

# Draft Zoning Bylaw

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**May 2023**

The logo for the City of Edmonton, featuring the word "Edmonton" in white, sans-serif font centered within a solid blue square.

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This document was created to support Edmontonians during the Zoning Bylaw Renewal Initiative's Spring 2023 public engagement. This content is subject to change as the draft Zoning Bylaw continues to be refined.

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4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
Site Dimensions			
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4.1.2.	Minimum Site Depth	30.0 m	A
4.1.3.	Minimum Site Width	7.5 m	B

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Name and Email are optional fields. The name you enter is public.

Select your comment type, and check off the Terms & Conditions

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# Draft Zoning Bylaw

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## Part 1 - Contents and Zoning Map

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# 1.10 Title and Contents

Regulations	Notes / Rationale
<p><b>1. Title</b></p> <p>1.1. Zoning Bylaw 20001 may be cited as the Zoning Bylaw.</p> <p>1.2. Unless otherwise referenced in a Direct Control Provision or Agreement, references to “this Bylaw” are interpreted to be references to Zoning Bylaw 20001 including, but not limited to, the Direct Control Zones contained therein.</p> <p><b>2. Contents of Bylaw</b></p> <p>2.1. The contents of this Bylaw include:</p> <ul style="list-style-type: none"> <li>2.1.1. Part 1 - Contents and Zoning Map</li> <li>2.1.2. Part 2 - Standard Zones and Overlays</li> <li>2.1.3. Part 3 - Special Area Zones</li> <li>2.1.4. Part 4 - Direct Control Zones adopted by City Council pursuant to Section 7.80 of this Bylaw and Development Agreements</li> <li>2.1.5. Part 5 - General Development Regulations</li> <li>2.1.6. Part 6 - Specific Development Regulations</li> <li>2.1.7. Part 7 - Administrative and Interpretive Regulations</li> <li>2.1.8. Part 8 - Definitions</li> </ul>	<p><b>1.1 - Revised regulation</b> This regulation is revised to reflect the change from Zoning Bylaw 12800 to Zoning Bylaw 20001.</p> <p><b>1.2 - New regulation</b> This regulation is added to clarify how “this Bylaw” should be interpreted where it is used as a reference throughout Zoning Bylaw 20001.</p> <p><b>2.1 - Revised regulation</b> This regulation is revised to reflect the content changes in the proposed Zoning Bylaw.</p>

# 1.20 Zoning Map

## Regulations

The Zoning Map displays zoning and overlay information. The Zoning Map is available online at [www.maps.edmonton.ca](http://www.maps.edmonton.ca).

## Notes / Rationale

Note: While the City will still need a PDF of the Zoning Map to be passed as part of the original Zoning Bylaw package when the entire city is rezoned, there is no requirement to have it linked in the Zoning Bylaw text itself. As a result, the PDF will not be part of the proposed Zoning Bylaw.

The Zoning Map must remain as a Section within the Bylaw as it is part of the Bylaw. When land is rezoned per [Subsection 2.1 of Section 7.50](#), the Zoning Map is amended in reference to the applicable section of the Zoning Bylaw, that is, this Section 1.20.

An amendment to rezone land references the current Bylaw as: "The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw".

The new Zoning Bylaw will be referenced as: "The Zoning Map, being Section 1.20 of Bylaw 20001 The Edmonton Zoning Bylaw".

The Zoning Map may be updated by Administration prior to the Public Hearing on October 16-18, 2023 to reflect other Rezoning Amendments rezonings approved by City Council at the September 11, 2023 and October 3, 2023 Public Hearings for Rezoning Amendments under Zoning Bylaw 12800.



# Draft Zoning Bylaw

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## Part 2 - Standard Zones and Overlays

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# Draft Zoning Bylaw

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## Residential Zones

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## 2.10 RS - Small Scale Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit residential housing. Limited opportunities for community and commercial development are permitted to provide services to local residents.</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><b>Equivalent Zones in Zoning Bylaw 12800:</b>                      (RF1) Single Detached Residential Zone                      (RF2) Low Density Infill Zone                      (RF3) Small Scale Infill Development Zone                      (RF4) Semi-detached Residential Zone*                      (RF4t) Terwilligar Semi-detached Residential Zone                      (RMH) Mobile Home Zone*                      *This applies to some sites within the Redeveloping Area of The City Plan.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Home Based Business</li> <li>2.2. Residential</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.3. Food and Drink Service</li> <li>2.4. Health Service</li> <li>2.5. Indoor Sales and Service</li> <li>2.6. Office</li> <li>2.7. Residential Sales Centre</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.8. Child Care Service</li> <li>2.9. Community Service</li> <li>2.10. Special Event</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.11. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.12. Fascia Sign</li> <li>2.13. Freestanding Sign</li> <li>2.14. Portable Sign</li> </ul>	<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><b>Residential Uses</b> will allow for a range of housing including Single Detached Housing, Semi-detached Housing, Duplexes, Row Housing, Multi-Unit Housing, Backyard Housing, Supportive Housing, Lodging Houses and Secondary Suites.</p> <p><b>Commercial Uses</b> will allow for activities such as restaurants, cafes, hair salons, law offices, dental 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><b>Note:</b>                      -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.                      -Health Services is re-introduced as its own use to distinguish it from office uses.</p> <p><b>Community Uses</b> will continue to allow for child care services, religious assemblies and special events in residential areas. Community Services may also include community halls and temporary shelters. 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.  <b>Note:</b> Currently, temporary shelters are included under the Supportive Housing use. In the draft Zoning Bylaw they are proposed to be included under the Community Service use.</p> <p><b>Agricultural Uses</b> will continue to allow food growing operations such as community gardens or other urban agriculture businesses.</p> <p><b>Sign Uses</b> are proposed to continue to be allowed in Residential Zones.</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 similarly.

### 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 development with more than 8 Dwellings is only permitted on Corner Sites.
  - 3.2.2. The maximum number of Sleeping Units in a Lodging House is 8.
  - 3.2.3. Backyard Housing must comply with [Section 6.50](#).

#### Commercial Uses

- 3.3. **Food and Drink Services, Health Services, Indoor Sales and Services, and Offices**
  - 3.3.1. These Uses are only permitted where an Interior Side Lot Line of a Site Abuts a Site in a non-residential Zone that permits Commercial Uses at the time of a Development Permit application.
  - 3.3.2. Commercial Uses proposed in a building previously developed as Semi-detached Housing or Row Housing must convert the whole building for Commercial Uses.
  - 3.3.3. The maximum Floor Area is 300 m2 per individual establishment.
  - 3.3.4. Developments must carry out their operations so that no Nuisance is created.
  - 3.3.5. Outdoor business activity, storage, and outdoor speakers and amplification systems are not permitted.
  - 3.3.6. Despite Subsection 3.3.5., outdoor seating areas are limited to a maximum area of 20 m2 and only located in the Front Yard.
- 3.4. **Residential Sales Centres** may be approved 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. Community Services and Child Care Services 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 Site where an Interior Side Lot Line Abuts a Site in a non-residential Zone,
 at the time of Development Permit application.
  - 3.5.2. The maximum Floor Area for Community Services is 1,000 m2 per Site.
  - 3.5.3. The maximum Floor Area for Child Care Services is 300 m2 per Site.
  - 3.5.4. 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** must not be the only Use in a principal building.

#### Sign Uses

- 3.8. **Fascia Signs, Freestanding Signs, and Portable Sign** are limited to On-premises Advertising.
- 3.9. **Signs** must comply with [Section 6.80](#).

**3.1 - New cross-reference**

For ease of reference to applicable regulations.

**3.2.1 - New Regulation**

This regulation limits residential developments with more than 8 dwellings to have to locate on corner sites. This is intended to respond to engagement feedback about ensuring that potential impacts from more intense residential development are limited while incrementally allowing a wider variety of housing forms to be developed throughout a neighbourhood. This would also help to provide greater certainty about the number of dwellings that are possible on a particular lot. A typical 15 m x 40 m lot would be able to redevelop to a maximum of 8 dwellings without the need for lot consolidation.

**3.2.2 - Revised from S.110.4.20, S.120.4.20, S.140.4.23, S.140.4.22**

This regulation is re-introduced but revised to regulate the intensity of use for a Lodging House based on sleeping units, not users.

**3.2.3 - New cross-reference**

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. This regulation is revised to clarify that the regulation does not apply where residential lots abut a non-residential site at the rear.

**3.3.2 - 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.

**3.3.3 - 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.

**3.3.4, 3.3.5 - New Regulation**

These regulations mitigate potential nuisances from commercial activities.

**3.3.6 - New Regulation**

Based on engagement feedback, the

regulations are revised to allow for outdoor seating areas limited to 20m<sup>2</sup> (approx 215 sq. ft) and to only locate these in the front yard. This could create opportunities for the business to extend their presence and create more interaction with the street.

**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 are 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 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.

In response to engagement feedback, the location criteria for Community Services has been revised to clarify that the regulation does not apply where the site abuts a non-residential site at the rear lot line.

**3.5.2 - New Regulation**

The purpose of the Floor Area maximum 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 - New Regulation**

In response to engagement feedback, the maximum floor area for child care services is reduced to maintain the small-scale intent of the zone and mitigate potential impacts of large-scale child care operations. This number is based on an estimate of size requirements for small-to-medium sized facilities.

**3.5.4, 3.6 - New cross-references**

For ease of reference to applicable regulations.

**3.7 New Regulation**

This regulation ensures standalone Urban Agriculture development is developed in conjunction with another use when located within a standalone principal building. Temporary or accessory structures such as hoop houses, greenhouses, or cold frames would need to comply with the Accessory Uses, Buildings, and Structures Section ([Section 5.10](#)).

**3.8 - New Regulation**

This regulation restricts the content of advertising to uses that have a valid development permit to operate from the site.

**3.9 - Transferred cross-reference**

For ease of reference to applicable regulations.

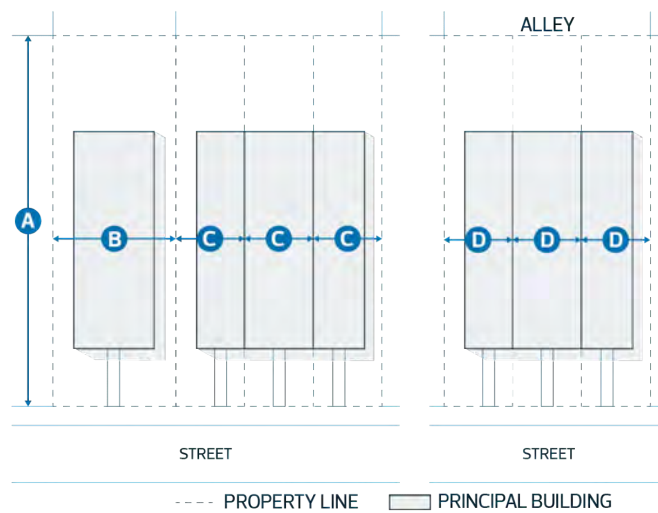
**Note:** There is a regulation in the current Zoning Bylaw (Section 86.4) that prohibits secondary suites in a supportive housing development. This aligns with Safety Code requirements. This regulation is proposed to be retired from the Zoning Bylaw to be enforced through the Building Code.

**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
<b>Site Dimensions</b>			
4.1.1.	Minimum Site area per Dwelling	75.0 m <sup>2</sup>	-
4.1.2.	Minimum Site Depth	30.0 m	<b>A</b>
4.1.3.	Minimum Site Width	7.5 m	<b>B</b>
<b>Lot Width for Attached Principal Dwellings</b>			
4.1.4.	Minimum Lot Width where the Dwellings are developed on separate Lots not Abutting an Alley	5.0 m	<b>C</b>
4.1.5	Minimum Lot Width where the Dwellings are developed on separate Lots Abutting an Alley	4.0 m	<b>D</b>

Diagram for Subsections 4.1.2, 4.1.3, 4.1.4, and 4.1.5



Height			
4.1.6.	Maximum Height	10.5 m	-
Site Coverage			
4.1.7.	Maximum total Site Coverage	47%	-
Building Length			
4.1.8.	Maximum length of any building wall	30.0 m	-

4.2. Setbacks must comply with Table 4.2:

Table 4.2. Setback Regulations			
Subsection	Regulation	Value	Symbol
Front Setback			

**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 and 4.1.5 - 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.


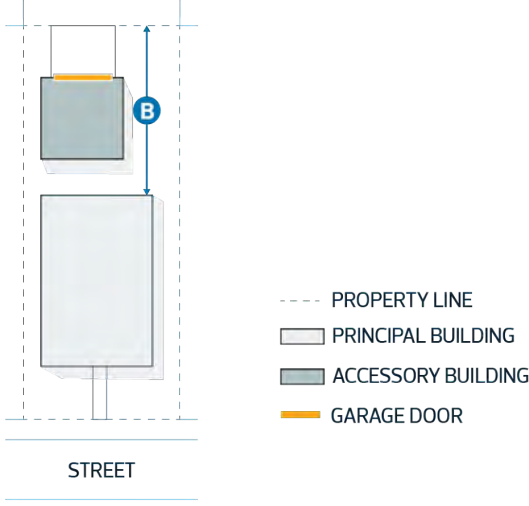
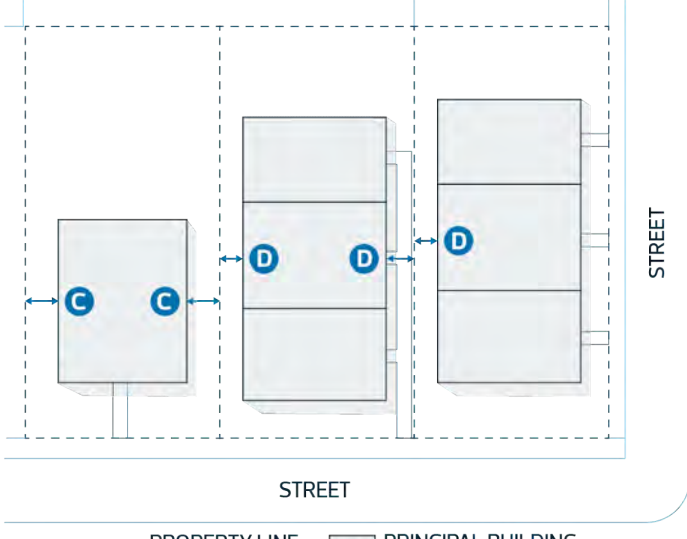
Based on engagement feedback, the regulation is revised to apply different requirements depending on whether an alley is present. Lots that do not back onto an alley require additional lot width to ensure adequate space is provided for servicing, landscaping, etc. The proposed lot width is further aligned with the regulations in the proposed RSF Zone.

**4.1.6 - 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.

**4.1.7 - Revised from S.140.4.7(b)**

This regulation simplifies Maximum Site Coverage to what is currently allowed in the

4.2.1.	Minimum Front Setback	4.5 m	A
<p style="text-align: center;"><b>Diagram for Subsections 4.2.1</b></p>  <p style="text-align: center;"><b>Rear Setback</b></p>			
	<b>Rear Setback</b>		
4.2.2.	Minimum Rear Setback	10.0 m	B
<p style="text-align: center;"><b>Diagram for Subsections 4.2.2</b></p>  <p style="text-align: center;"><b>Side Setbacks</b></p>			
4.2.3.	Minimum Interior Side Setback	1.2 m	C
<p><b>Unless the following applies:</b></p>			
4.2.4.	Minimum Interior Side Setback when Row Housing or Multi-unit Housing faces an Interior or Flanking Side Lot Line	1.5 m	D
<p style="text-align: center;"><b>Diagram for Subsections 4.2.3 and 4.2.4</b></p> 			
4.2.5	Minimum Flanking Side Setback	1.2 m	E
<p><b>Unless one or more of the following applies:</b></p>			

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](#).

**4.1.8 - Revised from S.140.4.19**  
The maximum building wall length regulation will apply to all built forms to control the overall length of the building and 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 - 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 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.

This regulation has been revised as a result of engagement feedback to eliminate the option for a 3.0m front setback and instead require a minimum 4.5 m Front Setback, particularly in redeveloping areas, to support a more consistent front setback condition and ensure sufficient front yard space is available for tree planting.

**4.2.2 - 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.

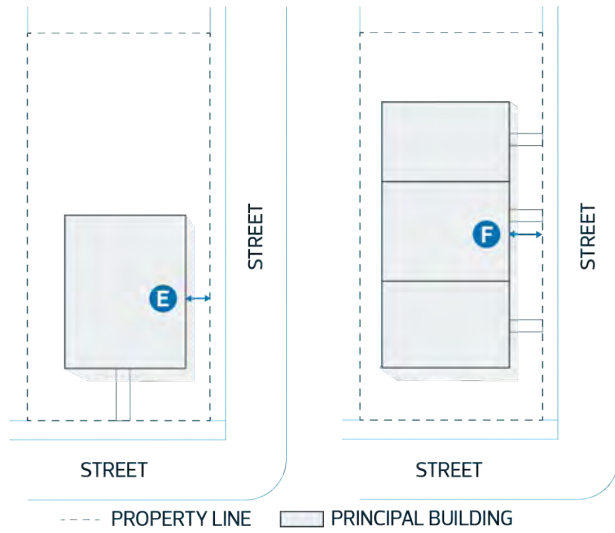
**4.2.3 - Revised from S.110.4.10(a), S.120.4.10(a), S.140.4.11(a), S.150.4.9(a)**  
This regulation simplifies the Interior Side setback requirement to 1.2 m in all situations.

**4.2.4 - 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

4.2.6.	Minimum Flanking Side Setback when a main entrance of a principal Dwelling faces a Flanking Side Lot Line	2.0 m	F
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Diagram for Subsections 4.2.5 and 4.2.6



setback requirements with similar developments in the proposed RM Zone.

**4.2.5 - Revised from S.814.3.3, S.140.4.11(c)**

This regulation establishes a standard flanking side setback.

**4.2.6 - 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.

4.3. Driveway length must comply with Table 4.3:

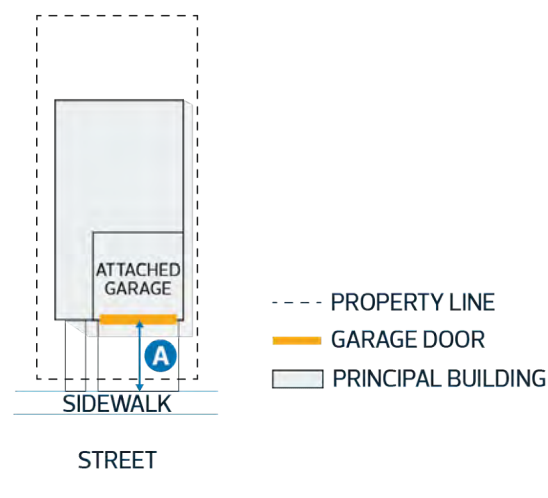
Table 4.3. Driveway Length Regulations

Subsection	Regulation	Value	Symbol
4.3.1.	Minimum Driveway length between a Garage door and the back of an existing or approved sidewalk at the time of the Development Permit application	6.0 m	A

**Unless the following applies:**

4.3.2.	Minimum Driveway length between the Garage door and the Front Lot Line or Flanking Side Lot Line, where there is no existing or approved public sidewalk at the time of the Development Permit application	5.5 m	-
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Diagram for Subsection 4.3.1



**4.3.1 - New Regulation**

In response to engagement feedback, this regulation has been added to ensure a minimum driveway length to minimize parked vehicles hanging over a sidewalk.

**4.3.2 - New Regulation**

In response to engagement feedback, this regulation has been added to ensure a minimum driveway length where a public sidewalk does not or will not abut the development at the front or flanking side lot line. An approved public sidewalk must be shown in engineering drawings at the time of the development permit application.

- 4.4. Rear attached Garages are not permitted.
- 4.5. Front attached Garages must have a maximum Garage door width of 60% of the front building wall.
- 4.6. The minimum distance between a rear detached Garage and a principal Dwelling on the same Site is 3.0 m.



**4.4 - Transferred from S.814.3.19**  
This maintains the current regulation to prevent rear attached garages from being developed.

**4.5 - 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.

**4.6 - Transferred from s.814.3.20**  
This regulation is being reintroduced based on engagement feedback to mitigate concerns with massing and provide space for amenity purposes.

