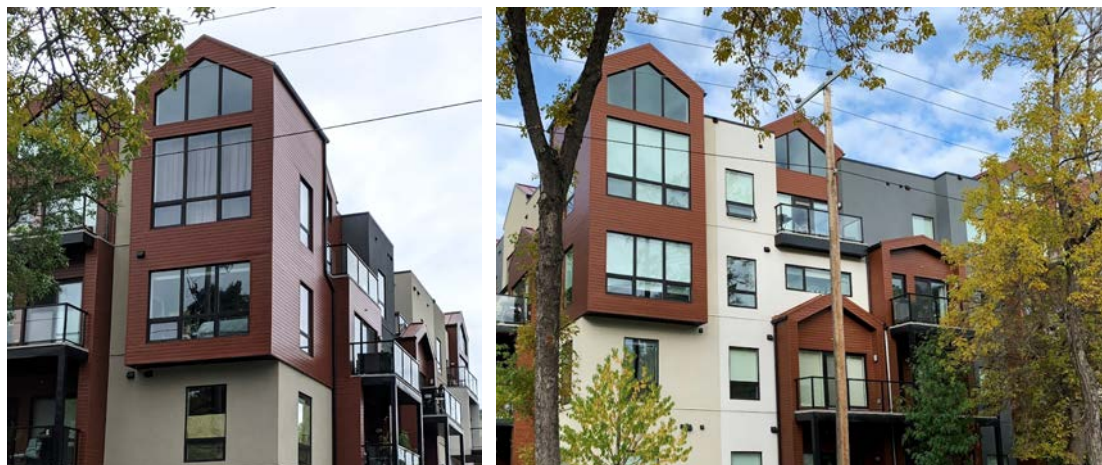
2.1 - New Regulation

This specifies when the design regulations of this section would apply.

3. Use of Colours and Materials

- 3.1. A building Facade is required to incorporate at least 2 different colours or exterior finishing materials in any combination.

Medium Scale Building Examples



Small Scale Building Examples



3.1 - New Regulation

Using different materials can create visually interesting buildings and break up large uninterrupted expanses of building walls. This technique can be applied in conjunction with other techniques to reduce vertical and horizontal massings. It can also be used to accentuate entrances, windows, storefronts or other prominent building features.

4. Use of Architectural Elements

- 4.1. Ornamental details including mouldings, arches, lintels, columns, cornices, sills, pilasters, or other projecting architectural details must be used to accentuate entrances, windows, storefronts or other key building features along a building Facade.

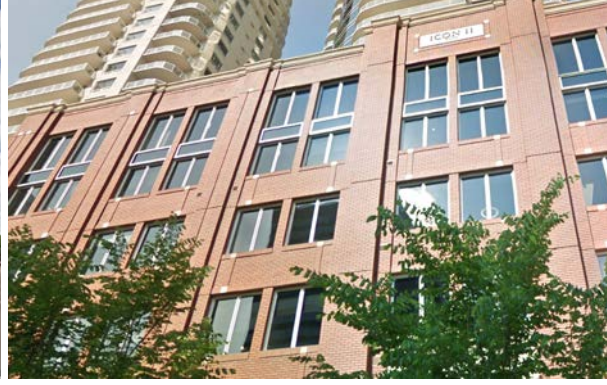
4.1 - New Regulation

This regulation requires developments to not be designed as a 'plain box', create visually interesting buildings, and accentuate entrances, windows, storefronts or other prominent building features. It can be used with other techniques to reduce vertical and horizontal massing.

Medium Scale Building Examples



Google Screenshot: 10620 - 116 Street



Google Screenshot: 104 Street downtown



Google Screenshot: 124 Street

Small Scale Building Examples



5. Varying Roofline

- 5.1. A varying roofline must be provided along the top of a building by using features of varying Heights such as dormers, undulating peaks, parapets, and corner features.
- 5.2. Roofline variations resulting from projections, recessions, or vertical articulation as specified in Subsections 7 and 8 do not satisfy Subsection 5.

Medium Scale Building Examples



5.1 - New Regulation

This regulation can result in developments that create visual interest for the top of the building. This can work in tandem with other rules such as the three part facade requirement.

5.2 - New Regulation

Because the sculpting of the building mass as a result of Section 6 or 7 can create varying rooflines, this regulation ensures that the resulting design doesn't count towards meeting 2 techniques as required in the zone.

Small Scale Building Examples

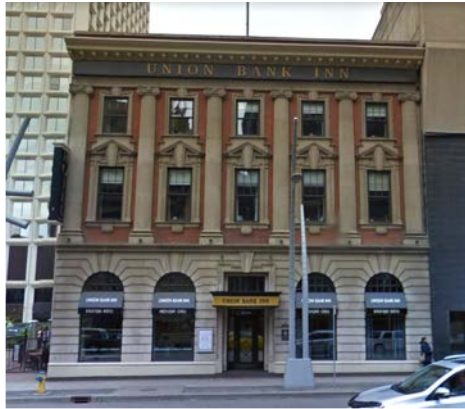
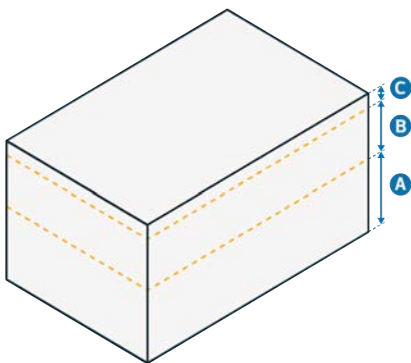


Google Screenshot - 12622 - 106 Ave

6. Three Part Facade

6.1. Building Facades must be designed with a distinct horizontal base (A), middle (B), and top (C), as shown in Diagram 6.1. Expression lines, Stepbacks, changes in colours or materials, or other architectural elements can be used to create this difference.

Diagram for Subsection 6.1



Google Screenshot: 8135 - 102 Street

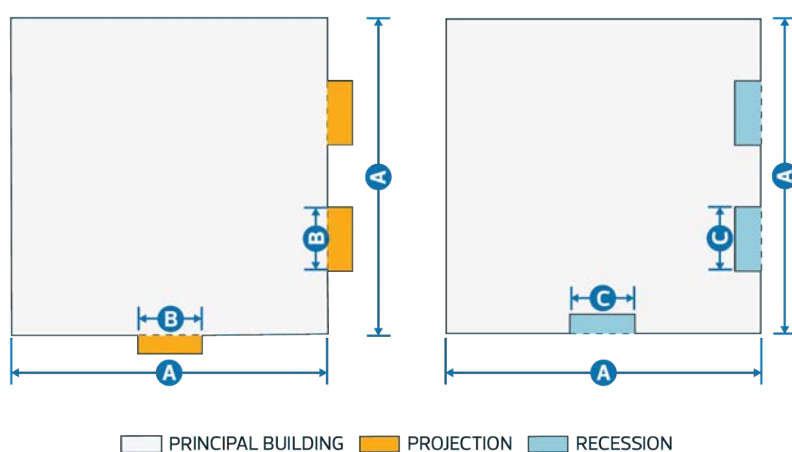
6.1 - New Regulation

This regulation and technique can be used to change the perceived scale of taller buildings and visually break up uninterrupted expanses of building wall.

7. Projections and Recessions

7.1. A minimum of 20% of a building Facade length (A) must project (B) or be recessed (C), as generally illustrated in Diagram 7.1.

Diagram for Subsection 7.1



7.1 - New Regulation

This regulation can be used to mitigate the perceived size and massing of long/wide buildings. This regulation specifies the amount of wall recession or projection required to break up the building facade in proportion to the total building facade width. Using a percentage instead of specifying the number of projections or recessions that a building must provide offers flexibility to the designer in determining where these recessions should occur.



Google Screenshot: 10606 - 84 Ave



Google Screenshot: 9225 - 118 Ave

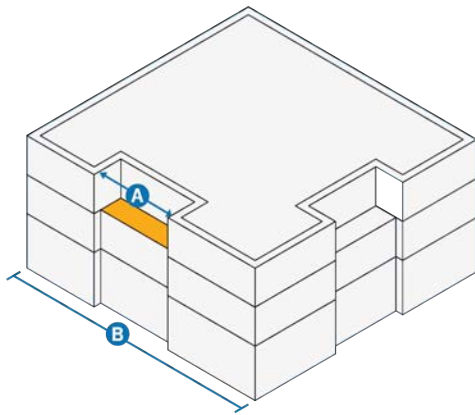


Google Screenshot: 124 Street

8. Vertical Articulation

- 8.1. The building Facade must be stepped down for a minimum of 20% (A) of the Facade length (B), as generally illustrated in Diagram 8.1. This can be 1 or multiple steps.

Diagram for Subsection 8.1



Google Screenshot - 10710 - 112 Street



9. Corner Elements

- 9.1. Building corners Abutting intersecting Streets that include a corner element must comply with Table 9.1:

Table 9.1. Corner Elements

Subsection	Regulation	Value	Symbol

8.1 - New Regulation

This regulation can be used to mitigate the perceived height and massing of a building wall by articulating the uppermost portion of a building through the use of setbacks and variations in roof height.

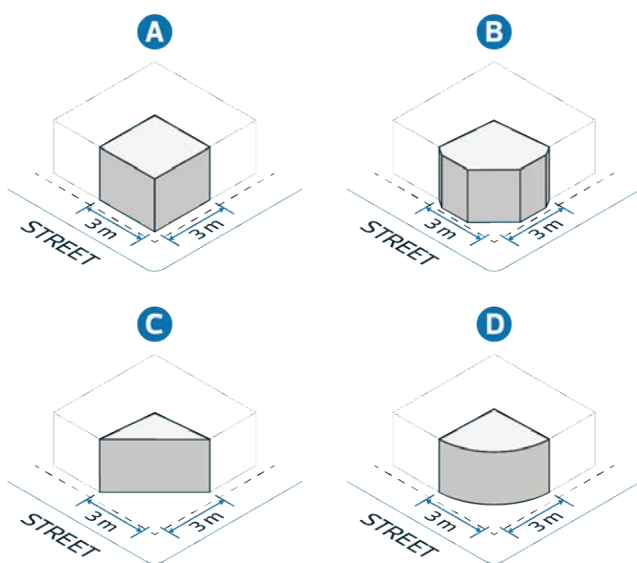
This regulation specifies the amount of vertical articulation required to break up the building facade in proportion to the total building facade width. Using a percentage instead of specifying the number of vertical articulations that a building must provide offers flexibility to the designer in determining where these recessions should occur.

9.1 - New Regulation

For buildings intending to provide a corner element, this regulation provides guidance to the minimum size that the corner element must be to satisfy the requirements of the zone as well as typical shapes that the corner element can be

9.1.1.	Minimum building length that the corner element must apply to, as measured from the corner of a building.	3.0 m	-
9.1.2.	Square	-	A
9.1.3.	Octagonal	-	B
9.1.4.	Chamfer	-	C
9.1.5.	Rounded	-	D
9.1.6.	Other similar design technique	-	-

Diagram for Subsection 9.1



9.2. Corner elements must project up or out, or recess.

designed to.

9.2 - New Regulation

This regulation prevents the corner element from being flush with the building facade in order for the element to stand out.

10. Other Techniques

- 10.1. Other similar design techniques may be used in place of the design techniques of this Section, provided that such techniques would:
 - 10.1.1. reduce building massing;
 - 10.1.2. create visually interesting building Facades;
 - 10.1.3. reduce or eliminate large uninterrupted expanses of buildings walls;
 - 10.1.4. individually define attached dwellings; or
 - 10.1.5. result in climate resilient building designs.

10.1 - New Regulation

This regulation provides a designer with the flexibility to apply a different design technique than those listed in this section to satisfy a requirement of the Zone if the Development Planner is satisfied that it meets the purpose of this section. "Climate resilient building designs" may include features such as green walls, solar panel walls, or other features that may support a net-zero building, for example.

5.50 Excavation, Stripping and Grading

Regulations

1. For the purposes of this Section, excavation means excavation other than for construction or building purposes, including but not limited to:
 - 1.1. sand and gravel mining;
 - 1.2. topsoil stripping;
 - 1.3. grading;
 - 1.4. construction of artificial bodies of water;
 - 1.5. Site remediation; and
 - 1.6. Natural Resource Developments.
2. To undertake Site excavation, stripping, or grading of land, an application for a Development Permit must provide:
 - 2.1. the location and area of the Site where the excavation, stripping or grading is to take place;
 - 2.2. the existing land Use, vegetation, and any Abutting water courses;
 - 2.3. the type and dimensions of the excavation, stripping and grading to be made, and the effect on existing drainage patterns; and
 - 2.4. the condition in which the excavation is to be left when the operations are complete, or the final disposition to be made of the area from which the topsoil is to be removed, including the action that is to be taken for restoring the condition of the surface to the land to be affected. This is to ensure the following:
 - 2.4.1. preventing, controlling or reducing the creation of erosion or dust from the land, and
 - 2.4.2. preventing siltation or erosion into surrounding water courses.
3. For every Development Permit application to undertake Site excavation, stripping or grading of land, the Development Planner must be satisfied that the operation will:
 - 3.1. minimize dust and environmental disturbance;
 - 3.2. be reasonably necessary for the Use and development of the land in question, considering the need for:
 - 3.2.1. preservation of agricultural land;
 - 3.2.2. natural preservation; and
 - 3.2.3. soil on the Site;
 - 3.3. not destroy, disturb, or alter any designated historical resource in compliance with the Alberta Historical Resources Act; and
 - 3.4. not make the Site undevelopable.
4. The Development Planner must apply conditions to ensure that:
 - 4.1. the development complies with the applicable regulations of this Section;
 - 4.2. where applicable, Site reclamation be carried out at the completion of development or the cessation of operations to return the disturbed specified land to a state functionally equivalent to what it was before development; and
 - 4.3. where Site reclamation is carried out, the applicant obtain a letter of completion from the City department responsible for environmental planning

Notes / Rationale

1 - Transferred from S. 56.1

This regulation is revised to ensure that this Section can be tied to situations where there is strictly an excavation separate from any other activity on the site for the purpose of a contaminated site to be remediated. Grading added

2 - Transferred from S. 56.2

This regulation is revised to communicate what details are required for a Development Permit application for these types of activities.

3 - Transferred from S. 56.3

This regulation is transferred to ensure that the impacts of the operations are minimized.

4 - Transferred from S. 56.4

This regulation is transferred, with revisions in language, to allow Development Planners the ability to apply conditions to ensure the requirements of Subsection 1.3 are met and that site reclamation be carried out to return the specified land to a state functionally equivalent to what it was prior to development.

4.3 - Transferred from S. 5

This regulation is transferred to continue to require that a letter of completion be provided by the City department responsible for environmental planning.

5.60 Fences and Privacy Screens

Regulations

Notes / Rationale

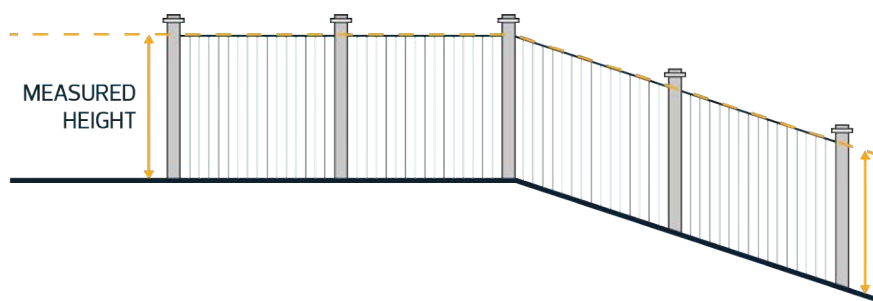
1. Application

- 1.1. Despite [Section 7.40](#) of this Bylaw, this Section applies to Fences and Privacy Screens that are constructed within Residential Zones or Sites within non-Residential Zones that are developed with a Residential Use.

2. Fences

- 2.1. The Height of a Fence is measured from the highest point along the portion of a Fence used for privacy screening, excluding structural posts or decorative elements, to the ground directly beneath the Fence at that point.

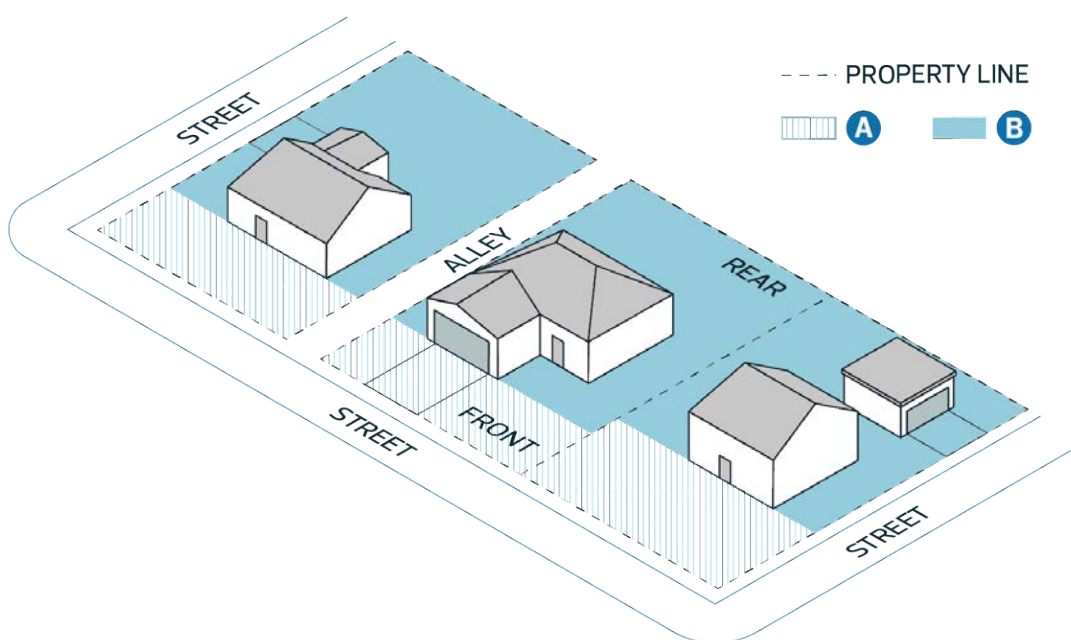
Diagram for Section 2.1



- 2.2. Maximum Fence Height must comply with Table 2.2:

Table 2.2. Maximum Fence Height			
Section	Regulation	Value	Symbol
2.2.1.	In Front Yards	1.3 m	A
2.2.2.	In Side Yards and Rear Yards	2.0 m	B

Diagram for Section 2.2



- 2.3. To prevent visual intrusion or provide additional screening from Abutting Sites or Streets, the Development Planner may vary the Height of a Fence, or a portion of a Fence, in compliance with the following:

- 2.3.1. Where the maximum Height of a Fence is 1.3 m, it may be varied up to a maximum Height of 2.0 m.
- 2.3.2. Where the maximum Height of a Fence is 2.0 m, it may be varied up to a maximum Height of 3.1 m.

- 2.4. Fences with sharp pickets extending above the top rail are not permitted within the North Saskatchewan River Valley and Ravine System Protection Overlay.

1.1 - New regulation

This regulation has been added to clarify the zones in which this section applies to. The application of this section has been broadened to all sites that have a residential use developed on it and for residential zones, regardless of what is developed on it.

2.1 - Revised from S. 49.1.c

This regulation has been revised to add more clarity to the height measurement of fences for easier interpretation and enforcement.

2.2 - Combined from S. 49.1.d and S. 49.1.e

This regulation has been combined because the new maximum fence heights are identical for both interior and corner sites, so there is no need to separate them. The maximum fence height in the flanking side yard of corner sites has been increased from 1.2 m to 2.0 m for additional privacy of amenity spaces in flanking side yards, which many residents are looking for. This is a regulation that is often varied.

2.2.1 - Revised from S. 49.1.d.i and S. 49.1.e.i

This regulation has been revised from 1.2 m to 1.3 m to allow for standardized 4-foot fencing products, and to accommodate for a small gap underneath the fence to help with drainage, maintenance, swinging gates, etc.

2.2.2 - Revised from S. 49.1.e.ii

This regulation has been revised from 1.85 m to 2.0 m for simpler measurement and enforcement.

2.3 - Combined from S. 49.1.f and S. 49.1.g

This regulation has been combined and restructured for simplicity. The phrasing "portion of a fence" has been added to allow the Development Planner the ability to vary only a small portion of the fence for specific privacy issues.

2.3.1 - Revised from S. 49.1.f

This regulation has been revised to align with the new maximum heights as specified in 2.2 above.

2.3.2 - Revised from S. 49.1.g

This regulation has been revised to align with the new maximum heights as specified in 2.2 above. The previous variance height of 2.44 m has been increased to 3.1 m to allow for more flexibility to mitigate privacy issues.

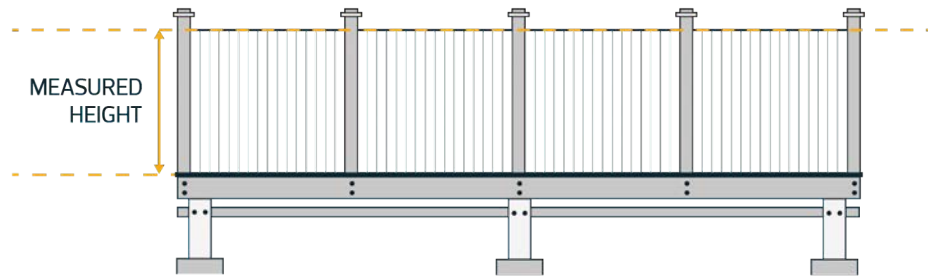
2.4 - New regulation

This regulation has been added to protect wildlife within the river valley overlay. This includes areas within the river valley and

- 2.5. Fences that contain or are constructed of hazardous materials, such as barbed wire, are not permitted.

3. Privacy Screens

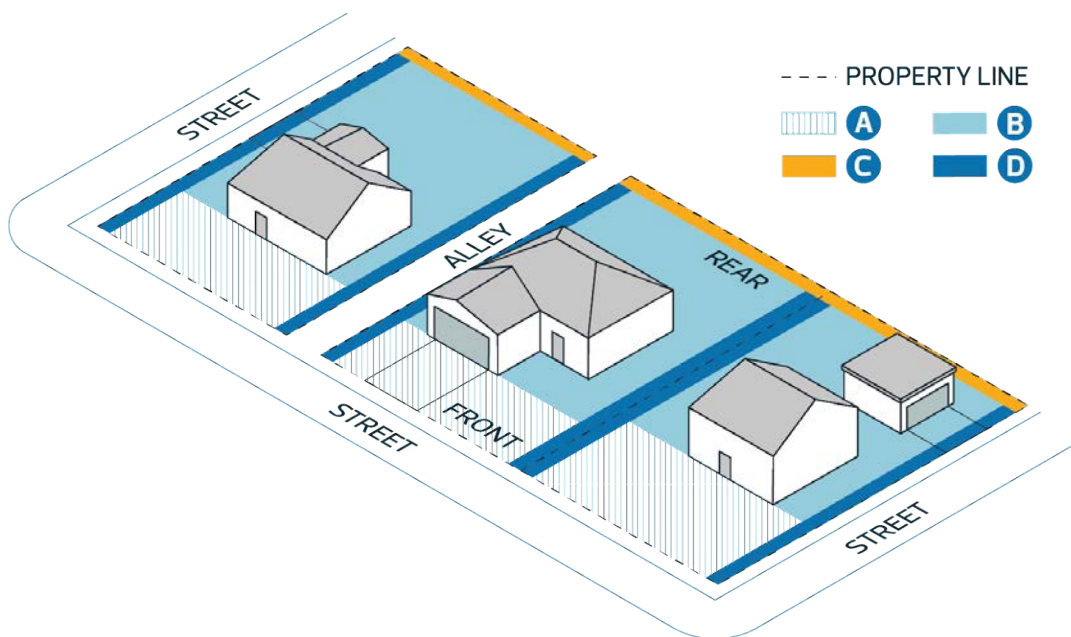
- 3.1. The Height of a Privacy Screen is measured from the highest point along the portion of the Privacy Screen used for privacy screening, excluding structural posts or decorative elements, to the surface of the Platform Structure directly beneath that point.



- 3.2. Maximum Privacy Screen Height must comply with Table 3.2:

Table 3.2. Maximum Privacy Screen Height			
Section	Regulation	Value	Symbol
3.2.1.	In Front Yards	1.3 m	A
3.2.2.	In Side Yards and Rear Yards	2.0 m	B
Unless 1 or more of the following applies:			
3.2.3.	Within 2.5 m of a Rear Lot Line	1.3 m	C
3.2.4.	In required Side Setbacks	1.3 m	D

Diagram for Section 3.2



- 3.3. To prevent visual intrusion or provide additional screening from Abutting Sites or Streets, the Development Planner may vary the Height of a Privacy Screen, or a portion of a Privacy Screen, in compliance with the following:

- 3.3.1. Where the maximum Height of a Privacy Screen is 1.3 m, it may be varied up to a maximum Height of 2.0 m.
- 3.3.2. Where the maximum Height of a Privacy Screen is 2.0 m, it may be varied up to a maximum Height of 3.1 m.

also within the 10 m buffer of the river valley, as described in the overlay.

2.5 - New regulation

This regulation has been added to prohibit fences made of dangerous materials for safety purposes.

3.1 - Revised from S. 49.2.f

This regulation has been revised to add more clarity to the height measurement for privacy screens for easier interpretation and enforcement.

3.2 - Revised from S. 49.2.c

This regulation has been reorganized into a table to better display the maximum heights.

3.2.1 to 3.2.2 - Revised from S. 49.2.c

These regulations have been revised from 1.2 m to 1.3 m, and 1.85 m to 2.0 m, to keep consistent with the maximum fence heights and to accommodate the height of structural posts.

3.2.3 to 3.2.4 - Revised from S. 49.2.c

These regulations were added to reduce potential impacts on abutting sites for privacy screens on raised platforms.

3.3 - Combined from S. 49.2.i and 49.2.j

This regulation has been combined and restructured for simplicity.

3.3.1 - Revised from S. 49.2.i

This regulation has been revised to align with the new maximum heights as specified in 3.2 above.

3.3.2 - Revised from S. 49.2.j

This regulation has been revised to align with the new maximum heights as specified in 3.2 above. The previous variance height of 3.05 m has been rounded up to 3.1 m for simplicity and easier measurement.

Other Notes

A Privacy Screen is defined to only refer to screening that is constructed on a Platform Structure and not on the ground level. Any screening constructed on the ground level will be considered a Fence and will be subject to the Fence regulations. Doing so creates clear definitions for both Fences and Privacy Screens that are easier to interpret and enforce, thus creating consistency for residents and helping to mitigate the disputes over overheight variances that we currently face. The downside is that Fences and Privacy Screens on the ground will have to have the same variance allowances.

The approach to Privacy Screens on Platform Structures has been carried over in a similar manner from the current Zoning Bylaw. However, the Height limits for Front Yards and all other Yards have been increased from 1.2 m to 1.3 m and 1.85 to 2.0 m, respectively, to provide more flexibility and easier enforcement.

NOTE: S. 57.3.1 has been used in the past to prevent dangerous fence materials

5.70 Site Performance Standards

Regulations

Notes / Rationale

1. Non-Industrial Development Standards

- 1.1. Non-Industrial Development must comply with the following:
 - 1.1.1. The design and use of exterior finishing materials must be to the satisfaction of the Development Planner who must ensure the proposed buildings and structures use materials similar to, or better than, the standard of surrounding developments.
 - 1.1.2. All mechanical equipment, except for Solar Collectors, must be concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building.
 - 1.1.3. Despite Subsection 1.1.2, screening is not required for mechanical equipment such as air conditioners and heat pumps for Single Detached Housing, Semi-Detached Housing, Duplex Housing, Row Housing, Secondary Suites, Backyard Housing, or Multi-unit Housing with 4 Dwelling units or less.
 - 1.1.4. Venting systems for Parkades must be oriented away from Abutting Sites, on-Site Amenity Areas and pedestrian circulation areas.

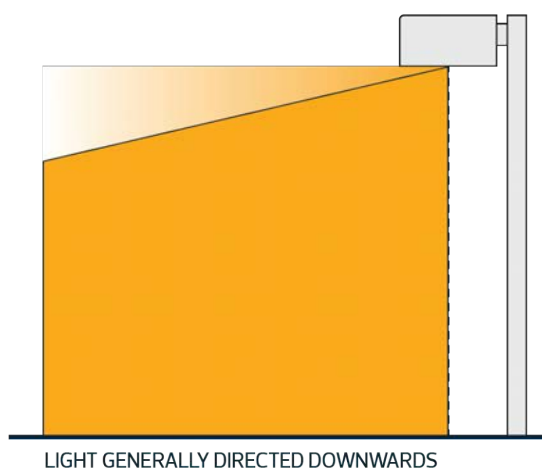
2. Nuisances

- 2.1. Where a Non-Residential Use creates a Nuisance at the time of the Development Permit application, mitigation measures to reduce any negative impacts must be provided to the satisfaction of the Development Planner, including:
 - 2.1.1. additional screening such as building walls, freestanding walls, berms, solid Fences, or Landscaping to minimize visual Nuisances;
 - 2.1.2. additional screening such as building walls, freestanding walls, berms, solid Fences, Landscaping, directional or cutoff lighting to minimize lighting Nuisances;
 - 2.1.3. structural soundproofing, Landscaping, Fencing, or limiting the use of outdoor speakers and amplification systems to minimize noise Nuisances;
 - 2.1.4. ventilation systems or filters that treat emissions before being vented out of a building to minimize odour or emission Nuisances; or
 - 2.1.5. other similar measures.

3. Lighting

- 3.1. Outdoor lighting must:
 - 3.1.1. be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade and focus light away from adjacent Sites to minimize Nuisance;
 - 3.1.2. generally be directed downwards, except where directed towards the Site or architectural features located on the Site;

Diagram for Section 3.1.2



1.1.1 - Transferred from S. 57.3.1
This regulation is being carried forward to maintain minimum performance standards for non-industrial development.

1.1.2 - Revised
This is a carry forward of performance standard regulations found in the current commercial zones that applies to mechanical equipment to ensure a higher standard of appearance. This regulation has been revised to exclude solar collectors from screening requirements.

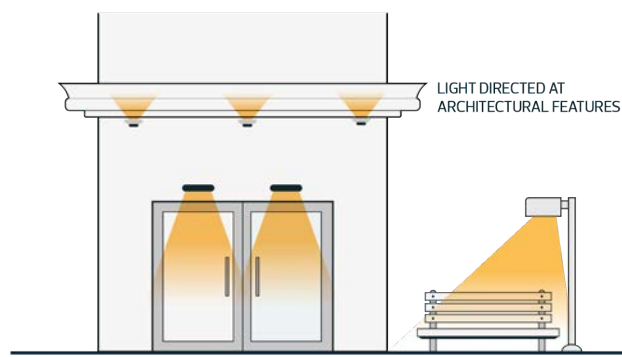
1.1.3 - New Regulation

1.1.4 - New Regulation
This regulation has been added to include guidance for ground floor vents for underground parkades to ensure a more attractive, safe, and comfortable public realm.

2.1 - New Regulation
This regulation enables the Development Planner to require additional mitigating measures necessary to prevent or limit on or off-Site impacts to abutting uses. If a development does not provide mitigative measures, this regulation will require a variance and approval or refusal of the development will be subject to the discretion of the Development Planner.

3.1.1. Transferred from S. 51.a.
This regulation is designed as a preventive measure and is kept from the original section due to its relevance.

3.1.2. New regulation
This regulation is added to minimize excessive lighting that contributes to urban light pollution and glare that creates unsafe environments and provide guidance to obtain these desired outcomes.



- 3.1.3. be designed to provide a well-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and along pedestrian and bike paths; and
- 3.1.4. not interfere with the function of a traffic control device.

4. Waste Collection

- 4.1. Waste collection and disposal areas for Residential development must be designed to:
 - 4.1.1. provide adequate space to separate, store and co-locate containers and chutes for recycling, organics and residual waste, where applicable;
 - 4.1.2. provide a level surface with sufficient structural ground strength for containers and access by waste collection vehicles;
 - 4.1.3. provide adequate and safe access for waste collection vehicles to maneuver and access waste containers, including:
 - 4.1.3.1. sufficient vertical and horizontal clearance for waste collection vehicles; and
 - 4.1.3.2. minimizing obstruction into Streets, Alleys and the Abutting Site; and
 - 4.1.4. be in a separate space from non-Residential waste containers;

to the satisfaction of the Development Planner, in consultation with the City department responsible for waste services.

5. Vehicles Prohibited or Restricted in Residential Zones

- 5.1. In the Front Yard or the Flanking Side Yard on a Site in a residential Zone:
 - 5.1.1. vehicles must not be parked on a Landscaped portion of the Yard; and
 - 5.1.2. vehicles must be parked in a Garage, on a Parking Area, or on a Driveway that leads to a Garage.
- 5.2. The following vehicles are not permitted to be parked on any part of a Residential Site:
 - 5.2.1. a commercial vehicle, loaded or unloaded, with a maximum gross vehicle weight rating (G.V.W.R.) greater than 4,600 kg; or
 - 5.2.2. more than 1 commercial vehicle with a maximum gross vehicle weight (G.V.W.R.) rating of 4,600 kg or less, for longer than reasonably necessary to load or unload the vehicle.
- 5.3. Despite Subsection 5.2, a maximum of 1 vehicle with a gross vehicle weight (G.V.W.R.) less than or equal to 4,600 kg used for a Home Based Business is permitted to park on the Site.
- 5.4. For the purpose of Subsection 5.2, a commercial vehicle means a vehicle that:
 - 5.4.1. is intended or designed for commercial purposes; or
 - 5.4.2. is used for commercial purposes.
- 5.5. A large Recreational Vehicle is not permitted in a Front Yard or in a Flanking Side Setback of a Residential Site for longer than reasonably necessary to load or unload the vehicle.
- 5.6. Despite Subsection 5.4, large Recreational Vehicles may park from April 1 to October 31 inclusive, on a Driveway leading to a Garage in a Front Yard or in a Flanking Side Yard of a Residential Site:
 - 5.6.1. that does not Abut an Alley; and
 - 5.6.2. where a minimum distance of 0.6 m is provided from a Recreational Vehicle to the interior edge of a sidewalk or a curb where no sidewalk is present.
- 5.7. Subsection 5.4 does not apply to any portion of a Recreational Vehicle under 1.0 m in Height where a sidewalk is present.
- 5.8. For the purposes of Subsection 5.4 to 5.6, a large Recreational Vehicle does not include:
 - 5.8.1. small utility trailers;
 - 5.8.2. camper van conversions;
 - 5.8.3. tent trailers;
 - 5.8.4. campers mounted on trucks; or
 - 5.8.5. boats, snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.

3.1.3. New regulation

This regulation is added to ensure that lighting provides a safe urban environment.

3.1.4. Transferred from S. 51.a.

This regulation is designed as a preventive measure and is kept from the original section due to its relevance.

4.1 New Regulation

This regulation provides general guidance to ensure that residential development provides appropriate and safe space for waste collection and for municipal vehicles to access and collect this waste.

5.1 - Transferred from S.45.7

This requires vehicles not to park on landscaped front yards.

5.2 and 5.4 - Transferred from S.45.1 and S.45.2

This prevents large commercial vehicles from being parked in a residential area while still allowing for smaller commercial vehicles such as vans and light trucks for home based businesses or contractor service-type occupations.

5.3 - New Regulation

This allows a vehicle used for a home based business to be parked on a Residential site. The weight limit prevents larger commercial vehicles from being stored in a residential area.

5.5 and 5.6 - Transferred from S.45.3 and S.45.4

This regulates where large recreational vehicles can be parked on a residential site in the course of a year.

5.7 - Transferred from S.45.5

No change to this regulation.

5.8 - Transferred from S.45.6

This clarifies the types of accessory vehicles that are not counted as recreational vehicles because they're smaller in size for the purpose of these regulations.

5.80 Inclusive Design

Regulations	Notes / Rationale
<p>Application</p> <p>1.1. To achieve inclusive design standards, a Dwelling or Sleeping Unit must meet or exceed the minimum criteria of this section.</p> <p>Minimum Criteria for Access to and Within a Building</p> <p>1.2. There must be at least 1 Barrier-free entrance to the Dwelling or Sleeping Unit, and to the building in which the Dwelling or Sleeping Unit is located, as applicable.</p> <p>1.3. The Dwelling or Sleeping Unit must be accessible by a 1.65 m Barrier-free path of travel from the building entrance.</p> <p>1.4. Amenity Areas must be accessible by a 1.65 m Barrier-free path of travel from the Dwelling or Sleeping Unit.</p> <p>1.5. The impact of long Barrier-free paths must be minimized by including areas for seating at regular intervals.</p> <p>Minimum Criteria Within a Dwelling or Sleeping Unit</p> <p>1.6. Barrier-free paths, with a minimum width of 1.1 m, are provided within all areas of the Dwelling or Sleeping Unit.</p> <p>1.7. All common areas of the Dwelling or Sleeping Unit, including the entrance area, living area, kitchen, laundry area, and bathroom, have a minimum turning diameter of 1.5 m.</p> <p>1.8. All doorways into and within the Dwelling or Sleeping Unit have a minimum clearance width of 0.9 m.</p> <p>1.9. The following are all included on the same floor of the Dwelling or Sleeping Unit:</p> <p style="padding-left: 20px;">1.9.1. at least 1 bathroom that includes:</p> <p style="padding-left: 40px;">1.9.1.1. a Barrier-free tub or shower; and</p> <p style="padding-left: 40px;">1.9.1.2. reinforced walls for the purpose of installing grab bars at the toilet, and at the tub or shower;</p> <p style="padding-left: 20px;">1.9.2. laundry facilities, if provided within the Dwelling or Sleeping Unit; and</p> <p style="padding-left: 20px;">1.9.3. a minimum of 1 bedroom, unless the Dwelling or Sleeping Unit is designed as a studio.</p> <p>1.10. Despite Subsection 1.6, if a Dwelling contains more than 1 Storey, it must be designed to accommodate the installation of a stair lift or elevator in one of the following ways:</p> <p style="padding-left: 20px;">1.10.1. any stairway providing access between floors of the Dwelling is constructed in a straight line, with a minimum width of 1.0 m, and with 3.0 m clearance height at the bottom landing; or</p> <p style="padding-left: 20px;">1.10.2. at least 1 closet on each floor has minimum dimensions of 1.3 m x 1.5 m, is vertically aligned with a closet of the same minimum dimensions on the floor above or below, and is constructed to be able to function as a residential elevator shaft.</p>	<p>This section is comprised of the former S.93 and parts of S.94.1.iii that pertain to Inclusive Design. The Inclusive Design section provides opportunities for developers to include design features in buildings to support people with mobility constraints. Where a development meets the criteria in this section, specific incentives may be provided. Details on these incentives are provided in relevant zones. Section 94 is proposed to be retired, as:</p> <ul style="list-style-type: none"> • Density maximums have been removed from zones, making the incentives included in that section ineffective • Elements such as Inclusive Design, CPTED standards, and enhanced public realm features have been reflected in other sections in the bylaw <p>1.1 - Transferred from S. 93.1 This regulation has been transferred with minor revisions to improve clarity. Currently, the Mixed Use (MU), Large Scale Residential (RL), and Medium Scale Residential (RM) Zones provide incentives where the Inclusive Design criteria are met.</p> <p>1.2 - Transferred from S. 93.1.a This regulation has been transferred with the addition of “at least” to provide more clarity. This regulation ensures that at least 1 entrance to the building, if there is more than one, is accessible either through a no-step entry, or ramp access.</p> <p>1.3, 1.4 & 1.5 - Transferred from S. 93.1.g & S. 94.1.iii These regulations have been transferred with minor revisions to fix typos and add clarity. The requirement for a 1.65 m Barrier-free path has been included from S.94.1.a.iii, as S.94 has been retired, but is not required in all corridors.</p> <p>1.6 - Revised from 93.1.d This regulation has been updated to ensure that a Barrier-free path is provided to all areas of the Dwelling or Sleeping Unit.</p> <p>1.7 - Transferred from S. 93.1.c This regulation has been transferred with the addition of “laundry area”, “living area”, and “entrance area” to clarify that these spaces need to have a 1.5 m turning diameter.</p> <p>1.8 - Transferred from S. 93.1.e</p> <p>1.9 - Transferred from S. 93.1.f</p> <p>1.9.1 - Transferred from S. 93.1.f.i This regulation has been transferred with minor revisions to clarify that at least 1 bathroom, if there is more than one, must contain accessible design features.</p> <p>1.9.1.1 - Transferred from S. 93.1.f.i.1</p> <p>1.9.1.2 - Transferred from S. 93.1.f.i.2</p> <p>1.9.2 - Transferred from S. 93.1.f.ii</p>

1.9.3 - Transferred from S. 93.1.f.iii

1.10 - Revised from S.93.1.g

This regulation has been updated for clarity and readability.

1.10.1 - Transferred from S. 93.1.g.ii

1.10.2 - Transferred from S. 93.1.g.iii

5.90 Landscaping

Regulations

Notes / Rationale

1. Purpose

To contribute to a baseline standard of livability and appearance for development, from the initial placement of the Landscaping through to its maturity, to help provide a positive overall experience for Edmontonians, encourage environmental stewardship, and to contribute to The City Plan's climate resiliency goals.

The purpose of this Section is to ensure landscaping is provided for new development to help support more livable and attractive development, and to contribute to Edmonton's urban forest and biodiversity. Minimum standards are included to support healthy growing conditions for new landscaping. The general purpose is proposed to be revised to provide a better connection to The City Plan and climate resiliency to help inform discretionary decisions related to variances to landscaping requirements.

2. General Landscaping Requirements

- 2.1. The requirement for Landscaping must be a condition of a Development Permit being approved, except where a proposed development:
 - 2.1.1. is associated with an existing development and the proposed development does not significantly increase the building footprint or intensify the Use of a Site;
 - 2.1.2. is for Backyard Housing or a Secondary Suite;
 - 2.1.3. is for a temporary Residential Sales Centre;
 - 2.1.4. is for a Special Event;
 - 2.1.5. only involves interior alterations or exterior alterations to building Facades; or
 - 2.1.6. is for a change of Use that does not include exterior alterations to the Site.
- 2.2. All open space, including Yards, Setback Areas, Amenity Areas at ground level, and Private Outdoor Amenity Areas must be Landscaped with grass, other perennial ground cover, or planting beds, except:
 - 2.2.1. this requirement does not apply to areas designated for Pathways or parking and vehicle circulation;
 - 2.2.2. decorative Hard Surfacing and architectural features for the purpose of on-Site Amenity Areas are permitted within Landscaped areas; and
 - 2.2.3. grass or other perennial ground cover may be substituted with other forms of permeable ground cover, including decorative permeable pavers, washed rock, shale or other similar treatments, to the satisfaction of the Development Planner.
- 2.3. Minimum tree and shrub requirements specified in Tables 3.1, 4.1, and 4.4, that end in 0.5 or more must be rounded up.
- 2.4. Before granting a variance to a Landscaping requirement within this Bylaw, the Development Planner may require the applicant to submit a report justifying the variance from a qualified Landscape professional, such as a horticulturist, arborist, or landscape architect.
- 2.5. Landscaping on City-owned land must comply with applicable Traffic Bylaw 5590 and the City Design and Construction Standards.

2.1 - Revised from S.55.5.1

This regulation clarifies the types of development that do not require landscaping to be a condition of a Development Permit. The list of development is revised to include Residential Sales Centres (that are currently exempted in S.82.9), Special Events and development that includes Backyard Housing and Secondary Suites.

2.2 - Combined from S.55.2.1.g, S.55.2.1.h, 55.3.1.e

To carry forward current landscaping requirements for landscaping in setbacks and open space between buildings and property lines and to ensure sufficient ground cover is provided. The current landscaping regulation for alternative forms of ground cover in S.55.2.1.h is proposed to be revised to only enable alternate forms of ground cover that are permeable in order to minimize impacts to drainage and to reduce stormwater runoff.

2.3 - New Regulation

To clarify how the minimum tree and shrub quantities are determined.

2.4 - Transferred from S.55.5.15

To continue to enable the Development Planner to require a report from a landscape professional to justify variances to the landscaping regulations.

2.5 - Revised from S.55.5.11

To continue to ensure that landscaping on City-owned land complies with the City Design and Construction Standards and the Traffic Bylaw. **Note:** Trees on public land, such as boulevard trees within a Treed Landscaped Boulevard will be protected through the City's [Public Tree Bylaw 18825](#)

3. Landscaping for Small Scale Residential Development

- 3.1. Trees and shrubs for Single Detached Housing, Duplex Housing, Semi-detached Housing, and Row Housing, excluding development in the form of Cluster Housing, must comply with Table 3.1:

Table 3.1. Minimum Trees and Shrubs

Subsection	Measure	Minimum Tree and Shrub Requirements
Single Detached Housing, Semi-detached Housing, and Duplex Housing		
3.1.1.	Site Width	1 tree and 4 shrubs per 7.0 m

3.1 - Revised from S.55.2.d:

The minimum trees and shrubs required for small scale residential development is proposed to be simplified so that only 1 tree and 4 shrubs per 7.0 m of site width is required. The proposed minimums will result in fewer trees compared to the current regulations for narrower sites. For example, sites 7.5 m wide will only require 1 tree instead of 2 trees (1 deciduous tree and 1 coniferous tree). The minimum trees proposed for row housing is also reduced to only require 1 tree per dwelling, instead of 2 trees per dwelling. **Note:** Prior to 2016 there was no requirement in the Zoning

Row Housing

3.1.2.	Per Principal Dwelling	1 tree and 4 shrubs
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- 3.2. A minimum of 1 tree per Dwelling must be provided in the Front Yard for Sites that do not front onto a Treed Boulevard, except that:
 - 3.2.1. For Row Housing, Semi-detached Housing, and Duplex Housing, a minimum of 1 tree per 2 Dwellings must be provided in the Front Yard.
- 3.3. A minimum aggregated Landscaped area of 11.0 m² must be provided per tree required as specified in Subsection 3.2. The 11.0 m² Landscaped area:
 - 3.3.1. must have a minimum length or width of 2.5 m; and
 - 3.3.2. may only consist of soft Landscaping elements and permeable ground cover.
- 3.4. Subsections 3.2 and 3.3 do not apply to Reverse Housing.

Maximum Impervious Materials

- 3.5. The area covered by Impervious Material must not exceed 70% of the total Lot area where Single Detached Housing, Semi-detached Housing and Row Housing is developed, except:
 - 3.5.1. this does not apply to Cluster Housing.
- 3.6. The area covered by Impervious Material must not exceed 75% of the total Lot area where Row Housing with vehicle access from a Street is developed.
- 3.7. Despite the definition of Impervious Material, the area of building coverage developed with a Green Roof is not included in the calculation of Impervious Material on a Site.

Bylaw for trees and shrubs to be planted for small scale residential development in most residential zones. With over 5 years of monitoring the landscaping requirements, internal staff and industry identified that the minimum planting requirements can be difficult to achieve due limited space. A recent review of Development Permit Inspections for small scale residential development also identified challenges with meeting the minimum requirements.

3.2 - New Regulation

To help support more livable neighbourhoods where treed boulevards are not present this requirement proposes to require at least 1 tree to be located in the front yard of a dwelling. To address sites with multiple dwellings and space constraints (due to the potential presence of front driveways) a minimum of 1 tree per 2 dwellings is proposed to be required in the front yard.

3.3 - New Regulation

To support better growing conditions and space for trees planted in the front yard where there may be space constraints due to the presence of driveways or other paved surfaces. The minimum landscaped area is based on the minimum soil volume areas for trees specified in the City's Design and Construction Standards for Landscaping.

3.4 - New Regulation

To exempt reverse housing from the requirement of planting a tree in the front yard due to the orientation of these developments not facing a street.

3.5, 3.6, 3.7 - Transferred from S.55.10

To continue to limit impervious surfaces to help minimize impacts to drainage and reduce stormwater runoff.

4. Landscaping for Multi-Unit Housing, Cluster Housing and All Other Non-Residential Development

- 4.1. Trees and shrubs for Multi-unit Housing, Cluster Housing and all other development must comply with Table 4.1:

Table 4.1. Minimum Trees and Shrubs

Subsection	Measure	Minimum Tree and Shrub Requirements
All Residential development not regulated in Subsection 3.1 and all non-Residential development, excluding development on Sites Zoned A, A1, A2, A3, A4, A5, A6, AG, AJ, FD, PS, and PSN		
4.1.1.	Total Setback area	1 tree and 2 shrubs per 25.0 m ²
4.1.2.	Length of Pathways along internal Streets, for Sites greater than or equal to 2 ha that are Zoned Commercial or Mixed Use	1 deciduous tree per 10.0 m
Unless the following applies:		
4.1.3.	The portion of the total Setback area that Abuts a public Street and is directly in front of Ground Floor non-Residential Uses, for Sites Zoned Mixed Use and for Main Street Developments	No minimum

4.1.1 - Revised from S.55.3.a.i and S.55.3.b.i

To simplify the tree and shrub calculations so that the same calculation applies to both larger scale residential development (apartments, cluster housing, etc.) and non-residential development. This is a slight increase in the tree calculation for residential development, where the current tree calculation is 1 tree per 35 m² of setback area. It is also a slight increase in the shrub calculation for both residential and non-residential development, where the current shrub calculation is 1 shrub per 15 m² of setback area.

4.1.2 - New Regulation

To require trees along internal roadways for large commercial and mixed use sites, to enhance the appearance of developments and to provide shade for pedestrians along walkways next to internal roads.

4.1.3 - New Regulation

To exclude a portion of the total setback area from the minimum tree and shrub calculation in mixed use zones for parts of the development where the setback area is generally used for walkways or sidewalk activities next to commercial uses.

4.1.4 - New Regulation

Development on Sites Zoned A, PS, and PSN

4.1.4.	Total Setback area contained within the project boundary	55 trees per ha
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4.2. Additional regulations for Sites Zoned industrial:

- 4.2.1. At least 50% of plant materials must be native to the Edmonton area on Sites unserved at the time of Development Permit application.
- 4.2.2. A Landscape Buffer must be provided to screen outdoor storage and outdoor activities associated with Industrial Uses on Sites Abutting the following Streets or corridors:
 - 4.2.2.1. Anthony Henday Drive;
 - 4.2.2.2. Calgary Trail N.W.;
 - 4.2.2.3. Gateway Boulevard N.W.;
 - 4.2.2.4. Manning Drive N.W.;
 - 4.2.2.5. Mark Messier Trail N.W.;
 - 4.2.2.6. Sherwood Park Freeway N.W.;
 - 4.2.2.7. St. Albert Trail N.W.;
 - 4.2.2.8. Stony Plain Road N.W.; and
 - 4.2.2.9. Yellowhead Trail N.W.

Parking, Waste Collection, Storage and Service Areas

- 4.3. Landscaping must be provided to shade and enhance the appearance of Surface Parking Lots, Landscaped islands, and along Pathways within Surface Parking Lots.
- 4.4. Trees and shrubs within Landscaped islands and along Pathways within Surface Parking Lots as specified in [Section 5.110](#) must be well suited to survive in high-traffic areas and comply with Table 4.4:

Table 4.4. Minimum Trees and Shrubs

Subsection	Measure	Minimum Tree and Shrub Requirements
4.4.1.	Per Landscaped island	1 deciduous tree
4.4.2.	Total Landscaped island area	1 deciduous tree and 2 shrubs per 20.0 m ²
4.4.3.	Length of Pathways within Surface Parking Lots	1 deciduous tree per 10.0 m

- 4.5. The minimum trees specified in Subsection 4.4.1 may be counted towards the minimum trees required in Subsection 4.4.2.
- 4.6. To enhance the view and soften the edge along Surface Parking Lots, trees and shrubs must be provided along the perimeter of Surface Parking Lots Abutting Streets and other Sites, except that:
 - 4.6.1. Subsection 4.6 does not apply to Sites Zoned IM or IH, for portions of a Surface Parking Lot Abutting other Sites Zoned IM or IH.
- 4.7. Waste collection areas, open storage areas, or outdoor service areas, including loading, unloading, or vehicle service areas must be screened from view from Abutting non-Industrial Zones, Streets, and light rail transit lines with a Landscape Buffer that has a minimum Height of 1.8 m.

Adjusts the minimum required landscaping calculation to align with the [City's Design and Construction Standards for Landscaping](#) for parks and school sites. The measurement for the landscape calculation is proposed to be based on the project boundary due to applications for development generally being limited to only a portion of a school or park site. **Note:** Landscaping on City-owned land is subject to meeting the requirements of the Design and Construction Standards as specified in Subsection 2.5.

4.2.1 - Transferred from S.55.5.14

To support greater survival of plants on industrial sites that cannot be easily watered.

4.2.2 - Revised from S.55.3.1.f

To enhance the appearance of sites and to screen storage areas visible from main arterials roads and corridors. The list of corridors is proposed to be expanded to include Manning Drive N.W., Mark Messier Trail N.W., and St. Albert Trail N.W. The Transportation/Utility Corridor reference is also proposed to be replaced with Anthony Henday Drive, as this is the [Transportation Utility Corridor identified by the Government of Alberta](#) and reflects the current practice for applying this landscaping requirement. Expanding this regulation to other major corridors to enhance the appearance of development along these corridors and entrances to the city aligns with higher policy direction (e.g., The City Plan policy direction 6.2.2.2)

4.3 - Revised from S.54.8.2.a.ii

To ensure landscaping is provided to enhance the appearance of parking lots and to support a more comfortable environment for pedestrians. This regulation proposes to expand the requirement to parking lot islands and along pathways in parking lots.

4.4 - Revised from S.55.3.1.a.ii, S.55.3.1.a.iii, S.55.3.1.b.ii, S.55.3.1.b.iii

The proposed regulation carries forward the requirement for trees within parking area islands, and slightly adjust the wording for the shrub calculation (while maintaining the same 1 shrub per 10 m² of parking island area). Subsection 4.4.3 proposes to introduce a minimum tree requirement of 1 tree for every 10 m of length landscaped area along pedestrian pathways within parking lots to support the outcome intended for Subsection 4.3. **Note:** The minimum requirement for 1 tree per 10 linear metres aligns with the City Design and Construction Standards for boulevard planting.

4.5 - New Regulation

To clarify that minimum required trees within parking area islands count towards the minimum required based on the total parking area island areas.

4.6 - Revised from S.55.5.5

To enhance the appearance of parking lots. This requirement proposes to revise the current regulation to expand the requirement for landscaping where the parking lot abuts another site and adjusts the requirement from substantially

	<p>interrupting the view of the parking lot (which may have unintended consequences related to safety) to enhance and soften the edge of parking lots.</p> <p>4.6.1 - New Regulation To exempt the perimeter landscaping requirement for portions of sites zoned Medium Industrial (IM) and Heavy Industrial (IH) when abutting other sites zoned IM and IH.</p> <p>4.7 - Revised from 55.5.7 To enhance the appearance of development through the screening of waste collection, storage and service areas. This regulation is proposed to be simplified by consolidating screen planting requirements proposed in Subsection 5.1.</p>
<p>5. Additional Landscaping to Minimize Negative Impacts</p> <p>5.1. Landscape Buffers provided to meet a requirement in this Bylaw must, to the satisfaction of the Development Planner in consultation with a landscape professional specified in Subsection 5.4, comply with the following:</p> <p>5.1.1. Landscape Buffers providing screening to minimize privacy, visual, or lighting impacts must include trees or shrubs that are planted in an arrangement where the location, thickness and Height, at maturity, generally screens the view from an Abutting Use, Street, or Site.</p> <p>5.1.2. Landscape Buffers reducing the perception of building massing must include trees that are planted in an arrangement where location and Height, at maturity, reduces the perception of building massing.</p> <p>5.1.3. Landscape Buffers minimizing noise impacts may include trees or shrubs where the arrangement, thickness, and Height, at maturity, reduces the noise directed towards an Abutting Use or Site.</p> <p>5.2. Where, in the opinion of the Development Planner, required screen planting is not reasonably expected to survive, or the Height of outdoor storage areas would limit the effectiveness of screen planting:</p> <p>5.2.1. berms, masonry walls, Fences or other similar features may be used.</p> <p>5.3. The Development Planner may require additional Landscaping:</p> <p>5.3.1. to mitigate a Nuisance; or</p> <p>5.3.2. on undeveloped portions of a Site that may create a negative visual impact on Abutting Sites or Streets due to a lack of Landscaping.</p> <p>5.4. Where the Development Planner requires additional Landscaping, they may consult with a qualified landscape professional, such as a horticulturist, arborist, landscape architect, or landscape architectural technologist to determine the amount and type of additional Landscaping required.</p>	<p>5.1 - New Regulation To provide guidance for landscape buffers for different applications (screening, minimizing building massing, and minimizing noise). The proposed regulations are performance based to provide flexibility in providing the necessary landscaping (based on the type of trees/shrubs used, arrangement of planting, and space available) specific to the context and application it is required for.</p> <p>5.2 - Revised from S.55.5.6 and S.55.5.7 To enable the use of berms, walls and fences when screen planting would be insufficient to provide the necessary screening or where the conditions of the site would make it difficult for plants to survive.</p> <p>5.3 - Revised from S.55.5.2 and S.55.7.1.a To continue to enable Development Planners to require additional landscaping, above the minimum requirements where required to minimize negative impacts (i.e., visual, noise, lighting, etc.).</p> <p>5.4 - Revised from S.55.7.3 To continue to enable Development Planners to consult with qualified landscape professionals when determining the amount and type of additional landscaping required to minimize negative impacts. The list of landscape professionals has been expanded to also include arborists and landscape architectural technologists.</p>
<p>6. Minimum Plant Sizes and Planting Mix</p> <p>6.1. New trees and shrubs must comply with the following:</p> <p>6.1.1. Deciduous trees must have a minimum Caliper of 50 mm.</p> <p>6.1.2. Coniferous trees must have a minimum Height of 2.0 m.</p> <p>6.1.3. Deciduous shrubs must have a minimum Height of 400 mm (5 gallon pot).</p> <p>6.1.4. Coniferous shrubs must have a minimum spread of 400 mm (5 gallon pot).</p> <p>6.1.5. The proportion of the deciduous to coniferous trees and shrubs must be as close to 50:50 as reasonably practical. This requirement only applies to the minimum required trees and shrubs for Multi-Unit Housing, Cluster Housing and non-Residential development.</p> <p>6.2. Despite Subsection 6.1, up to 25% of the minimum required trees specified in Tables 3.1 and 4.1 may be of a smaller size to the satisfaction of the Development Planner in consultation with a landscape professional, such as a horticulturist, arborist, landscape architect, or landscape architectural technologist to determine the minimum appropriate size required.</p>	<p>6.1.1 - 6.1.4 - Revised from S.55.2.1.e Plant size requirements are proposed to be carried forward from the current landscaping regulations; however, the minimum sizes have been adjusted based on the advice of Landscape plan reviewers and inspectors to match current practices, for better survival of newly installed plants, and for ease of sourcing coniferous trees.</p> <p>6.1.5 - Revised from S.55.2.1.i and S.55.1.c The minimum proportion of deciduous and coniferous trees and shrubs are proposed to be carried forward from the current landscaping regulations. However, this regulation proposes to be revised to remove the requirement for larger plant sizes for a percentage of the required trees and shrubs, and adjust the regulation so that the requirement does not apply to small scale residential development. A</p>

recent review of Development Permit Inspections for small scale residential development identified compliance issues associated with the deciduous and coniferous planting requirements.

6.2 - New Regulation

To provide flexibility for meeting the minimum tree requirements.

7. Substitutions for Trees

7.1. Up to 25% of the minimum required trees specified in Tables 3.1 and 4.1 may be substituted for shrubs based on the rates specified in Table 7.1:

Table 7.1. Substitution of Trees		
Subsection	Trees	Shrubs
7.1.1.	1 deciduous tree - 50.0 mm Caliper	10 deciduous shrubs - 400 mm Height (5 gallon pot)
7.1.2.	1 coniferous tree - 2.0 m Height	10 coniferous shrubs - 400 mm spread (5 gallon pot)

7.1 - New Regulation

Substitutions are provided to allow for flexibility to allow for substitutions for trees for up to 25% of the minimum required trees.

8. Preserving Existing Trees and Shrubs

8.1. Existing plant material should be preserved and protected unless removal is demonstrated to be necessary or desirable to accommodate a proposed development.

8.2. Tree and shrub requirements may be satisfied by preserving existing trees and shrubs at the rates specified in Table 8.2:

Table 8.2. Substituting Required Trees or Shrubs		
Subsection	Requirement	Preserved Trees or Shrubs that can be Substituted
8.2.1.	Up to 2 trees	1 existing deciduous tree with a minimum 100 mm Caliper; or 1 existing coniferous tree with a minimum Height of 4.0 m
8.2.2.	3 trees	1 existing deciduous tree with a minimum 200 mm Caliper; or 1 existing coniferous tree with a minimum Height of 7.0 m
8.2.3.	1 shrub	1 existing deciduous or coniferous shrub with a minimum Height or spread of 400 mm

8.3. The Development Planner must require mitigation measures in compliance with Subsections 9.6 and 9.7 to protect existing trees and shrubs intended to meet Landscaping requirements.

8.1 - Transferred from S.55.6.1

To continue to encourage tree preservation for all developments requiring landscaping.

8.2 - Transferred from 55.6.2

To incentivize preserving existing trees and shrubs.

8.2.1 - Revised from S.55.6.3

The tree preservation incentive is proposed to increase from counting towards 1 required tree to 2 required trees when preserving one deciduous tree with a minimum 100 mm caliper or 1 coniferous tree with a minimum height of 4 m.

8.2.2 - Revised from 55.6.4

The tree preservation incentive is proposed to increase from counting towards 2 required trees to 3 required trees when preserving one deciduous tree with a minimum 200 mm caliper or 1 coniferous tree with a minimum height of 7 m.

8.2.3 - Revised from S.55.6.5

To provide a minimum size for deciduous or coniferous shrubs to count towards 1 required shrub.

8.3 - New Regulation

To ensure trees and shrubs proposed to be preserved to meet the minimum landscaping requirements are protected to ensure survival.

9. General Planting Requirements

9.1. Trees and shrubs must be provided within a planting bed with sufficient mulch to support better growing conditions and plant survival.

9.2. Sufficient soil depths and volumes in planting areas, including in planters and above Parkades, must be provided to support better growing conditions, plant survival, and to accommodate the Landscaping intended for trees, shrubs, perennials, grass, and ground cover.

9.3. Landscaping must integrate plant material that provides colour throughout the year to enhance the appearance of the development during winter months.

9.4. Plant material must:

9.4.1. be hardy to the Edmonton area and to the Site conditions; and

9.1 - New Regulation

To ensure trees and plants are installed in planting beds with mulch to ensure better growing conditions and survival. The City's Design and Construction Standards for Landscaping identify minimum 100 mm mulch depth for planting beds.

9.2: Revised from S.55.5.9

To support better growing conditions and survival in planting areas. Development Planners may require plans to be prepared by a landscape architect to ensure this requirement is met (through the proposed Subsection 12.6.3). The City's Design and Construction Standards for Landscaping

<p>9.4.2. meet horticultural standards from the current edition of the “Canadian Nursery Stock Standard”, produced by the Canadian Nursery Landscape Association.</p> <p>9.5. Plant material must be installed at finished grade, except:</p> <p>9.5.1. where this is not practical, planters with sufficient thermal insulation to support better growing conditions and plant survival may be used.</p> <p>9.6. The Development Planner may require that a Yard or Setback, or a portion of it, be unobstructed and undisturbed below ground level, or require mitigation measures specified in Subsection 9.7, to:</p> <p>9.6.1. preserve and protect existing vegetation on-Site intended to meet Landscaping requirements; or</p> <p>9.6.2. provide an adequate growing environment for proposed required Landscaping.</p> <p>9.7. Mitigation measures to protect existing Landscaping or provide an adequate growing environment for required Landscaping may include:</p> <p>9.7.1. measures specified in a Landscape or tree protection plan; or</p> <p>9.7.2. recommendations from an arborist or horticulturalist report.</p>	<p>outline minimum topsoil depths for trees and shrubs in the range of 450 - 500 mm, and 300 mm for seed and sodded areas.</p> <p>9.3 - Transferred from 819.4.11 This requirement aligns with the Winter City Design Guidelines and City Plan policy and is intended to ensure new development integrates design elements to create more vibrant and attractive development in the winter months to support Edmonton’s identity as a winter city. This regulation is in the current Main Streets Overlay, but is proposed to expand to all zones.</p> <p>9.4.1 - Transferred from S.55.5.12 To ensure plants are suitable for Edmonton’s climate. Edmonton’s current Plant Hardiness Zone is 4a based on the Natural Resources Canada web page for Plant Hardiness Zone By Municipality dated April 14, 2021.</p> <p>9.4.2 - Transferred from S.55.5.13 To ensure plants selected and installed meet nursery stock standards.</p> <p>9.5 - Transferred from S.55.5.8 To support better growing conditions and survival of plant material.</p> <p>9.6 - Transferred from S.42.1 To support better growing conditions and survival of plant material.</p> <p>9.7 - New Regulation To outline the types of mitigation measures to protect existing Landscaping to be preserved or to provide a healthy growing environment for new plants. Note: Trees on public land, such as boulevard trees within a Treed Landscaped Boulevard will be protected through the City’s Public Tree Bylaw 18825</p>
<p>10. Maintenance Requirements</p> <p>10.1. Required Landscaping for Single Detached Housing, Semi-detached Housing, Duplex Housing, and Row Housing, that is not part of a Cluster Housing Development, must:</p> <p>10.1.1. be installed within 18 months of occupancy of the development or commencement of a Use; and</p> <p>10.1.2. be maintained in a healthy condition for a minimum of 24 months after installation.</p> <p>10.2. Required Landscaping for Multi-unit Housing, Cluster Housing and all non-Residential development specified in Subsection 4 must be maintained in a healthy condition for a minimum of 24 months after a Development Planner determines, at the time of landscape inspection, that the required Landscaping has been installed.</p>	<p>10.1 - Revised from S.55.2.1.a and S.55.2.1.b To ensure that plants are installed within a reasonable time period after the occupancy of the development and maintained for a minimum of 24 months after installation. This is revised from the current regulation that requires plant material to be maintained for a minimum of 42 months after the occupancy of a development or commencement of a use.</p> <p>10.2 - Revised from S.55.3.1.g To ensure that plants are maintained for a minimum of 24 months to ensure better survival. This regulation is proposed to revert to landscape inspections that will be addressed in Subsection 11 rather than the Development Permit Inspection process that does not generally align with the timing for when landscaping is installed.</p>
<p>11. Landscape Securities</p> <p><i>In development. Process to be drafted through stakeholder engagement in 2022-2023.</i></p>	
<p>12. Landscape Plan Requirements</p>	<p>12.1 - Revised from S.55.4.1 To provide clarity for when a landscape plan is required.</p> <p>12.2 - Revised from S.55.2.1.c To provide guidance for landscaping</p>

- 12.1. Every application for Multi-unit Housing, Cluster Housing, and non-Residential development, excluding those specified in Subsection 2.1, must include a landscape plan.
- 12.2. Single Detached Housing, Semi-detached Housing, Duplex Housing, and Row Housing, that is not part of a Cluster Housing development, must provide a Site plan with the following information:
 - 12.2.1. number, location, type and size of existing trees and shrubs;
 - 12.2.2. trees and shrubs proposed for preservation;
 - 12.2.3. number, type and size of proposed trees and shrubs; and
 - 12.2.4. proposed ground cover and Hard Surfacing areas.
- 12.3. Despite Subsection 12.1, landscape plans for Landscaping on City-owned land must comply with applicable City Design and Construction Standards.
- 12.4. Landscape plans must comply with [Section 7.130](#).
- 12.5. The Development Planner may consider an application for a Development Permit where the landscape plan does not provide all the information specified in the appropriate application form if, in the opinion of the Development Planner, the Landscape plan is sufficient to show that the Landscaping requirements of the Bylaw will be met.
- 12.6. The Development Planner may require the following information to ensure the Landscaping requirements of the Bylaw can be met:
 - 12.6.1. existing grading and final Site grading, including the direction of Site drainage, and berming shown on a grading plan in 0.5 m contours;
 - 12.6.2. the geodetic elevations of proposed catch basin rim, the corners of the Lot(s), the top and bottom of retaining walls, and of the plant material to be retained;
 - 12.6.3. a detailed landscape plan prepared by a landscape architect registered with the Alberta Association of Landscape Architects; and
 - 12.6.4. other similar information.
- 12.7. The Development Planner must require an approved Landscape Plan to be completed as a condition of the Development Permit for applications of development specified in Subsection 12.1. Any changes to an approved Landscape Plan must be approved by the Development Planner before the Landscaping is installed.

information to be shown on Site Plans for Single Detached Housing, Semi-Detached Housing, Duplex, or Row Housing. The requirement to show the proposed ground cover has been expanded to also include hard surfaced areas (walkways, patios, driveways, etc. that meet the definition of 'Hard Surfacing'). This is required in order to ensure compliance with the maximum impervious material regulations in Subsections 3.5, 3.6, and 3.7.

12.3 - New Regulation

To ensure landscape plans for any Landscaping on City-owned land comply with the City's Design and Construction Standards for Landscaping.

12.4 - Revised from S.55.4.1

The information required to be shown on a landscape plan is proposed to be removed from the landscaping regulations section and integrated with the application form, which will consolidate the requirements and reduce duplication.

12.5 - Transferred from S.55.4.2

To provide flexibility for less complex applications where the Development Planner may not require all the information listed in the application form to be shown to determine if the landscaping requirements will be met.

12.6 - Revised from 55.4.1

Includes information that was previously required in the general Landscape plan requirements listed in Section 55.4, but separated out so that they are only required when the Development Planner requires this information to be submitted to verify the Landscaping requirements can be met. This regulation also proposes to enable the Development Planner to require a landscape plan to be prepared by a landscape architect where required to ensure the landscaping requirements can be met.

12.7 - Transferred from S.55.4.3

To ensure Landscaping is installed as per the approved plan, and that any changes are reviewed by the Development Planner.

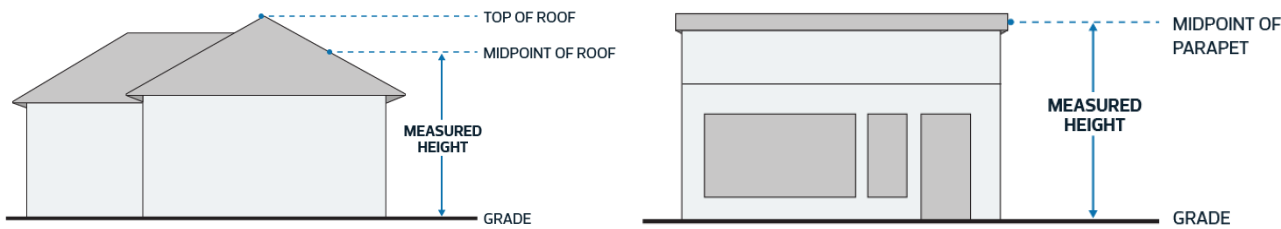
5.100 Measuring Height and Grade

Regulations

Notes / Rationale

1. Measuring Height

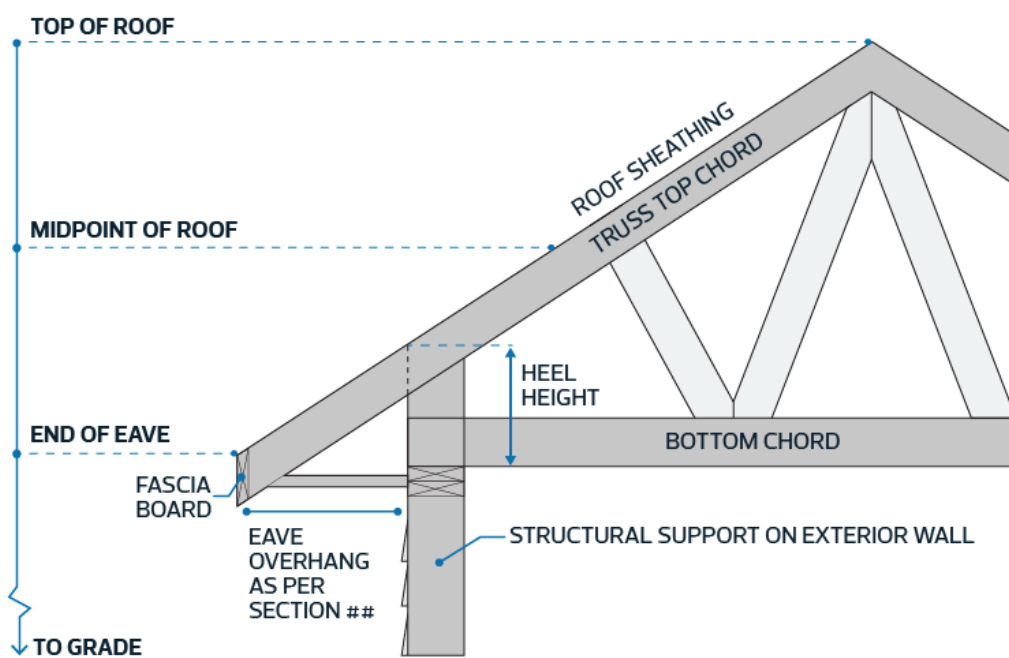
Diagram for Section 1.1 to 1.3



Hip and Gable Roofs

- 1.1. The Height of a building with a hip or gable roof is measured from Grade to the midpoint of the highest roof. The midpoint of a roof is determined to be between the end of the eave (intersection of the fascia board and the top of the roof sheathing) and the top of the roof.