## 5. Design Regulations

### Building Design Regulations

- 5.1. Where a building wall faces a Street or where a building wall length is greater than 20 m and faces a Site in a residential Zone, the Facade must be articulated using 2 or more design features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design features may include:
  - 5.1.1. variations in rooflines;
  - 5.1.2. vertical or horizontal building wall projection or recessions;
  - 5.1.3. visual breaks of building facades into smaller sections;
  - 5.1.4. features such as windows, balconies, or porches;
  - 5.1.5. using a combination of finishing materials; or
  - 5.1.6. other similar features.
- 5.2. Identical or mirrored front Facades are not permitted on Abutting Sites. Developments must be differentiated by 2 or more design features.
- 5.3. On Corner Sites, all principal building Facades facing a Street must use consistent exterior finishing materials and architectural features and include features such as windows, doors, or porches.

### Entrance Design Regulations

- 5.4. All principal ground-oriented Dwellings and non-Residential Uses adjacent to a Front or Flanking Side Lot Line must have a main entrance door, porch, or landing facing either the Front or Flanking Side Lot Line, except:
  - 5.4.1. this regulation does not apply to Backyard Housing; and
  - 5.4.2. for Cluster Housing or Multi-unit Housing, principal buildings adjacent to a Street must have at least one main entrance:
    - 5.4.2.1. facing a Street; or
    - 5.4.2.2. facing an internal courtyard that is visible from a Street.
- 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 - 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 or where a building wall is longer than 20 m and faces a residential site is required to apply design techniques to reduce the impacts of the building mass.

This regulation is revised based on engagement feedback, with the Building Facade Design Section (5.40) proposed to be removed in its entirety. It is proposed to be replaced with a regulation similar to what's existing in Zoning Bylaw 12800. Note that "other similar features" can also include windows or balconies where the regulation's objectives are met. The same design features can be used to comply with Subsections 5.2 and 5.3.

**5.2 - Transferred from S.814.3(16)**  
Based on engagement feedback, this regulation to ensure variety in front facades along a street on abutting sites is re-introduced. This regulation is not intended to require the two halves of a semi-detached house building from being distinct. The same design features can be used to comply with Subsections 5.2 and 5.3.

**5.3 - 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.

**5.4 - Revised from S.110.4(14), 120.4(14), 140.4(17), 150.4(16), S.140.4(18)**  
This regulation was revised to remove reference to "entrance feature" as the meaning of this term was vague. It is

intended to provide direction on how entrances for different types of buildings need to be oriented to ensure the building has street presence. On corner sites, the development can determine which street the unit's main entrance faces. This regulation applies differently for multi-unit housing and cluster housing.

**5.5 - Transferred from S.140.4.(17) and S.140.4.(18)**

This regulation is revised to clarify that sliding doors do not serve as a main entrance.

**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, Loading, and Access

- 6.1. Vehicle access must be from an Alley where a Site Abuts an Alley.
- 6.2. Surface Parking Lots must not be located between a principal building and a Street.

**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.

**6.2 - New Regulation**

This regulation ensures that surface parking is located away from the street.

**Deleted Cross-References**

In response to engagement feedback, cross-references to other general regulations of the zoning bylaw will be removed from the zones. Instead, information will be provided to users on how to use the zoning bylaw.

**Deleted Accessory Building Regulations Subsection**

In response to engagement feedback, the Accessory Building Regulations subsection is proposed to be removed from this zone and housed in [Section 5.10](#). This will support a more consistent approach to accessory buildings, create a better user experience, and simplify future zoning bylaw maintenance.

## 2.20 RSF - Small Scale Flex Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for a range of small scale Residential development, up to 3 Storeys in Height, including detached, attached, and multi-unit residential housing. 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 and commercial development are permitted to provide services to local residents.</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><b>Equivalent Zones in Zoning Bylaw 12800:</b></p> <ul style="list-style-type: none"> <li>- (RPL) Planned Lot Residential Zone</li> <li>- (RSL) Residential Small Lot Zone</li> <li>- (RLD) Residential Low Density Zone</li> <li>- (RMD) Residential Mixed Dwelling Zone</li> <li>- (RF4) Semi-detached Residential Zone, where located in a Developing Area</li> <li>- (RMH) Mobile Home Zone, for Evergreen, Westview Village, and Maple Ridge</li> <li>- (RPLt) Terwillegar Planned Lot Residential Zone</li> <li>- (TSDR) Terwillegar Single Detached Residential Zone</li> <li>- (TSLR) Terwillegar Small Lot Residential Zone</li> <li>- (GHLD) Graydon Hill Low Density Residential Zone</li> </ul>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Home Based Business</li> <li>2.2. Residential</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.3. Food and Drink Service</li> <li>2.4. Health Service</li> <li>2.5. Indoor Sales and Service</li> <li>2.6. Office</li> <li>2.7. Residential Sales Centre</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.8. Child Care Service</li> <li>2.9. Community Service</li> <li>2.10. Special Event</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.11. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.12. Fascia Sign</li> <li>2.13. Freestanding Sign</li> <li>2.14. Portable Sign</li> </ul>	<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><b>Residential Uses</b> will allow for a range of housing types including Single Detached Housing, Semi-detached Housing, Duplexes, Row Housing, Multi-Unit Housing, Secondary Suites, Supportive Housing, and Lodging Houses, in a variety of housing arrangements, including Backyard Housing, Cluster Housing, Reverse Housing, Zero Lot Line Development, and Reduced Setback Development.</p> <p><b>Commercial Uses</b> will allow for activities such as restaurants, cafes, hair salons, law offices, dental 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><b>Note:</b></p> <ul style="list-style-type: none"> <li>-These uses introduce a new development opportunity in small scale residential zones.</li> <li>-This Zone does not permit Body Rub Centres, Liquor Stores, or Cannabis Retail Stores.</li> <li>-Health Services is re-introduced as its own use to distinguish it from office uses.</li> </ul> <p><b>Community Uses</b> will continue to allow for child care services, religious assemblies and special events in residential areas. Community Services may also include community halls and temporary shelters. 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><b>Note:</b> Currently, temporary shelters are included under the Supportive Housing use.</p>

	<p>In the draft Zoning Bylaw they are proposed to be included under the Community Service use.</p> <p><b>Agriculture Uses</b> will continue to allow food-growing operations such as community gardens or other urban agriculture businesses.</p> <p><b>Signs</b> are proposed to continue to be allowed in Residential Zones.</p>
<h3>3. Additional Regulations For Specific Uses</h3> <p><b>Residential Uses</b></p> <p>3.1. <b>Home Based Businesses</b> must comply with <a href="#">Section 6.60</a>.</p> <p>3.2. <b>Residential</b></p> <p>3.2.1. The maximum number of Sleeping Units in a Lodging House is 8.</p> <p>3.2.2. Backyard Housing must comply with <a href="#">Section 6.50</a>.</p> <p><b>Commercial Uses</b></p> <p>3.3. <b>Food and Drink Services, Health Services, Indoor Sales and Services, and Offices</b></p> <p>3.3.1. These Uses are only permitted where an Interior Side Lot Line of a Site Abuts a Site in a non-residential Zone that permits Commercial Uses, at the time of Development Permit application.</p> <p>3.3.2. 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>3.3.3. The maximum Floor Area is 300 m2 per individual establishment.</p> <p>3.3.4. Developments must carry out their operations so that no Nuisance is created.</p> <p>3.3.5. Outdoor business activity, storage, speakers and amplification systems are not permitted.</p> <p>3.3.6. Despite Subsection 3.3.5, outdoor seating areas are limited to a maximum area of 20.0 m2 and must only be located in the Front Yard.</p> <p>3.4. <b>Residential Sales Centres</b> may be approved 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><b>Community Uses</b></p> <p>3.5. <b>Community Services and Child Care Services:</b></p> <p>3.5.1. Community Services and Child Care Services 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 Site where an Interior Side Lot Line Abuts a Site in a non-residential Zone,</p> <p>at the time of Development Permit application.</p> <p>3.5.2. The maximum Floor Area for Community Services is 1,000 m2 per Site.</p> <p>3.5.3. The maximum Floor Area for Child Care Services is 300 m2 per Site.</p> <p>3.5.4. Child Care Services must comply with <a href="#">Section 6.30</a>.</p> <p>3.6. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p> <p><b>Agricultural Uses</b></p> <p>3.7. <b>Urban Agriculture</b> must not be the only Use in a principal building.</p> <p><b>Sign Uses</b></p> <p>3.8. <b>Fascia Signs, Freestanding Signs, and Portable Signs</b> are limited to On-premises Advertising.</p> <p>3.9. <b>Signs</b> must comply with <a href="#">Section 6.80</a>.</p>	<p><b>3.1 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.2.1 - Revised from S.115.5.4, S.130.4.24, S.135.4.18</b> This regulation is re-introduced and revised to regulate the intensity of use for a Lodging House based on sleeping units, not users.</p> <p><b>3.2.2 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.3.1 - New Regulation</b> 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. This regulation is revised to specify that Commercial Uses are not permitted where the site abuts a non-residential site at the rear lot line.</p> <p><b>3.3.2 - New Regulation</b> This regulation establishes when commercial uses are permitted in attached dwellings. 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><b>3.3.3 - New Regulation adapted from S.210.5.1(b) and S.220.6.1(b)</b> This regulation adapts similar regulations from the current RA7 and RA8 Zone to limit the size of any one business.</p> <p><b>3.3.4, 3.3.5 - New Regulation</b> These regulations mitigate potential nuisances from commercial activities.</p> <p><b>3.3.6 - New Regulation</b> Based on engagement feedback, the regulations are revised to allow for outdoor seating areas limited to 20 m2 (approx 215 sq. ft) in the front yard. This would allow the business to create more interaction with the street.</p> <p><b>3.4 - Revised from S.82.1</b> 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.</p>

**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.

In response to engagement feedback, subsection 3.5.1.3 has been revised to specify that Community and Child Care Services are not permitted where the site abuts a non-residential site at the rear lot line.

The criteria has also been simplified by removing permissions for these uses next to medium-to-large scale residential sites. Facilities looking to operate outside of these locations would require a rezoning or a variance in consideration of statutory plans.

**3.5.2 - New Regulation**

The maximum Floor Area for community services is based on a review of existing religious assemblies in residential zones.

**3.5.3 - New Regulation**

In response to engagement feedback, the maximum floor area for child care services is reduced to maintain the small-scale intent of the zone and mitigate potential impacts of large-scale child care operations. This number is based on an estimate of size requirements for small-to-medium sized child care facilities.

**3.5.4, 3.6 - New Cross-Reference**

For ease of reference to applicable regulations.

**3.7 - New Regulation**

This regulation ensures Urban Agriculture is developed in conjunction with another use when located within a standalone principal building. Accessory buildings or structures such as greenhouses, hoop houses, or cold frames would need to comply with the Accessory Uses, Buildings, and Structures Section (5.10).

**3.8 - New Regulation**

This regulation restricts the content of advertising to uses that have a valid development permit to operate from the site.

**3.9 - 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 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
<b>Site Width - Where the Site does not Abut an Alley</b>			
4.1.1.	Minimum Site Width	7.5 m	A
<b>Lot Width - Where the Site does not Abut an Alley</b>			
4.1.2.	Minimum Lot width for each attached principal Dwelling where the attached Dwellings are developed on separate Lots	5.0 m	B
<p style="text-align: center;"><b>Diagram for Subsections 4.1.1 and 4.1.2</b></p> <p style="text-align: center;"><b>Site Width - Where the Site Abuts an Alley</b></p>			
4.1.3.	Minimum Site Width	7.0 m	C
<b>Lot Width - Where the Site Abuts an Alley</b>			
4.1.4.	Minimum Lot width for each attached principal Dwelling where the attached Dwellings are developed on separate Lots	4.0 m	D
<p style="text-align: center;"><b>Diagram for Subsections 4.1.3 and 4.1.4</b></p> <p style="text-align: center;"><b>Height</b></p>			
4.1.5.	Maximum Height	12.0 m	-
<b>Site Coverage</b>			
4.1.6.	Maximum total Site Coverage	55%	-
<b>Building Length</b>			

### 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.

In response to engagement feedback, regulation 4.1.2 and 4.1.4 are revised to refer to "lots" rather than "sites".

### 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 to the midpoint of the roof is proposed to be 12 m to allow flexibility in three-storey building design and reduce 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.

In the draft RSF Zone, 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

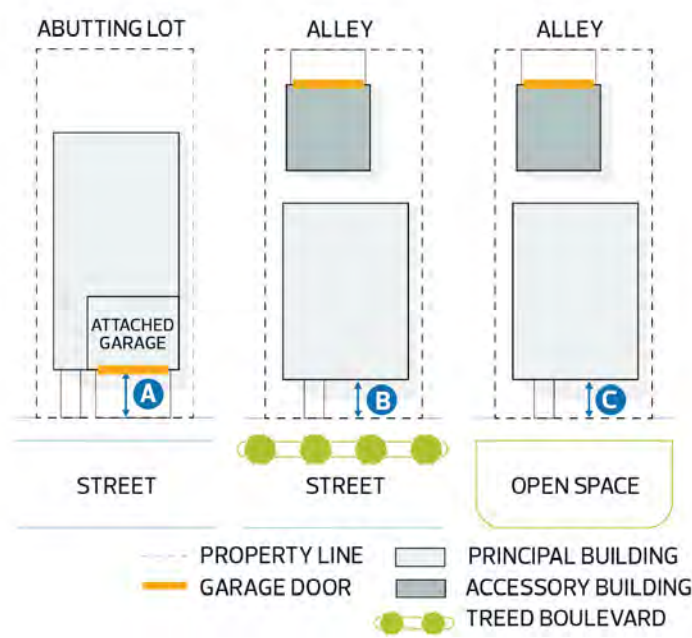
<b>4.1.7.</b>	Maximum length of any building wall	30.0 m	-
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4.2. Setbacks must comply with Table 4.2:

**Table 4.2. Setback Regulations**

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

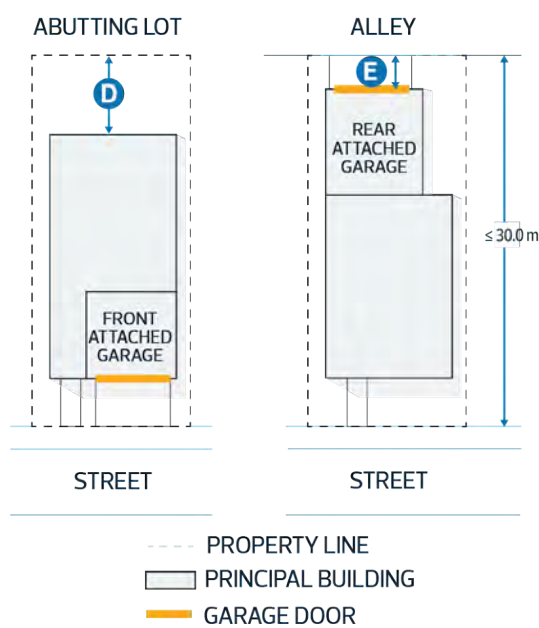
**Diagram for Subsections 4.2.1, 4.2.2 and 4.2.3**



**Rear Setback**

<b>4.2.4.</b>	Minimum Rear Setback	6.0 m	<b>D</b>
<b>Unless the following applies:</b>			
<b>4.2.5.</b>	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	<b>E</b>

**Diagram for Subsections 4.2.4 and 4.2.5**



**Interior Side Setback**

<b>4.2.6.</b>	Minimum Interior Side Setback	1.2 m	<b>G</b>
<b>4.2.7.</b>	Minimum Interior Side Setback for Zero Lot	1.5 m	<b>H</b>

residential uses to help reduce site run-off.  
 -Maximum Site Coverage for accessory 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 5.5 m distance between a garage door and the front lot line is proposed to be removed in certain cases because this regulation effectively requires on-site parking which is in conflict with the Zoning Bylaw's approach to open-option parking (see the revised regulation for minimum driveway length under Subsection 4.3 below).

**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 at the 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 account for corner cuts on corner lots.

**4.2.5 - New Regulation**

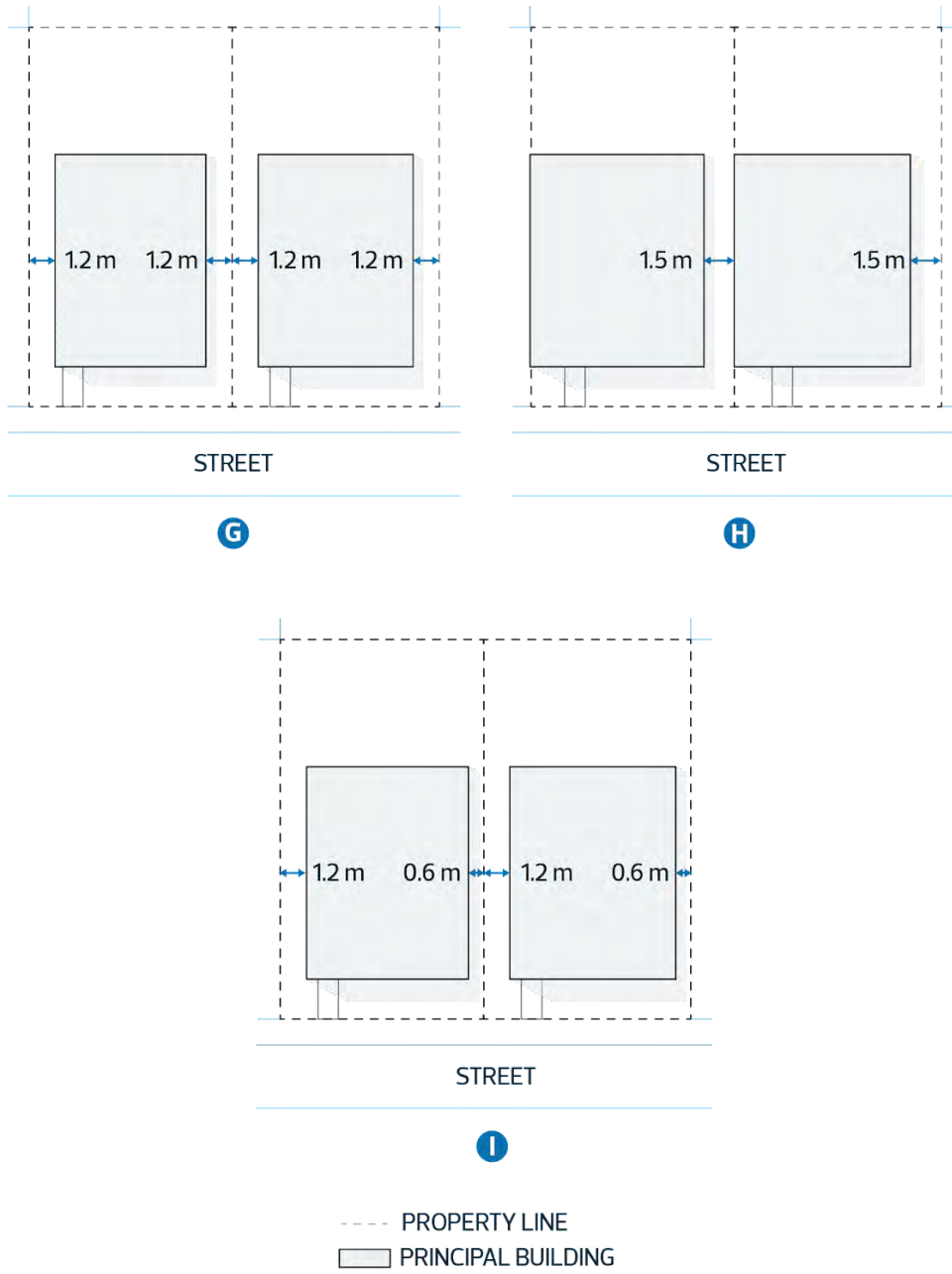
This regulation allows a smaller rear setback for homes with rear attached garages on shallow lots because, with a shallow lot, potential building wall length is reduced and rear yard amenity space becomes less viable.

**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.

	Line Development where the Abutting Interior Side Setback is 0 m		
<b>4.2.8.</b>	Minimum Interior Side Setback for Reduced Setback Development where the Abutting Interior Side Setback is 1.2 m or greater	0.6 m	<b>I</b>

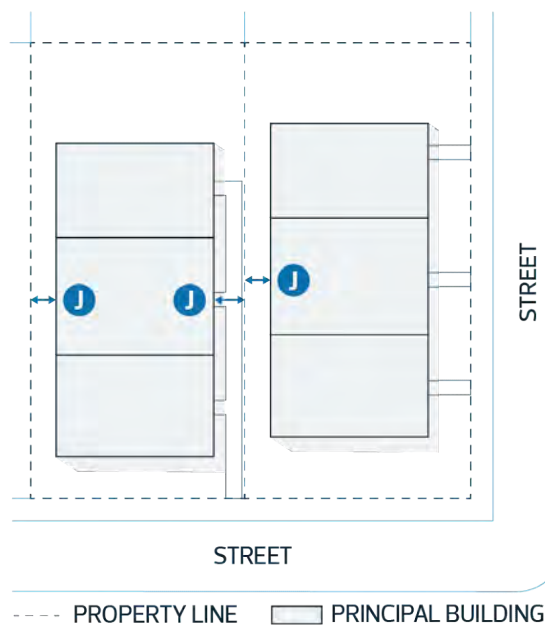
Diagram for Subsections 4.2.6, 4.2.7, and 4.2.8



**Unless the following applies:**

<b>4.2.9</b>	Minimum Interior Side Setback when Row Housing or Multi-unit Housing faces an Interior or Flanking Side Lot Line	1.5 m	<b>J</b>
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Diagram for Subsections 4.2.9



**Flanking Side Setback**

<b>4.2.10</b>	Minimum Flanking Side Setback	2.0 m	<b>K</b>
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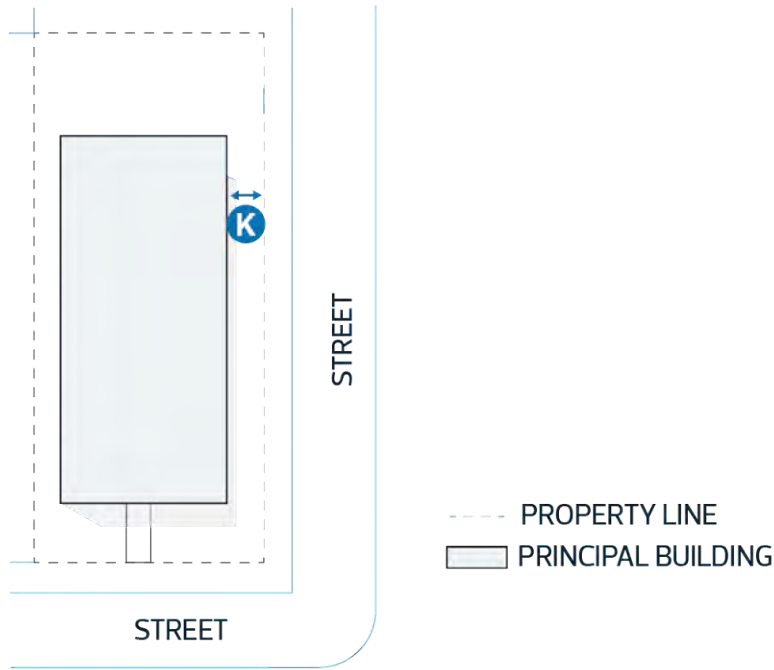
**4.2.8 New Regulation**  
 Reduced Setback Development is proposed as a housing arrangement option where one side setback is reduced to 0.6 m. This housing arrangement is permitted under the current Stillwater Low Density Special Area Zone and some direct control zones.

**4.2.9 New Regulation**  
 This regulation ensures a larger setback where the front facade of a building faces an Interior Side Lot Line to ensure pathways can be provided to the front and rear entrances.

**4.2.10 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.



Diagram for Subsections 4.2.10

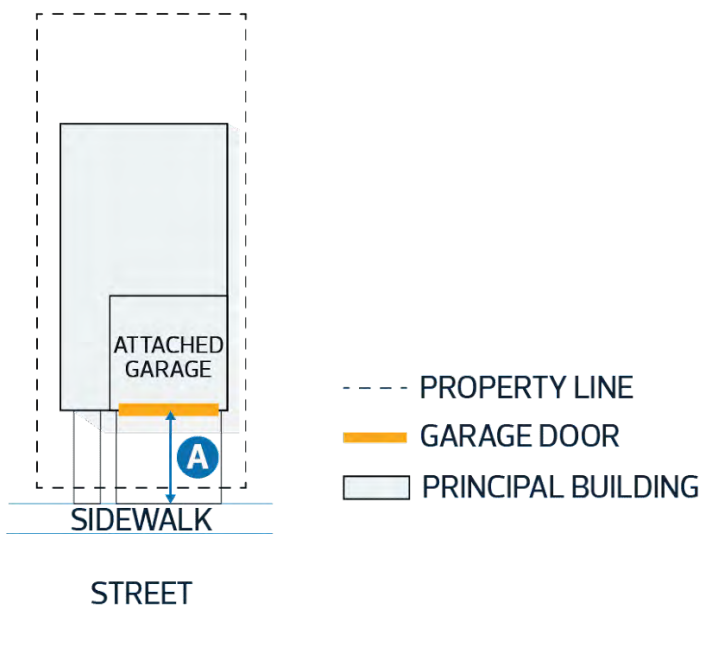


4.3. Driveway length must comply with Table 4.3:

Table 4.3. Driveway Length Regulations

Subsection	Regulation	Value	Symbol
4.3.1.	Minimum Driveway length between a Garage door and the back of an existing or approved sidewalk at the time of the Development Permit application	6.0 m	A
<b>Unless the following applies:</b>			
4.3.2.	Minimum Driveway length between the Garage door and the Front Lot Line or Flanking Side Lot Line, where there is no existing or approved sidewalk at the time of the Development Permit application	5.5 m	-

Diagram for Subsection 4.3.1



**4.3.1 New Regulation**

In response to engagement feedback, this regulation has been added to ensure a minimum driveway length to minimize parked vehicles hanging over a sidewalk. An approved public sidewalk must be shown in engineering drawings at the time of the development permit application.

**4.3.2 New Regulation**

In response to engagement feedback, this regulation has been added to ensure a minimum driveway length where a public sidewalk does not or will not abut the development at the front or flanking side lot line.

**5. Design Regulations**

**Building Design Regulations**

- 5.1. For Multi-unit Housing, where a building wall faces a Street or has a total length greater than 20 m facing a Site in a residential Zone, the Facade must be articulated using 2 or more design features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design features may include:
  - 5.1.1. variations in rooflines;
  - 5.1.2. vertical or horizontal building wall projection or recessions;

**5.1 New Regulation (adapted from S.155.4.27)**

This regulation requires that building facades facing a street or a residential site apply design techniques to reduce the impacts of the building mass and create visual interest.

This regulation is revised based on engagement feedback, which advised a more simple approach than the proposed Building Facade Design Section (5.40). As a

- 5.1.3. visual breaks of building facades into smaller sections;
- 5.1.4. features such as windows, balconies, or porches;
- 5.1.5. using a combination of finishing materials; or
- 5.1.6. other similar features.

**Entrance Design Regulations**

- 5.2. All principal ground-oriented Dwellings and non-Residential Uses adjacent to a Front or Flanking Side Lot Line must have a main entrance door, porch, or landing facing either the Front or Flanking Side Lot Line, except:
  - 5.2.1. this regulation does not apply to Backyard Housing; and
  - 5.2.2. for Cluster Housing or Multi-unit Housing, principal buildings adjacent to a Street must have at least one main entrance:
    - 5.2.2.1. facing a Street; or
    - 5.2.2.2. facing an internal courtyard that is visible from a Street.
- 5.3. Sliding patio doors must not serve as the main entrance of a Dwelling.
- 5.4. 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 the entrance.

result, the Building Facade Design Section has been removed and replaced with a design regulation similar to what is existing in Zoning Bylaw 12800.

**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 is also revised based on engagement feedback to ensure that it applies to non-residential uses.

**5.2.1 New Regulation**

This regulation has been added to exclude Backyard Housing which is considered a principal Dwelling.

**5.2.2 New Regulation**

This regulation provides multi-unit housing and cluster housing entrance requirements.

**5.3 Revised from S.140.4.18**

This regulation was revised with minor adjustments to improve clarity.

**5.4 New Regulation**

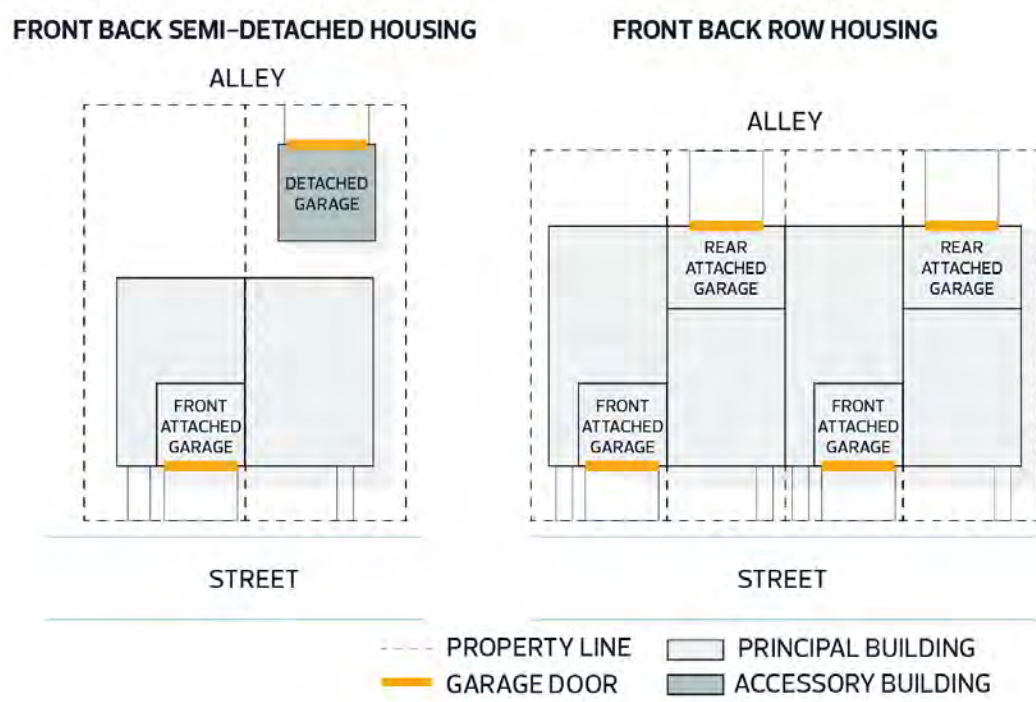
This regulation will ensure weather protection features at the main entrance of buildings that experience higher use.

**6. General Regulations**

**Parking and Access**

- 6.1. Where a Site Abuts an Alley at the Rear Lot Line, vehicle access 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, not including Backyard Housing.
  - 6.1.2. Vehicle access may be from a Street where it will result in a consistent streetscape with Lots on the same side of the Street 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. This regulation has been revised to exclude Backyard Housing which is considered a principal Dwelling.

**6.1.2 Transferred from S.135.4.11(b)**

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

**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 Regulation**

This regulation ensures that surface parking is located away from the street.

**6.4 Transferred from S.135.4.8**

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

In response to engagement feedback, “drainage work” was replaced with “private drainage system” under subsection 6.4.1 to reflect wording used in the Drainage Bylaw.

The restrictive covenant requirement has also been removed from Subsection 6.4.2 because the easement is sufficient to meet the requirements of this section.

- 6.2. A Site developed with front attached Garages in a Zero Lot Line Development must not be accessed directly from a Collector Road.

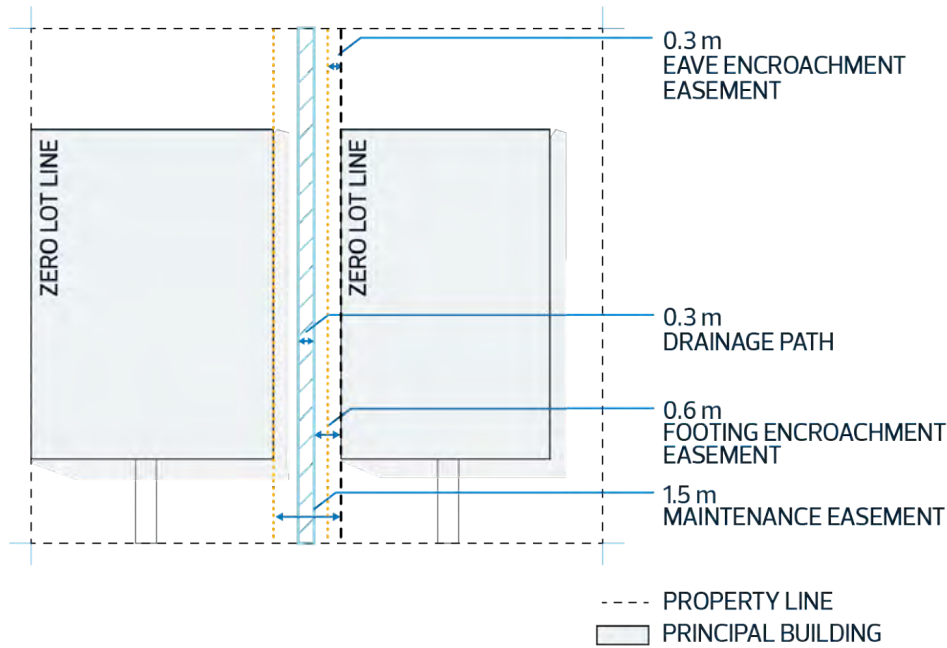
- 6.3. Surface Parking Lots must not be located between a principal building and a Street.

**Additional Regulations for Zero Lot Line Development and Reduced Setback Development**

- 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 private drainage system, and no roof leader discharge is directed to the easement area required in Subsection 6.4.2; and

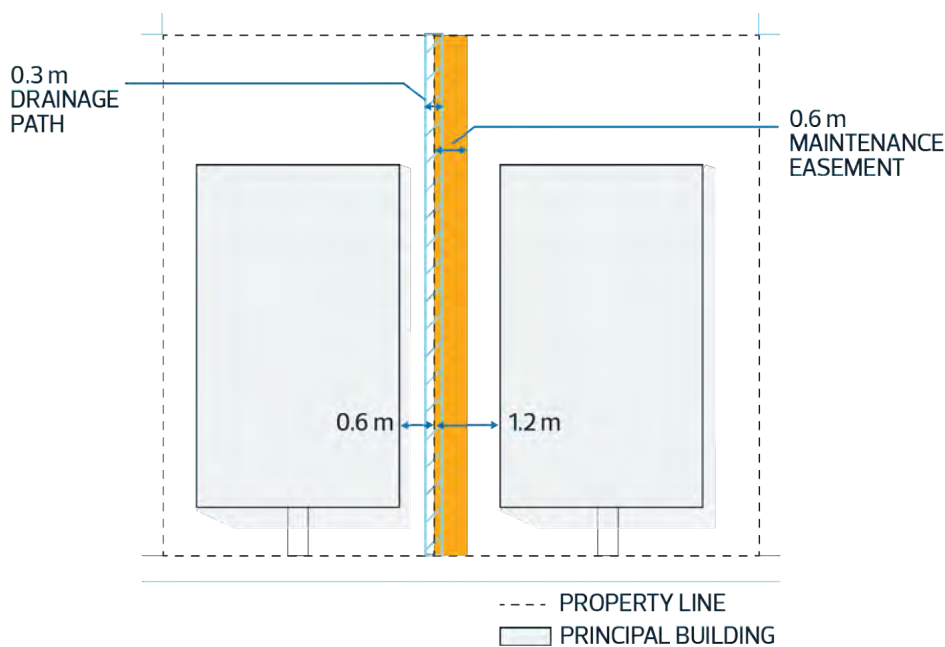
- 6.4.2. the owners of impacted Lots register on title a minimum 1.5 m private easement along the entire distance of the shared Lot line that requires:
  - 6.4.2.1. construction of a drainage swale and an unobstructed drainage path with a minimum width of 0.3 m to be free and clear of all objects;
  - 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 **Abutting 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. Where provided, side entrances on Zero Lot Line Developments must not be developed more than 0.3 m above the finished ground surface.
- 6.6. Reduced Setback Development is only permitted where:
  - 6.6.1. eaves are a minimum of 0.45 m from the Interior Side Lot Line;
  - 6.6.2. all roof drainage from principal and Accessory buildings is directed towards a Street, Alley, or private drainage system, and no roof leader discharge is directed to the easement area required in Subsection 6.6.3; and
  - 6.6.3. 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:
    - 6.6.3.1. be located entirely on the Lot with a larger Interior Side Setback;
    - 6.6.3.2. ensure a 0.15 m wide unobstructed drainage path along the shared Lot line; and
    - 6.6.3.3. require permission to access the easement area to allow for maintenance of the Lot with a smaller Interior Side Setback.

Diagram for Subsection 6.6.3



- 6.7. Fences are not permitted within the Interior Side Yard of a Reduced Setback Development.

Diagram for Subsection 6.7

**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**

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

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

**6.6.1 New Regulation**

This regulation aligns with Building Code requirements.

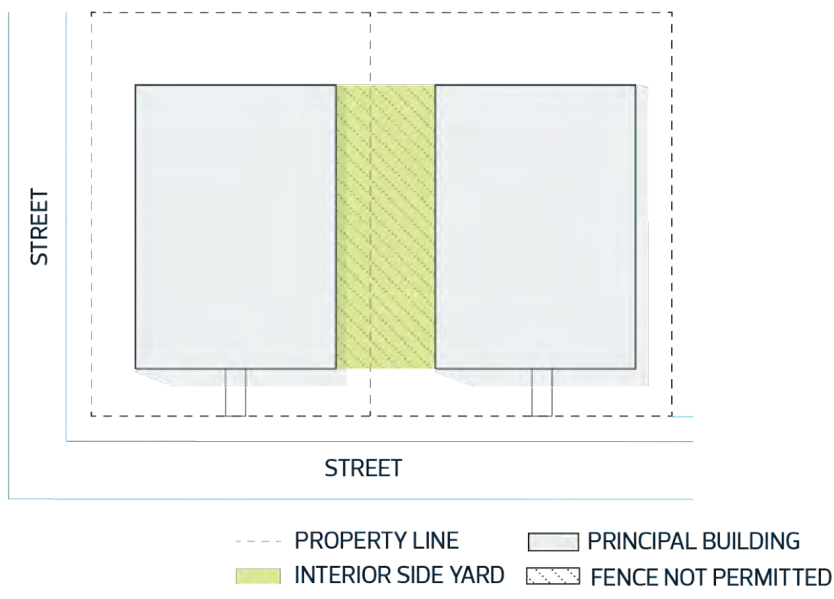
In response to engagement feedback, "drainage work" was replaced with "private drainage system" under subsection 6.6.2 to reflect wording used in the Drainage Bylaw.

**6.6.3.2 New Regulation**

This regulation clarifies that the private easement must ensure proper drainage. Diagram 6.6.3 was revised to show the location of the drainage path for this new housing arrangement. The total width of the path is a minimum of 0.3 m and half of the path (0.15 m) is located within the required private easement.

**6.7 - New Regulation**

In response to engagement feedback, this regulation is added to ensure access to the maintenance easement for Reduced Setback Development.



**Deleted Cross-References**

In response to engagement feedback, cross-references to other general regulations of the Zoning Bylaw will be removed from the zones. These references do not need to be provided as regulations because [Section 7.40](#) directs how general development regulations apply. Instead, online information will be provided to guide users how and when to reference other sections of the Zoning Bylaw.

**Deleted Accessory Building Regulations Subsection**

In response to engagement feedback, the Accessory Building Regulations subsection is proposed to be removed from this zone and housed in [Section 5.10](#). This will support a more consistent approach to accessory buildings, create a better user experience, and simplify future zoning bylaw maintenance.