Diagram for Section 1.1

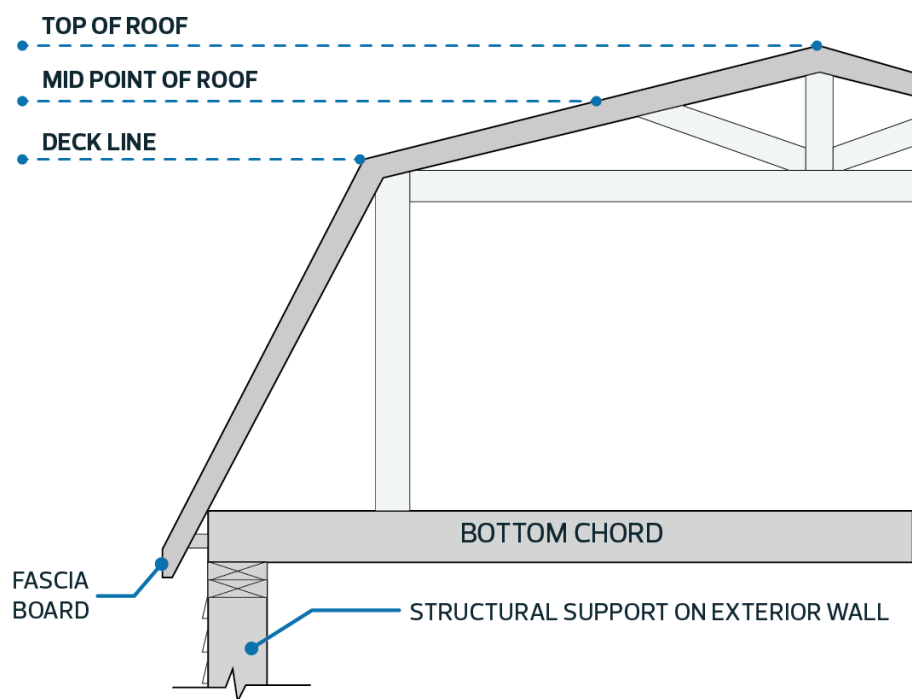
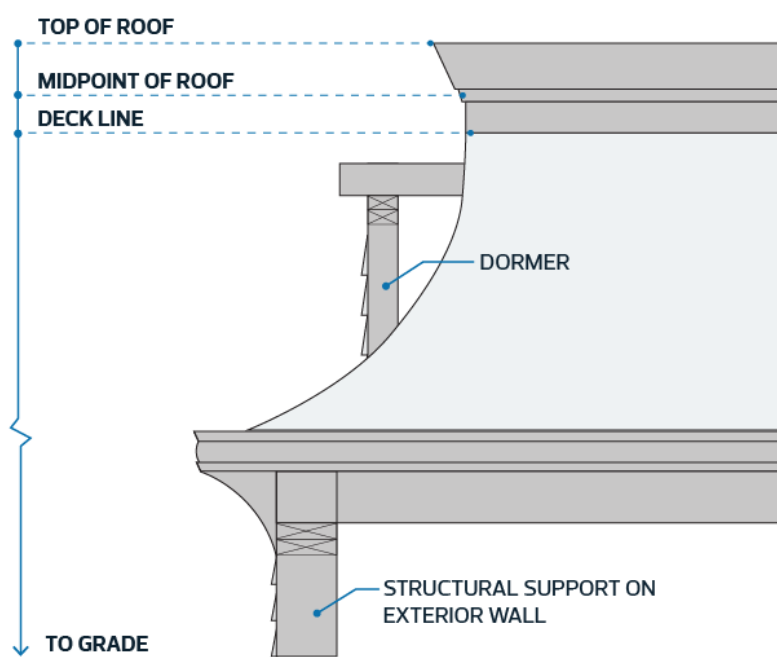
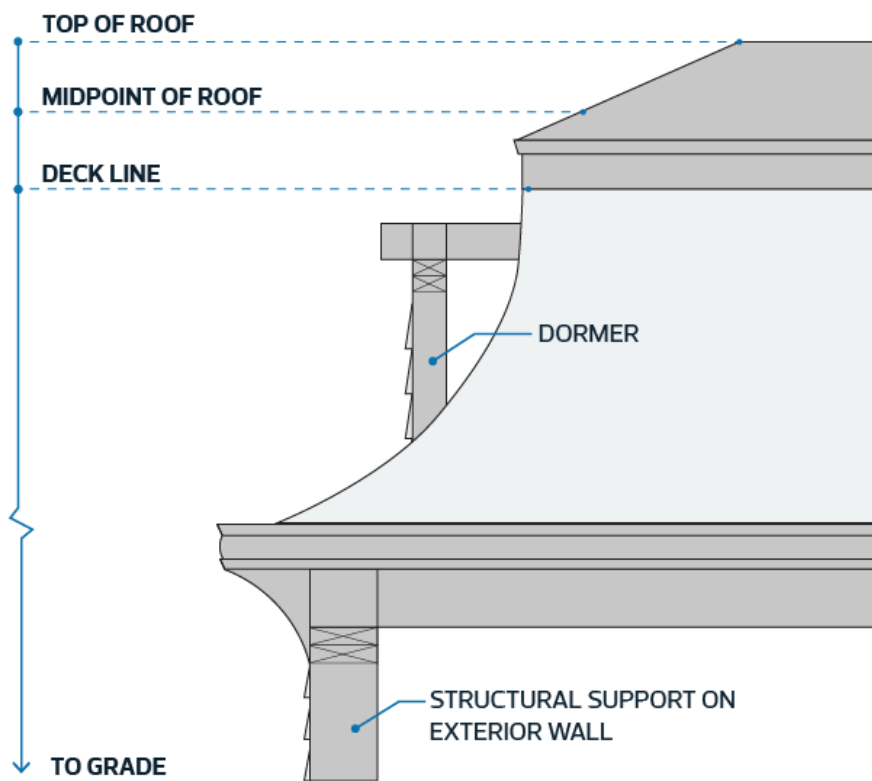


Mansard or Gambrel Roofs

- 1.2. The Height of a building with a mansard or gambrel roof is measured from Grade to the midpoint of the highest roof. The midpoint of a roof is determined to be between the deck line and the top of the roof.

Diagrams for Section 1.2

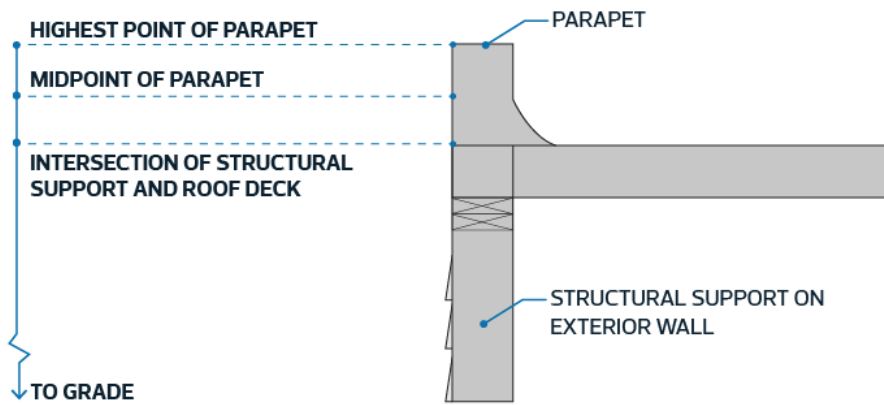
1.1 to 1.3. - Transferred from S.52.1(a) to (c)
These regulations maintain current methods for measuring Height. It has been re-written mainly for clarity



Flat Roofs

- 1.3. The Height of a building with a flat roof is measured from Grade to the midpoint of the highest parapet. The midpoint of a parapet is determined to be between the top of the roof deck and the top of the parapet.

Diagram for Section 1.3



Other Roof Styles

- 1.4. For all other roof styles, such as:
 - 1.4.1. saddle,
 - 1.4.2. dome,
 - 1.4.3. dual-pitch,
 - 1.4.4. shed,
 - 1.4.5. or butterfly, or
 - 1.4.6. for buildings with a combination of different roof styles,

the Development Planner must determine the Height of a building by applying 1 of the methods specified in Subsection 1.1 to 1.3. The chosen method must balance development rights with the land use impact on adjacent properties.

Other Structures

- 1.5. For Platform Structures and unenclosed steps, including landings, Height is measured from ground level to the top of the structure, excluding rails and artificial embankments.

Height Exemptions

- 1.6. The top of a roof is permitted to extend a maximum of 1.7 m above the maximum Height permitted in the applicable Zone.
- 1.7. Despite Section 1.6, the top of the parapet for a flat roof is permitted to be a maximum of 0.4 m above the maximum Height permitted in the applicable Zone.
- 1.8. The following building structures or features have no Height limit in any Zone:
 - 1.8.1. free-standing or roof mounted chimney stacks,
 - 1.8.2. steeples, belfries, domes, spires, minarets, and monuments,
 - 1.8.3. elevator housing and roof stairways,
 - 1.8.4. water or other tanks,
 - 1.8.5. ventilating equipment, plumbing stacks, and mechanical penthouse,
 - 1.8.6. skylights,
 - 1.8.7. fire walls,
 - 1.8.8. antenna structures and satellite dishes,
 - 1.8.9. masts, flag poles, and clearance markers, or
 - 1.8.10. other similar architectural features.
- 1.9. Despite Subsection 1.8, buildings in a residential Zone with a maximum Height of 12.0 m or less may have a rooftop enclosure provided for a stairway, elevator housing and associated landing area used only to access the rooftop. The Height of the enclosure must not be more than 3.0 m higher than the maximum Height of the Zone.
 - 1.9.1. A landing area within the rooftop enclosure must have a maximum width equal to the length of a stairway and an elevator and a maximum depth of 1.5m.
 - 1.9.2. Rooftop stairways, elevator housings and associated landing areas must use design techniques such as stepbacks, roof styles, or other techniques to reduce perceived building mass.

Diagram for Section 1.9.1

1.4 - Transferred from S.52.1(d)

The intent of the regulation remains the same. It provides guidance to development planners on how to determine the appropriate method within the context of development.

1.5 - Transferred from S.52.6

Height for non-building structures is measured to the top of the structure.

1.6 - Transferred from S.52.2(c)

This regulation maintains current height exemptions and are rewritten for clarity.

1.7 - Transferred from 52.1(b)

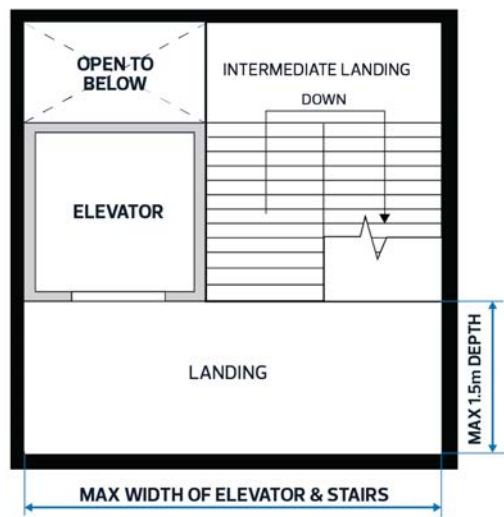
This regulation maintains current height exemptions and are rewritten for clarity.

1.8 - Transferred from S.52.2(a) and (b)

This regulation maintains current height exemptions and are rewritten for clarity.

1.9 - New Regulation

This regulation allows the height of any proposed elevator housing on the roof to exceed the height of the zone in order to allow the elevator to access the roof. However, recognizing that this height exemption would create additional massing beyond what's generally contemplated for the building in the zone, the regulation also limits the size of the elevator and any associated stairway or landing space.

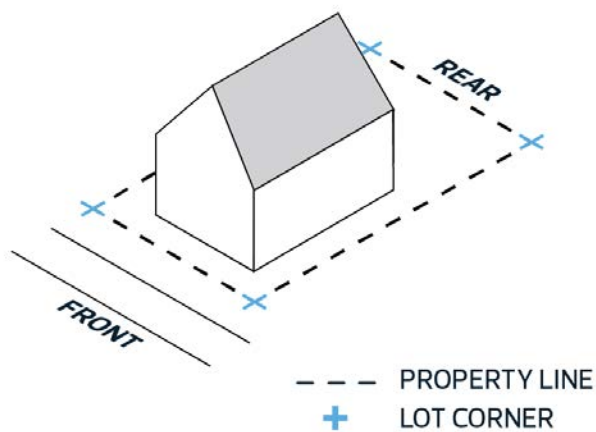


2. Determining Grade

2.1. The Grade of a building is determined by using 1 of the following methods that best ensures compatibility with surrounding development:

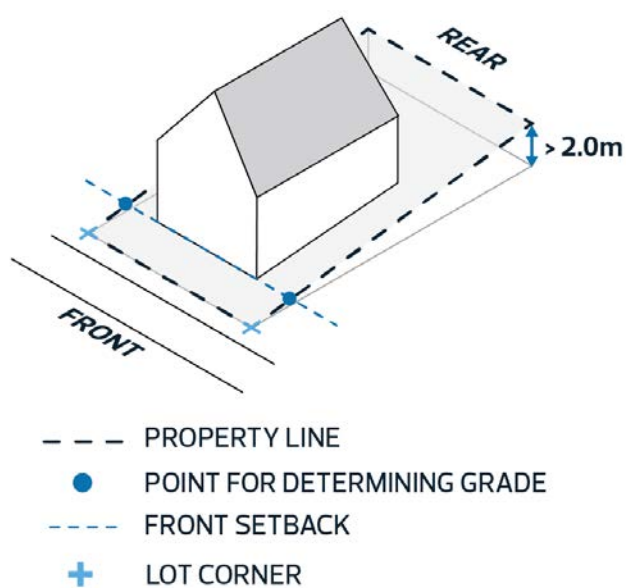
- 2.1.1. Grade may be determined by calculating the average of the elevation at the corners of a Site prior to construction as shown on the applicant's Lot Grading plan.

Diagram for Subsection 2.1.1



- 2.1.2. For a Site where the elevation at a corner of the Front Lot Line is higher than the elevation at a corner of the Rear Lot Line by 2.0 m or greater, Grade may be determined by calculating the average elevation based on the corners of the Front Lot Line and the corners established where the minimum Front Setback of the Zone meets the Side Lot Line.

Diagram for Subsection 2.1.2

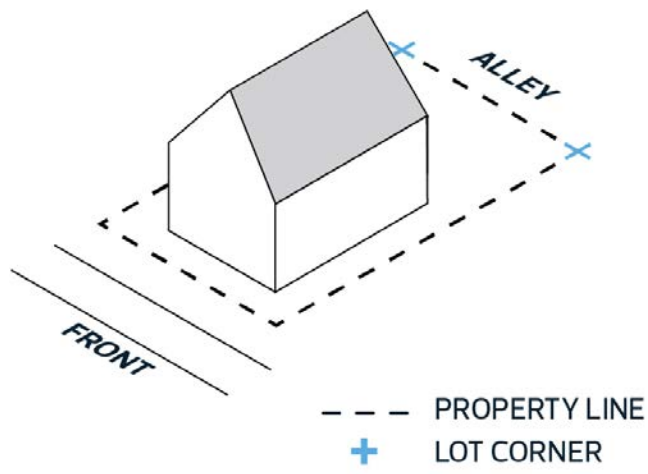


- 2.1.3. For a building facing an Alley, Grade may be determined by the average elevation of the corners of the Rear Lot Line Abutting an Alley before construction as shown on the applicant's Lot Grading plan.

Diagram for Subsection 2.1.3

2.1.1 - Transferred from S.52.4(b)
This regulation is unchanged except to revise for clarity.

2.1.2 - Transferred from S.52.4(d)
This regulation is unchanged except to revise for clarity.



Alternative Methods for Determining Grade

- 2.2. In order to determine Grade, the Development Planner may use an alternative method to those described in Subsection 2.1. Any Development Permit approved using this Subsection must be Discretionary Development.

Submitting a Lot Grading Plan

- 2.3. A Lot Grading plan is required to show the elevation at each corner of the Site and at each corner of the building to accompany a Development Permit application to increase the Height of, construct or rebuild a structure.
- 2.4. The applicant must submit all information that the Development Planner requires to determine Grade by the method the Development Planner chooses.

2.1.3 - Revised from S.52.4(e)

This regulation is revised so that this method can be used to apply to any building that faces an alley, not just garden suites.

2.2 - Revised from S.52.4(f)

This maintains the ability for the Development Planner to use their discretion through a variance and apply a method not listed here to determine the appropriate grade of a site. The gendered pronoun "his" has been removed from this regulation in reference to the Development Planner.

2.3 - Transferred from S.52.3

This regulation is unchanged except to revise for clarity.

2.4 - Transferred from S.52.5

This regulation is unchanged.

Additional Retired Regulations

Measuring Grade by averaging highest and lowest elevation on the Site or measuring by the corners of the building on abutting sites are no longer proposed as these methods of measurement are rarely used.

5.110 Parking, Access, and Site Circulation

Regulations

Notes / Rationale

1. Access to Sites

- 1.1. All vehicle access locations and curb crossings require the approval of the Development Planner in consultation with the City department responsible for transportation planning.
- 1.2. Vehicle access from a Site to a Street is not permitted where:
 - 1.2.1. the Street carries or will carry heavy traffic volume; or
 - 1.2.2. the access would create a new traffic hazard.
- 1.3. Despite Subsection 1.2, if there is no other practical way to access a Site, vehicle access from a Site to a Street may be permitted if a turning space connected to the access is provided on the Site so that no vehicle backs into a Street.
- 1.4. Where a Site Abuts an Alley, vehicle access to loading spaces must be provided from the Alley unless otherwise authorized by the Development Planner in consultation with the City department responsible for transportation planning.

1.1 - Transferred from S.53.1

This regulation is revised with minor language revisions to redirect the authority for approval to the Development Planner.

1.2 and 1.3 - Transferred from S.53.2

This regulation is revised with minor language revisions to improve readability.

1.4 - Transferred from S.53.3

This regulation is revised with minor language revisions to improve readability.

2. General Site Circulation

- 2.1. All non-Residential development and Residential development not listed in Subsection 3.1 must comply with the following:
 - 2.1.1. Vehicle and pedestrian access and travel routes must be designed to provide clearly defined, safe, efficient, and convenient circulation patterns, and connectivity to adjacent Sites where possible, for pedestrians and vehicle traffic.
 - 2.1.2. Non-Residential development must provide direct Pathways with a minimum width of 1.8 m to enable safe and convenient access for pedestrians from main building entrances to:
 - 2.1.2.1. Abutting public sidewalks and transit stops;
 - 2.1.2.2. Parking Areas; and
 - 2.1.2.3. Public Amenity Spaces.
 - 2.1.3. Residential development not listed in Subsection 3.1 must provide at least 1 Pathway with a minimum width of 1.8 m to enable safe and convenient access for pedestrians from the main entrance of principal buildings to each of the following:
 - 2.1.3.1. Abutting sidewalks and transit stops;
 - 2.1.3.2. Parking Areas; and
 - 2.1.3.3. required outdoor Common Amenity Areas.
 - 2.1.4. Pathways that are provided in addition to those required under Subsection 2.1.3 must have a minimum width of 0.9 m.
 - 2.1.5. Pathways must be free from obstructions for the full width and length of the Pathway.
 - 2.1.6. To support a safer environment for pedestrians, Pathways crossing over Drive Aisles in Parking Areas must include pavement markings and Signs.

2.1.1 - New Regulation

This regulation is new and intended to support a safer environment for all site users.

2.1.2 Revised from S.54.4.b&c and S.55.5.4

The minimum pathway width prescribed in current S.54.4.c is increased from 1.5 m to 1.8 m to align with the minimum sidewalk width prescribed in the [Complete Streets Design and Construction Standards](#), and as prescribed in the [Access Design Guide](#).

A Barrier-free path of travel, as required in the Alberta Building Code, is a path that's a minimum 1.1 m wide, but where the path is longer than 30 m, it must be a minimum 1.5 m wide. The Access Design Guide exceeds the requirements of the Alberta Building Code and must be used in the City's planning, designing, and building of infrastructure that are either owned or occupied by the City of Edmonton. The design guide encourages private development to implement the guidelines in their projects; this proposed increase in the Zoning Bylaw ensures that these best practices are implemented.

2.1.3 - Revised from S.55.5.4

This regulation is adapted from the landscape section that requires adequate on-site circulation including pathways from main building entrances to certain features. The width of the pathway aligns with the minimum sidewalk width prescribed in the Complete Streets Design and Construction Standards.

2.1.4 - New Regulation

This regulation allows Pathways that are not required to have a reduced width of 1.0 m to ensure circulation opportunities.

2.1.5 - Revised from S.54.4.c

This regulation is updated with specific examples of obstructions for clarity.

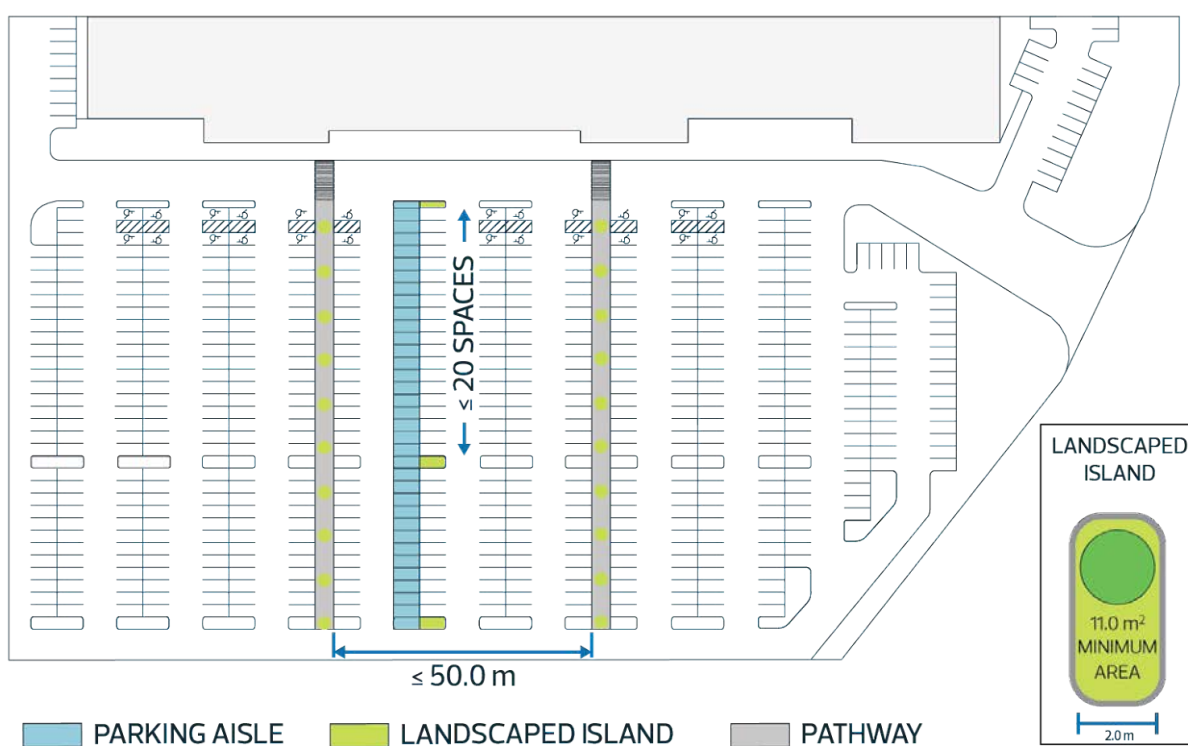
2.1.6 - New Regulation

This regulation is new and intended to

	support a safer environment for all users.
<p>3. Site Circulation for Small Scale Residential Development</p> <p>3.1. Single Detached Housing, Duplex Housing, Semi-detached Housing, Row Housing, Cluster Housing with 6 Dwellings or less, and Multi-unit Housing with 7 Dwellings or less must comply with the following:</p> <p>3.1.1. A Pathway with a minimum width of 0.9 m must be provided from each main entrance of a ground-oriented Dwelling to Abutting sidewalks.</p> <p>3.1.2. Pathways must be free of obstructions for the full width and length of the Pathway, except that:</p> <p>3.1.2.1. Handrails are permitted to project a maximum of 0.1 m into the Pathway.</p>	<p>3.1 - New Regulation</p> <p>This regulation is new to require a Pathway between ground-oriented Dwellings and the public sidewalk.</p>
<p>4. Parking Facility Design</p> <p>General Parking Facility Design</p> <p>4.1. Surface Parking Lots and Parkades must be designed:</p> <p>4.1.1. to ensure a Safe Urban Environment, in compliance with Section 5.130;</p> <p>4.1.2. to include adequate, safe, and convenient:</p> <p>4.1.2.1. entrances;</p> <p>4.1.2.2. exits;</p> <p>4.1.2.3. Driveways;</p> <p>4.1.2.4. provisions for pedestrians;</p> <p>4.1.2.5. internal Streets;</p> <p>4.1.2.6. Drive Aisles;</p> <p>4.1.2.7. ramps; and</p> <p>4.1.2.8. loading areas</p> <p>to the satisfaction of the Development Planner in consultation with the City department responsible for transportation planning; and</p> <p>4.1.3. to include stormwater drainage facilities or provide stormwater retention, or detention facilities, where applicable.</p> <p>Parkade Design</p> <p>4.2. A Parkade must:</p> <p>4.2.1. provide clear sightlines between the vehicle exit and a Pathway or the public sidewalk to allow a clear view between approaching vehicles and pedestrians;</p> <p>4.2.2. have entrances and exits that are designed to ensure that vehicles entering and exiting the Parkade do not block an Abutting Pathway or public sidewalk, or interfere with vehicle traffic flow;</p> <p>4.2.3. provide pedestrian access at ground level that is separated from vehicle access;</p> <p>4.2.4. incorporate at least 1 of the following design techniques:</p> <p>4.2.4.1. provide windows or wall openings along Ground Floor Facades facing a Street, Pathway, or Park;</p> <p>4.2.4.2. provide Uses on the Ground Floor, with a minimum depth of 5.0 m, in order to screen the Parking Area from Abutting Streets; or</p> <p>4.2.4.3. provide a minimum 3.0 m Landscaped Setback between a Parkade and a Street;</p> <p>4.2.5. not have blank walls facing a Street;</p> <p>4.2.6. be designed so that Storeys above the Ground Floor are screened with building Facades or public art; and</p> <p>4.2.7. provide a minimum Ground Floor Height of 4.0 m, where located above ground.</p> <p>Surface Parking Lot Design</p> <p>4.3. Unless otherwise specified, a Surface Parking Lot must be located a minimum of 2.0 m from the Lot line of an Abutting Site or the minimum required Setback in the underlying Zone, whichever is greater, except that:</p>	<p>4.1.1 - New Cross-reference</p> <p>This cross-reference is new to provide better access to this information. This cross-referenced Section includes general regulations that apply to all development and requires a Crime Prevention Through Environmental Design report for developments that include a Parkade.</p> <p>4.1.2 - Updated from S.54.1.2</p> <p>This regulation is transferred from current S.54.1.2. This proposed regulation provides direction that the Development Planner may consult the City department responsible for transportation planning to ensure that parking facilities are designed to the prescribed standards.</p> <p>4.1.3 - Transferred from S.54.1.3</p> <p>This regulation is transferred with minor language updates.</p> <p>4.2 - Transferred from S.54.8.1 and S.54.8.4</p> <p>These regulations have been transferred from current S.54.8.1 and S.54.8.4. The language has been updated for readability while maintaining existing outcomes. The term Above-ground Parkade has been consolidated with Underground Parkade to form Parkades. Regulations have been consolidated to eliminate duplication.</p> <p>Note to reviewers: Current S.54.8.1.a.A has been relocated to the Mixed Use Zones and Commercial Zones where Main Street Development is developed. Current S.54.8.4.a, which requires information about tree root systems and their protection, has been relocated to the Landscaping section, Section 5.90.</p> <p>4.2.1 - New Regulation</p> <p>This is a new regulation that requires vehicle and pedestrian access be separated, giving pedestrians priority.</p> <p>4.3 - New Regulation</p> <p>This regulation is new to support the existing perimeter screening requirement where Parking Areas are visible from Abutting Sites, prescribed in current S.55.5.5, and in proposed Subsection 3.11 of Section 5.90. In Zoning Bylaw 12800,</p>

- 4.3.1. Subsection 4.3.1 does not apply to Sites Zoned IM or IH, for portions of a Surface Parking Lot Abutting Sites Zoned IM or IH.
- 4.4. A Surface Parking Lot must be located a minimum of 3.0 m from a Lot line Abutting a Street, or the required Setback Abutting a Street, whichever is greater.
- 4.5. Landscaping must be incorporated to shade and enhance the appearance of the Parking Area and Pathways, in compliance with [Section 5.90](#).
- 4.6. Pathways within Surface Parking Lots must be provided so that there is no more than 50.0 m between Pathways.
- 4.7. Where a Surface Parking Lot has 30 or more parking spaces, it must contain Landscaped islands that comply with the following:
 - 4.7.1. The total cumulative Landscaped island area required within a Surface Parking Lot must be calculated on the basis of 2.0 m² per vehicle parking space provided.
 - 4.7.2. Landscaped islands must be placed within the Surface Parking Lot to provide visual relief, assist vehicle and pedestrian circulation, and to organize large Parking Areas into smaller areas by being located:
 - 4.7.2.1. at the end of each parking aisle; and
 - 4.7.2.2. after every 20 parking spaces in a parking aisle.
 - 4.7.3. To ensure the vitality of trees and shrubs required in Subsection 4.1 of [Section 5.90](#), each individual Landscaped island must have a minimum width of 2.0 m and a minimum area of 11.0 m².

Diagram for Subsections 4.6 and 4.7



- 4.8. Continuous raised or precast curbing a minimum of 0.1 m in Height must be provided within Surface Parking Lots adjacent to Streets, Pathways and Landscaped areas, except that:
 - 4.8.1. Curbing may be replaced by bollards to separate shared pedestrian-vehicle areas from pedestrian-only areas.

Diagram for Subsection 4.8.1



most Commercial and Industrial Zones do not have Setbacks from Abutting Sites, resulting in the inconsistent application of this requirement. Prescribing a minimum distance a Surface Parking Lot must be from an Abutting Site ensures that the perimeter screening requirement is considered when the Surface Parking Lot is being designed.

4.3.1 - New regulation

This regulation is new to provide an exemption for parking lots on sites in medium and heavy industrial zones that abut other sites zoned medium and heavy industrial.

4.4 - Revised from S.54.1.4 and S.54.8.2.a.i

This regulation is updated to clarify that this Setback applies where the Site Abuts a Street. Current S.54.1.4 prohibits parking from a Front and Side Setback Abutting the flanking public roadway. This regulation also captures current S.54.8.2.a.i and clarifies that Surface Parking Lots must be a minimum 3.0 m from a Lot line Abutting a Street.

4.5 - New Cross-reference

This is a new cross-reference added for better access to this information within the Parking, Access, and Site Circulation section.

4.6 - Transferred from S.54.4.4.a

This regulation is transferred with minor language updates to improve clarity.

4.7 - Revised S.54.8.2.a.iii

These regulations revise the current Parking Area island requirement. The current S.54.8.2.a.iii.A.c includes a general statement related to the design and placement of islands. The general statement results in inconsistent interpretation and application of the area calculated in the current S.54.8.2.a.iii.A to C. The new regulation maintains the requirement to determine the area of islands required within Surface Parking Lots based on the number of provided vehicle parking spaces, introduces criteria for their placement to support consistent and predictable outcomes, and introduces a minimum width and area to ensure the associated required Landscaping can thrive. The associated Landscaping regulations continue to require the number of trees and shrubs based on the required island area with a minimum of 1 tree per island. The result of the proposed regulations is predictable outcomes through the minimum locational and size criteria while maintaining overall design flexibility.

4.8 - Transferred from S.54.4.5

These regulations are transferred from the current S.54.4.5, include language updates to improve readability and have been reorganized for improved clarity.

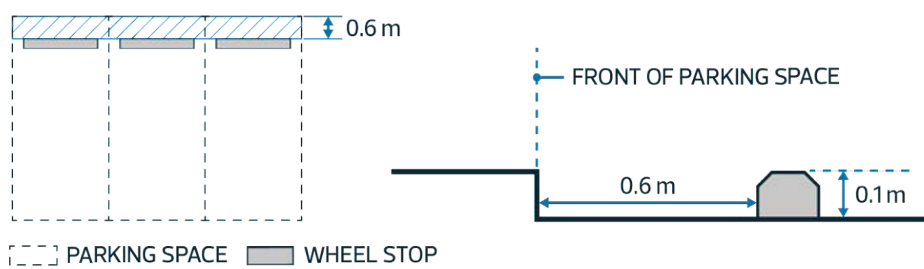
5. General Parking Regulations

Parking Space Regulations

5.1. Provided parking spaces must:

- 5.1.1. be clear of obstructions including Driveways, Drive Aisles, ramps, columns and other structural supports, Signs, Pathways, building door swing areas, mechanical equipment, plumbing and other pipes, and other similar obstructions;
- 5.1.2. include wheel stops to prevent vehicle overhang where adjacent to Streets, Pathways, required Landscaped areas, and other similar features, that must be:
 - 5.1.2.1. a minimum 0.1 m in Height, and
 - 5.1.2.2. located 0.6 m from the front of the parking space;

Diagram for Subsection 5.1.2



5.1.3. comply with Table 5.1.3, measured to the nearest point of an obstruction where an obstruction is present:

Table 5.1.3. Minimum Parking Space Design Requirements

Subsection	Parking Space Type	Length	Width	Vertical Clearance	Width with Obstruction on 1 Side	Width with Obstruction on Each Side
5.1.3.1.	Standard	5.5 m	2.6 m	2.1 m	2.7 m	3.0 m
5.1.3.2.	Small car	4.6 m	2.6 m	1.9 m	2.7 m	3.0 m
5.1.3.3.	Barrier-free	5.5 m	2.4 m in compliance with Subsection 5.3	2.4 m	-	-
5.1.3.4.	Parallel	7.0 m	2.6 m	2.1 m	-	-

Diagram for Table 5.1.3

5.1.1 - Transferred from S.54.1.5.a

This regulation is transferred from current S.54.1.5.a

5.1.2 - New regulation

This regulation intends to protect the listed features from vehicle overhanging.

Table 5.1.3 - Revised S.54.1.5.c

This table includes minimum vehicle parking space design requirements from current S.54.1.5.c.

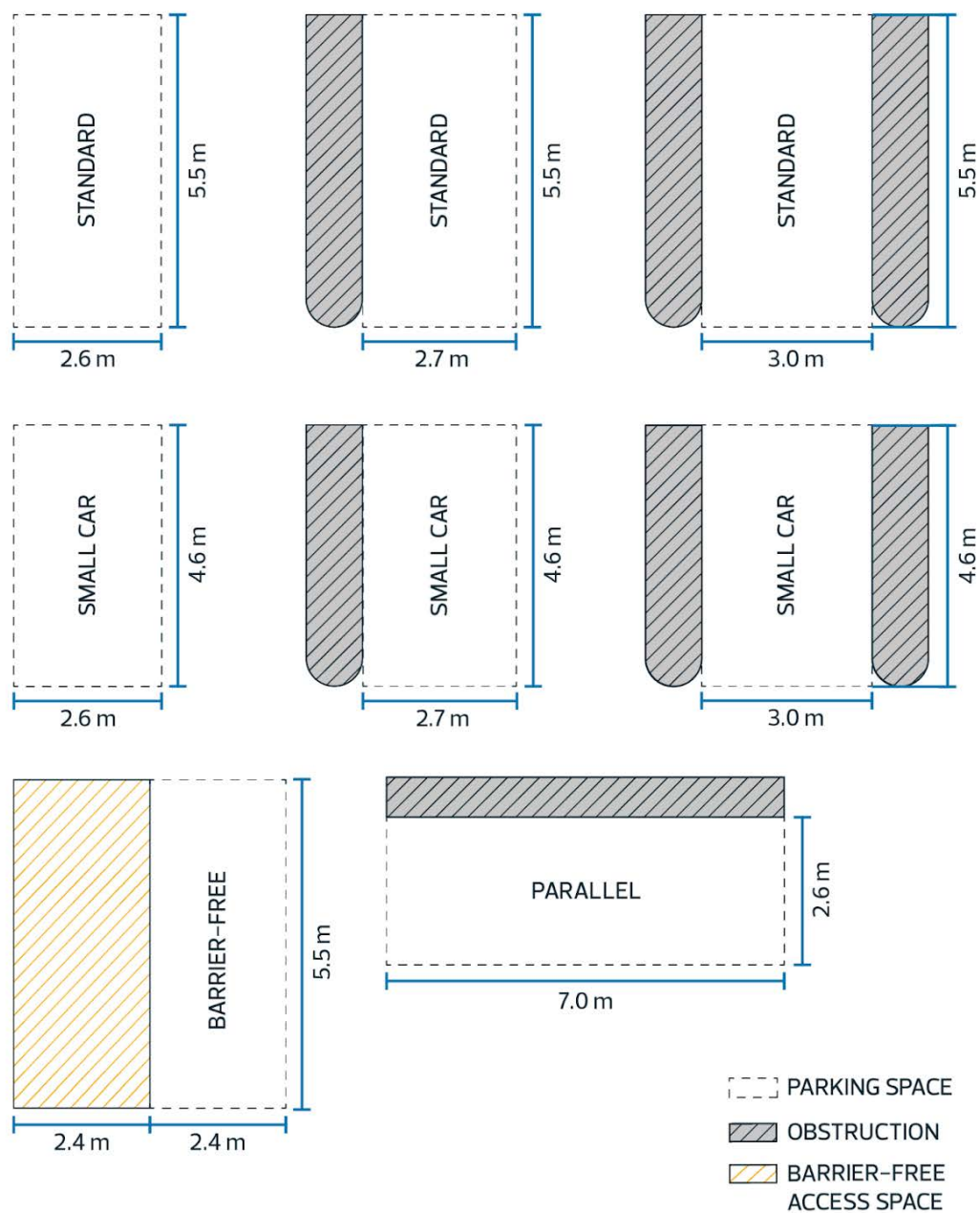
Retired Regulations:

Visitor parking spaces are no longer associated with the standard parking space type. If a developer or Residential development chooses to provide visitor parking spaces they may do so in the form and arrangement that best suits their needs.

Regulations for tandem parking spaces have been removed. In Zoning Bylaw 12800 tandem parking is regulated for the purpose of limiting this parking arrangement to Residential development for the same Dwelling, and to not be used for visitor parking. If a developer chooses to provide visitor parking, they may choose the parking arrangement that best suits their needs.

Regulations for expanded/oversized spaces have been removed. In Zoning Bylaw 12800 they are established as a parking space type but have no associated regulations beyond their establishment in current S.54.1.5.iv. Minimum parking space standards are provided in the standard parking space type, and the small car parking space type (that can make up a maximum of 30% of total provided parking spaces). if a developer chooses to provide larger spaces they may do so in the form that best suits their operational needs.

Regulations for passenger pick-up and drop-off spaces as a parking space type have been removed. Zoning Bylaw 12800 contains contradicting regulations that result in their inconsistent application. Passenger pick-up and drop spaces are currently required to be in the form of a parallel parking space in current S.54.1.5.c.vii, duplicating the parallel parking space requirement, but they are also permitted to be in the form of a standard parking space if they were designated with signs, as prescribed in current S.54.1.5.c.i.F. S.54.1.5.c.vii.F requires



that passenger pick-up and drop-off spaces be parallel in order to eliminate the need for backing or significant turning movements, but this is contradicted by current S.54.7.4.a that requires sufficient room for vehicles that are dropping off or picking up passengers to turn around.

5.2 - Transferred from S.54.1.5.c.ii.F

The regulations for small car parking spaces have been relocated from the minimum parking space design requirement table for simplification and readability.

5.3 - Transferred from S.54.1.5.c.v.C & S.54.1.5.c.v.F

These regulations for Barrier-free parking spaces have been relocated from the minimum parking space design requirement table for simplification and readability.

5.4 - Transferred from S.54.1.5.c.i.F

These regulations for visitor parking spaces have been relocated from the minimum parking space design requirement table as visitor parking spaces are no longer associated with the standard parking space type, and to improve readability.

5.5 - Transferred from S.54.1.6.c

This section includes the regulations from current S.54.1.6.c, reorganized for clarity.

- 5.2. Small car parking spaces provided in compliance with Subsection 5.1.3.2 must:
 - 5.2.1. make up no more than 30% of the total number of provided parking spaces; and
 - 5.2.2. be clearly identified as a small car parking space.
- 5.3. Barrier-free parking spaces provided in compliance with Subsections 5.1.3.3 and 7.6 and must:
 - 5.3.1. be located Abutting a 2.4 m wide access space in which no parking is permitted; and
 - 5.3.2. be located near a path of travel that is free from obstacles and that leads to an entrance designed to be level, or have sloped doorway thresholds, with Abutting Pathways or public sidewalks.
- 5.4. Parking spaces provided as visitor parking for Residential developments must:
 - 5.4.1. be visible from a main building entrance; and
 - 5.4.2. be clearly identified as visitor parking spaces.

Drive Aisle Regulations

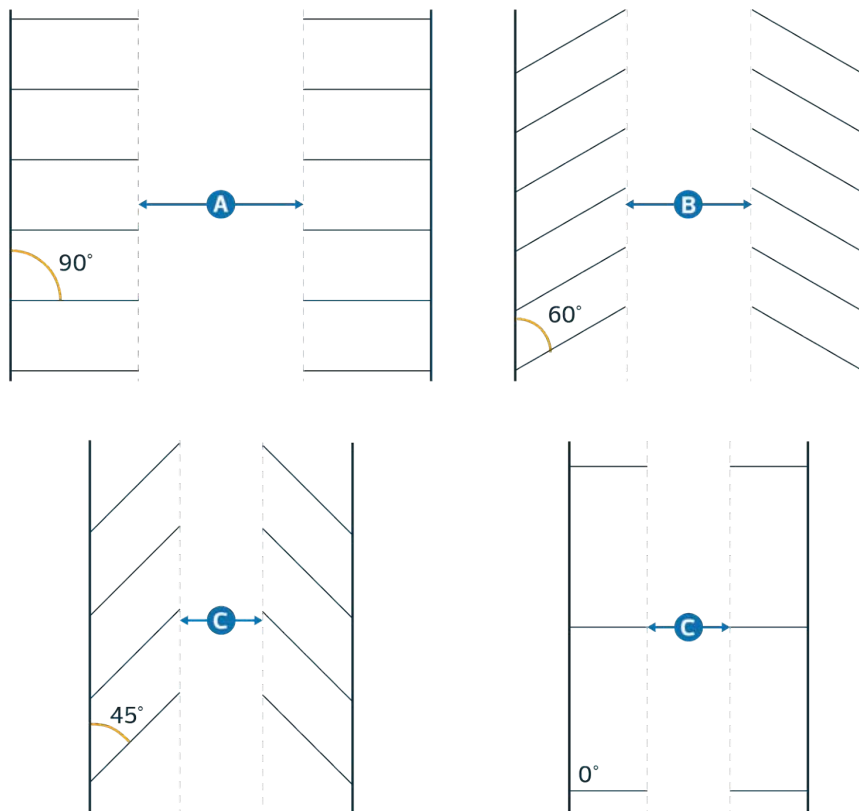
- 5.5. Drive Aisles must comply with Table 5.5:

Table 5.5. Minimum Drive Aisle Widths			
Subsection	Regulation	Value	Symbol
5.5.1.	90° parking spaces	7.0 m	A
5.5.2.	60° parking spaces	5.5 m	B
5.5.3.	45° parking and parallel parking spaces	3.6 m	C

Diagram for Table 5.5

5.6 - Revised

This section is revised as the current regulation is worded such that the Drive Aisle may be reduced by the width of the lane, which means that where there is a remainder from the width of the Alley and the minimum Drive Aisle width, the remainder must be provided on Site. In



practice, however, this has been applied as the Drive Aisle may be reduced to the width of the lane, which essentially provides an exemption from providing an on-Site Drive Aisle where the parking space is wholly on-Site and the parking spaces are directly accessed from an Alley. Since the exemption/modification to the development standard - the Drive Aisle (the Alley) - is City Road Right of Way, it is not subject to the regulation of the Bylaw. This clarifies that an on-Site Drive Aisle is not required where parking spaces are wholly on-Site and is directly accessed from an Alley.

5.7 & 5.8 - Combined S.54.3.2 and S.54.4.6

These sections have been combined to reduce duplication.

5.9 - Transferred from S.54.3.2.a

This section is transferred from current S.54.3.2.a and includes minor language updates to improve readability.

5.6. Despite Table 5.5, where access to a parking space is provided directly from an Alley, an on-Site Drive Aisle is not required, but the entire parking space must be provided on the Site.

Hard Surfacing Regulations

- 5.7. Unless otherwise specified, Driveways, Surface Parking Lots, and loading spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley.
- 5.8. Despite Subsection 5.7, Hard Surfacing is not required:
 - 5.8.1. where the Street or Alley that provides access is not Hard Surfaced; or
 - 5.8.2. for parking spaces and loading spaces at the rear or sides of Industrial Use developments, if they are designed to minimize the carrying of dirt or debris onto the Street.
- 5.9. Despite Subsection 5.7, Driveways and Parking Areas for Residential Use developments listed in Subsection 3.1 may be provided as Hard Surfaced tire tracks.

6. Parking Regulations for Small Scale Residential Development

6.1. In addition to Subsection 5, Single Detached Housing, Duplex Housing, Garden Suites, Secondary Suites, Semi-detached Housing, Row Housing, and Multi-unit Housing with 7 Dwellings or less must comply with the following:

Driveways

- 6.1.1. Where vehicle access is permitted from a Street, 1 Driveway is permitted:
 - 6.1.1.1. in the Front Yard of any Dwelling that is not Cluster Housing; or
 - 6.1.1.2. in the Flanking Side Yard of a Corner Site.
- 6.1.2. Driveways must comply with the following:
 - 6.1.2.1. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area.
 - 6.1.2.2. Where the Site Width is less than 10.0 m, or where a Garage or Parking Area has 1 vehicle parking space, the maximum Driveway width is 4.3 m, or the width of the Garage overhead door or Parking Area, whichever is less.
 - 6.1.2.3. Where the Site Width is equal to or greater than 10.0m, or where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less.
- 6.1.3. Vehicle parking spaces, other than those located on a Driveway, must not be located within:
 - 6.1.3.1. a Front Yard; or
 - 6.1.3.2. A Flanking Side Yard.
- 6.1.4. For Zero Lot Line Development, a Parking Area must not encroach on the private maintenance easement.

6.1.1 - Transferred from S.54.3

This section contains the regulations in the current S.54.3.

6.1.2 - Transferred from S.54.3.3

This section contains the regulations in the current S.54.3.3

6.1.2.1 - Transferred from S.54.3.3.a

This regulation has been transferred with minor language updates to improve clarity.

6.1.2.2 - Combined S.54.3.3.b & d

This regulation combines the scenario where the Site is less than 10.0 m wide and where there is only 1 parking space for simplicity. Where there is a garage, the maximum width is reduced to the width of the overhead door to ensure that front yards are not over-paved.

6.1.2.3 - Revised S.54.3.3.c

This regulation has been updated to clarify that the maximum driveway width applies where the site is greater than 10m or where a driveway has 2 or more parking spaces.

6.1.3 - Transferred from S.54.3.4

This section contains the regulations in the current S.54.3.4. Side Setback has been updated to Interior Side Setback in accordance with that revised definition.

6.1.4 - Revised from S.54.3.5

This section contains part of current S.54.3.4. The prohibition on Garages within maintenance easements is located in the Accessory Uses, Buildings and Structures Section.

7. Parking Quantities

Parking Maximums

7.1. The maximum number of vehicle parking spaces permitted on a Site located within the boundaries of the Capital City Downtown Area Redevelopment Plan must comply with Tables 7.1.1 and 7.1.2:

Table 7.1.1. Maximum Number of Parking Spaces for Residential Uses Per Zone

Subsection	Regulation	Zone							
		AED	CCA	CMU	HA	HDR	JAMSC	RMU	UW
7.1.1.1.	Per Studio Dwelling	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
7.1.1.2.	Per 1 Bedroom Dwelling	1.25	0.75	0.75	0.75	1.0	0.75	1.0	0.75
7.1.1.3.	Per 2 or More Bedroom Dwelling	1.25	1.25	1.25	1.25	1.5	1.25	1.5	1.25
7.1.1.4.	Visitor Parking Spaces	10	10	10	10	10	10	10	10

Table 7.1.2. Maximum Number of Parking Spaces for Non-Residential Uses Per Zone

Subsection	Regulation	Zone							
		AED	CCA	CMU	HA	HDR	JAMSC	RMU	UW
7.1.2.1.	All Uses except those listed in 7.1.2.2, and 7.1.2.3 (Number of parking spaces per Floor Area)	1.0 per 200 m ²	1.0 per 200 m ²	1.0 per 200 m ²	1.0 per 200 m ²	1.0 per 100 m ²	1.0 per 100 m ²	1.0 per 100 m ²	1.0 per 200 m ²
7.1.2.2.	Child Care Services (Number of parking spaces per Floor Area)	1.0 per 200 m ²							
7.1.2.3.	Urban Outdoor Farms	5							

7.1 - Transferred from S.54.2.1

Subsection 7.1 including Tables 7.1.1 and 7.1.2 are carried over with minor language updates and edits to improve readability.

7.1.3 - Revised S.54.2.1.b.ii

This regulation has been removed from the

- 7.1.3 Despite 7.1.2.2, the maximum number of parking spaces does not apply to passenger pick-up and drop-off spaces for Schools or Child Care Services as specified in Subsections 7.7 and 7.8.
- 7.2. All other Zones and Uses not listed in Table 7.1.2 within the boundaries of the Capital City Downtown Area Redevelopment Plan must use the Abutting Downtown Special Area Zone with the longest shared Zoning boundary to determine the maximum number of parking spaces.
- 7.3. Development on a Site outside the boundaries of the Capital City Downtown Area Redevelopment Plan must comply with the following:
 - 7.3.1. The maximum number of parking spaces for Multi-Unit Housing that are within 600 m of a Mass Transit Station, or on Sites within the boundaries of the Parking Maximums Map must comply with Table 7.3.1:

Table 7.3.1. Maximum Number of Parking Spaces for Row Housing and Multi-unit Housing		
Subsection	Number of Bedrooms per Dwelling	Parking Spaces per Dwelling
7.3.1.1.	0 - 1 bedroom	1
7.3.1.1.	2 bedrooms	1.5
7.3.1.1.	3 or more bedrooms	1.75

- 7.3.2. The maximum number of parking spaces permitted for non-Residential Uses that are within 200 m of a Mass Transit Station, or within the boundaries of the Parking Maximums Map, must comply with Table 7.3.2:

Table 7.3.2. Maximum Number of Parking Spaces for Non-Residential Uses		
Subsection	Use	Number of Parking Spaces per Floor Area
7.3.3.1.	non-Residential Uses	1 per 50.0 m ²

- 7.3.3. Despite Table 7.3.2, the maximum number of parking spaces does not apply to:
 - 7.3.3.1. Public Park and Ride Facilities;
 - 7.3.3.2. underground Parkades where the development does not include a Residential Use; and
 - 7.3.3.3. passenger pick-up and drop-off spaces for Schools or Child Care Services as specified in Subsections 7.7 and 7.8.

Barrier-free Parking Spaces

- 7.4. Barrier-free parking spaces must be constructed and identified in compliance with the applicable building code.
- 7.5. The number of provided parking spaces must not be used to determine the number of required Barrier-free parking spaces.
- 7.6. Table 7.6 specifies the deemed minimum parking space requirement, which must only be used to calculate the number of required Barrier-free parking spaces in compliance with the applicable building code. It does not create a minimum requirement for parking spaces.

Table 7.6. Deemed Minimum Parking Space Requirements			
Subsection	Tiers	Where Located within the boundaries of the Parking Maximums Map, Downtown Special Areas, or the Quarters Overlay Deemed Minimum Parking Space Requirement	All Other Areas

table in Zoning Bylaw 12800 to clarify that the parking maximums do not apply to passenger pick up and drop off spaces. This format is consistent with proposed Subsection 7.3.3.

7.2 - Revised S.54.2.2.a.iv.A

This section has been removed from current S.54.2.2.a for clarity.

7.3.1 - Revised from S.54.2.2.a

This section has been modified and reorganized for readability. With the proposed retirement of the Main Streets Overlay, a new geography where parking maximums is proposed. This new geography aligns with proposed Commercial Frontage areas to be defined in District Plans that require commercial uses at ground level that are oriented towards the street to support an active public realm, and discourages vehicle-oriented services and uses with drive-through services, as described in the Draft District General Policy. **Note:** A Mass Transit Station includes existing and approved transit centres and LRT stops.

7.3.2 - Revised from S.54.2.2.b

This section has been modified and reorganized for readability.

7.3.3.2 - Revised S.54.2.2.b

This regulation is revised to ensure that parking maximums are applied to mixed use developments. In the current framework, Residential developments that contain Commercial Uses - no matter the scale - may provide unlimited parking in underground Parkades.

7.6 - Revised S.54.2.3

This tool is proposed to be carried over to continue to establish deemed minimum parking space requirements for the sole purpose of calculating the required number of Barrier-free parking spaces. The deemed minimum parking space requirement does not create a requirement for standard parking spaces, and it is not to be used to evaluate the amount of parking space on a site for the purpose of issuing a Development Permit. Evaluation and approval of Barrier-free parking continues to remain under the jurisdiction of the Safety Codes Officer, in compliance with the Safety Codes Act.

The Uses within the Tiers column have

7.6.1.	<p style="text-align: center;">Tier 1</p> <ul style="list-style-type: none"> ● Community Services ● Crematorium ● Indoor Sales and Services, in the form of a commercial school, or a funeral home ● Libraries ● Minor Indoor Entertainment ● Major Indoor Entertainment, except in the form of a nightclub ● Offices in the form of a health service ● Outdoor Entertainment ● Outdoor Recreation Services ● Parks ● Residential Sales Centres ● Schools ● Special Events 	0 per the first 60.0 m2 of Floor Area and 1 per additional 30.0 m2 over 60.0 m2 of Floor Area	1 per 10.0 m2 of Floor Area	<p>generally been updated to align with the proposed new Use equivalencies.</p> <p>7.6.2 - Revised Table 54.2.3.b</p> <p>Restaurants, Specialty Food Services, and Bars and Neighbourhood Pubs, and the sale and consumption of food and drinks in the Breweries, Wineries and Distilleries Use are currently regulated by the amount of Public Space or number of occupants.</p> <p>Public Space within these eating and drinking establishments typically accounts for about 60% of their total Floor Area.</p> <p>The proposed Zones regulate Food and Drink Services, Bars, Custom Manufacturing and Major Indoor Entertainment in the form of a nightclub based on Floor Area.</p> <p>The ratio of deemed required parking spaces to calculate Barrier-free parking spaces for these establishment has been adjusted to reflect that ratio of Public Space to total Floor Area to ensure the same number of Barrier-free parking spaces continue to be provided for these uses.</p>
7.6.2.	<p style="text-align: center;">Tier 2</p> <ul style="list-style-type: none"> ● Food and Drink Services ● Bars ● Custom Manufacturing ● Major Indoor Entertainment in the form of a nightclub 	0 per the first 100.0 m2 of Floor Area and 1 per additional 50.0 m2 over 100.0 m2 of Floor Area	1 per 16.0 m2 of Floor Area	
7.6.3.	<p style="text-align: center;">Tier 3</p> <ul style="list-style-type: none"> ● Body Rub Centres ● Cannabis Lounges ● Cannabis Retail Stores ● Grocery Stores ● Indoor Sales and Services, except those in the form of a commercial school or a funeral home ● Liquor Stores ● Offices, except those in the form of a health service ● Outdoor Sales and Services ● Standalone Parking Facilities ● Transit Facilities ● Vehicle Support Services 	0 per the first 60.0 m2 of Floor Area and 1 per additional 100 m2 over 60.0 m2 of Floor Area	1 per 30.0 m2 of Floor Area	
7.6.4.	<p style="text-align: center;">Tier 4</p> <ul style="list-style-type: none"> ● Agriculture ● Cemeteries ● Child Care Services ● Detention Facilities ● Emergency Services ● Essential Utilities ● Health Care Facilities ● Indoor Self Storage ● Major Industrial ● Major Utilities ● Minor Industrial ● Minor Utilities ● Natural Resource Developments ● Protected Natural Areas ● Recycling Drop-off Centres ● Urban Agriculture 	1 per 100 m2 of Floor Area	1 per 100 m2 of Floor Area	
7.6.5.	<p style="text-align: center;">Tier 5</p> <ul style="list-style-type: none"> ● Multi-unit Housing ● Hotels 	1 per 1.2 Dwellings or 1 per 5 Sleeping Units	1 per 0.8 Dwellings or	

1 per 3 Sleeping Unit

Passenger pick-up and drop-off spaces for Schools

7.7. Passenger pick-up and drop-off spaces for Schools must comply with Table 7.7 and the following:

Table 7.7. Minimum Passenger Pick-up and Drop-off Spaces for Schools

Subsection	Use	Total Passenger Pick-up and Drop-off Spaces	On-Site Passenger Pick-up and Drop-off Spaces
7.7.1.	Elementary or junior high school	3 spaces per 100 students, but no less than 5 spaces	1 space per 100 students, or 5 spaces, whichever is greater
7.7.2.	High school	1.5 spaces per 100 students, but no less than 5 spaces	0.5 spaces per 100 students, or 5 spaces, whichever is greater

- 7.7.1. For the purpose of Table 7.7 "on-Site" means those passenger pick-up and drop-off spaces located on School lands, and "Total spaces" means the total of on-Site passenger pick-up and drop-off spaces plus passenger pick-up and drop-off spaces located on a Street, where permitted.
- 7.7.2. Passenger pick-up and drop-off spaces may be located within road right-of-way subject to the approval of the Development Planner in consultation with the City department responsible for transportation planning.

Passenger Pick-up and drop-off spaces for Child Care Services

- 7.8. Passenger pick-up and drop-off spaces for Child Care Services must:
- 7.8.1. not be located more than 100 m from the entrance used by the Child Care Service;
- 7.8.2. be signed to indicate a maximum duration of 30 minutes or less; and
- 7.8.3. comply with Table 7.8.3:

Table 7.8.3. Minimum Passenger Pick-up and Drop-off Spaces for Child Care Services		
Subsection	Number of Children	Passenger Pick-up and Drop-off Spaces
7.8.3.1.	Less than or equal to 10	2
7.8.3.2.	Each additional 10	1

- 7.9. Despite Table 7.8.3, passenger pick-up and drop-off spaces for Child Care Services are not required:
- 7.9.1. within the boundary of the Parking Maximums Map, Appendix 1, or the boundaries of the Capital City Downtown Area Redevelopment Plan; or
- 7.9.2. where Child Care Services are on the same Site as a School.
- 7.10. Where the calculation to determine the maximum number of vehicle parking spaces, deemed number of vehicle parking spaces, minimum passenger loading spaces for Schools and Child Care Services, and minimum bicycle parking spaces results in a fraction, the next highest whole number must be used.

7.7 and 7.8 - Revised S.54.7

These regulations are revised from S.54.7 with minor language updates to improve readability.

7.9.2 - New Regulation

Child Care services located in Schools often provide out-of-school care for the children attending the school. The effect of this is that pick-up/drop-off times are spread out over a long period of time. This regulation allows for Child Care Services on the same Site as Schools to share passenger pick-up and drop-off spaces.

7.10 - New regulation

This regulation clarifies that where the calculated quantity results in a fraction, the number is rounded up to the next whole number.

8. Loading Spaces

Loading Space Requirements

- 8.1. Loading spaces must:
- 8.1.1. safely accommodate a standard delivery vehicle such as a delivery van, semi-tractor-trailer truck, or tenant moving box truck, having regard for the vehicle length and frequency of trips that are anticipated to meet the needs of the development;
 - 8.1.2. be wholly located on-Site;
 - 8.1.3. be arranged so that backing and turning movements do not interfere with access and traffic on Abutting Streets or Alleys; and
 - 8.1.4. comply with Table 8.1.4, measured to the nearest point of any obstruction where an obstruction is present:

Table 8.1.4. Minimum Loading Space Dimensions					
Subsection	Length	Width	Width with Obstruction on 1 Side	Width with Obstruction on Each Side	Vertical Clearance
8.1.4.	9.0 m	3.0 m	3.1 m	3.3 m	4.0 m

Loading Space Quantities

- 8.2. Loading spaces must comply with Table 8.2:

Table 8.2. Minimum Loading Space Quantities		
Subsection	Threshold	Minimum Number of Loading Spaces
8.2.1.	Less than 2,500 m ² of Floor Area or less than 100 Dwellings	0
8.2.2.	Between 2,500 m ² and 7,500 m ² of Floor Area or 100 to 199 Dwellings	1
8.2.3.	Greater than 7,500 m ² of Floor Area or 200 Dwellings or greater	2

9. Bike Parking

Bike Parking Design

- 9.1. Bike parking spaces must:
- 9.1.1. be located on a Hard Surfaced area and each bike parking space must be directly accessible by a Hard Surfaced aisle a minimum of 1.5 m wide;
 - 9.1.2. be accessible by an unobstructed path of travel;
 - 9.1.3. be located to maximize visibility and be well lit to discourage theft and vandalism;
 - 9.1.4. have wayfinding signage directing users to their location where not provided within 15.0 m of a main building entrance;
 - 9.1.5. include mounting points or racks that are secured to the ground, floor, or wall;
 - 9.1.6. where horizontal, include mounting points or racks that support a bike at 1 point on the front wheel and one point on the frame at least 0.2 m apart horizontally so that the bicycle cannot fall or be pushed over;
 - 9.1.7. where vertical, include mounting points or racks that support the bike by at least one wheel and one other point of contact so that the bicycle cannot fall or be pushed over; and
 - 9.1.8. be designed to secure the bike through the use of a standard U lock.
- 9.2. Short Term Bike Parking spaces and Long Term Bike Parking spaces must comply with Table 9.2, measured to the nearest point of an obstruction where an obstruction is present:

8.1.1 - Transferred from S.54.6.3

This section contains the regulations from current S.54.6.3 with updates to language to improve readability

8.1.2 - Transferred from S.54.6.4

This section contains the regulation from S.54.6.4 with updates to language to improve readability.

8.1.3 - Transferred from S.54.6.6

This section contains the regulation from current S.54.6.6 with updates to language to improve readability.

Table 8.1.4 - Transferred from S.54.1.5.a&b&c

This section contains the regulations in the current S.54.1.5.a&b&c. It has been relocated to the Loading Space section for better access to this information and to better organize the loading space regulations.

8.2 - Transferred from S.54.6.1

This section contains the regulations from the current S.54.6.1.

The current Bike Parking Definition is proposed to be separated into Short Term and Long Term Bike Parking to more easily regulate these requirements and ensure that an appropriate mix of bike parking spaces is provided to meet the needs of different users.

9.1.1 - Combined S.54.5.2.e & f & g

This regulation combines regulations from S.54.5.2.e & f & g for clarity

9.1.2 - New regulations

These regulations are added to reduce any unintended accessibility barriers for bike users.

9.1.3 - Transferred from S.54.5.2.j

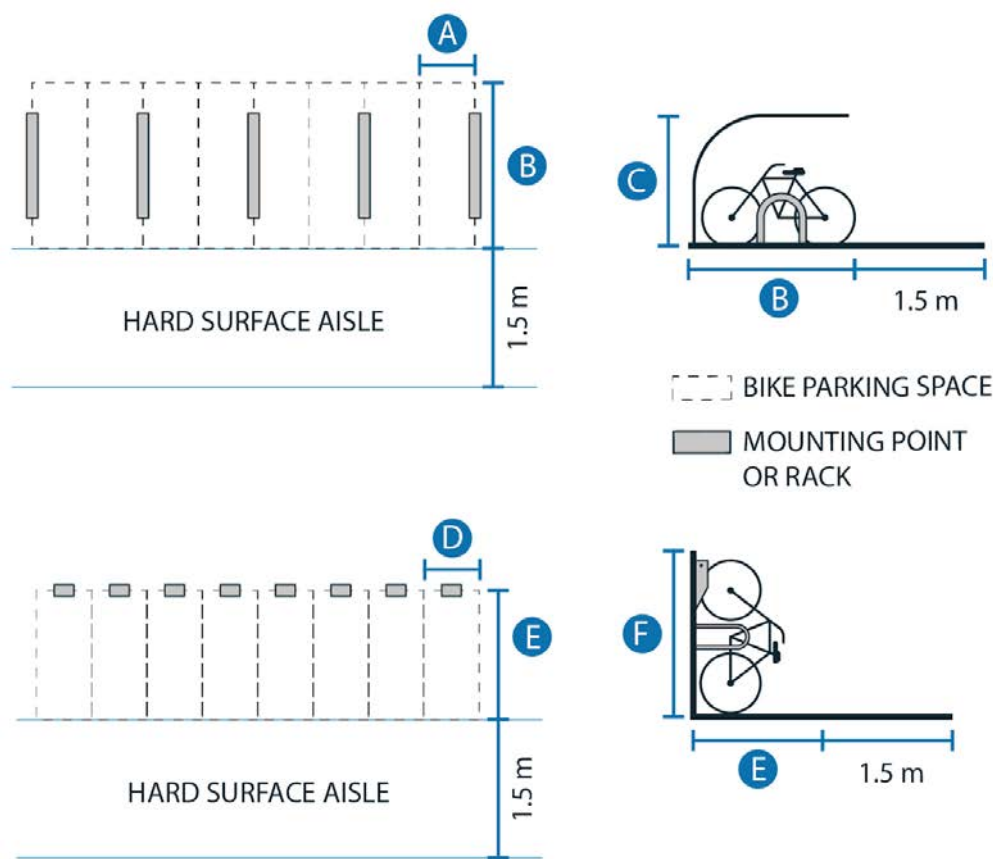
This regulation ensures that bike parking is located in a safe area.

9.1.4 - Revised from S.54.5.2.i

This regulation provides increased flexibility by permitting bike parking further from the principal entrance where wayfinding

Table 9.2. Minimum Bike Parking Space Dimensions			
Subsection	Regulation	Value	Symbol
Horizontal Bike Parking			
9.2.1.	Width	0.6 m	A
9.2.2.	Depth	1.8 m	B
9.2.3.	Vertical clearance	1.4 m	C
Vertical Bike Parking			
9.2.4.	Width	0.6 m	D
9.2.5.	Depth	1.4 m	E
9.2.6.	Vertical clearance	1.8 m	F

Diagrams for Subsections 9.1.1, 9.1.6, 9.1.7 and Table 9.2



9.3. Inclusive Bike Parking Spaces must comply with Table 9.3, measured to the nearest point of an obstruction:

Table 9.3. Minimum Inclusive Bike Parking Spaces Dimensions			
Subsection	Regulation	Value	Symbol
9.3.1.	Width	1.1m	A
9.3.2.	Depth	3.0 m	B
9.3.3.	Vertical clearance	2.0 m	C

Diagram for Subsections 9.1.1, 9.1.6, 9.1.7 and Table 9.3

signage is provided.

9.1.5 - Transferred S.54.5.3.b.

This regulation is transferred with minor language updates.

9.1.6 - Revised from S.54.5.3.a

This regulation is transferred with minor language updates to improve clarity.

9.1.7 - New Regulation

This regulation is new to provide specific requirements for vertical bike parking.

9.1.8 - Revised S.54.5.3.a.ii

This regulation revises S.54.5.3.a.ii to ensure a standard lock.

Table 9.2 - Revised from S.54.5.2.a & b

These regulations were adapted from the measurements of a standard bicycle, which were determined to be approximately 1.8 m long, 1.2 m tall, and 0.5 m wide. From this standard, additional space was added to accommodate slightly larger bikes and to allow for adequate maneuverability.

9.2.3 - Revised from S.54.5.2.a

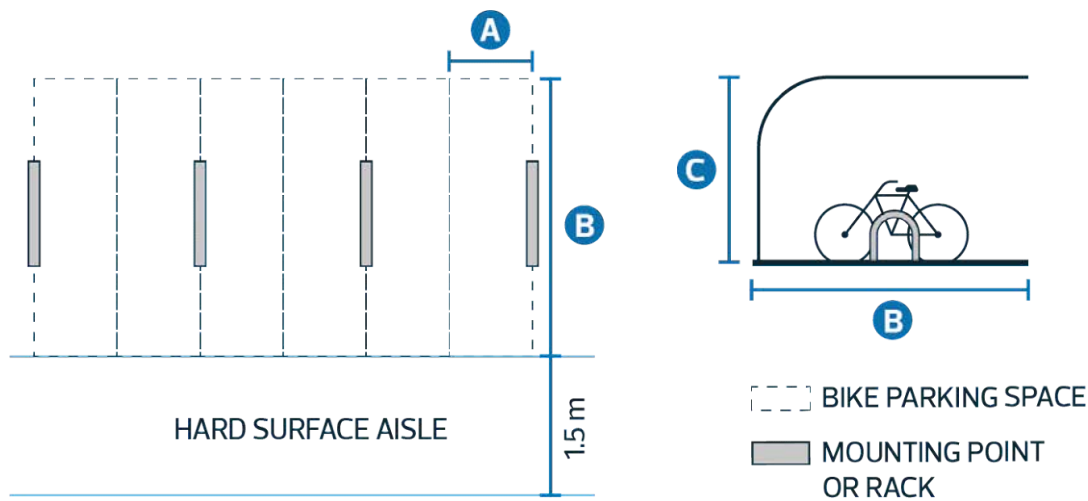
The vertical clearance is reduced from 2.0 m to 1.4 m to accommodate double-stack horizontal bike parking.

9.2.5 - Revised from S.54.5.2.b

The vertical bike parking space depth has been increased from 1.1 m to 1.4 m, and the vertical clearance increased from 2.3 m to 1.8 m to accommodate flexible stacking options.

Table 9.3 - New Regulations

These regulations establish an Inclusive Bike Parking space minimum standard to accommodate new forms and sizes of bikes that are greater than the minimum standard. Inclusive Bike Parking is added as a new defined term in the Bylaw.



Bike Parking Quantities

9.4. The minimum number of bike parking spaces must comply with Table 9.4:

Table 9.4. Minimum Number of Bike Parking Spaces		
Subsection	Use	Minimum Number of Bike Parking Spaces
9.4.1	Commercial Uses and Community Uses, where less than 2,500 m ²	2.0 spaces for the first 280 m ² and 1.0 space per additional 140 m ²
9.4.2	Commercial Uses and Community Uses, where greater than or equal to 2,500 m ²	18.0 spaces for the first 2,500 m ² and 1.0 space per additional 414 m ²
9.4.3	Multi-unit Housing	0.7 per Dwelling Unit

- 9.5. Where the minimum bike parking space requirement for Commercial Uses and Community Uses is 10 spaces or more, a minimum of 10% of all required bike parking must be Long Term Bike Parking.
- 9.6. Where the minimum bike parking space requirement for Multi-unit Housing is 6 spaces or more, a minimum of 10% to a maximum of 15% of all required bike parking spaces must be Short Term Bike Parking.
- 9.7. A minimum of 10% of required Long Term Bike Parking spaces, or 1 space, whichever is greater, must be Inclusive Bike Parking spaces.
- 9.8. A minimum of 10% of required Short Term Bike Parking spaces, or 1 space, whichever is greater, must be Inclusive Bike Parking spaces.
- 9.9. Despite Subsections 9.1 to 9.3, and Table 9.4, public on-Street bike parking spaces that are located within 50.0 m of a main entrance may be used to meet a portion of the required bike parking spaces for non-Residential Uses without a variance, at the discretion of the Development Planner in consultation with the City department responsible for transportation planning.

Table 9.4 - Revised from S.54.5.1

The Commercial and Community Services use requirements are proposed to be adjusted based on the typical density of people in a commercial development and the percentage of daily trips made by bike according to the 2015 Household Travel Survey. A minimum of 2 bike parking spaces is proposed for commercial and community developments with less than 2,500 m². The Residential bike space requirement is increased to better align with the average bicycle ownership rate from the 2015 Household Travel Survey.

9.5 - New regulation

Where part of a commercial or community use development, a minimum percentage of required parking must be available for long-term use. This is intended to ensure that there is adequate storage available for staff or other authorized uses who require long-term use.

9.6 - Revised 54.5.1.e

A minimum percentage range of bike parking spaces must be provided for short-term parking. The remaining spaces must be provided for long-term bike parking to ensure that there are adequate long-term facilities available for use by residents.

9.7 & 9.8 - New regulations

Of the provided short and long-term bike parking spaces, a minimum percentage must be provided to accommodate larger bikes. Where the minimum number of spaces is required for commercial and community uses, each of the long-term and short-term spaces must be inclusive spaces.

9.9 - New regulation

This regulation is added for those scenarios where space might be limited and public bike parking is close to the site.

Appendix 1 - Parking Maximums Map

Mapping in progress

The proposed Parking Maximums Map is intended to replace the Main Streets Overlay boundary for implementation of parking maximums specified in Tables 7.3.1 and 7.3.2, and for applying reduced

deemed parking requirements for the purposes of calculating barrier-free parking spaces specified in Table 7.6.

The commercial frontage areas identified in the draft District Plans are used in place of the boundaries of the Main Streets Overlay in order to better align with policy direction.

Commercial frontage, as defined in the draft District General Policy, are areas within nodes and corridors where new development will include commercial land uses oriented towards the street at the street level to support an active pedestrian frontage, and that discourages vehicle-oriented site design.

The Parking Maximums Map will also identify the Sites that are located within the specified distances from existing and approved Transit Stations and LRT stops in Tables 7.3.1 and 7.3.2.

5.120 Projection into Setbacks

Regulations

Notes / Rationale

Eaves and similar features

1. Eaves, shade projections, chimneys, sills, and other similar architectural features may project a maximum of 0.9 m into a required Setback, except that:
 - 1.1. the distance between these projections and a Lot line Abutting another Site must be a minimum of 0.45 m; and
 - 1.2. these projections may project a maximum of 0.3 m into a required Interior Side Setback for Zero Lot Line Development.

Unenclosed steps

2. Unenclosed steps may project into a required Setback a maximum of 0.6 m.
3. Unenclosed steps may only project into a required Interior Side Setback where they:
 - 3.1. leave an unobstructed minimum distance of 0.3 m between the structure and the Interior Side Lot line at ground level to provide drainage;
 - 3.2. have a maximum Height of 1.0 m;
 - 3.3. have a landing less than or equal to 1.5 m²; and
 - 3.4. provide access to the Ground Floor of a building.
4. Despite Subsections 3 and 4, unenclosed steps must not project:
 - 4.1. into a required Setback used for vehicle access; or
 - 4.2. into a required drainage path on a Zero Lot Line Development.