## 2.30 RSM - Small-Medium Scale Transition Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for a range of small to medium scale Residential development up to 3 or 4 Storeys in Height in the form of Row Housing and Multi-unit Housing in developing and redeveloping areas. 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. The scale of development in this zone may act as a transition between small scale residential development and larger scale residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents.</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><b>Equivalent Zone in Zoning Bylaw 12800:</b>                      (RF5) Row Housing Zone                      (UCRH) Urban Character Row Housing Zone                      (CS1) Site with existing residential development                      (CS2) Site with existing residential development                      (CS3) Site with existing residential development or sites expected to be residential                      (CS4) Site with existing residential development or sites expected to be residential                      (RF5t) Terwilligar Row Housing Zone</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Home Based Business</li> <li>2.2. Residential</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.3. Food and Drink Service</li> <li>2.4. Health Service</li> <li>2.5. Indoor Sales and Service</li> <li>2.6. Office</li> <li>2.7. Residential Sales Centre</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.8. Child Care Service</li> <li>2.9. Community Service</li> <li>2.10. Special Event</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.11. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.12. Fascia Sign</li> <li>2.13. Freestanding Sign</li> <li>2.14. Portable Sign</li> </ul>	<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><b>Residential Uses</b> 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><b>Commercial Uses</b> will allow for activities such as restaurants, cafes, hair salons, offices and retail restricted to limited 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><b>Note:</b>                      -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><b>Community Uses</b> 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><b>Agricultural Uses</b> will continue to allow food growing operations such as community gardens or other urban agriculture businesses.</p> <p><b>Sign Uses</b>                      These types of signs are allowed in the current RF5 and UCRH Zones and will</p>

	continue to be in this zone.
<h3>3. Additional Regulations For Specific Uses</h3> <p><b>Residential Uses</b></p> <p>3.1. <b>Home Based Businesses</b> must comply with <a href="#">Section 6.60</a>.</p> <p>3.2. <b>Residential</b></p> <p>3.2.1. The maximum number of Sleeping Units in a Lodging House is 8.</p> <p>3.2.2. Backyard Housing must comply with <a href="#">Section 6.50</a>.</p> <p>3.2.3. Single Detached Housing, Semi-detached Housing, and Duplex Housing are only permitted where developed on the same Lot as Row Housing or Multi-unit Housing.</p> <p><b>Commercial Uses</b></p> <p>3.3. <b>Food and Drink Services, Health Services, Indoor Sales and Services, and Offices</b></p> <p>3.3.1. These Uses are only permitted where an Interior Side Lot Line of a Site Abuts 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. Where a building is greater than 12 m in Height or greater than 30 m in length, Commercial Uses are limited to the Ground Floor.</p> <p>3.3.4. Developments must carry out their operations so that no Nuisance is created.</p> <p>3.3.5. Outdoor business activity, storage, and outdoor speakers and amplification systems are not permitted.</p> <p>3.3.6. Despite Subsection 3.3.5, outdoor seating areas are limited to a maximum area of 20 m2 and must only be located in the Front Yard.</p> <p>3.4. <b>Residential Sales Centres</b> may be approved 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><b>Community Uses</b></p> <p>3.5. <b>Community Services and Child Care Services</b></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;</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 <a href="#">Section 6.30</a>.</p> <p>3.6. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p> <p><b>Agricultural Uses</b></p> <p>3.7. <b>Urban Agriculture</b> must not be the only Use in a principal building.</p> <p><b>Sign Uses</b></p> <p>3.8. <b>Fascia Signs, Freestanding Signs, and Portable Signs</b> are limited to On-premises Advertising.</p> <p>3.9. <b>Signs</b> must comply with <a href="#">Section 6.80</a>.</p>	<p><b>3.1 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.2.1 - New Regulation</b> This regulation is introduced to regulate the intensity of use for a Lodging House based on sleeping units, not users.</p> <p><b>3.2.2 - New cross-reference</b> For ease of reference to applicable regulations</p> <p><b>3.2.3 New Regulation</b> This regulation restricts how lower density housing forms can be developed to support the general purpose of the zone.</p> <p><b>3.3.1 - New Regulation</b> 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. This regulation is revised to clarify that the site has to abut a non-residential zone at the side of the property to allow for these commercial uses. It prevents situations where residential lots may abut a non-residential site at its rear, which is not the intent of the regulation.</p> <p><b>3.3.2 - Revised from S.210.5.1(b) and S.220.6.1(b)</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><b>3.3.3 - New Regulation</b> This regulation limits commercial activity to the ground floor for larger buildings such as apartment buildings, which is similar to restrictions found in the RM Zone.</p> <p><b>3.3.4 and 3.3.5 - New Regulation</b> These regulations mitigate potential nuisances from commercial activities.</p> <p><b>3.3.6 - New Regulation</b> Based on engagement feedback, the regulations are revised to allow for outdoor seating areas limited to 20m2 (approx 215 sq. ft) and to only locate these in the front yard. This could create opportunities for the business to extend their presence and create more interaction with the street.</p> <p><b>3.4. - Revised from Section 82.1</b> 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><b>3.5.1 - New Regulation</b> This regulation provides criteria to where Community Services can be located. Currently, religious assemblies and child care services are the only community-type</p>

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 Regulation**

This regulation restricts the content of advertising to uses that have a valid development permit to operate from the site.

**3.9 - 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:

4.1. Maximum Height		
Subsection	Modifier 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
<b>Site Width</b>			
4.2.1.	Minimum Site Width	5.0 m	<b>A</b>
<b>Unless the following applies</b>			
4.2.2.	Minimum Lot Width for attached principal Dwellings developed on separate Lots Abutting an Alley	4.0 m per Lot	<b>B</b>
<b>Diagram for Subsections 4.2.1 and 4.2.2</b>			

**4.1 - Revised from S.160.4.5 and S.165.4.5**

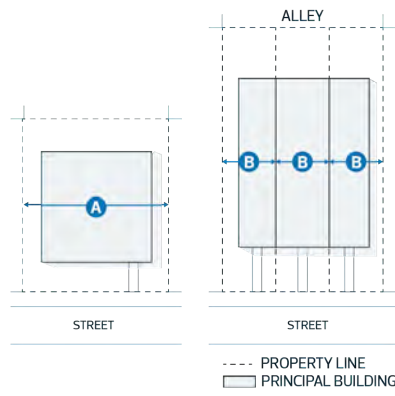
This uses a similar height modifier system as the proposed Medium Scale Residential (RM) Zone to regulate Height, where there are two distinct maximum Heights that may be permitted based on the context of the site. At implementation, All RSM Sites would be assigned the h12 height modifier. Future rezonings 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 requirements, except lot widths can be reduced to allow for narrower rowhouse units if alley access is provided.

This section is revised based on engagement feedback to increase clarity that this is referring to individual lot widths, not the overall width of the site.

**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.



**Residential Density**

<b>4.2.3</b>	Minimum Density	45 Dwellings /ha	-
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**Site Coverage**

<b>4.2.4.</b>	Maximum total Site Coverage	60%	-
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**Building Length**

<b>4.2.5</b>	Maximum length of any building wall	45.0 m	
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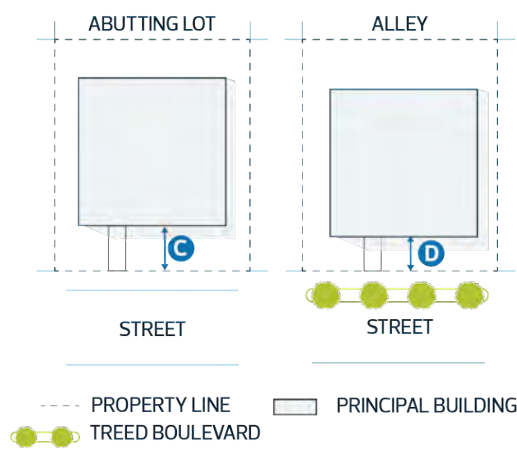
**Front Setback**

<b>4.2.6.</b>	Minimum Front Setback	4.5 m	<b>C</b>
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Unless the following applies:

<b>4.2.7.</b>	Minimum Front Setback where a Treed Boulevard is provided and vehicle access is from an Alley	3.0 m	<b>D</b>
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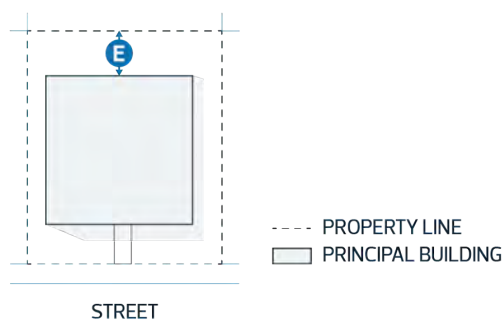
Diagram for Subsections 4.2.6 and 4.2.7



**Rear Setback**

<b>4.2.8.</b>	Minimum Rear Setback	5.5 m	<b>E</b>
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Diagram for Subsections 4.2.8



**Side Setbacks**

<b>4.2.9.</b>	Minimum Interior Side Setback	1.2 m	<b>F</b>
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Unless one of the following applies:

<b>4.2.10</b>	Minimum Interior Side Setback when	1.5 m	<b>G</b>
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**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 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

**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. This regulation is revised based on engagement feedback to align with current permissions in the RF5 Zone, which accounts for the possibility for rear attached garages in these types of developments.

**4.2.9 to 4.2.12 - Revised from S.160.4.9 and 165.4.7**

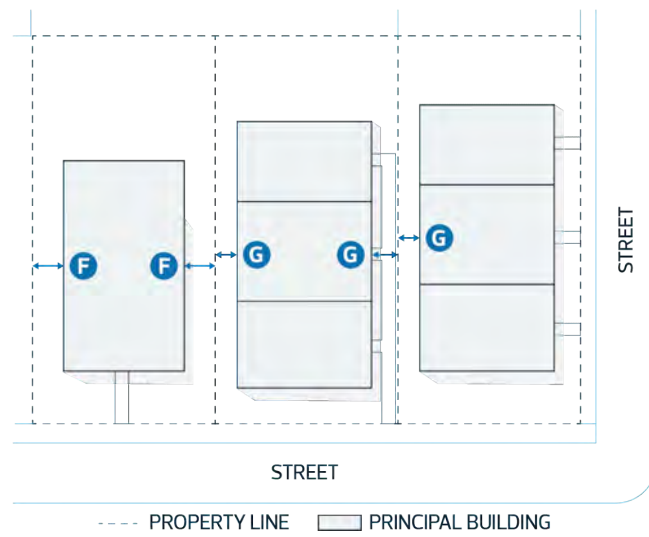
Side setbacks are increased in alignment



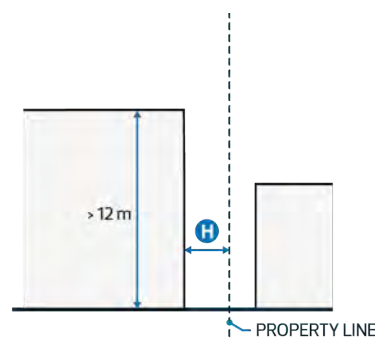
Row Housing or Multi-unit Housing face an Interior or Flanking Side Lot Line

with what's proposed in the Medium Scale Residential (RM) Zone.

Diagram for Subsection 4.2.9 and 4.2.10



<b>4.2.11.</b>	Minimum Interior Side Setback for buildings greater than 12.0 m in Height	3.0 m	<b>H</b>
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<b>4.2.12.</b>	Minimum Flanking Side Setback	2.0 m	<b>I</b>
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Diagram for Subsections 4.2.12



4.3. Driveway lengths must comply with Table 4.3:

Table 4.3. Driveway Length Regulations

Subsection	Regulation	Value	Symbol
<b>4.3.1.</b>	Minimum Driveway length between a Garage door and the back of a public sidewalk	6.0 m	<b>A</b>
<b>Unless the following applies:</b>			
<b>4.3.2.</b>	Minimum Driveway length between the Garage door and the Front Lot Line or Flanking Side Lot Line, where there is no existing or approved public sidewalk at the time of the Development Permit application	5.5 m	-

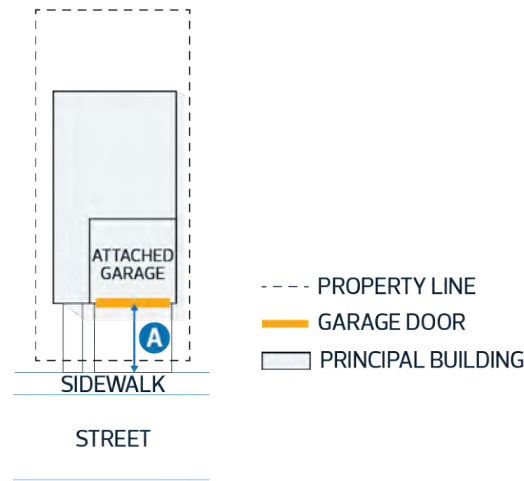
Diagram for Subsection 4.3.1

**4.3.1 New Regulation**

This regulation ensures a minimum driveway length to minimize parked vehicles hanging over a sidewalk.

**4.3.2 New Regulation**

This regulation ensures a minimum driveway length where a public sidewalk does not or will not abut the development



at the front or flanking side lot line. An approved public sidewalk must be shown in engineering drawings at the time of the development permit application.

## 5. Design Regulations

### Building Design Regulations

- 5.1. Where a building wall faces a Street or has a total length greater than 20m facing a Site in a residential Zone, the Facade must be articulated using 2 or more design features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design features may include:
  - 5.1.1. variations in rooflines;
  - 5.1.2. vertical or horizontal building wall projection or recessions;
  - 5.1.3. visual breaks of building facades into smaller sections;
  - 5.1.4. features such as windows, balconies, or porches;
  - 5.1.5. using a combination of finishing materials; or
  - 5.1.6. other similar features.
- 5.2. On Corner Sites, the principal building Facades facing a Street must use consistent exterior finishing materials and architectural features and include features such as windows, doors, or porches.

### Entrance Design Regulations

- 5.3. All principal ground-oriented Dwellings and non-Residential Uses adjacent to a Front or Flanking Side Lot Line must have a main entrance door, porch, or landing facing either the Front or Flanking Side Lot Line, except:
  - 5.3.1. this regulation does not apply to Backyard Housing; and
  - 5.3.2. for Cluster Housing or Multi-unit Housing with a building length less than or equal to 30.0 m, principal buildings adjacent to a Street must have at least 1 main entrance:
    - 5.3.2.1. facing a Street; or
    - 5.3.2.2. facing an internal courtyard that is visible from a Street.
- 5.4. Sliding patio doors must not serve as the main entrance of a Dwelling.
- 5.5. 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 and Revised from S.160.4(19)

This regulation requires that building facades facing a street or a residential site apply design techniques to reduce the impacts of the building mass and create visual interest to the building. This regulation is revised based on engagement feedback, with the Building Facade Design Section (5.40) proposed to be removed in its entirety. It is proposed to be replaced with a regulation similar to what is existing in Zoning Bylaw 12800. Note that “other similar features” can also include windows or balconies where the regulation’s objectives are met.

### 5.2 - 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 on corner lots use consistent design. Additional wording is added to explain that windows, doors, balconies, and porches can be included in the facade to ensure blank walls are not facing a street.

### 5.3 - Revised from S.160.4.21, S.160.4.22, and S.165.5.1

This regulation is intended to provide direction on how entrances for different types of buildings need to be oriented to ensure the building has street presence. On corner sites, the development can determine which street the unit’s main entrance faces.

### 5.4 - Revised from S.160.4.22

This regulation is revised to clarify that sliding doors do not serve as a main entrance.

### 5.5 - 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. Any Residential development with a front attached Garage must not be accessed directly from a Collector Road or located directly across from a school or public park Site.

### 6.1 - Transferred from S.165.4.10

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

6.3. Surface Parking Lots must not be located between a principal building and a Street.

**6.2 - 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.

**6.3 - New Regulation**

This regulation ensures that parking lots are not located between the street and a development.

**Deleted Cross-References**

In response to engagement feedback, cross-references to other general regulations of the zoning bylaw will be removed from the zones. Instead, information will be provided to users on how to use the zoning bylaw.

**Deleted Accessory Building Regulations Subsection**

In response to engagement feedback, the Accessory Building Regulations subsection is proposed to be removed from this zone and housed in [Section 5.10](#). This will support a more consistent approach to accessory buildings, create a better user experience, and simplify future zoning bylaw maintenance.

## 2.40 RM - Medium Scale Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for multi-unit Residential development that ranges from approximately 4 to 8 Storeys and may be arranged in a variety of configurations. 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 and commercial development are permitted to provide services to local residents.</p>	<p>The intent of this zone is to allow for multi-unit housing up to 4, 6 or 8 storeys. Properties currently zoned RF6 and RA7 are proposed to be rezoned to RM h16 (which allows approximately 4 Storeys in height) and properties currently zoned RA8 are proposed to be rezoned to RM h23 (which allows for approximately 6 storeys in height). This zone also provides opportunity for 8-storey buildings (RM h28), where approved by City Council through rezoning. There are currently no equivalent standard zones for RM h28.</p> <p>This zone will be applied in both redeveloping and developing areas in accordance with District Plan policy. 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.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b>                      (RF6) Medium Density Multiple Family Zone                      (RA7) Low Rise Apartment Zone                      (RA8) Medium Rise Apartment Zone                      (RA9) High Rise Apartment Zone - some sites located within the current High Rise Residential Overlay</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Home Based Business</li> <li>2.2. Residential</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.3. Food and Drink Service</li> <li>2.4. Health Service</li> <li>2.5. Indoor Sales and Service</li> <li>2.6. Minor Indoor Entertainment</li> <li>2.7. Office</li> <li>2.8. Residential Sales Centre</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.9. Child Care Service</li> <li>2.10. Community Service</li> <li>2.11. Library</li> <li>2.12. Park</li> <li>2.13. Special Event</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.14. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.15. Fascia Sign</li> <li>2.16. Freestanding Sign</li> <li>2.17. Portable Sign</li> <li>2.18. Projecting Sign</li> </ul>	<p><b>Residential Uses</b></p> <p>These uses will allow for a range of housing opportunities and living arrangements.  <b>Note:</b> Lodging Houses, Supportive Housing, and Fraternity and Sorority Housing have been combined into the Residential Use category.</p> <p><b>Commercial Uses</b></p> <p>Food and Drink Services include Specialty Food Services and Restaurants, which are allowed under the current RA7 and RA8 Zones.</p> <p>Health Services are allowed under the current RA7 and RA8 Zones.</p> <p>Indoor Sales and Services include a wider range of retail activities than are permitted in the current RA7 and RA8 Zones.</p> <p>Minor Indoor Entertainment is a proposed use in this zone. The scale of these businesses will be limited by the floor area maximum.</p> <p>Offices include Professional, Financial and Office Support Services which are allowed under the current RA7 and RA8 Zones.</p> <p>Residential Sales Centres are allowed under the current RA7 and RA8 Zones.</p> <p><b>Note:</b> This Zone does not permit Body Rub Centres, Liquor Stores, or Cannabis Retail Stores.</p> <p><b>Community Uses</b></p> <p>These uses will continue to allow religious</p>

assemblies and child care services which are currently allowed under the RA7 and RA8 Zones. Additional uses proposed include libraries and parks which are not currently listed under the current RA7 and RA8 Zones.

Special events will continue to be permitted in this zone.

**Agricultural Uses**

Urban Agriculture includes Urban Gardens and Urban Outdoor Farms, which are allowed under the current RA7 and RA8 Zones. This use also includes Greenhouses and Urban Indoor Farms which are not allowed under the current RA7 and RA8 Zones.

**Sign Uses**

Existing sign uses are proposed to be carried forward with some changes to sign names and definitions.

### 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. Single Detached Housing, Semi-detached Housing and Duplex Housing are only permitted where:
    - 3.2.1.1. existing as of January 1, 2024; or
    - 3.2.1.2. developed on the same **Lot** as Multi-unit Housing.
  - 3.2.2. Backyard Housing must comply with [Section 6.50](#).

**Commercial Uses**

- 3.3. **Food and Drink Services, Health Services, Indoor Sales and Services, Minor Indoor Entertainment and Offices**
  - 3.3.1. Developments must only be located on the Ground Floor of residential buildings.
  - 3.3.2. The maximum Floor Area is 300 m2 per individual establishment.
- 3.4. **Residential Sales Centres** may be approved 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. **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** must not be the only Use in a principal building.

**Sign Uses**

- 3.8. **Fascia Signs, Freestanding Signs, Portable Signs, and Projecting Signs** are limited to On-premises Advertising.
- 3.9. **Signs** must comply with [Section 6.80](#).

**3.1 - New cross-reference**

For ease of reference to applicable regulations.

**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).

This regulation restricts the development of lower density housing forms to support the general purpose of the zone while providing flexibility.

*In response to engagement feedback, subsection 3.2.1.2 is revised by replacing the word "Site" with "Lot" to remove ambiguity.*

**3.2.2 - New cross-reference**

For ease of reference to applicable regulations.

**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.

**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 each commercial business from 275 m2 to 300 m2. This maximum floor area also includes the public space that is regulated separately in the current Zoning Bylaw.

**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.

**3.5 and 3.6 - New Cross-Reference**

For ease of reference to applicable

regulations.

**3.7 - New Regulation**

This regulation ensures that urban agriculture can occur outdoors or in an accessory building, but is not permitted in this zone as a standalone indoor operation.

**3.8 - New Regulation**

This regulation restricts the content of advertising to uses that have a valid development permit to operate from the site.

**3.9 - 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:

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	3.8

4.2. Despite Subsection 4.1, the maximum Floor Area Ratio is increased by 0.7 where a minimum of 10% of all Dwellings:

- 4.2.1. comply with the inclusive design requirements of [Section 5.70](#); or
- 4.2.2. have a Floor Area greater than 100 m<sup>2</sup>, a minimum of 3 bedrooms and:
  - 4.2.2.1. access to outdoor Common Amenity Area designed for children that is at least 50.0 m<sup>2</sup>; and
  - 4.2.2.2. dedicated and enhanced bulk storage within the Dwelling or within the building.

4.3. Development must comply with Table 4.3:

Table 4.3. Building Regulations			
Subsection	Regulation	Value	Symbol
<b>Residential Density</b>			
4.3.1.	Minimum Density	60 Dwellings/ha	-
<b>Building Length</b>			
4.3.2.	Maximum total length of any building wall for new buildings and additions	80.0 m	-
<b>Setbacks Abutting Streets</b>			
4.3.3.	Minimum Setback where a Treed Boulevard is present	3.0 m	<b>A</b>
4.3.4.	Minimum Setback where a Treed Boulevard is not present	4.5 m	<b>B</b>
<b>Unless the following applies:</b>			
4.3.5.	Minimum Setback where non-Residential Uses are developed on the Ground Floor and form a Main Street Development	1.0 m	-
<b>Setbacks Abutting Alleys</b>			
4.3.6.	Minimum Setback	3.0 m	<b>C</b>
<b>Diagram for Subsections 4.3.3, 4.3.4, and 4.3.6</b>			

**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**

h28 will allow for buildings that are approximately 8 storeys tall and a maximum FAR of 3.8. This scale of building does not currently have an equivalent zone.

Engagement feedback and internal modeling identified that the proposed maximum floor area ratio (including with the incentive under subsection 4.2) was well below what is needed to achieve an 8 storey building on smaller sites. In response, the maximum floor area ratio is proposed to be revised to 3.8.

**4.2 - Revised Regulation from S.210.4.3**

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

In response to engagement feedback the FAR bonus is proposed to increase to 0.7 to encourage development of 3 bedroom units, which take up more space.

**4.2.1 - New Regulation**

The floor area ratio bonus can also be granted if 10% of dwelling units meet inclusive design requirements.

**4.2.2 - Revised Regulation from S.210.4.3**

In response to engagement feedback, subsections 4.2.2.1 and 4.2.2.2 have been



added to help ensure that the bonus FAR results in a living arrangement that meets the needs of families.

**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.

In response to engagement feedback, Facade Length has been replaced with Building Length to clarify that projections and recessions of a Facade are not included in the building length measurement.

**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 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 non-residential uses are developed forming a main street development. This regulation encourages non-residential uses to have more interaction with the street and support a uniform street wall. The maximum setback requirement is proposed to be retired to allow for street-related activities such as patios and seating areas.

In response to engagement feedback, the minimum setback is proposed to be

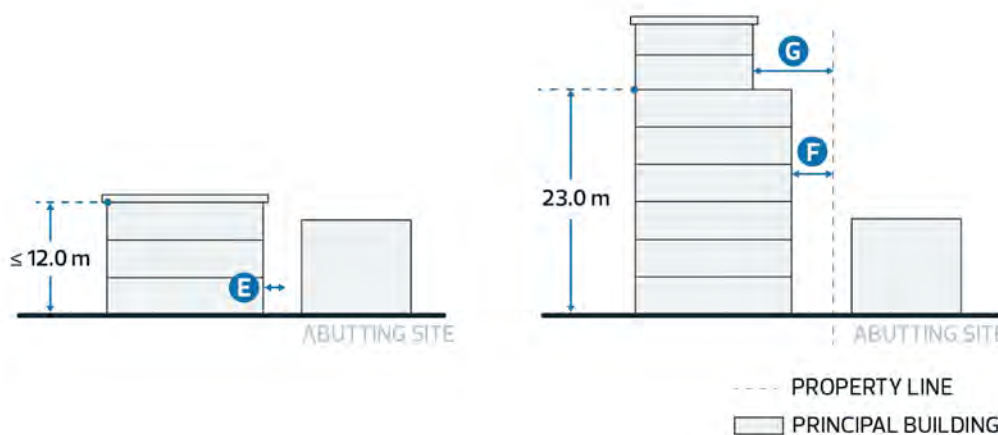
**Setbacks Abutting Sites**

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

Unless the following applies:

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

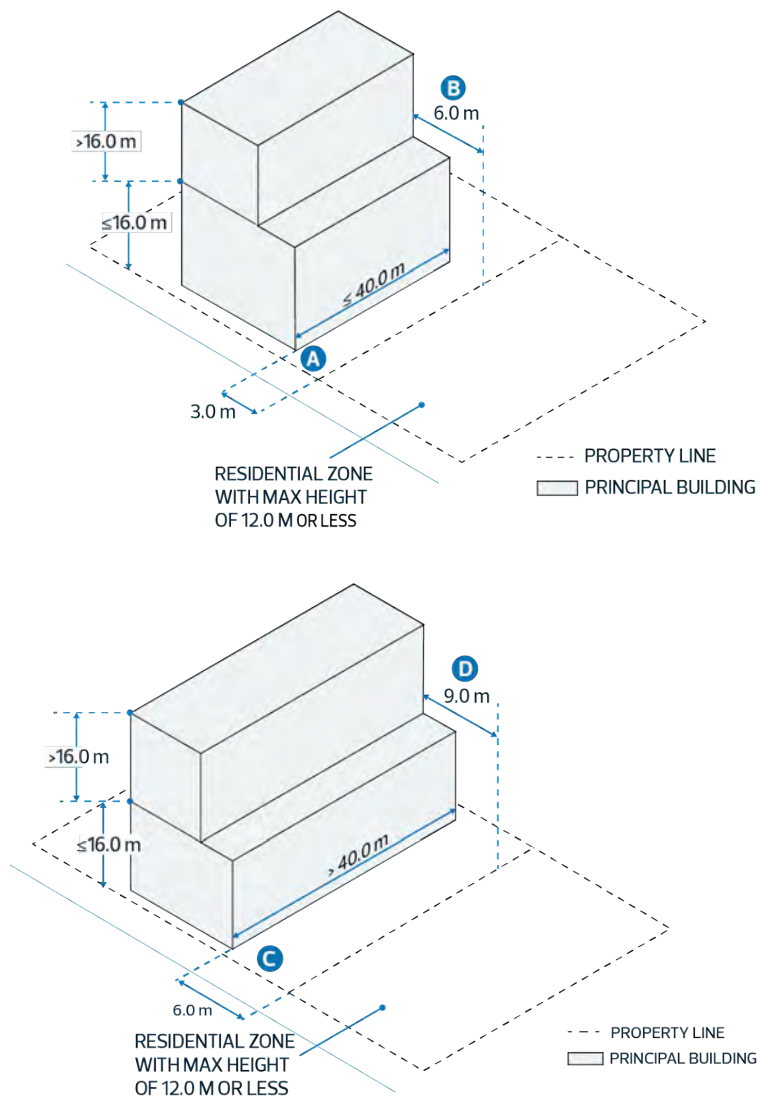


4.4. Despite Subsections 4.3.8 and 4.3.9, for buildings greater than 12.0 m in Height, the minimum Setback from an Abutting Site in a residential Zone that has a maximum Height of 12.0 m or less must comply with Table 4.4:

Table 4.4. Minimum Transition Setback Regulations

Subsection	Regulation	Minimum Setback for buildings greater than 12.0 m in Height	Symbol	Minimum Setback for portions of the building greater than 16.0 m in Height	Symbol
<b>4.4.1.</b>	Where the building wall facing the Abutting Site is less than or equal to 40.0 m in length	3.0 m	<b>A</b>	6.0 m	<b>B</b>
<b>4.4.2.</b>	Where the building wall facing the Abutting Site is greater than 40.0 m in length	6.0 m	<b>C</b>	9.0 m	<b>D</b>

Diagram for Subsection 4.4



4.5. Despite Subsection 4.4.2, where the required minimum Setback is 9.0 m, this is reduced to 6.0 m where a Landscape Buffer is provided in compliance with Subsection 5 of [Section 5.80](#), except:

- 4.5.1. the Setback Abutting the south Lot line of a Site in a residential Zone must not be reduced.

maintained at 1.0 m to ensure adequate sidewalk space.

**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 and RA8 Zones in the following ways:

1. The regulation is triggered:
  - 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 (in addition to the base landscaping requirements) 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**

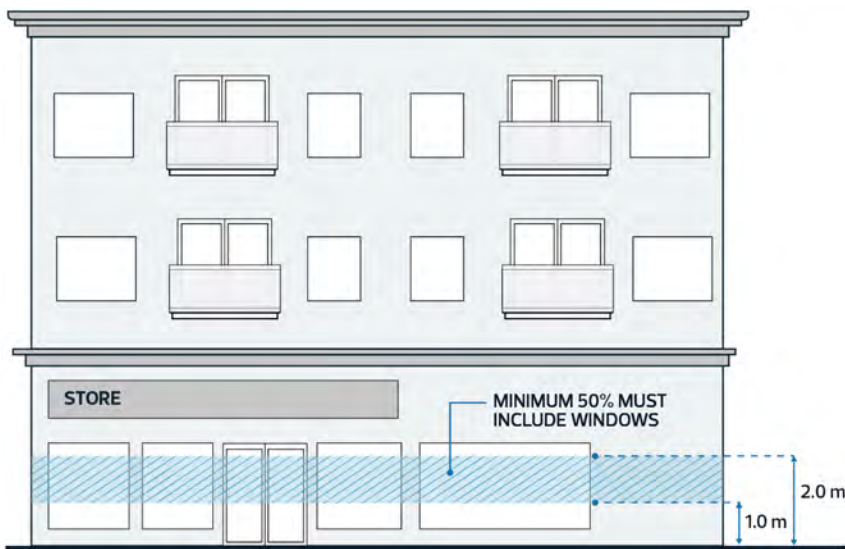
This regulation was adapted from the current RA7 and RA8 Zones which do not allow the setback to be reduced where shade impacts are greater.

## 5. Design Regulations

### Building Design Regulations

- 5.1. Where a building wall faces a Street or a Site in a residential or mixed use Zone, the Facade must be articulated using 2 or more design features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design features may include:
  - 5.1.1. variations in rooflines;
  - 5.1.2. vertical or horizontal building wall projection or recessions;
  - 5.1.3. visual breaks of building facades into smaller sections;
  - 5.1.4. features such as windows, balconies, or porches;
  - 5.1.5. using a combination of finishing materials; or
  - 5.1.6. other similar features.
- 5.2. To promote pedestrian interaction and safety, Ground Floor non-Residential Facades must comply with the following:
  - 5.2.1. Where a Facade faces a Street, a minimum of 50% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.
  - 5.2.2. A maximum of 10% of the Facade area windows facing a Street, a Park, or along Facades with a main entrance facing Parking Areas interior to the Site may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.

Diagram for Subsection 5.2



- 5.3. On Corner Sites, the principal building Facades facing a Street must use consistent exterior finishing materials and architectural features, and include features such as windows, doors, or porches.

### Entrance Design Regulations

- 5.4. Principal buildings located adjacent to a Street with an existing or approved sidewalk must have an entrance facing a Street with an existing or approved sidewalk.
- 5.5. 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.
- 5.6. Where:
  - 5.6.1. the building length is greater than 30.0 m;
  - 5.6.2. the building Facade fronts onto a Street with an existing or approved sidewalk; and
  - 5.6.3. the Setback from a Street is 4.5 m or less,
 each Ground Floor Dwelling must have an individual entrance with direct outside access to a Street with an existing or approved sidewalk.
- 5.7. Sliding patio doors must not serve as the individual entrance required under Subsection 5.6.

#### 5.1 - Revised from S.210.4.12 and S.220.4.10

This regulation is revised by requiring a specific number of facade design features and listing examples of design features that can be incorporated into the facade.

#### 5.2 - 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 at eye level. This is determined by requiring that a minimum of 50% of the building wall measured between 1.0 m and 2.0 m (as shown in the hatched area of the diagram) includes a window area (including doors with windows). This is meant to balance transparency of the building wall with energy code requirements. Windows may extend above or below the hatched areas.

#### 5.2.2 - 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.

#### 5.3 - 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.

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

To support active street frontage.

#### 5.5 - New Regulation

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

#### 5.6 - 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 buildings.

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

This regulation establishes that sliding patio doors do not satisfy entrance design requirements.

## 6. General Regulations

### Parking, Loading, and Access

- 6.1. Vehicle access must be from an Alley where a Site Abuts an Alley.
- 6.2. Surface Parking Lots, loading and waste collection areas must not be located between a principal building and a Street.
- 6.3. Despite the Setbacks specified in Table 4.3, Surface Parking Lots and loading and waste collection areas may project into a Setback from:
  - 6.3.1. an Alley; and
  - 6.3.2. an Abutting Site where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.

#### **6.1 - 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.

#### **6.2 - 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.

#### **6.3 - 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.

#### **Deleted Cross-References**

In response to engagement feedback, cross-references to other general regulations of the zoning bylaw will be removed from the zones. Instead, information will be provided to users on how to use the zoning bylaw.

#### **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**

Soil depth requirements have been transferred to the Landscaping [Section 5.80](#) of the draft Zoning Bylaw.

##### **Separation space**

Separation space is no longer proposed to be regulated through the Zoning Bylaw to allow for more efficient land development. 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 draft Zoning Bylaw does not propose to continue to prescriptively regulate locations of windows and amenity areas.

##### **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
<p><b>1. Purpose</b></p> <p>To allow for high-rise Residential development that ranges from approximately 9 to 20 Storeys. Row Housing is not intended in this Zone unless it forms part of a larger multi-unit Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents.</p>	<p>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. <b>Note:</b> The general purpose has been adjusted for better alignment and consistency with the Medium Scale Residential (RM) Zone.</p> <p>This zone will extend more broadly throughout the Nodes and Corridors where District Plans provide policy direction that support high-rise development</p> <ul style="list-style-type: none"> <li>- on appropriate sites within the Centre City, Major and District Nodes and Primary Corridors; and</li> <li>- where commercial active frontage, with a greater emphasis on ground floor commercial uses and the public realm, is not required.</li> </ul> <p><b>Equivalent Zones in Zoning Bylaw 12800:</b></p> <ul style="list-style-type: none"> <li>- (RA8h) Medium Rise Apartment Zone (with the height modifier of 45 m)</li> <li>- (RA9) High Rise Apartment Zone, <i>except some sites within the current High Rise Residential Overlay</i></li> </ul>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Home Based Business</li> <li>2.2. Residential, limited to: <ul style="list-style-type: none"> <li>2.2.1. Lodging House</li> <li>2.2.2. Multi-unit Housing</li> <li>2.2.3. Row Housing</li> <li>2.2.4. Secondary Suite</li> <li>2.2.5. Supportive Housing</li> </ul> </li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.3. Food and Drink Service</li> <li>2.4. Health Service</li> <li>2.5. Indoor Sales and Service</li> <li>2.6. Minor Indoor Entertainment</li> <li>2.7. Office</li> <li>2.8. Residential Sales Centre</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.9. Child Care Service</li> <li>2.10. Community Service</li> <li>2.11. Library</li> <li>2.12. Park</li> <li>2.13. Special Event</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.14. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.15. Fascia Sign</li> <li>2.16. Freestanding Sign</li> </ul>	<p><b>Residential Uses</b></p> <p>These uses will allow for a range of housing opportunities and living arrangements. <b>Note:</b> Lodging Houses, Supportive Housing, and Fraternity and Sorority Housing have been combined into the Residential Use category.</p> <p><b>Commercial Uses</b></p> <p>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. <b>Note:</b></p> <ul style="list-style-type: none"> <li>- Bars and Custom Manufacturing have been removed from the previously proposed permitted use list, in order to direct these uses to mixed use and commercial zones.</li> </ul> <p><b>Community Uses</b></p> <p>Includes a range of activities that support community services and temporary events, and enables the development of private and public parks. <b>Note:</b></p> <ul style="list-style-type: none"> <li>- Community Services, Libraries, and Parks are new uses that are not listed in the current RA8h or RA9 Zones.</li> </ul> <p><b>Agricultural Uses</b></p> <p>Includes agriculture-related activities to support urban agriculture throughout Edmonton.</p> <p><b>Sign Uses</b></p> <p>These types of signs are currently allowed in the RA8h and RA9 Zones and are proposed</p>

- 2.17. Portable Sign
- 2.18. Projecting Sign

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. Row Housing is only permitted where developed on the same Site as Multi-unit Housing or where existing as of January 1, 2024.

#### Non-Residential Uses

- 3.3. Non-Residential Uses, where provided, must be located on the Ground Floor or second Storey of Residential buildings; except:
  - 3.3.1. Child Care Services are permitted up to the fourth Storey.

#### Commercial Uses

- 3.4. The maximum Floor Area for Commercial Uses is 300 m2 per individual establishment.
- 3.5. **Residential Sales Centres** may be approved 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

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

#### Sign Uses

- 3.8. **Fascia Signs, Freestanding Signs, Portable Signs, Projecting Signs** are limited to On-premises Advertising.
- 3.9. **Signs** must comply with [Section 6.80](#).

#### Uses with Floor Area Exceptions

- 3.10. The Development Planner may consider a variance to the maximum Floor Area of a non-Residential Use if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:
  - 3.10.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 3.10.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
  - 3.10.3. other similar measures.

**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 Regulation**

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.

**3.3 - Revised from S.230.7.1.a and 2.230.7.3.a, Transferred from S.230.7.4**

To require non-residential development to be developed within a residential building (instead of in conjunction with a residential development) to prevent standalone non-residential development in this Zone. This regulation also limits the extent of non-residential development, such that 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. **Note:** Subsection 3.3.1 has been adjusted to clarify that Child Care Services are proposed to be permitted up to the fourth floor, which aligns with the exceptions in the current RA9 Zone.

**3.4 - New Regulation**

To ensure compatibility and to minimize impacts to residential development, all commercial uses are limited to 300 m2 per individual establishments.

**3.5 - 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.

**3.6, 3.7 - New cross-reference**

For ease of reference to applicable regulations.

**3.8 - New Regulation**

This regulation restricts the content of advertising to uses that have a valid

development permit to operate from the site.

**3.9 - New cross-reference**

For ease of reference to applicable regulations.

**3.10 - 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. **Note:** This regulation has been relocated from Section 6 - General Regulations, and has been adjusted to clarify direction to vary the maximum floor area of a non-Residential Use.

## 4. Site and Building Regulations

4.1. The maximum Height and Floor Area Ratio must comply with Table 4.1:

Table 4.1. Maximum Height and Floor Area Ratio			
Subsection	Modifier on Zoning Map	Maximum Height	Maximum Floor Area Ratio
4.1.1.	h50	50.0 m	4.5
4.1.2.	h65	65.0 m	5.5

4.2. Despite Subsection 4.1, the maximum Floor Area Ratio is increased by 1.0 where a minimum of 10% of all Dwellings:

- 4.2.1. comply with the inclusive design requirements of [Section 5.70](#); or
- 4.2.2. have a Floor Area greater than 100 m<sup>2</sup>, a minimum of 3 bedrooms, are located below the 10th Storey of the building, and have:
  - 4.2.2.1. access to an outdoor Common Amenity Area designed for children that is at least 50.0 m<sup>2</sup>; and
  - 4.2.2.2. dedicated and enhanced bulk storage within the Dwelling or within the building.