Platform Structures

5. Platform Structures may project a maximum of:
 - 5.1. 2.5 m into a Front or Flanking Side Setback;
 - 5.2. 2.0 m into a required Rear or Interior Side Setback of 4.0 m or greater; and
 - 5.3. 0.6 m into a required Rear or Interior Side Setback less than 4.0 m.
6. Despite Subsection 6:
 - 6.1. Platform Structures in residential zones with a maximum Height of 12.0 m may project:
 - 6.1.1. 2.5 m into a required Front Setback, where a minimum Front Setback of 3.0 m is maintained; and
 - 6.1.2. 2.0 m into a required Flanking Side Setback, where a minimum Flanking Side Setback of 1.5 m is maintained;
 - 6.2. Platform Structures must not project into a required Setback used for vehicle access, unless a minimum vertical clearance of 3.0 m is maintained from the finished Grade to the lowest point of the projection;
 - 6.3. Platform Structures 1.2 m or less in Height may project to the Interior Side Lot Line or Rear Lot Line; and
 - 6.4. Platform Structures that are attached to a principal building may be constructed to the common Interior Side Lot Line of a Backyard Housing, Semi-detached Housing, Row Housing or Multi-unit Housing development.

Cantilevers and other similar features

7. Windows, or cantilevered projections without windows, may project into a Setback a maximum of 0.6 m, except:
 - 7.1. a minimum Setback of 0.6 m to the outside wall of the projection must be maintained; and
 - 7.2. cantilevered projections must not encroach into a private maintenance easement for Zero Lot Line development.
8. Despite Subsection 8, a minimum Setback of 0.9 m to the outside wall of the projection is required where a side entrance is provided on the building.
9. Where a cantilevered projection is proposed in an Interior Side Setback, the maximum length of any 1 projection is 3.1 m.
10. Where more than 1 cantilevered projection is proposed in an Interior Side Setback, the total length of all cantilevered projections must not be greater than 1/3 of the length of the building wall, excluding attached Garage walls.

Accessibility Ramps

Note: The definition for Platform Structures has been revised to include unenclosed front porches (verandas) and other similar features. The definition for Unenclosed Front Porches is proposed to be retired.

1 and 1.1 - Revised from S.44.1(a)
Allows eaves and other features to encroach into a setback by 0.6m in the Interior Side Setback. This is increased to 0.9m in all other setbacks based on variances that have been previously issued and indication that this would still not have significant impact on adjacent Sites.

1.2 - New Regulation
This regulation ensures that safety code requirements can be met to provide adequate spacing between eaves in the case of Zero Lot Line Development.

2 - Revised from S.44.1(c)(ii)
This regulation is simplified to ensure that any eaves or similar features on accessory buildings provide a minimum Setback of 0.45 m.

3 - Revised from S.44.1(a)
Regulations are revised mainly for clarity.

4 - Revised from S.44.1 (a) and (b)
Regulations are maintained to control steps that are located in the side yard.

5.1 - Revised from S.44.1(c)
This reduces conflicts between pedestrian and vehicle circulation.

5.2 - New regulation
This regulation ensures steps and landings do not block private drainage swales for Zero Lot Line Housing or Staggered Lot Line Housing.

6 - Transferred from S.44.3
Minor revisions for clarity.

7.1 - Revised from S.44.4, S.814.3(10) and S.814.3(11)
This regulation is revised to apply to small scale residential zones for all types of platform structures, including front porches and verandas. It incorporates rules from the Mature Neighbourhood Overlay.

7.2 - Revised from S.44.9
This regulation ensures that any projecting platform structure provides sufficient clearance to not conflict with vehicle access.

7.3 - Transferred from S.44.3(d)
Minor revisions for clarity

7.4 - Transferred from S.44.3(e)
Minor revisions for clarity

8 and 8.1 - Transferred from S.44.2(a)
Minor revisions are made for clarity.

8.2 - New Regulation
This regulation is consistent with the typical restrictions of the private maintenance easement for Zero Lot Line housing.

11. An accessibility ramp may project without limits into a required Setback where:
 - 11.1. the maximum ramp width is 1.5 m;
 - 11.2. the maximum slope across the width of the ramp surface is 1:50 (2%);
 - 11.3. the ramp is not located in a Setback area used for vehicle access; and
 - 11.4. the ramp provides access to the Ground Floor of a building.

9 - New Regulation

This ensures that a minimum of 0.9 m is available for safe and proper access to the side entrance for users and emergency services, in alignment with direction from Safety Codes and Fire Rescue Services.

10 and 11 - Transferred from S.44.2(b)

This is mainly revised for clarity.

12.1 - Revised from S.44.5(b)(iii)

This is the minimum ramp width as recommended by the City of Edmonton Access Design Guide.

12.2 - New Regulation

This is the maximum slope as recommended by the City of Edmonton Access Design Guide.

12.3 - New Regulation

This prevents conflicts with vehicles where the ramp access is established.

12.4 - Revised from S.44.5(a)

The ramp should be designed for access to ground level.

5.130 Safe Urban Environment Standards

Regulations

Notes / Rationale

1. General Regulations

- 1.1. All developments must include the following design elements to promote a safe urban environment by providing natural surveillance, clear sightlines and wayfinding:
 - 1.1.1. Outdoor spaces must be well-lit.
 - 1.1.2. Entrapment spots and blind corners must be avoided or sufficiently mitigated.
 - 1.1.3. Pathways and building access points, where provided, must be clearly defined.
 - 1.1.4. Developments must provide clear signage, or other wayfinding techniques, where applicable.
- 1.2. Despite Subsection 1.1, this Section does not apply to:
 - 1.2.1. Single Detached Housing;
 - 1.2.2. Semi-detached Housing;
 - 1.2.3. Duplex Housing;
 - 1.2.4. Backyard Housing; and
 - 1.2.5. Rowhousing.

2. Crime Prevention Through Environmental Design (CPTED) Assessments

- 2.1. The Development Planner must require a Crime Prevention Through Environmental Design (CPTED) assessment for the following:
 - 2.1.1. Parkades
 - 2.1.2. Body Rub Centres.
- 2.2. The Development Planner may require a Crime Prevention Through Environmental Design (CPTED) assessment to evaluate if a development complies with Subsection 1.1.
- 2.3. The Development Planner may apply conditions to a Development Permit based on the recommendations of a Crime Prevention Through Environmental Design (CPTED) assessment.
- 2.4. Crime Prevention Through Environmental Design (CPTED) assessments must be prepared by a qualified security consultant, project architect, or similar professional.
- 2.5. Crime Prevention Through Environmental Design (CPTED) assessments must include the following content and recommended mitigation measures, where applicable:
 - 2.5.1. Site context, including:
 - 2.5.1.1. Site location; and
 - 2.5.1.2. surrounding developments;
 - 2.5.2. project overview;
 - 2.5.3. building design, including:
 - 2.5.3.1. stairwells; and
 - 2.5.3.2. building access points;
 - 2.5.4. Parking Areas;
 - 2.5.5. security features and access controls;
 - 2.5.6. outdoor lighting;
 - 2.5.7. outdoor signage, or other wayfinding techniques;
 - 2.5.8. sightlines, blind corners, and potential entrapment spots;
 - 2.5.9. Pathways;
 - 2.5.10. Landscaping;

1.1 - Revised from S. 58.1.1

This regulation has been revised to clarify the wording, intent and application of this regulation.

1.1.1 to 1.1.4 - New regulations

These regulations have been added because they are important elements of CPTED that should be required in all developments. Some of the examples from the former list of CPTED elements have been removed because they are difficult to enforce or are unclear.

1.2 - New Regulation

This regulation has been added to exclude small scale residential developments from meeting the requirements of 1.1 above.

2.1 - Revised from S. 58.1.2

This regulation has been revised to simplify the wording and to combine all of the developments that require a CPTED assessment into this single location.

2.1.1 and 2.1.2 - Transferred from S. 58.1.2

2.1.3 - New regulation

This regulation has been added to this section for ease of access to the applicant. It is also a requirement of the proposed Body Rub Centres section.

2.2 - Revised from S.58.1.2

This regulation has been revised to provide clearer rationale for why a Development Planner may require a CPTED assessment.

2.3 - Transferred from S. 58.1.1

This regulation has been separated into its own individual regulation for simplicity.

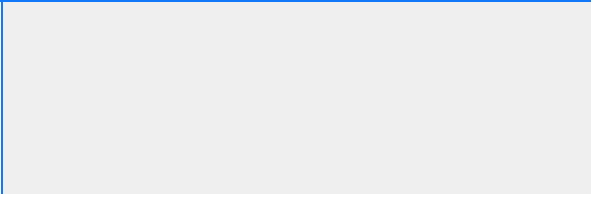
2.4 - Revised from S. 58.1.1

This regulation has been separated into its own individual regulation for simplicity and revised to include project architect.

2.5 - New regulation

This regulation has been added to provide guidance and consistency for the content of CPTED assessments. All items in this list are important CPTED considerations that must be included in a CPTED assessment.

-
- 2.5.11. public spaces; and
 - 2.5.12. other relevant content, as applicable.



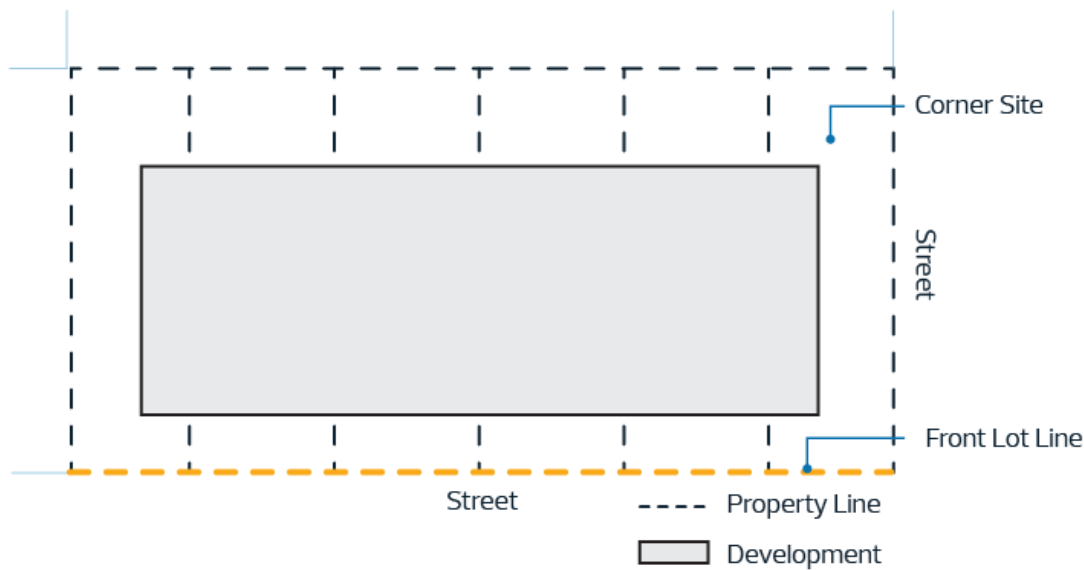
5.140 Unique Lot Conditions

Regulations

Notes / Rationale

1. On Corner Sites consisting of more than 1 Lot, the Front Lot Line of the Site is the same as the Front Lot Line of the Corner Lot.

Diagram for Subsection 1



2. If the 2 Lot lines of a Corner Site abutting a Street are equal in length, the location of the Front Lot Line of the Site must be determined by the Development Planner. The Development Planner must consider the orientation and access to the proposed development, and the Front Lot Lines of Abutting Lots when making this decision.
3. Despite Subsections 1.1 and 1.2, the Development Planner may determine that a Corner Site has additional Front Lot Lines other than what is required. The Development Planner must consider the orientation and access to the proposed development, and the Front Lot Lines of Abutting Lots when making this decision.
4. Double Fronting Sites must have 2 Front Lot Lines.
5. The Site Width on pie-shaped Lots or other irregular-shaped Lots may be measured 9.0 m into the Site from the Front Lot Line.
6. Despite the definition of Rear Lot Line, in the case of an irregular shaped Lot, or where there is no Rear Lot Line, regulations related to a Rear Lot Line must be measured from the point of intersection of Interior Side Lot Lines or Flanking Side Lot Lines.
7. Despite the definition of Front Lot Line, in the case of a Reverse Housing development, the Front Lot Line means the shortest Lot line that is furthest and opposite the Lot line Abutting an Alley.
8. To determine if a Lot or Site along a curved Street is a Corner Lot or Corner Site:
 - 8.1. Measure the angle where the lines tangent to each of the two endpoints of the curved lot intersect.
9. The actual corner of a Corner Lot or Corner Site is determined as the point on the curved Lot line(s) that is closest to the two intersecting tangent lines described in Subsection 8.

Diagram for Subsections 8 and 9

Diagram in progress

1 - Transferred from S.43.1(a)
Minor change to the regulation for clarity.

2 - Revised from S.43.1(b)
Minor changes to the regulation for clarity.

3 - Transferred from S.43.2
No change to this rule.

4 - Transferred from S.43.3
No change to this rule.

5 - Revised from S.115.4(2)
This regulation is currently located in certain small scale residential zones such as the RSL Zone. It is appropriate to apply this in all residential zones where these irregular lot conditions may occur.

6. New regulation
This new subsection is adapted from the current Rear Lot Line definition and provides direction for determining Rear Lot Lines for irregular shaped Lots.

7. New Regulation
This subsection is adapted from the current Front Lot Line definition and provides direction for determining the Front Lot Line for Reverse Housing developments.

8. New regulation
This new subsection is adapted from the Corner Lot definition and provides direction for determining the angle of Lots and Sites formed by a curved Street.

9. New regulation
This new subsection is adapted from the Corner Lot definition and provides direction for determining the actual corner for Lots and Sites formed by a curved Street. The actual corner is needed to determine the Front Lot Line and the Flanking Lot Lines.

Draft Zoning Bylaw

Part 6 - Specific Development Regulations



6.10 Body Rub Centres

Regulations

Notes / Rationale

- At the time a Development Permit application is submitted, a Body Rub Centre must be located to provide minimum separation distances in compliance with Table 1:

Table 1.1. Minimum Separation Distance

Subsection	From approved or existing:	100 m (from Site to Site)	Must be on a Separate Site
1.1.	Child Care Services	x	
1.2.	Schools, limited to primary and secondary	x	
1.3.	Health Care Facilities	x	
1.4.	Bars		x
1.5.	Residential Uses		x
From Sites Zoned:			
1.6.	PS, PSN or A	x	

- For the purposes of Subsection 1, when measuring separation distances:
 - from Site to Site, the distance is measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and not Zone boundaries.

Diagram for Subsection 2.1



- A Crime Prevention Through Environmental Design (CPTED) assessment must be submitted as part of a Development Permit application for Body Rub Centres, in compliance with [Section 5.130](#), to the satisfaction of the Development Planner in consultation with the Edmonton Police Service or the City department responsible for citizen services.
- The Development Planner may include recommendations of the Crime Prevention Through Environmental Design (CPTED) assessment as conditions of a Development Permit for a Body Rub Centre, in compliance with [Section 5.130](#).

The Body Rub Centre regulations have been rewritten for clarity and will be reviewed for changes after the implementation of the new Zoning Bylaw.

Note: With exception to the Crime Prevention Through Environmental Design (CPTED) assessment requirement, general CPTED design-related regulations currently in S.97 in Zoning Bylaw 12800 are proposed to be incorporated into the standard zone regulations and the general regulations for Safe Urban Environments.

1 - Transferred From S.97.1 and S.97.2

To maintain current separation distance requirements between Body Rub Centres and Schools, Parks, Child Care Services, Hospitals and Bars.

2 - Transferred from S.97.1.a

To clarify how the separation distances should be measured from site to site.

3 - Revised from S.97.3.a and Transferred from S.97.3.b

To require a Crime Prevention Through Environmental Design (CPTED) assessment to support safer environments for staff and patrons. This is a proposed change where the current requirement for the CPTED assessment is at the discretion of the Development Planner. This regulation proposes to continue to enable the Development Planner to seek recommendations from Edmonton Police Service or the City responsible for citizen services on the design of the development based on the CPTED assessment.

4 - Transferred from S.97.3.b and Revised from S.97.4

To continue to enable the Development Planner to add conditions to the Development Permit to minimize impacts related to lighting, landscaping, screening, and access. This regulation also enables the Development Planner to add conditions to the Development Permit as it relates to all signs, and therefore proposes to retire the current regulations in S. 97.4 related to Fascia Signs.

6.20 Cannabis Retail Stores

Regulations

Notes / Rationale

- At the time a Development Permit application is submitted, a Cannabis Retail Store must be located to provide minimum separation distances in compliance with Table 1:

Table 1. Minimum Separation Distance

Subsection	From approved or existing:	200 m (from store to store)	200 m (from Site to Site)	100 m (from Site to Site)
1.1.	Cannabis Retail Stores	x		
1.2.	Libraries		x	
1.3.	Schools		x	
1.4.	Community recreation facilities			x
1.5.	Provincial Health Care Facilities			x
1.6.	Sites designated as School Reserves			x
1.7.	Sites designated as Municipal and School Reserves			x
From Sites zoned:				
1.8.	PS, PSN, or A			x

- For the purposes of Subsection 1, when measuring separation distances:
 - from Site to Site, the distance is measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and not Zone boundaries; and
 - from store to store, the distance is measured from the closest point of the Cannabis Retail Store to the closest point of another Cannabis Retail Store.

Diagram for Subsection 2



- The Development Planner may vary the minimum separation distance in Subsection 1.1.1 by up to 20.0 m. No other variance to Subsection 1.1 is permitted.
- For Sites greater than 2.0 ha that are Zoned CG, MU or a Direct Control Zone, and do not contain a Library at the time a Development Permit application for a Cannabis Retail Store is submitted:
 - Subsection 1.1 does not apply; and
 - the distances specified in Section 105(3) of the Gaming, Liquor and Cannabis Regulation are expressly varied to 0 m.
- Section 105(3) of the Gaming, Liquor and Cannabis Regulation is expressly varied by Subsections 1.3, 1.5, 1.6, 1.7, 2, and 4.2.
- For the purposes of Subsection 1:

1 - Revised from S.70.1, 70.2, and 70.4

The current separation distances for cannabis stores from other stores and uses are maintained currently based on direction from Council and will be reviewed for changes after the implementation of the new Zoning Bylaw. The regulations are arranged in a table format for clarity.

2 - Revised from S.70.1(a) and 70.3(a)

This combines the regulations describing how the distances should be measured if it's "store to store" or "site to site".

3 - Transferred from S.70.1(b) and S.70.5

This regulation continues the ability of a Development Planner to grant a variance for a set distance if a cannabis retail store needs to be slightly closer to another store. This regulation also indicates that no other variance to the separation distances is permitted.

4 - Transferred from S.70.4(c)

This regulation continues the current rules that separation distances are not required for large sites.

5 - Transferred from S.70.4

This regulation continues to vary the provincial regulations in order to apply the same provincial separation distances but allow the City to amend the rules when necessary.

6 - Transferred from S.70.4(d)

This is unchanged from the current regulation. The provincial definitions for "school" and "community recreation facilities" are applied when measuring separation distances as part of Subsection 1.

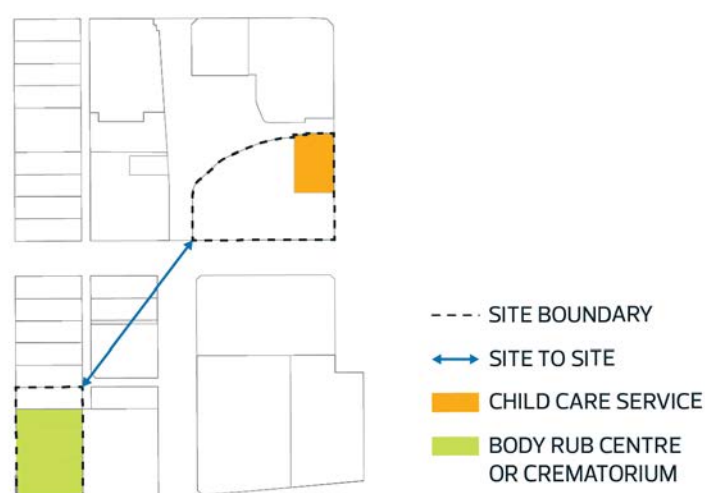
-
- 6.1. the term "School" means a school as defined in subsection 1(1)(x)(i) to (iv) and (vi) of the Education Act (as amended from time to time); and
 - 6.2. the term "community recreation facilities" means indoor municipal facilities used primarily by members of the public to participate in recreational activities conducted at the facilities, as defined by the Municipal Government Act.

6.30 Child Care Services

Regulations

1. At the time a Development Permit application is submitted, Child Care Services must:
 - 1.1. not be located in a building bay directly Abutting a Minor Industrial Use;
 - 1.2. not be located on a Site Abutting a Major Industrial Use or a Major Impact Utility Service Use; and
 - 1.3. be located a minimum distance of:
 - 1.3.1. 100 m from Body Rub Centres; and
 - 1.3.2. 300 m from Crematoriums,
 measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and not Zone boundaries.

Diagram for Subsection 1.3



2. Where required, risk assessments for Child Care Services must be provided in compliance with Subsection 5 of [Section 7.140](#).
3. On-Site outdoor play spaces for Child Care Services must comply with the following:
 - 3.1. Play spaces must be designed, located, Landscaped, and screened to enhance safety and mitigate negative impacts such as noise or fumes from waste collection areas, Surface Parking Lots, outdoor storage areas, loading spaces, rail lines, Streets, Alleys, mechanical equipment and exhaust systems.
 - 3.2. Play spaces must be located a minimum of 2.0 m away from mechanical equipment and exhaust systems.
 - 3.3. Play spaces at ground level must be Fenced on all sides and all gates must be self-latching.
 - 3.4. Play spaces above ground level must have secure perimeter railings or walls with a minimum Height of 1.8 m.
4. Despite Subsection 3.3, Fencing is not required where:
 - 4.1. outdoor play space is proposed to share existing play equipment on Sites Zoned PS and PSN; or
 - 4.2. an exemption is permitted by the Government of Alberta.

Notes / Rationale

1.1 Revised from S.80.2(a)

Intended to reduce direct impact from these uses that may generate noise or fumes that may affect children by requiring that there's at least one business between the child care facility and the other use.

1.2 Revised from S.80.2(b)

Provides separation from uses that could have significant impacts.

1.3 New Regulation

This regulation is a complement to the regulation in the Body Rub Centre section that requires separation between Body Rub Centres and child care facilities. This regulation also complements the regulation in the Crematorium section that requires a separation between crematoriums and child care facilities.

2 New Cross-Reference

For ease of reference to applicable regulations.

3 Revised from S.80.2(d) and 80.3(b)

This regulation requires that daycares are designed to reduce impacts from these site features, rail lines, or streets and provide minimum enclosure requirements

4 Revised from S.80.3(a)

Minor revisions made for clarity.

6.40 Crematoriums

Regulations

1. At the time a Development Permit application is submitted, Crematoriums must be located to provide a minimum separation distance of 300 m from:
 - 1.1. Residential Uses;
 - 1.2. Child Care Services; and
 - 1.3. Schools, limited to primary and secondary.
2. For the purposes of Subsection 1, when measuring the separation distance, the distance is measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and not Zone boundaries.

Diagram for Subsection 2



3. Despite Subsection 1, the minimum separation distance may be varied, at the discretion of the Development Planner, based on the recommendations of an Environmental Impact Assessment as prepared by a qualified environmental engineer. The Development Planner may impose additional conditions necessary to mitigate environmental Nuisances and health impacts identified in the assessment.
4. The Environmental Nuisance and Health Impact Assessment specified in Subsection 3 must:
 - 4.1. identify the nature and quantities of substance releases;
 - 4.2. identify the provincial standards for the proposed industrial operation;
 - 4.3. identify the Uses, or Zones that permit the Uses, listed in Subsection 1 within 300 m of the Site that could be negatively impacted by the substance releases;
 - 4.4. demonstrate what remedial and mitigative measures must be undertaken; and
 - 4.5. identify and recommend separation distances or other land use planning measures that could be undertaken.

Notes / Rationale

1 - New Regulation

To require a minimum separation distance between crematoriums and sensitive uses including residential uses, daycares and schools. This is a conservative distance compared to some jurisdictions across Canada, but takes into consideration the desire from the public to separate crematoriums from sensitive uses.

The issue of crematoriums was raised at a public hearing in 2021 where a land development application proposed to rezone a site in the Prince Rupert neighbourhood from the Medium Industrial (IM) Zone to the Industrial Business (IB) Zone. The site to be rezoned was in close proximity to residential and concerns of health and environmental impacts associated with emissions were identified from both the community and City Council.

A literature review on the impacts of crematoriums identified that emissions from crematoriums are relatively low but are related to material being combusted, some of which can be toxic to humans. However, the amount of emissions released is dependent on the type of incinerator that is used and operational practices and emission control measures.

A jurisdictional scan of how other municipalities regulate crematoriums identified that other Canadian cities tend to restrict this use to industrial zones or as an accessory activity to cemeteries. Some municipalities and provinces apply separation distance requirements between residential areas and crematoriums ranging from 60 m to 300 m. In June 2021, Administration received mixed feedback from the public on where crematoriums should be located. Feedback identified a greater desire to require a minimum separation distance, in the range of 500 m to 1000 m, between crematoriums and residential and commercial uses, schools, and daycares. 300 m is the proposed distance at this time as it is the maximum end of the range found in the analysis. This distance is proposed as a precautionary approach while ensuring there are still some reasonable opportunities for these businesses to locate within city limits.

2 - New Regulation

To clarify how the separation distance should be measured.

3 - New Regulation

To enable variances to the proposed separation distance based on the recommendations of a Environmental Nuisance and Health Impact Assessment. This regulation is similar to the special information requirements in Section 7.140, but is not limited to industrial activities designated for approval or registration under the Environmental Protection and Enhancement Act, due to small incinerators associated with crematoriums falling outside of this provincial legislation.

4 - New Regulation

This generally matches the information required for Environmental Nuisance and Health Impacts Assessments identified in Section 7.140, but is slightly adjusted so it is specific to the crematorium regulations and is included here for ease of reference.

6.50 Backyard Housing

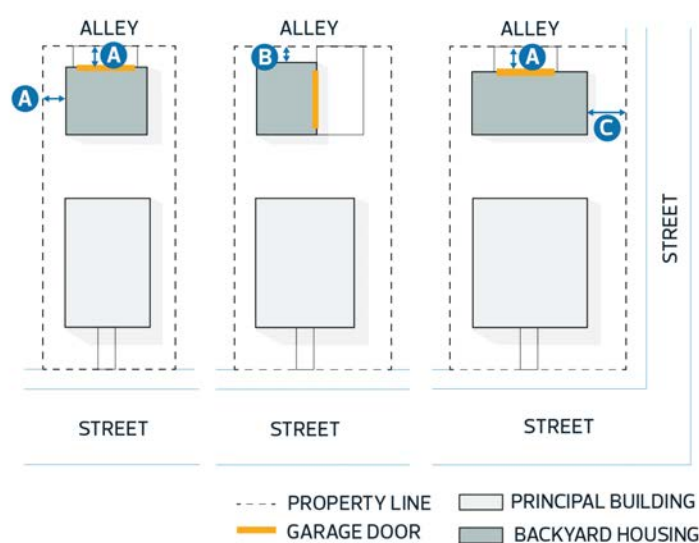
Regulations

Notes / Rationale

1. Backyard Housing must comply with Table 1:

Table 1. Building Regulations			
Subsection	Regulation	Value	Symbol
Height			
1.1.	Maximum Height where an Alley Abuts the Site	6.5 m	-
1.2.	Maximum Height where an Alley does not Abut the Site	4.3 m	-
Site Coverage			
1.3.	Maximum Site Coverage	20%	-
Floor Area			
1.4.	Maximum second Storey Floor Area per Dwelling	60.0 m ²	-
Unless the following applies:			
1.5.	Maximum second Storey Floor Area if the Backyard Housing complies with the Inclusive Design requirements of Section 5.80	70.0 m ²	-
Facade Length			
1.6.	Maximum length of a second Storey for a building containing Backyard Housing	15.0 m	-
Setbacks			
1.7.	Minimum Setback, despite the regulations of the applicable Zone,	1.2 m	A
Unless 1 or more of the following applies:			
1.8.	Minimum Rear Setback Abutting an Alley where a Garage door does not face the Alley	0.6 m	B
1.9.	Minimum Setback from a Flanking Side Lot Line	2.0 m	C

Diagram for Section 1.7



2. For the purposes of Subsection 1.4 and 1.5, Floor Area does not include:

- 2.1. a maximum of 6.0 m² of the area covered by elevators and any associated landing area; and

The proposed residential zones intend to allow more housing options in neighbourhoods, such as cottage court housing or tiny home villages. This would result in housing being built throughout a site, including the backyard. This expands opportunities for a site beyond the single garden suite that can be currently built.

Garden Suites are proposed to no longer be considered accessory dwellings so that they have the potential to be condominiumized. The name change to “Backyard Housing” indicates that these dwellings are no longer required to have a subordinate relationship to other dwellings on the site, and may be configured in different arrangements (e.g., attached on the side).

However, this section intends to continue regulating housing in the backyard similarly to how current garden suites are regulated in order to ensure that development occurs at appropriate scales and intensity.

1.1 and 1.2 - Transferred from S.87.2(a) and (d)

This regulation simplifies but maintains the maximum heights for Backyard Housing based on whether or not there is an alley present.

1.3 - Revised from S.87.4

This regulation standardizes and simplifies the maximum Site Coverage Backyard Housing is permitted to have in alignment with the maximum Site Coverage for accessory buildings in the proposed RS and RSF Zones.

1.4 - Revised from S.87.3

This regulation simplifies the limit of floor area that can be located on the second floor of Backyard Housing. This is a 10.0 m² increase in many redeveloping neighbourhoods so that 2nd floor garden suites are permitted to be the same size as other garden suites in developing neighbourhoods.

1.5 - New regulation

The intent of the regulation is to allow for greater floor area where the suite is designed with accessibility features for the residents.

1.6 New Regulation

This limits the length of the building facade for the second storey to limit the massing impacts of buildings in this space.

1.7 - Revised from S.87.6, S.87.8

This set of regulations standardizes the rear and side setbacks for Backyard Housing.

1.8 and 1.9 - Revised from S. 50.3(b)(c)

These setback regulations are refined to align with the accessory setback requirements in the proposed RS and RSF Zones. 1.7 is an exception when the garden suite is part of a garage and is oriented away from the alley. 1.8 applies a different setback for any garden suites abutting a flanking street.

- 2.2. a maximum of 6.0 m² of the area covered by internal stairs.
3. Despite the definition of Backyard Housing, where Backyard Housing is constructed prior to the construction of other principal buildings on a Site:
 - 3.1. it is not required to be located within a Rear Yard; and
 - 3.2. it must comply with the minimum Front Setback requirement of the Zone.
4. Despite Subsection 1.7, the minimum Interior Side Setback for Backyard Housing is 0 m where:
 - 4.1. more than 1 Backyard Housing Dwellings are attached along a common Lot line; or
 - 4.2. Backyard Housing is built on the same Site as a Zero Lot Line Development and:
 - 4.2.1. does not encroach on the required 1.5 m private easement; and
 - 4.2.2. roof drainage from the Backyard Housing is directed towards a Street, Alley, or drainage work, and no roof leader discharge is directed to the private easement.
5. Backyard Housing must not be subdivided from other principal Dwellings on a Site.
6. On Corner Sites, Facade design and materials must wrap around the side of Backyard Housing to provide a consistent profile facing the Street and the Alley.
7. A minimum of 2 building Facade design techniques, in compliance with [Section 5.40](#), must be applied to Backyard Housing Facades.
8. Backyard Housing must provide an entrance separate from a Parking Area.
9. Backyard Housing must provide a covered entrance feature over the main entrance.
10. Backyard Housing Facades facing an Alley must have outdoor lighting that complies with [Section 5.70](#).

2 - Revised from S.87.3(a)

This regulation continues to incentivize internal stairs and space for elevators for Backyard Housing that can provide improved accessibility and comfort for the occupant.

3. New Regulation

The proposed new definition of Backyard Housing requires the building to be located within the rear yard of a residential site. This regulation is required in order to accommodate circumstances where backyard housing is built prior to other building(s) on the site.

4 - Revised from S.50.3.5(b)

This regulation has been adapted from the Accessory Building Section to apply to Backyard Housing.

5 - Revised from S.87.22

This regulation is proposed to allow backyard housing to be part of a condominium conversion with other dwellings but continues to prohibit subdividing Backyard Housing onto its own lot.

6 - Revised from S.87.16

This regulation requires Backyard Housing on corner sites to have consistent design on the sides that face the street and the alley.

7 - Revised from S.87.15

This regulation requires Backyard Housing to incorporate at least 2 design techniques as described in [Section 5.40](#). This maintains similar requirements to the existing regulations.

8 - Revised from S.87.10

This regulation requires Backyard Housing to have their own entrance to provide independent access. No change from current rules

9 Revised from S.87.18

This regulation continues to require a covered entrance feature to provide weather protection and can provide a visual indication of the Backyard Housing main entrance for emergency purposes.

10 - Revised from S.87.17

This regulation ensures that Backyard Housing provides adequate outdoor lighting for safety but minimizes instances of spillover light, in accordance with the Zoning Bylaw's general requirements for lighting.

Additional regulations proposed to be retired

Separation Space

The current Garden Suite regulations under Section 87 require a minimum separation distance of 4 m between a Garden Suite and a principal Dwelling on the same Site. This regulation is proposed to be removed and allow the building design and building code to determine the required separation space between buildings. This will allow for greater flexibility of design.

Window Location Placement

It is proposed to not require the

development planner to review the window placement on Backyard Housing. The location of Backyard Housing in a rear yard space is likely to create some overlook situations regardless of where windows are placed. This may be over-regulating the design of the dwelling.

Rooftop Terraces

Rooftop terraces are permitted on a principal building and can be located at a similar or higher height than what can be located on a garden suite. The impact of a rooftop terrace on Backyard Housing would be similar to what's permitted on a principal dwelling. It is inconsistent to prohibit this feature on Backyard Housing

Garden Suite Limit on Supportive Housing

There is no clear land use planning or building code reason for restricting these on the same site as supportive housing.

6.60 Home Based Businesses

Regulations	Notes / Rationale
<ol style="list-style-type: none"> 1. Home Based Businesses must occupy less than 50% of the total Floor Area of a Dwelling. 2. Home Based Businesses may occupy a maximum of 60 m² of an Accessory building. 3. Any external appearance of a Home Based Business must be visually consistent with the principal Dwelling or Accessory building, using techniques such as applying similar colours, materials, or architectural features. 4. For Home Based Businesses that generate customer visits, a Pathway with a minimum width of 0.9 m must be provided from a public sidewalk or Alley to the entrance of the business. 5. A maximum of 2 people who do not live in the Dwelling on a Site with a Home Based Business may be employees or business partners of the Home Based Business. 6. A maximum of 1 storage trailer occupying a maximum area of 5.5 m x 2.6 m is permitted for a Home Based Business in compliance with Subsection 5 of Section 5.70. 7. A maximum of 1 vehicle used for the Home Based Business is permitted to park on the Site in compliance with Subsection 5 of Section 5.70. 8. Industrial equipment, vehicles, and materials, and commercial equipment and materials are not permitted to be stored on a Site with a Home Based Business. 9. Outdoor speakers and amplification systems are not permitted for a Home Based Business. 10. A Home Based Business proposed with outdoor business activity may be approved as a Discretionary Development. The Development Planner may impose conditions that limit hours of operation, size, or other similar measures. 11. A Home Based Business must not create a Nuisance or excessive traffic that has a greater negative impact on surrounding properties than is characteristic of the neighbourhood or Zone. 12. Signs for Home Based Businesses must comply with Section 6.80. 	<p>1 - New Regulation This regulation limits the size of the home based business to ensure that the dwelling is still the main use of the building.</p> <p>2 - New Regulation This regulation limits the size of the home based business in an accessory building to be of a similar size as a garden suite.</p> <p>3 - New Regulation This regulation requires that any commercial Facade has to remain visually cohesive with the Dwelling or accessory dwelling that it's a part of.</p> <p>4 - New Regulation This regulation requires that a pathway be provided to any home based business with an external presence as it is expected that these businesses would result in more business visits and there should be an appropriate way for customers or emergency services to access the business.</p> <p>5 - Transferred from S.75.4 Allows 2 non-residents to work at the home based business. There is no change from current rules.</p> <p>6 - New Regulation This allows a storage trailer used to store materials associated with a home-based business on a Residential Site. The dimensions are based on a standard parking space, which should fit common small trailers.</p> <p>7 - New Regulation This allows a vehicle used for the business to be parked on a Residential site.</p> <p>8 to 10 - Revised from S.74.g, S.75.5 This revises the current regulations to prohibit industrial and commercial equipment, vehicles, and materials from being stored outside, but would allow other materials such as play equipment for childcares to be stored outside.</p> <p>Outdoor speakers and amplification systems are prohibited to reduce noise impacts.</p> <p>As outdoor activity could create impacts for neighbours depending on the type, any proposed home based business with an outdoor activity component would be reviewed through a development permit application. If approved, it would be a Discretionary development where notification would be sent to neighbours.</p> <p>11 - Revised from S.74.e, S.75.2, S.75.3 This regulation provides guidance that home based businesses should not create nuisances to adjacent properties.</p> <p>12 - New Regulation This regulation allows Home Based Businesses to install a larger fascia sign on the Dwelling or accessory building than current permissions for Home Based Businesses. The Sign regulations only</p>

permit fascia on-premises signs, and will prohibit any illumination.

Additional Retired Regulations

Home Based Business application requirements - As with other development permit application requirements, these are proposed to be removed from the Bylaw and regulated through a general regulation that requires applicants to submit all required information for a complete application.

6.70 Liquor Stores

Regulations

- At the time a Development Permit application is submitted, a Liquor Store must be located to provide minimum separation distance in compliance with Table 1:

Table 1. Minimum Separation Distance

Subsection	From Approved or Existing:	500 m (Store to Store)	100 m (Site to Site)
1.1.	Liquor Stores	x	
1.2.	Schools, limited to primary and secondary		x
From Sites Zoned:			
1.3.	PS, PSN or A		x

- For the purposes of Subsection 1, when measuring separation distances:
 - from Site to Site, the distance is measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and not Zone boundaries; and
 - from store to store, the distance is measured from the closest point of the Liquor Store to the closest point of another Liquor Store.

Diagram for Subsections 2.1 and 2.2



- Despite Subsection 1.1, the minimum separation distance required between Liquor Stores does not apply to Sites located outside of the boundary shown in [Appendix 1](#), if:
 - at least 1 Liquor Store is located on a Site greater than or equal to 2.5 ha that is Zoned CG, MU, or Direct Control; and
 - the Liquor Stores are located on separate Sites.
- No variance to Subsection 1 is permitted, except that, at the discretion of the Development Planner, the minimum separation distance to another Liquor Store may be varied to accommodate the temporary relocation of an approved Liquor Store within 500 m of its original location, where:
 - the temporary location is not within 500 m of any other Liquor Store with a valid Development Permit;
 - the Floor Area of the temporary location is not more than 50.0 m² larger than the total Floor Area of the original Liquor Store;
 - the Development Permit is issued for a duration of 5 years or less; and
 - the Development Permit expires upon the relocation of the existing approved Liquor Store back to its original location.

Notes / Rationale

The Liquor Store regulations have been rewritten for clarity and will be reviewed for changes after the implementation of the new Zoning Bylaw.

1 - Revised from S.85.1, S.85.4

To maintain current separation distance requirements between Liquor Stores and between Liquor Stores and Schools and neighbourhood parks in the Parks and Services (PS) Zone, Neighbourhood Parks and Services (PSN) Zone and open spaces in the River Valley Zone. The regulations are arranged in a table format for clarity. The separation distance is proposed to be revised from applying separation distances specifically to community recreation services and instead only to sites zoned for parks that community recreation services and community leagues are located on.

2 - Revised from S.85.3 and 85.4

This combines the regulations describing how the distances should be measured if it's "store to store" or "site to site".

3 - Transferred from S.85.2

This regulation proposes to carry forward the exceptions to the separation distance required between liquor stores when liquor stores are proposed outside of the Liquor Store Non-exemption Area boundary identified in [Appendix 1 in S.85](#) in the current Zoning Bylaw 12800. No changes are proposed to the boundary of the non-exemption area; however, the maps will be updated for consistency with other appendices in the new Zoning Bylaw.

4 - Combined from S.85.5, 85.6, S.85.7, 85.7, 85.8, and 85.9

To continue to limit the Development Planner's ability to vary separation distance requirements, except for when a liquor store temporarily relocates to accommodate renovations to an existing liquor store.

4.2 - Revised from S.85.7.c

This regulation proposes to simplify the allowable increased floor area for the new temporary liquor store location compared to the floor area of the existing liquor store. Currently S.85.7.c in Zoning Bylaw 12800 limits the increase to 10% of the total floor area to a maximum of 50 m².

6.80 Signs

Regulations

Notes / Rationale

1. Purpose

To balance the need for signage and visual expression with safety and excellence in design, provide opportunities for the identification of businesses, organizations and buildings, and to prevent excessive sign proliferation to ensure that effectiveness of informational and identification signage is not undermined by visual clutter.

1. New regulation

To provide a purpose statement of why Signs are regulated within the Zoning Bylaw.

Equivalent Section in Zoning Bylaw 12800:

Section 59 - Sign Regulations

2. Applicability

- 2.1. Unless specifically exempt from the requirement to obtain a Development Permit, all Signs and any change or relocation of an existing Sign must comply with the regulations of this Section.

2.1 Transferred from S. 59.1

3. General Regulations

Regulations for all Signs

- 3.1. A Sign must not be constructed that:
- 3.1.1. due to its position, shape, colour, format or illumination obstructs the view of, or confused with, an official traffic Sign, signal or device, as determined by the Development Planner in consultation with the department responsible for transportation planning;
 - 3.1.2. displays lights resembling the flashing lights associated with those used by police, fire rescue, ambulance and other emergency vehicles; or
 - 3.1.3. uses spot or reflector lights directed at on-coming traffic or displays travelling or flashing messages that create a hazard to traffic on a Street where the Sign is visible.
- 3.2. A Sign that is illuminated must not:
- 3.2.1. shine or reflect light onto Abutting Residential Sites; or
 - 3.2.2. face an Abutting Residential Use or Health Care Facilities.
- 3.3. The intensity of exposed bulbs on a Sign, excluding Digital Signs, must not be greater than 1100 lumens.
- 3.4. Where a Dwelling or a Site within a residential Zone is 30.0 m from an illuminated Sign, the Sign must be turned off daily between 12:00 AM and 5:00 AM.
- 3.5. Where a Sign creates a Nuisance at the time of the Development Permit application, the following mitigation measures must be provided in compliance with Subsection 3 of [Section 5.70](#):
- 3.5.1. External Illumination instead of an internally illuminated Sign; or
 - 3.5.2. cutoff lighting to minimise lighting Nuisances.

3.1 - Transferred from S. 59.2.1

This regulation is transferred to ensure that a sign does not impact the safety of motorists and pedestrians.

3.2 - Revised from S. 59.2.3

This regulation is revised from S. 59.2.3 to include Signs that are illuminated, in addition to Digital Signs.

3.3 - Transferred from S. 59.2.4

3.4 - New regulation

This regulation is added to address issues related to impacts of illumination on residential areas.

3.5 - New regulation

This regulation enables the Development Planner to require additional mitigating measures necessary to prevent or limit on or off-Site impacts to abutting uses. If a development does not provide mitigative measures, this regulation will require a variance and approval or refusal of the development will be subject to the discretion of the Development Planner.

3.6 - Transferred

This regulation appears in various schedules to ensure structural support elements are concealed from view. As it applies generally to Signs, proposing to move this to the General Provisions.

3.7 - Transferred from Schedules 59F, 59G

This regulation is transferred from the Schedules to the General Provisions in order to reduce repetition within the regulations.

3.8 - New regulation

This regulation is added as when a sign is located on a fence, it is difficult to determine ownership of the fence which creates enforcement challenges. Fence signs tend to face the Road Right of Way and often extend the entire length of the fence line which is not visually appealing. This change is to meet the purpose of this Section, which is to reduce visual clutter.

3.9 - New regulation

This regulation is added to ensure that signs located on a heritage site are circulated to the department responsible

Diagram 3.5



- 3.6. Projecting Signs with On-premises Advertising must be constructed so that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and so that no angle iron bracing, guide wires or similar support elements are visible from a Street.

- 3.7. Off-premises Signs and Digital Signs are not permitted in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west.

Map 3.7

Map in Progress

- 3.8. Signs are not permitted on Fences or Privacy Screens.
- 3.9. Signs requiring a Development Permit on a Site designated as a Historical Resource under the Historical Resources Act or listed in the Inventory of Historical Resources of Edmonton must be to the satisfaction of the Development Planner in consultation with the City department responsible for heritage planning.
- 3.10. Where there is Off-premises Advertising on a Sign with On-premises Advertising, the Sign is an Off-premises Sign.

Regulations for Freestanding Signs and Portable Signs

- 3.11. Freestanding Signs and Portable Signs must be located so that they do not interfere with Site access or circulation.
- 3.12. A Portable Sign must have a Development Permit Approval Tag which must be visible on the Sign.
- 3.13. The maximum duration of display for a Portable Sign with On-premises Advertising is 365 days.
- 3.14. The maximum duration of display for a Portable Sign with Off-premises Advertising is 30 days.
- 3.15. A Portable Sign must be removed on or before the date that the Development Permit expires.
- 3.16. A Sign must not be closer than 45.0 m from any other Freestanding Sign or Portable Sign on the same Site. This does not apply to different Sign Uses that are co-located on the same Freestanding Sign structure.

Rules for Digital Signs

- 3.17. Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs must use automatic light level controls to adjust light levels under darkened outdoor conditions to reduce light pollution, in compliance with the following:
- 3.17.1. Ambient light monitors must automatically adjust the brightness level of the Copy Area based on ambient light conditions.
- 3.17.2. Brightness levels must not exceed 3 nits above ambient light conditions when measured from the Sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise / Sunset calculator from the National Research Council of Canada.
- 3.17.3. Brightness level of the Sign must not exceed 400 nits when measured from the Sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/Sunset calculator from the national research Council of Canada.
- 3.17.4. Signs Abutting or adjacent to Protected Natural Areas, Parks or a Dwelling or Residential Zone must be turned off daily between 12:00 AM - 5:00 AM.

Measuring Height for Signs

- 3.18. Sign Height must be measured from the finished ground surface directly under the Sign to the highest point of the Sign.

Comprehensive Sign Design Plan

- 3.19. A Development Permit application for a Comprehensive Sign Design Plan, with a focus on pedestrian-oriented signs and promoting building identity must be provided where a Site Zoned MU or MUN, and for Main Street Developments on a Site Zoned CN, for 1 or more of the following types of development:
- 3.19.1. Redevelopment of a Site.
- 3.19.2. Construction of new principal buildings.
- 3.19.3. Exterior alteration of an entire principal building.
- 3.20. A Development Permit application for a Comprehensive Sign Design Plan:
- 3.20.1. must be required on a Site that is Zoned Direct Control where one is required; or
- 3.20.2. may be required where 1 or more variances to the applicable Sign Subsection are requested where the Site is in a standard Zone.
- 3.21. A Comprehensive Sign Design Plan must include coloured drawings that identify:
- 3.21.1. the maximum number of signs and their Sign Uses;
- 3.21.2. the type of illumination;
- 3.21.3. the proposed Sign Area; and
- 3.21.4. the location of each individual Sign Use proposed as part of the development.

for heritage planning as part of the approval process.

3.10 - New regulation

This regulation is added to clarify what rules apply to a sign with both On-premises Advertising and Off-premises Advertising.

3.11 - New regulation

This regulation is added to the General Provisions to ensure that Freestanding Signs and Portable Signs do not interfere with access and impair sightlines. This regulation has also been used throughout the Schedules so it was added to reduce repetition within the regulations

3.12 - Transferred from S. 59.2.8

3.13 - Transferred from S. 59.2.16

3.14 - Transferred from S. 59.2.17

3.15 - Transferred from S. 59.2.16 and S. 59.2.17

3.16 - Revised from S. 59.2.21

This regulation was revised in order to capture Portable Signs, in addition to Freestanding Signs, which are essentially temporary freestanding signs. This is to help with sign proliferation.

3.17, 3.17.1 and 3.17.3 - Transferred from S. 59.2.5

3.17.2 - Revised from S. 59.2.5

This regulation is revised to use nits instead of footcandles to create consistency with units between 3.15.2 and 3.15.3. 0.3 footcandles is approximately 3 nits.

3.17.4 - Revised from S. 59.2.5.c

This regulation is revised to include adjacent residential, in addition to Natural Areas and Parks to address impacts to residential areas.

3.18 - New regulation

This regulation is added to provide guidance on how to measure height for a Sign.

3.19 - Transferred from S. 819.5.1

This regulation is transferred from the Main Streets Overlay to equivalency areas in the new Zoning Bylaw as well as areas identified for Main Street Developments in the CN Zone.

3.20 - New regulation

This regulation is added to identify where a Comprehensive Sign Design Plan may be required by a Development Planner. Specifically, 3.18.2 is added to ensure that where a variance is requested for the site, that the applicant considers how it may achieve the outcomes in 3.23 and 3.24.

3.21 - New regulation

This regulation identifies the information required upon submission of a Comprehensive Sign Design Plan.

3.22 - New regulation

This regulation is added to clarify how applicants provide the information currently listed in S. 59.3.b and S. 89.5.1.

- 3.22. In addition to the plans required in Subsection 3.19, a Comprehensive Sign Design Plan must include a statement that explains how the Comprehensive Sign Design Plan
- 3.22.1. achieves a pedestrian-focused design, as required in Subsection 3.17; and
- 3.22.2. is compatible with the architectural character of the building and Site design.
- 3.23. The Comprehensive Sign Design Plan must comply with regulations in the applicable Subsection.
- 3.24. The Development Planner may consider a variance to a regulation in the applicable Sign Subsection where a proposed Comprehensive Sign Design Plan:
- 3.24.1. complies with the general purpose of the Zone; and
- 3.24.2. is compatible with the architectural character of the building and Site design.
- 3.25. A Development Permit for a Comprehensive Sign Design Plan only approves in concept the criteria established in Subsection 3.19.
- 3.26. Despite Subsection 3.23, a separate Development Permit application is required for each Sign Use.
- 3.27. Where Comprehensive Sign Design Plan Development Permit has been approved, all future Development Permit applications for Signs must comply with the Comprehensive Sign Design Plan.
- 3.28. Where a Development Permit application for a Sign does not comply with a Comprehensive Sign Design Plan, the Development Planner may consider a variance to the Development Permit application, or they may require an amendment to the Comprehensive Sign Design Plan.

3.23 - Transferred from S. 59.3.1

3.24 - New regulation

This regulation is added to provide clarity on current process after a Comprehensive Sign Design Plan is approved in that permits are still required for each Sign Use.

3.25 , 3.26 and 3.27 - New regulation

This regulation is added to provide clarity on how a Comprehensive Sign Design Plan functions after approval in that Signs must comply.

3.28 - New regulation

This regulation is added to provide options for how to move forward with a Sign which does not comply with the Comprehensive Sign Design Plan.

4. Specific Regulations for Residential and Agriculture Zones

- 4.1. Subsection 4 applies to the following Zones:
- 4.1.1. [RS - Small Scale Residential Zone](#)
- 4.1.2. [RSF - Small Scale Flex Residential Zone](#)
- 4.1.3. [RSM - Small-Medium Scale Transition Residential Zone](#)
- 4.1.4. [RM - Medium Scale Residential](#)
- 4.1.5. [RL - Large Scale Residential Zone](#)
- 4.1.6. [RR - Rural Residential Zone](#)
- 4.1.7. [AG - Agriculture Zone](#)
- 4.1.8. [FD - Future Urban Development Zone](#)

- 4.2. Signs with Off-premises Advertising are not permitted.

Fascia Signs with On-premises Advertising

- 4.3. Fascia Signs with On-premises Advertising must comply with the following:
- 4.3.1. A maximum of 2 Fascia Signs on a Site with a non-Residential Use are permitted.
- 4.3.2. A maximum of 1 Fascia Sign on a Site with a Home Based Business is permitted.
- 4.3.3. Where illuminated, Fascia Signs are limited to External Illumination, except:
- 4.3.3.1. Fascia Signs for Home Based Businesses must not be illuminated.
- 4.3.4. Fascia Signs must comply with Table 4.3.4:

Table 4.3.4 Fascia Signs with On-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
4.3.4.1	Maximum Sign Area	2.0 m ²	A
Designated Signage Area			
4.3.4.2	Top of a Fascia Sign must not extend above the Ground Floor	-	B
4.3.4.3	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	C

Diagram 4.3.4

Equivalent Section in Zoning Bylaw 12800: Schedule 59A and Schedule 59B

4.1 - New regulation

This regulation is added to outline what zones this Subsection applies to. This Subsection combines the regulations outlined in Schedule 59A and Schedule 59B to simplify the amount of regulation contained with this Section as the regulations are similar.

4.2 - New regulation

This regulation is added to limit signs to On-premise Advertising only.

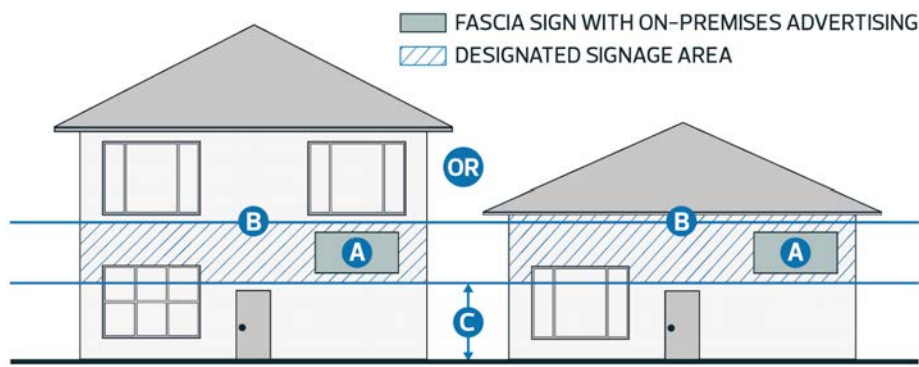
4.3.1 - Transferred Regulation from S. 59A.2.2

This regulation is transferred to continue limit Fascia Signs to Sites with non-Residential Uses only. As non-Residential Uses are limited to being located by existing non-Residential Uses, this will help mitigate potential impact of Signs on surrounding residential.

4.3.2 and 4.3.3 - New regulations

These regulations are added to regulate Fascia Signs for Home Based Businesses. While non-residential uses are limited to areas that are abutting existing commercial uses, Home Based Businesses can occur anywhere along the residential block. In order to mitigate the impact of signs to surrounding residential areas, it is proposed that Signs for Home Based Businesses are not illuminated.

4.3.4.1, 4.3.4.2 and 4.3.4.3 - Transferred from S. 59A.2.2 and S. 59B.2.1.b - S. 59B.1.d



Freestanding Signs with On-premises Advertising

- 4.4. Freestanding Signs with On-premises Advertising must comply with the following:
 - 4.4.1. A maximum of 2 Freestanding Signs on a Site with a non-Residential Use are permitted.
 - 4.4.2. Where illuminated, Freestanding Signs with On-premises Advertising are limited to External Illumination.
 - 4.4.3. Freestanding Signs with On-premises Advertising must comply with Table 4.4.3:

Table 4.4.3. Freestanding Signs with On-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
4.4.3.1.	Maximum Sign Area	3.0 m2	A
Height			
4.4.3.2.	Maximum Height	1.8 m	B

Diagram 4.4.3



Portable Signs with On-premises Advertising

- 4.5. Portable Signs with On-premises Advertising must comply with the following:
 - 4.5.1. A maximum of 2 Portable Signs on a Site with a Community Service Use is permitted.
 - 4.5.2. Where illuminated, Portable Signs are limited to External Illumination.
 - 4.5.3. Portable Signs must comply with Table 4.5.3:

Table 4.5.3. Portable Signs with On-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
4.5.3.1.	Maximum Sign Area	3.0 m2	A
Height			
4.5.3.1.	Maximum Height	1.8 m	B

4.4.1 - Transferred from S. 59A.3.1
 This regulation is transferred to continue limit Freestanding Signs to Sites with non-residential Uses only. As non-residential Uses are limited to being located by existing non-residential Uses, this will help mitigate potential impact of Signs on surrounding residential.

4.4.2 - Revised regulation
 This regulation is revised to limit illumination to External Illumination to mitigate impact of Sign illumination to surrounding residential areas.

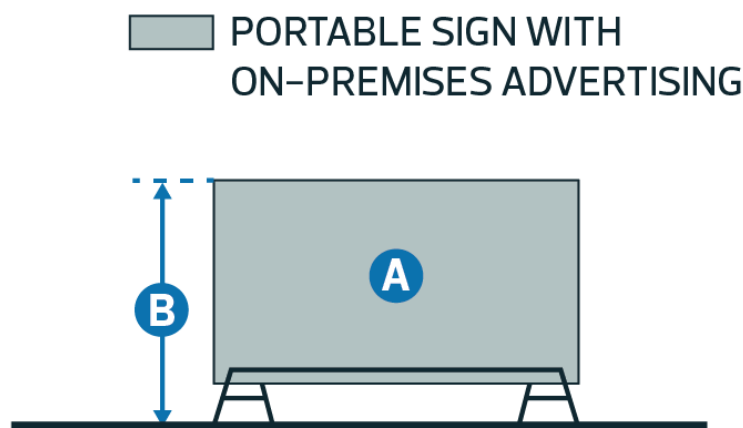
4.4.3.1 and 4.4.3.2 - Transferred from S. 59A.3.1

4.5.1 - Transferred from S. 59.A.3.5
 To continue to allow Portable Signs on Sites with a Religious Assembly, or other Community Service Use.

4.5.2 - New regulation
 This regulation is added to limit illumination to External Illumination to mitigate impact of sign illumination to surrounding residential areas. As non-residential Uses are limited to being located by existing non-Residential Uses, this will help mitigate potential impact of Signs on surrounding residential.

4.5.3 - Revised regulation
 These regulations are revised to align with the size and height limits for Freestanding Signs. While Portable Signs have a limited duration, they often remain in the same location for longer periods of time as they get renewed or replaced. The Sign Area is proposed to be reduced in order to align with the size and height limits for Freestanding Signs as the visual impacts of

Diagram 4.5.3



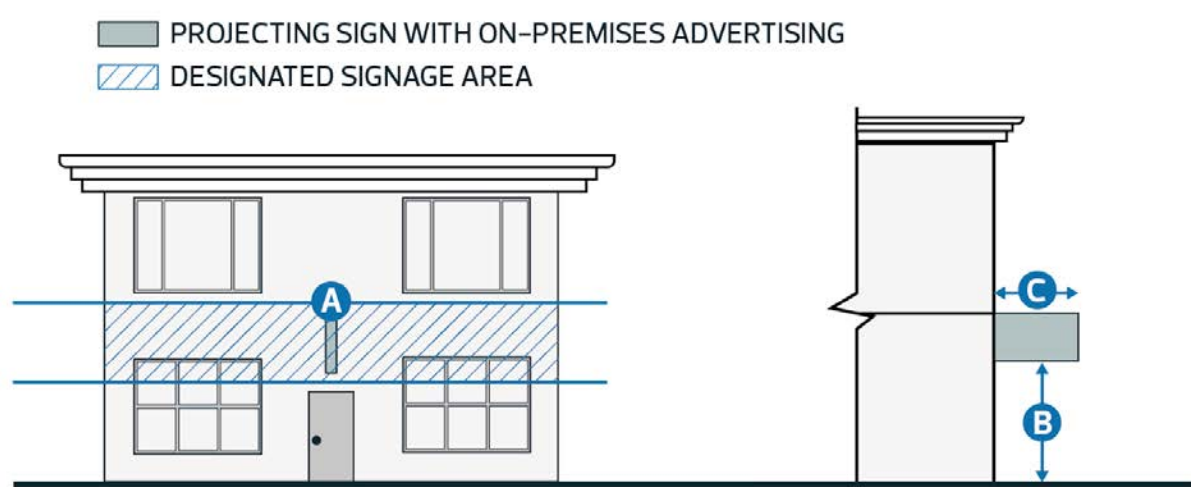
Projecting Signs with On-premises Advertising

- 4.6. Projecting Signs with On-premises Advertising must comply with the following:
 - 4.6.1. Only have a maximum of 1 for the Frontage of each individual establishment on the Ground Floor.
 - 4.6.2. Where illuminated, Projecting Signs with On-premises Advertising are limited to External Illumination.
 - 4.6.3. Projecting Sign with On-premises Advertising must comply with Table 4.6.3:

Table 4.6.3. Designated Signage Area for Projecting On-premises Signs

Subsection	Regulation	Value	Symbol
4.6.3.1.	Top of the Fascia Sign must not extend above the Ground Floor	-	A
4.6.3.2.	Minimum clearance above ground level	2.4 m	B
4.6.3.3.	Maximum projection from the building wall	1.5 m	C

Diagram 4.6.3



these Signs are similar.

4.6.1 Transferred from S. 59B.2.4.f

4.6.2 - Revised regulation
This regulation is revised to limit illumination to External Illumination to mitigate impact of Sign illumination to surrounding residential areas.

4.6.3.1 - Transferred from S. 59B.2.4.b

4.6.3.2 - Transferred from S. 59B.2.4.a

4.6.3.3 - Transferred from S. 59B.2.4.c

5. Specific Regulations for Mixed Use and Neighbourhood Commercial Zones

- 5.1. Subsection 5 applies to the following Zones:
 - 5.1.1. [MUN - Neighbourhood Mixed Use Zone](#)
 - 5.1.2. [MU - Mixed Use Zone](#)
 - 5.1.3. [CN - Neighbourhood Commercial Zone](#)
- 5.2. The maximum number of Signs is 4 total per Site of the following:
 - 5.2.1. Freestanding Signs;
 - 5.2.2. Projecting Signs extending above an eaveline or roofline;
 - 5.2.3. Major Digital Signs; and
 - 5.2.4. Minor Digital Signs.

Fascia Signs with On-premises Advertising

- 5.3. Fascia Signs with On-premises Advertising may be illuminated and must:

Equivalent Section in Zoning Bylaw 12800: Schedule 59D

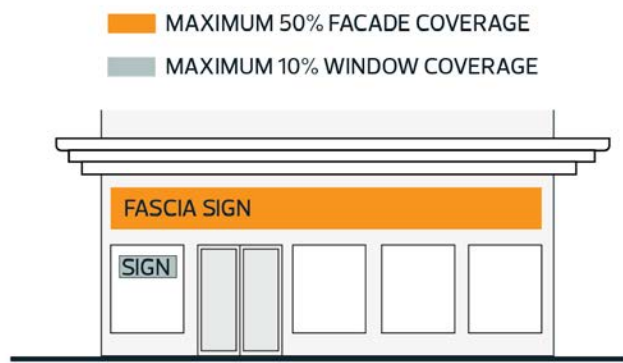
5.1 - New regulation
This regulation is added to outline what zones this Subsection applies to.

5.2 - Revised Regulation
This regulation is revised from an existing regulation to encompass all Freestanding and Roof Signs regardless of advertising type in order to meet the purpose of this Section which is to prevent sign proliferation. Regardless of advertising type, these signs have similar visual impacts as their on-premises counterparts.

5.3 - Transferred from 59D.2.1.e
This regulation is transferred to continue to allow Fascia Signs with On-premises Advertising to be illuminated.

- 5.3.1. cover up to a maximum of 50% of the Facade where it is displayed;
- 5.3.2. cover up to a maximum of 10% of all Ground Floor windows facing Streets, Surface Parking Lots interior to the Site or Parks;

Diagram 5.3.1 and 5.3.2



- 5.3.3. face a Street, except that this does not apply to Signs that face Surface Parking Lots on the interior of the Site where the development forms a commercial development; and
- 5.3.4. comply with Table 5.3.4:

Table 5.3.4. Designated Signage Area for Fascia Signs with On-premises Advertising

Subsection	Regulation	Value	Symbol
Buildings with 1 or 2 Storeys:			
5.3.4.1.	Top of the Sign must not extend above the eaveline or the roofline	-	A
5.3.4.2.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	B
Buildings with greater than 2 Storeys:			
5.3.4.3.	Top of a Sign must not extend above the second Storey	-	C
5.3.4.4.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	D
5.3.4.5.	Despite Subsection 5.3.4.3, 1 Fascia Sign per building face may be located above the second Storey if: <ul style="list-style-type: none"> (a) the sign consists of individual letters, symbols or logos; and (b) the Sign Area is less than or equal to 2.5% of the area formed by multiplying the clearance of the Sign from ground level by the width of the building 	-	E

Diagram 5.3.2

Diagram in Progress

Fascia Signs with Off-premises Advertising

- 5.4. Fascia Signs with Off-premises Advertising may be illuminated and must:
 - 5.4.1. be located on Sites greater than or equal to 1 ha;
 - 5.4.2. face Arterial Roads or Collector Roads;
 - 5.4.3. comply with Table 5.4.3; and

Table 5.4.3. Fascia Signs with Off-premises Advertising

Subsection	Regulation	Value	Symbol
Sign Area			
5.4.3.1.	Maximum Sign Area	20.0 m2	A
Designated Signage Area			
Buildings with 1 or 2 Storeys:			
5.4.3.2.	Top of the Sign must not extend above the eaveline or roofline	-	B

5.3.1 - Transferred from S. 59D.2.d
This regulation is transferred to continue to minimize visual clutter on the Facade of a building.

5.3.2 - Transferred from S. 819.4.10 regulation
This regulation is transferred for consistency with the MUN Zone to ensure that windows are free of obstruction. This will provide natural surveillance to support safer urban environments and provide visual engagement between pedestrians in the public realm and adjacent shops.

5.3.3 - Revised from S. 59D.2.1.a
This regulation is revised to address contexts where buildings on a Site do not face a street but instead the interior of a Site.

5.3.4.1 - 5.3.4.4 - Transferred from S. 59D.2.1.b and S. 59D.2.1c

5.3.4.5 - New regulation
This regulation is added to allow towers to place one Fascia Sign per building face above the Second Storey to identify the Tower. This could include a business name, or a logo.

5.4 - Transferred regulation
The CN Zone equivalencies include CB1 (where the zone lists Fascia Off-premises Signs as a Discretionary Use) and CNC (which do not allow for Fascia On-premises Signs). In order to minimize impact on the residential uses in this zone, these signs are proposed to be limited to large commercial shopping sites and oriented away from residential. Schedule 59E, which looks to regulate signs in larger shopping sites, is used as a base to draft these regulations and revised to include greater

5.4.3.3.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	C
Buildings with greater than 2 Storeys:			
5.4.3.4.	Top of the Sign must not extend above the second Storey	-	D
5.4.3.5.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	E

Diagram 5.4.3

Diagram in Progress

5.4.4. be separated from a Sign with a Digital Copy area greater than 8.0 m², or an Off-premises Sign in compliance with Table 5.4.4:

Table 5.4.4. Separation Distance		
Subsection	Sign Area	Minimum separation distance
5.4.4.1.	Less than 20.0 m ²	100 m
5.4.4.2.	20.0 m ² to 40.0 m ²	200 m
5.4.4.3.	Greater than 40.0 m ²	300 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

Freestanding Signs with On-premises Advertising

5.5. Freestanding Signs with On-premises Advertising may be illuminated and must comply with Table 5.5:

Table 5.5. Freestanding Signs with On-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
5.5.1.	Maximum Sign Area	20.0 m ²	A
Height			
5.5.2.	Maximum Height	6.0 m	B
Setbacks Abutting Sites			
5.5.3.	Minimum Setback	3.0 m	-
Unless the following applies:			
5.5.4.	Minimum Setback Abutting a Site Zoned Residential	6.0 m	-

Diagram 5.5

Diagram in Progress

Freestanding Signs with Off-premises Advertising

5.6. Freestanding Signs with Off-premises Advertising may be illuminated and must:

- 5.6.1. be located on Sites greater than or equal to 1 ha;
- 5.6.2. face Arterial Roads or Collector Roads; and
- 5.6.3. comply with Table 5.6.3:

Table 5.6.3. Freestanding Signs with Off-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
5.6.3.1.	Maximum Sign Area	20.0 m ²	A

clarity on where and how the sign should be oriented.

5.4.1 - Revised regulation

The current regulation is interpreted as a large commercial site or a combination of commercial sites. This regulation is revised to provide clarity of what qualifies a large commercial site.

5.4.2 - New regulation

While the General Regulations in Subsection 3 has regulations to mitigate impact of illuminated signs on residential property, it does not address non-illuminated off-premises signs. Off-premises Signs tend to be more impactful in terms of colour, size and vibrancy. This regulation is added to limit Off-premises Advertising to be oriented away from Abutting residential and only towards Arterial Roads or Collector Roads to reduce the impact of off-premise signs to nearby residential.

5.4.3.1 - Transferred from S. 59E.3.3.c

This regulation is transferred to address sign area for Fascia Signs with Off-premises Advertising.

5.4.3.2 and 5.4.3.4 - Transferred from S. 59E.3.3.d

This regulation is transferred to address where a Fascia Sign with Off-premises Advertising may be located on a building.

5.4.3.3 and 5.4.3.5 - Transferred from S. 59E.3.3.e

This regulation is added to ensure that there is a minimum clearance provided to ensure safe pedestrian travel below.

5.4.4 - Transferred from S. 59E.3.3.f

These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

5.5 - Transferred from S. 59D.2.3.f

5.5.1 - Transferred from S. 59D.2.3.b

This regulation is transferred to address sign area for Freestanding Signs with On-premises Advertising.

5.5.2 - Transferred from S. 819.5.2.a

This regulation is transferred to address Height for Freestanding Signs with On-premises Advertising.

5.5.3 - Transferred S. 59E.2.3.d

This regulation is transferred generally to all Freestanding Signs to ensure that where Sites are located side by side, that signs are at least 6.0 m apart to reduce potential for signs on two separate sites to be located too close together.

5.5.4 - New regulation

This regulation is added to ensure that Signs are at least 6.0 m away from a Site Zoned Residential

5.6.1 - Transferred from S. 59E.3.2.a

The current regulation is interpreted as a large commercial site or a combination of commercial sites. This regulation is revised to provide clarity of what qualifies a large commercial site.

Height			
5.6.3.2.	Maximum Height	6.0 m	B
Setbacks Abutting Sites			
5.6.3.3.	Minimum Setback	3.0 m	-
Unless the following applies:			
5.6.3.4.	Minimum Setback Abutting a Site Zoned Residential	6.0 m	-

Diagram 5.6.3

Diagram in Progress

5.6.4. be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 5.6.4:

Table 5.6.4. Separation Distance		
Subsection	Sign Area	Minimum separation distance
5.6.4.1.	Less than 20.0 m ²	100 m
5.6.4.2.	20.0 m ² to 40.0 m ²	200 m
5.6.4.3.	Greater than 40.0 m ²	300 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

Portable Signs with On-premises Advertising

5.7. Portable Signs with On-premises Advertising may be illuminated and must:

5.7.1. not have flashing or running lights; and

5.7.2. comply with Table 5.7.2:

Table 5.7.2. Portable Signs with On-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
5.7.2.1.	Maximum Sign Area	5.0 m ²	A
Height			
5.7.2.2.	Maximum Height	3.0 m	B
Maximum Number of Portable Signs with On-premises Advertising			
Where a Site contains 1 individual establishment and has a Frontage greater than 30.0 m:			
5.7.2.3.	Maximum number of Portable Signs with On-premises Advertising	2	-
Where a Site contains multiple establishments and has a Frontage greater than 30.0 m:			
5.7.2.4.	Maximum number of Portable Signs with On-premises Advertising	5	-

5.6.2 - New regulation
While the General Regulations in Subsection 3 has regulations to mitigate impact of illuminated signs on residential property, it does not address non-illuminated signs. Off-premises Signs tend to be more impactful in terms of colour, size and vibrancy. This regulation is added to limit Off-premises Advertising to be oriented away from Abutting residential and only towards Arterial Roads or Collector Roads to reduce the impact of Off-premise Signs to nearby residential.

5.6.3.1 - Transferred from S. 59E.3.2.e
This regulation is transferred to address Sign Area for Freestanding Signs with Off-premises Advertising.

5.6.3.2 - Transferred from S. 819.5.2.a
This regulation is transferred to address Height for Freestanding Signs with Off-premises Advertising.

5.6.3.3 - Transferred S. 59E.2.3.d
This regulation is transferred generally to all Freestanding Signs to ensure that where Sites are located side by side, that signs are at least 6.0 m apart to reduce potential for signs on two separate sites to be located too close together. .

5.6.3.4 - New regulation
This regulation is added to ensure that Signs are at least 6.0 m away from a Site Zoned Residential

5.6.4 - Transferred from S. 59E.3.2.g
These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

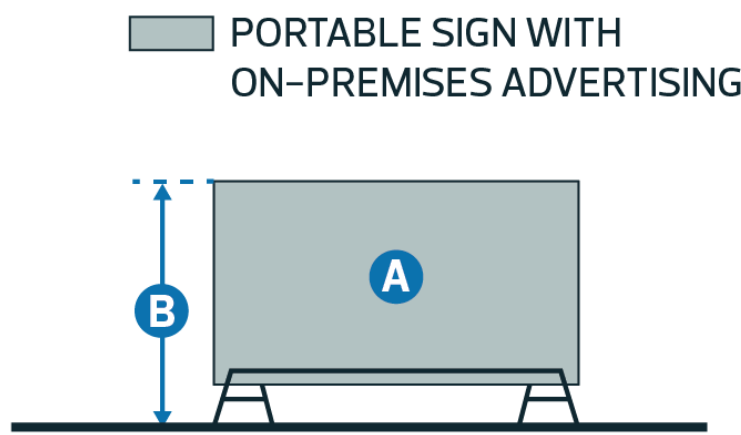
5.7.1 - Transferred from S. 59D.2.4.e
This regulation is transferred to continue to allow illumination so long as there is no flashing or running lights

5.7.2.1 and 5.7.2.2 - Transferred from S. 59D.2.4.f

5.7.2.3 - Transferred from S. 59D.2.4.a
This regulation is transferred to limit the number of Portable Signs on a single tenant Site to two. Separation distance requirements are regulated in the General Provisions.