4.3. Development must comply with Table 4.3:

Table 4.3. Setbacks Abutting Streets and Alleys			
Subsection	Regulation	Value	Symbol
<b>Setbacks Abutting Streets</b>			
4.3.1.	Minimum Setback where a Treed Boulevard is present	3.0 m	<b>A</b>
4.3.2.	Minimum Setback where a Treed Boulevard is not present	4.5 m	<b>B</b>
<b>Unless the following applies</b>			
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"> <li>- non-Residential Uses on the Ground Floor that form a Main Street Development</li> </ul>	1.0 m	-
<b>Setbacks Abutting Alleys</b>			
4.3.4.	Minimum Setback	3.0 m	<b>C</b>
<a href="#">Diagram for Subsections 4.3.1, 4.3.2, and 4.3.4</a>			

**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**

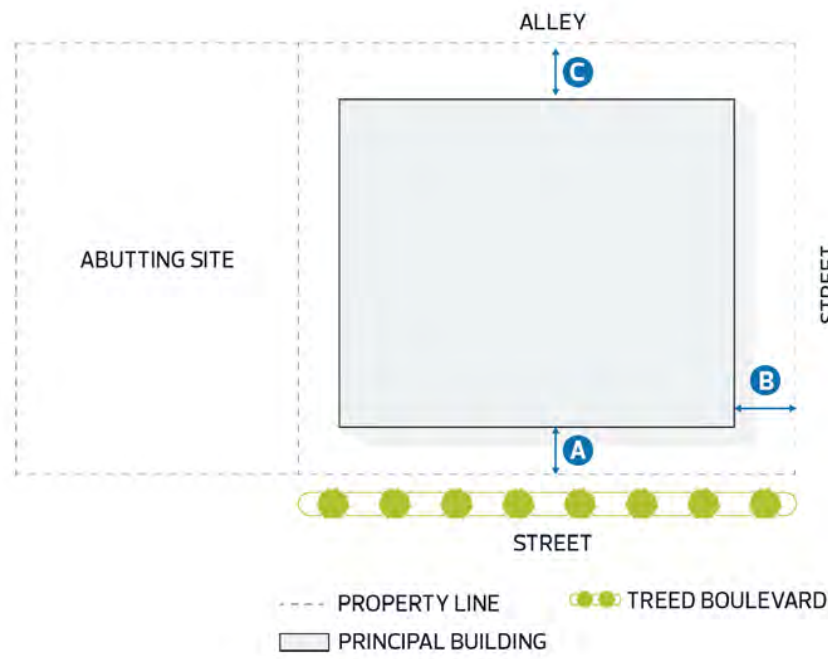
h50 will allow for buildings that are approximately 15 storeys tall and a maximum FAR of 4.5. This height corresponds with the current maximum in the RA8h Zone. However, the proposed FAR of 4.5 is larger compared to the current RA8h Zone, which is currently limited to a maximum FAR of 3.0. This change 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 3.8. **Notes:**

- The maximum height and corresponding height modifier have been slightly increased to 50 m based on engagement feedback to allow for slightly taller floor heights.
- The maximum FAR has also slightly increased from 4.0 to 4.5 in consideration of engagement feedback and comparable maximum FAR limits in the Downtown Special Area Zones, as well as increases in FAR proposed for the RM Zone.

**4.1.2 - New Regulation**

h65 will allow for buildings that are approximately 20 storeys tall and a maximum FAR of 5.5. 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. **Notes:**

- The maximum height and corresponding height modifier have been slightly increased to 65 m based on engagement feedback to allow for slightly taller floor heights.
- The maximum FAR has also slightly increased from 5.2 to 5.5 in consideration of engagement feedback and comparable maximum FAR limits in the Downtown Special Area Zones, as well as increases in FAR proposed for the draft RM Zone. Compared to



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
<b>Unless the following applies</b>			
4.4.2.	Minimum Setback for portions of development greater than 23.0 m in Height	6.0 m	B

**Diagram for Subsection 4.4.1 and 4.4.2**

The diagram shows a building with a height of 23m. A vertical dashed line represents the 'PROPERTY LINE'. Two setback markers are shown: 'A' is the setback from the property line, and 'B' is the setback from the building's side. The building is shown to be taller than the 23m mark.

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 23.0 m in Height	850 m <sup>2</sup>
4.5.2.	Minimum separation between Towers on the same Site or Abutting Sites, for portions of Towers greater than 23.0 m in Height	25.0 m
4.5.3.	Minimum Setback for portions of Towers greater than 23.0 m in Height from an Abutting Street	6.0 m

4.6. Towers must mitigate microclimatic impacts based on a Wind Impact Assessment and Sun Shadow Impact Study, where applicable, in compliance with [Section 7.140](#).

4.7. The Development Planner may consider a variance to the regulations in Table 4.5, taking into consideration factors such as:

- 4.7.1. the orientation and placement of the tower and associated visual, sun, shadow, and microclimatic impacts on Amenity Areas, Pathways, and Abutting residential or mixed use developments;
- 4.7.2. the context of the site in relation to the location and height of buildings on Abutting sites; and
- 4.7.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.

the current RA9 Zone, this is an increase in FAR from:

- 2.3 for sites less than 1,800 m<sup>2</sup>;
- 5.2 for sites 1,800 m<sup>2</sup> to 7,500 m<sup>2</sup>; and
- 4.3 for sites greater than 7,500 m<sup>2</sup>.

**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 proposes to revise the incentives in the current RA9 Zone, by reducing the minimum dwelling floor area by 15 m<sup>2</sup>. Due to the density proposed to change from a maximum to no maximum, no incentive is proposed for providing additional common amenity areas. **Note:** This incentive has been adjusted based on engagement feedback that the previously proposed incentive would not be sufficient. The incentive has been adjusted to increase the Floor Area Ratio bonus for up to 10% of the total number of dwellings, provided the additional floor area is dedicated to dwellings that comply with the inclusive design standards or dwellings that have a floor area greater than 100 m<sup>2</sup> and average of 3 bedrooms located in the lower floors of a building with access to on-site amenities such as play areas for children and enhanced storage.

**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, this 1.0 m setback also aligns with the minimum 1.0 m setback in the current RA9 Zone. However, 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. **Note:** This regulation previously proposed a 0 m setback, but has been adjusted to a minimum 1.0 m setback.

**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.

**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 m<sup>2</sup> - 1000 m<sup>2</sup>). However, this maximum aligns with the maximum floor plate in the current RA9 Zone, but proposes to adjust the height for where this maximum applies from portions of towers above a podium or greater than 15 m in height to portions of towers greater than 23.0 m in height and matches the proposed maximum floor plate in the Mixed Use (MU) Zone. **Note:** This regulation has been adjusted based on engagement feedback so that the maximum tower floor plate only applies to the portion of Towers greater than 23.0 m in height. This regulation will not apply to mid-rise buildings (5 - 8 storeys).

**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. This requirement, in addition to the maximum tower floor plate, helps to provide more access to sunlight, sky-view, and helps reduce shadow impacts and wind tunnels. **Note:** This regulation has been adjusted based on engagement feedback so that the tower separation only applies to the portion of Towers greater than 23.0 m in height. This regulation will not apply to mid-rise buildings (5 - 8 storeys).

**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 setback. The proposed 6.0 m setback aligns with the minimum front setback in the current RA9 Zone for portions of development above 15 m, but proposes to increase the height threshold for when this setback applies, to portions of Towers greater than 23.0 m in height. **Note:** This regulation has been adjusted based on engagement feedback so that the tower setback only applies to the portion of Towers greater than 23.0 m in height. This regulation will not apply to mid-rise buildings (5 - 8 storeys).

**4.6 - 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.

**4.7 - Revised from S.230.4.4**

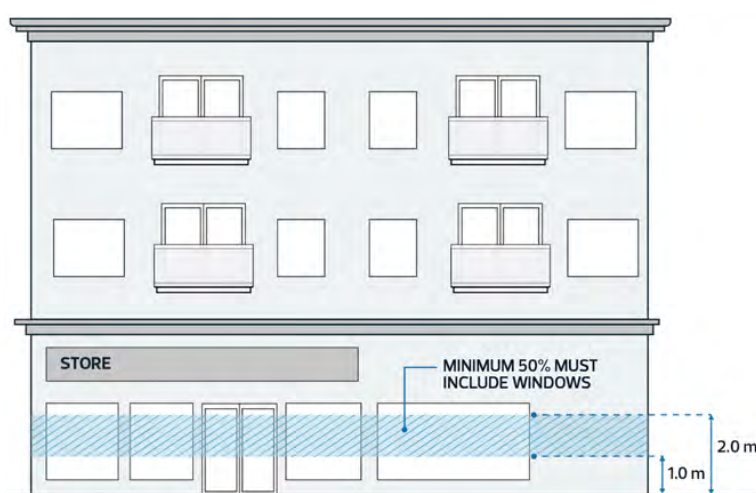
In order to provide flexibility on the tower design and requirements, guidance is provided to the Development Planner to consider variances to the tower regulations listed in Table 4.5 in consideration of potential impacts, surrounding development, recommendations in any required technical studies, and applicable urban design guidelines. **Note:** This regulation has been added based on engagement feedback to provide greater flexibility for tower design, siting and placement.

## 5. Design Regulations

### Building Design Regulations

- 5.1. Where a building wall faces a Street or has a total length greater than 20.0 m facing a Site in a residential or mixed use Zone, the Facade must be articulated using 2 or more design features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design features may include:
  - 5.1.1. variations in rooflines;
  - 5.1.2. vertical or horizontal building wall projections or recessions;
  - 5.1.3. visual breaks of building facades into smaller sections;
  - 5.1.4. using a combination of finishing materials; or
  - 5.1.5. other similar features.
- 5.2. Subsection 5.4 does not apply to Facades of a Tower above a Podium or portions of Facades greater than 23.0 m in Height.
- 5.3. To promote pedestrian interaction and safety, Ground Floor non-Residential Facades must comply with the following:
  - 5.3.1. Where a Facade faces a Street, a minimum of 50% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.
  - 5.3.2. A maximum of 10% of the Facade area windows facing a Street, a Park, or along Facades with a main entrance facing Parking Areas interior to the Site may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.

Diagram for Subsection 5.6



- 5.4. On Corner Sites, the Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets.

### Entrance Design Regulations

- 5.5. For new buildings and additions, where a Use is located on the Ground Floor adjacent to a Street:

**5.1 - 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 provides examples for the types of techniques that can be used. **Note:** The approach to the building facade design regulations has been adjusted to remove the reference to a separate building facade design section and instead incorporates a performance based requirement in the zone.

**5.2 - 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 Tower Facades above a podium or portions greater than 23.0 m height are not subject to the building design requirements outlined in Subsection 5.1.

**5.3 - Revised from S.230.5.1.g**

To support visual engagement between pedestrians in the public realm and adjacent shops, as well as natural surveillance to support safer urban environments. Windows 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 window area is reduced from 60% to 50%. Glass doors are included in this calculation. The minimum window area requirement matches the requirements of the proposed Medium Scale Residential (RM) Zone.

**5.4 - 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.

**5.5 - New Regulation**

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

<p>5.5.1. the main entrance for the Use must be directed towards the Street; and</p> <p>5.5.2. the main entrance for non-Residential Uses, and shared entrances for Multi-unit Housing or Supportive Housing, must be level with or have sloped doorway thresholds to Abutting Pathways and public sidewalks.</p> <p>5.6. 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, or other similar measures.</p> <p>5.7. 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.</p>	<p>are proposed to be level or have sloped doorway thresholds where an entrance is slightly higher than the abutting pathway or sidewalk. This generally matches the regulations in the proposed mixed use zones, but only applies to development directly next to Streets. <b>Notes:</b></p> <ul style="list-style-type: none"> <li>- This regulation has been adjusted based on engagement feedback so that the main entrance requirement only applies to Uses on the ground floor that are adjacent to a street.</li> <li>- Subsection 5.5.2 is proposed to only apply to non-residential uses and residential development in the form of Multi-unit Housing or Supportive Housing, and not to residential development in the form of Row Housing.</li> </ul> <p><b>5.6 - Revised from 230.5.1.a</b> 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.</p> <p><b>5.7 - Revised from S.230.5.1.e</b> 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.</p>
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## 6. General Regulations

### Parking, Loading, Storage and Access

- 6.1. Vehicle access must be from an Abutting Alley. Where there is no Abutting Alley, vehicle access must:
- 6.1.1. be from the Flanking Street for Corner Sites;
  - 6.1.2. be designed to minimize disruption to vehicle and pedestrian circulation; and
  - 6.1.3. 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.
- 6.2. Despite the Setbacks specified in Tables 4.3 and 4.4:
- 6.2.1. 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 where adjacent to a Street.
  - 6.2.2. Surface Parking Lots and loading, storage, and waste collection areas may project into, or be located within, a Setback Abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.
  - 6.2.3. Surface Parking Lots and loading, storage, and waste collection areas may project into, or be located within, a Setback Abutting an Alley.
- 6.3. Above-ground Parkade Facades 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 8.0 m.

### Other Regulations

- 6.4. Outdoor display areas and Public Space associated with a Main Street Development may be located in a Setback Abutting a Street.

- 6.1 - 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.
- 6.2.1 and 6.2.2 - 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 6.2.1) 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.
- 6.2.3 - 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.
- 6.3 - 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. **Notes:** This regulation has been adjusted to clarify the requirements only apply to facades associated with an above ground parkade. The minimum depth required for Commercial or Community Uses has also increased from 5.0 m to 8.0 m

based on feedback.

**6.4 - 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.

## 2.60 RR - Rural Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for rural residential development while prohibiting further subdivision.</p>	<p><b>1.0 - Revised from S. 240.1</b> 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><b>Equivalent Zone in the Zoning Bylaw 12800:</b> (RR) Rural Residential Zone.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Home Based Business</li> <li>2.2. Residential, limited to: <ul style="list-style-type: none"> <li>2.2.1. Secondary Suite</li> <li>2.2.2. Single Detached Housing</li> </ul> </li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.3. Indoor Sales and Service, limited to veterinary service</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.4. Child Care Service</li> <li>2.5. Special Event</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.6. Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.7. Fascia Sign</li> <li>2.8. Freestanding Sign</li> <li>2.9. Portable Sign</li> </ul>	<p><b>Residential Uses</b> Residential Uses include Residential in the form of Single Detached Housing, and Secondary Suites, and Home Based Businesses, which are currently allowed in the Rural Residential Zone. Backyard Housing is a new use for this zone.</p> <p><b>Commercial Uses</b> Commercial uses include Veterinary Services, which are currently allowed in the Rural Residential Zone.</p> <p><b>Community Uses</b> Community Uses include Child Care Services and Special Events, which are currently allowed in the Rural Residential Zone.</p> <p><b>Agricultural Uses</b> Agriculture Uses include Recreational Acreage Farms, Small Animal Breeding and Boarding Establishments and Urban Outdoor Farms which are currently allowed in the Rural Residential Zone.</p> <p><b>Sign Uses</b> 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><b>3. Additional Regulations For Specific Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>3.1. A Residential Use must only be in the form of a maximum of 1 Single Detached House, 1 Dwelling of Backyard Housing, and 1 Secondary Suite.</li> <li>3.2. Backyard Housing must comply with <a href="#">Section 6.50</a>. <ul style="list-style-type: none"> <li>3.2.1. The maximum Floor Area for Backyard Housing is 130.0 m<sup>2</sup>.</li> </ul> </li> <li>3.3. Home Based Businesses must comply with <a href="#">Section 6.60</a>.</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>3.4. Veterinary Services must be located and developed on a Site in such a manner that the keeping of animals does not create a Nuisance.</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>3.5. <b>Child Care Services</b> must comply with <a href="#">Section 6.30</a></li> <li>3.6. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</li> </ul>	<p><b>3.1 - Revised from S. 240.4.9</b> This regulation is transferred with minor revisions in language and ease of interpretation.</p> <p><b>3.2 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.2.1 - Transferred from S. 87.3(b)</b> This regulation is transferred in order to limit the size of Backyard Housing on large sites.</p> <p><b>3.3 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.4 - Transferred from S. 240.5.1</b> This regulation is transferred with minor revisions in language and ease of interpretation</p> <p><b>3.5 - New cross-reference</b> For ease of reference to applicable</p>

**Agricultural Uses**

3.7. Agricultural Uses must be located and developed on a Site in such a manner that the keeping of animals or livestock does not create a Nuisance.

**Sign Uses**

3.8. **Fascia Signs, Freestanding Signs, Portable Sign** are limited to On-premises Advertising.

3.9. **Signs** must comply with [Section 6.80](#).

regulations.

**3.6 - New cross-reference**

**3.7 - Transferred from S. 240.5.1**

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

**3.8 New Regulation**

This regulation restricts the content of advertising to uses that have a valid development permit to operate from the site.

**3.9 - New cross-reference**

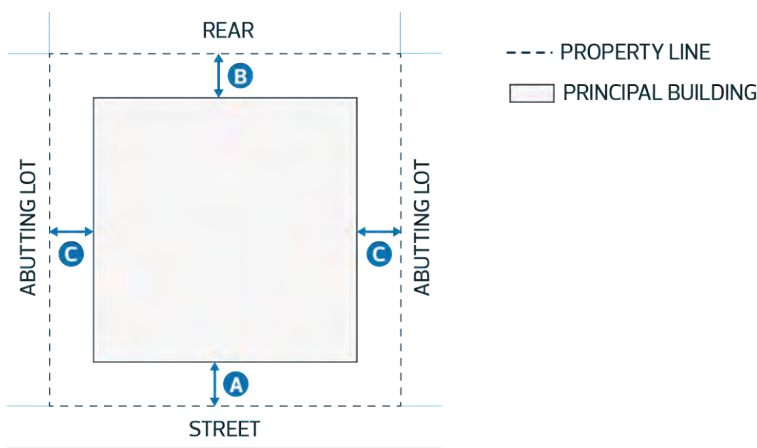
For ease of reference to applicable regulations.

**4. Site and Building Regulations**

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Section	Regulation	Value	Symbol
<b>Site Area</b>			
4.1.1	Minimum Site area	1.0 ha	-
<b>Height</b>			
4.1.2	Maximum Height	12.0 m	-
<b>Setbacks</b>			
4.1.3	Minimum Front Setback	7.5 m	<b>A</b>
4.1.4	Minimum Rear Setback	7.5 m	<b>B</b>
4.1.5	Minimum Side Setback	5.0 m	<b>C</b>

**Diagram for Section 4.1**



**4.1.1 - Transferred from S. 240.4.1**

These regulations are retained with minor language revisions.

**4.1.2 - 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 flex residential zone.

**4.1.3 - Transferred from S. 240.4.5**

These regulations are retained with minor language revisions.

**4.1.4 - Transferred from S. 240.4.6**

These regulations are retained with minor language revisions.

**4.1.5 - Transferred from S. 240.4.7**

These regulations are retained with minor language revisions.

**5. General Regulations**

5.1. 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

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## Mixed Use Zones

Edmonton

## 2.70 MUN - Neighbourhood Mixed Use Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for neighbourhood scale pedestrian-oriented mixed use development anticipated in Local Nodes, as directed by statutory plans, that is integrated with the neighbourhood and intended to serve as a community focal point for commercial 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>In the future, this Zone will extend more broadly to Local Nodes as directed by District Plans.</p> <p><b>Equivalent Zones in Zoning Bylaw 12800:</b> (CB1) Low Intensity Business Zone and (CNC) Neighbourhood Convenience Commercial Zone, where currently located within the Main Streets Overlay (MSO) but not located in the City Centre Node or a Major Node, District Node, Primary Corridor or Secondary Corridor in The City Plan.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Home Based Business</li> <li>2.2. Residential, limited to: <ul style="list-style-type: none"> <li>2.2.1. Lodging House</li> <li>2.2.2. Multi-unit Housing</li> <li>2.2.3. Row Housing</li> <li>2.2.4. Secondary Suite</li> <li>2.2.5. Supportive Housing</li> </ul> </li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.3. Bar</li> <li>2.4. Body Rub Centre</li> <li>2.5. Cannabis Retail Store</li> <li>2.6. Custom Manufacturing</li> <li>2.7. Food and Drink Service</li> <li>2.8. Health Service</li> <li>2.9. Hotel</li> <li>2.10. Indoor Sales and Service</li> <li>2.11. Liquor Store</li> <li>2.12. Minor Indoor Entertainment</li> <li>2.13. Office</li> <li>2.14. Residential Sales Centre</li> <li>2.15. Vehicle Support Service, limited to those existing with a valid Development Permit prior to January 1, 2024</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.16. Child Care Service</li> <li>2.17. Community Service</li> <li>2.18. Library</li> <li>2.19. Park</li> <li>2.20. School</li> <li>2.21. Special Event</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>2.22. Emergency Service</li> <li>2.23. Recycling Drop-off Centre</li> <li>2.24. Transit Facility</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.25. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.26. Fascia Sign</li> </ul>	<p><b>Residential Uses</b></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><b>Commercial Uses</b></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). <b>Notes:</b></p> <ul style="list-style-type: none"> <li>- Cannabis Retail Stores and Liquor Stores is a new use that is not listed in the current CNC Zone</li> <li>- Body Rub Centres are currently permitted in both the CB1 and CNC Zones through the Personal Service Shops use</li> </ul> <p><b>Community Uses</b></p> <p>Includes a range of activities that support community services and temporary events, and enables the development of private and public parks. <b>Notes:</b></p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Parks is a new use that is not currently listed in the current CNC and CB1 Zones.</li> </ul> <p><b>Basic Service Uses</b></p> <p>Includes uses intended to provide more opportunities to enable services that support residents and city operations. <b>Notes:</b></p> <ul style="list-style-type: none"> <li>- Emergency Services is a new use that is not currently permitted in the current</li> </ul>

<p>2.27. Freestanding Sign</p> <p>2.28. Major Digital Sign</p> <p>2.29. Minor Digital Sign</p> <p>2.30. Portable Sign</p> <p>2.31. Projecting Sign</p>	<p>CNC and CB1 Zones.</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> </ul> <p><b>Agricultural Uses</b> Includes agriculture-related activities to support urban agriculture throughout Edmonton.</p> <p><b>Sign Uses</b> 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, but allow for existing Off-premises Advertising and digital signs to continue to operate.</p> <p><b>Proposed Retired Uses</b> Due to not aligning with the general purpose of this Zone:</p> <ul style="list-style-type: none"> <li>- <b>From the current CB1 Zone:</b> Auctioneering Establishments (outdoors); Automotive and Minor Recreation Vehicle Sales/Rentals; Convenience Vehicle Rentals; Cremation Services from 'Funeral, Cremation, and Interment Services'; Greenhouses, Plant Nurseries and Garden Centres; Nightclubs; Recycling Depots; and Vehicle Parking</li> </ul>
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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. The Residential Use, where provided, must be on a Site that contains non-Residential Uses.
  - 3.2.2. Ground Floor Residential Uses located adjacent to a Street may only be approved where:
    - 3.2.2.1. located on a Corner Site facing a Local Road; and
    - 3.2.2.2. the Residential Ground Floor building Frontage is not more than 70% of the total building Frontage facing the Local Road.

#### Non-Residential Uses

- 3.3. All Ground Floor building Frontages adjacent to a Street must consist of non-Residential Uses oriented towards the Abutting Street, except as identified in Subsection 3.2.3.
- 3.4. On Corner Sites that Abut an Arterial Road or Collector Road, and a Local Road, Ground Floor non-Residential Uses must be oriented towards and include a main entrance that faces the Abutting Arterial Road or Collector Road.
- 3.5. The maximum Floor Area for non-Residential Uses is:
  - 3.5.1. 500 m2 per individual establishment, where the only Streets Abutting the Site are Local Roads;
  - 3.5.2. 1,000 m2 per individual establishment, where located on a Site Abutting one or more Collector or Arterial Roads; or
  - 3.5.3. 2,500 m2 per individual establishment, where located on a Site greater than 1 ha that Abuts one or more Arterial Roads.

#### Commercial Uses

- 3.6. **Bars and Food and Drink Services**
  - 3.6.1. Despite Subsection 3.5, the maximum Floor Area is 500 m2 per individual establishment.

<p><b>3.1 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.2.1 - Revised from S.310.5.5.1.a and S.330.5.1.a</b> This regulation has been adjusted based on engagement feedback to provide more opportunities for residential development in local nodes. This requirement enables residential development while ensuring non-residential uses exist on the site to support and maintain existing commercial development in local nodes. This regulation adjusts the requirement that residential uses must be located above the ground floor as required in the current CNC and CB1 Zones.</p> <p><b>3.2.2 - New Regulation</b> To enable ground floor residential development while still maintaining commercial frontage oriented towards streets. <b>Note:</b> This regulation has been adjusted based on feedback to limit the maximum ground floor street frontage of residential uses in order to align with higher policy direction in District Plans.</p> <p><b>3.3 - New Regulation</b> To ensure active non-residential uses face streets on sites. This requirement is intended to maintain and reinforce existing commercial development in local nodes.</p> <p><b>3.4 - New Regulation</b> To ensure ground floor non-residential uses face the busier roads on corner sites.</p>
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- 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**
  - 3.9.1. Despite Subsection 3.5, the maximum Floor Area is 300 m2 per individual establishment, except:
    - 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.
  - 3.9.2. Manufacturing activities and storage must be located within an enclosed building.
  - 3.9.3. Developments must carry out their operations in a manner where no Nuisance odour is created or apparent outside an enclosed building.
- 3.10. **Hotels**
  - 3.10.1. Ground Floor guest rooms must not be located adjacent to a Street.
- 3.11. **Indoor Sales and Services**
  - 3.11.1. Despite Subsection 3.5, the maximum Floor Area for Grocery Stores is 2,500 m2 per individual establishment.
- 3.12. **Liquor Stores** must comply with [Section 6.70](#).
- 3.13. **Residential Sales Centres** may be approved 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.
- 3.14. **Vehicle Support Services and Uses with Drive-through Services**
  - 3.14.1. Vehicle Support Services and Uses with Drive-through Services must comply with [Section 6.110](#).
  - 3.14.2. Uses with Drive-through Services are only permitted where existing with a valid Development Permit prior to January 1, 2024.

**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. Basic Service Uses must not be the only Use on a Site.
- 3.18. **Recycling Drop-Off Centres**
  - 3.18.1. The maximum total area for a Recycling Drop-off Centre is 300 m2 per Site.
  - 3.18.2. Recycling bins and associated drive aisles and queuing lanes must not be located between a building and a Street.
  - 3.18.3. Perimeter screening using Fences, Landscape Buffers, 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.
- 3.19. **Transit Facilities**
  - 3.19.1. 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.

**Agricultural Uses**

- 3.20. **Urban Agriculture**
  - 3.20.1. Despite Subsections 3.5.2 and 3.5.3, the maximum Floor Area is 600 m2 per individual establishment.
  - 3.20.2. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
  - 3.20.3. The Development Planner may consider a variance to Subsection 3.20.2 based on the recommendations provided in an environmental or risk assessment report in compliance with [Section 7.140](#).

**Sign Uses**

- 3.21. **Fascia Signs, Freestanding Signs, Portable Signs, and Projecting Signs** are limited to On-premises Advertising, except that:
  - 3.21.1. Off-premises Advertising is permitted where existing as of January 1, 2024.
- 3.22. **Major Digital Signs and Minor Digital Signs** are limited to where existing as of January 1, 2024.
- 3.23. **Signs** must comply with [Section 6.80](#).

**Uses with Total Area and Floor Area Exceptions**

**3.5 - 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 currently includes sites located within residential neighbourhoods and limits Permitted Uses to 275 m2. **Note:** Subsection 3.5.3 has been added based on engagement feedback and in consideration of the maximum floor area listed for Permitted Uses in the current CB1 Zone.

**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.

**3.7, 3.8 - New cross-references**

For ease of reference to applicable regulations.

**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.

**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 nuisance odour be created to address common complaints related to odours and some custom manufacturing activities (e.g., coffee roasting).

**3.10.1 - Revised from 819.3.13**

To support active street frontages by limiting the street frontage on the ground floor associated guest rooms. **Note:** This regulation has been adjusted based on engagement feedback to not limit the ground floor frontage based on hotel lobby areas.

**3.11.1 - 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

- 3.24. The Development Planner may consider a variance to the maximum total area or Floor Area of a non-Residential Use if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:
- 3.24.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 3.24.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
  - 3.24.3. other similar measures.

for creating food deserts within neighbourhoods. **Note:** Grocery stores were previously proposed to be a separate Use, but now are proposed to be a defined term under the broader Use category Indoor Sales and Services.

**3.12 - New cross-references**

For ease of reference to applicable regulations.

**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.

**3.14.1 - New cross-reference**

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 - New Regulation**

To ensure that Basic Service Uses (e.g., Recycling Drop-off Centres and Transit Facilities) are not standalone developments.

**3.18.1 - Revised from S.84.1**

This is reduced from the current limit of 650 m<sup>2</sup>. This is approximately half the size of the Recycling Materials Drop-off Centre at Southgate Mall.

**3.18.2 - 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.

**3.18.3 - Revised from S.84.4**

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

**3.19.1 - New Regulation**

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

**3.20.1 - New Regulation**

To ensure the scale of indoor Urban Agriculture Uses are compatible with mixed use and commercial development and that larger scale operations are located in the CG or CB Zone, or an industrial zone.

**3.20.2, 3.20.3 - New Regulations**

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.

**3.21 - New Regulation**

To enable signs with advertisements for uses that have valid development permits to operate from the Site.

**3.21.1 and 3.22 - New Regulations**

To allow existing signs with off-premises advertising to continue to be placed on the site while limiting any new off-premises advertising from being developed in this zone.

**3.23 - New cross-reference**

For ease of reference to applicable regulations.

**3.24 - 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. **Note:** This regulation has been relocated from Section 6 - General Regulations, and has been adjusted to clarify direction to vary the maximum total area or floor area of a non-Residential Use.

**4. Site and Building Regulations**

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Site Area</b>		
4.1.1.	Maximum Site area	2.0 ha
<b>Height</b>		
4.1.2.	Maximum Height	16.0 m
4.1.3.	Minimum Ground Floor Height for non-Residential Uses in new buildings	4.0 m
<b>Floor Area Ratio</b>		
4.1.4.	Maximum Floor Area Ratio	3.5

4.2. Despite Subsection 4.1.4, Residential Uses may be excluded from the calculation of the maximum Floor Area Ratio where a minimum of 10% of all Dwellings:

- 4.2.1. comply with the inclusive design requirements of [Section 5.70](#); or
- 4.2.2. have a Floor Area greater than 100 m<sup>2</sup> and a minimum of 3 bedrooms with:
  - 4.2.2.1. access to an outdoor Common Amenity Area designed for children of at least 50.0 m<sup>2</sup>; and
  - 4.2.2.2. dedicated and enhanced bulk storage within the Dwelling or on the same floor as the Dwelling.

4.3. Development must comply with Table 4.3:

Table 4.3. Setback Regulations			
Subsection	Regulation	Value	Symbol
<b>For portions of development with non-Residential Uses on the Ground Floor Abutting a Street</b>			
4.3.1.	Minimum Setback	1.0 m	-
4.3.2.	Maximum Setback	3.0 m	A
<b>Unless the following applies:</b>			

**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. **Note:** This regulation has been adjusted to only apply to ground floor non-residential uses.

**4.1.4 - Revised from S. 819.3.5b**

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

**4.2 - Revised from S. 819.3.6**

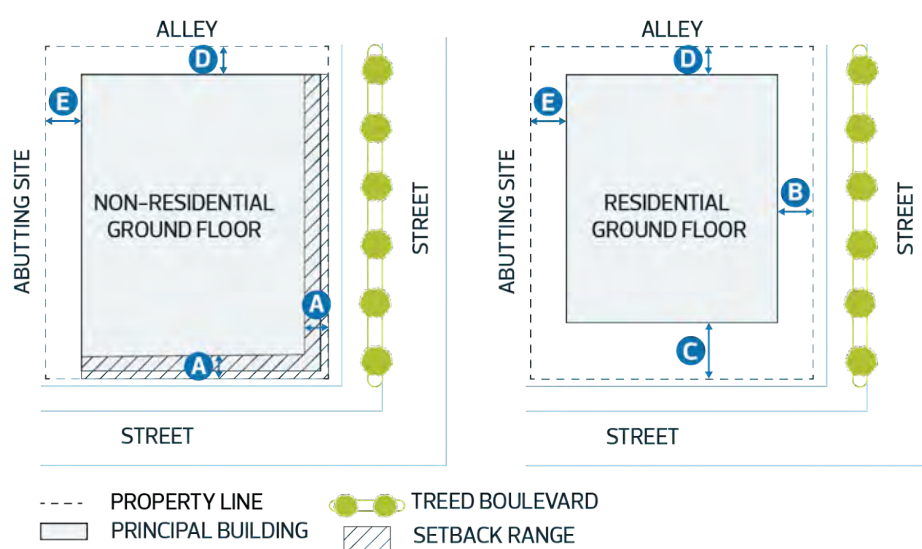
This is revised from the Main Streets Overlay that exempts residential development in commercial zones within the Main Streets Overlay from floor area ratio restrictions as a means to encourage mixed use development along the city's main streets and transit areas. The exemption of the maximum Floor Area Ratio for residential uses has been adjusted in order to incentivize larger dwelling units for families or dwellings that meet the inclusive design standards.

**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

<b>4.3.3.</b>	Minimum Setback for Ground Floor non-Residential Uses where Abutting a Street with a sidewalk width 4.7 m or greater, measured from the Lot line to the curb	0 m	-
<b>For portions of development with Residential Uses on the Ground Floor Abutting a Street</b>			
<b>4.3.4.</b>	Minimum Setback from Abutting Streets with a Treed Boulevard	3.0 m	<b>B</b>
<b>4.3.5.</b>	Minimum Setback from Abutting Streets without a Treed Boulevard	4.5 m	<b>C</b>
<b>Setbacks Abutting Alleys</b>			
<b>4.3.6.</b>	Minimum Setback	0 m	-
<b>Unless the following applies:</b>			
<b>4.3.7.</b>	Minimum Setback for new buildings and additions where an Abutting Alley is less than 6.0 m wide	1.0 m	<b>D</b>
<b>Setbacks Abutting Sites</b>			
<b>4.3.8.</b>	Minimum Setback	3.0 m	<b>E</b>
<b>Unless the following applies:</b>			
<b>4.3.9.</b>	Minimum Setback where Abutting another Site, at the time of Development Permit application: <ul style="list-style-type: none"> <li>- in the MUN Zone;</li> <li>- in the MU Zone that is undeveloped or that has the Commercial Frontage Modifier;</li> <li>- in a commercial Zone; or</li> <li>- with a building built to the shared Lot line</li> </ul>	0 m	-

Diagram for Subsection 4.3



the Main Streets Overlay; however, the maximum setback is 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. **Note:** Subsection 4.3.1 has been adjusted from 0 m to 1 m, based on engagement feedback that the setback should be based on the width of the abutting sidewalk in order to provide more space for pedestrians. Subsection 4.3.3 has been added to continue to allow buildings to be built to the property line where abutting a street with a sidewalk width that is 4.7 m or greater.

**4.3.3 - Transferred from S. 819.3.3**  
The minimum 0 m setback from a lot line next to a street where the abutting sidewalk is 4.7 m or wider is proposed to be carried forward from the current Main Streets Overlay.

**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 - New Regulation**  
To clarify that no setback is required from a lot line abutting an alley unless the abutting alley is less than 6.0 m wide (including the road right-of-way area).

**4.3.7 - 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).

**4.3.8, 4.3.9 - 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

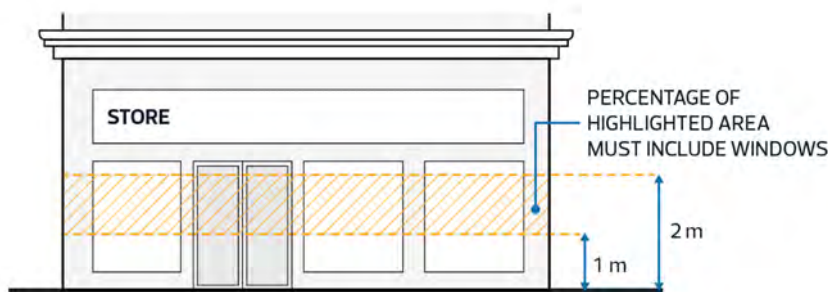
### Building Design Regulations

- 5.1. Where a building wall faces a Street, a Park, has main entrances facing Public Amenity Areas or Parking Areas interior to the Site, or has a total length greater than 20.0 m facing a Site in a residential or mixed use Zone, the Facade must be articulated using 2 or more design features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design features may include:
  - 5.1.1. variations in rooflines;
  - 5.1.2. vertical or horizontal building wall projections or recessions;
  - 5.1.3. visual breaks of building facades into smaller sections;
  - 5.1.4. using a variety of finishing materials; or

**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, and 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. **Note:** The approach to the building facade design regulations has been adjusted to remove the reference to a separate building facade design section and instead incorporates a performance based

- 5.1.5. other similar features.
- 5.2. Subsection 5.1 does not apply to building walls built to a shared Lot line to establish a continuous Street Wall with the Abutting Site.
- 5.3. Ground Floor non-Residential Facades facing Streets, or Facades with main entrances facing Parks, must be designed to break up the appearance into sections of 11.0 m or less by incorporating 2 or more design features such as those described in Subsections 5.1.1 to 5.1.5.
- 5.4. Each Storey must have windows on all building Facades facing a Street.
- 5.5. To promote pedestrian interaction and safety, Ground Floor non-Residential Facades must comply with the following:
  - 5.5.1. Where a Facade faces a Street, a minimum of 65% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.
  - 5.5.2. Despite Subsection 5.5.1, for exterior alterations to existing storefronts that involve adding or removing windows, 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.
  - 5.5.3. A maximum of 10% of all Ground Floor windows facing a Street, a Park, or along Facades with a main entrance facing Parking Areas interior to the Site may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.

Diagram for Subsection 5.5

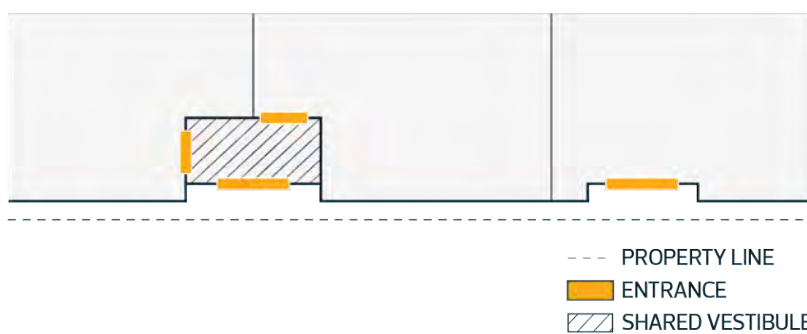


- 5.6. The Facade design and materials must wrap around the side of the building to provide a:
  - 5.6.1. consistent profile facing both Streets for Corner Sites; and
  - 5.6.2. consistent profile for building corners facing Streets and Alleys for Interior Sites, except that Facades facing an Alley do not require windows.

**Entrance Design Regulations**

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

Diagram for Subsection 5.7



- 5.8. For new buildings and additions, where a Use is located on the Ground Floor adjacent to a Street:
  - 5.8.1. the main entrance must be directed towards a Street; and
  - 5.8.2. the main entrance for non-Residential Uses, and shared entrances for Multi-unit Housing or Supportive Housing, must be level with or have sloped doorway thresholds to Abutting Pathways and public sidewalks.
- 5.9. 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, or other similar measures.
- 5.10. 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.

requirement in the zone.

**5.2 - 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 5.1.

**5.3 - 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.

**5.4 - Transferred from S.819.4.8**

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

**5.5 - 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. Windows 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 window area is reduced from 70% to 65%. Glass doors are included in this calculation.

**5.6 - 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. **Note:** This regulation has been adjusted to clarify that the consistent facade design and materials is not intended to extend the window requirements along facades facing Alleys.

**5.7 - 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.

**5.8 - 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. **Main entrances are proposed to be level or have sloped doorway thresholds where an entrance is slightly higher than the abutting pathway or sidewalk. Notes:**

- This regulation has been adjusted based on engagement feedback so that the main entrance requirement only applies to Uses on the ground floor that are adjacent to a street.
- Subsection 5.8.2 is proposed to only apply to non-residential uses and residential development in the form of Multi-unit Housing or Supportive

	<p>Housing, and not to residential development in the form of Row Housing.</p> <p><b>5.9 - New Regulation</b> 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.</p> <p><b>5.10 - Revised from S.819.4.5</b> To improve architectural interest and to support a more comfortable environment for pedestrians.</p>
<h2>6. General Regulations</h2> <h3>Parking, Loading, Storage and Access</h3> <p>6.1. All vehicle access must be from an Abutting Alley. Where there is no Abutting Alley, vehicle access must:</p> <ul style="list-style-type: none"> <li>6.1.1. be from a Flanking Street for Corner Sites;</li> <li>6.1.2. be designed to minimize disruption to vehicle and pedestrian circulation; and</li> <li>6.1.3. be designed to minimize impacts to existing trees and the streetscape,</li> </ul> <p>to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services.</p> <p>6.2. Despite the Setbacks specified in Table 4.3:</p> <ul style="list-style-type: none"> <li>6.2.1. 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 2.0 m wide Landscape Buffer where adjacent to a Street.</li> <li>6.2.2. Surface Parking Lots and loading, storage, and waste collection areas may project into, or be located within, a Setback Abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.</li> </ul> <p>6.3. Above-ground Parkade Facades facing a Street or a Park must be wrapped with Commercial or Community Uses, with a minimum depth of 8.0 m, on the Ground Floor.</p> <p>6.4. Above-ground Parkades must be designed to be adaptable for future non-parking Uses by having:</p> <ul style="list-style-type: none"> <li>6.4.1. a minimum floor to ceiling clearance of 4.0 m at ground level, and 3.1 m above the Ground Floor;</li> <li>6.4.2. floors that can readily become level; and</li> <li>6.4.3. drive ramps located and designed to allow for future removal without interfering with developable space.</li> </ul> <h3>Other Regulations</h3> <p>6.5. Outdoor display areas and Public Space may be located in a Setback Abutting a Street.</p>	<p><b>6.1 - Revised from S.819.3.8</b> 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. <b>Note:</b> Subsection 6.1.1 has been adjusted for clarity to reference the defined term 'Flanking Street'.</p> <p><b>6.2.1 and 6.2.2 - Revised from S.819.3.4.b and S.819.3.9</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 2.0 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. <b>Note:</b> Subsection 6.2.1 has been adjusted to reduce the minimum landscape buffer from 3.0 m to 2.0 m based on engagement feedback to take into consideration the limited space for sites in main street areas to manage on-site parking.</p> <p><b>6.3 - Revised from S.819.3.10</b> To support active street frontages and pedestrian oriented development. <b>Note:</b> This regulation has been adjusted to clarify the requirements only apply to facades associated with an above ground parkade.</p> <p><b>6.4 - New Regulation</b> To enable the adaptive reuse of above ground parkade structures for future residential or non-residential uses. 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 non-Residential 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. <b>Notes:</b> This regulation has been adjusted to clarify the requirements only apply to above ground parkades. The</p>

minimum depth required for Commercial or Community Uses has also increased from 5.0 m to 8.0 m based on feedback.