5.7.2.4 - Transferred from S. 59D.2.4.b
This regulation is transferred to limit the number of Portable Signs on a multiple tenant Site to five. Separation distance requirements are regulated in the General Provisions.

Diagram 5.7.2



5.7.3. Where a Site Frontage is less than 30.0 m, the applicant may submit written consent from Abutting property owners, in order to combine Abutting Site Frontages to permit the placement of a Portable Sign.

Portable Signs with Off-premises Advertising

5.8. Portable Signs with Off-premises Advertising may be illuminated and must:

- 5.8.1. not have flashing or running lights; and
- 5.8.2. comply with Table 5.8.2:

Table 5.8.2. Portable Signs with Off-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
5.8.2.1.	Maximum Sign Area	5.0 m ²	A
Height			
5.8.2.2.	Maximum Height	3.0 m	B
Maximum Number of Portable Signs with Off-premises Advertising			
Where a Site contains 1 individual establishment and has a Frontage greater than 30.0 m:			
5.8.2.3.	Maximum number of Portable Signs with Off-premises Advertising	1	-
5.8.2.4.	Maximum number of Portable Signs, whether with On-premises Advertising or Off-premises Advertising	2	-
Where a Site contains multiple establishments and has a Frontage greater than 30.0 m:			
5.8.2.5.	Maximum number of Portable Signs with Off-premises Advertising	1	-
5.8.2.6.	Maximum number of Portable Signs, whether On-premises Advertising or Off-premises Advertising	5	-

Diagram 5.8.2

Diagram in Progress

5.8.3. be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 5.8.3:

Table 5.8.3 Separation Distance		
Subsection	Sign Area	Minimum separation distance
5.8.3.1.	Less than 20.0 m ²	100 m
5.8.3.2.	20.0 m ² to 40.0 m ²	200 m
5.8.3.3.	Greater than 40.0 m ²	300 m

5.7.3 - Transferred from S. 59D.2.4.c
This regulation is transferred to continue to allow the applicant the right to combine Sites if their Site is less than 30.0 in order to allow the placement of a Portable Sign

5.8.1 - Transferred from S. 59E.3.7.e

5.8.2.1 and 5.8.2.2 - Revised from S. 59E.3.7.f

This regulation is revised. As there are no longer discretionary uses in the CN zone, the Sign Area is proposed to be reduced to the limit prescribed for Portable Signs with On-premises Advertising. In order to provide more clarity and certainty for these types of signs, it is proposed to reduce the maximum sign area to match the maximum sign area for Portable Signs with On-premises Advertising. If a sign is proposed to be larger, it will be a discretionary development and will follow the current approval process of seeking a discretionary development permit.

5.8.2.3 and 5.8.2.4 - Transferred from S. 59E.3.7.a

5.8.2.5 and 5.8.2.6 - Transferred from S. 59E.3.7.b

5.8.3 - Transferred from S. 59E.3.7.i

These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

Projecting Signs

- 5.9. A Projecting Sign with On-premises Advertising that is attached to the exterior building wall, or is suspended below the ceiling of a canopy or awning, may be illuminated and must:
 - 5.9.1. have a maximum of 1 for each individual Ground Floor establishment Frontage;
 - 5.9.2. have a maximum of 1 per Facade for establishments that do not have Ground Floor Frontage; and
 - 5.9.3. comply with Table 5.9.3:

Table 5.9.3. Designated Signage Area for Projecting Signs attached to the exterior building wall, suspended below the ceiling of a canopy or awning with On-premises Advertising

Subsection	Regulation	Value	Symbol
Projection			
5.9.3.1.	Maximum projection from the building wall	2.0 m	A
Designated Signage Area			
Buildings with 1 Storey:			
5.9.3.3.	Top of the Sign must not extend above the eaveline or roofline	-	B
5.9.3.4.	Minimum clearance above ground level	2.4 m	C
Buildings with greater than or equal to 2 Storeys:			
5.9.3.5.	Top of the Sign must not extend above the Ground Floor	-	D
5.9.3.6.	Minimum clearance above ground level	2.4 m	E

Diagram 5.9.3

Diagram in Progress

- 5.10. **A Projecting Sign** extending above an eaveline or roofline may be illuminated and must:
 - 5.10.1. be located on Sites greater than or equal to 2 ha;
 - 5.10.2. be located a minimum of 30.0 m from a Site in a residential Zone; and
 - 5.10.3. comply with Table 5.10.3:

Table 5.10.3. Projecting Signs extending above the eaveline or roofline

Subsection	Regulation	Value	Symbol
Sign Area			
5.10.3.1.	Maximum Sign Area	20.0 m ²	A
Height			
5.10.3.2.	Maximum Height, which is combined Height of the Sign and the building	16.0 m	B

Diagram 5.10.3

Diagram in Progress

- 5.10.4. when a Projecting Sign contains Off-premises Advertising, it be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 5.10.4:

Table 5.10.4. Separation Distance

Subsection	Sign Area	Minimum separation distance
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5.9.1 - Transferred from S. 59D.2.2.h

5.9.1 - Transferred from S. 59D.2.2f

5.9.2 - Transferred from S. 819.5.2.c

5.9.3.1 - Transferred from S. 59D.2.2.b

5.9.3.2 and 5.9.3.4 - Transferred from S. 59D.2.2.c

5.9.3.3 and 5.9.3.5 - Transferred from S. 59D.2.2.b

5.10 - Transferred from S. 59D.3.1.f

This regulation is transferred to continue to allow illumination.

5.10.1 - Transferred from S. 59D.3.1

This regulation is transferred to continue to restrict roof signs to Sites that are at least 2 ha.

5.10.2 - Transferred from S. 59F.3.1.b

This regulation is transferred to ensure that roof signs are separated at least 30.0 m from a site in a residential zone to minimize the impact of a 16.0 m tall roof sign.

5.10.3 - Transferred from S. 59D.3.1.a

This regulation is added to ensure that roof signs are located at least 30.0 m away from residential to mitigate visual impact of roof signs on residential buildings given the size and height limit.

5.10.3.1 - Transferred from S. 59D.3.1.e

5.10.3.2 - Transferred from S. 59D.3.1.b

5.10.4 - Transferred from S. 59E.3.8.f

These regulations are transferred to

5.10.4.1.	Less than 20.0 m2	100 m
5.10.4.2.	20.0 m2 to 40.0 m2	200 m
5.10.4.3.	Greater than 40.0 m2	300 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

Minor Digital Signs

5.11. **Minor Digital Signs** must:

- 5.11.1. be located on Sites greater than or equal to 1 ha;
- 5.11.2. face Arterial Roads or Collector Roads; and
- 5.11.3. comply with Table 5.11.3:

Table 5.11.3. Minor Digital Signs

Subsection	Regulation	Value	Symbol
If the Minor Digital Sign is a Fascia Sign, the following regulations apply:			
Sign Area			
5.11.3.1.	Maximum Sign Area	10.0 m2, up to a maximum of 25% Facade coverage, whichever is less	A
Width			
5.11.3.2.	Maximum Width	8.0 m	B
Projection			
5.11.3.3.	Maximum projection from the building wall	0.4 m	-
Designated Signage Area			
Buildings with 1 or 2 Storeys:			
5.11.3.4.	Top of the Sign must not extend above the eaveline or the roofline	-	C
5.11.3.5.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	D
5.11.3.6.	Must not extend beyond horizontal limits of the wall	-	E
Buildings with greater than 2 Storeys:			
5.11.3.7.	Top of the Sign must not extend above the second Storey	-	F
5.11.3.8.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	G
5.11.3.9.	Must not extend beyond horizontal limits of the wall	-	H
If the Minor Digital Sign is a Freestanding Sign, the following regulations apply:			
Area			
5.11.3.10.	Maximum Digital Copy Area	10.0 m2	I
5.11.3.11	Total Maximum Sign Area	20.0 m2	J
Height			
5.11.3.12.	Maximum Height	6.0 m	K
Width			
5.11.3.13.	Maximum Width	8.0 m	L
Setbacks Abutting Sites			
5.11.3.14	Minimum Setback	3.0 m	-

continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

5.11.1 - New regulation

This regulation is added to limit Digital On-premises Signs to larger sites in order to limit and mitigate impact of these Signs on residential sites.

5.11.2 - New regulations

This regulation is added to limit Off-premises Advertising to be oriented away from Abutting residential and only towards Arterial Roads or Collector Roads to reduce the impact of off-premise signs to nearby residential.

5.11.3.1 - Transferred from S. 59D.3.3.c.i and S. 59D.3.4.c.i

5.11.3.2 and 5.11.3.13 - Transferred from S. 59D.3.3.b and S. 59D.3.4.b

5.11.3.3 - Transferred from S. 59D.3.3.g and S. 59D.3.4.g

5.11.3.4 - Revised from S. 59D.3.3.e and S. 59D.3.4.e

This regulation is revised to not allow Fascia Signs to extend beyond the eave line or edge of the parapet to simplify the regulation.

5.11.3.5 and 5.11.3.8 - Transferred from S. 59D.3.3.h and S. 59D.3.4.h

5.11.3.6 and 5.11.3.9 - Transferred from S. 59D.3.3.g and S. 59D.3.4.g

5.11.3.7 - New regulation

This regulation is added to clarify the upper most limit if the building is more than two storeys. As these zones try to accommodate varying scales of mixed use and are pedestrian oriented zones that look to accommodate more walkable destinations, it is proposed to limit digital signs to the second Storey and below.

5.11.3.10 and 5.11.3.11 - Transferred from S. 59D.3.3.c.ii and S. 59D.3.4.c.ii

5.11.3.12 - Transferred from S. 819.5.2.a and S. 819.5.2.a

5.11.3.14 - Transferred S. 59E.2.3.d

This regulation is transferred generally to all Freestanding Signs to ensure that where Sites are located side by side, that signs are at least 6.0 m apart to reduce potential for signs on two separate sites to be located too close together. .

5.11.3.15 - New regulation

This regulation is added to ensure that Signs are at least 6.0 m away from a Site Zoned Residential

Unless the following applies:

5.11.3.15	Minimum Setback Abutting a Site Zoned Residential	6.0 m	-
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Diagram 5.11.3

Diagram in Progress

5.11.4. be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 5.11.4:

Table 5.11.4. Separation Distance

Subsection	Sign Area	Minimum separation distance
5.11.4.1.	Less than 20.0 m ²	100 m
5.11.4.2.	20.0 m ² to 40.0 m ²	200 m
5.11.4.3.	Greater than 40.0 m ²	300 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

Major Digital Signs

5.12. **Major Digital Signs** must:

- 5.12.1. be located on Sites greater than or equal to 1 ha;
- 5.12.2. face Arterial Roads or Collector Roads;
- 5.12.3. comply with Table 5.13.3; and

Table 5.12.3. Major Digital Signs

Subsection	Regulation	Value	Symbol
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If the Major Digital Sign is a Fascia Sign, the following apply:

Sign Area			
5.12.3.1.	Maximum Sign Area	10.0 m ² , up to a maximum of 25% Facade coverage, whichever is less	A

Width			
5.12.3.2.	Maximum Width	8.0 m	B

Projection			
5.12.3.3.	Maximum projection from the building wall	0.4 m	-

Designated Signage Area for a 1 or 2 Storey building:

Buildings with 1 or 2 Storeys:

5.12.3.4.	Top of the Sign must not extend above the eaveline roofline	-	C
5.12.3.5.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	D
5.12.3.6.	Must not extend beyond horizontal limits of the wall	-	E

Buildings with greater than 2 Storeys:

5.12.3.7.	Top of the Sign must not extend above the second Storey	-	F
5.12.3.8.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	G
5.12.3.9.	Must not extend beyond horizontal	-	H

5.11.4 - Transferred from S. 59D.3.3.d

These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

5.12 - New regulation

Major Digital is currently allowed in CB1, but not CNC, however there are larger CNC Sites that may be suitable. In order to minimize impact on the residential uses in this zone, these signs are proposed to be limited to large commercial shopping sites and oriented away from residential. Schedule 59E, which looks to regulate signs in larger shopping sites, is used as a base to draft these regulations and revised to include greater clarity on where and how the sign should be oriented.

5.12.1 - New regulation

This regulation is added to limit Digital On-premises Signs to larger sites in order to limit and mitigate impact of these Signs on residential sites.

5.12.2 - New regulation

This regulation is added to limit Off-premises Advertising to be oriented away from Abutting residential and only towards Arterial Roads or Collector Roads to reduce the impact of off-premise signs to nearby residential.

5.12.3.1 - Transferred from S. 59E.3.6.c.i

5.12.3.2 and 5.12.3.13 - Transferred from S. 59E.3.6.b

5.12.3.3 - Transferred from S. 59E.3.6.g

5.12.3.4 - Transferred from S. 59E.3.6.e

5.12.3.5 and 5.12.3.8 - Transferred from S. 59E.3.6.h

5.12.3.6 and 5.12.3.9 - Transferred from S. 59E.3.6.g

5.12.3.7 - New regulation

This regulation is added to clarify the upper most limit if the building is more than two storeys. As these zones try to accommodate varying scales of mixed use and are pedestrian oriented zones that look to accommodate more walkable destinations, it is proposed to limit digital signs to the second Storey and below.

5.12.3.10 and 5.12.3.11 - Transferred

	limits of the wall		
If the Major Digital Sign is a Freestanding Sign, the following apply:			
Area			
5.12.3.10.	Maximum Digital Copy Area	10.0 m ²	I
5.12.3.11	Total Maximum Sign Area	20.0 m ²	J
Height			
5.12.3.12.	Maximum Height	6.0 m	K
Width			
5.12.3.13.	Maximum Width	8.0 m	L
Setbacks Abutting Sites			
5.12.3.14	Minimum Setback	3.0 m	-
Unless the following applies:			
5.12.3.15	Minimum Setback Abutting a Site Zoned Residential	6.0 m	-

Diagram 5.12.3

Diagram in Progress

5.12.4. be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 5.12.4:

Table 5.13.4. Separation Distance		
Subsection	Sign Area	Minimum separation distance
5.12.4.1.	Less than 20.0 m ²	100 m
5.12.4.2.	20.0 m ² to 40.0 m ²	200 m
5.12.4.3.	Greater than 40.0 m ²	300 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

from S. 59E.3.6.c.ii

5.12.3.12 - Transferred from S. 819.5.2.a

5.11.3.14 - Transferred S. 59E.2.3.d

This regulation is transferred generally to all Freestanding Signs to ensure that where Sites are located side by side, that signs are at least 6.0 m apart to reduce potential for signs on two separate sites to be located too close together. .

5.11.3.15 - New regulation

This regulation is added to ensure that Signs are at least 6.0 m away from a Site Zoned Residential

5.12.4 - New regulation

These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

6. Specific Regulations for General Commercial and Business Employment Zones

- 6.1. Subsection 5 applies to the following Zones:
 - 6.1.1. [CG - General Commercial Zone](#)
 - 6.1.2. [BE - Business Employment Zone](#)
- 6.2. Where the Site is less than 1 ha, the maximum number of Signs is 4 total per Site of the following:
 - 6.2.1. Freestanding Signs;
 - 6.2.2. Projecting Signs extending above an eaveline or roofline;
 - 6.2.3. Major Digital Signs; and
 - 6.2.4. Minor Digital Signs

Fascia Signs with On-premises Advertising

- 6.3. Fascia Signs with On-premises Advertising may be illuminated and must:
 - 6.3.1. cover up to a maximum of 50% of the Facade where it is displayed;
 - 6.3.2. cover up to a maximum of 10% of all Ground Floor windows facing Streets, Surface Parking Lots interior to the Site or Parks;
 - 6.3.3. face a Street, except that this does not apply to Signs that face Surface Parking Lots on the interior of the Site where the development forms a commercial shopping centre; and
 - 6.3.4. comply with Table 6.3.4:

Equivalent Section in Zoning Bylaw 12800: Schedule 59F (which apply to CB2, CHY, IB and IL) and 59E (CSC)

6.1 - New regulation

This regulation is added to outline what zones this Subsection applies to. This Subsection combines the regulations outlined in Schedule 59E and Schedule 59F to simplify the amount of regulation contained with this Section as the regulations are similar.

6.2 - Revised regulation

This regulation is revised from an existing regulation to encompass all Freestanding and Roof Signs regardless of advertising type in order to meet the purpose of this Section which is to prevent sign proliferation. Regardless of advertising type, these signs have similar visual impacts as their on-premises counterparts.

It is also proposed to only apply this to sites less than 1 ha. If larger, separation distance is proposed to manage proliferation while allowing more flexibility for these larger sites.

6.3 - Transferred regulation from S. 59E.2.1.d and S. 59F.2.1.d

This regulation is transferred to continue to

Table 6.3.4. Designated Signage Area for Fascia Signs with On-premises Advertising

Subsection	Regulation	Value	Symbol
Buildings with 1 or 2 Storeys:			
6.3.4.1.	Top of the Sign must not extend above the eaveline or roofline	-	A
6.3.4.2.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	B
Buildings with greater than 2 Storeys:			
6.3.4.3.	Top of the Sign must not extend above the second Storey	-	C
6.3.4.4.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	D
6.3.4.5.	Despite Subsection 6.3.4.3, 1 Fascia Sign per building face may be located above the second Storey provided that: (c) the sign consists of individual letters, symbols or logos; and (d) the Sign Area does not exceed 2.5% of the total area formed by multiplying the clearance of the sign from ground level by the width of the building		E

Diagram 6.3.4

Diagram in Progress

Fascia Signs with Off-premises Advertising

- 6.4. Fascia Signs with Off-premises Advertising may be illuminated and must:
 - 6.4.1. face away from an Abutting Site in a residential Zone or Sites with existing Residential Uses;
 - 6.4.2. comply with Table 6.4.2; and

Table 6.4.2. Fascia Signs with Off-premises Advertising

Subsection	Regulation	Value	Symbol
Sign Area			
6.4.2.1.	Maximum Sign Area	20.0 m2	A
Designated Signage Area			
Buildings with 1 or 2 Storeys:			
6.4.2.2.	Top of the Sign must not extend above the eaveline or roofline	-	B
6.4.2.3.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	C
Buildings with greater than 2 Storeys:			
6.4.2.4.	Top of the Sign must not extend above the second Storey	-	D
6.4.2.5.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	E

Diagram 6.4.2

Diagram in Progress

allow Fascia Signs with On-premises Advertising to be illuminated.

6.3.1 - Transferred from S. 59E.1.d
This regulation is transferred to continue to minimize visual clutter on the Facade of a building.

6.3.2 - New regulation
This regulation is added for consistency with the CG Zone to ensure that windows are free of obstruction. This will provide natural surveillance to support safer urban environments and provide visual engagement between pedestrians in the public realm and adjacent shops.

6.3.3 - Revised regulation
This regulation is added to address contexts where buildings on a Site do not face a street but instead the interior of a Site.

6.3.4.1 and 6.3.4.3 - Transferred from S. 59E.2.1.b and S. 59F.2.1.b

6.3.4.2 and 6.3.4.4 - Transferred from S. 59E.2.1.c and S. 59F.2.1.c

6.3.4.5 - New regulation
This regulation is added to allow towers to place one Fascia Sign per building face above the Second Storey to identify the Tower.

6.4 - Transferred from S. 59E.3.g and S. 59F.3.3.h

6.4.2 - New regulation
While the General Regulations in Subsection 3 has regulations to mitigate impact of illuminated signs on residential property, it does not address non-illuminated off-premises signs. Off-premises Signs tend to be more impactful in terms of colour, size and vibrancy. This regulation is added to limit Off-premises Advertising to be oriented away from Abutting residential to reduce the impact of off-premise signs to nearby residential.

6.4.2.1 - Revised regulation
The current maximum Sign Area for Fascia Off-premises Signs in S. 59E and S. 59F is 65.0 m2 as a Discretionary Use. As there will no longer be discretionary uses in these zones, the Sign Area is proposed to be reduced to the limit prescribed for Freestanding On-premises Signs. If a sign is proposed to be larger, it will be a discretionary development and will follow the current approval process of seeking a discretionary development permit.

6.4.2.2 and 6.4.2.4 - Transferred from S. 59E.3.3.d and S. 59F.3.3.e

6.4.2.3 and 6.4.2.5 - Transferred from S. 59E.3.3.e and S. 59F.3.3.f

6.4.3 - Transferred from S. 59E.3.3.f and S. 59F.3.3.g

These regulations are transferred to continue to require separation from higher

6.4.3. be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 6.4.3:

Table 6.4.3. Separation Distance		
Subsection	Sign Area	Minimum separation distance
6.4.3.1.	Less than 20.0 m ²	100 m
6.4.3.2.	20.0 m ² to 40.0 m ²	200 m
6.4.3.3.	Greater than 40.0 m ²	300m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

Freestanding Signs with On-premises Advertising

6.5. Freestanding Signs with On-premises Advertising may be illuminated and must comply with Table 6.5:

Table 6.5. Freestanding Signs with On-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
6.5.1.	Maximum Sign Area	20.0 m ²	A
Height			
6.5.2.	Maximum Height	8.0 m	B
6.5.3.	Despite 6.5.2, if the Freestanding Sign is not located within 60.0 m of a Site zoned residential	10.0 m	B
Setbacks Abutting Sites			
6.5.4.	Minimum Setback	3.0 m	-
Unless the following applies:			
6.5.5.	Minimum Setback Abutting a Site Zoned Residential	6.0 m	-

Diagram 6.5

Diagram in Progress

Freestanding Signs with Off-premises Advertising

6.6. Freestanding Signs with Off-premises Advertising may be illuminated and must:

- 6.6.1. face away from a Site in an Abutting residential Zone or Sites with existing Residential Uses; and
- 6.6.2. comply with Table 6.6.2; and

Table 6.6.2. Freestanding with Off-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
6.6.2.1.	Maximum Sign Area	20 m ²	A
Height			
6.6.2.2.	Maximum Height	8.0 m	B
6.6.2.3	Despite 6.5.2, if the Freestanding Sign is not located within 60.0 m of a Site zoned residential	10.0 m	B
Setbacks Abutting Sites			
6.6.2.4.	Minimum Setback	3.0 m	-
Unless the following applies:			
6.6.2.5.	Minimum Setback Abutting a Site Zoned Residential	6.0 m	-

impact signs to reduce proliferation and visual clutter of these sign types.

6.5 - New regulation

The regulations are currently silent on whether or not Freestanding Signs can be illuminated or not. Proposing to allow illumination for these Signs as the General Provisions subsection will help provide the Development Planner with ability to require mitigation measures to help with Nuisances.

6.5.1 Transferred from S.59E.2.3.b

6.5.2 and 6.5.3 Transferred from S. 59E.2.3.a

6.5.4 - New regulation

This regulation is added to ensure that where Sites are located side by side, that signs are at least 6.0 m apart.

6.5.5 - New regulation

This regulation is added to ensure that Signs are at least 6.0 m away from a Site Zoned Residential

6.6 - Transferred from and S. 59E.3.2.h and S. 59F.3.2.g

6.6.1 - New regulation

This regulation is added to reduce impact to residential properties.

6.6.2.1 - Revised from S. 59E.3.2.e and S. 59F.3.2.e

This regulation is 20.0 m² in S. 59E and 65.0 m² in S. 59F. As these signs are listed as discretionary uses in the current zoning bylaw, applicants must pursue a class b permit in order to get their permit approved. In order to provide more clarity and certainty for these types of signs, it is proposed to reduce the maximum sign area to 20.0 m² to match the maximum sign area for a Freestanding Sign with On-premises Advertising. This would allow applicants to know what criteria to meet to receive a permitted development permit for this type of sign. If an applicant would like to proceed with a larger sign, then they could request a variance. This would be similar to the current process where these signs are rendered as discretionary developments.

6.6.2.2 - Transferred from S. 59E.3.2.d and S. 59F.3.2.d

6.6.2 and 6.5.3 Transferred from S. 59E.2.3.a

This regulation is transferred from the Freestanding On-premises regulations to ensure that the built form of freestanding signs is consistent regardless of advertising type.

6.6.2.4 - New regulation

Diagram 6.6.2

Diagram in Progress

6.6.3. be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 6.6.3:

Table 6.6.3. Separation Distance		
Subsection	Sign Area	Minimum separation distance
6.6.3.1.	Less than 20.0 m ²	100 m
6.6.3.2.	20.0 m ² to 40.0 m ²	200 m
6.6.3.3.	Greater than 40.0 m ²	300 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

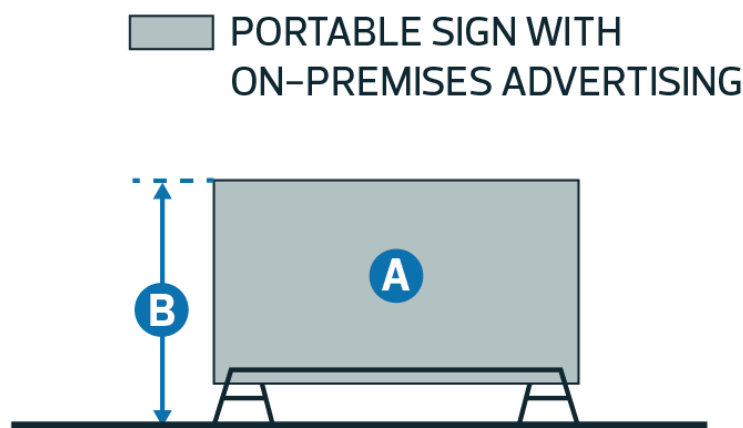
Portable Signs with On-premises Advertising

6.7. Portable Signs with On-premises Advertising may be illuminated and must:

- 6.7.1. not have flashing or running lights;
- 6.7.2. in compliance with Table 6.7.2; and

Table 6.7.2. Portable Signs with On-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
6.7.2.1.	Maximum Sign Area	5.0 m ²	A
Height			
6.7.2.2.	Maximum Height	3.0 m	B
Maximum Number of Portable Signs with On-premises Advertising			
Where a Site contains 1 individual establishment and has a Frontage greater than 30.0 m:			
6.7.2.3.	Maximum number of Portable Signs with On-premises Advertising	2	-
Where a Site contains multiple establishments and has a Frontage greater than 30.0 m:			
6.7.2.4.	Maximum number of Portable Signs with On-premises Advertising	5	-

Diagram 6.7.2



6.7.3. where a Site with a Frontage of less than 30.0 m, the applicant may, by providing to the Development Planner written consent from the owners of adjacent Sites, identify to the Development Planner, a combination of Sites having a total Frontage of 30.0 m or more, in order to allow the placement of a Portable Sign.

Portable Signs with Off-premises Advertising

- 6.8. Portable Signs with Off-premises Advertising may be illuminated and must:
 - 6.8.1. not have flashing or running lights; and
 - 6.8.2. comply with Table 6.8.2:

This regulation is added to ensure that where Sites are located side by side, that signs are at least 6.0 m apart to reduce potential for signs on two separate sites to be located too close together.

6.6.2.5 - New regulation

This regulation is added to ensure that Signs are at least 6.0 m away from a Site Zoned Residential.

6.6.3 - Transferred from S. 59E.3.2.g and S. 59F.3.2.g

These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

6.7.1 - Transferred from S. 59E.2.4.e

This regulation is transferred to continue to allow illumination so long as there are no flashing or running lights.

6.7.2.1 and 6.7.2.2 - Transferred from S. 59E.2.4.f and S. 59F.2.4.f

6.7.2.3 - Transferred from S. 59E.2.4.a and S. 59F.2.4.a

This regulation is transferred to limit the number of Portable Signs on a single tenant Site to two. Separation distance requirements are regulated in the General Provisions.

6.7.2.4 - Transferred from S. 59E.2.4.b and S. 59E.2.4.b

This regulation is transferred to limit the number of Portable Signs on a multiple tenant Site to five. Separation distance requirements are regulated in the General Provisions.

6.7.3 - Transferred from S. 59E.2.4.c S. 59F.2.4.c

This regulation is transferred to continue to allow the applicant the right to combine Sites if their Site is less than 30.0 in order to allow the placement of a Portable Sign.

6.8.1 - Transferred from S. 59E.3.7.e and S. 59F.3.8.e

6.8.2.1 and 6.8.2.2 - Revised from S. 59E.3.7.f and S. 59F.3.8.f

This regulation is revised. As there are no longer discretionary uses in these zones, the Sign Area is proposed to be reduced to the limit prescribed for Portable Signs with

Table 6.8.2. Portable Signs with Off-premises Advertising

Subsection	Regulation	Value	Symbol
Sign Area			
6.8.2.1.	Maximum Sign Area	5.0 m ²	A
Height			
6.8.2.2.	Maximum Height	3.0 m	B
Maximum Number of Portable Signs with Off-premises Advertising			
Where a Site contains 1 individual establishment and has a Frontage greater than 30.0 m:			
6.8.2.3.	Maximum number of Portable Signs with Off-premises Advertising	1	-
6.8.2.4.	Maximum number of Portable Signs, whether with On-premises Advertising or Off-premises Advertising	2	-
Where a Site contains multiple establishments and has a Frontage greater than 30.0 m:			
6.8.2.5.	Maximum number of Portable Signs with Off-premises Advertising	1	-
6.8.2.6.	Maximum number of Portable Signs, whether On-premises Advertising or Off-premises Advertising	5	-

Diagram 6.8.2

Diagram in Progress

6.8.3. be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 6.8.3:

Table 6.8.3. Separation Distance

Subsection	Sign Area	Minimum separation distance
6.8.3.1.	Less than 20.0 m ²	100 m
6.8.3.2.	20.0 m ² to 40.0 m ²	200 m
6.8.3.3.	Greater than 40.0 m ²	300 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

Projecting Signs

- 6.9. Projecting Signs with On-premises Advertising that is attached to the exterior building wall, suspended below the ceiling of a canopy or awning may be illuminated and must:
 - 6.9.1. have a maximum of 1 for each individual Ground Floor establishment Frontage; and
 - 6.9.2. comply with Table 6.9.2:

Table 6.9.2. Projecting Signs with On-premises Advertising

Subsection	Regulation	Value	Symbol
Projection			
6.9.2.1.	Maximum projection from the building wall	2.0 m	-
Designated Signage Area			
Buildings with 1 Storey:			
6.9.2.2.	Top of the Sign must not extend above the eaveline or roofline	-	A
6.9.2.3.	Minimum clearance above ground level	2.4 m	B
Buildings with greater than or equal to 2 Storeys:			

On-premises Advertising. If a sign is proposed to be larger, it will be a discretionary development.

6.8.2.3 and 6.8.2.4 - Transferred from S. 59E.3.7.a and S. 59F.3.8.a

6.8.2.5 and 6.8.2.6 - Transferred from S. 59E.3.7.b and S. 59F.3.8.b

6.8.3 - Transferred from S. 59E.3.7.i and S. 59F.3.8.i

These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

6.9 - Transferred from S. 59E.2.2.g and S. 59F.2.2.g

This regulation is transferred to continue to allow illumination.

6.9.1 - Transferred from S. 59E.2.2.e and S. 59F.2.2.e

These regulations are transferred into a table for more clarity on where the Projecting Signs, attached to the exterior building wall, suspended below the ceiling of a canopy or awning can be located on a building.

6.9.2.1 - Transferred from S. 59E.2.2.c and S. 59F.2.2.c

6.9.2.2 and 6.9.2.4 - Transferred from S. 59E.2.2.b and S. 59E.2.2.b

6.9.2.4.	Top of the Sign must not extend above the Ground Floor	-	C
6.9.2.5.	Minimum clearance above ground level	2.4 m	D

Diagram 6.9.2

Diagram in Progress

6.10. Projecting Signs extending above an eaveline or roofline may be illuminated and must:

6.10.1. be located a minimum of 30.0 m from a Site zoned residential; and

6.10.2. comply with Table 6.10.2:

Table 6.10.2. Projecting Signs with On-premises Advertising located on the roof of a building			
Subsection	Regulation	Value	Symbol
Sign Area			
6.10.2.1.	Maximum Sign Area	20.0 m ²	A
Height			
6.10.2.2.	Maximum Height, which is combined height of the Sign and the building	16.0 m	B

Diagram 6.10.2

Diagram in Progress

6.10.3. where the Sign contains Off-premises Advertising, be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 6.10.3:

Table 6.10.3. Separation Distance		
Subsection	Sign Area	Minimum separation distance
6.10.3.1	Less than 20.0 m ²	100 m
6.10.3.2	20.0 m ² to 40.0 m ²	200 m
6.10.3.3	Greater than 40.0 m ²	300 m

Minor Digital Signs

6.11. Minor Digital Signs must:

6.11.1. comply with Table 6.11.1:

Table 6.11.1. Minor Digital Signs			
Subsection	Regulation	Value	Symbol
If the Minor Digital Sign is a Fascia Sign, the following regulations apply:			
Sign Area			
6.11.1.1.	Maximum Sign Area	20.0 m ² , up to a maximum of 25% Facade coverage, whichever is less	A
Width			
6.11.1.2.	Maximum Width	8.0 m	B
Projection			
6.11.1.3.	Maximum projection from the building wall	0.4 m	-
Designated Signage Area			

6.9.2.3 and 6.9.2.5 - Transferred from S. 59E.2.2.a and S. 59F.2.2.a

6.10 - Transferred from S. 59F.3.1.g and S. 59E.3.1.f

6.10.1 - New regulation

This regulation is added to ensure that Roof Signs are located at least 30.0 m away from residential to mitigate visual impact of roof signs to residential given the size and height limit.

6.10.2.1 - Transferred from S. 59E.3.1.e and S. 59E.3.8.a

6.10.2.2 - Transferred from S. 59E.3.8.d, S. 59E.3.1.b, S. 59F.3.1.c and S. 59F.3.4.d

6.10.3 - Transferred from S. 59E.3.8.f and S. 59F.3.4.f

These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

6.11.1.1 - Transferred from S. 59E.3.5.c.i and S. 59F.3.5.c.i

6.11.1.2 and 6.11.1.10 - Transferred from S. 59F.3.5.b and S. 59F.3.6.c

6.11.1.3 and 6.11.1.6 - Transferred from S. 59E.3.4.g and S. 59F.3.5.g

6.11.1.4 - Revised from S. 59E.3.4.e, S. 59E.3.5.e, S. 59F.3.5.e and S. 59F.3.6.h
This regulation is revised to simplify the regulation to not allow any projection over the eaveline or roofline.

6.11.1.5 - Transferred from S. 59E.3.4.h, S. 59E.3.5.h, S. 59F.3.5.h and S. 59F.3.6.i

6.11.1.7 and 6.11.1.8 - Transferred from S. 59F.3.5.c.ii

As there are no longer discretionary uses, the Sign Area is proposed to be reduced to the limit prescribed for Minor Digital On-premises Signs in commercial zones. If a sign is proposed to be larger, it will be a

6.11.1.4.	Top of the Sign must not extend above the eaveline or roofline	-	C
6.11.1.5.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	D
6.11.1.6.	Must not extend beyond horizontal limits of the wall		E
If the Minor Digital Sign is a Freestanding Sign, the following regulations apply:			
Area			
6.11.1.7.	Maximum Digital Copy Area	20.0 m ²	F
6.11.1.8	Total Maximum Sign Area	30.0 m ²	G
Height			
6.11.1.9.	Maximum Height	8.0 m	H
Width			
6.11.1.10.	Maximum Width	8.0 m	I
Setbacks Abutting Sites			
6.11.1.11	Minimum Setback	3.0 m	-
Unless the following applies:			
6.11.1.12	Minimum Setback Abutting a Site Zoned Residential	6.0 m	-

Diagram 6.11.1

Diagram in Progress

6.11.2. be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 6.11.2:

Table 6.11.2 Separation Distance		
Subsection	Sign Area	Minimum separation distance
6.11.2.1	Less than 20.0 m ²	100 m
6.11.2.2	20.0 m ² to 40.0 m ²	200 m
6.11.2.3	Greater than 40.0 m ²	300 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

Major Digital Signs

6.12. Major Digital Signs must:

6.12.1. comply with Table 6.13.1:

Table 6.12.1. Major Digital Signs			
Subsection	Regulation	Value	Symbol
If the Major Digital Sign is a Fascia Sign, the following apply:			
Sign Area			
6.12.1.1.	Maximum Sign Area	12.0 m ² , up to a maximum of 25% Facade coverage, whichever is less	A
Width			
6.12.1.2.	Maximum Width	8.0 m	B
Projection			
6.12.1.3.	Maximum projection from the building	0.4 m	-

discretionary development.

6.11.1.9 - Transferred from S. 59F.3.5.a and S. 59F.3.6.b

6.11.1.11 - Transferred S. 59F.2.3.c
This regulation is transferred generally to all Freestanding Signs to ensure that where Sites are located side by side, that signs are at least 6.0 m apart to reduce potential for signs on two separate sites to be located too close together.

6.11.1.12 - New regulation
This regulation is added to ensure that Signs are at least 6.0 m away from a Site Zoned Residential

6.11.2 - Transferred from S. 59F.3.5.d
These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

6.12.1.1 - Transferred from S. 59F.3.7.c.i

6.12.1.2 and 6.12.1.10 - Transferred from S. 59F.3.7.c

6.12.1.3 - Transferred from S. 59F.3.7.h

6.12.1.4 - Transferred from S. 59F.3.7.f

6.12.1.5 - Transferred from S. 59F.3.7.i

6.12.2.6 - Transferred from S. 59F.3.7.h

6.12.1.7 and 6.13.1.8 - Transferred from S. 59F.3.7.d.ii

6.12.1.9 - Transferred from S. 59F.3.7.b

	wall		
Designated Signage Area			
6.12.1.4.	Top of the Sign must not extend above the eaveline or the roofline	-	C
6.12.1.5.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	D
6.12.1.6.	Must not extend beyond horizontal limits of the wall	-	E
If the Major Digital Sign is a Freestanding Sign, the following apply:			
Area			
6.12.1.7.	Maximum Digital Copy Area	12.0 m2	F
6.12.1.8	Total Maximum Sign Area	30.0 m2	G
Height			
6.12.1.9.	Maximum Height	8.0 m	H
Width			
6.12.1.10.	Maximum Width	8.0 m	I
Setbacks Abutting Sites			
6.12.1.11	Minimum Setback	3.0 m	-
Unless the following applies:			
6.12.1.12	Minimum Setback Abutting a Site Zoned Residential	6.0 m	-

Diagram 6.12.1

Diagram in Progress

6.12.2. be separated from a Sign with a Digital Copy area greater than 8.0 m2 or an Off-premises Sign in compliance with Table 6.12.2:

Table 6.12.2. Separation Distance		
Subsection	Sign Area	Minimum separation distance
6.12.2.1.	Less than 20.0 m2	100.0 m
6.12.2.2.	20.0 m2 to 40.0 m2	200.0 m
6.12.2.3.	Greater than 40.0 m2	300.0 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

6.12.1.11 - Transferred S. 59F.2.3.c
This regulation is transferred generally to all Freestanding Signs to ensure that where Sites are located side by side, that signs are at least 6.0 m apart to reduce potential for signs on two separate sites to be located too close together.

6.12.1.12 - New regulation
This regulation is added to ensure that Signs are at least 6.0 m away from a Site Zoned Residential.

6.12.2 - Transferred from S. 59F.3.7.e
These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

7. Specific Regulations for Industrial Zones

- 7.1. Subsection 7 applies to the following Zones:
- 7.1.1. [IM - Medium Industrial Zone](#)
 - 7.1.2. [IH - Heavy Industrial Zone](#)
- 7.2. Where the Site is less than 1 ha, the maximum number of Signs is 4 total per Site of the following:
- 7.2.1. Freestanding Signs;
 - 7.2.2. Projecting Signs extending above an eaveline or roofline;
 - 7.2.3. Major Digital Sign; and
 - 7.2.4. Minor Digital Signs.

Fascia Signs with On-premises Advertising

- 7.3. Fascia Signs with On-premises Advertising may be illuminated and must:
- 7.3.1. cover up to a maximum of 50% of the Facade where it is displayed;

Equivalent Section in Zoning Bylaw 12800: Schedule 59G

- 7.1 - New regulation**
This regulation is added to outline what zones this Subsection applies to.
- 7.2 - Revised regulation**
This regulation is revised from an existing regulation to encompass all Freestanding and Roof Signs regardless of advertising type in order to meet the purpose of this Section which is to prevent sign proliferation. Regardless of advertising type, these signs have similar visual impacts as their on-premises counterparts.

It is also proposed to only apply this to sites less than 1 ha. If larger, separation distance is proposed to manage proliferation while allowing more flexibility for these larger

- 7.3.2. face a Street, except that this does not apply to Signs that face Surface Parking Lots on the interior of the Site where the development forms a commercial shopping centre; and
- 7.3.3. comply with Table 7.3.3.

Table 7.3.3. Designated Signage Area for Fascia Signs with On-premises Advertising			
Subsection	Regulation	Value	Symbol
7.3.3.1.	Top of the Sign must not extend above the eaveline or roofline	-	A
7.3.3.2.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	B

Diagram 7.3.3

Diagram in Progress

Fascia Signs with Off-premises Advertising

- 7.4. Fascia Signs with Off-premises Advertising may be illuminated and must:
 - 7.4.1. face away from an Abutting Site in a residential Zone or Sites with existing Residential Uses; and
 - 7.4.2. comply with Table 7.4.2; and

Table 7.4.2. Fascia Signs with Off-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
7.4.2.1.	Maximum Sign Area	40.0 m2	A
Designated Signage Area			
7.4.2.2.	Top of the Sign must not extend above the eaveline or roofline	-	B
7.4.2.3.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	C
If located within 100.0 m of a Residential Zone, the following additional regulations apply:			
7.4.2.4.	Minimum distance from the property line of any Residential Zone	30.0 m	-
7.4.2.5.	Minimum Front Setback	6.0 m	-

Diagram 7.4.2

Diagram in Progress

- 7.4.3. be separated from a Sign with a Digital Copy area greater than 8.0 m2 or an Off-premises Sign in compliance with Table 7.4.3:

Table 7.4.3 Separation Distance		
Subsection	Sign Area	Minimum separation distance
7.4.3.1	Less than 20.0 m2	100 m
7.4.3.2	20.0 m2 to 40.0 m2	200 m
7.4.3.5	Greater than 40.0 m2	300 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

Freestanding Signs with On-premises Advertising

- 7.5. Freestanding Signs with On-premises Advertising may be illuminated and must comply with Table 7.5:

sites.

7.3 - Transferred from S. 59G.2.1.d

7.3.1 - New regulation

This regulation is added to provide natural surveillance to support safer urban environments and provide visual engagement between pedestrians in the public realm and adjacent shops.

7.3.2 - Revised regulation

This regulation is added to address contexts where buildings on a Site do not face a street but instead the interior of a Site. Prior internal feedback advised that this regulation is problematic in that for situations where businesses are oriented internally to the site, this regulation is constantly varied.

7.3.3.1 - Transferred from S. 59G.2.1.b

7.3.3.2 - Transferred from S. 59G.2.1.c

7.4 - Transferred from S. 59G.2.6e

This regulation is transferred to continue to allow illumination.

7.4.1 - Revised regulation

This regulation is added to reduce impact to residential properties.

7.4.2.1 - Revised regulation

This regulation is revised to limit the maximum area from 65.0 m2 to 40.0 m2. Fascia Off-premise Signs are not normally seen in industrial areas, and received feedback that 65.0 m2 is too large. If a sign is proposed to be larger, it will be a discretionary development and will follow the current approval process of seeking a discretionary development permit.

7.4.2.2 - Transferred from S. 59G.2.6.b

These regulations are revised with minor language revisions to provide greater clarification on where the sign may be located.

7.4.2.3 - Transferred from S. 59G.2.6.c

This regulation is retained in order to accommodate scenarios where a sign may be located on a public right-of-way so that there is a proper clearance for pedestrian travel.

7.4.2.4 and 7.4.2.5 - Transferred from S. 59G.3.4.a and S. 59G.3.4.b

These regulations are transferred to continue to require additional regulations when the Sign is located within 100.0 m away from a Residential Zone. This is to mitigate impact of large, Off-premise Advertising to residential.

7.4.3 - Transferred from S. 59G.2.6.d

These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

7.5 - New regulation

The regulations are currently silent on whether or not Freestanding Signs can be

Table 7.5. Freestanding Signs with On-premises Advertising

Subsection	Regulation	Value	Symbol
Sign Area			
7.5.1.	Maximum Sign Area	30.0 m ²	A
Height			
7.5.2.	Maximum Height	10.0 m	B
Setbacks Abutting Sites			
7.5.3.	Minimum Setback	3.0 m	-
Unless the following applies:			
7.5.4.	Minimum Setback Abutting a Site Zoned Residential	6.0 m	-

Diagram 7.5

Diagram in Progress

Freestanding Signs with Off-premises Advertising

7.6. Freestanding Signs with Off-premises Advertising may be illuminated and must:

- 7.6.1. face away from an Abutting Site in a residential Zone or Sites with existing Residential Uses; and
- 7.6.2. comply with Table 7.6.2:

Table 7.6.2. Freestanding Signs with Off-premises Advertising

Subsection	Regulation	Value	Symbol
Sign Area			
7.6.2.1.	Maximum Sign Area	40 m ²	A
Height			
7.6.2.2.	Maximum Height	8.0 m	B
Setbacks Abutting Sites			
7.6.2.3.	Minimum Setback	3.0 m	-
Unless the following applies:			
7.6.2.4.	Minimum Setback Abutting a Site Zoned Residential	6.0 m	-

Diagram 7.6.2

Diagram in Progress

7.6.3. be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 7.6.3:

Table 7.6.3. Separation Distance

Subsection	Sign Area	Minimum separation distance
7.6.3.1.	Less than 20.0 m ²	100 m
7.6.3.2.	20.0 m ² to 40.0 m ²	200 m
7.6.3.3.	Greater than 40.0 m ²	300 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

Portable Signs with On-premises Advertising

7.7. Portable Signs with On-premises Advertising may be illuminated and must:

- 7.7.1. flashing or running lights is not permitted.
- 7.7.2. in compliance with Table 7.7.2:

illuminated or not. Proposing to allow illumination for these Signs as the General Provisions subsection will help provide the Development Planner with ability to require mitigation measures to help with Nuisances.

7.5.1 - Transferred from S. 59G.2.3.b

7.5.2 - Transferred from S. 59G.2.3.a

7.5.3 - New regulation

This regulation is added to ensure that where Sites are located side by side, that signs are at least 6.0 m apart to ensure that signs that are located on two different sites have a sufficient setback from each other.

7.5.4 - New regulation

This regulation is added to ensure that Signs are at least 6.0 m away from a Site Zoned Residential to help mitigate impact on residential.

7.6.1 - New regulation

This regulation is added to reduce impact to residential properties.

7.6.2.1 - Revised regulation

This regulation is revised to limit the maximum area from 65.0 m² to 40.0 m². If a sign is proposed to be larger, it will be a discretionary development and will follow the current approval process of seeking a discretionary development permit.

7.6.2.2 - Transferred from S. 59G.2.5.a

7.6.2.3 - New regulation

This regulation is added to ensure that where Sites are located side by side, that signs are at least 6.0 m apart to ensure that signs that are located on two different sites have a sufficient setback from each other.

7.6.2.4 - New regulation

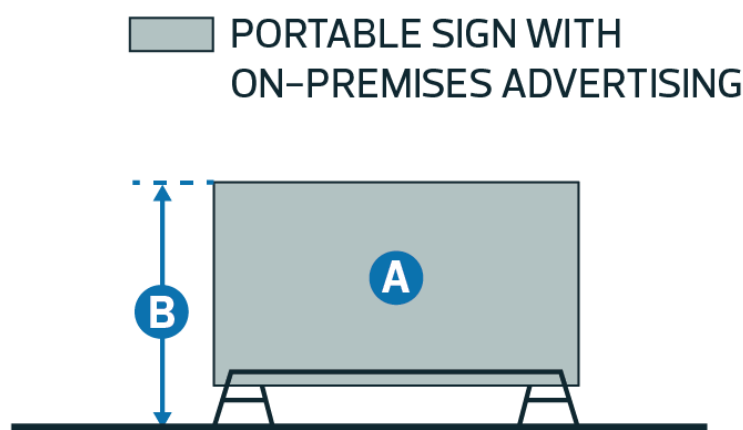
This regulation is added to ensure that Signs are at least 6.0 m away from a Site Zoned Residential to help mitigate impact on residential.

7.6.3 - Transferred from S. 59G.2.5.d

7.7.1 - Transferred from S. 59G.2.7.e

Table 7.7.2. Portable Signs with On-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
7.7.2.1.	Maximum Sign Area	5.0 m ²	A
Height			
7.7.2.2.	Maximum Height	3.0 m	B
Maximum Number of Portable Signs with On-premises Advertising			
Where a Site contains 1 individual establishment and has a Frontage greater than 30.0 m:			
7.7.2.3.	Maximum number of Portable Signs with On-premises Advertising	2	-
7.7.2.4.	Notwithstanding X, where a single tenant Site has a Frontage of greater than 100.0 m, the Development Planner may vary the maximum number of Portable Signs with On-premises Advertising allowed per Site	-	-
Where a Site contains multiple establishments and has a Frontage greater than 30.0 m:			
7.7.2.5.	Maximum number of Portable Signs with On-premises Advertising	5	-
7.7.2.6.	Notwithstanding X, where a multiple tenant Site has a Frontage of greater than 300.0 m, the Development Planner may vary the maximum number of Portable Signs with On-premises Advertising allowed per Site	-	-

Diagram 7.7.2



7.7.3. where a Site with a Frontage of less than 30.0 m, the applicant may, by providing to the Development Planner written consent from the owners of adjacent Sites, identify to the Development Planner, a combination of Sites having a total Frontage of 30.0 m or more, in order to allow the placement of a Portable Sign.

Portable Signs with Off-premises Advertising

- 7.8. Portable Signs with Off-premises Advertising may be illuminated and must:
 - 7.8.1. not have flashing or running lights; and
 - 7.8.2. comply with Table 7.8.2:

Table 7.8.2. Portable Signs with Off-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
7.8.2.1.	Maximum Sign Area	5.0 m ²	A
Height			

7.7.2.1 and 7.7.2.2 - Transferred from S. 59G.2.7.f

7.7.2.3 and 7.7.2.4 - Transferred from S. 59G.2.7.a

7.7.2.5 and 7.7.2.6 - Transferred from S. 59G.2.7.b

7.7.3 - Transferred from S. 59G.2.7.c

7.8.1 - Transferred from S. 59G.3.8.e

7.8.2.1 and 7.8.2.2 - Revised from S. 59G.2.8.f
 This regulation is revised. As there are no longer discretionary uses in these zones, the Sign Area is proposed to be reduced to the limit prescribed for Portable Signs with

7.8.2.2.	Maximum Height	3.0 m	B
Maximum Number of Portable Signs with Off-premises Advertising			
Where a Site contains 1 individual establishment and has a Frontage greater than 30.0 m:			
7.8.2.3.	Maximum number of Portable Signs with Off-premises Advertising	1	-
7.8.2.4.	Maximum number of Portable Signs, whether with On-premises Advertising or Off-premises Advertising	2	-
Where a Site contains multiple establishments and has a Frontage greater than 30.0 m:			
7.8.2.5.	Maximum number of Portable Signs with Off-premises Advertising	1	-
7.8.2.6.	Maximum number of Portable Signs, whether On-premises Advertising or Off-premises Advertising	5	-

Diagram 7.8.2

Diagram in Progress

7.8.3. be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 7.8.3:

Table 7.8.3. Separation Distance		
Subsection	Sign Area	Minimum separation distance
7.8.3.1.	Less than 20.0 m ²	100.0 m
7.8.3.2.	20.0 m ² to 40.0 m ²	200.0 m
7.8.3.3.	Greater than 40.0 m ²	300.0 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

Projecting Signs

7.9. Projecting Signs with On-premises Advertising that are attached to the exterior building wall, suspended below the ceiling of a canopy or awning may be illuminated must:

- 7.9.1. have a maximum of 1 for each individual Ground Floor establishment Frontage; and
- 7.9.2. comply with Table 7.9.2.

Table 7.9.2. Projecting Signs suspended below the ceiling of a canopy or awning with On-premises Advertising			
Subsection	Regulation	Value	Symbol
Projection			
7.9.2.1.	Maximum projection from the building wall	2.0 m	A
Designated Signage Area			
Buildings with 1 Storey:			
7.9.2.2.	Top of the Sign must not extend above the eaveline or roofline	-	B
7.9.2.3.	Minimum clearance above ground level	2.4 m	C
Buildings with greater than or equal to 2 Storeys:			
7.9.2.4.	Top of the Sign must not extend above the Ground Floor	-	D
7.9.2.5.	Minimum clearance above ground level	2.4 m	E

On-premises Advertising. If a sign is proposed to be larger, it will be a discretionary development and will follow the current approval process of seeking a discretionary development permit.

7.8.2.3 and 7.8.2.4 - Transferred from S. 59G.2.8.a

7.8.2.5 and 7.8.2.6 - Transferred from S. 59G.2.8.b

7.8.3 - Transferred from S. 59G.2.8.i
These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

7.9 - Transferred from S. 59G.2.2.f
This regulation is transferred to continue to allow illumination.

7.9.1. - Transferred from S. 59G.2.2.e
This regulation is transferred with minor changes in wording to only allow one projecting sign per business that is located on the ground floor.

7.9.2.1 - Transferred from S. 59G.2.2.c

7.9.2.2 and 7.9.2.4 - Transferred from S. 59G.2.2.b

7.9.2.3 and 7.9.2.5 - Transferred from S. 59G.2.2.a

Diagram 7.9.2

Diagram in Progress

7.10. Projecting Signs extending above an eave line or roofline may be illuminated and must:

- 7.10.1. be located a minimum of 30.0 m from a Site zoned residential; and
- 7.10.2. comply with Table 7.10.2:

Table 7.10.2. Projecting Signs located on the roof of a building			
Subsection	Regulation	Value	Symbol
Sign Area			
7.10.2.1.	Maximum Sign Area for On-premises Signs	20.0 m ²	A
7.10.2.2.	Maximum Sign Area for Off-premise Signs	20.0 m ²	A
Height			
7.10.2.3.	Maximum Height, which is combined Height of the Sign and the building	18.0 m	B
If located within 100.0 m of a Residential Zone, the following additional regulations apply:			
7.10.2.4.	Minimum Front Setback	6.0 m	-

Diagram 7.10.2

Diagram in Progress

7.11. if there is Off-premises Advertising, be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 7.11:

Table 7.11. Separation Distance		
Section	Sign Area	Minimum separation distance
7.11.1.	Less than 20.0 m ²	100 m
7.11.2.	20.0 m ² to 40.0 m ²	200 m
7.11.3.	Greater than 40.0 m ²	300 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

Minor Digital Signs

7.12. Minor Digital Signs must:

- 7.12.1. comply with Table 7.12.1:

Table 7.12.1. Minor Digital Signs			
Subsection	Regulation	Value	Symbol
If the Minor Digital Sign is a Fascia Sign, the following regulations apply:			
Sign Area			
7.12.1.1.	Maximum Sign Area	20.0 m ² , up to a maximum of 25% Facade coverage, whichever is less	A
Width			
7.12.1.2.	Maximum Width	8.0 m	B
Projection			

7.10 - Transferred from S. 59G.3.1.e

7.10.1 - Transferred from S. 59G.3.2.a

7.10.2.1 - Transferred from S. 59G.2.4.d

7.10.2.2 - Revised regulation

This regulation is revised to limit the maximum area from 65.0 m² to 20.0 m². As there are no longer discretionary uses in these zones, the Sign Area is proposed to be reduced to the limit prescribed for Projecting Signs with On-premises Advertising. If a sign is proposed to be larger, it will be a discretionary development and will follow the current approval process of seeking a discretionary development permit.

7.10.2.3 - Transferred from S. 59G.2.4.a and S. 59G.3.1.b

7.10.2.4 - Transferred from S. 59G.3.2.b

7.11 - Transferred from S. 59G.3.1.d

These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

7.12.1.1, 7.12.1.2 - Transferred from S. 59G.3.5.c.i and S. 59G.3.5.b

As there are no longer discretionary uses in these zones, the Sign Area and Width is proposed to be limited to the limit prescribed for Minor Digital On-premises Sign. If a sign is proposed to be larger, it will be a discretionary development and will follow the current approval process of seeking a discretionary development permit.

7.12.1.3.	Maximum projection from the building wall	0.4 m	-
Designated Signage Area			
7.12.1.4.	Top of the Sign must not extend above the eaveline or roofline	-	C
7.12.1.5.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	D
7.12.1.6.	Must not extend beyond horizontal limits of the wall		E

If the Minor Digital On-premises Sign is a Freestanding Sign, the following regulations apply:

Area			
7.12.1.7.	Maximum Digital Copy Area	20.0 m ²	F
7.12.1.8	Total Maximum Sign Area	30.0 m ²	G
Height			
7.12.1.9.	Maximum Height	8.0 m	H
Width			
7.12.1.10.	Maximum Width	8.0 m	I
Setbacks Abutting Sites			
7.12.1.11	Minimum Setback	3.0 m	-

Unless the following applies:

7.12.1.12	Minimum Setback Abutting a Site Zoned Residential	6.0 m	-
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Diagram 7.12.2

Diagram in Progress

7.12.2. be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 7.12.2:

Table 7.12.2. Separation Distance		
Subsection	Sign Area	Minimum separation distance
7.12.2.1.	Less than 20.0 m ²	100 m
7.12.2.2.	20.0 m ² to 40.0 m ²	200 m
7.12.2.3.	Greater than 40.0 m ²	300 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

Major Digital Signs

7.13. Major Digital Signs must:

7.13.1. comply with Table 7.13.1:

Table 7.13.1. Major Digital Signs			
Subsection	Regulation	Value	Symbol
If the Major Digital Sign is a Fascia Sign, the following apply:			
Sign Area			
7.13.1.1.	Maximum Sign Area	12.0 m ² , up to a maximum of 25% Facade coverage, whichever is less	A
Width			

7.12.1.3 - Transferred from S. 59G.3.5.g and S. 59G.3.6.h

7.12.1.4 - Transferred from S. 59G.3.5.e and S. 59G.3.6.f

7.12.1.5 - Transferred from S. 59G.3.5.h and S. 59G.3.6.i

7.12.1.6 - Transferred from S. 59G.3.5.g and S. 59G.3.6.h

7.12.1.7, 7.12.1.8, 7.12.1.9 and 7.12.1.10 - Transferred from S. 59G.3.5.c.ii and S. 59G.3.5.a

As there are no longer discretionary uses in these zones, the Sign Area and Height is proposed to be limited to the limit prescribed for Minor Digital On-premises Sign. If a sign is proposed to be larger, it will be a discretionary development.

7.12.1.11- New regulation

This regulation is added to ensure that Signs are at least 6.0 m away from a Site Zoned Residential.

7.12.1.12 - Transferred from S. 59F.3.7.e

These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

7.12.2 - Transferred from S. 59G.3.5.d

These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

7.13.1.2.	Maximum Width	8.0 m	B
Projection			
7.13.1.3.	Maximum projection from the building wall	0.4 m	
Designated Signage Area:			
7.13.1.4.	Top of the Sign must not extend above the eaveline or roofline	-	C
7.13.1.5.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	D
7.13.1.6.	Must not extend beyond horizontal limits of the wall		E
If the Major Digital Sign is a Freestanding Sign, the following apply:			
Area			
7.13.1.7.	Maximum Sign Area	12.0 m ²	F
7.13.1.8.	Total Maximum Sign Area	30.0 m ²	G
Height			
7.13.1.9.	Maximum Height	8.0 m	H
Width			
7.13.1.10.	Maximum Width	8.0 m	I
Setbacks Abutting Sites			
7.13.1.11	Minimum Setback	3.0 m	-
Unless the following applies:			
7.13.1.12	Minimum Setback Abutting a Site Zoned Residential	6.0 m	-

Diagram 7.13.1

Diagram in Progress

7.13.2. be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 7.13.2:

Table 7.14.2. Separation Distance		
Subsection	Sign Area	Minimum separation distance
7.13.2.1.	Less than 20.0 m ²	100 m
7.13.2.2.	20.0 m ² to 40.0 m ²	200 m
7.13.2.3.	Greater than 40.0 m ²	300 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

7.13.1.1 - Transferred from S. 59G.3.7.c.i

7.13.1.2 and 7.13.1.10 - Transferred from S. 59G.3.7.b

7.13.1.3 - Transferred from S. 59G.3.7.h

7.13.1.4 - Transferred from S. 59G.3.7.f

7.13.1.5 - Transferred from S. 59G.3.7.i

7.13.1.6 - Transferred from S. 59G.3.7.h

7.13.1.7 and 7.13.1.8 - - Transferred from S. 59G.3.7.c.ii

7.13.1.9 - Transferred from S. 59G.3.7.a

7.13.1.11- New regulation
This regulation is added to ensure that Signs are at least 6.0 m away from a Site Zoned Residential.

7.13.1.12 - Transferred from S. 59F.3.7.e
These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

7.13.2 - Transferred from S. 59G.3.7.e
These regulations are transferred to continue to require separation from higher impact signs to reduce proliferation and visual clutter of these sign types.

8. Specific Regulations for Open Space and Civic Services Zones

8.1. Subsection 8 applies to the following Zones:

- 8.1.1. [Parks and Services Zone](#)
- 8.1.2. [Neighbourhood Parks and Services Zone](#)
- 8.1.3. [Public Utility Zone](#)
- 8.1.4. [Urban Services Zone](#)

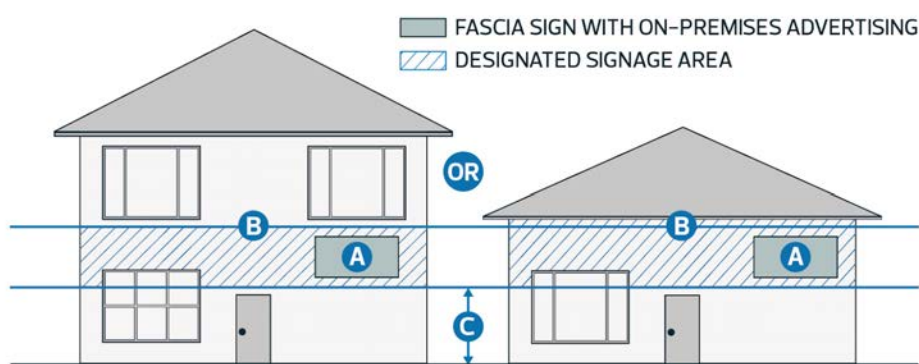
Fascia Signs with On-premises Advertising

8.2. Fascia Signs with On-premises Advertising may be illuminated and must:

- 8.2.1. face a Street, except that this does not apply to Signs that face Surface Parking Lots on the interior of the Site where the development forms a commercial shopping centre; and
- 8.2.2. comply with Table 8.2.2.

Table 8.2.2. Fascia Signs with On-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
8.2.2.1.	Maximum Sign Area	3.0 m ²	A
For a 1 or 2 Storey building:			
8.2.2.2.	Top of the Sign must not extend above the eaveline or roofline	-	B
8.2.2.3.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	C
For a building that exceeds 2 Storeys:			
8.2.2.4.	Top of the Sign must not extend above the Ground Floor	-	D
8.2.2.5.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	C

Diagram 8.2.2



Freestanding Signs with On-premises Advertising

8.3. Freestanding Signs with On-premises Advertising may be illuminated and must:

- 8.3.1. be located in a Front Yard, Flanking Side Yard, or Rear Yard abutting a Street to a maximum of 2 Freestanding On-premises Signs per Site;
- 8.3.2. if located within 60.0 m of a Residential Zone and not separated by an Arterial Road, not be illuminated;
- 8.3.3. where it includes corporate sponsor's Logogram(s), the Logogram must cover up to a maximum of 25% of the Sign Area; and
- 8.3.4. comply with Table 8.3.4:

Equivalent Section in Zoning Bylaw 12800: Schedule 59C

8.1 - New regulation

This regulation is added to outline what zones this Subsection applies to.

8.2 - Transferred from S. 59.2.1.e

8.2.1 - Revised regulation

This regulation is added to address contexts where buildings on a Site do not face a street but instead the interior of a Site.

8.2.2.1 - Transferred from S. 59.2.1.b

8.2.2.2 and 8.2.2.4 - Transferred from S. 59.2.1.c

8.2.2.3 and 8.2.2.5- Transferred from S. 59.2.1.d

8.3.1 - Transferred from S. 59.3.1.a

8.3.2 - Transferred from S. 59.3.1.c

8.3.3 - Transferred from S. 59.3.1.f

8.3.4.1 and 8.3.4.3 - Transferred from S. 59.3.1.c

8.3.4.2 and 8.3.4.4 - Transferred from S. 59.3.1.d

8.3.4.5 - New regulation

This regulation is added to ensure that where Sites are located side by side, that signs are at least 6.0 m apart to ensure that signs that are located on two different sites have a sufficient setback from each other.

8.3.4.6 - New regulation

This regulation is added to ensure that Signs are at least 6.0 m away from a Site Zoned Residential to help mitigate impact on residential.

Table 8.3.4. Freestanding Signs with On-premises Advertising

Subsection	Regulation	Value
Sign Area		
When located less than or equal to 60.0 m of a Residential Zone and not separated by an Arterial Road:		
8.3.4.1.	Maximum Sign Area	3.0 m ²
When located more than 60.0 m of a Residential Zone and Abuts an Arterial Road or a Commercial Zone:		
8.3.4.2.	Maximum Sign Area	20.0 m ²
Height		
When located less than or equal to 60.0 m of a Residential Zone and not separated by an Arterial Roadway:		
8.3.4.3.	Maximum Height	3.0 m
When located more than 60.0 m of a Residential Zone and Abuts an Arterial Road or a Commercial Zone:		
8.3.4.4.	Maximum Height	8.0 m
Setbacks Abutting Sites		
8.3.4.5.	Minimum Setback	3.0 m
Unless the following applies:		
8.3.4.6.	Minimum Setback Abutting a Site Zoned Residential	6.0 m

Portable Signs with On-premises Advertising

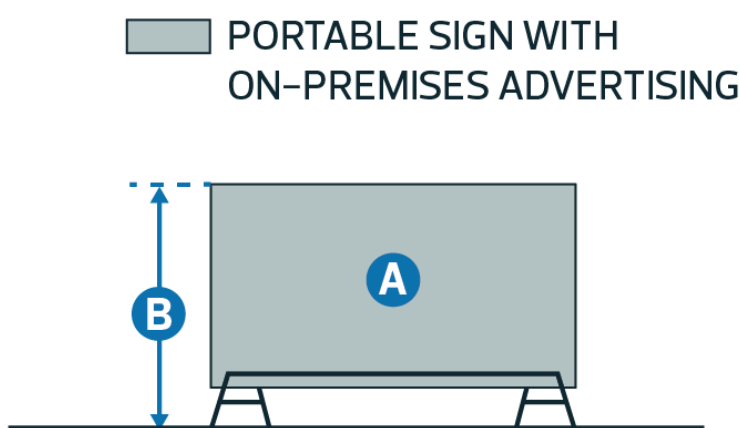
8.4. Portable Signs with On-premises Advertising may be illuminated and must:

- 8.4.1. not include flashing or running lights; and
- 8.4.2. comply with Table 8.4.2:

Table 8.4.2. Portable Signs with On-premises Advertising

Subsection	Regulation	Value	Symbol
Sign Area			
8.4.2.1.	Maximum Sign Area	5.0 m ²	A
Height			
8.4.2.2.	Maximum Height	3.0 m	B
Maximum Number of Portable Signs with On-premises Advertising			
Where a Site contains 1 individual establishment and has a Frontage greater than 30.0 m:			
8.4.2.3.	Maximum number of Portable Signs with On-premises Advertising	2	-

Diagram 8.4.2



8.4.1 - Transferred from S. 59C.2.3.c
 8.4.2.1 and 8.4.2.2 - Transferred from S. 59C.2.3.d
 8.4.2.3 - Transferred from S. 59C.2.3.a

8.5.1 - Transferred from S. 59C.2.2.g
 8.5.2.1 - Transferred from S. 59C.2.2.b
 8.5.2.2 - Transferred from S. 59C.2.2.e
 8.5.2.3 and 8.5.2.5 - Transferred from S. 59C.2.2.d
 8.5.2.4 and 8.5.2.6 - Transferred from S. 59C.2.2.c

Projecting Signs with On-premises Advertising

- 8.5. Projecting Signs with On-premises Advertising may be illuminated and must:
 - 8.5.1. have a maximum of 1 for each individual Ground Floor establishment Frontage; and
 - 8.5.2. comply with Table 8.5.2.

Table 8.5.2. Projecting Signs with On-premises Advertising			
Subsection	Regulation	Value	Symbol
Sign Area			
8.5.2.1.	Maximum Sign Area	3.0 m2	A
Projection			
8.5.2.2.	Maximum projection from the building wall	1.5 m	B
Designated Signage Area			
Buildings with 1 Storey:			
8.5.2.3.	Top of the Sign must not extend above the eaveline or roofline	-	C
8.5.2.4.	Minimum clearance above ground level	2.4 m	D
Buildings with greater than or equal to 2 Storeys:			
8.5.2.5.	Top of the Sign must not extend above the Ground Floor	-	E
8.5.2.6.	Minimum clearance above ground level	2.4 m	F

Diagram 8.5.2

Diagram in Progress

Minor Digital Sign

- 8.6. Minor Digital Signs must:
 - 8.6.1. face away from an Abutting Site in a residential Zone or Sites with existing Residential Uses; and
 - 8.6.2. comply with Table 8.6.2:

Table 8.6.2. Minor Digitals Signs			
Subsection	Regulation	Value	Symbol
If the Minor Digital Sign is a Fascia Sign, the following regulations apply:			
Sign Area			
8.6.2.1.	Maximum Sign Area	3.0 m2	A
Width			
8.6.2.2.	Maximum Width	8.0 m	B
Projection			
8.6.2.3.	Maximum projection from the building wall	0.4 m	-
Designated Signage Area			
8.6.2.4.	Top of the Sign must not extend above the eaveline or roofline	-	C
8.6.2.5.	Minimum clearance above ground level when a Fascia Sign is located above a path intended for pedestrian travel	2.4 m	D
8.6.2.6.	Must not extend beyond horizontal limits of the wall		E

If the Minor Digital On-premises Sign is a Freestanding Sign, the following regulations apply:

8.6.1 - New regulation
This regulation is added to limit signs to be oriented away from Abutting residential and only towards Arterial Roads or Collector Roads to reduce the impact of off-premise signs to nearby residential.

8.6.2.1 - Transferred from S. 59C.3.3.c.i and S. 59C.3.4.c.i

8.6.2.2 and 8.6.2.10 - Transferred from S. 59C.3.3.b and S. 59C.3.4.b

8.6.2.3 - Transferred from S. 59C.3.3.g and S. 59C.3.4.g

8.6.2.4 - Transferred from S. 59C.3.3.e and S. 59C.3.4.e

8.6.2.5 - Transferred from S. 59C.3.3.h and S. 59C.3.4.h

8.6.2.6 - Transferred from S. 59C.3.3.g and S. 59C.3.4.g

8.6.2.7 and 8.6.2.8 - Transferred from S. 59C.3.3.c.ii and S. 59C.3.4.c.ii

8.6.2.9 - Transferred from S. 59C.3.3.a and S. 59C.3.4.a

8.6.2.11 - New regulation
This regulation is added to ensure that where Sites are located side by side, that signs are at least 6.0 m apart to ensure that signs that are located on two different sites have a sufficient setback from each other.

8.6.2.12 - New regulation
This regulation is added to ensure that Signs are at least 6.0 m away from a Site Zoned Residential to help mitigate impact on residential.

Area			
8.6.2.7.	Maximum Digital Copy Area	8.0 m ²	F
8.6.2.8	Total Maximum Sign Area	20.0 m ²	G
Height			
8.6.2.9.	Maximum Height	8.0 m	H
Width			
8.6.2.10.	Maximum Width	8.0 m	I
Setbacks Abutting Sites			
8.6.2.11	Minimum Setback	3.0 m	-
Unless the following applies:			
8.6.2.12	Minimum Setback Abutting a Site Zoned Residential	6.0 m	-

Diagram 8.6.2

Diagram in Progress

8.6.3. be separated from a Sign with a Digital Copy area greater than 8.0 m² or an Off-premises Sign in compliance with Table 8.6.3:

Table 8.6.3. Separation Distance

Subsection	Sign Area	Minimum separation distance
8.6.3.1.	Less than 20.0 m ²	100 m
8.6.3.2.	20.0 m ² to 40.0 m ²	200 m
8.6.3.3.	Greater than 40.0 m ²	300 m

The separation distance must be measured from the location of the Sign with the greater Sign Area with Off-premises Advertising or Sign with Digital Copy.

8.6.3 - Transferred from S. 59C.3.3.d

9. Specific Regulations for Urban Institution and Direct Control Zones

- 9.1. Subsection 9 applies to the following Zones:
 - 9.1.1. UI - Urban Institutional Zone
 - 9.1.2. Direct Control Zone
 - 9.1.3. HA - Heritage Area Zone
- 9.2. Where there is cross-reference to a Subsection within this Section, or criteria contained within the Direct Control Zone, Signs requiring a Development Permit must be Discretionary Developments in a Direct Control Zone. The Development Planner may consider Sign Applications having regard for all or any of the following:
 - 9.2.1. Sign criteria specified within the Development Agreement approved by Council to regulate the Use and development of the Site where the Sign is proposed.
 - 9.2.2. the visual harmony and compatibility of the proposed Sign with the architectural character and finish of the development and with the design, location and appearance of other Signs on the development.
 - 9.2.3. the Sign provisions of a Sign Schedule applicable to the Zones abutting the Direct Control Zone Site where the proposed Sign is to be erected

Equivalent Section in Zoning Bylaw 12800: Schedule 59H

9.1 - New regulation

This regulation is added to outline what zones this Subsection applies to.

9.2 - Transferred from S. 59H.2.2

6.100 Special Events

Regulations	Notes / Rationale
<ol style="list-style-type: none"> 1. Special Events, including set-up and take-down, can occur for a maximum of 45 consecutive days. 2. Special Events for the purpose of seasonal plant sales can occur for a maximum of 125 consecutive days. 3. Outdoor lighting for Special Events must comply with Subsection 3 of Section 5.70. 4. Outdoor waste collection areas for Special Events must be screened from view from Abutting Streets and Sites. 5. Despite Section 5.10, temporary structures built for Special Events: <ol style="list-style-type: none"> 5.1. must not exceed the maximum Height of the Zone; 5.2. do not count toward the calculation of Site Coverage or Floor Area Ratio requirements of the Zone; and 5.3. must comply with minimum Setbacks of the Zone where Abutting a residential Zone, except for Sites within the Special Area Downtown. 6. After a Special Event, all event structures and materials must be removed from the Site and the Site must be returned to its original condition. 7. Despite Subsections 1.1 and 1.2, the maximum duration of a Special Event may be varied, at the discretion of the Development Planner, if the Development Planner is satisfied that the Special Event is compatible with the surrounding area and any other Uses located on or Abutting the Site. The Development Planner must consider: <ol style="list-style-type: none"> 7.1. where the Special Event is located on the Site; 7.2. the location, size and Height of temporary structures and Signs; 7.3. whether the location and occurrence of a Nuisance will negatively affect nearby Residential Uses; 7.4. screening and buffering; and 7.5. hours of operation. 	<p>1 - Revised from S. 91.2.a To provide flexibility the maximum duration has been revised to remove the maximum 45 days per calendar year requirement.</p> <p>2 - Revised from S. 91.2.b To provide flexibility for seasonal plant sales the maximum duration is not limited to specific months or cultural events.</p> <p>3 - Transferred from S. 91.1.a No change from current rules.</p> <p>4 - Revised from S. 91.1.b This regulation is changed so that any waste area is screened from view of a street or abutting site instead of from the users of the special event as the concern is generally more relevant to non-Site users.</p> <p>5 - Transferred from S. 91.1.d No change from current rules.</p> <p>5.3 - Revised from S.91.1.d.iii Setback requirements are changed to maintain the intent of the current regulations to only apply when the Special Event abuts a residential zone, this will include both residential direct control zones and special area zones, with the exception of residential zones in the Special Area Downtown.</p> <p>6 - Transferred from S. 91.1.c No change from current rules.</p> <p>7 - Transferred from S. 91.3 No change from current rules.</p>

6.110 Vehicle Support Services and Drive-through Services

Regulations	Notes / Rationale
<ol style="list-style-type: none"> 1. Vehicle Support Services and Uses with Drive-through Services must be located: <ol style="list-style-type: none"> 1.1. on a Corner Site Abutting a Collector Road or Arterial Road; 1.2. on a Site equal to or greater than 1 ha; or 1.3. in conjunction with any other commercial development on Site Abutting a Collector Road or Arterial Road, in compliance with Subsection 10. 2. Subsection 1 does not apply to Vehicle Support Services in an Industrial Zone. 3. The minimum Site Width and Site Depth for Vehicle Support Services and Uses with Drive-through Services is 30.0 m. 4. Fuel pump islands associated with Vehicle Support Services must: <ol style="list-style-type: none"> 4.1. have a minimum Setback of 6.0 m from Abutting Sites, Streets, and Alleys; 4.2. be located a minimum 6.0 m distance from the outer edge of any Drive Aisle or lane intended to control traffic circulation on the Site; and 4.3. be located a minimum 6.0 m distance from the outer edge of any Landscaped island in Surface Parking Lots. 5. Canopies over fuel pump islands specified in Subsection 4 must: <ol style="list-style-type: none"> 5.1. have a minimum Setback of 3.0 m, or the minimum identified in the underlying Zone, whichever is greater, from Abutting Sites, Streets, and Alleys; and 5.2. be designed, finished, and have a Height such that the canopy maintains consistency with the design and the eave lines of the principal building. 6. Each queuing space associated with Vehicle Support Services and Uses with Drive-through Services must be a minimum of 6.5 m long and 3.0 m wide and queuing lanes must provide space for turning and vehicle movement. 7. Vehicle Support Services that are automated car washes and Uses with Drive-through Services must provide a minimum of 5 inbound queuing spaces and 1 outbound queuing space. <ol style="list-style-type: none"> 7.1. The 5 inbound queuing spaces for Food and Drink Services with Drive-through Services must be provided from where customers place their order. 8. Where Vehicle Support Services and Uses with Drive-through Services are Abutting, or directly across an Alley, from a Residential Zone or a Site with a valid Development Permit for a Residential Use, the development must: <ol style="list-style-type: none"> 8.1. including queuing spaces, canopies, pump islands, drive aisles and other similar features, be Setback 7.5 m from the Lot line that is facing the Residential Zone or Residential Use described in Subsection 8; 8.2. incorporate 2 building design techniques as outlined in Section 5.40, to the Facades and canopies facing a Residential Zone or Residential Use described in Subsection 8; 8.3. provide a solid wood screen Fence or equivalent, with a minimum Height of 1.8 m to screen the view of vehicular traffic from Residential Zone or Residential Use described in Subsection 8; and 8.4. provide a Landscape Buffer within the 7.5 m Setback area described in Subsection 8.1, to screen and enhance the visual appearance of the development, and to minimize Nuisances. 9. Development Permit applications for Vehicle Support Services that include automated car washes and are located on Sites Abutting, or directly across an Alley, from a Residential Zone or a Site with a valid development permit for a Residential Use must include the following information: <ol style="list-style-type: none"> 9.1. the anticipated noise impacts of the development as identified in the manufacturer's specifications; 9.2. a noise impact assessment identifying the noise attenuation measures necessary to comply with the City of Edmonton Community Standards Bylaw, and other measures to minimize noise impacts as determined by the Development Planner, in consultation with the City department responsible for transportation services. 10. Vehicle Support Services and Uses with Drive-through Services must be designed to minimize traffic circulation conflicts with other vehicles and pedestrians, and on and off-Site impacts through the location and orientation of: <ol style="list-style-type: none"> 10.1. vehicle access; 	<p>The Vehicle Support Services regulations have been rewritten for clarity.</p> <p>Previous regulations related to Child Care Services have been removed as regulations associated with Vehicle Support Services have been reviewed by staff and have been determined that there is a low risk to child care being close to these types of uses. Removal of these regulations will also enable more opportunities for child care services throughout Edmonton and places where people may work.</p> <p>1 - Revised from S. 72.2.1 These regulations revise the location criteria to ensure standalone vehicle support services are only permitted on corner sites or on larger sites (equal to or greater than 1 ha). Subsection 1.3 proposes to enable the Development Planner to consider interior sites or sites less than 1 ha provided the development is designed to minimize traffic circulation conflicts with other vehicles and pedestrians, and on and off-Site impacts.</p> <p>2 - New Regulation Due to the broader Use proposed for Vehicle Support Services, which includes activities that were not previously regulated by the current S. 72 (e.g., Automotive and Equipment Repair Shops), this regulation enables standalone Vehicle Support Services to occur on interior, mid-block, sites in industrial areas.</p> <p>3 - Revised from S. 72.2.2, S.72.2.3, S. 72.2.4 The minimum site width and depth is intended to provide sufficient space on site for vehicle maneuvering. Minimum Site area and maximum site coverage regulations are not proposed due to the potential to create inefficient use of the site by indirectly requiring larger areas to not be developed. Other regulations are included to help minimize impacts associated with on-site circulation and to ensure sufficient space for queuing.</p> <p>4.1 - Transferred from S. 72.2.6.a To carry forward setback requirements for fuel pump islands in order to accommodate room for landscaping, screening, and additional space to minimize negative impacts to abutting streets, alleys and sites.</p> <p>4.2 - Transferred from S. 72.2.6.a To ensure sufficient space for a vehicle being serviced or parked adjacent to a fuel pump (between the fuel pump and a drive aisle or a driving lane not considered a drive aisle as defined).</p> <p>4.3 - New Regulation To require a minimum distance of 6 m from landscaped islands in parking lots to ensure space is available for vehicle movement for vehicles being serviced or parked adjacent to a fuel pump island, or to enter/exit the space next to a fuel pump island.</p> <p>5 - Revised from S. 72.2.6.b</p>

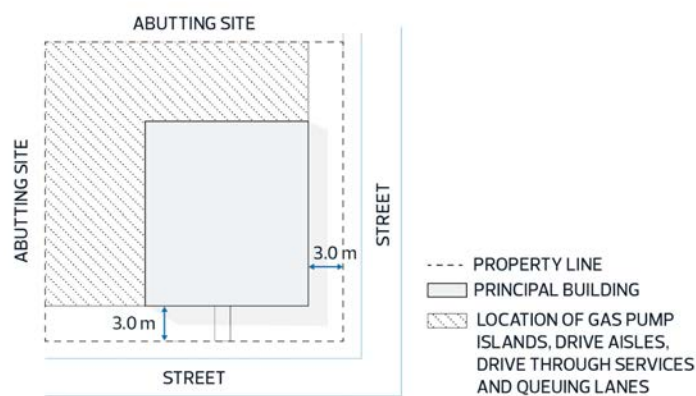
- 10.2. Drive Aisles;
- 10.3. queuing spaces;
- 10.4. drive-through service windows and speakers; and
- 10.5. on-Site circulation

to the satisfaction of the Development Planner, in consultation with the City department responsible for transportation services.

11. Where provided on a Site with a Main Street Development or on a Site Zoned mixed use, Vehicle Support Services and Uses with Drive-through Services must comply with the following:

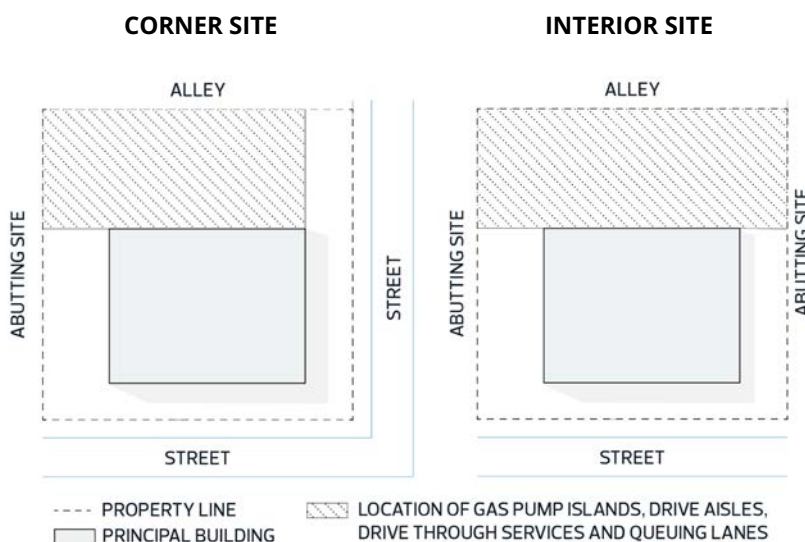
- 11.1. Vehicle Support Services must not be stand-alone developments.
- 11.2. Freestanding structures, fuel pump islands, Drive Aisles, Drive-through Services, and queuing lanes must:
 - 11.2.1. unless otherwise specified, provide a minimum 3.0 m Setback from an Abutting Street and not extend past the Facade of the principal building closest to the Abutting Street; and

Diagram for Subsection 11.2.1



11.2.2. unless otherwise specified, be located at the rear of the building on Interior Sites and Corner Sites that Abut an Alley.

Diagram for Subsection 11.2.2



11.3. Fencing, Landscaping or other similar measures must be provided to screen and soften the impact of Vehicle Support Services and Uses with Drive-through Services on adjacent development, Pathways, sidewalks and Streets.

Adjusts the setback requirement for canopies to increase the setback when the underlying zone requires a larger setback. The proposed regulations for canopies also remove the reference to site coverage regulations as these are not proposed to be carried forward due to the potential to create inefficient use of the site by indirectly requiring larger areas to not be developed.

6 - Transferred from S. 72.2.5.d

To ensure minimum space required for the queuing of vehicles.

7 - Revised from S. 72.2.5.b

This regulation proposes to revise the current queuing requirements by removing the maximum number of queuing spaces permitted for car wash services.

7.1 - New Regulation

To provide clarification for where the queuing spaces start for fast food services, so that it is measured where customers place their orders (whether it be an ordering board or the drive through window).

8 - Revised from S. 72.2.6.c, S. 72.2.8.b, S. 72.2.8.c

To enhance the visual appearance of vehicle support services and uses with drive-through services and to minimize off-site impacts to nearby residential development.

9 - Revised from S. 72.2.7.b

To ensure nuisances associated with automatic car washes are minimized when located next to residential development. This regulation proposes to revise the requirement to only car washes that are located on sites next to residential zones and sites.

10 - Revised from S. 72.2.5.c

To ensure impacts to traffic circulation as well as on and off-site impacts are minimized. This regulation is proposed to apply more broadly to all activities included under the Vehicle Support Services use, as well as all Uses that include Drive-through Services.

11.1 - Revised from S. 819.3.11.a

To prevent vehicle support services from being the only development on a site within a mixed-use zone.

11.2 - Revised from S. 819.3.11.b

To minimize pedestrian and vehicular conflicts and create a more comfortable pedestrian-oriented public realm. Additional clarity for the location of gas pump islands, drive aisles, Drive-through Services and queuing lanes is provided with diagrams.

11.3 - Transferred from S. 819.3.11.c

To improve the visual appearance and public realm for areas next to Vehicle Support Services and Drive-through Services.

Draft Zoning Bylaw

Part 7 - Administrative and Interpretive Regulations



7.40 Application of General and Specific Development Regulations

Regulations	Notes / Rationale
<p>1. General Development Regulations</p> <p>1.1. The General Development Regulations in Part 5 apply to all development on all Sites. These regulations take precedence except where the regulations of a Zone, Direct Control Zone, or Overlay specifically exclude or modify these regulations with respect to any Use.</p>	<p>1.1 Transferred from S.40 These regulations have been transferred from Section 40 with minor language updates.</p>
<p>2. Specific Development Regulations</p> <p>2.1. The Specific Development Regulations in Part 6 apply to specific Uses or developments in any Zone or Direct Control Zone. These regulations take precedence except where the regulations of a Zone, Direct Control Zone or Overlay specifically exclude or modify these regulations with respect to any Use.</p>	<p>2.1 Transferred from S.69.1 These regulations have been transferred from Section 69.1 with minor language updates to improve readability.</p>

7.50 Zoning Bylaw Amendments

Regulations	Notes / Rationale
<p>1. Text Amendment Applications</p> <p>1.1. Any person applying for a Text Amendment must apply in writing to the Development Planner. The application must include:</p> <ul style="list-style-type: none"> 1.1.1. the appropriate application form; 1.1.2. the required fees; 1.1.3. the proposed Text Amendment; and 1.1.4. a written statement by the applicant to support their application, and reasons for applying. <p>1.2. Despite anything contained in this Section, an application for a proposed Text Amendment to this Bylaw which has been refused by Council within the previous 12 months cannot be accepted if the effects of the proposed amendment would be the same.</p> <p>1.3. Prior to Council considering a proposed Text Amendment, the Development Planner must provide notice in compliance with the requirements of the Municipal Government Act.</p>	<p>1.1. - Revised from S. 24.1.1 This regulation is revised to improve readability and includes a new defined term for text amendment. The requirement that the development planner submit the application to City Council is relocated to subsection 3.3.</p> <p>1.1.2 - Transferred from S. 24.1.2 The requirement for the applicant to pay costs incurred during the processing of an amendment is transferred to subsection 3.3.1.</p> <p>1.1.3 - New Regulation This regulation is added to clarify that the applicant is responsible for drafting the proposed text amendment.</p> <p>1.2 - Revised from S. 24.1.3 This regulation is revised to clarify that restrictions on application resubmission intervals for a text amendment only applies if the outcome of the proposed amendment will be the same as the previous application.</p> <p>1.3 - Revised from S. 24.1.4 This regulation is revised to improve readability. For clarity about the requirements of this subsection, the Municipal Government Act specifies 3 options to notify residents about text amendments:</p> <ol style="list-style-type: none"> 1. Publish at least once a week for 2 consecutive weeks in at least one newspaper or other publication circulating in the area, or 2. Mailed notices to every residence in the area 3. Alternative notification option provided in Charter Bylaw 18226, Public Notification Bylaw. <p>The City will continue to advertise text amendments in a newspaper.</p>
<p>2. Rezoning Amendment Applications</p> <p>2.1. Any person applying to amend the Zoning Map of this Bylaw to rezone any land must apply in writing to the Development Planner for a Rezoning Amendment. This application must include:</p> <ul style="list-style-type: none"> 2.1.1. a Certificate of Title which has been issued not later than 30 days prior to the receipt of the Rezoning Amendment application; 2.1.2. the appropriate application form; 2.1.3. the required fees; 2.1.4. a written statement by the applicant in support of their application, indicating their interest in the property and reasons for applying; and 2.1.5. where applicable, the proposed Direct Control Zone, including the additional requirements specified in Section 7.80. <p>2.2. Upon receipt of an application for a Rezoning Amendment, the Development Planner must send a written notice of this application to:</p> <ul style="list-style-type: none"> 2.2.1. the assessed owner of land that is subject to the Rezoning Amendment; 	<p>2.1 - Revised from S. 24.2.1 This regulation is revised to include a new defined term for zoning map.</p> <p>S. 24.2.1.b - Retired This regulation is retired to simplify and streamline the bylaw. Contact information is considered part of the 'appropriate application form' in subsection 2.1.2.</p> <p>S. 24.2.1.c - Retired This regulation is retired and all fee requirements have been simplified and covered in subsection 2.1.3</p> <p>2.1.4 - Revised from S.24.2.1.e This regulation is revised to improve readability.</p> <p>2.1.5 - New Regulation This regulation is added for better awareness that applicants are to prepare new direct control zones or prepare the amendment to the direct control zones in alignment with direct control application</p>

<p>2.2.2. the municipal address and the address of the assessed owners of land that are wholly or partially within 60.0 m of the boundaries of the Site which is the subject of the Rezoning Amendment;</p> <p>2.2.3. the President of the applicable Community Leagues; and</p> <p>2.2.4. the Executive Director of the applicable Business Improvement Areas.</p> <p>2.3. During any ordinary mail delivery stoppage, the notice of a Rezoning Amendment application must be given by other alternative means that the Development Planner may specify.</p> <p>2.4. Where a Direct Control development agreement is entered into between the City and the applicant, the applicant must pay any development agreement fees, in addition to any other fee required under this Bylaw or any other bylaw.</p> <p>2.5. Despite anything contained in this Section, the Development Planner must not accept an application for a Rezoning Amendment that:</p> <p>2.5.1. is for a Direct Control Zone, substantially similar to; or</p> <p>2.5.2. for all other Zones, contains the same proposed zone designations as, an application on the same Site, that has been refused by Council within the previous 12 months.</p>	<p>requirements.</p> <p>2.2 - Revised from S. 24.2.2 This regulation is revised to improve readability.</p> <p>2.2.1 - New Regulation This regulation is added to clarify that written notices are sent to the property owner that is subject to the rezoning amendment.</p> <p>2.2.2 - Revised from S. 24.2.2.a This regulation is revised to improve equity. This change means that rezoning amendment application notices will also be sent to municipal addresses to inform those that are not property owners.</p> <p>2.2.3 - Revised from S. 24.2.2.b This regulation is revised to improve readability.</p> <p>2.2.4 - Revised from S. 24.2.2.c This regulation is revised to improve readability.</p> <p>2.3 - Revised from S. 24.2.3 This regulation is revised to improve readability.</p> <p>2.4 - Revised from S. 24.3.7 This regulation is revised to improve readability. It is retained to maintain the ability to charge development agreement fees for applications for a new development permit under a historical development agreement.</p> <p>2.5 - Revised from S. 24.2.5 This regulation is revised to provide more certainty about the limitations for re-submitting a rezoning amendment application.</p>
<p>3. Review and Processing of Amendments</p> <p>Review of Amendments</p> <p>3.1. Upon receipt of an application for a Text Amendment or Rezoning Amendment, the Development Planner must:</p> <p>3.1.1. examine the proposed amendment and request any additional information required to complete this examination;</p> <p>3.1.2. prepare a written report on the proposed amendment; and</p> <p>3.1.3. advise the applicant in writing of what recommendation will be made to Council regarding the proposed amendment.</p> <p>Analysis of Rezoning Amendment</p> <p>3.2. Upon receipt of an application for a Rezoning Amendment, the Development Planner must initiate or undertake an investigation and analysis of the potential impacts of development under the proposed Zone and relevant sections of this Bylaw. The analysis must be based upon the full development potential of the Uses and development regulations specified in the proposed Zone, and not on the merits of any particular development proposal. The analysis must, among other things, consider the following impact criteria:</p> <p>3.2.1. relationship to and compliance with applicable approved Statutory Plans, and Council policy. Should the application not conform with an applicable Statutory Plan, the Development Planner must require the applicant to submit an application to amend the applicable Statutory Plan before the application for a Rezoning Amendment is determined to be complete;</p> <p>3.2.2. relationship to any relevant Statutory Plans in preparation at the time of the application;</p>	<p>3.1 - Revised from S. 24.3.1 This regulation is revised to improve readability.</p> <p>3.1.1 - Revised from S. 24.3.1a This regulation is revised to clarify that the development planner may request additional information from the applicant during the review process.</p> <p>3.1.3 - Revised from S. 24.3.1.c This regulation combines current S. 24.3.1.c.i through S. 24.3.1.c.iv. to simplify and improve readability.</p> <p>3.2 - Revised from S. 24.2.4 This regulation is transferred to improve overall readability within this section. It is revised to clarify the analysis must consider potential impacts to the relevant sections of the bylaw.</p> <p>3.2.2 - Transferred from S. 24.2.4.c This regulation is revised to improve readability. It is maintained so that an application can be considered against other statutory plans that have not yet been approved by council, for example district plans.</p> <p>3.2.4 - Revised from S. 24.2.4.e This regulation is revised to clarify that traffic impacts include multiple forms of transportation.</p>

- 3.2.3. compatibility with surrounding development in terms of Use, function, and scale of development;
- 3.2.4. relationship to, or impacts on, transportation networks including but not limited to bicycles, pedestrians, transit, and vehicles;
- 3.2.5. microclimate impacts, including but not limited to sun, shadow, and wind;
- 3.2.6. relationship to, or impacts on, services such as water and sewage systems, public transit and other utilities, and public facilities such as recreational facilities and schools;
- 3.2.7. relationship to municipal land, right-of-way, or easement requirements;
- 3.2.8. effect on stability, retention, and rehabilitation of desirable existing Uses, buildings, or both in the area;
- 3.2.9. necessity and appropriateness of the proposed Zone in view of the stated intentions of the applicant;
- 3.2.10. documented opinions related to land use impacts raised by area residents regarding the application; and
- 3.2.11. the potential impacts on municipalities within referral and notification areas as identified in the Municipal Development Plan.

Advisement to Applicant and Proceeding to Council

- 3.3. Upon receiving the advisement from the Development Planner as specified in Subsection 3.1.3, the applicant must advise the Development Planner if:
 - 3.3.1. they wish the proposed amendment to proceed to Council, in which case they must prepay the advertising costs prior to the amendment proceeding to Council; or
 - 3.3.2. they do not wish to proceed to Council with the proposed amendment, in which case the application is considered cancelled.
- 3.4. If the applicant does not respond to the Development Planner's advisement, the application may be cancelled after 1 year from the date of the advisement of the Development Planner.
- 3.5. If requested by the applicant, the Development Planner must submit the proposed amendment to Council, accompanied by the report of the Development Planner.
- 3.6. The Development Planner may present for the consideration of Council any proposed amendment to this Bylaw, and the proposed amendment must be accompanied by the report and recommendations of the Development Planner.

3.2.5 - New regulation

This regulation is added to formalize current practice to consider microclimate impacts in the analysis.

3.2.10 - Revised from S. 24.2.4.j

This regulation is revised to clarify that opinions raised by area residents that relate to land use impacts are considered in the analysis.

3.3 - Revised from S. 24.3.2

This regulation is revised to improve readability.

3.6 - Revised from S. 24.3.5

This regulation is revised to simplify and improve readability. The existing term 'may' covers the development planner's ability to exercise discretion.

S. 24.3.6 - Retired

This regulation is retired because the requirement to pay text amendment fees is stated in subsection 1.1.2 and the requirement to pay rezoning amendment fees is stated in subsection 2.1.3.

4. Notification of Rezoning Amendments

Written Notice

- 4.1. Prior to Council considering a proposed Rezoning Amendment, the Development Planner must provide notice in compliance with the requirements of the Municipal Government Act.
- 4.2. For the purposes of Subsection 4.1, the Development Planner must send a written notice by ordinary mail to:
 - 4.2.1. the applicant;
 - 4.2.2. the address of the assessed owner of the land subject to the proposed Rezoning Amendment;
 - 4.2.3. the municipal address and the address of the assessed owners of land that are wholly or partially within 60.0 m of the boundaries of the Site which is the subject of the Rezoning Amendment, except that the Development Planner may exempt notification for City-initiated Rezoning Amendments:
 - 4.2.3.1. for lands incorporated into the City zoned from the pre-annexation municipality's land use bylaw to an equivalent Zone in this Bylaw; or
 - 4.2.3.2. to replace existing Zones with new Zones which are generally consistent with the Uses and regulations of the Zone being replaced;
 - 4.2.4. the President of the applicable Community Leagues; and
 - 4.2.5. the Executive Director of the applicable Business Improvement Areas.
- 4.3. Despite Subsection 4.2.3, the Development Planner must increase the 60.0 m notification boundary if they determine that Sites beyond 60.0 m are likely to experience any impact attributable to any development allowed within the proposed Zone.
- 4.4. During any ordinary mail delivery stoppage, the notice of a Rezoning Amendment prior to Council considering the proposed amendment must be given by other alternative means that the Development Planner may specify.

4.1 - Revised from S. 24.4.1

This regulation is revised to improve readability. The notice requirements are separated into a new regulation in subsection 4.2.

4.2 - Transferred from S. 24.4.1

This regulation is added to clarify existing practice and improve readability. The Municipal Government Act requires written notification.

4.2.2. - Revised from S. 24.4.1.b

This regulation is revised to use 'assessed owners of land' to be consistent with language used throughout this section.

4.2.3 - Revised from S. 24.4.1.c

This regulation is revised to improve equity. This change means that prior to a rezoning amendment application proceeding to City Council, notices must be sent to municipal addresses to inform those that are not property owners. This regulation also maintains discretion for the development planner to exempt certain types of notifications.

4.2.3.1 and 4.2.3.2 - Transferred from S. 24.4.1.c

These regulations provide an opportunity to exempt notifications for annexation agreements and when an existing zone is replaced by another zone that is generally the same.

Rezoning Amendment Information Sign

- 4.5. The assessed owner of land or applicant for a Rezoning Amendment must place a Rezoning Amendment Application Information Sign within 21 days of being directed to do so by the Development Planner. A Rezoning Amendment Application Information Sign is not required for any of the following:
 - 4.5.1. applications that propose to rezone lands in conformity with a Statutory Plan; or
 - 4.5.2. City-initiated Rezoning Amendments for land brought into the City through annexation.
- 4.6. Where a Rezoning Amendment Application Information Sign is required, the sign must be posted for a minimum of 21 days before that application can proceed to a public hearing.
- 4.7. The Rezoning Amendment Application Information Sign must:
 - 4.7.1. be located on the Site and readable from a minimum distance of 15.0 m from the Front Lot Line or Flanking Side Lot Line:
 - 4.7.1.1. if a Site is Abutting more than 1 Street, 1 or more signs must be visible from each Street;
 - 4.7.2. remain posted and readable until the relevant Rezoning Amendment application is approved or refused by Council, struck from Council's agenda, or withdrawn;
 - 4.7.3. not exceed 3.0 m in Height; and
 - 4.7.4. have a minimum Sign Area of 1.0 m² and a maximum Sign Area of 3.0 m².
- 4.8. The design and Copy of a Rezoning Amendment Application Information Sign must contain the following information:
 - 4.8.1. the municipal address of the Site;
 - 4.8.2. the present Zone applicable to the Site;
 - 4.8.3. the Zone proposed for the Site;
 - 4.8.4. a general description of the type and scale of development activities that could happen within the proposed Zone;
 - 4.8.5. a reference to the City's website where more information regarding the land development application may be found;
 - 4.8.6. the telephone number and email address of the Development Planner for public inquiries regarding the Rezoning Amendment;
 - 4.8.7. applicant name and contact information;
 - 4.8.8. a graphic showing the location and boundaries of the subject Site;
 - 4.8.9. the date of the public hearing, once known; and
 - 4.8.10. any other similar information as required by the Development Planner.
- 4.9. Within 7 days of the placement of the Rezoning Amendment Application Information Sign, the applicant must submit a letter to the Development Planner indicating that the Sign has been placed in accordance with the requirements of this Bylaw.
- 4.10. Where the applicant is not the owner of the subject Site, the Development Planner must authorize an alternative notification, which may not meet all of the requirements of Subsection 4.7.1, on public property adjacent to the subject Site.
- 4.11. All Rezoning Amendment Application Information Signs must be removed no later than 30 days following the date of the approval or refusal of the Rezoning Amendment application by Council.

4.2.4 - Revised from S. 24.4.1.d

This regulation is revised to improve readability.

4.2.5 - Revised from S. 24.4.1.e

This regulation is revised to reflect the current titles used for leaders of business improvement areas.

4.3 - Revised from S.24.4.3

This regulation is revised to improve readability. When a larger distance than 60.0 m is used, notification is provided in the same way as subsection 4.2 for that additional distance.

4.4 - Revised S.24.4.2

This regulation is revised to allow for the same flexibility in identifying alternative options for notification when there is a disruption to ordinary mail services. This change is aligned with a similar regulation used in subsection 1.7 of [section 7.160](#) for alternative notification for development permit decisions.

S. 24.4.4 - Retired

This regulation is retired. The requirement for the development planner to give notice of a rezoning amendment application in compliance with the Municipal Government Act is stated in subsection 4.1.

4.5 - Revised from S. 24.4.5

This regulation is revised. The time limit is increased to 21 days to allow the applicant additional time to comply with this requirement.

4.6 - Revised from S.24.4.6

This regulation is revised to improve readability.

4.7 - Revised from S. 24.4.7, S. 24.4.8 and S. 24.4.9

This regulation is revised and combined to improve readability and simplify the requirements for the placement of rezoning signs.

S. 24.4.7.a - Retired

The detailed requirements for the placement of a rezoning amendment application information sign are retired, as the other regulations ensure the sign is readable from public streets at a distance of 15.0 m. The updated definition of 'street' now excludes lanes.

4.8 - Revised from S. 24.4.10

This regulation is revised to improve readability

4.8.4 - Revised from S. 24.4.10.d

This regulation is revised to allow more flexibility in how the proposed rezoning amendment is described on the sign. This change would allow for a greater use of plain language to describe what changes are proposed in the application.

4.8.6. - Revised from S. 24.4.10.f

This regulation is revised to improve readability and adds the email address of the development planner that is handling the application.

4.8.7 - New regulation

This regulation is added to include contact

information for the applicant on the sign. This change aligns with the current practice of development permit notification signs and creates more opportunities for direct interactions between the public and the applicant.

4.8.9 - New regulation

This regulation is added to increase transparency about the status of an application by requiring the date of the public hearing to be added to the sign.

4.8.10 - New regulation

This regulation is added to provide flexibility to the development planner to include other relevant information on the sign. Where provided by the applicant, examples may include elevation drawings, renderings, or other details relevant to application.

4.9, 4.10 and 4.11 - Revised from S. 24.4.11, S. 24.4.12 and S. 24.4.13.

These regulations are revised to improve readability

5. Notification for Large Scale Rezoning

- 5.1. Despite anything contained in this Section, in the event of a City-initiated Rezoning Amendment that affects the zoning of more than 500 parcels of land, the City may provide notice in accordance with Charter Bylaw 18826, Public Notification Bylaw.

5 - New subsection

This subsection is added to improve readability.

5.1 - New regulation

This regulation is added to support the changes made through Charter Bylaw 18826 - Public Notification Bylaw. The regulation provides for alternative advertising for City initiated rezonings for 500 or more parcels within the same bylaw and is required for the implementation of this proposed bylaw.

7.60 Application of Overlays

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To alter or specify additional regulations in otherwise appropriate Zones in order to achieve local planning objectives, such as the protection of the environment or the reduction of risk, in specially designated areas, in compliance with applicable Statutory Plans.</p>	<p>1 - Revised from S.800.1 This purpose statement has been updated with adjustments to improve wording and clarity, and to reflect the new Zoning Bylaw's intention to continue to use overlays with the focus of environmental protection and the reduction of risk within the context of supporting overarching city building outcomes.</p> <p>Equivalent Section in Zoning Bylaw 12800: (800) City-Wide Master Overlay</p>
<p>2. Application</p> <p>2.1. An Overlay must be applied to Zones through a Text Amendment and must include:</p> <ul style="list-style-type: none"> 2.1.1. the name of any applicable Statutory Plan and its boundary; 2.1.2. a map of the Overlay boundary at an appropriate scale; and 2.1.3. development regulations specified or altered by the Overlay. <p>2.2. An Overlay must not be used:</p> <ul style="list-style-type: none"> 2.2.1. to amend a Direct Control Zone; 2.2.2. to alter a Permitted Use or Discretionary Use, Floor Area Ratio, or Density except in compliance with Subsection 3; 2.2.3. where proposed regulations or alterations to regulations in an underlying Zone: <ul style="list-style-type: none"> 2.2.3.1. are significant enough to be inconsistent with the Purpose of that Zone and the designation of another Zone would be more appropriate; 2.2.3.2. are not related to specific local planning objectives but would have sufficient City-wide application to justify a Text Amendment to a standard Zone; or 2.2.3.3. are intended to provide Site-specific control over the development and the use of a Direct Control Zone would be more appropriate; 2.2.4. to alter the following Parts or Sections of this Bylaw: <ul style="list-style-type: none"> 2.2.4.1. Part 1; 2.2.4.2. Sections 5.50 and 5.70; 2.2.4.3. Part 7; and 2.2.4.4. Part 8. 	<p>2.1 Transferred from S.800.2.1 This regulation has been transferred with adjustments to improve wording and readability.</p> <p>2.2 Transferred from S.800.2.2 This regulation has been transferred with adjustments to improve wording and readability.</p> <p>2.2.4 Revised from S.800.2.2.e This subsection has been updated to align with the proposed new bylaw structure.</p>
<p>3. Development Regulations</p> <p>3.1. Where a regulation in an Overlay alters a regulation in the underlying Zone, the regulations prescribed in an Overlay must be substituted for the specified regulations of the underlying Zone.</p> <p>3.2. Where there appears to be a conflict between a regulation in an Overlay and a regulation in the underlying Zone, the regulation in the Overlay must take precedence.</p> <p>3.3. The regulations in the Airport Protection Overlay, Floodplain Protection Overlay, and North Saskatchewan River Valley and Ravine System Protection Overlay, must take precedence over the regulations in any other Overlay.</p> <p>3.4. An Overlay may alter or specify the following regulations and submission requirements, and may specify when the specified regulations would apply:</p> <ul style="list-style-type: none"> 3.4.1. Density; 3.4.2. Site dimensions and area; 3.4.3. maximum Height; 3.4.4. Floor Area restrictions and Floor Area Ratio; 3.4.5. Setback requirements; 3.4.6. Amenity Area requirements; 3.4.7. maximum parking requirements; 	<p>3.1 - Revised S.800.4.1 This regulation clarifies the substitution requirement applies where a regulation in an overlay alters a specific regulation in the underlying zone, the regulation in the overlay applies.</p> <p>3.2 - Revised S.800.4.1 This regulation requires that the regulation in an Overlay must be used where there is a conflict between the underlying Zone and the Overlay.</p> <p>3.3 Revised S.800.4.2 The proposed Edmonton International Airport Overlay and the North Saskatchewan River Valley and Ravine System Protection Overlay are added to ensure that they take precedence over any other regulation.</p> <p>3.4 Revised S.800.4.3 This regulation has been transferred with minor adjustments to improve wording and clarity.</p>

- 3.4.8. architectural and Site design requirements;
- 3.4.9. performance standards;
- 3.4.10. Landscaping requirements;
- 3.4.11. regulations related to Accessory buildings or structures;
- 3.4.12. Sign requirements;
- 3.4.13. regulations related to special environmental considerations, which may include geotechnical, flood proofing, noise attenuation and servicing requirements in compliance with [Section 7.140](#); and
- 3.4.14. regulations related to special public consultation requirements for a Development Permit application.

7.70 Application of Special Areas

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To regulate the use, design and extent of development within defined geographic areas of the City in order to achieve the planning objectives of an approved Statutory Plan for areas with special or unique attributes which cannot be satisfactorily addressed through standard Zoning.</p>	<p>1 - Transferred from S.900.1 This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>Equivalent Section in Zoning Bylaw 12800: (Section 900) Special Areas General Provisions</p>
<p>2. Application Criteria</p> <p>2.1. A Special Area may only be established where the following conditions are satisfied:</p> <p>2.1.1. An approved Statutory Plan, in effect at the time of passage of the Special Area, states that a Special Area must be established to achieve clearly stated objectives.</p> <p>2.1.2. The approved Statutory Plan, in effect at the time of passage of the Special Area, explains why a standard Zone could not implement the special or unique development objectives of the specified geographic area.</p> <p>2.2. Despite Subsection 2.1, a Special Area may be established in the following cases:</p> <p>2.2.1. for the River Valley Special Area to apply to specified lands within the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan; and</p> <p>2.2.2. for Edmonton South Special Area to apply to lands annexed from Leduc County on January 1, 2019.</p> <p>2.3. All unique Zones created through this Section must only be used within the boundaries of the specified Special Area.</p> <p>2.4. This Section only applies to Special Area Zones and does not apply to standard Zones or Direct Control Zones located within Special Areas.</p> <p>2.5. Special Areas must not be used:</p> <p>2.5.1. where the proposed regulations:</p> <p>2.5.1.1. are minor numerical changes from the regulations of a standard Zone;</p> <p>2.5.1.2. are not related to unique local planning objectives;</p> <p>2.5.1.3. have sufficient City-wide application so that a Text Amendment to a standard Zone would be more appropriate; and</p> <p>2.5.1.4. are intended to provide Site-specific control over development so that the use of a Direct Control Zone would be more appropriate; or</p> <p>2.5.2. to alter the following Parts or Sections of this Bylaw:</p> <p>2.5.2.1. Part 1;</p> <p>2.5.2.2. Sections 5.50 and 5.70;</p> <p>2.5.2.3. Part 7;</p> <p>2.5.2.4. Section 8.10, except that new Uses may be added and listed in new Special Area Zones; and</p> <p>2.5.2.5. Section 8.20.</p>	<p>2.1 - Transferred from S.900.2.1.a This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>2.2.1 - New Regulation This regulation has been added to allow for establishment of the River Valley Special Area.</p> <p>2.2.2 - Transferred from S.900.2.1.b This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>2.3 - Transferred from S.900.2.6 This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>2.4 - New Regulation This regulation has been added for clarity.</p> <p>2.5.1 - Revised from S.900.4.3.a. and b. This regulation is proposed to be revised to state that special area zones are not meant to create minor changes to the regulations of a standard Zone and to ensure that special area zones are used to achieve local planning objectives.</p> <p>2.5.2 - Transferred from S.900.4.3.d. This subsection has been updated to align with the proposed new bylaw structure.</p>
<p>3. Application Requirements</p> <p>3.1. Special Areas must be established through an amendment to the Zoning Bylaw and must include the following:</p> <p>3.1.1. a map of the Special Area boundary;</p> <p>3.1.2. the purpose of the Special Area; and</p> <p>3.1.3. all unique Zones within the Special Area.</p> <p>3.2. Unique Zones created for use within the Special Area must:</p> <p>3.2.1. have a name that must not be confused with any standard Zone;</p> <p>3.2.2. include a statement describing the purpose of the Zone;</p> <p>3.2.3. include a list of Permitted or Discretionary Uses, or both;</p> <p>3.2.4. contain regulations related to the listed Uses; and</p>	<p>3.1 - Revised from S.900.2.2 This regulation is proposed to be revised by:</p> <ul style="list-style-type: none"> removing the requirement to provide a map showing all conventional zones and all direct control zones within the Special Area. This will remove duplication and potential misalignment with the official zoning map as zones change over time. removing the ability to vary the regulations of conventional zones in Special Areas. Instead, a unique special area zone must be created with its own regulations that are independent of a conventional zone

<p>3.2.5. contain any additional regulations that may be necessary.</p>	<p>and substantially different from a conventional zone.</p> <p>3.2 - Revised from S.900.2.5 This regulation is proposed to be revised by creating flexibility around whether uses are listed as permitted or discretionary.</p>
<p>4. Development Regulations</p> <p>4.1. Special Area Zones must conform to an applicable Statutory Plan.</p> <p>4.2. Where there is a conflict between the provisions of an Overlay and a Special Area, the Special Area regulations take precedence, except:</p> <p>4.2.1. the regulations of the North Saskatchewan River Valley and Ravine System Protection Overlay, Floodplain Protection Overlay, and Airport Protection Overlay take precedence over the regulations of any Special Area.</p>	<p>4.1 - Revised from S.900.3.2. This regulation is reworded for clarity and ensures that the development regulations within Special Area Zones comply with the applicable Statutory Plan.</p> <p>4.2 - Revised from S.900.4.1. and 2. The North Saskatchewan River Valley and Ravine System Protection Overlay and the Airport Protection Overlay are proposed to be added to this regulation.</p>

7.80 Application of Direct Control Zones

Regulations	Notes / Rationale
<p>1. Purpose</p> <p>To provide detailed direct control of development on a Site or within a specified area where a standard Zone would be inappropriate or inadequate.</p>	<p>A new simplified Direct Control Zone is proposed to replace the current DC1 and DC2 Zones.</p> <p>The new Direct Control Zone establishes clear application criteria, pre-notification requirements, application requirements and development regulations. Additional application requirements and directions for how the Direct Control Zone application will be evaluated are located in proposed Section 7.50. New Direct Control Zone-specific variance authority for the Development Planner is located in proposed Section 7.100. The new framework for when and how this new Direct Control Zone may be used is intended to help reduce the number of these Rezoning Applications by ensuring this tool is used for its intended purpose.</p> <p>1 - Transferred from S.720.1 This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p>Equivalent Section in Zoning Bylaw 12800: (710) (DC1) Direct Development Control Provision (720) (DC2) Site Specific Direct Control Provision</p>
<p>2. Application Criteria</p> <p>2.1. A Direct Control Zone must only be used to regulate development where:</p> <ul style="list-style-type: none"> 2.1.1. the proposed development exceeds the development regulations of the closest equivalent standard Zone; 2.1.2. the proposed development requires specific or comprehensive regulations to mitigate land Use conflicts with neighbouring Sites; 2.1.3. the proposed development is located on a Site that has unique characteristics that require specific regulations; 2.1.4. the ongoing operation of the proposed development requires specific regulations; 2.1.5. the Site or area has a special environmental concern, as identified in a Statutory Plan; or 2.1.6. the Site or area is of special historical, cultural, paleontological, archeological, prehistorical, natural, scientific, or aesthetic interest, as designated under the Historical Resource Act. 	<p>2.1.1 - 2.1.4 - Transferred from S.720.2 These regulations are transferred from the DC2 Zone to the new consolidated Direct Control Zone to simplify regulations.</p> <p>2.1.5 - 2.1.6 - Transferred from S.710.1.1 & 2 These regulations are transferred from the DC1 Zone to the new consolidated Direct Control Zone to simplify regulations. Areas of unique character are not included in the Direct Control applicability section in order to establish clear criteria for where a Direct Control vs. a Special Area Zone should be used. Areas of unique character as identified in a Statutory Plan are captured in subsection 2.1.2 of section 7.70.</p>
<p>3. Pre-Application Notification Requirements</p> <p>3.1. At least 21 days before submitting a Direct Control Rezoning Amendment application as detailed in Section 7.50, an applicant must send a notice to:</p> <ul style="list-style-type: none"> 3.1.1. the municipal address and the property owner wholly or partly located within a distance of 60.0 m of the Site; 3.1.2. the president of each affected community league; and 3.1.3. the executive director of each business improvement area operating within 60.0 m of the Site. <p>3.2. The notice required in Subsection 3.1 must:</p> <ul style="list-style-type: none"> 3.2.1. include information about the application; and 3.2.2. request their feedback. <p>3.3. Despite Subsection 3.1, pre-application notification is not required for Direct Control Rezoning Amendment applications for historical resources that have been designated by the Minister or by Council in accordance with the Historical Resources Act, where the character of the</p>	<p>3 - Transferred from S.720.4.1.c & d This step must be completed before an application as detailed in subsection 4. may be submitted.</p> <p>3.1.1 - Revised from S.720.4.1.c This regulation is revised to improve equity. This change means that pre-application notifications will be sent to municipal addresses to inform those that do not own land.</p> <p>3.2 - Transferred from 720.4.1.c & d This regulation is updated to improve clarity.</p> <p>3.3 - New regulation This regulation reflects the current practice, where applications Direct Control Zones applications for historical resources that generally maintain existing land uses do not require pre-application notification. Where</p>

<p>development is not significantly altered or the Use is not being changed or significantly intensified.</p>	<p>designated historical resource Direct Control Zone application includes proposed changes to how it is being used, pre-notification is required since the new uses may have impacts on adjacent properties.</p>
<p>4. Application Requirements</p> <p>4.1. In addition to the application requirements detailed in Subsection 2.1 of Section 7.50, a Direct Control Rezoning Amendment application must include:</p> <p>4.1.1. the proposed Direct Control Zone, which must include:</p> <p>4.1.1.1. the Purpose of the Zone;</p> <p>4.1.1.2. the area of application;</p> <p>4.1.1.3. Uses;</p> <p>4.1.1.4. development regulations;</p> <p>4.1.1.5. a Site plan, to be appended to the Direct Control Zone, that illustrates the specific development outcomes that are proposed; and</p> <p>4.1.1.6. building elevations, to be appended to the Direct Control Zone, that illustrate the specific development outcomes that are proposed; and</p> <p>4.1.2. a statement explaining:</p> <p>4.1.2.1. why a standard Zone cannot achieve the desired outcomes, and why a Direct Control Zone is needed in compliance with the criteria specified in Subsection 2.1;</p> <p>4.1.2.2. how the proposed Direct Control Zone complies with the applicable Statutory Plans in compliance with Subsection 5.2; and</p> <p>4.1.2.3. how the proposed Direct Control Zone complies with City policy such as community amenity requirements, where applicable;</p> <p>4.1.3. if the Direct Control Zone concerns a historical resource designated under the Historical Resources Act, a copy of the Minister's written approval or Council's written approval;</p> <p>4.1.4. all feedback received from the pre-notification requirement detailed in Subsection 3, including all opinions or concerns expressed by notification recipients, and including any modifications that were made to the application to address their concerns; and</p> <p>4.1.5. additional information as required by the Development Planner to determine whether the proposed Use or development is consistent with an approved Statutory Plan.</p> <p>4.2. Despite Subsections 4.1.1.5 and 4.1.1.6, the Development Planner may waive the requirement to provide a Site plan or building elevations where, in their opinion, they are not required to achieve the development outcomes of the Direct Control Zone.</p>	<p>4.1 - Transferred from S.720.3 and S.720.4.1 This subsection consolidates application and information requirements into one section for ease of reference.</p> <p>4.1.1 - Revised S.720.4.1.a The proposed Direct Control Zone is specifically required in the current DC2 Zone, and must be submitted as part of the new Direct Control Zone.</p> <p>4.1.1.1 - New regulation The proposed Direct Control Zone must include a Purpose; this regulation formalizes this requirement.</p> <p>The application requirements listed in Subsection 4.1.1 are not currently a formal requirement for DC1s but are required in practice; this regulation establishes the requirement to provide the proposed Zone for all Direct Control Zone applications.</p> <p>4.1.1.2, 4.1.1.3, 4.1.1.4 - Revised S.720.3.1 These subsections detail the information that must be included in the proposed Direct Control Zone, which must be included in the Rezoning Amendment application.</p> <p>4.1.1.5 - Revised S.720.3.2 This regulation has been simplified for clarity. Where a Site plan is not required, the Development Planner may waive this requirement in compliance with Subsection 4.2.</p> <p>4.1.1.6 - Revised S.720.3.2 This regulation amends the requirement to provide building elevations to a must from a may. Where building elevations are not required, the Development Planner may waive this requirement in compliance with Subsection 4.2.</p> <p>4.1.2.1 - Transferred from S.720.4.1.b This regulation requires the applicant to provide justification for pursuing a Direct Control Zone.</p> <p>4.1.2.2 - Transferred from S.710.5.1 This regulation requires the applicant to provide information detailing how the proposed development complies with higher policy direction.</p> <p>4.1.2.3 - New regulation Applicants must, where applicable, confirm that their application complies with City policies.</p> <p>4.1.3 - Transferred from S.710.5.2 If the Site or area has been designated under the Historical Resource Act, the applicant must submit the approval as part of their application.</p> <p>4.1.4 - Transferred from S.720.4.1.e & f The applicant must provide details of all feedback received and how, if at all, the feedback informed changes to the proposed Direct Control Zone.</p> <p>4.1.5 - Transferred from S.710.5.3 This allows the Development Planner the</p>

	<p>opportunity to ask for additional information beyond the minimum requirements in order to determine the suitability of the proposed Direct Control Zone.</p> <p>4.2 - New regulation This regulation allows the Development Planner to determine whether this level of detail is necessary to achieve the outcomes of the Zone. Site plans and building elevations are not currently a requirement for Direct Control Zones that apply to large areas, which would be a scenario where a Site plan or building elevation may not be required.</p>
<p>5. Development Regulations</p> <p>5.1. Unless specifically excluded or modified by a regulation of a Direct Control Zone, all regulations in the Zoning Bylaw must apply to development in a Direct Control Zone. Site plans and building elevations cannot exclude or modify regulations of the Zoning Bylaw.</p> <p>5.2. Proposed development must comply with policies in an applicable Statutory Plan, except that:</p> <p>5.2.1. A regulation or condition applying as a result of the designation of a historical resource under the Historical Resources Act, must take precedence.</p> <p>5.3. In the case of designated historical resources, a Development Permit application to demolish, alter, restore or repair a building or structure, or to excavate or otherwise disturb land, must include Council's approval.</p> <p>5.4. Unless otherwise specified in a Direct Control Zone, Sign Uses must comply with Subsections 3 and 9 of Section 6.80.</p>	<p>5.1 - Revised from S.710.4.5, S.720.3.2 & S.720.3.3 This regulation has been reworded for clarity. If the Site Plan appended to the Direct Control Zone does not include a development outcome required in an applicable development regulation, a development must still comply with the regulation.</p> <p>5.2 - Transferred from S.710.4.1 This regulation establishes that where there is a conflict between a requirement established as a result of the designation of a historical resource, and an applicable Statutory Plan, the regulation established as a result of the designation overrides the Statutory Plan.</p> <p>5.3 - Transferred from S.710.4.2 This regulation establishes the requirement to submit Council's approval as part of a Development Permit application for the listed scope of development. This is in accordance with s.6(a) of the Historical Resources Act.</p> <p>5.4 - Revised from S.710.4.4 and S.720.3.4 This regulation establishes a default sign schedule where the Direct Control Zone does not refer to another schedule.</p>

7.90 Responsibility of the Subdivision Authority

Regulations	Notes / Rationale
<p>1. Acknowledgement of Complete Subdivision Applications</p> <p>1.1. Unless extended by an agreement in writing between the applicant and the Subdivision Authority, within 20 days after the receipt of an application for the subdivision of land the Subdivision Authority must:</p> <ul style="list-style-type: none">1.1.1. issue a written acknowledgment to the applicant advising that the application is complete; or1.1.2. issue a written notice to the applicant advising that the application is incomplete, listing the documentation and information that is still required, and setting a date that the required documentation and information must be submitted. <p>1.2. Upon receipt of the required documentation and information by the date set in the notice issued under Subsection 1.1.2, the Subdivision Authority must issue a written acknowledgment to the applicant advising that the application is complete.</p> <p>1.3. Where the required documentation and information is not provided by the date set in the notice issued under Subsection 1.1.2, the Subdivision Authority must issue a written notice to the applicant stating that the application has been refused and the reason for the refusal.</p> <p>1.4. Despite the issuance of a written acknowledgement under Subsections 1.1.1 and 1.2, the Subdivision Authority may request additional information or documentation from the applicant that the Subdivision Authority considers necessary to review the application.</p>	<p>1. - Transferred from S. 11.6 This subsection contains minor revisions to improve readability only.</p>
<p>2. Notice and Acknowledgment Requirements</p> <p>2.1. A notice or acknowledgment issued under Subsection 1 must include:</p> <ul style="list-style-type: none">2.1.1. the date that the notice or acknowledgment was issued;2.1.2. contact information for the City;2.1.3. the municipal address of the property subject to the application;2.1.4. the City file number for the application; and2.1.5. any other information at the discretion of the Development Planner or the Subdivision Authority.	<p>2. - Revised from S.11.7 The title of this subsection is renamed to reflect the change in content.</p> <p>S.11.7.2 Transferred to Subsection 3.7 of Section 7.20 This regulation is transferred out of this subsection and is proposed to be located in subsection 3.8 of section 7.20. The regulation is revised to provide clarity that notifications required under this proposed bylaw will be sent electronically, unless otherwise specified by the Municipal Government Act.</p>

7.100 Authority and Responsibility of the Development Planner

Regulations	Notes / Rationale
<p>1. Duties Relating to Development Permit Applications</p> <p>1.1. The Development Planner:</p> <p>1.1.1. must receive all applications;</p> <p>1.1.2. must ensure that a register of applications is maintained, and is made available to any interested person during normal office hours;</p> <p>1.1.3. must review each application to determine whether it is complete in compliance with the information requirements and Subsection 2, and if the application complies, enter the application into the register of applications;</p> <p>1.1.4. must confirm in writing that an application has been received if requested by the applicant;</p> <p>1.1.5. must review each application to determine its appropriate Use, and may require the applicant to apply for a different Use;</p> <p>1.1.6. must approve an application for a Permitted Use, with or without conditions in compliance with Section 7.150, provided the development complies with the regulations of this Bylaw.</p> <p>1.1.7. must refuse an application for a Permitted Use if the development does not comply with the regulations of this Bylaw, unless the Development Planner varies the regulations under Subsections 3, 4 and 5;</p> <p>1.1.8. may vary a regulation in a Zone or other Sections of this Bylaw:</p> <p style="padding-left: 20px;">1.1.8.1. in compliance with the regulations contained in that Zone or Section; and</p> <p style="padding-left: 20px;">1.1.8.2. in compliance with Subsections 3, 4 and 5,</p> <p>and in such case, the application is for a Discretionary Development;</p> <p>1.1.9. when considering Discretionary Development may approve an application with or without conditions, in compliance with Section 7.150.</p> <p>1.1.10. may refuse an application for Discretionary Development even if it meets the requirements of this Bylaw;</p> <p>1.1.11. may, in compliance with the regulations of this Bylaw:</p> <p style="padding-left: 20px;">1.1.11.1. refuse; or</p> <p style="padding-left: 20px;">1.1.11.2. approve, with or without conditions;</p> <p>an application in a Direct Control Zone; and</p> <p>1.1.12. must give notice of their decision on applications in compliance with Section 7.160.</p> <p>1.2. Where the Development Planner requires information as specified in this Bylaw, the Development Planner, according to the information received, and to their satisfaction:</p> <p>1.2.1. may impose conditions for a Discretionary Development that are necessary to ensure that the Site is suitable for the full scope of development proposed in the application;</p> <p>1.2.2. must refuse a Discretionary Development where the Development Planner determines that the Site is not suitable for the full scope of development proposed in the application; or</p> <p>1.2.3. may impose conditions for a Permitted Development as specified in this Bylaw.</p>	<p>1.1.1 - Transferred from S. 11.1.1 This regulation is transferred to improve readability.</p> <p>1.1.3 - 1.1.7 - Revised from S. 11.1.1.b,c,d,e These regulations are revised to improve readability.</p> <p>1.1.8 - Revised from S. 11.1.1.f This regulation is revised to to improve readability. 1.1.8.1 is added to clarify that the development planner may not overturn variance-specific regulations. The term 'Class B' is proposed to be changed to 'Discretionary Development'. See Section 7.110 for more details.</p> <p>1.1.9 and 1.1.10 - Revised from S. 11.1.1.g This regulation is revised and separated into subsections 1.1.9. and 1.1.10 to improve readability. Reference to 'with or without changes to the design of the development' is removed to simplify this regulation. This change does not remove any existing abilities of the development planner.</p> <p>1.1.11 - Revised from S. 11.1.1.h This regulation is revised to improve readability.</p> <p>1.1.12 - Revised from S. 11.1.1.i.ii This regulation is revised to improve readability. 'Ordinary mail' is removed for clarity as it is proposed in subsection 3.8 of section 7.20 that unless otherwise stated, notifications and acknowledgements in this bylaw can be sent electronically. This revision does not result in any change in practice from current S. 11.7, as it allows these acknowledgements to be sent electronically.</p> <p>S.11.1.1.i.iii - Retired This regulation is retired from this section because any signs that have a temporary duration will now have regulations contained within the applicable part of this bylaw.</p> <p>1.2 - Revised from S. 11.1.2 This regulation is revised to remove the reference from current S. 14. It is now simplified to reference any information requirements of this bylaw, such as zones and overlays.</p> <p>1.2.1 - Revised from S. 11.1.2.a This regulation is revised because the development planner cannot impose 'any' condition on a permitted use, it must be in compliance with Section 7.140 of this bylaw.</p> <p>1.2.2 - Revised from S. 11.1.2.b This regulation is revised because a development planner cannot refuse a permitted development if the site is not suitable for the full range of uses in this proposed bylaw. New regulations in this proposed bylaw allow for the ability to request information and this is the mechanism to determine site suitability.</p>

	<p>1.2.3 - New regulation This regulation is added to be clear that conditions may only be added to a permitted development if they are explicitly identified in the proposed special information requirements section.</p> <p>S. 11.1.3 & S. 11.1.4 - Retired These regulations are retired because they are no longer needed to support the approval process for cannabis retail stores. These regulations were created to facilitate development approvals when cannabis was first legalized in 2018 and needed to support a new type of land use. Administration has heard from stakeholders that the industry has matured and the application and permitting processes should be normalized into the same intake as other commercial uses.</p>
<p>2. Acknowledgement of Complete Development Permit Applications</p> <p>2.1. Unless extended by an agreement in writing between the applicant and the Development Planner, within 20 days after the receipt of a Development Permit application the Development Planner must:</p> <p>2.1.1. issue a written acknowledgment to the applicant advising that the application is complete; or</p> <p>2.1.2. issue a written notice to the applicant advising that the application is incomplete, listing the documentation and information that is required, and setting a date that the required documentation and information must be submitted.</p> <p>2.2. Upon receipt of the required documentation and information by the date set in the notice issued under Subsection 2.1.2, the Development Planner must issue a written acknowledgment to the applicant advising that the application is complete.</p> <p>2.3. Where the required documentation and information is not provided by the date set in the notice issued under Subsection 2.1.2, the Development Planner must issue a written notice to the applicant stating that the application has been refused and the reason for the refusal.</p> <p>2.4. Despite the issuance of a written acknowledgement under Subsections 2.1.1 and 2.2, the Development Planner may request additional information or documentation from the applicant that the Development Planner considers necessary to review the application.</p> <p>2.5. If no decision is made on an application within 40 days after the applicant receives the acknowledgment that the application is complete under Subsections 2.1.1 or 2.2, the Development Planner must deem the application refused if requested by the applicant.</p>	<p>2.1, 2.2, 2.3, 2.4 - Transferred from S. 11.2</p> <p>2.5 - Transferred from S. 16 This regulation is transferred from current S. 16 and revised to improve readability.</p>
<p>3. Variance to Regulations</p> <p>3.1. The Development Planner may approve a Development Permit application, with or without conditions, that does not comply with this Bylaw by granting a variance in compliance with Subsections 4 and 5.</p> <p>3.2. The Development Planner may approve a Development Permit application, with or without conditions, an enlargement, alteration or addition to a non-conforming building by granting a variance in compliance with Subsections 4 and 5.</p> <p>3.3. A Development Permit application approved with a variance is considered a Discretionary Development.</p> <p>3.4. A variance must not be granted for a Development Permit application within a Direct Control Zone except where the ability to grant a variance is specified:</p> <p>3.4.1. within the Direct Control Zone;</p> <p>3.4.2. within an applicable regulation of a prior Zoning Bylaw where such regulation has been referred to in the Direct Control Zone; or</p> <p>3.4.3. within an applicable regulation of this Bylaw.</p> <p>3.5. In case of a conflict between Subsection 3.4 and the applicable Direct Control Zone, the Development Planner must comply with the provisions of the applicable Direct Control Zone.</p>	<p>3.1 and 3.2 - Revised from S. 11.3.1 and S. 11.3.2 These regulations are revised, reorganized and simplified within subsection 3 and subsection 4 to provide better guidance for how variances are evaluated by the development planner.</p> <p>3.3 - Transferred from S. 11.3.1 This content is transferred as a stand-alone regulation to improve clarity and readability.</p> <p>3.4 - New regulation This regulation is added to provide clarity that, as specified in the Municipal Government Act, variances cannot be considered for direct control zones in the same way as standard zones. A development planner may only grant a variance to the regulations of a direct control zone under the following circumstances:</p> <ul style="list-style-type: none"> ● 3.4.1 - where specifically identified within that direct control, or ● 3.4.2 - where prescribed within a

	<p>development regulation of the zoning bylaw that was in effect at the time of the direct control zone application (to preserve the direction of Council), or</p> <ul style="list-style-type: none"> • 3.4.3 - where this proposed bylaw allows for variances to the general development regulations that apply to all zones. <p>3.5 - New regulation This regulation is added to clarify that in case of a conflict between the criteria listed above, the direct control zone prevails. For example, if a direct control zone prohibits certain variances, the development planner will be bound by those requirements and cannot grant a variance. This ensures the direction of Council is followed.</p>
<p>4. Tests for Granting a Variance</p> <p>4.1. To grant a variance, the Development Planner must be satisfied that the proposed development:</p> <p>4.1.1. either:</p> <p>4.1.1.1. would not unduly interfere with the amenities of the neighbourhood; or</p> <p>4.1.1.2. would not materially interfere with or affect the use, enjoyment or value of neighbouring properties;</p> <p>4.1.2. conforms with the Use prescribed for that land or building in this Bylaw; and</p> <p>4.1.3. conforms with any other applicable variance requirements specified in this Bylaw.</p> <p>4.2. Where Subsection 4.1 is met, the Development Planner must then be satisfied that the proposed development:</p> <p>4.2.1. complies with the Municipal Development Plan and any other applicable Statutory Plan;</p> <p>4.2.2. conforms to the general purpose of the Zone and any applicable Overlay; and</p> <p>4.2.3. is consistent with sound land use planning principles.</p> <p>4.3. The Development Planner may take into account the following additional criteria when making a decision to grant a variance:</p> <p>4.3.1. whether the land where the proposed development is sited has unusual physical features, including but not limited to, slope, grade, or shape that otherwise makes it unreasonable for the proposed development to comply with the provisions of this Bylaw.</p> <p>4.4. Prior to the Development Planner considering a variance, the applicant must submit written justification specifying:</p> <p>4.4.1. the reasons for the variance request;</p> <p>4.4.2. why the application cannot otherwise comply with the provisions of this Bylaw;</p> <p>4.4.3. how the application supports the objectives of the Municipal Development Plan;</p> <p>4.4.4. how the application conforms to the general purpose of the Zone and any applicable Overlay; and</p> <p>4.4.5. any other similar justification as required by the Development Planner.</p>	<p>4.1 - Transferred from S. 11.3 The Municipal Government Act test for a variance is transferred to subsection 4.1.</p> <p>4.1.1 - Revised from S. 11.3.1.a This regulation is revised to remove the statement “in their opinion”. This is done to improve readability as any decision resting with the development planner is based on their own professional opinion and does not need to be reiterated throughout this bylaw.</p> <p>4.1.3 - New regulation This regulation is added to provide clarity that approving a variance must be consistent with any regulations described elsewhere in this proposed bylaw. For example, subsection 5.12 of the BE zone specifies how a variance to floor area can be considered as long as other development criteria are met.</p> <p>4.2 - If the application meets the test in subsection 4.1, the development planner must then be satisfied that three criteria are met in order to consider granting any variance.</p> <p>4.2.1 - New Regulation The first criteria is to ensure the proposed development will comply with the policies in the Municipal Development Plan and applicable Statutory Plans.</p> <p>4.2.2 - New Regulation The second criteria is to ensure the proposed development conforms to the general purpose of the zone and any applicable overlay.</p> <p>4.2.3 - New Regulation The third criteria is to ensure the proposed development applies context-specific land use principles. This regulation could also be used to reference non-statutory documents, such as Winter City Guidelines, to justify the need for a variance and an associated outcome.</p> <p>4.3 - New Regulation This regulation establishes additional criteria that the Development Planner may consider, but do not necessarily need to be met in order to grant a variance.</p> <p>4.3.1 - Revised from S. 11.4.1.a To improve clarity, the term ‘hardship’ is removed. This regulation now provides</p>

	<p>several examples of site constraints that could result in a need for a variance request.</p> <p>4.4 - New Regulation This regulation is added to improve the overall variance process. The proposed bylaw includes more permissive regulations that intend to reduce the number of variances granted. This regulation supports this goal by placing the responsibility on the applicant to use the variance criteria to explain why a variance is being requested. Taken together, these regulations will assist all participants of the development process to be aware of the criteria the development planner uses to support or not support a variance request.</p> <p>11.4.1.a - Transferred to S. 4.3.1 This regulation is relocated above as it is more associated with criteria for when a variance may be issued.</p>
<p>5. Limitation of Variance</p> <p>5.1. In approving a Development Permit application under Subsection 3, the Development Planner must not vary:</p> <ul style="list-style-type: none"> 5.1.1. maximum Height, maximum Floor Area Ratio or maximum Density regulations, except as otherwise stated in this Bylaw; or 5.1.2. the Purpose of the appropriate Zone or Overlay. 	<p>5.1.1. - Revised from S. 11.4.1.b This regulation is revised to improve readability.</p> <p>S.11.4.1.c - Retired This regulation is retired to support greater consistency across the city as other similar residential zones and building types are able to vary site width. The development planner can rely on their professional judgment and the new variance tests to determine the appropriateness of these proposals.</p> <p>5.1.2 - Revised from S. 11.4.1.d This regulation is revised to improve readability and because the new zones refer to this heading as simply 'Purpose'. Adding 'Section' ensures that the purposes of certain sections can not be varied by the development planner.</p>
<p>6. Notice and Acknowledgment Requirements</p> <p>6.1. A notice or acknowledgment issued under Subsection 2 must include:</p> <ul style="list-style-type: none"> 6.1.1. the date that the notice or acknowledgment was issued; 6.1.2. contact information for the City; 6.1.3. the municipal address of the property subject to the application; 6.1.4. the City file number for the application; and 6.1.5. any other information at the discretion of the Development Planner or the Subdivision Authority. 	<p>6. - Revised from S.11.7 The title of this subsection is renamed to reflect the change in content.</p> <p>S.11.7.2 Transferred to Subsection 3.8 of Section 7.20 This regulation is transferred out of this subsection and is proposed to be located in subsection 3.8 of section 7.20. The regulation is revised to provide clarity that notifications required under this proposed bylaw will be sent electronically, unless otherwise specified by the Municipal Government Act.</p>

7.110 Approvals Required and Development Categories

Regulations	Notes / Rationale
<p>1. Approval Required for Development</p> <p>1.1. No person may, without a Development Permit approved under this Section:</p> <ul style="list-style-type: none"> 1.1.1. undertake, or cause or allow a development to be undertaken; or 1.1.2. carry on, or cause or allow a development to be carried on. <p>1.2. Despite Subsection 1.1, a Development Permit is not required where a development is in compliance with Subsection 3.6.</p>	<p>1 and 2 - Transferred from S. 5.1 This regulation is revised and transferred from current Section 5.1 to help improve readers' understanding of the overall development permitting process of this Bylaw. This section now establishes the requirement for a Development Permit, when a Development Permit is not required, what approval means and what it does not mean, and the effects of different classes of development.</p> <p>1.1.1 - Revised S. 5.1.1 This regulation is revised to improve readability.</p> <p>1.2 - New regulation This regulation is new and added for clarity. Certain development, when the conditions in Subsection 3.6 are met, may proceed without and are exempt from requiring a Development Permit.</p>
<p>2. Scope of Development Permit Approval</p> <p>2.1. An approved Development Permit means that a proposed development has been reviewed against the provisions of this Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to:</p> <ul style="list-style-type: none"> 2.1.1. the Municipal Government Act; 2.1.2. the Safety Codes Act; or 2.1.3. caveats, restrictive covenants or easements that may be attached to the Site. 	<p>2.1 - Transferred from S. 5.2.1 This regulation is transferred and revised to improve readability.</p>
<p>3. Development Categories</p> <p>3.1. This Bylaw allows the following development categories:</p> <ul style="list-style-type: none"> 3.1.1. Permitted Development; 3.1.2. Discretionary Development; and 3.1.3. No Development Permit Required. <p>3.2. A Permitted Development includes a development that:</p> <ul style="list-style-type: none"> 3.2.1. is a Permitted Use; 3.2.2. is Accessory to a Permitted Use; or 3.2.3. is in a Direct Control Zone, <p>for which a Development Permit application is required and the application fully complies with the regulations of this Bylaw.</p> <p>3.3. The Development Planner must approve a Development Permit for a Permitted Development.</p> <p>3.4. A Discretionary Development includes a development that:</p> <ul style="list-style-type: none"> 3.4.1. is a Discretionary Use; 3.4.2. is Accessory to a Discretionary Use; 3.4.3. despite 3.2.2, is an Accessory Use to a non-Residential Use in a residential Zone; 3.4.4. requires a variance to regulations of this Bylaw; or 3.4.5. is indicated as a Discretionary Development in this Bylaw. <p>3.5. As specified in Section 7.100 of this Bylaw, the Development Planner may or may not approve a Development Permit for a Discretionary Development.</p>	<p>3 - Transferred from S. 12.3 & S. 12.4 This section is transferred from the current S.12.3 and 12.4 and revised to improve readability. Development Classes are renamed to 'development categories'. The terms 'Class A' and 'Class B' are replaced with plain language terms 'Permitted Development' and 'Discretionary Development'.</p> <p>3.1 - Transferred from S. 12 This section is transferred from the current S.12.</p> <p>3.1.3 - New regulation This regulation is new to capture development that is exempt from requiring a Development Permit.</p> <p>3.2 - Revised S.12.3 This regulation is revised to improve readability.</p> <p>3.2.3 - New regulation This regulation re-categorizes all development in Direct Control Zones as Permitted Development. As Direct Control Zones require Council approval through</p>

- 3.6. No Development Permit Required means a development that:
- 3.6.1. complies with the criteria specified in [Section 7.120](#) of this Bylaw.

public hearing; Development Planners must approve Development Permits for development in Direct Control Zones where the development complies with all regulations. The framework in the current Zoning Bylaw, where development in Direct Control is subject to appeal, sends a confusing message to affected parties as the Subdivision and Development Appeal Board can only hear an appeal if they first determine that the Development Planner did not follow the direction of Council in approving the permit. The opportunity for affected parties to share their feedback on the development is at the public hearing, not at the Development Permit stage.

3.3 - New regulation

This regulation is added to this section to be clear that a Development Planner must approve Development Permit applications for Permitted Uses that fully comply with the regulations of the Bylaw, as required by the Municipal Government Act.

3.4 - Revised from S. 12.4

This regulation is revised to improve readability. Development in Direct Controls has been removed as it has been recategorised as Permitted Development.

3.4.2 - New regulation

This regulation is added to clarify that development which is Accessory to a Discretionary Use is also considered Discretionary Development. This is consistent with current practice.

3.4.4 - New regulation

This regulation is added to capture where, in zones or development regulations, certain forms of development or Uses are specifically identified as Discretionary Developments. This is consistent with current practice.

3.6 - New regulation

This regulation establishes the criteria for a No Development Permit Required development.

7.120 No Development Permit Required

Regulations	Notes / Rationale
<p>1. General Regulations</p> <p>1.1. All development requires a Development Permit, except for those listed in Subsections 1.4 through 9.</p> <p>1.2. Despite Subsection 1.1, minor developments within a Direct Control Zone that are similar to other developments specified in Subsections 2 through 9 do not require a Development Permit.</p> <p>1.2.1. Despite Subsection 1.2, in case of a conflict between this Section and the applicable Direct Control Zone, the regulations of the Direct Control Zone prevail.</p> <p>1.3. Despite Subsection 1.1, a Development Permit is required for the following developments on Sites that include a Residential Use in the Zone and are located within the North Saskatchewan River Valley and Ravine System Protection Overlay:</p> <p>1.3.1. Accessory buildings, Platform Structures or structures, or the removal of an Accessory buildings, Platform Structures or structures;</p> <p>1.3.2. Urban Agriculture Uses;</p> <p>1.3.3. cisterns, septic tanks, or other underground water and wastewater retention facilities; and</p> <p>1.3.4. Water Retention Structures.</p> <p>1.4. Any Use authorized by a government on a temporary basis as a response to a declared local, provincial, or national emergency does not require a Development Permit.</p>	<p>Revised from S. 12.2 This section is reorganized using new headings. Content is grouped to make it easier to locate exemptions and improve overall readability.</p> <p>1.1 - New cross-reference This regulation is stated in current S. 5.1. It is revised and added here to provide clarity and improve readability.</p> <p>1.2 - Revised from S. 12.2.1.u This regulation is revised and is intended to address structures and not uses. Examples of minor development include subsections 3.3 and 3.4.</p> <p>1.2.1 - New Regulation This regulation clarifies that in case of a conflict between this section and a direct control zone, the direct control zone prevails in order to preserve the intention of Council.</p> <p>1.3 - Transferred from S. 12.2.2</p> <p>1.3.2 - Revised from S. 12.2.2.b This regulation is revised because the urban agriculture use replaces the current definitions for urban outdoor farms. Urban gardens are no longer regulated.</p> <p>1.4 - New regulation The intent of this regulation is to ensure that the City and other orders of Government can respond more effectively to emergencies. For example, exempting the requirement for a development permit for supportive housing and temporary shelters used at City owned facilities during the pandemic.</p>
<p>2. Demolition Exemptions</p> <p>2.1. Demolition of a building or structure where a Development Permit has been approved for a new development on the same Site, and the demolition of the existing building or structure is implicit in that Development Permit.</p>	<p>2.1 - Transferred from S. 12.2.1.p</p>
<p>3. Accessory Buildings and Structures Exemptions</p> <p>3.1. An Accessory building less than or equal to 10.0 m² in area, provided it complies with the regulations of this Bylaw and is not a Hen Enclosure.</p> <p>3.2. A temporary structure, provided it is implicit to the construction or alteration of a building, where that building has a Development Permit.</p> <p>3.3. An accessibility ramp, provided that its construction does not contravene this Bylaw.</p> <p>3.4. Minor structures, less than or equal to 2.0 m in Height that are Accessory to a Residential Use, such as a barbecue, bird feeder, dog house, or lawn sculpture.</p>	<p>3.1 - 3.5 - Revised from 12.2.1.c, j, o, p, s These regulations are revised to improve readability. Subsection 3.4 has increase from 1.85 to 2.0 m.</p> <p>3.6, 3.6.1, 3.6.2 - Transferred from S. 12.2.1.w</p> <p>S. 12.2.1.w.ii - Retired This regulation is retired to reduce the barriers for solar collectors by no longer requiring an exemption be tied to single detached housing. All solar collectors must comply with section</p>

<p>3.5. Trails and paths, including pedestrian and fitness trails and paths, on a Site within the area of application of the North Saskatchewan River Valley and Ravine System Protection Overlay, that have been deemed essential by Council.</p> <p>3.6. A Solar Collector mounted on the roof of a building that:</p> <p>3.6.1. is mounted on a building not listed on the Inventory & Register of Historic Resources in Edmonton; and</p> <p>3.6.2. complies with this Bylaw.</p>	<p>5.10.</p>
<p>4. Residential Exemptions</p> <p>4.1. Interior alterations and maintenance to a residential building provided that such alterations and maintenance do not result in:</p> <p>4.1.1. a change in the number of Dwellings, within the building or on the Site;</p> <p>4.1.2. a change of the Use; or</p> <p>4.1.3. the addition of a new Use.</p> <p>4.2. The construction of any Fence, wall or gate, provided that the construction and placement of the structure complies with this Bylaw.</p> <p>4.3. The construction of Privacy Screening, provided that the construction and placement of the structure complies with this Bylaw.</p> <p>4.4. The parking or storage, or both, of any uninhabited Recreational Vehicle in a Residential Zone, where parking or storage complies with Subsection 5 of Section 5.70.</p> <p>4.5. A Platform Structure or unenclosed step, including a landing, that is located entirely within a Rear Yard or Interior Side Yard, and is 1.2 m or less in Height, above the ground at its highest point excluding railings, which complies with this Bylaw.</p> <p>4.6. A Home Based Business if:</p> <p>4.6.1. it meets the regulations of this Bylaw;</p> <p>4.6.2. the only employees of the Home Based Business live in the Dwelling where it operates;</p> <p>4.6.3. the Home Based Business activity only occurs within the Dwelling or Accessory building;</p> <p>4.6.4. the external appearance of the Dwelling is unchanged; and</p> <p>4.6.5. where applicable, is a listed Use in a Direct Control Zone and complies with the regulations of that Direct Control Zone.</p> <p>4.7. Home Based Child Care if:</p> <p>4.7.1. it meets the regulations of this Bylaw;</p> <p>4.7.2. the only employees of the Home Based Child Care lives in the Dwelling where it operates; and</p> <p>4.7.3. care is provided for 6 children or less.</p>	<p>4.1 - Revised from S. 12.2.1.d This regulation is revised to improve readability and split into subsections 4.1.1 through 4.1.3.</p> <p>4.1.1 - Revised from S. 12.2.1.d This regulation is revised to include that any decrease to the number of dwellings will require a development permit to ensure the proposed development can be evaluated against this bylaw. For example, a decrease in the number of dwellings may conflict with minimum density regulations.</p> <p>4.2 - Revised from S. 12.2.1.h This regulation is revised to improve readability.</p> <p>4.3 - Revised from S. 12.2.1.i This regulation is revised to improve readability.</p> <p>4.4 - Revised from S. 12.2.1.l This regulation is revised to improve readability and update equivalent section references.</p> <p>S.12.2.1.q - Retired This regulation is retired to reduce complexity by removing overlapping regulations. The activities described in current S. 12.2.1.q are the same as the residential sales centres use, which continues to require a development permit.</p> <p>4.5 - Revised from S. 12.2.1.r This regulation is revised to improve readability and includes a new definition for interior side yard.</p> <p>S.12.1.y - Retired This regulation is removed because foster homes will be considered as a residential use in this bylaw.</p> <p>4.6 - Revised from S. 12.2.1.z This regulation is revised to reflect the regulation changes in proposed section 6.60, including combining major and minor home based businesses into a single use. Exemption criteria are added in subsections 4.7.1 through 4.7.5 and intended to exempt home based businesses that have minimal impacts to the surrounding area. If a proposed home based business does not comply with the exemption criteria, a development permit will be required.</p> <p>4.7 - Revised from S. 12.2.1.gg This regulation is revised to clarify the exemption criteria for home based child care. 4.8.2 is added to limit the number of employees and ensure the operation remains low impact. The</p>

	<p>criteria that limits the number of children to 6 or less is maintained, which do not include the provider's own children.</p>
<p>5. Change of Use Exemptions</p> <p>5.1. A change of Use, provided that:</p> <ul style="list-style-type: none"> 5.1.1. it is a change of Use from one non-Residential Use to another non-Residential Use; 5.1.2. it does not result in exterior alterations to the building or Site; 5.1.3. it does not result in any new Floor Area to the building; 5.1.4. it is a Permitted Use; or <ul style="list-style-type: none"> 5.1.4.1. is a listed Use in a Direct Control Zone and complies with regulations of that Direct Control Zone. 5.1.5. it complies with regulations that restrict the size and location of the Use in the applicable Zone; and 5.1.6. the change of Use is to one or more of the following Uses: <ul style="list-style-type: none"> 5.1.6.1. Community Services; 5.1.6.2. Food and Drink Services 5.1.6.3. Grocery Stores; 5.1.6.4. Indoor Sales and Services; 5.1.6.5. Libraries 5.1.6.6. Minor Indoor Entertainment; 5.1.6.7. Offices; or 5.1.6.8. Parks. 	<p>5.1.1 - New regulation This regulation is added to provide clarity that this list of change of use exemptions is only applicable to non-residential uses.</p> <p>5.1.3 - Revised from S. 12.2.1.f.ii This regulation is revised to improve readability.</p> <p>5.1.4.1 - New regulation This regulation is added to allow direct control zones the same opportunity as standard zones to change uses without a development permit, provided all exemption criteria are met.</p> <p>5.1.6 - Revised from S. 12.2.1.f.v The change of use exemptions are revised to the closest equivalents from the current bylaw.</p>
<p>6. Non-Residential Exemptions</p> <p>6.1. Interior alterations and maintenance to a non-Residential building, including mechanical or electrical work, provided that there is no:</p> <ul style="list-style-type: none"> 6.1.1. change of Use; 6.1.2. change to the intensity of the Use; or 6.1.3. addition of a new Use, <p>except in accordance with Subsection 5.1.</p> <p>6.2. Buildings for Agriculture Uses, except those used as Dwellings.</p> <p>6.3. Flood control and hydroelectric dams.</p> <p>6.4. Protected Natural Areas Use.</p> <p>6.5. The Use of a building or part of a building as a temporary polling station, Returning Officer's headquarters, candidate's campaign office, or any other official temporary Use in connection with a federal, provincial or municipal election, referendum or census.</p> <p>6.6. The construction and maintenance of an Essential Utility Use.</p> <p>Telecommunications and Transmitting Structures</p> <p>6.7. The construction and placement of towers and poles, television and other communications aerials, masts or transmitting structures, where they:</p> <ul style="list-style-type: none"> 6.7.1. are located on a Site that is not Zoned Residential; and 6.7.2. do not cause a load to be placed on a building through their attachment or placement on a building. <p>6.8. Despite that no development permit is required, any development that is applicable to the structures specified in Subsection 6.7 must comply with, as applicable:</p> <ul style="list-style-type: none"> 6.8.1. the requirements for Radio Communications and Broadcasting Antenna Systems established by Industry Canada; 6.8.2. City Policy C471C; and 6.8.3. any other relevant legislation. <p>Special Events</p> <p>6.9. A Special Event that complies with the regulations of Section 6.100 and:</p>	<p>6.1 - Revised from S. 12.2.1.e This regulation is revised to improve readability and split into subsections 6.1.1 through 6.1.3.</p> <p>6.2 - Revised from S. 12.2.1.a This regulation is revised because the defined term 'rural farms' is proposed to be retired. For the purposes of this regulation, 'rural farm' is replaced with 'agriculture' because the definitions are similar and the general intent to exempt these types of buildings is maintained.</p> <p>6.3 - Transferred from S. 12.2.1.b</p> <p>6.4 - New Regulation This regulation is new to provide an exemption for Protected Natural Area Uses. This Use is typically designated by Administration and this exemption is intended to reduce internal barriers. Accessory buildings and structures to that Use still require a Development Permit.</p> <p>6.5 - Revised from S. 12.2.1.g This regulation is revised to improve readability.</p> <p>6.6 - Revised from S. 12.2.1.m This regulation is revised to the latest defined term.</p> <p>6.7, 6.8 - Revised from S. 12.2.1.k This regulation is revised and split into subsections 6.8 and 6.9 to improve readability.</p> <p>6.9 - Revised from S. 12.2.1.aa This regulation is revised to improve readability and update special event</p>

- 6.9.1. is on a Site owned by the City of Edmonton Zoned A, A1, A2, A3, A4, A5, A6, AN, PS, PSN, PU, or US;
- 6.9.2. is for the purpose of seasonal plant sales Accessory to a non-Residential or non-Residential related Use and complies with Subsection 2 of [Section 6.100](#); or
- 6.9.3. does not exceed 7 consecutive days, or 7 cumulative days per calendar year.

Outdoor Patio Spaces

- 6.10. Exterior alterations for the development of a patio that are Accessory to Bars, Food and Drink Services, or Custom Manufacturing Use in the form of microbreweries, wineries and distilleries, that are operating under an existing valid Development Permit and complies with the following:
 - 6.10.1. all aspects of the the new or expanded patio space must comply with the requirements of this Bylaw;
 - 6.10.2. despite the Setbacks specified in this Bylaw, a patio must not encroach into any Setbacks defined by the Zone where the patio is located, except in those parts of the Setback with lawn, Hard Surfaced materials, or decorative Hard Surfacing ground cover;
 - 6.10.3. existing trees and shrubs must not be removed;
 - 6.10.4. on-site parking may be used for patio space, except the required number of designated Barrier-free parking spaces must remain available for parking use;
 - 6.10.5. Fences and barriers, planters, Platform Structures such as decks or stages must comply with this Bylaw and must be less than or equal to 1.2 m in Height;
 - 6.10.6. no part of the patio, including exit gates, is permitted to open or encroach into road right-of-way, unless approval is given by the appropriate City department; and
 - 6.10.7. the use of any audio-visual equipment, including but not limited to television, speakers, and video displays, must:
 - 6.10.7.1. not be installed at a Height greater than 2.1 m above Grade, measured to the middle of the device;
 - 6.10.7.2. not be attached to a building;
 - 6.10.7.3. be oriented facing away from vehicle traffic; and
 - 6.10.7.4. not be arranged consecutively to create a wall or visual barrier where Abutting a Street.

Outdoor Retail Spaces

- 6.11. Exterior alterations for the development of an outdoor retail space that are Accessory to Indoor Sales and Services Use that are operating under an existing valid Development Permit and complies with the following:
 - 6.11.1. all aspects of the new or expanded outdoor retail space must comply with this Bylaw;
 - 6.11.2. despite the Setbacks specified in this Bylaw, an outdoor retail space must not encroach into any Setbacks defined by the Zone where the outdoor retail space is located, except those parts of the Setback with lawn, Hard Surfaced materials, or decorative Hard Surfacing ground cover;
 - 6.11.3. existing trees and shrubs must not be removed;
 - 6.11.4. on-Site parking may be used for outdoor retail space, except the required number of designated barrier free parking spaces, which must remain available for parking use;
 - 6.11.5. Fences and barriers, planters, Platform Structures such as decks or stages must comply with this Bylaw and must be less than or equal to 1.2 m in Height;
 - 6.11.6. the sale and on-site consumption of alcohol, tobacco, or cannabis is not permitted in an outdoor retail space;
 - 6.11.7. cooking or food and drink preparation is not permitted in an outdoor retail space;
 - 6.11.8. no part of the outdoor retail space, including exit gates, is permitted to open or encroach into road right-of-way, unless approval is granted by the appropriate City department; and
 - 6.11.9. outdoor speakers and amplification systems are not permitted.

exemptions to the latest equivalent zones and section references.

6.10 - Revised from S. 12.2.1.dd
This regulation is revised to update the uses for patio exemptions to the latest equivalents.

6.10.1 - Revised from S. 12.2.1.dd.i
This regulation is revised to improve readability. Using the reference 'of this Bylaw' captures all regulations, not just the zone and applicable overlays. For example, preserving on-site bike parking, and complying with noise and lighting requirements. All aspects of the patio must comply with the bylaw, including but not limited to structures and fences.

6.10.2 - Revised from S. 12.2.1.dd.ii
This regulation is revised to improve readability. 'Hardsurfaced' is replaced with the equivalent term 'hard surfaced'.

6.10.3 - Transferred from S. 12.2.1.dd.ii
This requirement is moved to a standalone regulation to be clear that no existing trees or shrubs may be removed, not just those in required setbacks.

6.10.4 - Revised from S. 12.2.1.dd.iii
This regulation is revised to improve readability.

6.10.5 - Revised from S. 12.2.1.dd.iv
This regulation is revised to improve clarity and intends to reduce barriers for patio development. The requirement that structures and fences be 'permanent' is removed as it is intended that any structure greater than 1.2m in height will require a development permit.

6.10.6 - Revised from S. 12.2.1.dd.v
This regulation is revised to improve readability and to reduce the need for future bylaw amendments when the City reorganizes or renames departments.

6.10.7 - Revised from S. 12.2.1.dd.vi
This regulation is revised into subsections to improve readability.

6.10.7.4 - Revised from S. 12.2.1.dd.vi
This regulation is revised to clarify that the exemption criteria requiring that the arrangement of audio visual equipment not create a wall only applies in situations where the patio is abutting a public roadway, not including an alley.

6.11 - Revised from S. 12.2.1.ee
This regulation is revised to update the uses for outdoor retail space exemptions to the latest equivalent. Temporary markets may consider developing temporary patios separately under the special event regulations.

6.11.1 - Revised from S. 12.2.1.ee.i
This regulation is revised to improve

	<p>readability. Using the reference 'of this Bylaw' captures all regulations, not just the zone and applicable overlays. For example, preserving on-site bike parking, and complying with noise and lighting requirements. All aspects of the outdoor retail space must comply with the bylaw, including but not limited to structures and fences.</p> <p>6.11.2 - Revised from S. 12.2.1.ee.ii This regulation is revised to improve readability. 'Hardsurfaced' is replaced with the equivalent term 'hard surfaced'.</p> <p>6.11.3 - Transferred from S. 12.2.1.ee.ii This requirement is moved to a standalone regulation to be clear that no existing trees or shrubs may be removed, not just those in required setbacks.</p> <p>6.11.4 - Revised from S. 12.2.1.ee.iii This regulation is revised to remove the reference to a defined term 'vehicle parking' and replace it with the undefined 'parking spaces' to improve readability and reduce complexity.</p> <p>6.11.5 - Revised from S. 12.2.1.ee.iv This regulation is revised to improve clarity and intends to reduce barriers for outdoor retail space development. The requirement that structures and fences be 'permanent' is removed as it is intended that any structure greater than 1.2m in height will require a development permit.</p> <p>6.11.6 & 6.11.7 - Transferred from S. 12.2.1.ee.v and 12.2.1.ee.vi These regulations are maintained from the current bylaw to ensure the outdoor retail space that is exempt from a development permit remains accessory to its approved indoor sales and service use, and land use impacts are minimized.</p> <p>6.11.8 - Revised from S. 12.2.1.ee.vii This regulation is revised to improve readability and to reduce the need for future bylaw amendments when the City reorganizes or renames departments.</p> <p>6.11.9 - Revised from S. 12.2.1.ee.viii This regulation is revised to improve readability.</p>
<p>7. Landscaping, Urban Agriculture and Parking Exemptions</p> <p>7.1. Landscaping, where the existing Grade and natural surface drainage pattern is not materially altered, provided the Landscaping complies with Section 5.90, except:</p> <p>7.1.1. where Landscaping forms part of a development that requires a Development Permit.</p> <p>7.2. An Urban Agriculture Use that:</p> <p>7.2.1. is a listed Use in the Zone;</p> <p>7.2.2. complies with the regulations of the Zone;</p> <p>7.2.3. is located outdoors or within an existing building with a valid Development Permit; and</p>	<p>7.1 - Revised from S. 12.2.1.n This regulation is revised to improve readability.</p> <p>7.2 - Revised from S. 12.2.1.x This regulation is revised because the urban agriculture use replaces the current definitions for urban outdoor farms. Urban gardens are no longer regulated. Clarity is added for situations where a structure is associated with urban agriculture use.</p> <p>7.3 - Revised from S. 12.2.1.ff This regulation is revised to replace 'vehicle parking' with 'parking facilities'. The reference that this use must be a</p>

<p>7.2.4. does not require the development of buildings or structures greater than 10.0 m².</p> <p>7.3. A Parking Facilities Use.</p>	<p>'part of a development that contains a principle use' is removed because the proposed definition of 'parking facilities' includes this concept and it does not need to be repeated here.</p>
<p>8. Signs and Related Exemptions</p> <p>8.1. Official notices, Signs, placards or bulletins required or permitted to be displayed in compliance with federal, provincial or municipal legislation.</p> <p>8.2. Signs placed with the authorization of the appropriate City department for the direction or control of traffic or pedestrian movement.</p> <p>8.3. Municipal address numbers or letters displayed on the premises to which they refer.</p> <p>8.4. Seasonal or Holiday Decorations.</p> <p>8.5. Signs placed inside a building that are intended to be viewed from within the interior of that building.</p> <p>8.6. Freestanding Signs that comply with the following:</p> <p>8.6.1. less than or equal to 3.0 m in Height;</p> <p>8.6.2. located on the interior of a Site; and</p> <p>8.6.3. not intended to be viewed from the Abutting Street or Alley.</p> <p>8.7. Changing the Copy of any Sign that has a valid Development Permit, provided it does not change the:</p> <p>8.7.1. Use;</p> <p>8.7.2. location;</p> <p>8.7.3. size;</p> <p>8.7.4. Height;</p> <p>8.7.5. general design; or</p> <p>8.7.6. method of illumination.</p> <p>8.8. Non-illuminated Fascia Sign with On-premises Advertising less than or equal to 0.5 m² in Sign Area.</p> <p>8.9. Portable non-illuminated Directional Signs less than or equal to not exceeding 1.2 m in Height or a maximum Sign Area of 1.0 m² when located within a Residential Zone.</p> <p>8.10. Illuminated or non-illuminated Signs, including but not limited to Directional Signs, sandwich board Signs and real estate Signs if:</p> <p>8.10.1. it is less than or equal to 1.5 m in Height; or</p> <p>8.10.2. it has a maximum Sign Area of 1.0 m² when located within a non-Residential Zone.</p> <p>8.11. Non-illuminated Portable Sign with On-premises Advertising for real estate, excluding rental accommodation businesses, that is less than or equal to 2.0 m in Height and a maximum Sign Area of 5.0 m².</p> <p>8.12. Any Sign painted on or attached to the interior of a window in a Commercial Zone or Industrial Zone for less than 30 days.</p> <p>8.13. Banner Signs announcing the opening of a new business, closing of a business, or change in management for less than 30 days provided that:</p> <p>8.13.1. it is not installed on, or above a roof or parapet of a building;</p> <p>8.13.2. it has a maximum Sign Area of 5.0 m²; and</p> <p>8.13.3. if located on the ground as a Freestanding Sign, it must not exceed 1.5 m in Height.</p> <p>8.14. Any Development Permit notification sign required by Subsection 2 of Section 7.160.</p> <p>8.15. Signs associated with a Special Event, provided the Signs:</p> <p>8.15.1. are Portable Signs;</p> <p>8.15.2. do not contain Digital Copy; and</p> <p>8.15.3. are located on the same Site as the Special Event for no longer than the duration of the Special Event.</p> <p>8.16. No more than 1 Fascia Sign associated with a Home Based Business, provided that the size is less than or equal to 0.3 m x 0.4 m.</p> <p>8.17. A maximum of 2 Freestanding Signs with On-premises Advertising are permitted at each entrance to a subdivision or neighbourhood provided that:</p> <p>8.17.1. the maximum Height is 1.8 m;</p> <p>8.17.2. the maximum Sign Area is 4.0 m²;</p>	<p>8.1 - Revised from S. 12.2.1.t.i This regulation is revised to improve readability.</p> <p>8.2 - Revised from S. 12.2.1.t.ii This regulation is revised to improve readability and to reduce the need for future bylaw amendments when the City reorganizes or renames departments.</p> <p>8.3 - Transferred from S. 12.2.1.t.iii</p> <p>8.4 - Transferred from S. 12.2.1.t.iv</p> <p>8.5 - Revised from S. 12.2.1.v This regulation is revised to improve readability.</p> <p>8.6 - Revised from S. 12.2.1.t.vi This regulation is revised to improve readability and split into subsections 8.6.1 through 8.6.3.</p> <p>8.7 - Revised from S. 12.2.1.t.vii & S. 12.2.1.t.viii These regulations are combined to simplify these exemptions, resulting in any sign with an existing and valid development permit will not require a subsequent development permit to change its copy, provided the exemption criteria are met. See sign related use definitions and general definitions for more information.</p> <p>8.8 - Revised from S. 12.2.1.t.ix This regulation is revised to update to the latest defined terms and to improve readability. 'Fascia on-premises signs' is replaced with 'fascia sign with on-premises advertising'.</p> <p>8.9 - Revised from S. 12.2.1.t.x This regulation is revised to update to the latest defined terms and to improve readability.</p> <p>8.10 - Revised from S. 12.2.1.t.xi This regulation is revised to update to the latest defined terms and to improve readability.</p> <p>8.11 - Revised from S. 12.2.1.t.xii This regulation is revised to update to the latest defined terms and to improve readability. It clarifies that signs related to rental accommodations are excluded from this exemption, as the intention for this regulation is to allow for a sign to be placed and removed at the end of a real estate transaction.</p> <p>8.12 - Revised from S. 12.2.1.t.xiii This regulation is revised to improve readability.</p> <p>8.13 - New regulation This regulation is added to reduce requirements for businesses when there is a change in operations, by</p>

<p>8.17.3. the Sign Copy is limited to the marketing name of the subdivision and must include the official municipal name of the neighbourhood;</p> <p>8.17.4. it is located entirely on private property within the area they refer; and</p> <p>8.17.5. the marketing name must not be the same as an official municipal name previously assigned to another neighbourhood in the City of Edmonton.</p> <p>8.18. Non-illuminated Portable Signs associated with Urban Agriculture, provided that:</p> <p>8.18.1. it does not contain Digital Copy;</p> <p>8.18.2. it has a maximum Sign Area of 1.0 m²; and</p> <p>8.18.3. is less than or equal to 1.5 m in Height.</p> <p>8.19. A Flag Sign, provided that:</p> <p>8.19.1. the maximum Height does not extend higher than the maximum Height allowed for a Freestanding Height as specified in Section 6.80;</p> <p>8.19.2. it has a maximum Sign Area of 2.0 m²;</p> <p>8.19.3. it is not located on the roof of a building;</p> <p>8.19.4. it is limited to 3 on a Lot, where the Frontage less than or equal to 30.0 m; and</p> <p>8.19.5. it is limited to 6 per Lot, where the Frontage is greater than 30.0 m.</p> <p>8.20. A non-illuminated On-premises Sign provided that:</p> <p>8.20.1. it is implicit to the construction or alteration of a building, where the building has a Development Permit; and</p> <p>8.20.2. it has a maximum Sign Area of 5.0 m².</p>	<p>allowing a banner sign to be placed without a development permit when certain criteria are met.</p> <p>8.14 - Revised from S. 12.2.1.t.xiv This regulation is revised to improve readability.</p> <p>8.15 - Revised from S. 12.2.1.bb This regulation is revised to update to the latest defined terms and to improve readability.</p> <p>8.16 - New Regulation This regulation is added to clarify existing practice that exempts a sign associated with a home based business, provided that sign has met the regulations. The requirement that the sign must be a plaque is replaced with 'fascia sign' and still ensures it must be attached to a building. The maximum size before a development permit is required is increased to 0.3 m x 0.4 m to provide more flexibility for sign design.</p> <p>8.17 - Transferred from S. 59A.2.3 This regulation is revised and transferred in order to continue to regulate freestanding subdivision signs at the entrance of subdivisions and neighbourhoods. They are proposed to be exempt from a development permit to reduce barriers, provided the criteria are met. The requirement that the marketing name of the subdivision and the official municipal name of the neighbourhood be of equal prominence is removed to increase flexibility. These regulations will continue to be used for the purposes of review at the subdivision and landscape approval stages, and for enforcement.</p> <p>8.18 - New regulation This regulation is added to enhance urban agriculture uses by exempting certain lower impact signs from a development permit, provided the criteria are met.</p> <p>8.19 - New regulation This regulation is added to address flag signs. These signs are often too tall to be exempt in the current bylaw and they are lower impact than freestanding signs.</p> <p>8.20 - New Regulation This regulation is added in order to address construction signs. This also aligns with subsection 3.2 in that temporary structures are exempt provided that they are implicit to the construction or alteration of a building, where the building has a Development Permit.</p>
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9. Edmonton South Special Area Exemptions

- 9.1. Within Edmonton South Special Area, a Development Permit is not required for the following, provided they comply with all relevant regulations of this Bylaw:
 - 9.1.1. Accessory building less than or equal to 10.0 m² in area and 2.0 m in Height;
 - 9.1.2. Agriculture, Extensive; Agriculture, Livestock or Agriculture, Horticulture Use, structure, excavation or building in a district where the Use is listed as permitted, including but not limited to a barn, hay shed, machine shed, livestock shelter, granary, dugout, and the outdoor storage of equipment, supplies and products directly associated with the agricultural operation, but not including a dwelling; Despite the foregoing, these exemptions do not apply to Cannabis or any Cannabis related Uses.
 - 9.1.3. deck up to 40.0 m² with a floor level less than or equal to 0.6 m above building grade;
 - 9.1.4. demolition of a building or structure where the demolition is implicit in an approved Development Permit for new development on the Site;
 - 9.1.5. Fence, gate, or wall less than or equal to 2.0 m in Height, or in a non-residential area, a chain-link security Fence less than or equal to 2.5 m in Height;
 - 9.1.6. Foster home approved by the Province;
 - 9.1.7. Home Based Business – Type 1;
 - 9.1.8. interior building alteration, provided the alteration is not a structural alteration and does not increase the number of dwellings or the intensity of a non-Residential Use;
 - 9.1.9. Landscaping, including sidewalks, driveways, retaining walls, and patios, where the existing Lot grade and natural drainage pattern is not significantly altered and will not create off-Site impacts;
 - 9.1.10. outdoor storage of 2 unlicensed vehicles per Dwelling provided such storage is not within a Front Yard;
 - 9.1.11. play structures less than or equal to 10.0 m² in area and 3.0 m in Height;
 - 9.1.12. construction of municipal improvements in accordance with a valid development agreement, or exempted under provincial or federal legislation;

Signs

- 9.1.13. Signs, in accordance with the regulations of Subsection 6 of Section 3.60 and limited to the following:
 - 9.1.13.1. election signs, official notices, signs placards or bulletins required or permitted to be displayed pursuant to the provisions of federal, provincial or municipal legislation;
 - 9.1.13.2. signs erected by and relating to the function of public or quasi-public bodies;
 - 9.1.13.3. municipal address numbers or letters displayed on premises to which they refer;
 - 9.1.13.4. seasonal or holiday decorations;
 - 9.1.13.5. signs less than or equal to 2.0 m² for the purpose of identification, direction and warning or relating to an institution of a religious, educational, cultural, recreational or similar character, and limited to 1 sign per Lot or building;
 - 9.1.13.6. temporary signs relating to the sale of real estate or agricultural products, on-Site construction projects or hiring of workers and less than or equal to 3.0 m², provided that the signs are removed within 7 days after completion of the events to which the signs relate;
 - 9.1.13.7. temporary signs advertising garage sales, yard sales and events of a similar nature and less than or equal to 1.0 m², provided that the signs are removed within 48 hours after the events to which the signs relate;
 - 9.1.13.8. interior window signs in industrial or commercial districts; and
 - 9.1.13.9. signs, no larger than 0.4 m², for the direction and control of vehicles, pedestrians and parking.
- 9.1.14. clearing, stripping, grading or excavation of land for agricultural purposes, public roads, as an integral part of a project for which a Development Permit has been issued or as a condition of a development agreement with the City;
- 9.1.15. temporary building required for construction, maintenance, alteration or marketing of an approved development, provided it complies with this Bylaw, any other bylaw of the City, or the Airport Vicinity Protection Area Regulation, and it is removed within 30 days of project completion;

9. - Revised from S. 12.2.1.cc
The heading and content in this subsection is revised to improve readability only. To be consistent throughout this proposed bylaw, Special Area Edmonton South is now called "Edmonton South Special Area" throughout this subsection.

- 9.1.16. temporary Use of a building or part thereof as a polling station, returning officer's headquarters, candidate's campaign office and any other official temporary Use in connection with a federal, provincial or municipal election, referendum or census;
- 9.1.17. developments that are exempted in whole or in part from municipal regulations under provincial legislation, including but not limited to a highway or road, a well or battery within the meaning of the Oil and Gas Conservation Act, and a pipeline or an installation or structure incidental to the operation of a pipeline;
- 9.1.18. developments that are exempted in whole or in part from municipal regulations under federal legislation including but not limited to telecommunications systems; and

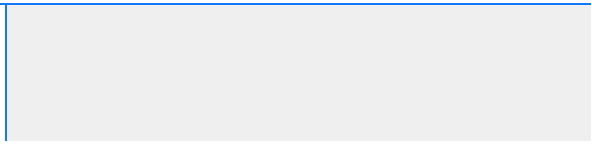
Landscaping

- 9.1.19. Landscaping,
 - 9.1.19.1. in all Zones, where the amount of topsoil or similar material being deposited, is less than or equal to 100 m³, providing that the material deposited is sourced from within the confines of the subject parcel in which the landscaping is to occur, and does not impede or interfere with the natural flow of surface water onto adjacent lands or into public ditches.
 - 9.1.19.2. in all Zones, where a maximum of 10.0 m³ of topsoil or similar material is being deposited, excluding the Agricultural Edmonton South Zone (AES), in which the regulations of Section 3.61 are applicable.
- 9.1.20. the storage of 1 personal company vehicle up to a 5 ton capacity, not intended for business Use on the premises, within the Agricultural Edmonton South Zone (AES) and the Country Residential Edmonton South Zone (RCES); and
- 9.1.21. the personal storage of 1 personal company vehicle of a maximum 1 ton weight, not intended for business Use on the premises in all other Zones not specified in Subsection 8.1.20, provided that parking is supplied as specified in Subsection 5.8 of Section 3.60.

7.130 Development Permit Application Requirements

Regulations	Notes / Rationale
<p>1. Development Permit Application Requirements</p> <p>Development Fee Requirements</p> <p>1.1. For all Development Permit applications, a fee is required in compliance with Subsection 3.9 of Section 7.20.</p> <p>1.2. For a development agreement executed under Section 7.150 of this Bylaw, a fee may be required in compliance with Subsection 3.9 of Section 7.20.</p> <p>Documentation and Information Requirements</p> <p>1.3. The applicant must submit:</p> <p>1.3.1. the appropriate application form fully and accurately completed; and</p> <p>1.3.2. the required documentation and information, as specified by:</p> <p>1.3.2.1. the appropriate City department;</p> <p>1.3.2.2. Section 7.140; and</p> <p>1.3.2.3. the regulations of the applicable Zone or any other Section of this Bylaw, that is fully dimensioned, accurately figured, explicit and complete to the satisfaction of the Development Planner.</p>	<p>1.1 and 1.2 - Transferred from S.19 This regulation is transferred from the current S.19 and revised to streamline this Bylaw and improve readability. Fees make up part of the requirements when submitting an application. The current S.19 will be retired.</p> <p>1.3 - New regulations These regulations are revised from current S13.2 to S13.5 to remove detailed information that is not necessary to regulate in the Bylaw and is located on the application form. The Bylaw will continue to regulate the need for a Development Permit application. Current practice is to provide resources for applicants on the City of Edmonton's website, which is more accessible and can provide more detailed information on requirements and access to online services. The current Bylaw sections address requirements by application type. This regulation combines the four subsections and consolidates the requirements to remove duplication and allow for more variable requirements across all application types. The current S13.2 to S13.5 will be retired.</p> <p>1.3.2 - Revised from S.13.1.7 This new regulation incorporates language and the intent of S.13.1.7 regarding submission documents standards.</p>
<p>2. Development Permit Application Submissions</p> <p>2.1. For the purposes of Section 7.100 of this Bylaw:</p> <p>2.1.1. an application for a Development Permit is considered to be received when the applicant:</p> <p>2.1.1.1. has submitted an application for development; and</p> <p>2.1.1.2. has paid the required application fee.</p> <p>2.1.2. an application for a Development Permit is considered to be complete for review when:</p> <p>2.1.2.1. the applicant has submitted all required documentation and information for the proposed development in compliance with Subsection 1.3; and</p> <p>2.1.2.2. the Development Planner is satisfied that the submitted information contains the details necessary to review the application in determining its appropriate Use in compliance with this Bylaw.</p> <p>2.2. Despite Subsection 2.1.2, an incomplete application may be accepted if a decision can be made without all of the documentation and information required by the appropriate City department.</p> <p>2.3. The applicant may be required to submit additional documentation and information that the Development Planner considers necessary to review the application.</p> <p>2.4. Where submitted documentation and information are considered incomplete by the Development Planner, the Development Planner may require an applicant to resubmit the requirements in compliance with Subsection 2.1.2.</p> <p>2.5. The acceptance of any documentation and information, or approval of any Development Permit application, does not prevent the Development Planner from subsequently requiring the correction of errors. If an error results in the development being in violation of this Bylaw, the Development Planner is not prohibited from taking corrective action under Section 7.210 of this Bylaw.</p> <p>2.6. Where a discrepancy exists between a written description and a drawing, the written description prevails.</p>	<p>2.1, 2.2, 2.3 - Revised from S.13.1.1, S.13.1.2, S.13.1.3 These regulations are revised to improve readability.</p> <p>2.4 - New regulation This regulation is added to address issues of incomplete submission materials so it is explicit that submissions must meet a certain level of standards to be accepted.</p> <p>2.5 - Revised from S.13.1.4 This regulation is revised to improve readability. It clarifies that, regardless of the error, it does not prevent the Development Authority from taking actions to bring the development into compliance with this Bylaw.</p> <p>2.6, 2.7 - Revised from S13.1.5 and S13.1.6 These regulations are revised to improve readability.</p>

2.7. Where a Development Permit application is determined to contain incorrect information, a Development Permit must not be approved until the information is corrected by the applicant.



7.140 Special Information Requirements

Regulations

Notes / Rationale

1. Geotechnical Engineering Information

- 1.1. The Development Planner may require the applicant of a Development Permit to submit a detailed geotechnical engineering study where a proposed development is located on a Site:
 - 1.1.1. partially or wholly located within the area of application of the North Saskatchewan River Valley and Ravine System Protection Overlay;
 - 1.1.2. partially or wholly located within 10.0 m of the boundary of area of application of the North Saskatchewan River Valley and Ravine System Protection Overlay; or
 - 1.1.3. that may be impacted by slope instability or other geotechnical hazards, as determined by the Development Planner, in consultation with the appropriate City department.
- 1.2. The geotechnical engineering study must be prepared in compliance with the following:
 - 1.2.1. be an authenticated and validated professional work product, prepared by a qualified Professional Engineer (P Eng.) licensed by the Association of Professional Engineers and Geoscientists of Alberta to practice in Alberta;
 - 1.2.2. be prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department;
 - 1.2.3. conclude that the geotechnical design and construction recommendations are appropriate for the development and were made with adequate knowledge of the soil conditions and the proposed siting of the development upon the Site; and
 - 1.2.4. identify any Site-specific geotechnical hazards and make recommendations for mitigative measures, including applicable development restrictions to ensure the development adequately addresses any identified geotechnical hazards.
- 1.3. The Development Planner:
 - 1.3.1. must consider the recommendations of the geotechnical engineering study before making a decision on a Development Permit application; and
 - 1.3.2. in consultation with the appropriate City department, must impose conditions on the Development Permit necessary to mitigate the risks identified in the geotechnical engineering study.

1.1 - Revised from S. 14.1.1

This regulation is revised to improve readability. The requirement that a study provide existing and proposed grades at 0.5 m intervals is transferred to [subsection 3.4 of section 2.250](#) as it is more appropriately located there.

1.1.1 - Transferred from S. 14.1.1

1.1.2 - New regulation

This regulation is added to reflect current practice and is consistent with the City's top of bank policy to consider an additional 10.0 m buffer area outside of the overlay boundary.

1.1.3 - Revised from S. 14.1.1

This regulation is intended to replace the 'discretion of the development officer' language used in current S. 14.1.1 with more clear criteria for when a geotechnical engineering study is required for sites that are located outside of the boundary.

1.2.1 - Revised from S. 14.1.2

This regulation is revised to improve readability and updates references to professional engineer work products to reflect best practices.

1.2.2 - New regulation

This regulation clarifies that the development planner may refuse a geotechnical engineering study if the information is not prepared to applicable standards.

1.2.3 - Revised from S. 14.1.3

This regulation is revised to improve clarity and specify that recommendations focus on all aspects of the development and not just the foundation.

1.3, 1.3.1 & 1.3.2 - Revised from S. 14.1.5

This regulation is revised to improve readability.

2. Wind Impact Assessment

- 2.1. The Development Planner must require the applicant of a Development Permit to submit a Wind Impact Assessment where a proposed development meets the criteria specified in Table 2.1:

Table 2.1 - Wind Impact Assessment Requirements

Subsection	Regulation	Requirement
2.1.1.	Where a building Height is at least 20.0 m but less than 40.0 m	<ul style="list-style-type: none"> • Provide a Wind Impact Statement. • A subsequent Wind Impact Study may be required depending on the statement's recommendation.

2.1 - Revised from S. 14.2.1

This regulation is revised from the development planner 'may' require to 'must' require a wind impact assessment when the criteria are met, and applies to both permitted development and discretionary development. The change is made to ensure wind related impacts are managed effectively and because the proposed bylaw contains mostly permitted development.

Table 2.1 - Revised from Table 14.2.1

This table is revised to improve readability

<p>2.1.2.</p>	<p>Where a building Height is 40.0 m or greater</p>	<ul style="list-style-type: none"> • Provide a Qualitative Wind Impact Study (Computational Fluid Dynamics Study). • A subsequent Quantitative Wind Impact Study (Wind Tunnel Study) may be required depending on the study's recommendation. 	<p>and formatting only.</p> <p>S. 14.2.2 - Retired The requirement that wind impact studies only apply to discretionary development applications is removed. See the rationale for subsection 2.1 for more information.</p> <p>2.2 - Revised from S. 14.2.3 This regulation is revised to improve readability.</p> <p>2.2.2 - New Regulation This regulation clarifies that the development planner may refuse a wind impact assessment if the information is not prepared to applicable standards.</p> <p>2.3 - Revised from S. 14.2.4 This regulation is revised to remove 'at their discretion'. This is done to improve readability as any statement that states the development planner 'may' do something implies discretion, and does not need to be reiterated throughout this bylaw.</p> <p>2.4 - Revised from S. 14.2.2 This regulation is revised to provide clear direction for how the development planner uses the information contained in the wind impact assessment and how they may apply conditions as necessary.</p>
<p>2.2. The Wind Impact Assessment must be submitted in compliance with the following:</p> <p>2.2.1. be prepared by a professional who specializes in and can demonstrate extensive experience in dealing with wind and microclimate issues in the built environment; and</p> <p>2.2.2. be prepared to the satisfaction of the Development Planner.</p> <p>2.3. Where a significant building design change has occurred during the Development Permit application review process, the Development Planner may require the applicant to submit a new or updated Wind Impact Assessment.</p> <p>2.4. The Development Planner:</p> <p>2.4.1. must consider the recommendations of the Wind Impact Assessment before making a decision on the Development Permit application; and</p> <p>2.4.2. may impose conditions on the Development Permit necessary to mitigate the wind related impacts, including but not limited to a change in Site or building design.</p>			<p>3.1 - Revised from S. 14.3.1 This regulation is revised to improve readability for when a study may be required.</p> <p>3.1.1 - Revised from S. 14.3.1 This regulation maintains the current requirement to ensure that the direction of statutory plans are followed, even if the application is for a permitted development.</p> <p>3.1.2 - Revised from S. 14.3.1 This regulation is intended to provide a clearer use of development planner discretion for a study requirement by replacing "where warranted" and "other applications". It allows the development planner the ability to determine when to request a sun shadow study for a development with a variance or discretionary use.</p> <p>3.1.3 - Revised from S. 14.3.1 This regulation is intended to provide a clearer use of development planner discretion for a study requirement by replacing "where warranted" and "other applications". To preserve the current abilities of the development planner, this regulation now specifies that for a permitted development, a study may be required for any proposed buildings 20 m in height or greater. The 20 m height criteria is consistent with the value used in rezoning analysis.</p> <p>3.2.1 and 3.2.2 - Revised from S. 14.3.2 This regulation is revised to improve readability and updates references to professional engineer and registered architect work products to reflect best practices.</p> <p>3.2.3 - New regulation This regulation clarifies that the</p>
<p>3. Sun Shadow Impact Study</p> <p>3.1. The Development Planner may require the applicant of a Development Permit to submit a Sun Shadow Impact Study where the proposed development is:</p> <p>3.1.1. on a Site that is partially or wholly located in a Statutory Plan that requires that study, whether for a Permitted Development or Discretionary Development;</p> <p>3.1.2. a Discretionary Development; or</p> <p>3.1.3. a Permitted Development and has a building height of 20.0 m.</p> <p>3.2. The Sun Shadow Impact Study must be prepared in compliance with the following:</p> <p>3.2.1. be an authenticated and validated professional work product, prepared by a qualified Professional Engineer (P Eng.) licensed by the Association of Professional Engineers and Geoscientists of Alberta to practice in Alberta; or</p> <p>3.2.2. be sealed, dated and signed by an Alberta Association of Architects Authorized Entity or registered Architect;</p> <p>3.2.3. be prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department; and</p> <p>3.2.4. identify the shadows cast by the proposed development every 3 hours between sunrise and sunset Mountain Standard Time on March 21, June 21, September 21 and December 21.</p> <p>3.3. The Development Planner:</p> <p>3.3.1. must evaluate the shadow impact based on the difference in shadow between the permitted 3-dimensional building massing and the proposed 3-dimensional building massing;</p> <p>3.3.2. may refuse to grant a variance based on the Sun Shadow Impact Study;</p> <p>3.3.3. may refuse the Development Permit application for a Discretionary Development based on the Sun Shadow Impact Study;</p> <p>3.3.4. may impose conditions on a Discretionary Development necessary to mitigate the impacts identified in the Sun Shadow Impact Study, including but not limited to, a change in building Height, building design and site design; and</p> <p>3.3.5. may impose conditions on a Permitted Development necessary to mitigate the impacts identified in the Sun Shadow Impact Study, including but not</p>			

limited to, a change in building Height, building Height, building design and site design.

Diagram in Progress

development planner may refuse a sun shadow impact study if the information is not prepared to applicable standards.

3.2.4 - New regulation

This regulation is added to clarify the minimum study requirements that are used by the development planner during the evaluation, as outlined in subsection 3.3.1. This criteria is used to demonstrate the impact of shadows at the start of each season and allows flexibility for different hours of daylight. The requirement ensures a broader analysis as compared to the current requirement of just the March equinox (March 21).

3.3.1 - Revised from S. 14.3.3

The study is evaluated based on the differences in shadows cast from the building where there is no variance compared to when there is a variance. Where applicable, the development planner must consider this difference in impact before making a decision on a development permit application.

3.3.2 - Transferred from S. 14.3.3

3.3.3 - Transferred from S. 14.3.3

3.3.4 - Revised from S. 14.3.3

This regulation is revised to give examples of how the development application may require changes to its design to mitigate the impacts of shadows identified in the study for a discretionary development.

3.3.5 - Revised from S. 14.3.3

This regulation is revised to give examples of how the development application may require changes to its design, not including height, to mitigate the impacts of shadows identified in the study for a permitted development.

S. 14.4 - Transferred to S. 2.24

Current S.14.4 is transferred from this section to FPO - [Floodplain Protection Overlay](#) to streamline the bylaw. Current S. 14.4 regulations only apply to sites within the Floodplain Protection Overlay boundaries, so the requirements are more appropriately located there.

4. Environmental Impact Assessment

- 4.1. The Development Planner may require the applicant of a Development Permit to submit an Environmental Impact Assessment where:
 - 4.1.1. a proposed development is for industrial activities designated for either approval or registration under the Alberta Environmental Protection and Enhancement Act; or
 - 4.1.2. this requirement is specified in this Bylaw.
- 4.2. The Environmental Impact Assessment must be submitted in compliance with the following:
 - 4.2.1. be prepared by a qualified environmental professional who specializes in and can demonstrate extensive experience in environmental impacts;
 - 4.2.2. be prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department;
 - 4.2.3. identify the nature and quantities of substance releases;
 - 4.2.4. identify the provincial standards for the proposed industrial operation;

4 - Environmental Impact Assessment

Environmental impact assessments may be required where a proposed development or activity is regulated through the Alberta Environmental Protection and Enhancement Act. The information gathered is used to assess how the proposed use may impact human health, the natural environment and determine mitigation strategies and alternatives to the project.

4.1 - Revised from S. 14.5.1

This regulation is revised to improve readability. There may be requirements in zones or other areas of this Bylaw that require an Environmental Impact Assessment.

4.2.1 - Revised from S. 14.5.1

This regulation is revised to improve readability and references to specific types of professions are removed. The person preparing the environmental impact

<p>4.2.5. identify any Uses that could be detrimentally impacted by the substance releases;</p> <p>4.2.6. demonstrate what remedial and mitigative measures must be undertaken; and</p> <p>4.2.7. identify and recommend separation distances or other land use planning measures that could be undertaken.</p> <p>4.3. The Development Planner:</p> <p>4.3.1. must consider the recommendations of the Environmental Impact Assessment when making a decision on a Development Permit application; and</p> <p>4.3.2. in consultation with the appropriate City department, may impose conditions on the Development Permit necessary to mitigate impacts identified in the Environmental Impact Assessment.</p>	<p>assessment must have adequate experience.</p> <p>4.2.2 - New regulation This regulation clarifies that the development planner may refuse an environmental impact assessment if the information is not prepared to applicable standards.</p> <p>4.2.3 through 4.2.7 - Transferred from S. 14.5.2.a thorough 14.5.2.e</p> <p>4.3.1 - New regulation This regulation is added for clarity.</p> <p>4.3.2 - Revised from S. 14.5.1 This regulation is revised to improve readability.</p>
<p>5. Environmental Assessment Information</p> <p>5.1. The Development Planner may require the applicant of a Development Permit to submit an environmental assessment where:</p> <p>5.1.1. the Development Planner has reason to believe that contaminants may exist;</p> <p>5.1.2. this requirement is specified in this Bylaw; or</p> <p>5.1.3. the Development Planner considers such information to be necessary to determine that the Site is suitable for the intended Use contemplated in the Development Permit application.</p> <p>5.2. The environmental assessment information specified in Subsection 5.1 may include, but is not limited to:</p> <p>5.2.1. environmental site assessments;</p> <p>5.2.2. remedial action plans; and</p> <p>5.2.3. risk management plans.</p> <p>5.3. The Environmental Assessment Information must be prepared in compliance with the following:</p> <p>5.3.1. signed and stamped by a practicing member in good standing with one of the professional regulatory organizations as required by Alberta Environment and Parks; and</p> <p>5.3.2. be prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department.</p> <p>5.4. The Development Planner:</p> <p>5.4.1. must consider the environmental assessment before making a decision on a Development Permit application;</p> <p>5.4.2. in consultation with the appropriate City department, may impose conditions on the Development Permit necessary to mitigate impacts identified in the environmental assessment; and</p> <p>5.4.3. may refuse a Development Permit application if they conclude, through the information collected in Subsection 5.2 and in consultation with the appropriate City department, that the Site is not suitable for the intended Use.</p>	<p>5 - Environmental Assessment Information The collection of environmental assessment information is a provincially guided process to assess a site to determine if the newly proposed activities are impacted by historical uses. Information may include plans to remediate the site prior to the new use and/or mitigating the impacts of contamination.</p> <p>5.1 - Revised from S. 14.9 This subsection removed references to ‘risk assessments’ to better distinguish the differences between subsections 4, 5 and 6.</p> <p>5.1.1, 5.1.2 and 5.1.3 - New regulations These regulations provide criteria for when environmental assessment information may be required. For example, it could be triggered based on historical information or where required from previous zoning bylaw regulations for site specific areas.</p> <p>5.2 - Revised from S. 14.9.1 These regulations are revised to improve readability. ‘Exposure control plans’ are removed because this information forms part of the risk management plan.</p> <p>5.3.1, 5.3.2 - New regulations These regulations are added to clarify who can prepare environmental assessment and related information. The development planner may refuse this information if it’s not prepared to applicable standards.</p> <p>5.4.1, 5.4.2 - New regulation These regulations are added to clarify how the development planner uses the information collected under subsection 6.1.</p> <p>5.4.3 - New regulation This regulation is added to clarify that the development planner may refuse an application based on the information collected.</p> <p>S. 14.8 - Transferred to S. 2.15 Current S.14.8 is transferred from this section to NA - Natural Areas Zone to streamline the bylaw. Current S. 14.8 regulations only apply to sites within the natural areas zone or for application to rezone to the natural areas zone, so the requirements are more appropriately located there.</p>

6. Risk Assessment

- 6.1. The Development Planner may require the applicant of a Development Permit to submit a risk assessment where a proposed development:
 - 6.1.1. involves the use, manufacturing, storage, or transportation of Dangerous Goods or hazardous substances; or
 - 6.1.2. includes a Sensitive Use; and the Site is:
 - 6.1.2.1. within 500 m of a rail line, high pressure pipeline, or Dangerous Goods route; or
 - 6.1.2.2. within 1.5 km of a Site zoned Heavy Industrial that is associated with storing or manufacturing Dangerous Goods or hazardous substances.
- 6.2. The risk assessment must be submitted in compliance with the following:
 - 6.2.1. be prepared by a qualified professional who specializes in and can demonstrate extensive experience in risk assessment;
 - 6.2.2. be prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department; and
 - 6.2.3. include mitigation recommendations.
- 6.3. The Development Planner:
 - 6.3.1. must consider the recommendations of the risk assessment before making a decision on a Development Permit application; and
 - 6.3.2. in consultation with the appropriate City department, may impose any conditions on the Development Permit necessary to implement any of the mitigation recommendations identified in the risk assessment.

6 - Risk Assessment

Risk assessments may be required where the proposed development meets the criteria specified in the City of Edmonton Risk Assessment Guidebook. Information is reviewed to determine the risk of human fatality in two primary scenarios: when a new source of dangerous and hazardous substances is proposed, and when a new sensitive use is proposed near an existing source of dangerous and hazardous substances.

6.1 - Revised from S. 14.6.1

This regulation is revised to improve readability and provides specific criteria when a development permit application may require a risk assessment.

6.1.1 & 6.1.2 - New regulations

The criteria for when a risk assessment may be required is consistent with the City of Edmonton Risk Assessment Guidebook.

6.2 & 6.2.1 - Revised from S. 14.6.1

This regulation is revised to improve readability and references to specific types of professions are removed. The person preparing the risk assessment must have adequate experience.

6.2.2 - New regulation

This regulation clarifies that the development planner may refuse a risk assessment if the information is not prepared to acceptable standards.

6.2.3 - Revised from S. 14.6.2.a through 14.6.2.f

These regulations are revised to simplify risk assessment requirements. The development planner relies on the appropriate City department to verify if a risk assessment has been adequately prepared. Therefore, a detailed list of risk assessment requirements is not necessary to be regulated through this bylaw. The development planner may refuse to accept a risk assessment if the appropriate City department determines it is not adequately prepared. The requirement that the risk assessment provide recommendations to mitigate risk is maintained, as this will support identifying appropriate development permit conditions.

6.3.1 and 6.3.2 - Revised from S. 14.6.1

These regulations are revised to improve readability. They specify how the development planner, in consultation with the appropriate City department, can use the information from the risk assessment to add conditions, or require changes to an application to ensure the proposed development is appropriately sited.

7. Edmonton Design Committee

- 7.1. The Development Planner must refer all Development Permit applications to the Edmonton Design Committee, where required by the Edmonton Design Committee Bylaw.
- 7.2. The Development Planner may refer a Development Permit application for a Digital Sign to the Edmonton Design Committee, where specified in this Bylaw.
- 7.3. The Development Planner:
 - 7.3.1. must consider the Edmonton Design Committee's recommendations before making a decision on the Development Permit application; and

7.1 - Revised from S. 14.7

This regulation is revised to improve readability.

7.2 - Revised from S 14.7

This regulation refines the discretion of the development planner by limiting digital sign referrals to cases where this bylaw specifies the ability to do so.

7.3.1 - Revised from S. 14.7

This regulation is revised to improve readability.

<p>7.3.2. may impose conditions on the Development Permit based on the recommendations provided by the Edmonton Design Committee.</p>	<p>7.3.2 - New regulation This regulation clarifies the ability of the development planner to add conditions that relate to the Edmonton Design Committee's comments.</p>
<p>8. Drainage Information</p> <p>8.1. The Development Planner must require an applicant to submit information relating to the proposed drainage of a Site, or an Abutting Site, where a proposed Development Permit is for new building construction of:</p> <p>8.1.1. All Residential Uses, except Secondary Suites, located within the boundaries of Redeveloping Areas, as identified in the Municipal Development Plan;</p> <p>8.1.2. Commercial Uses;</p> <p>8.1.3. Industrial Uses;</p> <p>8.1.4. Community Uses; and</p> <p>8.1.5. Basic Service Uses.</p> <p>8.2. Drainage information specified in Subsection 8.1 must be submitted in compliance with the following:</p> <p>8.2.1. be prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department.</p> <p>8.3. Drainage information specified in Subsection 8.1 may include, but is not limited to:</p> <p>8.3.1. lot grading plans;</p> <p>8.3.2. Site mechanical plans;</p> <p>8.3.3. flood control plans;</p> <p>8.3.4. stormwater management plans and calculations; or</p> <p>8.3.5. other similar plans, drawings, or engineering reports that the Development Planner may require to determine if the Site is suitable for the range of Uses contemplated in the Development Permit application.</p> <p>8.4. The Development Planner:</p> <p>8.4.1. must consider the drainage information before making a decision on a Development Permit application; and</p> <p>8.4.2. in consultation with the appropriate City department, may impose conditions on the Development Permit necessary to mitigate impacts identified in the drainage information.</p>	<p>8.1 - Revised from S. 14.10.1 This regulation is revised from the development planner 'may' require to 'must' require drainage information. This change is made to ensure that drainage information is received and considered prior to a decision on the development permit application.</p> <p>8.1.1. - New regulation To provide more certainty, this regulation specifies the types of residential development and geographic areas that may require additional drainage information.</p> <p>8.1.2 through 8.1.5 - New regulation To provide more certainty, this regulation specifies all non-residential development that may require additional drainage information. This does not result in a change from current practice.</p> <p>8.2 - New regulation This regulation clarifies that the development planner may refuse drainage information if it is not prepared to applicable standards.</p> <p>8.3 - Transferred from 14.10.1.a through 14.10.1.e</p> <p>8.4 - New regulation This regulation is added to provide clear direction for how the development planner uses the drainage information and how they may apply conditions as necessary. It ensures that drainage information is reviewed by the appropriate City departments prior to a decision on the development permit application. For example, the applicant is required to meet the City's surface drainage guidelines as a condition of the development permit.</p>
<p>9. Parking Information</p> <p>9.1. The Development Planner may require the applicant of a Development Permit to submit parking information where a Development Permit application is for:</p> <p>9.1.1. Discretionary Development; or</p> <p>9.1.2. where specified in this Bylaw.</p> <p>9.2. Parking information specified in Subsection 9.1 may include, but is not limited to:</p> <p>9.2.1. a parking impact assessment;</p> <p>9.2.2. a parking demand study;</p> <p>9.2.3. a parking utilization count; or</p> <p>9.2.4. similar information necessary to determine the land use impact of vehicle parking for the full range of Uses proposed in the Development Permit application.</p> <p>9.3. The parking impact assessment must be submitted in compliance with the following:</p> <p>9.3.1. be an authenticated and validated professional work product, prepared by a qualified Professional Engineer (P Eng.) licensed by the Association of Professional Engineers and Geoscientists of Alberta to practice in Alberta, to the satisfaction of the appropriate City department; and</p>	<p>9.1, 9.1.1, 9.1.2 - Revised from S. 14.11 This regulation is revised to improve readability and provides specific criteria for when parking information may be required. Parking information under this subsection is not required for permitted development, unless specifically identified elsewhere in this bylaw.</p> <p>9.2 - Revised from S. 14.11 This regulation is revised to improve readability.</p> <p>9.3.1 - Revised from 14.11.3 This regulation is revised to improve readability and updates references to professional engineer work products to reflect best practices.</p> <p>9.3.2 - New regulation This regulation clarifies that the development planner may refuse parking information if it is not prepared to acceptable standards.</p>

<p>9.3.2. be prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department.</p> <p>9.4. The Development Planner:</p> <p>9.4.1. must consider the parking information before making a decision on a Development Permit application; and</p> <p>9.4.2. in consultation with the appropriate City department, may impose conditions on the Development Permit necessary to mitigate the land use impacts of vehicle parking.</p>	<p>9.4.1 - Revised from 14.11.2 This regulation is revised to improve readability.</p> <p>9.4.2 - Revised from 14.11.2 This regulation is revised to improve readability.</p>
<p>10. Municipal Historic Evaluation</p> <p>10.1. The Development Planner may require the applicant of a Development Permit to submit a municipal historic evaluation where a Development Permit application is for the demolition of a structure on the Inventory of Historic Resources in Edmonton.</p> <p>10.2. The municipal historic evaluation must include:</p> <p>10.2.1. the full address and legal description of the Site, including a brief discussion of Site context (such as the location of the structure on the Site, the orientation of the structure to street, and Site access);</p> <p>10.2.2. photographs of elevations of all sides of the structure;</p> <p>10.2.3. photographs of the structure in context with its surrounding streetscape with the perspective of the photograph identified;</p> <p>10.2.4. photographs of the interior of the structure, including all rooms, corridors, stairwell/elevator locations, and main features such as fireplaces, windows, doors and other historic detailing;</p> <p>10.2.5. photographs of external detail, structural or decorative, that is relevant to the structure's historic significance that is not generally visible on photographs specified in Subsections 10.2.2 and 10.2.3, such as roof gable(s), decorative moulding, corbelled chimney, window trims, and entrance features;</p> <p>10.2.6. a brief written history of the structure including the original construction date, name of the original and subsequent owner(s), name of the original architect, name of the original builder, and information on the date and extent of subsequent alterations;</p> <p>10.2.7. original plans or blueprints, or a scaled and dimensioned floor plan and line drawings of all elevations of the structure;</p> <p>10.2.8. current Certificate of Title;</p> <p>10.2.9. copies of real estate documents with information such as square footage, size of the Lot, and placement of the structure on the Lot;</p> <p>10.2.10. information on materials of construction and information about the amenities of the structure, such as the number of rooms, bathrooms, fireplaces, and basement development</p> <p>10.2.11. a summary of the reason for the proposed demolition; and</p> <p>10.2.12. any other information that may assist in recording the history of the structure, to the satisfaction of the Development Planner, in consultation with the Heritage Planner.</p> <p>10.3. The Development Planner:</p> <p>10.3.1. must receive the information specified in Subsection 10.2 before making a decision on the Development Permit application for demolition of a structure on the Inventory of Historic Resources in Edmonton.</p>	<p>10.1 - Revised from 14.2.1 This regulation is revised to improve readability.</p> <p>10.2 - Transferred from S. 14.12.1.a through 14.12.1.l</p> <p>10.3 - Revised from 14.12.1 This regulation is revised to improve readability.</p>

7.150 Conditions Attached to Development Permits

Regulations	Notes / Rationale
<ol style="list-style-type: none"> 1. The Development Planner may only impose conditions on the approval of a Permitted Development if the ability to do so is specified in this Bylaw. Nothing in this Section prevents a Development Planner from identifying on the Development Permit, the Sections of this Bylaw that have to be complied with. 2. If an applicant applies for a Development Permit for a structure or a Use that is identified in this Bylaw as, or intended to be temporary, the Development Planner may impose conditions limiting the duration of the validity of the Development Permit. The Development Planner may exercise this ability to add conditions to Permitted and Discretionary Uses. 3. The Development Planner may, with respect to a Discretionary Development, or a development in a Direct Control Zone, impose such conditions as they consider appropriate, ensuring compliance with the Municipal Development Plan, the provisions of all applicable Statutory plans, and the regulations of this Bylaw. 4. The Development Planner may, as a condition of issuing a Development Permit, require the applicant to make satisfactory arrangements for the supply of water, electric power, sewer service, vehicle, and pedestrian access, or any of them, including payment of the costs of installation or constructing any such utility or facility by the applicant. 5. The Development Planner may, as a condition of issuing a Development Permit, require that an applicant enter into an agreement to do all or any of the following: <ol style="list-style-type: none"> 5.1. to construct, or pay for the construction of, a public roadway required to give access to the development; 5.2. to construct, or pay for the construction of: <ol style="list-style-type: none"> 5.2.1. a pedestrian walkway system to serve the development; or 5.2.2. pedestrian walkway that will connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves, or is proposed to serve, an adjacent development, or both; 5.3. to specify the location and number of vehicle and pedestrian access points to Sites from public roadways; 5.4. to install, or pay for the installation of, utilities that are necessary to serve the development; 5.5. to construct, or pay for the construction of, off-Street or other parking facilities, or loading and unloading facilities; or 5.6. to protect, repair or reinstate, or to pay for the repair or reinstatement, to original condition, any Street furniture, curbing, sidewalk, boulevard Landscaping and tree planting that may be damaged or destroyed, or otherwise harmed by development or building operations upon the Site. 6. The Development Planner may, as a condition of issuing a Development Permit, require that an applicant enter into an agreement in a form satisfactory to the City, to pay an off-site levy or redevelopment levy, or both, imposed by a bylaw in compliance with the Municipal Government Act. 7. If an applicant applies for a Development Permit for a structure that encroaches on City owned property, the Development Planner may impose conditions requiring the applicant to mitigate the impact of the encroachment, including compensation, indemnities, insurance, and a duty to remove the encroaching structure when notified by the City. If the Development Planner does not impose such a condition on an encroaching structure, this must not be interpreted as granting the applicant a right to encroach and the applicant may require a separate encroachment agreement. 8. The Development Planner may require an agreement entered into as specified in Subsections 4 and 5 to be filed against the title for the Site at the Land Titles Office. 9. The Development Planner may, as a condition of issuing a Development Permit, require that an applicant post a minimum of one Development Permit notification sign on-Site in compliance with Subsection 2 of Section 7.160. 	<p>1. - Revised from S. 15.1 This regulation is revised to improve readability.</p> <p>2. - Revised from S. 15.2 This regulation is revised to clarify that a condition placed on a development permit to limit its duration can only be done if it is stated elsewhere in this proposed bylaw, or the applicant has indicated an intention to have a temporary development.</p> <p>3. - Revised from S. 15.3 This regulation is revised to clarify that a development planner must comply with the Municipal Development Plan when imposing conditions.</p> <p>5. - Revised from 15.5 This regulation is revised to remove language that required the agreement to be attached and form part of the development permit. It is not required with modern digital application processing.</p> <p>5.2.1 & 5.2.2 - Revised from S. 15.5.b.i and S. 15.5.b.ii These regulations are revised to be consistent with the wording used in the Municipal Government Act.</p> <p>7. - Revised from S. 15.7 This regulation is revised to improve readability. Preserving this regulation ensures the development planner has the ability to address any encroachment related issues on private property, including a way to remove or fix an offending structure.</p> <p>8. - Revised from S. 15.8 This regulation is revised to improve readability.</p>

7.160 Notification of Development Permit Decisions

Regulations	Notes / Rationale
<p>1. Development Permit Notice Requirements</p> <p>1.1. On the same day a Development Permit application is approved, the Development Planner must send a notice to the applicant:</p> <p>1.1.1. a description of the development</p> <p>1.1.2. the date of the decision; and</p> <p>1.1.3. the right to appeal that decision.</p> <p>1.2. Within 7 days of a Development Permit being approved, the Development Planner must ensure the information specified in Subsection 1.1 is published on a publicly accessible web page.</p> <p>Discretionary Development</p> <p>1.3. Within 7 days of a Development Permit for a Discretionary Development being approved, the Development Planner must send a notice by ordinary mail to:</p> <p>1.3.1. each property owner of the Site, or part of the Site, that is subject to the Development Permit;</p> <p>1.3.2. the municipal address and the address of property owners that are wholly or partially within 60.0 m of the boundaries of the Site which is the subject of the Development Permit;</p> <p>1.3.3. the President of the applicable Community Leagues; and</p> <p>1.3.4. the Executive Director of the applicable Business Improvement Areas.</p> <p>1.4. Despite Subsection 2.1.2, the Development Planner must increase the 60.0 m notification boundary if they determine that Sites beyond 60.0 m are likely to experience any impact attributable to the proposed development.</p> <p>1.5. The notice specified in Subsection 2.1 must contain:</p> <p>1.5.1. a description of the development;</p> <p>1.5.2. the date of the decision; and</p> <p>1.5.3. the right to appeal that decision.</p> <p>Refused Development Permit Applications</p> <p>1.6. On the same day a Development Permit application is refused, the Development Planner must send a notice to the applicant. The notice must contain:</p> <p>1.6.1. a description of the development;</p> <p>1.6.2. the date of the decision;</p> <p>1.6.3. the reasons for refusal; and</p> <p>1.6.4. the right to appeal that decision.</p> <p>Mail Delivery Stoppage</p> <p>1.7. During any ordinary mail delivery stoppage, the notice of any Development Permit decision must be given by other alternative means that the Development Planner may specify.</p>	<p>1. - Revised from S. 20.1 The heading is revised to better reflect the content of this subsection.</p> <p>1.1 - Revised from S. 20.1.1 This regulation is revised to improve readability. The reference to 'written' notices is removed because decisions can be communicated to the applicant electronically, as specified in the Municipal Government Act. The revisions to this regulation do not result in a change from current practice - the Municipal Government Act requires that the applicant be notified on the same day a development permit is approved.</p> <p>1.2 - New Regulation This regulation is added for clarity. It is revised so the proposed bylaw complies with the Municipal Government Act section 686(1)(b) for notices of appeal. This regulation provides the basis for notice of appeal for all approved development permits, whereas the current bylaw sets out notice requirements differently for permitted development and discretionary development (referred to as 'class a' and 'class b' respectively in the current bylaw). The requirement for the development planner to post within 7 days is maintained so that the City has adequate time to process and publish to a public web page.</p> <p>S.20.2 - Retired The requirement for the City to mail permitted development ('class a') letters are retired. The reasons for this change include:</p> <ul style="list-style-type: none"> • Permitted development letters (referred to as 'class a' in the current bylaw) may give an impression that a person(s) can influence a development permit decision that otherwise complies with the bylaw. However, under the Municipal Government Act, permitted development ('class a') development permits must be approved by the City if the application complies with the bylaw. • The City incurs extra expenses related to mailing of these notices. • There is perceived inequity when one geographic area of the city receives more or less opportunity to be informed about development occurring within that area. • Development permit notice signs will continue to be required on site for certain types of applications. • All development permit approvals can currently be found in the City's open data catalog or mapping webpages. In addition, there will be other tools created to achieve the awareness that permitted development ('class a') letters were intended to provide. It is expected that an opt-in notification system will be created allowing the public to choose locations of interest to receive notifications.

1.3 - Revised from S. 20.3.1

This regulation is revised to improve readability. The requirement for the development planner to post within 7 days is maintained so that the City has adequate time to process and send the mailed letters.

1.4 - Transferred from S. 20.3.2

This regulation is organized within this subsection to improve readability.

1.5 - Revised from S. 20.3.2

This regulation is revised to improve readability.

1.6 - Revised from S. 20.4

This regulation is revised to improve readability. The Municipal Government Act requires that an applicant is provided notice on the same day that a development permit application is refused. The reference to sending this notice by 'electronic means' is removed as it is proposed in subsection 3.8 of section 7.20 that unless otherwise stated, notifications and acknowledgements in this bylaw can be sent electronically. This revision does not result in any change in practice.

1.7 - Revised from S. 20.5

This regulation is revised to improve readability.

S. 20.6.1 - Retired

This heading titled "area of application" is retired to improve readability.

2.1.1 - Revised from S. 20.6.1.1.a

This regulation is revised to reflect the removal of the mature neighbourhood overlay and replaced with the closest equivalent zones.

2.2 - Revised from S. 20.6.2

The heading of this regulation is revised to better reflect the content of this section.

2.2.1 - Revised from S. 20.6.2.1

This regulation is revised to improve readability.

2.2.2 - Revised from S. 20.6.2.2

This regulation is revised to improve readability and includes the new definition for 'street' which is proposed to exclude lanes.

2.2.3 - Revised from S. 20.6.2.3

This regulation is revised to improve readability.

2.2.6 - Revised from S. 20.6.2.6

This regulation is revised to improve readability.

2.2.6.3 - Revised from S. 20.6.2.6.c

This regulation is revised to improve readability.

2.2.6.6 - Revised from S. 20.6.2.6.f

This regulation is revised to improve readability.

2. Development Permit Notification Signs

- 2.1. Regulations specified in this Subsection apply to:
 - 2.1.1. all lands zoned RS, RSM, RM, RL, CN, MUN, or MU; or
 - 2.1.2. any Site, at the discretion of the Development Planner.
- 2.2. Development Permit notification signs must comply with the following:
 - 2.2.1. A minimum of 1 sign must be posted on-Site for the purpose of notification of a Development Permit being approved for new principal building construction and any associated demolition.
 - 2.2.2. Signs must be located on-Site and be readable from a minimum distance of 2.0 m from a Front Lot Line or Flanking Side Lot Line Abutting a Street.
 - 2.2.3. Signs must be placed within 14 days of a Development Permit becoming valid in compliance with [Section 7.190](#), and prior to any construction or demolition on-Site.
 - 2.2.4. Signs must remain posted and readable on-Site until final occupancy has been issued by the City.
 - 2.2.5. Signs must have a minimum Sign Area of 0.2 m² and a maximum Sign Area of 1.5 m².
 - 2.2.6. The design and Copy of the sign must be to the satisfaction of the Development Planner and include:
 - 2.2.6.1. contact information for the applicant, contractor, or property owner;
 - 2.2.6.2. contact information for the City;
 - 2.2.6.3. the municipal address of the Site of the Development Permit;
 - 2.2.6.4. a description of the approved development, including the Use;
 - 2.2.6.5. the City file number for the Development Permit; and
 - 2.2.6.6. any other information as required by the Development Planner.

7.170 Development Permit Appeals

Regulations

Notes / Rationale

1. Subject to the provisions of the Municipal Government Act, any person applying for a Development Permit may appeal the decision of the Development Planner to the Subdivision and Development Appeal Board by filing a written notice of appeal with the Subdivision and Development Appeal Board within 21 days after the date a decision regarding the Development Permit application was given.
2. Subject to the provisions of the Municipal Government Act, any person affected by a decision issued by a Development Planner about a Development Permit application may appeal the decision of the Development Planner to the Subdivision and Development Appeal Board by filing a written notice of appeal with the Subdivision and Development Appeal Board within 21 days after notice of the decision regarding the Development Permit application was given.
3. If a Development Permit application is refused in accordance with [Subsection 2.5 of Section 7.100](#), the applicant may appeal the refusal by filing a written notice of appeal with the Subdivision and Development Appeal Board within 21 days after the date of refusal.

1. Revised from S.21.1

This regulation is revised to improve readability.

2. Revised from S.21.2

This regulation is revised to improve readability.

3. Revised from S.21.3

This regulation is revised to improve readability.

7.180 Development Permit Application Resubmissions

Regulations

Notes / Rationale

1. Where a Development Permit application has been refused, the Development Planner must not accept another application for the same purpose or activity within a Use on the same Site:
 - 1.1. within 6 months of the date of a refusal by the Development Planner;
 - 1.2. within 6 months of the date of a written decision of the Subdivision and Development Appeal Board on a previous application, if the previous application was appealed to, and subsequently refused by, the Subdivision and Development Appeal Board;
 - 1.3. within 6 months of the date of a written decision of the Alberta Court of Appeal or the Supreme Court of Canada on the previous application, if the application has been appealed to the Alberta Court of Appeal or the Supreme Court of Canada; or
 - 1.4. prior to the written decision of the Subdivision and Development Appeal Board, the Alberta Court of Appeal, or the Supreme Court of Canada, if the application has been appealed to the Subdivision and Development Appeal Board, the Alberta Court of Appeal, or the Supreme Court of Canada.
2. Despite Subsection 1, if 2 or more Development Permit applications for the same purpose or activity within a Use on the same Site have been refused by:
 - 2.1. the Development Planner;
 - 2.2. the Subdivision and Development Appeal Board;
 - 2.3. the Alberta Court of Appeal;
 - 2.4. the Supreme Court of Canada; or
 - 2.5. any combination of the above;
 - 2.6. the third and any subsequent Development Permit application for the same purpose and activity within a Use on the same Site must not be accepted by the Development Planner until 1 year from the date of the most recent refusal.
3. Subsections 1 and 2 do not apply to:
 - 3.1. an application for a Permitted Use or a Use listed in a Direct Control Zone, if the application complies with all the regulations of this Bylaw; or
 - 3.2. an application that has been refused or deemed refused under Subsection 2 of [Section 7.100](#) of this Bylaw.
4. If during the review of any Development Permit application, the Development Planner determines that Subsection 1 or Subsection 2 applies, then the application along with any submitted fees must be returned to the applicant. The application must not be considered as having been refused, but is deemed to have not been submitted.

1 - Revised S.18.1

This regulation is revised to improve readability only.

2 - Revised S.18.4

This regulation is revised to improve readability.

3 - Revised S.18.2

This regulation is revised to improve readability.

4 - Revised S.18.3

This regulation is revised and reorganized to improve readability.

7.190 Validity, Expiry and Cancellation of Development Permit

Regulations	Notes / Rationale
<p>1. Date of Development Permit Approval</p> <p>1.1. The date of a Development Permit approval is:</p> <p>1.1.1. the date the Development Planner approved the Development Permit;</p> <p>1.1.2. in the case of an appeal to the Subdivision and Development Appeal Board:</p> <p>1.1.2.1. the date the Subdivision and Development Appeal Board issues a written decision approving the Development Permit; or</p> <p>1.1.3. in the case of an appeal or leave to appeal to the Court of Appeal:</p> <p>1.1.3.1. the date that the Court of Appeal issues its decision, and</p> <p>1.1.3.2. any appeal of the Court of Appeal decision to the Supreme Court of Canada has been determined.</p>	<p>7.190 - Revised from S. 22 The heading and content in this section is revised to improve readability. Regulations from current S. 17 are transferred here to help improve readers' understanding of the interrelated concepts of validity, expiry and cancellation of a Development Permit.</p> <p>1.1.3. - Revised from S. 22.1.c This regulation is revised to improve readability and reflect current legal terminology.</p>
<p>2. Validity and Suspension of a Development Permit</p> <p>2.1. Where a Development Permit application has been approved by the Development Planner, the Development Permit is not valid until:</p> <p>2.1.1. any conditions of approval, except those of a continuing nature, have been fulfilled; and</p> <p>2.1.2. the time for filing a notice of appeal to the Subdivision and Development Appeal Board as specified in Subsection 1 of Section 7.170 has passed.</p> <p>2.2. Where a Development Permit application has been approved by the Subdivision and Development Appeal Board, it is not valid until any conditions of approval, except those of a continuing nature, have been fulfilled.</p> <p>2.3. Any Development Permit approved on the basis of incorrect information contained in the application is invalid.</p> <p>2.4. The Development Planner must suspend a Development Permit upon receipt of a filed notice of appeal to the City of Edmonton from the Subdivision and Development Appeal Board in compliance with Subsection 1 of Section 7.170. The Development Permit remains suspended until:</p> <p>2.4.1. the Subdivision and Development Appeal Board issues a decision and the time for filing a leave to appeal application to the Court of Appeal has passed without a leave to appeal being filed;</p> <p>2.4.2. the Alberta Court of Appeal denies leave to appeal and any appeal from that denial has been determined;</p> <p>2.4.3. the Alberta Court of Appeal has granted leave to appeal, heard the merits of the appeal, made its decision, and any appeal to the Supreme Court of Canada from that decision of the Alberta Court of Appeal has been determined; or</p> <p>2.4.4. the appeal is otherwise resolved.</p>	<p>2. - Transferred from S. 17.1 This regulation is revised to improve readability.</p> <p>2.1.2 - Revised from S. 17.1.1.b This regulation is revised to improve readability.</p> <p>2.3 - Revised from S. 17.1.4 This regulation is revised to improve readability.</p> <p>2.4 - Revised from S. 17.1.3 This regulation is revised to remove 'in accordance with the Municipal Government Act' to improve readability. All aspects of this Bylaw must comply with the Municipal Government Act.</p>
<p>3. Development Permit Expiry</p> <p>3.1. Once a Development Permit has been approved, it remains in effect until:</p> <p>3.1.1. it expires, in cases where the Development Permit was approved for a limited period of time;</p> <p>3.1.2. it expires, because of failure to commence development in compliance with Subsection 4.1, or Subsection 4.2;</p> <p>3.1.3. it is cancelled, in compliance with Subsection 6.1; or</p> <p>3.1.4. it is suspended in compliance with Subsection 2.3.</p> <p>3.2. Where a new Development Permit is approved for a Site, or a development that is exempt from a Development Permit under Section 7.120 has commenced, any previously approved Development Permits for that Site are considered expired if:</p>	<p>3. - Revised from S. 22.2 This regulation is revised to add a new subsection heading to break up the contents of this section to improve readability.</p> <p>3.1 - Revised from S. 22.2 This regulation is revised to improve readability. 'Issued' is replaced with 'approved'.</p> <p>3.1.1 - Revised from S. 22.2.a This regulation is revised to improve readability. 'Issued' is replaced with 'approved'.</p> <p>3.2. - Transferred from S. 22.7 This regulation is transferred and revised</p>

<p>3.2.1. the physical aspects of the developments cannot exist at the same time; or</p> <p>3.2.2. the Uses in both developments cannot operate at the same time on that Site, in compliance with the regulations of this Bylaw.</p>	<p>from current S. 22.7 to improve readability. 'Issued' is replaced with 'approved'.</p> <p>3.2.2 - New regulation This regulation is added to ensure that developments that do not require a development permit still expire the previous valid development permit to ensure continuity with the City's historical records.</p>
<p>4. Requirement to Commence Development</p> <p>4.1. Where a Development Permit is for a change of Use, or a change of intensity of Use, and no significant construction is required:</p> <p>4.1.1. development must commence within 1 year of the date of approval of the Development Permit;</p> <p>4.1.2. for the purposes of Subsection 4.1.1, development commences when the Use that was approved by the Development Permit is established or begins operation.</p> <p>4.2. Where a Development Permit is for construction, construction combined with a change of Use, or construction combined with a change of intensity of Use:</p> <p>4.2.1. development must commence within:</p> <p>4.2.1.1. 1 year of the date of approval for the Development Permit for a Home Based Business, Residential Sales Centre, or a Residential Use in the form of Duplex Housing, Backyard Housing, Secondary Suites, Semi-detached Housing, or Single Detached Housing; or</p> <p>4.2.1.2. 2 years of the date of approval for a Development Permit for a Residential Use in the form of Multi-unit Housing or Row Housing, or any other Use;</p> <p>4.2.2. for the purpose of Subsection 4.2.1, development commences when the Site is altered in a way that advances the development towards completion of the Development Permit;</p> <p>4.2.3. without restricting the generality of Subsection 4.2.2, development commences when it is altered through excavation or Site preparation in anticipation of construction for the Development Permit occurs. The Site is not considered to be altered by:</p> <p>4.2.3.1. fencing a Site where a Development Permit is not required for a Fence, erecting Signs, obtaining any permit other than a building permit, or conducting minor interior demolition;</p> <p>4.2.3.2. obtaining information in compliance with this Bylaw; and</p> <p>4.2.3.3. any development that occurs without a building permit where a building permit is required for the development.</p> <p>4.3. Despite Subsection 4.2.1.1:</p> <p>4.3.1. if a building permit is applied for; and</p> <p>4.3.2. the appropriate building permit fee is paid within the 1 year period, the Development Permit does not expire, until the building permit application or approved building permit is cancelled or expires.</p> <p>4.4. Despite Subsection 4.2.1.2:</p> <p>4.4.1. if a building permit is applied for; and</p> <p>4.4.2. the appropriate building permit fee is paid within the 2 year period, the Development Permit does not expire, until the building permit application or approved building permit is cancelled or expires.</p>	<p>4. - Revised from S. 22 This regulation is revised to add a new subsection heading to break up the contents of this section to improve readability.</p> <p>4.2.1.1 - Revised from S. 22.4.a.i This regulation is revised to include other forms of residential development for greater certainty.</p> <p>4.2.1.2 - Revised from S. 22.4.a.i This regulation is revised to include multi-unit housing for greater certainty.</p> <p>4.2.2 and 4.2.3 - Revised from S. 22.4.b This regulation is separated from current S. 22.4.b to break up the contents and is revised to improve readability.</p> <p>4.2.3.1 - Revised from S. 22.4.b.i This regulation is revised to clarify that obtaining a building permit is considered development to have commenced.</p> <p>4.2.3.3 - Revised from S. 22.4.b.iii This regulation is revised to remove the term 'construction', because 'development' is broadly defined in the Municipal Government Act and includes construction.</p> <p>4.3 - Revised from S. 22.5 This regulation is revised to improve readability.</p> <p>4.4 - Revised from S. 22.6 This regulation is revised to improve readability.</p>
<p>5. Request to Extend Commencement Date</p> <p>5.1. At the request of the applicant, the Development Planner may extend the date that the development must commence as specified in this Bylaw if:</p> <p>5.1.1. the Development Permit does not include a change of Use or a change of intensity of Use;</p> <p>5.1.2. an application is made at least 30 days before the date that the development must commence;</p>	<p>5 - Revised from S. 22.8 This regulation is revised to add a new subsection heading to break up the contents of this section to improve readability.</p> <p>5.1.1 - New regulation This regulation is added to clarify that an extension may only be considered if the development permit has been approved.</p>

<p>5.1.3. the required application fee is paid; and</p> <p>5.1.4. no more than 1 extension has previously been granted for any Development Permit.</p> <p>5.2. For the purposes of Subsection 5.1, the length of the extension must comply with the following:</p> <p>5.2.1. for a Development Permit that must commence within 1 year as specified in Subsection 4.1.1 or 4.2.1.1, the length of the extension must not exceed 1 additional year; and</p> <p>5.2.2. for a Development Permit that must commence within 2 years as specified in Subsection 4.2.1.2, the length of the extension must not exceed 2 additional years.</p>	<p>5.1.2 and 5.1.3 - Revised from S. 22.8.b These regulations are revised so that commencement extension length aligns with the original commencement period. For example, if a development is required to commence within 1 year, the extension may be granted for up to 1 additional year. If a development is required to commence within 2 years, the extension may be granted for up to 2 additional years.</p> <p>5.1.4 - Revised from S. 22.8.c and S. 22.8.d This regulation is revised to remove references to approvals by the city manager. To improve readability, a general rule of interpretation is added to Section 7.20 so this language is not required to be included every time a regulation references an application form, application fee or other similar forms.</p>
<p>6. Cancellation of a Development Permit</p> <p>6.1. The Development Planner may cancel a Development Permit if:</p> <p>6.1.1. any person undertakes development on a Site contrary to the Development Permit;</p> <p>6.1.2. any person causes or allows any development to take place on a Site contrary to the Development Permit;</p> <p>6.1.3. the application for the Development Permit contained a material misrepresentation;</p> <p>6.1.4. material facts were not disclosed at any time during the application process for the Development Permit;</p> <p>6.1.5. the Development Permit was approved as a result of a material error; or</p> <p>6.1.6. the property owner provides a written request to the Development Planner.</p> <p>6.2. Despite Subsections 6.1.1 through 6.1.5, the Development Planner must not cancel a Development Permit that has been appealed to the Subdivision and Development Appeal Board, the Alberta Court of Appeal, or the Supreme Court of Canada, until a decision is issued or the appeal is otherwise resolved.</p> <p>6.3. Notice of the Development Planner's decision to cancel the Development Permit must be provided in writing to the property owner, and to the applicant of the Development Permit. The notice must state the reasons for the cancellation of the Development Permit.</p> <p>6.4. Any person who undertakes development, or causes or allows any development to be undertaken after a Development Permit has been cancelled, must discontinue or cause the discontinuance of such development immediately and must not resume such development until a new Development Permit application has been approved and is valid under Subsection 2.</p>	<p>6. - Transferred from S. 17.2 This regulation is transferred from current S. 7.2 to help improve readers' understanding of the interrelated concepts of validity, expiry and cancellation of a development permit.</p> <p>6.1.5 - Revised from S. 17.2.1.d This regulation is revised to improve readability. 'Issued' is replaced with 'approved'.</p> <p>6.1.6 - Revised S. 17.2.1.e This regulation is revised to improve readability.</p> <p>6.3 - Revised from S. 17.2.3 This regulation is revised to improve readability. 'Ordinary mail' is removed from this regulation as it is not a requirement of the Municipal Government Act. This allows flexibility to send the notice by mail or electronically.</p> <p>S. 17.2.5 - Retired This regulation is retired because there is an existing offence in proposed S. 7.12 and it is not necessary to list it here.</p>

7.210 Enforcement and Penalties

Regulations	Notes / Rationale
<p>1. General Offences</p> <p>1.1. It is an offence for any person to:</p> <p>1.1.1. contravene; or</p> <p>1.1.2. cause, allow or permit a contravention of any provisions of this Bylaw.</p> <p>1.2. If a Development Permit is required but has not been approved, or is not valid under this Bylaw, it is an offence for any person:</p> <p>1.2.1. to construct a building or structure;</p> <p>1.2.2. to make an addition or alteration to a building or structure;</p> <p>1.2.3. to commence or undertake a Use or change of intensity of Use; or</p> <p>1.2.4. to place a Sign on land.</p> <p>1.3. It is an offence for any person to undertake development in contravention of a Development Permit, including any conditions of approval.</p> <p>1.4. It is an offence for any person not to take the corrective measures specified in a Violation Notice issued as specified in Subsections 4 and 5.</p> <p>1.5. It is an offence for any person to continue to develop after a Development Permit has expired or has been cancelled or suspended.</p>	<p>1.1 - Revised from S. 23.1.1 This regulation is revised to improve readability.</p> <p>1.2 - Revised from S. 23.1.2 This regulation is revised to improve readability.</p> <p>1.2.2 - Revised S. 23.1.2.b This regulation is revised to improve readability.</p> <p>1.2.3 - Revised S. 23.1.2.b This regulation is revised to include the work 'undertake' to improve readability.</p> <p>1.4 - Revised from S. 23.1.4 This regulation is revised because the content in current S. 23.3 is not directly applicable to violation notices.</p> <p>1.5 - Revised from S. 23.1.5 This regulation is revised to specifically address cases when a development permit has expired but is continuing.</p>
<p>2. Specific Offences</p> <p>2.1. Despite Subsection 1.2, it is an offence to undertake development of, or addition to, an Accessory building without a valid Development Permit where a Development Permit is required.</p> <p>2.2. It is an offence to use a Recreational Vehicle as a Dwelling for a Residential Use. The following criteria, including but not limited to, may be considered when determining if a Recreational Vehicle is being used as a Dwelling for a Residential Use:</p> <p>2.2.1. it is connected to utilities for the purpose of power, water, gas, or sewer services;</p> <p>2.2.2. it is storing food, personal effects, clothing, or bedding;</p> <p>2.2.3. it is being occupied for the purpose of sleeping or accommodation; or</p> <p>2.2.4. the kitchen or sanitary facilities show signs of recent use.</p> <p>2.3. Despite Subsection 2.2, a Recreational Vehicle lawfully located in a campground within an Outdoor Recreation Services Use is permitted.</p> <p>2.4. Despite Subsection 1.2, it is an offence to construct a Fence, wall or gate exceeding the maximum Height specified in this Bylaw without a valid Development Permit where a Development Permit is required.</p> <p>2.5. Despite Subsection 1.2, it is an offence to construct a Platform Structure without a valid Development Permit where a Development Permit is required.</p> <p>2.6. Despite Subsection 1.2, it is an offence to store a vehicle in a Residential Zone that is prohibited or restricted under Subsections 5 of Section 5.70 of this Bylaw without a valid Development Permit where a Development Permit is required.</p> <p>2.7. Despite Subsection 1.2, it is an offence to Hard Surface an area within a Front Yard or a Flanking Side Yard in a way that contravenes Subsection 5 or Subsection 6 of Section 5.110 of this Bylaw without a valid Development Permit where a Development Permit is required.</p> <p>2.8. It is an offence not to display a Development Permit notification sign where a Development Permit notification sign is required, even if this requirement is not listed as a Development Permit condition.</p>	<p>Specific offences are listed in this section as these offences have their own specified penalty listed in subsection 6, and are separate from the general offences.</p> <p>2 - New subsection This Subsection is added to break up the text of this Section and improve readability.</p> <p>2.1 - Revised from S. 23.1.6 The reference to 'other than a garden suite' is removed to improve readability and replaced with the updated term. A new regulation is proposed under subsection 4.7 that states for the purposes of this section and the issuance of fines, backyard housing is treated the same as a principal building. This does not result in any change to current practice and maintains that an alteration or addition made to backyard housing without a development permit is a \$1000 minimum penalty.</p> <p>2.2 - Revised from S. 23.1.7 This regulation is revised to improve readability.</p> <p>2.3 - Revised from S. 23.1.8 This regulation is revised to reflect the deletion of the 'tourist campsite' definition and replaced with the closest equivalent.</p> <p>2.4 to 2.8 - Revised from S. 23.1.9 to S.23.1.13 These regulations are revised to improve readability.</p>
<p>3. Sign Offences</p> <p>3.1. Despite Subsection 1.2, it is an offence to display a Portable Sign without a valid Development Permit where a Development Permit is required.</p>	<p>Sign offences are listed in this section as these offences have their own specified penalty listed in subsection 6, and are separate from the general and specific offences.</p>

<p>3.2. It is an offence not to display the Sign ownership in a visible location on a Portable Sign. It is an offence to deface, obscure or otherwise make the ownership identification unreadable.</p> <p>3.3. It is an offence to display a Portable Sign without a Development Permit approval tag issued by the City of Edmonton.</p> <p>3.4. Despite Subsection 1.3, it is an offence to display a Portable Sign in contravention of a Development Permit.</p> <p>3.5. It is an offence to have a Sign in an abandoned state. The following criteria, including but not limited to, may be considered when determining if a Sign is in an abandoned state:</p> <p>3.5.1. the Sign is missing Copy;</p> <p>3.5.2. the Sign contains no Copy;</p> <p>3.5.3. the Sign advertises a thing, place or business that is no longer in existence;</p> <p>3.5.4. the Sign is damaged or is overturned; or</p> <p>3.5.5. other similar criteria.</p> <p>3.6. Despite Subsection 1.2, it is an offence to display a Fascia Sign or Projecting Sign without a valid and approved Development Permit where a Development Permit is required.</p> <p>3.7. Despite Subsection 1.3, it is an offence to display a Fascia Sign or Projecting Sign in contravention of a Development Permit.</p>	<p>3 - New subsection This subsection is added to break up the text of this Section and improve readability.</p> <p>3.1 - Revised from S. 23.1.14 This regulation is revised to reflect the changes made to Sign related definitions.</p> <p>3.2 - Revised from S. 23.1.15 This regulation is revised to reflect the changes made to sign related definitions and improve readability.</p> <p>3.3 - Revised from S. 23.1.16 This regulation is revised to reflect the changes made to sign related definitions.</p> <p>3.5 - New regulation This regulation adds a specific offence for displaying a portable sign in a way that is not consistent with the conditions of its development permit.</p> <p>3.6 & 3.7 - Revised from S. 23.1.20 & 23.1.21 These regulations are revised to remove roof signs as it is now included in the definition of projecting sign.</p> <p>23.1.18 and 23.1.19 - Retired This regulation is retired because developing a freestanding sign without a development permit can be considered the same as the general offence of development without a development permit (subsection 1.2 and 1.3), as the fine amounts are the same. The specific offence is removed from table 6.1 below.</p>
<p>4. Enforcement and Violation Notices</p> <p>4.1. A Bylaw Enforcement Officer or designated officer, in compliance with the Municipal Government Act, may carry out inspections to determine compliance with this bylaw, a Development Permit approved under this bylaw, or the Municipal Government Act.</p> <p>4.2. Where a Bylaw Enforcement Officer reasonably believes that an offence has been committed or is occurring, the Bylaw Enforcement Officer may notify either the owner of the land, building or structure, the person in possession of the land, building or structure, the person responsible for the violation, including the applicant for the Development Permit, or any or all of these persons, of the contravention of this Bylaw, by:</p> <p>4.2.1. delivering a Violation Notice either in person, email, by fax or by ordinary mail:</p> <p>4.2.1.1. to the owner of the land, building or structure, or the person in possession of the land, building or structure, at the address listed on the tax roll for the land in question;</p> <p>4.2.1.2. to the applicant for the Development Permit, at the applicant's address as listed on the Development Permit Application; or</p> <p>4.2.1.3. to the owner of the Sign, at a location where the owner carries on business.</p> <p>4.3. A Violation Notice must state:</p> <p>4.3.1. the nature of the offence;</p> <p>4.3.2. the corrective measures required to remedy the offence and comply with this Bylaw;</p> <p>4.3.3. the time within which such corrective measures must be performed; and</p> <p>4.3.4. any penalty for not complying with the Violation Notice, if the corrective measures are not completed within the time specified.</p> <p>4.4. In a prosecution for a contravention of this Bylaw, the name of any person, organization, corporation or other ownership on a Sign is sufficient proof of that person, organization, corporation or other ownership placed the Sign, or caused or permitted the Sign to be placed on land.</p>	<p>4.1 - New regulation This regulation is added to clarify that bylaw enforcement officers are allowed to enter private land to investigate compliance with this bylaw.</p> <p>S. 23.2.1.b - Retired This regulation is retired because it is no longer necessary. A bylaw enforcement office can give a verbal warning for any offence under this section, and any enforcement action can proceed without the requirement to issue a violation notice (subsection 4.5).</p> <p>4.4 - Revised from S. 23.2.3 This regulation is revised to improve readability.</p> <p>4.7 - New regulation This regulation is added to improve readability and support the changes made to subsection 2.1 which removed the phrase 'other than backyard housing'. This new regulation is needed to clarify that for the purposes of this section and the issuance of fines, backyard housing is treated the same as a principal building. This does not result in any change to current practice and maintains that an alteration or addition made to backyard housing without a development permit is a \$1000 minimum penalty.</p>

- 4.5. Issuance of a Violation Notice is not required before commencing any other enforcement action under the Municipal Government Act, or this Bylaw, or at all.
- 4.6. A person must not prevent or obstruct a Bylaw Enforcement Officer from carrying out any official duty under this Bylaw or the Municipal Government Act.
- 4.7. For the purposes of this Section, Backyard Housing is considered a Principal building.

5. Penalties

- 5.1. A person who is guilty of an offence must pay the applicable penalty amount specified in Table 6.1. If a fine amount is not specified in Table 6.1, the minimum penalty is \$1,000.00 for a first offence and \$2,500.00 for any subsequent offence.
- 5.2. Where there is a penalty listed for an offence in Table 6.1, that amount is the minimum penalty for that offence.
- 5.3. A subsequent offence means an offence committed by a person after that person has already been convicted of the same offence or has voluntarily paid a fine for the same offence.

5.1 - Revised from S. 23.3.1

This regulation is revised to improve readability.

6. Specified Penalties for Offences

Table 6.1. Specified Penalties for Offences

Offence	Subsection	Minimum Penalty First Offence	Minimum Penalty Subsequent Offence
General Offences			
Contravention of a Zoning Bylaw provision	1.1.	\$1,000.00	\$2,500.00
Development without a Development Permit	1.2.	\$1,000.00	\$2,500.00
Development in contravention of a Development Permit	1.3.	\$1,000.00	\$2,500.00
Failure to Comply with a Violation Notice	1.4.	\$500.00	\$1,000.00
Continuing development after a Development Permit has expired or has been cancelled or suspended.	1.5.	\$1,000.00	\$2,500.00
Specific Offences			
Development of, or an addition to, an Accessory building without a Development Permit	2.1.	\$250.00	\$500.00
Use of a Recreational Vehicle as a Residential Use	2.2.	\$500.00	\$1,000.00
Construction of Fence, wall or gate exceeding maximum Height regulations without a Development Permit	2.4.	\$250.00	\$500.00
Construction of a Platform Structure without a Development Permit	2.5.	\$250.00	\$500.00

Table 6.1 - Revised from S. 23A

This table is updated to reflect all changes to the offences found in subsections 1 through subsection 3 above. Fine amounts remain unchanged.

Prohibited or restricted vehicle in a Residential Zone without a Development Permit	2.6.	\$250.00	\$500.00
Hard Surfacing in contravention of Subsection 5 or 6 of Section 5.110 without a Development Permit	2.7.	\$250.00	\$500.00
Failing to display a Development Permit notification sign	2.8.	\$500.00	\$1,000.00
Sign Offences			
Portable Sign without a Development Permit	3.1.	\$250.00	\$500.00
Portable Sign without visible and readable Sign ownership	3.2.	\$250.00	\$500.00
Portable Sign without a valid Development Permit approval tag	3.3.	\$250.00	\$500.00
Portable Sign in contravention of a Development Permit	3.4.	\$250.00	\$500.00
Sign in an abandoned state	3.5.	\$250.00	\$500.00
Fascia Sign or Projecting Sign without a Development Permit	3.6.	\$500.00	\$1,000.00
Fascia Sign or Projecting Sign in contravention of a Development Permit	3.7.	\$500.00	\$1,000.00

Draft Zoning Bylaw

Part 8 - Definitions



8.10 Use Definitions

Residential Uses

Uses	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
Home Based Businesses	Means a business operating primarily inside a Dwelling or an Accessory building by a resident of that Dwelling. A Residential Use is the primary activity of the Site and the business activity is secondary. This Use does not include Body Rub Centres, Cannabis Retail Stores, or Liquor Stores.	<ul style="list-style-type: none"> • Minor Home Based Business • Major Home Based Business 	New Use definition This use combines major and minor home based businesses as the differences are more regulatory in nature than the activity itself.
Residential	Means development of a structure, building or part of a building designed for people to live in. The building contains one or more Dwellings. Typical examples include: Backyard Housing, Backyard Housing, Duplex Housing, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.	<ul style="list-style-type: none"> • Duplex Housing • Fraternity and Sorority Housing • Garden Suites • Lodging Houses • Multi-unit Housing • Row Housing • Secondary Suites • Semi-Detached Housing • Single Detached Housing • Supportive Housing 	New Use definition This definition recognizes that the space for someone to live in is similar across different building types and living arrangements. As a result, there is only one definition to describe this activity and the different types of residential buildings will be described through general definitions and regulations.

Commercial Uses

Uses	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
Parking Facilities	Means development where vehicle parking is located on a Site that has a Use other than Standalone Parking Facilities. Typical examples include: Surface Parking Lots and Parkades on a Site with a principal Use.	<ul style="list-style-type: none"> • Vehicle Parking 	New Use definition This use is intended to describe developments that have parking on the same Site as another Use. This Use complements the Standalone Parking Facilities Use and together they replace the current Vehicle Parking Use in order to provide clarity when parking can be the only use on a Site.
Bars	Means developments where the primary purpose is for people to buy and drink alcoholic beverages. Food and non-alcoholic drinks may also be offered at these locations. Public space is primarily used for tables and seating, and less than 10% of the total Floor Area is used for entertainment areas for dancing, stages and other activities. Typical examples include: pubs, bars, and cocktail lounges.	<ul style="list-style-type: none"> • Bars and Neighbourhood Pubs 	Revised Use definition There are specific regulations controlling its location and size to ensure that nuisance concerns are considered through the development permit process for new locations.
Body Rub Centres	Means developments where the businesses provide the physical external manipulation of the soft tissues of the human body in an adult or erotic nature.	<ul style="list-style-type: none"> • None (It was an activity under Personal Service Shops) 	New Use definition This was an activity previously permitted through "Personal Service Shops". However, there are specific regulations and separation distances that make it practical to make this a distinct use.
Cannabis Lounges	Means development that allows Cannabis to be purchased and consumed onsite by the public in an indoor location as allowed by Provincial or Federal legislation.	<ul style="list-style-type: none"> • Cannabis Lounge 	Existing Use Definition This use maintains the current approach of prohibiting this use from occurring in any zone until directed by higher orders of governments.
Cannabis Retail Stores	Means developments where businesses sell Cannabis and other related products to be consumed outside of the stores as allowed by Provincial or Federal legislation.	<ul style="list-style-type: none"> • Cannabis Retail Sales 	Existing Use Definition Minor changes for clarity
Custom	Means development that manufactures or creates custom products that may be sold to	<ul style="list-style-type: none"> • Breweries, Wineries and 	New Use definition

<p>Manufacturing</p>	<p>customers or commercial businesses in an indoor or outdoor Public Space. Products may be consumed on-Site where associated with food and beverage production activities. These activities typically do not create any Nuisances. This Use does not include Cannabis Production and Distribution.</p> <p>Typical examples include: coffee roasters, commercial kitchens, makerspaces, microbreweries, small-scale electronic manufacture or assembly, small-scale manufacturing, and wineries and distilleries.</p>	<ul style="list-style-type: none"> • Distilleries • Creation and Production Establishments (manufacturing) • Special Industrial Uses (small-scale) 	<p>This use is intended to capture any small businesses that create products, food, etc. and provide limited opportunities to sell on-site.</p> <p>It is not intended to allow businesses that create nuisance impacts to adjacent properties.</p>
<p>Food and Drink Services</p>	<p>Means businesses where the primary purpose is to sell prepared food and drinks to the public for consumption on or off premises. This Use does not include Bars or Grocery Stores.</p> <p>Typical examples include: cafes, juice bars, and restaurants.</p>	<ul style="list-style-type: none"> • Drive-in Food Services • Restaurants • Specialty Food Services 	<p>Revised Use definition</p> <p>This use is meant to capture any business meant to provide food or drink to people for purchase that are prepared on-site.</p>
<p>Grocery Stores</p>	<p>Means businesses that primarily sell a range of fresh or packaged food products in a retail store. Other household items may also be sold. This Use does not include Food and Drink Services.</p>	<ul style="list-style-type: none"> • None 	<p>New Use definition</p> <p>This activity was previously regulated through "General Retail Store". However, there are specific regulations allowing for greater permissions that would not be permitted for other types of commercial activity.</p>
<p>Hotels</p>	<p>Means businesses where the primary function is to provide guest rooms or suites on a temporary basis for sleeping accommodation. Hotels may include concierge service, cleaning service, meeting rooms, dining services, and other guest services.</p> <p>Typical examples include: hotels, motels, and inns.</p>	<ul style="list-style-type: none"> • Apartment Hotels • Hotels • Motels 	<p>Revised Use Definition</p> <p>This Use can have unique characteristics similar in nature to both commercial and residential development, making it different from other commercial uses in terms of form and intensity of activity.</p>
<p>Indoor Sales and Services</p>	<p>Means businesses offering sales and services such as retail, personal service, or commercial school activities occurring inside a building. This Use does not include Body Rub Centres, Cannabis Retail Stores, Minor Indoor Entertainment, Grocery Stores, Hotels, Liquor Stores, or Residential Sales Centres.</p> <p>Typical examples include: animal clinics, art studios, commercial schools, hair salons, indoor markets, pharmacies, retail stores, tailor shops, and tattoo parlours.</p>	<ul style="list-style-type: none"> • Animal Hospitals and Shelters (indoors) • Auctioneering Establishments (indoors) • Business Support Services • Commercial Schools • Convenience Retail Stores • Creation and Production Establishments (no manufacturing) • Equipment Rentals • Funeral, Cremation and Interment Services (not including cremation services) • General Retail Stores • Greenhouses, Plant Nurseries and Garden Centres (indoors) • Household Repair Services • Limited Contractor Services • Market • Media Studios • Mobile Catering Food Services • Pawn Stores • Personal Service Shops • Secondhand Stores • Veterinary Services • Warehouse Sales 	<p>New Use definition</p> <p>This use is meant to capture most businesses where the primary commercial activity occurs indoors.</p> <p>The land use impacts are similar so separating these activities is not as necessary. Where impacts may occur is more dependent on the scale of the business. This can be controlled through regulation.</p> <p>This also allows for more opportunities for businesses to occur closer to where residents live and offer more choices for where businesses can locate.</p>
<p>Liquor Stores</p>	<p>Means businesses where the main purpose is to sell alcoholic drinks and other related products for off-Site consumption.</p>	<ul style="list-style-type: none"> • Liquor Stores 	<p>Existing Use definition</p> <p>Minor changes for clarity</p>
<p>Major Indoor Entertainment</p>	<p>Means development where people gather indoors for entertainment, recreation, conferences, or other purposes. This may also include places where works or objects of historical, scientific, or artistic value are collected, preserved, and exhibited. This activity is typically a regional or city attraction or is likely to have major off-Site impacts or Nuisance.</p> <p>Typical examples include: auditoriums, aquariums, arenas, casinos, concert halls,</p>	<ul style="list-style-type: none"> • Casinos and Other Gaming Establishments • Exhibition and Convention Facilities • Natural Science Exhibits (indoor) 	<p>New Use definition</p> <p>This use is intended to combine entertainment activities that typically attract large numbers of people, may require lots</p>

	convention centres, indoor amusement parks, indoor botanical gardens, museums, nightclubs, planetariums, sports or entertainment complexes, stadiums.	<ul style="list-style-type: none"> • Nightclubs • "Cultural Exhibits" portion of Public Libraries and Cultural Exhibits (indoor) • Spectator Entertainment Establishments • Spectator Sports Establishments 	of parking, and may create lighting and noise impacts.
Minor Indoor Entertainment	Means development where indoor facilities are used for active recreation or entertainment. This activity is typically a local or district attraction and is likely to have minimal off-Site impacts or Nuisance. Typical examples include: arcades, bingo halls, board game cafes, bowling alleys, climbing facilities, fitness facilities, gyms, gymnastic facilities, indoor playgrounds, trampoline parks	<ul style="list-style-type: none"> • Indoor Participant Recreation Services • Minor Amusement Establishment • Major Amusement Establishment • Private Clubs 	This use is intended to allow recreation and entertainment activities that create minimal impacts to nearby sites.
Offices	Means development where the main activity is to provide professional, management, administrative, consulting, health, or financial services. Typical examples include: offices for accountants, architects, financial uses such as banks and credit unions, health services that are of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature, office support services such as employment or call centres, and real estate and insurance firms.	<ul style="list-style-type: none"> • Health Services • Professional, Financial and Office Support Services 	Revised Use definition This use is generally maintained in order to be more permissive in some industrial zones compared to other commercial uses.
Outdoor Entertainment	Means development where people gather outdoors for entertainment, food, drink, or recreational purposes that typically require large spaces. These activities may create Nuisance. Typical examples include: amphitheatres, drive-in movie theatres, go-kart tracks, outdoor mini-golf courses, outdoor amusement parks, outdoor botanical gardens, racing tracks, stadiums, and zoos.	<ul style="list-style-type: none"> • Drive-in Motion Picture Theatres • Outdoor Amusement Establishments • Natural Science Exhibits (outdoors) • "Cultural Exhibits" portion of Public Libraries and Cultural Exhibits (outdoor) 	New Use definition This Use is intended to describe businesses with similar characteristics that provide entertainment on sites that require large outdoor spaces and may create noise or lighting impacts.
Outdoor Sales and Services	Means businesses where sales and service activities take place primarily outdoors. This may include outdoor storage or display. There may be some minor off-Site impacts as a result of the outdoor activity. Typical examples include: automotive and minor recreation vehicles (with a gross vehicle weight rating (GVWR) of less than 4600 kg) sales and rental, and plant nurseries.	<ul style="list-style-type: none"> • Animal Hospitals and Shelters (<i>outdoor</i>) • Automotive and Minor Recreation Vehicle Sales/Rentals • Convenience Vehicle Rentals • Greenhouses, Plant Nurseries and Garden Centres (outdoors) 	New Use definition This Use is intended to capture business activity where the primary component occurs outside because the goods and services being offered are displayed or required to be outdoors.
Residential Sales Centres	Means developments where permanent or temporary buildings or structures are used for a limited period of time for the purpose of marketing residential land or buildings.	<ul style="list-style-type: none"> • Residential Sales Centres 	Existing Use definition Minor changes for clarity
Standalone Parking Facilities	Means development where the only activity on the Site is vehicle parking. This can be on the ground or within a structure. Typical examples include: Parkades and Surface Parking Lots.	<ul style="list-style-type: none"> • Vehicle Parking 	New Use definition This Use is intended to describe developments where parking is the sole use, in order to control where these facilities may be located.
Vehicle Support Services	Means vehicle servicing operations for the repair, maintenance, and fuelling of automobiles and other vehicles with a gross vehicle weight rating (GVWR) of less than 4,600 kg. Typical examples include: fuel stations, car washes, and vehicle repair shops, such as transmission, muffler, tire, automotive glass, and upholstery shops. This Use does not include auto body repair and paint shops.	<ul style="list-style-type: none"> • Automotive and Equipment Repair Shops • Gas Bars • Major Service Stations • Minor Service Stations • Rapid Drive-through Vehicle Services 	New Use definition This use is intended to describe businesses needed to support the operation and maintenance of vehicles.

Industrial Uses

Uses	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
Crematorium	Means developments where the buildings or structures are used to cremate human and/or pet remains.	<ul style="list-style-type: none"> • Funeral, Cremation and Interment Services (cremation services only) 	New Use definition This Use has been created because of the potential impacts associated with the Use and proposed regulations related to this Use.
Indoor Self Storage	Means businesses where personal items and goods are stored in buildings that are made up of separate compartments and each compartment has its own access.	<ul style="list-style-type: none"> • None 	New Use definition This use was created to allow for this activity but

			not other similar industrial uses in some appropriate commercial areas.
Major Industrial	<p>Means development used primarily for one or more of the following activities:</p> <ul style="list-style-type: none"> processing raw materials; manufacturing, cleaning, servicing, repairing or testing materials, goods and equipment; handling, storing, or shipping equipment, goods, and materials; training, research and development laboratories; or distributing and selling materials, goods and equipment to institutions, and industrial and commercial businesses. <p>A Major Industrial development includes one or more of the following features:</p> <ul style="list-style-type: none"> large land requirements for storage, outdoor service, assembly, processing or fabricating operations; the creation of Nuisances that extend beyond the boundaries of the Site and that may have a harmful effect on other Sites due to noise, odour, light, airborne emissions, dust, or heavy commercial vehicle traffic; or the use of materials or processing operations that require separation from other developments, due to risk of toxic emissions or fire and explosion hazards. <p>Typical examples include: chemical plants, land treatment facilities, metal factories, and petroleum refineries.</p>	<ul style="list-style-type: none"> Land Treatment General Industrial Uses (higher impact) Temporary Storage General Contractor Services 	New Use definition This definition refines the General Industrial Use definition to better differentiate industrial activity with significant off-site impacts from industrial activity that has less significant impacts.
Minor Industrial	<p>Means development used primarily for one or more of the following activities:</p> <ul style="list-style-type: none"> processing raw materials; manufacturing, cleaning, servicing, repairing or testing materials, goods and equipment; handling, storing, or shipping equipment, goods, and materials; training, research and development laboratories; or distributing and selling materials, goods and equipment to institutions, and industrial and commercial businesses. <p>This Use does not include Crematorium and Indoor Self Storage</p> <p>Typical examples include: auto body repair and paint shops, Cannabis Production and Distribution, commercial recycling depots, contractor and construction services, equipment repair and storage facilities, laboratories, landscaping centres, limo service, regional bus facilities, regional train station, research facilities, taxi service, vehicle (truck, aircraft, mobile homes, etc.) and equipment sales and rentals, and warehouses.</p>	<ul style="list-style-type: none"> Auctioneering Establishments (outdoors) Aircraft Sales/Rentals Fleet Services General Contractor Services General Industrial Uses (lesser impact) Recycling Depots Special Industrial Uses Temporary Storage Train Station (regional) Truck and Mobile Home Sales/Rentals Vehicle and Equipment Sales/Rentals 	New Use definition This definition combines multiple definitions describing industrial activity which does not have significant land use impacts.
Natural Resource Developments	<p>Means the removal, extraction, and primary processing of natural resources. This Use does not include the processing of raw materials transported to the Site.</p> <p>Typical examples include: clay pits, coal mining, gravel pits, oil and gas wells, sandpits, and stripping of topsoil.</p>	<ul style="list-style-type: none"> Natural Resource Development 	Existing Definition There is minimal change to the definition except for clarity. This use is now classified as more of an "Industrial Use" because of its major land use impacts.

Community Uses

Uses	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
Child Care Services	<p>Means developments that provide temporary care and supervision of children. This Use includes facility-based early learning and child care programs. This Use does not include a Home Based Business operating as Home Based Child Care.</p> <p>Typical examples include: daycares, out-of-school care, and preschools.</p>	<ul style="list-style-type: none"> Child Care Services 	Existing Use definition Minor changes to the definition for clarity.
Community Services	<p>Means institutional, cultural, recreational, religious, spiritual, social, arts, and educational activities that provide a service to the general public and may involve people gathering at peak times and creating intermittent impacts such as noise and traffic. This Use does not include Child Care Services, Libraries, or Schools.</p> <p>Typical examples include: chapels, churches, community halls, community league buildings, community recreation centres, convents, gurdwara, monasteries, mosques, parish halls, temporary shelters, synagogues, temples.</p>	<ul style="list-style-type: none"> Community Recreation Services Government Services Indoor Participant Recreation Services Religious Assembly 	New Use definition This use is intended to describe the different activities and spaces meant to serve the social, cultural, or community needs of a resident.
Libraries	<p>Means developments where municipal spaces or buildings have books, art, music, video, programs, or other reference and creative materials available for people to use or borrow.</p>	<ul style="list-style-type: none"> "Public Libraries" portion of Public Libraries and Cultural Exhibits 	Revised Use definition This use is required as it is referenced by regulations controlling other uses (e.g. separation distances from Cannabis Stores)
Outdoor Recreation Services	<p>Means development that typically requires large open spaces for recreation purposes, and may include minor institutional or commercial development.</p>	<ul style="list-style-type: none"> Outdoor Participant Recreation Services Tourist Campsites 	New Use definition This combined definition is for recreational

	Typical examples include: golf courses, outdoor swimming pools, ski hills, and sports fields that may require paid entry or have restricted access.		activities that require large open spaces. It includes spaces and facilities that require paid entry or that have restricted access.
Parks	Means land that is publicly accessible and used for active or passive recreation. These may include facilities, playing fields, buildings and other structures that serve a recreational purpose of the park. Typical examples include: band shells, pedestrian trails and paths, picnic grounds, playgrounds, plazas, spray parks, sports fields, and tot lots.	<ul style="list-style-type: none"> Public Parks Publicly Accessible Private Parks 	Existing Use definition This definition is refined to include publicly accessible private parks, since the intent of the activities are the same.
Protected Natural Areas	Means areas identified for the conservation, preservation and/or restoration of natural features, biodiversity, and ecological processes. This Use does not include Parks. Typical examples include: forests, grasslands, landscape buffers and trails for appropriate passive recreation activities, rare species habitats, wetlands and other water bodies, and woodlands.	<ul style="list-style-type: none"> Natural Areas 	Existing Use definition This definition is minimally revised for clarity.
Schools	Means development that has rooms to educate, train, or instruct children and adults. It may include administrative offices, food services, or other related facilities. This does not include private facilities used for training and instruction in a specific trade, skill, service or artistic endeavour such as a commercial school. Typical examples include: charter schools, community colleges, polytechnics, public and private elementary and secondary schools, universities, and their administrative offices.	<ul style="list-style-type: none"> Public Education Services Private Education Services 	New Use definition This use no longer distinguishes whether the school provides public or private education as the land use impact is similar. The Use is maintained as required to establish separation distances from other Uses.
Special Events	Means temporary activities that occur in an indoor or outdoor space for a limited amount of time. Typical examples include: carnivals, circuses, festivals, markets, and pop-up events.	<ul style="list-style-type: none"> Special Event Carnivals Market (temporary) 	Existing Use definition This definition is minimally revised for clarity and to include other similar activities such as carnivals and markets.

Basic Service Uses

Uses	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
Cemeteries	Means land developed primarily as landscaped open space for burying the deceased, and may include columbariums and mausoleums.	<ul style="list-style-type: none"> Cemeteries 	Existing Use definition This definition is revised minimally for clarity.
Detention Facilities	Means large scale institutional activities that provide regional correctional services. Typical examples include: corrections facilities, jails, prisons, and remand centres.	<ul style="list-style-type: none"> Detention and Correction Services 	Existing Use definition This definition is minimally revised for clarity.
Emergency Services	Means development which is required to protect the public and property from injury, harm or damage. It may include incidental training facilities and equipment and vehicle storage. Typical examples include: ambulance services, fire stations, police stations, and associated training facilities.	<ul style="list-style-type: none"> Protective and Emergency Services 	Existing Use definition This definition is minimally revised for clarity.
Essential Utilities	Means infrastructure that forms a necessary part of a principal utility. Typical examples include: electrical power transformers, pumping stations, regulating stations, stormwater management facilities, and underground water reservoirs.	<ul style="list-style-type: none"> Essential Utility Service 	Existing Use definition This describes buildings, equipment and other infrastructure necessary for development to occur. This use is permitted in all zones by not requiring a development permit in any circumstance.
Health Care Facilities	Means institutional facilities providing health services, medical treatment, and accommodations for people requiring care, and may include out-patient services and staff residences. Typical examples include auxiliary hospitals, continuing care facilities, convalescent homes, detoxification centres, and hospitals.	<ul style="list-style-type: none"> Extended Medical Treatment Services 	Existing Use definition This definition is minimally revised for clarity.
Major Utilities	Means development that provides utility infrastructure which is likely to have major off-Site impacts such as emissions, odour, light, or noise. Typical examples include: compost facilities, cooling plants, garbage transfer and compacting stations, incinerators, power generating stations, sanitary landfills, sewage lagoons, sewage treatment plants, sludge disposal beds, and waste recycling plants.	<ul style="list-style-type: none"> Major Impact Utility Services 	Existing Use definition This definition is minimally revised for clarity.
Minor Utilities	Means development that provides public infrastructure which is likely to have minimal or no off-Site impact.	<ul style="list-style-type: none"> Minor Impact Utility Services 	Existing Use definition This definition is minimally revised for clarity.

	Typical examples include: communication towers, district heating plants, eco stations, gate stations for natural gas distribution, power terminals and distributing substations, snow dumping sites, switching centres, telecommunications centres, transit storage and maintenance facilities, transit vehicle depots, traction power substations, utility storage yards, water towers, water treatment plants, and wire centres.		
Recycling Drop-off Centres	Means municipally operated spaces used for the collection and temporary storage of recyclable materials within movable waste containers. Recyclable materials include, but are not limited to, cardboard, plastics, paper, metal and similar household items. Recyclable material left at the Drop-off Centre are periodically removed and taken to larger, permanent recycling facilities for final recycling. This Use does not include bottle depots or eco stations.	<ul style="list-style-type: none"> Recycled Materials Drop off Centres 	Existing Use definition This definition is minimally revised for clarity.
Transit Facilities	Means development or infrastructure built to provide publicly or privately operated transit services. This Use does not include vehicle storage and maintenance facilities. Typical examples include: bus stops, cable transport stations, LRT stops and stations, regional bus and train stations, transit centres, and transit plazas.	<ul style="list-style-type: none"> Minor Impact Utility Services 	New Use definition This definition is intended to specifically define transit facilities and regulate its location and potential integration with other uses.

Agricultural Uses

Use	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
Agriculture	Means farm activity associated with raising animals and production of dairy products, or growing crops, including grains, vegetables and fruits and other plants for economic gain as food, landscaping, fibre, or fuel within a rural context. This may include the sale of agricultural products raised or grown on Site and related accessory products. This use also allows for large-scale topsoil removal and grading. This use does not include confined feeding operations as defined by the Agricultural Operations Practices Act, or Cannabis Production and Distribution. Typical examples include: farms, greenhouses, and small animal breeding facilities.	<ul style="list-style-type: none"> Rural Farms Recreational Acreage Farms Small Animal Breeding and Boarding Establishments 	Existing Use definition This definition combines several agricultural-related Uses to broadly describe the intent of growing food, plants, or raising animals. It is also intended to exclude confined feeding operations, which were previously prohibited through the retired Livestock Operations Use definition
Urban Agriculture	Means activities associated with growing fruits, vegetables, plants, or raising chickens or bees in urban areas primarily for distribution. This activity may include the sale of agricultural products raised or grown on Site. This use does not include Cannabis Production and Distribution. Typical examples include: community gardens, food gardens, Hen Enclosures, hydroponic or aquaponic systems, and vertical farms.	<ul style="list-style-type: none"> Urban Outdoor Farms Urban Indoor Farms Greenhouses, Plant Nurseries and Garden Centres (greenhouses) <p>Urban Agriculture will not require a DP except when it occurs inside a building.</p> <p>Urban Gardens will be retired without a corresponding replacement use definition as the City does not need to regulate personal gardens</p>	New Use definition This use is meant to differentiate from larger agricultural operations occurring in rural areas. This use is intended to support urban food production in the city.

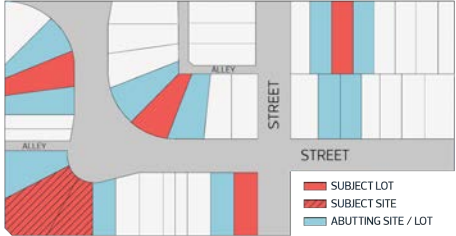
Sign Uses

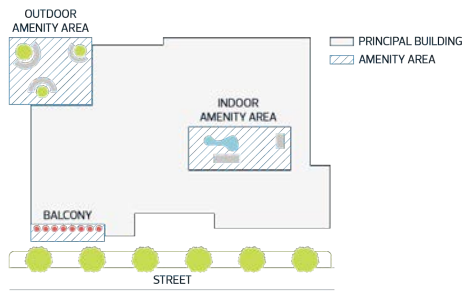
Uses	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
Fascia Signs	Means a Sign that projects less than or equal to 0.4 m from a building, or is located within a building for the purpose of being viewed outside. This does not include Major Digital Signs or Minor Digital Signs.	<ul style="list-style-type: none"> Fascia On-premises Signs Fascia Off-premises Signs 	Existing Use definition There is little to no change to this definition.
Freestanding Signs	Means a Sign that is anchored to a footing extending below ground level and supported independently of a building. This does not include Major Digital Signs or Minor Digital Signs.	<ul style="list-style-type: none"> Freestanding On-premises Signs Freestanding Off-premises Signs 	Existing Use definition There is little to no change to this definition.
Major Digital Signs	Means a Freestanding or Fascia Sign that contains Digital Copy and may include static images, moving effects, message transition effects, video images, or animation. The maximum duration of a Development Permit for a Major Digital Sign is 5 years.	<ul style="list-style-type: none"> Major Digital Signs 	Existing Use definition This definition is minimally revised for clarity. This definition ensures that if

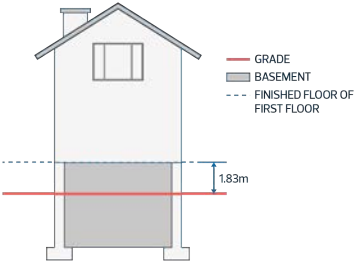
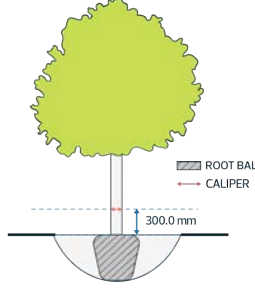
			this sign wishes to continue after 5 years, a new development permit is required.
Minor Digital Signs	Means a Freestanding Sign or Fascia Sign that contains Digital Copy and does not include moving effects, message transition effects, video images, or animation. The maximum duration of a Development Permit for a Minor Digital Sign is 5 years.	<ul style="list-style-type: none"> • Minor Digital On-premises Signs • Minor Digital Off-premises Signs • Minor On-premises Off-premises Signs 	Existing Use definition This definition is minimally revised for clarity. This definition ensures that if this sign wishes to continue after 5 years, a new development permit is required.
Portable Signs	Means any Sign that is relocatable or removable from a Site that is located on a Site for a limited duration.	<ul style="list-style-type: none"> • Temporary On-premises Signs • Temporary Off-premises Signs 	Existing Use definition There is little to no change to this definition.
Projecting Signs	Means a Sign that projects more than 0.4 m from an exterior building wall, suspended below the ceiling of a canopy or awning, or extends above the eaveline or roofline. It contains no Digital Copy.	<ul style="list-style-type: none"> • Projecting On-premises Signs • Projecting Off-premises Signs • Roof On-premises Signs • Roof Off-premises Signs 	Existing Use definition There is little to no change to this definition.

8.20 General Definitions

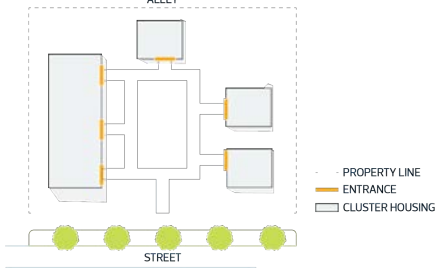
Proposed General Definitions

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Abandoned Sign	means a Sign that has fallen into a state of disrepair, or a Sign that is not in a readable state.	Abandoned Signs	means any On-premises or Off-premises Sign that, have either intentionally or unintentionally been allowed to fall into a state of disrepair, or any Sign which is not in a readable state;	Revised This definition is proposed to be maintained with minor updates to language to improve readability.
Abut	means immediately contiguous to or physically touching. When used in reference to a Lot or a Site, Abut means that the Lot or Site physically touches another Lot, Site, or piece of land, and shares a Lot line with it. 	Abut or Abutting	means immediately contiguous to or physically touching, and when used with respect to a lot or Site, means that the lot or Site physically touches upon another lot, Site, or piece of land, and shares a property line or boundary line with it;	Transferred This definition is proposed to be maintained with minor updates to language to improve readability.
Accessory	means, when used to describe a Use or building, a Use or building that is naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same Lot or Site.	Accessory	means, when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site	Transferred This definition is proposed to be maintained with a minor update.
Active Frontage Modifier	means a Modifier represented with the letters "af" on the Zoning Map.	-	-	New definition This new definition is used to prescribe where non-residential uses are required on the ground floor. This modifier is proposed for the Mixed Use Zone.
Additions to Reserves	means the act of adding land to an existing Reserve land base of a First Nation.	-	-	New definition This new definition is required to clarify the potential application of the (A) Alternative Jurisdiction Zone, and is adapted from the Government of Canada's Land Management Manual, Chapter 10
Alley	means a narrow roadway generally intended to give access to the rear of buildings and parcels of land. It does not include a Street.	Lane	means an alley as defined in the Traffic Safety Act	Revised Updated term and language to improve clarity and to align with the Traffic Safety Act.

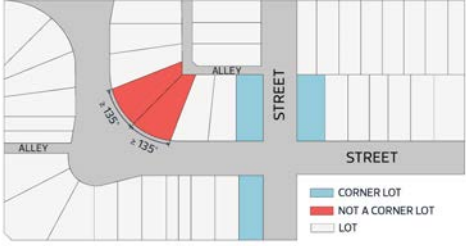

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Amenity Area	<p>means:</p> <ul style="list-style-type: none"> a. with respect to Residential Uses, space outside a Dwelling or Sleeping Unit provided for the active or passive recreation and enjoyment of the occupants of a Residential development, which may be for private or communal use and owned individually or in common, subject to the regulations of this Bylaw; b. with respect to non-Residential Uses, space provided for the active or passive recreation and enjoyment of the public, during the hours the development is open to the public, that is owned and maintained by the owners of the development, subject to the regulations of this Bylaw; and c. with respect to both Residential and non-Residential Uses, may include indoor or outdoor space, Platform Structures, Rooftop Terraces, and Accessory structures. <p>Typical examples include a Common Amenity Area, a Private Outdoor Amenity Area, or a Public Amenity Space.</p> 	Amenity Area	<p>means:</p> <ul style="list-style-type: none"> a. with respect to Residential Uses, space outside a Dwelling or Sleeping Unit provided for the active or passive recreation and enjoyment of the occupants of a residential development, which may be for private or communal use and owned individually or in common, subject to the regulations of this Bylaw; b. with respect to non-Residential Uses, space provided for the active or passive recreation and enjoyment of the public, during the hours which the development is open to the public, which shall be owned and maintained by the owners of the development, subject to the regulations of this Bylaw; and c. with respect to both Residential and non-Residential Uses, may include indoor or outdoor space, Platform Structures, Rooftop Terraces, and Accessory structures. 	Transferred This definition is proposed to be maintained with minor updates to format and language to improve readability.
Architectural Elements	<p>mean building details used to accentuate entrances, windows, storefronts or other prominent building features to create visual interest. Architectural Elements include details such as varying rooflines, mouldings, arches, lintels, columns, cornices, and sills.</p>	-	-	New Definition
Arterial Road	<p>means a Street that carries larger volumes of traffic including motor vehicles, public transit, and active transportation modes, travelling between areas, having relatively few and controlled vehicle access points. Arterial Roads are as identified in Bylaw 15101, as amended.</p>	-	-	New Definition This is a new definition that identifies a specific road typology as detailed in the Complete Streets Design and Construction Guidelines.
Backyard Housing	<p>means a building containing 1 or more Dwellings that is located wholly within the Rear Yard of a Residential Site. This does not include Blatchford Lane Suites or Paisley Laneway Housing.</p>	-	-	New definition Replaces the Garden Suite use with a new definition that describes the dwelling in relation to its location in the backyard, instead of its relationship with a principal dwelling.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Banner Sign	means a Sign that is constructed of non-rigid material capable of being displayed without the use of a flag pole.	-	-	New Definition
Bare Land Condominium	means a condominium development containing Bare Land Condominium Units, created specifically through subdivision and registered as a condominium plan in accordance with the Condominium Property Act, RSA 2000, c. C-22.	Bare Land Condominium	means a condominium development containing Bare Land Condominium Units, created specifically through subdivision and registered as a condominium plan in accordance with the Condominium Property Act, RSA 2000, c. C-22.	Transferred This regulation is proposed to be maintained.
Bare Land Condominium Unit	means a bare land unit as defined in the Condominium Property Act, SA 2000, c. C-22.	Bare Land Condominium Unit	means a bare land unit as defined in the Condominium Property Act, RSA 2000, c. C-22.	Transferred This regulation is proposed to be maintained.
Barrier-free	means an absence of obstacles, allowing persons with physical, cognitive or sensory impairments safer or easier access to Pathways, open spaces, amenities, facilities, services or activities.	-	-	New Definition This definition is adapted from the City of Edmonton Access Design Guide.
Basement	<p>means the portion of a building or structure that is wholly or partially below ground level. A Basement has a maximum Height of 1.83 m above Grade, measured from Grade to the finished floor of the first Storey.</p> 	Basement	means the portion of a building or structure which is wholly or partially below ground level, having above Grade no more than 1.83 m of its clear Height which lies below the finished level of the floor directly above;	Revised This definition is proposed to be maintained with revisions to improve readability.
Billboard	means a Freestanding Sign, Fascia Sign, or Roof Sign with a Sign Area that contains Off-premises Advertising and may contain Digital Copy.	-	-	New Definition
Bylaw Enforcement Officer	means an individual appointed as a Bylaw Enforcement Officer, pursuant to the Enforcement Bylaw, Bylaw 16368.	Bylaw Enforcement Officer	means an individual appointed as a bylaw enforcement officer, pursuant to the Enforcement Bylaw, Bylaw 16368;	Transferred This definition is proposed to be maintained.
Caliper	<p>means the trunk diameter of a tree measured at a point 300.0 mm above the top of the root ball.</p> 	Caliper	means the trunk diameter of a tree measured at a point 300.0 mm above the top of the root ball;	Transferred This definition is proposed to be maintained.

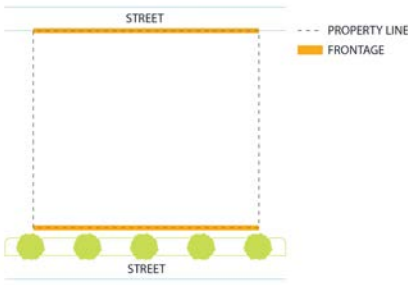
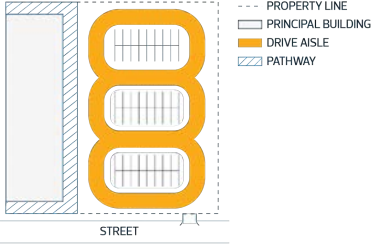
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Cannabis	<p>means a cannabis plant and anything referred to in subsection (a) of this definition but does not include anything referred to in Subsection (b) of this definition:</p> <ul style="list-style-type: none"> a. Cannabis includes: <ul style="list-style-type: none"> i. any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not, other than a part of the plant referred to in Subsection (b) of this definition. ii. any substance or mixture of substances that contains or has on it any part of such a plant; iii. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained. b. Despite Subsection (a) of this definition, Cannabis does not include: <ul style="list-style-type: none"> i. a non-viable seed of a cannabis plant; ii. a mature stalk, without any leaf, flower, seed or branch, of such plant; iii. fibre derived from a stalk referred in Subsection (b)(ii) of this definition; and iv. the root or any part of the root of such a plant. 	Cannabis	<p>means a cannabis plant and anything referred to in subsection (a) of this definition but does not include anything referred to in subsection (b) of this definition:</p> <ul style="list-style-type: none"> a. Cannabis includes: <ul style="list-style-type: none"> i. any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not, other than a part of the plant referred to in subsection (b) of this definition. ii. any substance or mixture of substances that contains or has on it any part of such a plant; iii. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained. b. Notwithstanding subsection (a) of this definition, Cannabis does not include: <ul style="list-style-type: none"> i. a non-viable seed of a cannabis plant; ii. a mature stalk, without any leaf, flower, seed or branch, of such plant; iii. fibre derived from a stalk referred in subsection (b)(ii) of this definition; and iv. the root or any part of the root of such a plant 	Transferred This definition is proposed to be maintained.
Cannabis Production and Distribution	<p>means a Minor Industrial development that is used mainly for one or more of the following Cannabis-related activities:</p> <ul style="list-style-type: none"> a. producing, cultivating, or growing Cannabis; b. processing raw Cannabis materials; c. making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products made from Cannabis; d. storing or shipping materials, goods and products made from Cannabis; or e. distributing or selling materials, goods and products made from Cannabis to Cannabis Retail Stores or to individual customers. 	Cannabis Production and Distribution	<p>means development used principally for one or more of the following activities as it relates to Cannabis:</p> <ul style="list-style-type: none"> a. the production, cultivation, and growth of Cannabis; b. the processing of raw materials; c. the making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products; d. the storage or transshipping of materials, goods and products; or e. the distribution and sale of materials, goods and products to Cannabis Retail Sales stores or to individual customers. 	Revised This definition is proposed to be maintained with revisions to improve readability.

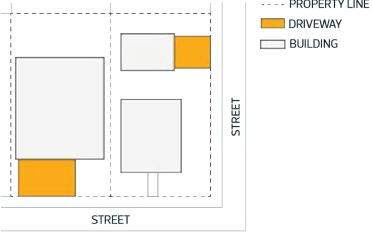
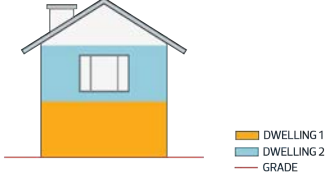
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Cluster Housing	<p>means a housing arrangement consisting of 2 or more Residential principal buildings on a Site that includes common property, such as communal Parking Areas, Driveways, private Streets, Amenity Areas, or maintenance areas that are shared.</p>  <p>The diagram illustrates a cluster housing arrangement. It shows several rectangular buildings of varying sizes arranged on a site. A dashed line represents the 'PROPERTY LINE'. A 'STREET' is shown at the bottom with green circular markers representing trees or landscaping. An 'ALLEY' is shown at the top, providing access to the buildings. A legend indicates: a dashed line for 'PROPERTY LINE', a solid line for 'ENTRANCE', and a shaded area for 'CLUSTER HOUSING'.</p>	Multi-unit Project Developments	<p>are developments of three or more principal Dwellings, Commercial or Industrial uses developed on a Site that includes common property, such as, but not limited to, communal Parking Areas, driveways, private roadways, Amenity Areas, or maintenance areas that are shared. Typical Multi-unit Project Developments include rental projects and conventional Condominium developments, developed in accordance with the Condominium Property Act, RSA 2000, c. C-22.</p>	Revised Replaces the Multi-unit Project Development definition. The new term removes potential confusion with the new Multi-unit Housing definition.
Collector Road	<p>means a Street that provides neighbourhood travel between Local Roads and Arterial Roads, that may include direct vehicle access to adjacent land.</p>	-	-	New Definition This is a new definition that identifies a specific road typology as detailed in the Complete Streets Design and Construction Guidelines.
Common Amenity Area	<p>means communal space provided for the active or passive recreation and enjoyment of all occupants of a Residential development.</p>	Common Amenity Area	<p>means communal space provided for the active or passive recreation and enjoyment of all occupants of a residential development.</p>	Transferred This definition is proposed to be maintained.
Comprehensive Sign Design Plan	<p>means a comprehensive plan for Signs that specifies the Use, size, type, illumination, Height, design, location and number of Signs on a building or Site for a Development.</p>	-	-	New Definition Comprehensive Sign Design Plan permit applications are required for certain types of developments, but the term is not currently defined. The definition adds clarity to this permit requirement.

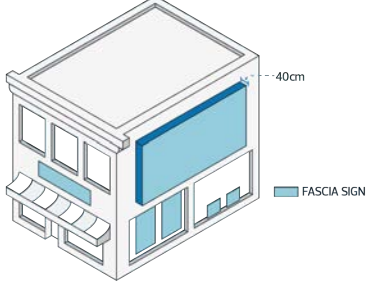
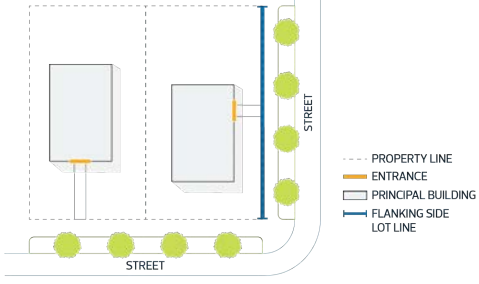
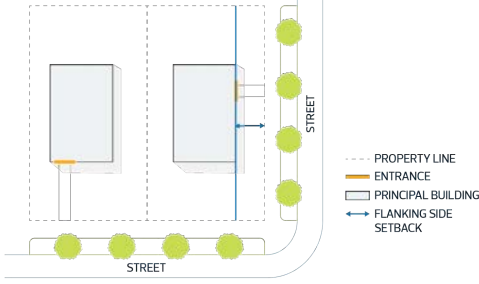
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Condominium Property Act	means the Condominium Property Act, R.S.A. 2000, c. C 22, as amended.	Act or Municipal Government Act	means the Municipal Government Act, R.S.A. 2000, c.M-26, as amended. References in this Bylaw to other Acts shall have the following meanings: a. Condominium Property Act, shall mean the Condominium Property Act, R.S.A. 2000, c. C 22, as amended; b. Environmental Protection and Enhancement Act, shall mean the Environmental Protection and Enhancement Act, R.S.A. 2000, c. E-12, as amended; c. Traffic Safety Act, shall mean the Traffic Safety Act, R.S.A. 2000, c.T-6, as amended; d. Historical Resources Act, shall mean the Historical Resources Act, R.S.A. 2000, c. H-9, as amended; e. Railway (Alberta) Act, shall mean the Railway Act, R.S.A. 2000, c. R-4, as amended; f. Safety Codes Act, shall mean the Safety Codes Act, S.A. 2000, c. Si, as amended; and g. Post-secondary Learning Act, shall mean the Post-secondary Learning Act, SA 2003, c.P-19.5, as amended;	Revised This definitions have been split for easy reference and for clarity.
Copy	means the letters, graphics or characters that make up the message on the Sign face.	Copy	means the letters, graphics or characters that make up the message on the Sign face.	Transferred This definition is proposed to be maintained.
Copy Area	means the total area of 1 or more geometric shapes that contain all of the Copy on a Sign.	Copy Area	means the total area of one or more geometric shapes, which contain all of the Copy on a Sign.	Transferred This definition is proposed to be maintained with minor language updates.

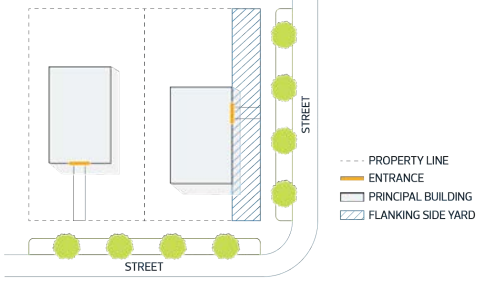
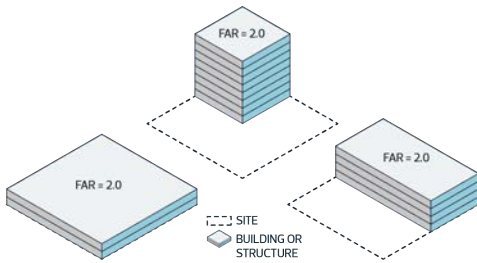
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p>Corner Lot</p>	<p>means a Lot that is</p> <ol style="list-style-type: none"> located at the intersection of 2 Streets, if the angle of the intersection is less than 135 degrees; or Abutting a Street that is curved less than 135 degrees where it Abuts the Lot, in compliance with Subsection 8 of Section 5.140. 	<p>Corner Lot</p>	<p>means:</p> <ol style="list-style-type: none"> a Lot located at the intersection of two public roadways, other than Lanes; or a Lot located abutting a public roadway, other than a Lane, which changes direction at any point where it abuts the Lot; <p>provided that in both cases the Lot shall not be considered a Corner Lot where the contained angle formed by the intersection or change of direction is an angle of more than 135 degrees. In the case of a curved corner, the angle shall be determined by the lines tangent to the property line abutting the public roadways, provided the roadway is not a Lane, at the point which is the extremity of that property line. In the case of a curved corner, the point which is the actual corner of the Lot shall be that point on the property line abutting the public roadway, provided the roadway is not a Lane, which is nearest to the point of intersection of the tangent lines.</p>	<p>Revised</p> <p>This definition is proposed to be maintained with updates to language to improve readability.</p>
<p>Corner Site</p>	<p>means a Site where at least 1 Lot is:</p> <ol style="list-style-type: none"> located at the intersection of 2 Streets, if the angle of the intersection is less than 135 degrees; or Abutting a Street that is curved less than 135 degrees where it Abuts the Site in compliance with Subsection 7 of Section 5.140. 	<p>Corner Site</p>	<p>means an area of land consisting of one or more adjacent Lots where at least one Lot is:</p> <p>located at the intersection of two public roadways, other than Lanes; or</p> <p>abuts a public roadway, other than a Lane, which changes direction at any point where it abuts the Site;</p> <p>provided that in both cases the Site shall not be considered a Corner Site where the contained angle formed by the intersection or change of direction is an angle of more than 135 degrees. In the case of a curved corner, the angle shall be determined by the lines tangent to the property line abutting the public roadways, provided the roadway is not a Lane, at the point which is the extremity of that property line. In the case of a curved corner, the point which is the actual corner of the Site shall be that point on the property line abutting the public roadway, provided the roadway is not a Lane, which is nearest to the point of intersection of the tangent lines.</p>	<p>Revised</p> <p>This definition is proposed to be maintained with updates to language to improve readability.</p>
<p>Council</p>	<p>means the Council of the Municipal Corporation of the City of Edmonton.</p>	<p>Council</p>	<p>means the Council of the Municipal Corporation of the City of Edmonton;</p>	<p>Transferred</p> <p>This definition is proposed to be maintained.</p>

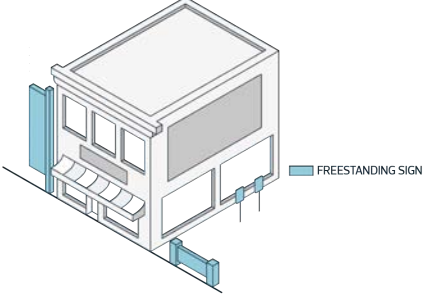
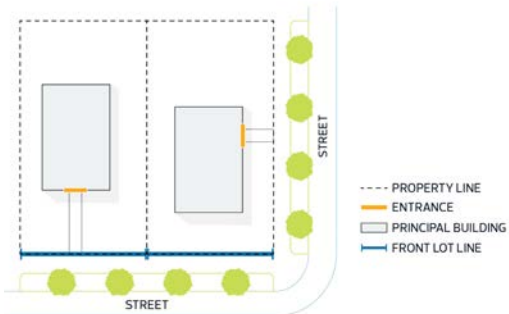
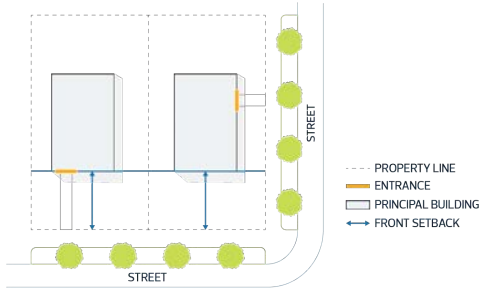
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Dangerous Goods	means products, materials or substances that are: <ul style="list-style-type: none"> a. regulated by the Transportation of Dangerous Goods Regulations SOR/2001-286, as amended; or b. classified as controlled products under the Hazardous Products Regulations SOR/2015-17, as amended; that are produced, processed, handled, used or disposed of on a Site.	Dangerous Goods	means Dangerous Goods as defined in the Alberta Fire Code, as may be amended from time to time, and are produced, processed, handled, stored, used or disposed of on any site.	Revised This definition is proposed to be maintained with updates to language to improve clarity and readability.
Density	means, when used in reference to Residential development, the number of Dwellings on a Site, expressed as Dwellings per hectare. Density is calculated by dividing the number of Dwellings on a Site by the Site's area. For the purposes of calculating Density, 1 Sleeping Unit is considered a Dwelling.	Density	means, when used in reference to Residential and Residential- Related development, the number of Dwellings on a Site expressed as Dwellings per hectare;	Transferred This definition is proposed to be maintained with updates to language to improve readability.
Development Permit	means a document authorizing a development, issued by the Development Planner pursuant to this Bylaw or any previous Bylaw governing land use within the City, and includes the plans and conditions of approval.	Development Permit	means a document authorizing a development, issued by a Development Officer pursuant to this Bylaw or any previous Bylaw governing land use within the City, and includes the plans and conditions of approval;	Transferred This definition is proposed to be maintained.
Development Permit Approval Tag	means a quick response (QR) code that is generated as part of a Development Permit approval for a Portable Sign Development Permit has been approved. When scanned, it enables Sign owners, property owners, business owners, Bylaw Enforcement Officers and the general public to access Development Permit information and to confirm that the Portable Sign has a valid Development Permit.	-	-	New definition This term is used in the sign section but is not defined. The proposed definition adds clarity to its associated regulations.
Development Planner	means the development authority, pursuant to the City Administration Bylaw, Bylaw 16620.	Development Officer	shall be the development authority, pursuant to the City Administration Bylaw, Bylaw 16620;	Revised One of the guiding philosophies of the new Zoning Bylaw is to create a Bylaw for everyone. Through the course of GBA+ & Equity-related engagement, Administration heard that words like "officer" may carry a negative connotation. This term is proposed to be updated as part of Administration's commitment to craft the Zoning Bylaw through an equity lens, and to reflect the planning work performed by this role.

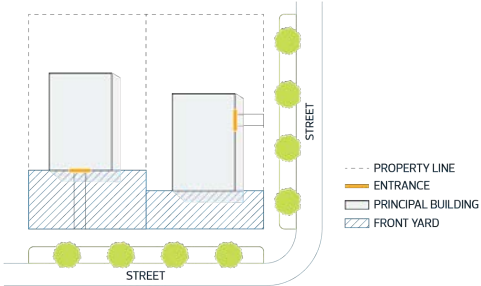
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Digital Copy	means the portion of a Sign that contains Copy that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to manually or mechanically replace the Sign face or its components.	Digital Copy	means the portion of a Sign that contains Copy that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to manually or mechanically replace the Sign face or its components.	Transferred This definition is proposed to be maintained.
Directional Sign	means a Sign providing direction to pedestrian or vehicle traffic. Typical Examples include exit and parking Signs.	Directional Sign	means an On-premises Sign providing direction to pedestrian or vehicular traffic that may include advertising Copy, such as business Logograms. Directional Signs include such Signs as exit and parking Signs.	Revised This definition is proposed to be maintained with updates to language to improve readability.
Discretionary Uses	means those uses of land, buildings or structures for which Development Permits may be issued only at the discretion of the Development Planner.	Discretionary Uses	means those uses of land, buildings or structures for which Permits may be issued only at the discretion of the Development Officer;	Transferred This definition is proposed to be maintained with minor language updates.
Double Fronting Site	means a Site that Abuts 2 Streets that are parallel or nearly parallel. 	Double Fronting Site	means a Site which abuts two public roadways, not including Lanes as defined in the Highway Traffic Act, which are parallel or nearly parallel in the vicinity of the Site;	Transferred This definition is proposed to be maintained with an update to language.
Drive Aisle	means the area that provides circulation for vehicles within Parkades or Surface Parking Lots, and does not include a Street, Pathway or a Driveway. 	-	-	New Definition This new definition is added to distinguish the lanes that provide circulation within Parking Areas from Driveways.
Drive-through Services	means an Accessory activity to a Use that provides rapid customer service to people within a motor vehicle.	-	-	New definition This definition is new and describes the portion of any business that includes drive-through service. This will be used to regulate parts of the development such as the drive-through aisle.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Driveway	<p>means an area that provides access for vehicles from a Street or an Alley to a Garage or Parking Area and does not include a Drive Aisle or a Pathway.</p>  <p>PROPERTY LINE DRIVEWAY BUILDING STREET</p>	Driveway	<p>means an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area and does not include a Walkway.</p>	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
Duplex Housing	<p>means a building where one Dwelling is placed over another Dwelling in whole or in part within a single building. Each Dwelling has a separate and individual access. This does not include Semi-detached Housing.</p>  <p>DWELLING 1 DWELLING 2 GRADE</p>	-	-	New definition Replaces the Duplex Housing Use with a general definition.
Dwelling	<p>means a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, and a kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.</p>	Dwelling	<p>means a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is suitable for permanent residence for a single Household; or</p> <p>a Sleeping Unit, for the purposes of calculating Density for Supportive Housing or Lodging House Uses;</p>	Revised This definition is proposed to be maintained with updates to language to improve clarity.
Edmonton Zoning Bylaw	<p>means a land use bylaw, as that term is used in the Municipal Government Act.</p>	Edmonton Zoning Bylaw	<p>means a land use bylaw, as that term is used in the Municipal Government Act;</p>	Transferred This definition is proposed to be maintained.
Enclosed Front Porch	<p>means an entrance structure typically located at the front or side of a Dwelling at the ground floor entry level, consisting of a roof and floor, where the front and sides of the structure have been enclosed by solid walls or windows.</p>	Enclosed Front Porch	<p>means an entrance structure typically located at the front or side of a Dwelling at the ground floor entry level, consisting of a roof and floor, where the front and sides of the structure have been enclosed by solid walls or windows;</p>	Transferred This definition is proposed to be maintained.
Environmental Protection and Enhancement Act	<p>means the Environmental Protection and Enhancement Act, R.S.A. 2000, c. E-12, as amended.</p>	-	-	New definition This definition is currently within the Act or Municipal Government Act definition. A separate definition for this Act is proposed for improved clarity.
External Illumination	<p>means an external light source directed to illuminate the exterior surface of a Sign.</p>	-	-	New definition

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Facade	means the exterior outward face of a building from corner to corner.	Façade	means the exterior outward face of a building. Typically, the façade of interest is that surface that serves as the front of that building and faces a building's primary street. Buildings on the corner of two streets or a street and an alley present two public façades.	Transferred This definition is proposed to be maintained with updates to language to improve clarity.
Fascia Sign	means a Sign that is located on a building, or located within a building for the purpose of being viewed from the outside. Fascia Signs do not project further than 0.4 m from the building wall. 	Fascia Signs	means a Sign that is painted on or attached to an exterior building wall, or any other permitted structure, on which a two dimensional representation may be placed. Fascia Signs do not extend more than 40 cm out from the building wall or structure. Fascia Signs include banners or any other two dimensional medium.	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
Fence	means a structure that is constructed at ground level and used to prevent or restrict passage, mark a boundary, or provide visual screening, noise reduction or Landscaping. A Fence is not a Privacy Screen.	Fence	means a structure constructed at ground level, used to prevent or restrict passage, provide visual screening, noise attenuation, Landscaping, or to mark a boundary.	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
Flanking Side Lot Line	means a Lot line, other than a Front Lot Line, Abutting a Street on a Corner Site. 	-	-	New definition This proposed definition distinguishes a side lot line facing a street from a lot line facing a property on a corner site.
Flanking Side Setback	means the distance that a development or a specified portion of it must be from a Flanking Side Lot Line. A Flanking Side Setback is not a Flanking Side Yard, or Amenity Space. 	-	-	New definition This proposed definition distinguishes a side setback facing a street from an interior side setback facing a property on a corner site.

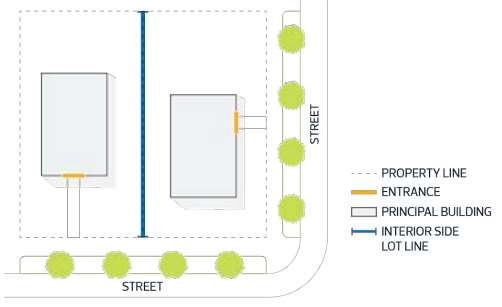
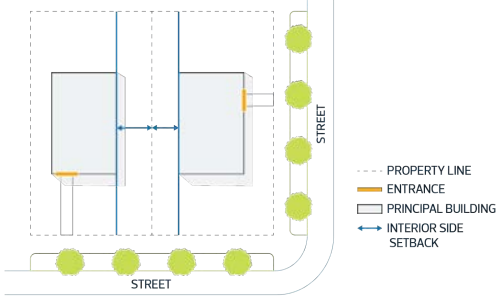
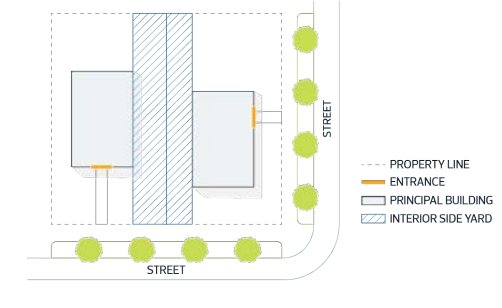
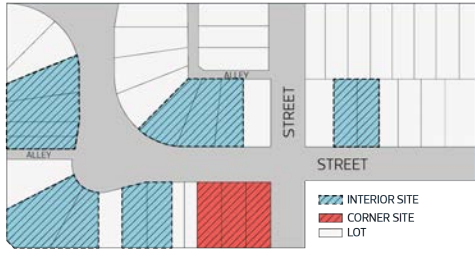
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Flanking Side Yard	<p>means the portion of a Site Abutting the Flanking Side Lot Line extending from the Front Lot Line to the Rear Lot Line. A Flanking Side Yard is located between a Flanking Side Lot Line and the nearest wall of a principal building, not including projections.</p> 	-	-	New definition This proposed definition distinguishes a yard facing a street from an interior yard on a corner site.
Floor Area	means the area of a building or structure, contained within the outside surface of the exterior and Basement walls. Where a wall contains windows, the glazing line of windows may be used.	Floor Area	means the total Floor Area of the building or structure, contained within the outside surface of the exterior and Basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used;	Transferred This definition is proposed to be maintained with "total" removed, as this term is also used to regulate Floor Areas for individual business premises.
Floor Area Ratio (FAR)	<p>means a building or structure's total Floor Area in relation to the area of the Site that the building is located on, excluding:</p> <ol style="list-style-type: none"> Basement areas used exclusively for storage or service to the building, or as a Secondary Suite; underground Parking Areas within Parkades; Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development; and indoor Common Amenity Area.  <p>Where described as a Modifier in a regulation, this is represented as the letter "f" accompanied by a number on the Zoning Map.</p>	Floor Area Ratio	means the numerical value of the Floor Area of the building or structure relative to the Site upon which it is located, excluding: <ul style="list-style-type: none"> Basement areas used exclusively for storage or service to the building, or as a Secondary Suite; Parking Areas below ground level; Walkways required by the Development Officer; Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development, divided by the area of the Site; and indoor Common Amenity Area, divided by the area of the Site. 	Transferred This definition is proposed to be maintained with updates to language to improve clarity. Walkways required by the Development Planner is proposed to be removed from the definition because there are no requirements to provide indoor Walkways in the proposed Bylaw. The FAR acronym is proposed to be added to the term as Floor Area Ratio is often referred to as FAR.
Floor Plate	means the Floor Area of a Storey.	Floor Plate	means the total floor area of a Storey within a building or structure contained within the outside surface of the exterior walls, provided that in the case of a wall containing windows, the glazing line of windows may be used.	Transferred This definition is proposed to be maintained with updates to language to simplify and improve clarity.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Freestanding Sign	<p>means a Sign supported independently of a building.</p> 	Freestanding Signs	<p>means a Sign supported independently of a building.</p>	Transferred This definition is proposed to be maintained.
Front Lot Line	<p>means</p> <ol style="list-style-type: none"> the Lot line separating a Lot from an Abutting Street; in the case of a Corner Lot, the Front Lot Line is the shorter of the property lines Abutting a Street; or in the case of a Corner Lot formed by a curved Street, the Front Lot Line is the shorter of the 2 Lot line segments between the point determined to be the actual corner in Subsection 9 of Section 5.140, and the 2 points at the endpoints of that Lot line. 	Front Lot Line	<p>means the property line separating a lot from an abutting public roadway other than a Lane. In the case of a Corner Lot, the Front Line is the shorter of the property lines abutting a public roadway, other than a Lane. In the case of a Corner Lot formed by a curved corner, the Front Lot Line shall be the shorter of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line; In the case of Reverse Housing, the Front Lot Line means the shortest property line which is furthest from and opposite the Lot Line abutting the Lane.</p>	Revised This definition has been updated for format and language to improve clarity. Direction on how to determine the Front Lot Line for Reverse Housing has been relocated to the Unique Lot Conditions Section.
Front Setback	<p>means the distance that a development or a specified portion of it, must be from a Front Lot Line. A Front Setback is not a Front Yard, or Amenity Space.</p> 	Front Setback	<p>means the distance that a development or a specified portion of it, must be set back from a Front Lot Line. A Front Setback is not a Front Yard, Amenity Space or Separation Space;</p>	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.

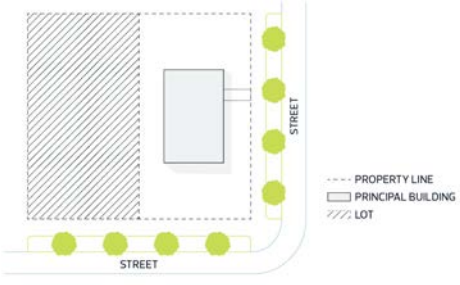
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Front Yard	<p>means the portion of a Site Abutting the Front Lot Line extending across the full width of the Site, between the Front Lot Line and the nearest wall of the principal building, not including projections.</p> 	Front Yard	means the portion of a Site abutting the Front Lot Line extending across the full width of the Site, situated between the Front Lot Line and the nearest wall of the principal building, not including projections;	Transferred This definition is proposed to be maintained with minor language updates to improve clarity
Frontage	means the total linear distance measured along the length of all Lot Lines Abutting a Street.	Frontage	<p>means, where used with reference to residential development, the lineal distance measured along the Front Lot Line; and where used with reference to non-residential development, the length of the property line of any side of a separate development which is parallel to, and abuts, a public roadway, not including a Lane, which is directly accessible from the development.</p> <p>The Frontage of an individual premises in a multiple occupancy development shall be considered as the total width of the bays occupied by that premises which have exposure parallel to any Frontage of the multiple occupancy development;</p>	Transferred This definition is proposed to be maintained with updates to language for simplicity and to improve clarity.
Garage	means an Accessory building, or part of a principal building designed to store vehicles and includes carports. A Garage does not contain a Drive Aisle.	Garage	means an Accessory building, or part of a principal building designed and used primarily for the storage of motor vehicles and includes a carport;	Transferred This definition is proposed to be maintained with updates to language to improve clarity, and to provide a distinction between a small-scale residential Garage and a Parkade.
Grade	means a geodetic elevation from which the Height of a structure is measured, calculated in compliance with Section 5.100 .	Grade	means a geodetic elevation from which the Height of a structure is measured, calculated in accordance with Section 52.	Transferred This definition is proposed to be maintained.
Green Building	means a building that strives to balance environmental, economic, and social considerations in design, construction and operation. Energy, water and resource efficiency; occupant comfort and well-being; Site development and community context; and the economics of building construction and operation are key considerations. In comparison to conventional buildings, Green Buildings take advantage of natural processes to generate less waste, less pollution, and reduce their overall environmental footprint.	Green Buildings	refers to buildings that strive to balance environmental, economic, and social considerations in design, construction and operation. Energy, water and resource efficiency; occupant comfort and well-being; site development and community context; and the economics of building construction and operation are key considerations. In comparison to conventional buildings, green buildings take advantage of natural processes to generate less waste, less pollution, and reduce their overall environmental footprint;	Transferred This definition is proposed to be maintained.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Green Parking Lot	means a Surface Parking Lot with limited Impervious Material, substantial tree cover and plant material, and surface runoff directed toward Landscaped basins, thus encouraging on-Site stormwater management and eliminating or reducing the need for mechanical drainage connections. Environmental performance targets include measures for reducing the urban heat island effect, improving pedestrian infrastructure, comfort and safety, using energy efficient fixtures and recycled materials, managing stormwater runoff on-site, and preserving and enhancing the environment.	Green Parking Lots	refer to Surface Parking Lots with limited Impermeable Material, substantial tree cover and plant material, and direct surface runoff toward landscaped basins, thus encouraging on-site stormwater management and eliminating or reducing the need for mechanical drainage connections. Environmental performance targets include measures for reducing the urban heat island effect, improving pedestrian infrastructure, comfort and safety, using energy efficient fixtures and recycled materials, managing stormwater runoff on-site, and preserving and enhancing the environment;	Transferred This definition is proposed to be maintained.
Green Roof	means the installation of vegetated roofs and site/building systems that either reduce the amount of stormwater runoff and/or reuse storm water on-site or within buildings. Also known as Green Roof tops, vegetated roofs, planted roofs, rooftop gardens, or eco-roofs which utilize a variety of techniques for growing vegetation on a building rooftop. "Extensive" Green Roofs are usually lightweight green roof retrofits on existing building roofs, and cannot usually accommodate foot traffic. "Intensive" Green Roofs usually involve a deeper soil layer, and are easier to incorporate into new building designs.	Green Roof	means the installation of vegetated roofs and site/building systems that either reduce the amount of stormwater runoff and/or reuse storm water on-site or within buildings. Also known as green roof tops, vegetated roofs, planted roofs, rooftop gardens, or eco-roofs which utilize a variety of techniques for growing vegetation on a building rooftop. "Extensive" green roofs are usually lightweight green roof retrofits on existing building roofs, and cannot usually accommodate foot traffic. "Intensive" green roofs usually involve a deeper soil layer, and are easier to incorporate into new building designs;	Transferred This definition is proposed to be maintained.
Ground Floor	means the first Storey.	-	-	New definition This definition is intended to add clarity for regulations for aspects of development on the ground floor.
Hard Surfaced	means ground that is covered with a durable, dust-free material constructed of pervious or Impervious Material. Typical examples include concrete, asphalt, pavers, or similar material.	Hardsurfaced	means the ground is covered with a durable, dust-free material constructed of impermeable or permeable concrete, asphalt, pavers, or similar material	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
Health Services	means an Office Use for the provision of physical and mental Health Services on an out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical activities include medical and dental offices, health clinics and counseling services, and medical Cannabis clinics and counseling services.			New Definition This definition enables this activity to be further regulated where necessary.
Height	means a vertical distance between 2 points. Where described as a Modifier in a regulation, this is represented as the letter "h" and a number on the Zoning Map.	Height	means a vertical distance between 2 points.	Transferred This definition is proposed to be maintained.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Hen Enclosure	means an Accessory building designed for hen keeping and may include a hen coop consisting of an enclosed covered shelter for hens, and/or a hen run consisting of an enclosed area used to protect hens and allow for free movement.	Hen Enclosure	means an enclosure designed for hen keeping and may include a hen coop consisting of an enclosed covered shelter for hens, and/or a hen run consisting of an enclosed area used to protect hens and allow for free movement	Transferred This definition is proposed to be maintained.
Historical Resources Act	means the Historical Resources Act, R.S.A. 2000, c. H-9, as amended.	-	-	New definition This definition is currently within the Act or Municipal Government Act definition. A separate section for this Act is proposed for improved clarity.
Home Based Child Care	means a Home Based Business intended to provide temporary care and supervision for children.	Home Based Child Care	means a Major Home Based Business development, located within a Dwelling, intended to provide temporary care and supervision for children.	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
Identification Sign	means a Sign that contains only the name and addresses of a building, Site, premises or occupants and the activity carried on in the building, Site or premises, but does not include any other advertising Copy.	Identification Signs	means a Sign which contains only the name and addresses of a building, Site, premises or occupants and the activity carried on in the building, Site or premises, but does not include any other advertising Copy.	Transferred This definition is proposed to be maintained with updates to language to improve clarity.
Impervious Material	means materials that do not allow water to infiltrate into the ground. Typical examples include building coverage, asphalt, concrete, and other paving materials installed in a manner that prevents infiltration. This does not include materials such as gravel, river rock, wood chips, bark mulch, permeable pavers, permeable concrete, permeable asphalt, soil pavement, wood decking with spaced boards.	Impermeable Material	means material that is impenetrable by water and includes building coverage, asphalt, concrete, and brick, stone, and wood that do not have permeable spacing. Impermeable Material does not include gravel, river rock, wood chips, bark mulch, permeable pavers, permeable concrete, permeable asphalt, soil pavement, wood decking with spaced boards, and other materials which have permeable characteristics when in place and are not placed on a layer of material that is impenetrable by water such as plastic sheeting.	Transferred This definition is proposed to be maintained with updates to language to improve clarity.
Inclusive Bike Parking	means a horizontal bicycle parking space that accommodates non-standard bikes, or spaces for bikes that are difficult to lift. Typical examples of non-standard bikes include cargo bikes, fat tire bikes, e-bikes, handcycles, or bikes with trailers.	-	-	New definition A larger bike parking space to ensure a variety of bike parking space types are provided on a site to improve equitable access to bike parking spaces.
Interior Lot	means a Lot other than a Corner Lot. 	Interior Lot	means any Lot other than a Corner Lot;	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.


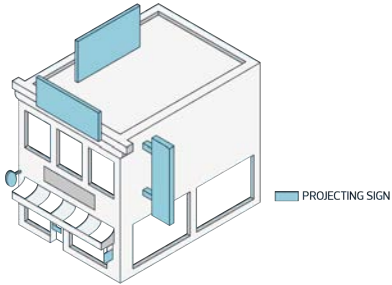
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Interior Side Lot Line	<p>means the Lot line other than a Front Lot Line, Flanking Side Lot Line or Rear Lot Line.</p>  <p>The diagram shows a lot with a principal building and an interior side lot line. The lot is bounded by streets on the front and side. The interior side lot line is shown as a vertical line between two buildings. The legend includes: PROPERTY LINE (dashed line), ENTRANCE (orange line), PRINCIPAL BUILDING (grey rectangle), and INTERIOR SIDE LOT LINE (blue line).</p>	Side Lot Line	<p>means the property line of a lot other than a Front Lot Line or Rear Lot Line;</p>	<p>Revised Updated term to distinguish a Side Lot Line Abutting another Lot from a Lot Line Abutting a Flanking Side Lot Line.</p>
Interior Side Setback	<p>means the distance that a development or a specified portion of it must be from an Interior Side Lot Line. An Interior Side Setback is not an Interior Side Yard, or Amenity Space.</p>  <p>The diagram shows a lot with a principal building and an interior side lot line. The interior side setback is shown as a blue double-headed arrow between the building and the interior side lot line. The legend includes: PROPERTY LINE (dashed line), ENTRANCE (orange line), PRINCIPAL BUILDING (grey rectangle), and INTERIOR SIDE SETBACK (blue double-headed arrow).</p>	Side Setback	<p>means the distance that a development or a specified portion of it, must be set back from a Side Lot Line. A Side Setback is not a Side Yard, Amenity Space or Separation Space.</p>	<p>Revised Updated term to distinguish a Setback from from an Abutting Lot from a Setback Abutting flanking Street on a Corner lot or site.</p>
Interior Side Yard	<p>means the portion of a Site Abutting an Interior Side Lot Line extending from the Front Lot Line to the Rear Lot Line. An Interior Side Yard is located between an Interior Side Lot Line and the nearest wall of a principal building, not including projections.</p>  <p>The diagram shows a lot with a principal building and an interior side lot line. The interior side yard is shown as a hatched area between the building and the interior side lot line. The legend includes: PROPERTY LINE (dashed line), ENTRANCE (orange line), PRINCIPAL BUILDING (grey rectangle), and INTERIOR SIDE YARD (hatched area).</p>	Side Yard	<p>means that portion of a Site abutting a Side Lot Line extending from the Front Yard to the Rear Yard. The Side Yard is situated between the Side Lot Line and the nearest wall of principal building, not including projections;</p>	<p>Revised Updated term to distinguish a Side Yard Abutting another Site from a Side Yard Abutting a Flanking Side Yard.</p>
Interior Site	<p>means a Site other than a Corner Site.</p>  <p>The diagram shows a street grid with an interior site (hatched area) and a corner site (red area). The legend includes: INTERIOR SITE (hatched area), CORNER SITE (red area), and LOT (white area).</p>	Interior Site	<p>means any Site other than a Corner Site;</p>	<p>Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.</p>
Landscape Buffer	<p>means a Landscaped area where additional planting is required to minimize building massing, privacy impacts, or a Nuisance.</p>	<p>-</p>	<p>-</p>	<p>New definition</p>

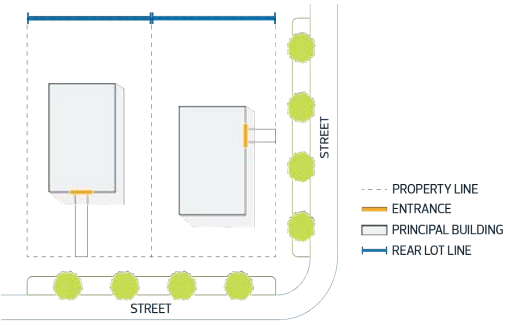
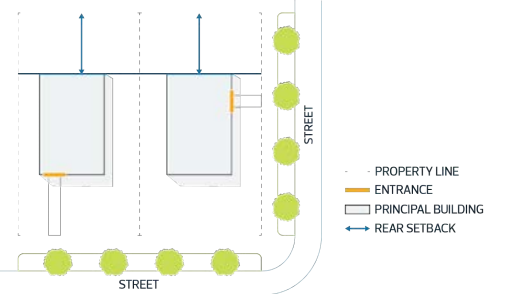
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Landscaping	means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following: <ul style="list-style-type: none"> a. soft landscaping elements such as trees, shrubs, plants, lawns, gardens, and ornamental plantings; b. decorative Hard Surfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, Pathways and paths; and c. architectural elements such as decorative Fencing, walls and sculpture. 	Landscaping	means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following: <ul style="list-style-type: none"> a. soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings; b. decorative hardsurfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and c. architectural elements such as decorative Fencing, walls and sculpture; 	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
Local Road	means a Street that provides direct access to adjacent Sites and serves neighbourhood travel. Local Roads include service roads.	-	-	New definition
Logogram	means a readily identifiable symbolic representation used exclusively by an individual company or person to simplify product or business recognition which contains no additional advertising message.	Logogram	means a readily identifiable symbolic representation used exclusively by an individual company or person to simplify product or business recognition which contains no additional advertising message.	Transferred This definition is proposed to be maintained.
Long Term Bike Parking	means a weather-protected, secure location for bicycles where access to the enclosure is limited to authorized individuals only. Typical examples include a room within a Residential building or workplace, an enclosure within a Parkade or a cluster of bike lockers.	-	-	New definition Currently captured in the Bike Parking definition, this new definition ensures a variety of bike parking space types are provided on a site to improve equitable access to bike parking spaces.

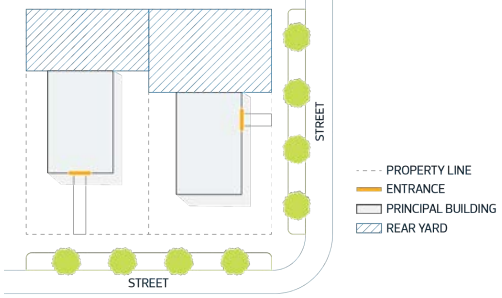
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Lot	<p>means</p> <ul style="list-style-type: none"> a. a quarter section; b. a river Lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office; c. a settlement lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office; d. a part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or e. a part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.  <p>The diagram shows a rectangular lot with a hatched pattern. A dashed line represents the property line. A solid rectangle inside represents the principal building. A street is shown at the bottom and right sides of the lot. A legend indicates: Dashed line for PROPERTY LINE, Solid rectangle for PRINCIPAL BUILDING, and Hatched area for LOT.</p>	Lot	means 'lot' as defined under Part 17 of the Municipal Government Act.	Revised This definition is updated to include a definition within this Bylaw.
Main Street Development	<p>means human scale and people focused development that creates an active streetfront and comfortable public realm through:</p> <ul style="list-style-type: none"> - high quality building design that provides visual interest, weather protection, and articulation to minimize the perception of massing; - building or Podium placement close to the Street; - orienting primary entrances towards the Street; - transparent windows along the Ground Floor to support pedestrian interaction and visible storefront displays; and - locating vehicle parking behind or to the sides of buildings. 	-	-	New definition
Mass Transit Station	means existing and approved transit facilities for accessing mass transit routes. This can be where mass transit and local transit routes connect and allow transit users to transfer from one route to another. A Mass Transit Station may be located on private or public property. This includes LRT stations, transit centres or other major stops served by mass transit routes.	Transit Centre	means a connection point where multiple buses are able to stop simultaneously to allow cross-route transfers between other buses or, where an LRT station exists, a transfer to an LRT vehicle. Transit Centres typically include bus shelters, benches or other amenities located adjacent to one or more roadways where multiple bus stops are accommodated.	New definition The new definition uses language from the District General Policy.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Message Duration	means the period of time Copy is fixed or displayed on a Sign face. Message Duration is measured in seconds and rounded to the nearest second.	Message Duration	means the period of time Copy is fixed or displayed on a Sign face. Message Duration is measured in seconds and rounded to the nearest second.	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
Modifier	means a development regulation represented as a symbol and a number on the Zoning Map, or indicates the application of development regulations where represented as a symbol on the Zoning Map.	-	-	New definition This new term establishes levers that increase land use intensity based or trigger additional regulations based on the context of a Site's location. Modifiers allow for a reduced number of standard zones by setting site-specific development regulations on the Zoning Map.
Multi-unit Housing	means a building that contains: <ul style="list-style-type: none"> a. 1 or more Dwellings combined with at least 1 non-Residential Use; b. a Dwelling with 4 or more Sleeping Units; or c. any number of Dwellings that does not conform to any other definition of the Zoning Bylaw. 	-	-	New definition Replaces the Multi-unit Housing use definition with a general definition. This is also intended to include the current Lodging House and Fraternity and Sorority Housing definitions.
Municipal Government Act	means the Municipal Government Act, R.S.A. 2000, c.M-26, as amended.	-	-	New Definition This definition is currently within the Act or Municipal Government Act definition. A separate definition for this Act is proposed for improved clarity.
Natural Area Management Plan	means a document that ensures all responsibilities and actions necessary to support the conservation, preservation or restoration of a Protected Natural Area Use.	Natural Area Management Plan	means a document formulated to ensure that all responsibilities and actions necessary to support the conservation, preservation or restoration of a Natural Area.	Transferred This definition is proposed to be maintained with updates to improve clarity.
Nuisance	means the external impact caused by an activity that is reasonably likely to interfere with the use and enjoyment of an individual's property, due to: <ul style="list-style-type: none"> a. the frequency, time of day and day of the week the activity occurs; b. the proximity of the activity to neighbouring properties; c. the nature and use of the surrounding area; or d. the effects of the activity on the surrounding area. <p>Examples of Nuisance may include emission of noise, smoke, dust, vapour, odour, heat, light, fumes, or unsightly or unsafe conditions.</p>	Nuisance	means anything that is obnoxious, offensive or interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses. This could include that which creates or is liable to create a nuisance through emission of noise, smoke, dust, odour, heat, light, fumes, fire or explosive hazard; results in the unsightly or unsafe storage of goods, salvage, junk, waste or other materials; poses a hazard to health and safety; or adversely affects the amenities of the neighbourhood or interferes with the rights of neighbours to the normal enjoyment of any land or building.	Transferred This definition is proposed to be maintained with updates to formatting and language to improve clarity.

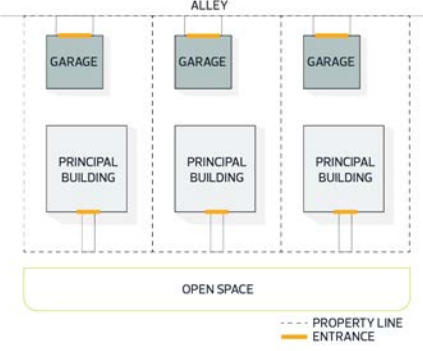
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Off-Premises Advertising	means Copy that relates to a business that is not operating from the Site where the Sign is displayed.	Off-Premises Advertising	means Copy that directs attention to a business, activity, product, service, or entertainment that cannot be considered as the principal products produced, offered for sale, or obtainable on the Site where the Sign is displayed.	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
On-Premises Advertising	means Copy that relates only to a business operating from the Site where the Sign is displayed.	On-Premises Advertising	means Copy that only directs attention to a business, activity, product, service, or entertainment produced, offered for sale, or obtainable on the Site where the Sign is displayed.	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
Overlay	means additional development regulations superimposed on specific areas of the Zoning Map that supersede or add to the development regulations of the underlying Zone.	Overlay	means additional development regulations superimposed on specific areas of the Zoning Map, which supersede or add to the development regulations of the underlying Zone;	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
Parkade	means an enclosed structure that includes 1 or more Parking Areas and 1 or more Drive Aisles that may be located above-ground or below ground.	Above Ground Parkade	means a structure that provides parking spaces for more than three motorized vehicles that is designed for the parking of vehicles in tiers of floors, and at least one floor is located above ground;	Revised This definition is a combination of Above-ground Parkade and Underground Parkade to establish a single Parkade definition.
Parking Area	means an area that is used for vehicle parking. A Parking Area has 1 or more parking spaces and includes a parking pad, but does not include Street parking, a Driveway, or a Drive Aisle.	Parking Area	means an area that is used for the parking of vehicles. A Parking Area is comprised of one or more parking spaces, and includes a parking pad, but does not include a Driveway.	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
Pathway	means a Hard Surfaced path of travel that is located on private property that cannot be used for automobiles.	Walkway	means a path for pedestrian circulation that cannot be used for vehicular parking.	Revised This definition is proposed to be maintained with updates to improve clarity.
Permitted Uses	means those Uses of land, buildings or structures for which Development Permits must be issued by the Development Planner, if the development meets all applicable regulations.	Permitted Uses	means those uses of land, buildings or structures for which Permits must be issued by the Development Officer, if the development meets all applicable regulations;	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
Platform Structure	means a structure intended for use as an outdoor Amenity Area that may project or be recessed from the wall of a building. It may include guardrails, parapet walls, pergolas, or similar features. Typical examples include: balconies, decks, porches, raised patios and verandas. This definition does not include a Rooftop Terrace.	Platform Structures	means an elevated structure intended for use as outdoor Amenity Area that may project and/or be recessed from the wall of a building, may be surrounded by guardrails, parapet walls or similar features. Common examples include: balconies, raised terraces and decks. This definition does not include a Rooftop Terrace.	Revised This definition is revised to incorporate unenclosed front porches and other similar features.
Podium	means the base of a building that anchors the Tower above, establishes the Street Wall, and usually includes active Uses on the Ground Floor to define the pedestrian experience at the street level.	-	-	New Definition This definition is proposed to clarify the portions of a building considered to be a Podium, which in some zones (e.g., Mixed Use (MU) Zone) has specific regulations.

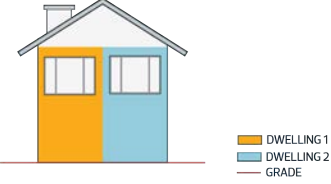
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Portable Sign	means any Sign that is relocatable or removeable from a Site, and that is located on a Site for a limited duration.	Temporary Signs	means any Sign that is relocatable or removeable from a Site and used for a limited duration.	Revised This definition is proposed to be maintained with updates to improve clarity.
Post-secondary Learning Act	means the Post-secondary Learning Act, SA 2003, c.P-19.5, as amended.	-	-	New definition This definition is currently within the Act or Municipal Government Act definition. A separate definition for this Act is proposed for improved clarity.
Privacy Screen	means a visual barrier that is located on a Platform Structure or a Rooftop Terrace and provides privacy to a property by obscuring sightlines from any Abutting Sites or Streets. Common examples include: lattices, trellises, parapet walls, wooden boards, translucent glass or any combination of these or similar features. Railing and balustrade systems are not considered Privacy Screens. A Privacy Screen is not a Fence.	Privacy Screening	means a feature that obscures direct and otherwise unimpeded sightlines. Common examples include: vegetative screening, such as shrubs and trees, lattice, masonry or wooden walls, parapet walls, translucent glass or any combination of these or like features. Privacy Screening does not include a balustrade railing or similar railing system.	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity and to distinguish that a privacy screen is different from a fence.
Private Outdoor Amenity Area	means required open space provided and designed for the active or passive recreation and enjoyment of the residents of a particular Dwelling that Abuts and is directly accessible from the Dwelling it is provided for. 	Private Outdoor Amenity Area	means required open space provided and designed for the active or passive recreation and enjoyment of the residents of a particular Dwelling and which is immediately adjacent to and directly accessible from the Dwelling it is to serve;	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
Projecting Sign	means a Sign that is <ul style="list-style-type: none"> a. attached to and extends more than 0.4 m from an exterior building wall; b. suspended below the ceiling of a canopy or awning; or c. installed on or above a roof or parapet of a building. 	Projecting Signs	means a Sign that is attached to an exterior building wall, or any other structure, or suspended below the ceiling of a canopy, awning, or other structure. Projecting Signs extend more than 40 cm out from the building wall or structure.	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity. This definition is proposed to combine Projecting Signs and Roof Signs into one definition.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Public Amenity Space	means areas including open spaces, parks, plaza furnishings, locations of art, seating areas and other amenities at ground level that are complementary to the adjacent streetscape and are visually and physically accessible to the public.	Public Amenity Space	means a space in the form of such things as an open space, park, plaza furnishings and includes locations of art, seating areas and other amenities at ground level that are complementary to the adjacent streetscape and are visually and physically accessible to the public.	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
Public Park and Ride Facility	means a City-owned Surface Parking Lot or Parkade that is intended to serve a Mass Transit Station, where drivers leave their cars in order to take public transit.	-	-	New definition To distinguish publicly-owned park and ride facilities from private operations.
Public Space	means space that is part of an establishment that is open to the public and not restricted to only employees. Public Space includes any private non-sale hospitality area where products manufactured within the premises are provided to private groups for tasting and sampling. This definition does not include kitchens, administration offices, bathrooms, food or drink preparation areas.	Public Space	means space that is part of an establishment, which is open to the public and not restricted to only employees. Public Space includes any private non-sale hospitality area where products manufactured within the premises are provided to private groups for tasting and sampling. This definition does not include kitchens, administration offices, food or drink preparation areas.	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity. Bathrooms are proposed to be removed from the Public Space area.
Railway (Alberta) Act	means the Railway Act, R.S.A. 2000, c. R-4, as amended.	-	-	New definition This definition is currently within the Act or Municipal Government Act definition. A separate definition for this Act is proposed for improved clarity.
Rear Lot Line	means the Lot line that is furthest from and opposite the Front Lot Line. 	Rear Lot Line	means either the property line of a lot which is furthest from and opposite the Front Lot Line, or, where there is no such property line, the point of intersection of any property lines other than a Front Lot Line which is furthest from and opposite the Front Lot Line;	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.
Rear Setback	means the distance that a development or a specified portion of it, must be from a Rear Lot Line. A Rear Setback is not a Rear Yard, or Amenity Space. 	Rear Setback	means the distance that a development or a specified portion of it, must be set back from a Rear Lot Line. A Rear Setback is not a Rear Yard, Amenity Space or Separation Space;	Transferred This definition is proposed to be maintained with minor updates to language to improve clarity.

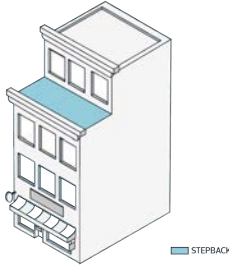
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Rear Yard	<p>means the portion of a Site Abutting the Rear Lot Line extending across the full width of the Site, between the Rear Lot Line and the nearest wall of the principal building, not including projections or Backyard Housing;</p>  <p>The diagram shows a site layout with a principal building (grey rectangle) and an entrance (orange line). The rear yard is the area between the rear lot line (dashed line) and the principal building. The street is shown at the bottom and right. A legend identifies: PROPERTY LINE (dashed line), ENTRANCE (orange line), PRINCIPAL BUILDING (grey rectangle), and REAR YARD (hatched area).</p>	Rear Yard	<p>means the portion of a Site abutting the Rear Lot Line extending across the full width of the Site, situated between the Rear Lot Line and the nearest wall of the principal building, not including projections;</p>	Transferred This definition is proposed to be maintained.
Recreational Vehicle	<p>means a motorized or non-motorized vehicle or structure designed for recreation and travel purposes, and is not a Dwelling. This includes, but is not limited to, motor homes, travel trailers, fifth wheels, truck campers, tent trailers, park model trailers, camper van conversions, small utility trailers, boats, snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.</p>	Recreational Vehicle	<p>means a motorized or non-motorized vehicle or structure designed for recreation and travel purposes, and is not a Dwelling. This includes, but is not limited to, motor homes, travel trailers, fifth wheels, truck campers, tent trailers, park model trailers, camper van conversions, small utility trailers, boats, snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.</p>	Transferred This definition is proposed to be maintained.
Reduced Setback Development	<p>means a housing arrangement of Single Detached Housing, Semi-detached Housing, or Row Housing that is developed on a Site where 1 Interior Side Setback is reduced to 0.6 m and each principal Dwelling is developed on its own Lot.</p>	-	-	New definition This proposed housing arrangement is intended to accommodate alternative forms of ground oriented Dwellings other than Zero Lot Line Development and standard housing arrangements.

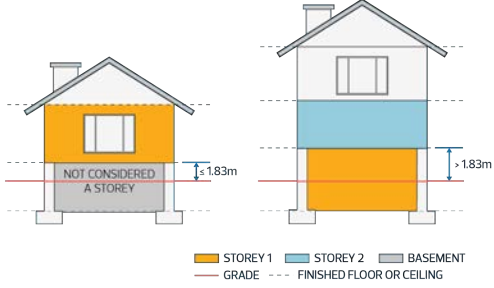
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Renewable Energy Device	<p>means a device where energy is created from sources that are not depleted by using them, these include:</p> <ul style="list-style-type: none"> a. Co-generation production of electricity and thermal energy from the same source, rejected heat from industrial processes can be used to power an electric generator surplus heat from electric generator can be used for industrial processes or for heating purposes (also referred to as combined heat and power – chp). b. District Energy refers to a group of buildings sharing one energy supply for both heating and cooling (does not produce electricity). c. Solar Collector means a non-reflective device, used to collect sunlight that is used to convert radiant energy from the sun into thermal or electrical energy. d. Geothermal/ Earth Energy refers to tapping the heat of the earth itself kilometres deep into the earth’s crust. This type of energy is also referred to as geothermal energy, though geo-thermal usually refers to the energy derived from areas much deeper beneath the earth’s surface e. Wind Energy Conversion System commonly known as Wind Turbines refers to wind power that is produced by the wind turning rotors mounted to a turbine. This energy is converted to electricity which can be used immediately, stored in batteries or fed back onto the power grid. 	Renewable Energy Device	<p>Renewable Energy Device also known as Alternative Energy System or Power Generation Device means a device where energy is derived from sources that are not depleted by using them, these include:</p> <ul style="list-style-type: none"> a, Co-generation production of electricity and thermal energy from the same source, rejected heat from industrial processes can be used to power an electric generator surplus heat from electric generator can be used for industrial processes or for heating purposes (also referred to as combined heat and power – chp). b. District Energy refers to a group of buildings sharing one energy supply for both heating and cooling (does not produce electricity). c. Solar Collector means a non-reflective device, used to collect sunlight that is used to convert radiant energy from the sun into thermal or electrical energy. d. Geothermal/ Earth Energy refers to tapping the heat of the earth itself kilometers deep into the earth’s crust. This type of energy is also referred to as geothermal energy, though geo-thermal usually refers to the energy derived from areas much deeper beneath the earth’s surface e. Wind Energy Conversion System commonly known as Wind Turbines refers to wind power that is produced by the wind turning rotors mounted to a turbine. This energy is converted to electricity which can be used immediately, stored in batteries or fed back onto the power grid. 	Transferred This definition is proposed to be maintained.
Reserve Creation	<p>means the act of adding land to an existing Reserve or creating a new Reserve for a First Nation by Order in Council or Ministerial Order.</p>	-	-	New definition This definition aligns with the Government of Canada’s Land Management Manual, Chapter 10, referenced in the (AJ) Alternative Jurisdiction Zone.
Retaining Wall	<p>means a structure constructed to support and resist lateral pressure in order to retain earth, rocks, water or similar materials.</p>	Retaining Wall	<p>means a structure constructed to support and resist lateral pressure in order to retain earth, rocks, water or similar materials.</p>	Transferred This definition is proposed to be maintained.

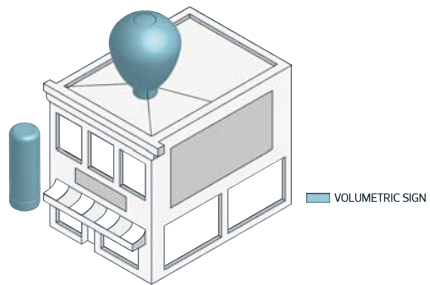
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p>Reverse Housing</p>	<p>means a housing arrangement of Single Detached Housing, Semi-detached Housing, Duplex Housing or Row Housing that is developed on a Site that fronts onto an open space and does not front onto a Street or Alley. Vehicle access is provided from an Alley.</p> 	<p>Reverse Housing</p>	<p>means a development on a Site that does not front onto a public roadway and vehicular access is provided from a public Lane.</p>	<p>Revised This definition is proposed to be maintained with updates to language to improve clarity.</p>
<p>Rezoning Amendment</p>	<p>means the process of changing a property's Zone to modify development rights, as approved by City Council.</p>	<p>-</p>	<p>-</p>	<p>New definition This term existed in the previous Bylaw but remained undefined. New term added to improve clarity.</p>
<p>Rooftop Terrace</p>	<p>means a structure located on a roof of a building that is intended for use as an outdoor Amenity Area that may be surrounded by guardrails, parapet walls or similar features.</p> <p>A Rooftop Terrace does not include a Platform Structure.</p>	<p>Rooftop Terrace</p>	<p>means an elevated structure intended for use as an outdoor Amenity Area that may be surrounded by guardrails, parapet walls or similar features, and is located above:</p> <ul style="list-style-type: none"> a. the uppermost Habitable Room; b. the uppermost Commercial Floor Area intended for occupancy; or c. in the case of an Accessory building other than a Garden Suite, any roof. <p>This definition does not include a Platform Structure.</p>	<p>Transferred This definition is proposed to be maintained with minor updates to improve clarity.</p>
<p>Row Housing</p>	<p>means a building that contains 3 or more principal Dwellings joined at the side with none of the Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.</p>	<p>-</p>	<p>-</p>	<p>New definition Replaces the Row Housing Use with a general definition.</p>
<p>Safety Codes Act</p>	<p>means the Safety Codes Act, S.A. 2000, c. S-1, as amended.</p>	<p>-</p>	<p>-</p>	<p>New definition This definition is currently within the Act or Municipal Government Act definition. A separate definition for this Act is proposed for improved clarity.</p>
<p>Seasonal or Holiday Decorations</p>	<p>means temporary ornaments and displays erected in conjunction with seasonal or holiday activities where such ornaments and displays contain no local or general advertising of specific commercial services, merchandise or entertainment.</p>	<p>Seasonal or Holiday Decorations</p>	<p>means temporary ornaments and displays erected in conjunction with seasonal or holiday activities such as Christmas or Canada Day where such ornaments and displays contain no local or general advertising of specific commercial services, merchandise or entertainment;</p>	<p>Transferred This definition is proposed to be maintained. Specific examples of holidays are removed to improve equity.</p>

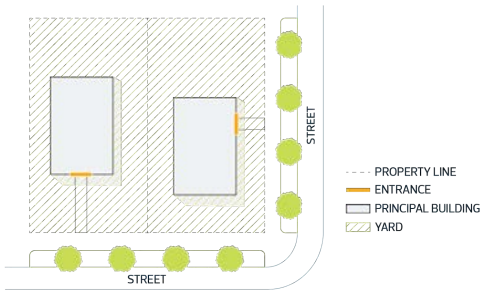
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Secondary Suite	means an Accessory Dwelling located within Single Detached Housing, Semi-detached Housing or Row Housing. A suite has a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building. A suite has less Floor Area than the principal Dwelling. A suite is not separated from the principal Dwelling by a condominium conversion or subdivision.	-	-	New definition Replaces the Secondary Suite Use with a general definition
Semi-detached Housing	means a building that contains two principal Dwellings that share in whole or in part a common vertical party wall. Each Dwelling has individual, separate, and direct access to ground level. This does not include Duplex Housing. 	-	-	New definition Replaces the Semi-detached Housing Use with a general definition
Sensitive Use	means, for the purposes of determining when a risk assessment is required, an activity or development where the acceptable risk of human fatality is below 0.3 in a million. This typically includes emergency response services, critical infrastructure, large gatherings of people, and places where populations require assistance with evacuations.	-	-	New definition This definition is intended to provide a set standard for when a risk assessment is required, as detailed in the Special Information Requirements section. The human fatality risk threshold is established through the City of Edmonton Risk Assessment Guidebook.
Setback	means the distance that a development, or a specified portion of it, must be from a Lot line. A Setback is not a Yard or Amenity Area. A Setback only applies to development on or above ground level.	Setback	means the distance that a development or a specified portion of it, must be set back from a property line. A Setback is not a Yard, Amenity Space, or Separation Space;	Transferred This definition is proposed to be maintained with minor updates to improve clarity.
Short Term Bike Parking	means a convenient and publicly-accessible parking location for bicycles that is visible from and close to the principal entrance of the building it serves. Typical examples include bicycle racks or bicycle corrals.	-	-	New Definition Currently captured in the Bike Parking definition, this new definition ensures a variety of bicycle parking space types are provided on a site to improve equitable access to bike parking spaces.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Sign	means any visual medium, including its structure and other component parts, illuminated or not illuminated, that is used to identify or provide information, or to advertise a product, service, place, activity, person, institution or business. Typical examples include: banners, placards, and painted messages, and those attached to or painted on a vehicle (or trailer) that is parked on a property and being used for advertising purposes and does not include national flags, interior window displays of merchandise, or Signs painted on or attached to a motor vehicle on a public roadway.	Sign	means any visual medium, including its structure and other component parts, illuminated or not illuminated, which is used or capable of being used, on a permanent or temporary basis, to identify or convey information, or to advertise or attract attention to a product, service, place, activity, person, institution or business. Without limiting the generality of the foregoing Sign includes banners, placards, and painted messages, and those attached to or painted on a vehicle (or trailer) that is parked on a property and being used for advertising purposes. Sign shall not include national flags, interior window displays of merchandise, or Sign painted on or attached to a motor vehicle on a public roadway;	Transferred This definition is proposed to be maintained with minor updates to improve clarity.
Sign Area	means the entire area of the Sign on which Copy is intended to be placed. In the case of double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy shall be used in calculating the total Sign Area.	Sign Area	means the entire area of the Sign on which Copy is intended to be placed. In the case of double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy shall be used in calculating the total Sign Area;	Transferred This definition is proposed to be maintained.
Sign Structure	means any structure that supports a Sign, including materials used to conceal or improve the visual appearance of the structural parts.	Sign Structure	means any structure which supports a Sign, including materials used to conceal or improve the visual appearance of the structural parts;	Transferred This definition is proposed to be maintained with minor updates to improve clarity.
Single Detached Housing	means a building that contains one principal Dwelling that has direct access to ground level.	-	-	New definition Replaces the Single Detached Housing Use with a general definition.
Site	means an area of land consisting of one or more abutting Lots that contain one development.	Site	means an area of land consisting of one or more abutting Lots;	Transferred This definition is proposed to be maintained with minor updates to improve clarity.
Site Coverage	means the total area on a Site: <ul style="list-style-type: none"> a. covered by buildings and structures, not including Parkades, that are 1.8 m or more in Height above Grade; or b. covered by a Parkade that is 1.0 m in Height above Grade. This definition does not include steps, eaves, cornices, and similar projections.	Site Coverage	means the total horizontal area of all buildings or structures on a Site which are located at or higher than 1.8 m above Grade, including Accessory buildings or Structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite distance above all buildings and structures on the Site. This definition shall not include: <ul style="list-style-type: none"> a, steps, eaves, cornices, and similar projections; b. driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 m or more above Grade; or c. unenclosed inner and outer courts, terraces and patios where these are less than 1.8 m above Grade; 	Revised This definition is proposed to be maintained with updates to improve clarity.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Site Depth	means the distance between the mid-points of the Front Lot Line and the mid-points of the Rear Lot Line.	Site Depth	means the distance between the mid-points of the Front Lot Line and the mid-points of the Rear Lot Line.	Transferred This definition is proposed to be maintained.
Site Width	means the horizontal distance between the side boundaries of the Site measured at a distance from the Front Lot Line equal to the required Front Setback for the Zone.	Site Width	means the horizontal distance between the side boundaries of the Site measured at a distance from the Front Lot Line equal to the required Front Setback for the Zone;	Transferred This definition is proposed to be maintained.
Sleeping Unit	means a room in a Dwelling that is used for people to live that is available through an accommodation agreement and is not self-contained. A Sleeping Unit provides accommodation for a maximum of two persons.	Sleeping Unit	means a Habitable Room in a building used for Congregate Living in which the room is occupied by a person under any form of accommodation agreement providing remuneration for the room, and the room: does not include provision for cooking or food preparation, except that: i. Sleeping Units may include limited food preparation facilities such as bar fridge, mini-sink, and microwave where Lodging Houses or Supportive Housing is a Permitted Use and where more than 12 Sleeping Units are allowed in a development; ii. may or may not be equipped with sanitary facilities; and iii. provides accommodation for a maximum of two persons.	Revised This definition is proposed to be maintained with updates to improve clarity.
Statutory Plan	means for the purpose of this Bylaw only, any plan defined as a Statutory Plan by the Municipal Government Act, or any planning policy document approved by City Council by resolution having specific impact on a defined geographic area such as a district or neighbourhood.	Statutory Plan	means for the purpose of this Bylaw only, any plan defined as a Statutory Plan by the Municipal Government Act, or any planning policy document approved by City Council by resolution having specific impact on a defined geographic area such as a neighbourhood.	Transferred This definition is proposed to be maintained.
Stepback	means the distance a building Facade is stepped back, on a horizontal plane, from the building Facade immediately below it. 	Stepback	means the horizontal distance a building façade is stepped back, on a horizontal plane, from the building façade immediately below it.	Transferred This definition is proposed to be maintained with minor updates to improve clarity.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Storey	<p>means that portion of a building that is between the top of any floor and the top of the floor above it.</p> <p>If there is no floor above, the Storey is the portion of the building that is between the top of any floor and the ceiling above it.</p> <p>If the top of the floor directly above a Basement is greater than 1.83 m above Grade, the Basement is considered a Storey.</p> 	Storey	means that portion of a building, which is situated between the top of any floor and the top of the floor next above it. If there is no floor above, the Storey is the portion of the building, which is situated between the top of any floor and the ceiling above it. If the top of the floor directly above a Basement is more than 1.83 m above Grade, such Basement shall be considered a Storey for the purpose of this Bylaw;	Transferred This definition is proposed to be maintained with minor updates to improve clarity.
Street	means any public or private road, including boulevards, sidewalks and street furniture. It does not include an Alley, Driveway, Drive Aisle or Pathway.	-	-	New definition Zoning Bylaw 12800 regulates certain aspects of development as it relates to a public roadway other than a Lane. This definition is proposed to simplify and increase clarity for these types of regulations, and distinguishes this form of right of way from an Alley.
Street Wall	means a series of continuous building Facades that are typically parallel to a Street or Alley.	Street Wall	means a series of continuous building façades that are typically parallel to the road right-of-way.	Transferred This definition is proposed to be maintained with minor updates to improve clarity.
Supportive Housing	means a Residential activity that provides accommodations and on-Site or off-Site social, physical, or mental health supports to ensure an individual's daily needs are met. This activity may occur within one or more Dwellings.	-	-	New definition Replaces the Supportive Housing Use with a general definition
Surface Parking Lot	means an unenclosed area wholly at ground level that includes 1 or more Parking Areas and 1 or more Drive Aisles.	Surface Parking Lot	means an area that provides parking spaces for more than two motorized vehicles that is located wholly at ground level;	Revised This definition is proposed to be maintained with updates to improve clarity.
Text Amendment	means an amendment to Part 2, Part 3, Part 5, Part 6, Part 7 or Part 8 of this Bylaw, subject to the approval of City Council.	-	-	New definition This term existed in the previous Bylaw but remained undefined. New term added to improve clarity.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Tower	<p>means</p> <ul style="list-style-type: none"> a. a portion of a building above a Podium; or b. a building greater than 28.0 m in Height <p>with special design constraints applying to life/safety measures, structural support, wind, sunlight, and skyline impacts.</p>	Tower	means a high-rise building with special design constraints applying to life/safety measures, structural support, wind, sunlight, and skyline impacts.	Revised This definition is proposed to be maintained with updates to improve clarity. Adding the 28m threshold allows this definition to be used to apply specific regulations to buildings over this height. 28m is the high end of what is proposed to be allowed in the proposed Medium Scale Residential Zone.
Traffic Safety Act	means the Traffic Safety Act, R.S.A. 2000, c.T-6, as amended.	-	-	New definition This definition is currently within the Act or Municipal Government Act definition. A separate definition for this Act is proposed for improved clarity.
Treed Boulevard	means the portion of a Street that has been landscaped with trees planted at intervals.	Treed Landscaped Boulevard	means that portion of public road right-of- way which has been landscaped with trees planted at intervals;	Revised This definition is proposed to be maintained with updates to improve clarity.
Use	means the purposes or activities for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.	Use	means the purposes or activities for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained;	Transferred This definition is proposed to be maintained.
Violation Notice	means the document issued by the City to a person who has committed an offence under Section 7.210 of this Bylaw.	Violation Notice	means the document issued by the City to a person who has committed an offence under Section 23 of this Bylaw;	Transferred This definition is proposed to be maintained and is updated to align with the proposed new bylaw structure.
Volumetric Sign	<p>means a Sign that is a three-dimensional representation of an object. The Sign may have a rigid frame structure or be inflatable and may or may not be permanent.</p> 	Volumetric Signs	means a Sign that is a three-dimensional representation of an object. The Sign may have a rigid frame structure or be inflatable and may or may not be permanent.	Transferred This definition is proposed to be maintained with minor updates to improve clarity.
Warning Sign	means a Sign providing a warning to the public, including such Signs as "no trespassing" or "private driveway" Signs.	Warning Signs	means an On-premises Sign Sign providing a warning to the public, including such Signs as "no trespassing" or "private driveway" Signs.	Transferred This definition is proposed to be maintained.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
Water Retention Structure	<p>means a structure designed to retain a large volume of water, a minimum of 0.378 cubic metres.</p> <p>Typical examples include swimming pools, skating rinks, ornamental ponds, hot tubs, whirlpools and spa.</p>	Water Retention Structure	means a structure designed to retain a large volume of water, a minimum of 0.378 cubic meters. This definition includes structures commonly referred to as swimming pools, skating rinks, ornamental ponds, hot tubs, whirlpools and spas, provided the minimum volume of water is met.	Transferred This definition is proposed to be maintained with minor updates to improve clarity.
Yard	<p>means the part of a Site unoccupied by any portion of a building or structure 1.0 m or more above Grade, unless otherwise permitted in this Bylaw. A Yard is not a Setback, or Amenity Area.</p> 	Yard	means the part of a Site unoccupied by any portion of a building or structure 1.0 m or more above Grade, unless otherwise permitted in this Bylaw. A Yard is not a Setback, Amenity Area or Separation Space;	Transferred This definition is proposed to be maintained with minor updates to improve clarity.
Zero Lot Line Development	means a housing arrangement of Single Detached Housing, Semi-detached Housing, or Row Housing that is developed on a Site where 1 Interior Side Setback is reduced to 0 m and each principal Dwelling is developed on its own Lot.	Zero Lot Line Development	means a development on a Site where one Site Side Setback is reduced to 0 m and each principal Dwelling is developed on its own Lot.	Revised This definition is proposed to be maintained with updates to improve clarity.
Zone	means a specific group of listed Uses and Development Regulations that regulate the Use and development of land within specific geographic areas of the city. Zones are contained in Parts 2, 3 and 4 of this Bylaw.	Zone	means a specific group of listed Uses and Development Regulations which regulate the Use and development of land within specific geographic areas of the city. The Uses and Development Regulations are contained in Parts II and IV of this Bylaw, and may be subject to the regulations contained in Part I of this Bylaw, while the geographic areas to which they apply are shown on the Zoning Map, comprising Part III of the Bylaw.	Revised This definition is proposed to be maintained with updates to align with the proposed Table of Contents.
Zoning Map	means the map in Section 1.20 of this Bylaw that specifies the Zones that apply to specific lands within the City of Edmonton.	-	-	New definition This term existed in the previous bylaw but remained undefined. New term added to provide clarity.

Retired Definitions

Current Term	Current Zoning Bylaw 12800 Definition	Notes/Rationale
Amateur Radio Antenna and Support Structure	means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the purpose of the reception and transmission of radio signals by private, federally licensed amateur radio operators;	Retired This definition is no longer required and has been proposed for retirement. Permit history data reveals that on average 1 application a year is received for this form of development.

Current Term	Current Zoning Bylaw 12800 Definition	Notes/Rationale
Animal Unit	means the number of animals of a particular category of livestock that shall excrete 73 kg of total nitrogen in a 12 month period;	Retired This definition is no longer required and has been proposed for retirement.
Bed and Breakfast Operation	means a Dwelling where temporary sleeping accommodations, with or without meals, are provided for remuneration to members of the public;	Retired This definition is no longer required and has been proposed for retirement.
Bicycle Parking	means a space designed for the securing of one or more bicycles in an orderly fashion. Bicycle Parking can be either: <ul style="list-style-type: none"> A. long term, meaning a weather-protected, secure location where access to the enclosure is limited to authorized individuals only. For example: a room within a residential building or workplace; an enclosure within a parking garage; or a cluster of bicycle lockers. B. short term, meaning a publicly-accessible location that is visible from and close to the entrance of the building it serves. For example: a bicycle rack or bicycle corral. 	Retired This definition has been separated into two new definitions: Short Term Bike Parking and Long Term Bike Parking. The ordinary meaning of bike parking is used to describe both Short and Long Term Biking
Blank Walls	means exterior walls containing no windows, doors or other similar openings;	Retired This definition is no longer required and has been proposed for retirement.
Changeable Copy	means that portion of a Sign on which Copy can be readily changed manually through the utilization of attachable characters, or automatically through the electronic switching of lamp banks or illuminated tubes. Changeable Copy includes mechanically controlled time and temperature displays;	Retired This definition is no longer required and has been proposed for retirement.
Congregate Living	means four or more individuals occupying Sleeping Units in a building where the occupants share access to facilities such as cooking, dining, laundry, or sanitary facilities. Typical Uses where Congregate Living is found include Fraternity and Sorority Housing, Supportive Housing and Lodging Houses.	Retired This definition is no longer required and has been proposed for retirement.
Conversion	means a change in Use of land or a building or an act done in relation to land or a building that results, or is likely to result, in a change in the Use of such land or building with or without involving major structural alterations;	Retired This definition is no longer required and has been proposed for retirement.
Curb Cutting	means the cutting or lowering of a curb, sidewalk or boulevard, or any of them, to provide a driveway for vehicular and pedestrian access to a Site;	Retired This definition is no longer required and has been proposed for retirement.
Dormer	means an extension of a room that projects vertically beyond the plane of a sloped roof to allow for a window opening into the room.	Retired This definition is no longer required and has been proposed for retirement.
Eco-Industrial Development	means a community of manufacturing and service businesses seeking enhanced environmental and economic performance through collaboration in managing environmental and resources issues including energy, water and materials. By working together, the community of businesses seeks a collective benefit which is greater than the sum of the individual benefits each company would realize if it optimized its individual performance only.	Retired This definition is specific to the Edmonton Energy and Technology Special Area Zones. It has been relocated to that Zone.
Eco-Industrial Networking	means embraces a systems approach and lessons from nature. In practice, EIN creates collaborative relationships (networks) between businesses, governments, and communities to more efficiently and effectively use resources, such as materials and energy, but also including land, infrastructure, and people. Possible benefits are: <ul style="list-style-type: none"> a. More efficient land use planning b. Greater returns for capital investment c. Leveraged partnerships between public and private organizations d. Integral consideration of ecological, social, and economic impacts e. Multi-objective infrastructure systems (utilities / services) f. Sustainable economic development 	Retired This definition is specific to the Edmonton Energy and Technology Special Area Zones. It has been relocated to that Zone.

Current Term	Current Zoning Bylaw 12800 Definition	Notes/Rationale
	<p>g. Green buildings, technologies & practices</p> <p>h. "Waste = food" synergies</p>	
Habitable Room	means any room in a Dwelling other than a Non- habitable Room;	<p>Retired</p> <p>This definition is no longer required and has been proposed for retirement.</p>
Half Storey	means a Storey under a gable, hip, or gambrel roof, the wall plates of which, on at least two opposite walls, are not more than 0.66 m above the floor of such Storey;	<p>Retired</p> <p>This definition is no longer required and has been proposed for retirement.</p>
Height Signs	means the vertical distance measured from the finished ground surface directly under the Sign to the highest point of the Sign;	<p>Retired</p> <p>This definition is no longer required and has been proposed for retirement.</p>
Household	means one or more individuals living together as a single housekeeping group.	<p>Retired</p> <p>This definition is no longer required and has been proposed for retirement.</p>
Illuminated Signs	means any Sign having lighting directed on the Sign face or from a light source located within the Sign which is transmitted through a transparent or translucent Sign face;	<p>Retired</p> <p>This definition is no longer required and has been proposed for retirement.</p>
Inclusive Design	when used in respect to a Dwelling or Sleeping Unit, is a design approach that allows the unit to be used as a primary residence for any resident, regardless of that person's age, or existing or potential physical limitations.	<p>Retired</p> <p>This definition is no longer required and has been proposed for retirement</p>
Isolation	means, when used with reference to a Site, that the Site is so situated with respect to a proposed development, and abutting existing development, proposed development for which a Development Permit has been issued, public roadways and natural features, that such Site would not comply with the minimum requirements of this Bylaw. Isolate has a similar meaning;	<p>Retired</p> <p>This definition is no longer required and has been proposed for retirement.</p>
Limited Supportive Housing	means a Supportive Housing development with not more than six residents. This development can reasonably expect two or fewer visits by emergency services per month and is located in a freestanding structure that is purpose-built or wholly converted for that purpose.	<p>Retired</p> <p>This definition is no longer required and has been proposed for retirement.</p>
Living Room	means any room in a Dwelling used for the common social activities of the occupants, and designed for general living, whether or not combined with specific activities such as dining, food preparation, or sleeping. Unless provided in such combination, a kitchen or dining room is not a Living Room;	<p>Retired</p> <p>This definition is no longer required and has been proposed for retirement.</p>
Mechanical Signs	means a Sign or part of a Sign which revolves or has mechanically moving parts.	<p>Retired</p> <p>This definition is no longer required and has been proposed for retirement.</p>
Mobile Home Lot	means the space allotted for the installation of one Mobile Home in any Mobile Home Park or Mobile Home Subdivision;	<p>Retired</p> <p>This definition is no longer required and has been proposed for retirement.</p>
Mobile Home Park	means a parcel of land under one title which has been divided into Mobile Home Lots;	<p>Retired</p> <p>This definition is no longer required and has been proposed for retirement.</p>
Mobile Home	means an area designated RMH Zone under this Bylaw and subdivided by a registered plan into	<p>Retired</p>

Current Term	Current Zoning Bylaw 12800 Definition	Notes/Rationale
Subdivision	individual lots of Mobile Homes;	This definition is no longer required and has been proposed for retirement.
Non-habitable Room	means a space in a Dwelling providing a service function and not intended primarily for human occupancy, including bathrooms, entry ways, corridors, or storage areas;	Retired This definition is no longer required and has been proposed for retirement.
Non-required Habitable Room Windows	Non-required Habitable Room Windows includes any windows, in any Habitable Room, not required to meet the ventilation and natural light requirements of the regulations of the Safety Codes Act;	Retired This definition is no longer required and has been proposed for retirement.
Occupants	means, when referring to Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs and Nightclubs, people that may occupy Public Space within any of these Uses, to be calculated at 1 Occupant per 1.2 m ² of Public Space;	Retired This definition is no longer required and has been proposed for retirement.
Off-Premise Sign	means any Sign displaying Copy that directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, service or entertainment provided on the premises or Site where the Sign is displayed.	Retired This definition is no longer required and has been proposed for retirement.
Official Signs	means a Sign required by, or erected pursuant to, the provisions of federal, provincial or municipal legislation;	Retired This definition is no longer required and has been proposed for retirement.
Party Wall	means either: a. a wall erected at, or upon, a line separating two parcels of land, each of which is, or is capable of being, a separate legal parcel subdivided under the Municipal Government Act; or b. a wall separating two Dwellings, each of which is, or is capable of being, a separate legal parcel divided under the Condominium Property Act;	Retired This definition is no longer required and has been proposed for retirement.
Permanent Signs	means a Sign that is anchored to a footing extending below ground level, or is affixed to, or painted on, a building or other structure that cannot be readily relocated or Retired from a Site. Signs located on a fence must be composed of materials and constructed in a way that appears permanent.	Retired This definition is no longer required and has been proposed for retirement.
Preferential Parking	means a conveniently located parking space set aside exclusively for use by a specified type of vehicle or class of users;	Retired This definition is no longer required and has been proposed for retirement.
Principal Living Room Windows	means the main or largest glazed area of a Living Room;	Retired This definition is no longer required and has been proposed for retirement.
Privacy Zone	means an area within the minimum Separation Space which shall be free of buildings, public roadways, Walkways, on-site roadways, communal parking areas and Common Amenity Areas	Retired This definition is no longer required and has been proposed for retirement.
Roof Signs	means a Sign erected upon, against, or above a roof, or on top of or above, the parapet of a building.	Retired This definition is no longer required and has been proposed for retirement.

Current Term	Current Zoning Bylaw 12800 Definition	Notes/Rationale
Satellite Signal Receiving Antenna	means an antenna used for the purpose of receiving television and radio broadcasts transmitted by satellite. Such an antenna (also referred to as a "satellite dish") is usually circular in shape, concave on the receiving side, and may be fixed or rotatable so that it is capable of tracking more than one satellite. This definition does not include an amateur radio, citizens' band, or any other type of antenna, and does not include dishes under 1.0 m in diameter;	Retired This definition is no longer required and has been proposed for retirement.
Seasonal Bedding Sites	means an overwintering area where mature breeding animals and their unweaned young are fed and sheltered;	Retired This definition is no longer required and has been proposed for retirement.
Separation Space	means open space around Dwellings separating them from adjacent buildings or activities within a Site, and providing daylight, ventilation, and privacy. Separation Space is not a Yard;	Retired This definition is no longer required and has been proposed for retirement.
Site Side Setback	means the distance that a development or a specified portion of it, must be set back from the outermost Side Lot Line of the Site. A Site Side Setback is not a Side Yard, Amenity Space or Separation Space.	Retired This definition is no longer required and has been proposed for retirement.
Site Signs	means single or cumulative collection of properties forming a developable parcel that share accesses or traffic circulation that is not a public road right-of-way. This includes multiple occupancy business developments under a bare land condominium;	Retired This definition is no longer required and has been proposed for retirement.
Studio	means a Dwelling in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a Dwelling containing one or more bedrooms.	Retired This definition is no longer required and has been proposed for retirement.
Tandem Parking	means two parking spaces, one behind the other, with a common or shared point of access to the manoeuvring aisle;	Retired This definition is no longer required and has been proposed for retirement.
Temporary Development	means a development for which a Development Permit has been issued for a limited time only;	Retired This definition is no longer required and has been proposed for retirement.
Traffic Generation	means the volume of vehicular traffic generated over a prescribed area within a prescribed time frame, which can be directly attributed to a particular development or geographic area;	Retired This definition is no longer required and has been proposed for retirement.
Transit Avenue	means a transportation corridor, served by one or more bus routes that provide service throughout the day, seven days a week, as shown in Figure 6.1 Transit Avenues. The bus routes serving these areas operate with at least 15 minute frequency during weekday peak, weekday midday periods, Saturday midday periods, and SUn day midday periods and may connect major trip generators, LRT stations and Transit Centres. The land uses along these corridors are oriented toward the street.	Retired This definition is no longer relevant or required and has been proposed for retirement.
Underground Parkade	means a structure that provides Parking for more than three motorized vehicles and is designed for the parking of vehicles underground;	Retired This definition is no longer required as it has been combined with Above-ground Parkade to establish a single Parkade definition, and has been proposed for retirement
Unenclosed Front Porch	means an entrance structure typically located at the front or sides of a residential Dwelling at the ground floor entry level, consisting of a roof and floor, where the front and sides of the structure remain open to the outside elements. This structure is commonly referred to as a veranda;	Retired This definition is proposed to be retired and incorporated into the definition of Platform Structure.

Current Term	Current Zoning Bylaw 12800 Definition	Notes/Rationale
Window Signs	means a Sign painted on, attached to, displayed on, or displayed behind, the inside or outside of a window, so that it is intended to be viewed from outside the premises. Window Signs do not include merchandise on display.	Retired This definition is no longer required and has been incorporated into the definition of Fascia Sign.
Zoning Bylaw Compliance Certificate	<p>("Compliance Certificate") means a document which may be issued by a Development Officer, upon request and upon payment of the required fees, indicating that a building or buildings on a Site are located in accordance with the Setback regulations of this Bylaw or the Setbacks specified in Development Permits which may have been issued for the Site.</p> <p>A Compliance Certificate shall not operate as a Development Permit nor shall it approve any variance to the Setback regulations of this Bylaw not previously approved.</p>	Retired This definition is no longer required and has been proposed for retirement. Information regarding Zoning Bylaw Compliance Certificate exists on the City website as a service. The Certificate section has been removed from the Bylaw.

Draft Zoning Bylaw