**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.

# 2.80 MU - Mixed Use Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for varying scales of mixed use development that enables the growth and development anticipated in the Nodes and Corridors as directed by statutory plans. 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 and District Plans.</p> <p>This Zone will extend more broadly throughout the Nodes and Corridors Network as directed by District Plans.</p> <p><b>Equivalent Zones in Zoning Bylaw 12800:</b></p> <ul style="list-style-type: none"> <li>- (CB1) Low Intensity Business Zone and (CNC) Neighbourhood Convenience Commercial Zone, where currently located within the Main Streets Overlay, and where at least 50% of a site is within the area of application of the Main Streets Overlay, and also within the City Centre Node or a Major Node, District Node, Primary Corridor or Secondary Corridor in The City Plan</li> <li>- (CB2) General Business Zone and (CSC) Shopping Centre Zone where currently within the Main Streets Overlay, and where at least 50% of a site is within the area of application of the Main Streets Overlay.</li> <li>- (CO) Commercial Office Zone</li> <li>- (CB3) Commercial Mixed Business Zone</li> <li>- (TMU) Terwillegar Mixed Use Zone</li> </ul>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Home Based Business</li> <li>2.2. Residential, limited to: <ul style="list-style-type: none"> <li>2.2.1. Lodging House</li> <li>2.2.2. Multi-unit Housing</li> <li>2.2.3. Row Housing</li> <li>2.2.4. Secondary Suites</li> <li>2.2.5. Supportive Housing</li> </ul> </li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.3. Bar</li> <li>2.4. Body Rub Centre</li> <li>2.5. Cannabis Retail Store</li> <li>2.6. Custom Manufacturing</li> <li>2.7. Food and Drink Service</li> <li>2.8. Health Service</li> <li>2.9. Hotel</li> <li>2.10. Indoor Sales and Service</li> <li>2.11. Liquor Store</li> <li>2.12. Major Indoor Entertainment</li> <li>2.13. Minor Indoor Entertainment</li> <li>2.14. Office</li> <li>2.15. Residential Sales Centre</li> <li>2.16. Vehicle Support Service, limited to those existing with a valid Development Permit prior to January 1, 2024</li> </ul> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>2.17. Indoor Self Storage</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.18. Child Care Service</li> <li>2.19. Community Service</li> <li>2.20. Library</li> </ul>	<p><b>Residential Uses</b></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 Commercial Frontage Modifier) to maintain and reinforce commercial development along Edmonton’s existing main streets.</p> <p><b>Commercial Uses</b></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><b>Industrial Uses</b></p> <p>Indoor Self Storage is proposed to help make access to storage services more accessible to residents living in denser areas. <b>Note:</b> This is a new use that is not listed in the current CNC, CB1, CB2, CB3, CSC, and CO Zones.</p> <p><b>Community Uses</b></p> <p>Includes a range of activities that support community services and temporary events, and enables the development of private and public parks. <b>Notes:</b></p> <ul style="list-style-type: none"> <li>- 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, and CO Zones.</li> <li>- Parks is a new use that is not listed in the current CNC, CB1, CB2, CB3, CSC, and CO Zones.</li> </ul>



- 2.21. Park
- 2.22. School
- 2.23. Special Event

**Basic Service Uses**

- 2.24. Emergency Service
- 2.25. Recycling Drop-Off Centre
- 2.26. Transit Facility

**Agricultural Uses**

- 2.27. Urban Agriculture

**Sign Uses**

- 2.28. Fascia Sign
- 2.29. Freestanding Sign
- 2.30. Major Digital Sign
- 2.31. Minor Digital Sign
- 2.32. Portable Sign
- 2.33. Projecting Sign

**Basic Service Uses**

Includes uses intended to provide more opportunities to enable services that support residents and city operations.

**Notes:**

- Emergency Services is a new use that is not currently permitted in the current CNC, CB1, CB2, CB3, CSC, and CO 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, and CO Zones.

**Agricultural Uses**

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

**Sign Uses**

Sign use permissions are generally unchanged from equivalent zone's permissions.

**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 Sites with the Commercial Frontage Modifier, all Ground Floor building Frontages adjacent to a Street must consist of non-Residential Uses oriented towards the Abutting Street, except as identified in Subsection 3.4.2.
- 3.2. On Corner Sites that Abut an Arterial Road or Collector Road, and a Local Road, Ground Floor non-Residential Uses must be oriented towards and include a main entrance that faces the Abutting Arterial Road or Collector Road.

**Residential Uses**

- 3.3. **Home Based Businesses** must comply with [Section 6.60](#).
- 3.4. **Residential**
  - 3.4.1. Row Housing is only permitted where developed on the same Site as Multi-unit Housing or non-Residential Uses.
  - 3.4.2. Ground Floor Residential Uses located adjacent to a Street may only be approved on a Site with the Commercial Frontage Modifier where:
    - 3.4.2.1. located on a Corner Site facing a Local Road; and
    - 3.4.2.2. the residential Ground Floor building frontage is not more than 70% of the total building Frontage facing the Local Road.

**Commercial Uses**

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

**3.1 - New Regulation**

To ensure active non-residential uses face streets on sites with the commercial frontage modifier. This requirement is intended to maintain and reinforce existing commercial development along Edmonton's main streets and to implement commercial frontage policies in District Plans. As part of the Zoning Bylaw Renewal rezoning project, the Commercial Frontage Modifier will apply to sites currently zoned commercial within the Main Streets Overlay. Future application of the Commercial Frontage Modifier, through rezonings, will be informed by policy direction in District Plans.

**3.2 - New Regulation**

To ensure ground floor non-residential uses face the busier roads on corner sites. Where corner sites only abut local roads, street frontage and main entrances can face either road.

**3.3 - New cross-references**

For ease of reference to applicable regulations.

**3.4.1 - New Regulations**

To limit the residential building types in this zone to Multi-unit Housing, Supportive Housing, and Row Housing with or without Secondary Suites.

**3.4.2 - New Regulations**

To limit the location of ground floor residential development in order to

<p>3.7.3. Developments must carry out their operations in a manner where no Nuisance odour is created or apparent outside an enclosed building.</p> <p>3.8. <b>Hotels</b></p> <p>3.8.1. Ground Floor guest rooms must not be located adjacent to a Street.</p> <p>3.9. <b>Liquor Stores</b> must comply with <a href="#">Section 6.70</a>.</p> <p>3.10. <b>Major Indoor Entertainment</b></p> <p>3.10.1. The maximum Floor Area is 500 m2 per individual establishment.</p> <p>3.11. <b>Residential Sales Centres</b> may be approved 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>3.12. <b>Vehicle Support Services and Uses with Drive-through Services</b></p> <p>3.12.1. Vehicle Support Services and Uses with Drive-through Services must comply with <a href="#">Section 6.110</a>.</p> <p>3.12.2. Uses with Drive-through Services are only permitted where existing with a valid Development Permit prior to January 1, 2024.</p>	<p>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. This regulation is intended to ensure only ground floor commercial frontage facing streets, except for portions of residential development on a corner site that face a local road. As part of the Zoning Bylaw Renewal rezoning project, the Commercial Frontage Modifier will apply to sites currently zoned commercial within the Main Streets Overlay. Future application of the Commercial Frontage Modifier, through rezonings, will be informed by policy direction in District Plans. <b>Note:</b> This regulation has been adjusted based on feedback to limit the maximum ground floor street frontage of residential uses in order to align with higher policy direction in District Plans.</p>
<p><b>Industrial Uses</b></p> <p>3.13. <b>Indoor Self Storage</b></p> <p>3.13.1. Must not be developed as a standalone building.</p> <p>3.13.2. Must incorporate windows at regular intervals on Facades facing Abutting Streets on all Storeys. Windows must be clear, transparent and non-reflective.</p> <p>3.13.3. The maximum Ground Floor building Frontage for Indoor Self Storage is 11.0 m. The remaining Ground Floor building Frontage must be used for Community Uses or Commercial Uses other than Vehicle Support Services.</p>	<p><b>3.5, 3.6 - New cross-references</b> For ease of reference to applicable regulations.</p> <p><b>3.7.1 - New Regulation</b> 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><b>Community Uses</b></p> <p>3.14. <b>Child Care Services</b> must comply with <a href="#">Section 6.30</a>.</p> <p>3.15. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p>	<p><b>3.7.2 - 3.7.3 - Revised from S. 99.5</b> 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 3.7.3 explicitly requires that no nuisance odours be created to address common complaints related to odours and some custom manufacturing activities (e.g., coffee roasting).</p>
<p><b>Basic Service Uses</b></p> <p>3.16. Basic Service Uses must not be the only Use on a Site.</p> <p>3.17. <b>Recycling Drop-off Centres</b></p> <p>3.17.1. The maximum total area for a Recycling Drop-off Centre on a Site is 300 m2.</p> <p>3.17.2. Recycling bins and associated drive aisles and queuing lanes must not be located between a building and a Street.</p> <p>3.17.3. Perimeter screening using Fences, Landscape Buffers, 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. <b>Transit Facilities</b></p> <p>3.18.1. 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><b>3.8 - Revised from S. 819.3.13</b> To support active street frontages by limiting the street frontage on the ground floor associated with guest rooms. <b>Note:</b> This regulation has been adjusted based on engagement feedback to not limit the ground floor frontage based on hotel lobby areas.</p>
<p><b>Agricultural Uses</b></p> <p>3.19. <b>Urban Agriculture</b></p> <p>3.19.1. The maximum Floor Area is 600 m2 per individual establishment.</p> <p>3.19.2. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.</p> <p>3.19.3. The Development Planner may consider a variance to Subsection 3.19.2 based on the recommendations provided in an environmental site assessment in compliance with <a href="#">Section 7.140</a>.</p>	<p><b>3.9 - New cross-references</b> For ease of reference to applicable regulations.</p> <p><b>3.10 - Revised from S. 320, S.330, S.340, S. 820, S. 819.6.2</b> Based on external feedback related to the proposed retiring of the Whyte Avenue Commercial Overlay, Major Indoor Entertainment Uses, which includes Nightclubs, are proposed to be limited to 500 m2. Limiting the floor area allows the Development Planner to consider a variance to this floor area requirement on a site by site basis in consideration of potential off-site impacts. This floor area limit is slightly larger than what currently applies to nightclubs in the current CB1, CB2, CB3, and CSC Zones, but takes into</p>
<p><b>Sign Uses</b></p> <p>3.20. <b>Signs</b> must comply with <a href="#">Section 6.80</a>.</p>	
<p><b>Uses with Total Area and Floor Area Exceptions</b></p> <p>3.21. The Development Planner may consider a variance to the maximum total area or Floor Area of a non-Residential Use if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:</p> <p>3.21.1. measures specified in Subsection 2 of <a href="#">Section 5.60</a>;</p> <p>3.21.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or</p>	

3.21.3. other similar measures.

account the shift from regulating Public Space to total Floor Area.

**3.11 - 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.

**3.12.1 - New cross-reference**

For ease of reference to applicable regulations.

**3.12.2 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.

**3.13 - 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. **Note:** Subsection 3.13.2 has been updated to clarify that windows are only required on facades that face abutting streets.

**3.14, 3.15 - New cross-reference**

For ease of reference to applicable regulations.

**3.16 - New Regulation**

To ensure that Basic Service Uses (e.g., Recycling Drop-off Centres and Transit Facilities) are not standalone developments.

**3.17.1 - Revised from S.84.1**

This is reduced from the current limit of 650 m<sup>2</sup>. This is approximately half the size of the Recycling Materials Drop-off Centre at Southgate Mall.

**3.17.2 - 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.

**3.17.3 - 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 - New Regulation**

To ensure the scale of indoor Urban Agriculture Uses are compatible with mixed use and commercial development and that larger scale operations are located in the

CG or CB Zone, or an industrial zone.

**3.19.2, 3.19.3 - New Regulations**

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.

**3.21 - 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. **Note:** This regulation has been relocated from Section 6 - General Regulations, and has been adjusted to clarify direction to vary the maximum total area or floor area of a non-Residential Use.

## 4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
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 non-Residential Uses in new buildings	4.0 m
<b>Floor Area Ratio</b>		
4.1.3.	Maximum Floor Area Ratio	The number following the Modifier 'f' as indicated on the Zoning Map

**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 non-residential uses in new buildings to ensure existing buildings that do not meet this requirement do not become non-conforming. **Note:** based on external engagement feedback, this regulation has been adjusted to only apply to non-residential uses.

**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.

4.2. Despite Subsection 4.1.3, Residential Uses may be excluded from the calculation of the maximum Floor Area Ratio where a minimum of 10% of all Dwellings:

- 4.2.1. comply with the inclusive design requirements of Section 5.70; or
- 4.2.2. have a Floor Area greater than 100 m<sup>2</sup> and a minimum of 3 bedrooms located below the 10th Storey of the building and have;
  - 4.2.2.1. access to an outdoor Common Amenity Area designed for children of at least 50.0 m<sup>2</sup>; and
  - 4.2.2.2. dedicated and enhanced bulk storage within the Dwelling or on the same floor as the Dwelling.

**4.2 - Revised from S. 819.3.6**

This is revised 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. The exemption of the maximum Floor Area Ratio for residential uses has been adjusted in order to incentivize larger dwelling units for families or dwellings that meet the inclusive design standards. **Note:** This incentive has been adjusted based on engagement feedback that the previously

4.3. Development must comply with Table 4.3:

Table 4.3. Setbacks Abutting Streets			
Subsection	Regulation	Value	Symbol
4.3.1.	Minimum Setback	1.0 m	-
4.3.2.	Maximum Setback for Ground Floor non-Residential Uses	3.0 m	A
4.3.3.	Maximum Setback:	No maximum	-

proposed incentive would not be sufficient.

**4.3.1, 4.3.2 - Transferred 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 maximum setback is 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. **Note:** Subsection 4.3.1 has been adjusted from 0 m to 1 m, based on engagement feedback that the setback should be based on the width of the abutting sidewalk in order to provide more space for pedestrians. Subsection 4.3.4 has been added to continue to allow buildings to be built to the property line where abutting a street with a sidewalk width that is 4.7 m or greater.

**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 - Transferred from S. 819.3.3**

The minimum 0 m setback from a lot line next to a street where the abutting sidewalk is 4.7 m or wider is proposed to be carried forward from the current Main Streets Overlay.

**4.3.5, 4.3.6 - 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.

**4.3.7 - 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 or the height of the streetwall on abutting sites in a mixed use zone, in comparison to the Main Streets Overlay, which applies the setback to portions of development greater than 14.5 m in Height. **Note:** This regulation has been adjusted based on engagement feedback to provide more flexibility to respond to the height of buildings on adjacent sites.

**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**

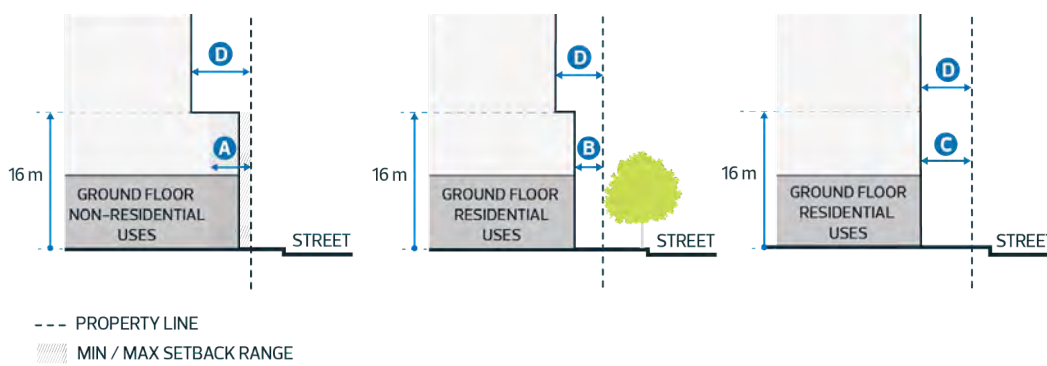
To clarify that no setback is required from a lot line abutting an alley unless the abutting alley is less than 6.0 m wide (including the road right-of-way area) or for portions of development greater than 16 m in height.

- for portions of development above the Ground Floor; or
- to accommodate a Park, Public Amenity Area, or to retain mature Landscaping

**Unless 1 or more of the following applies:**

<b>4.3.4.</b>	Minimum Setback for Ground Floor non-Residential Uses where Abutting a Street with a sidewalk width 4.7 m or greater, measured from the Lot line to the curb	0 m	-
<b>4.3.5.</b>	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>B</b>
<b>4.3.6.</b>	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	<b>C</b>
<b>4.3.7.</b>	Minimum Setback for portions of development greater than 16.0 m in Height, or greater than the Height of the tallest Street Wall on an Abutting Site in a mixed use Zone where applicable, whichever is greater	4.5 m	<b>D</b>

**Diagram for Subsections 4.3.2, 4.3.5, 4.3.6 and 4.3.7**



4.4. Development must comply with Table 4.4:

Table 4.4. Setbacks Abutting Alleys		
Subsection	Regulation	Value
<b>4.4.1.</b>	Minimum Setback	0 m
<b>Unless 1 or more of the following applies</b>		
<b>4.4.2.</b>	Minimum Setback for new buildings and additions where an Abutting Alley is less than 6.0 m wide	1.0 m
<b>4.4.3.</b>	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
<b>4.5.1.</b>	Minimum Setback	3.0 m	<b>A</b>
<b>Unless 1 or more of the following applies</b>			
<b>4.5.2.</b>	Minimum Setback for portions of development less than or equal to 23.0 m in Height, where Abutting a Site, at the time of Development Permit application: <ul style="list-style-type: none"> <li>- in the MU or MUN Zone that is undeveloped;</li> <li>- in the MU Zone that has the Commercial Frontage Modifier;</li> <li>- in a commercial Zone; or</li> <li>- with a building built to the shared Lot line</li> </ul>	0 m	
<b>4.5.3.</b>	Minimum Setback for portions of development greater than 16.0 m in Height, where Abutting a Site in a residential Zone that has a maximum Height of 12.0 m or less, at the time of Development Permit application	6.0 m	<b>B</b>

**Diagram for Subsection 4.5.3**



**4.4.2 - 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).

**4.4.3 - 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.

**4.5.2 - New Regulation**

The minimum setback is 0 m from the shared lot line in order to enable main street developments and to encourage continuous street walls for future development on abutting undeveloped sites. **Note:** This regulation has been adjusted to increase the height of the building this setback applies to from 16.0 m to 23.0 m in order to coincide with proposed changes to the tower regulations.

**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. **Note:** The diagram that corresponds with this regulation has been adjusted to remove the reference to residential zones. This setback will also apply for portions of development greater than 23 m in height where buildings are built to the shared lot line in accordance with Subsection 4.5.2, which is intended to provide visual breaks and reduce the perception of massing, while also providing transitions between development on abutting sites.

**4.6 - General Note:**

Previously proposed regulations that required a podium and tower configuration have been removed based on engagement feedback. This change will rely on other

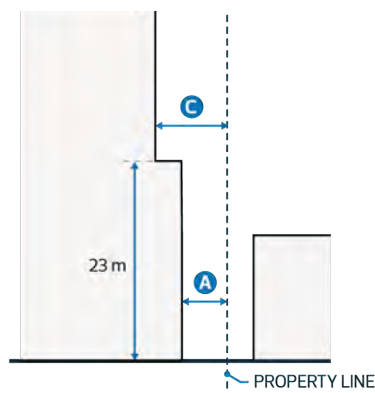
4.5.4.

Minimum Setback for portions of development greater than 23.0 m in Height

6.0 m

C

Diagram for Subsection 4.5.4

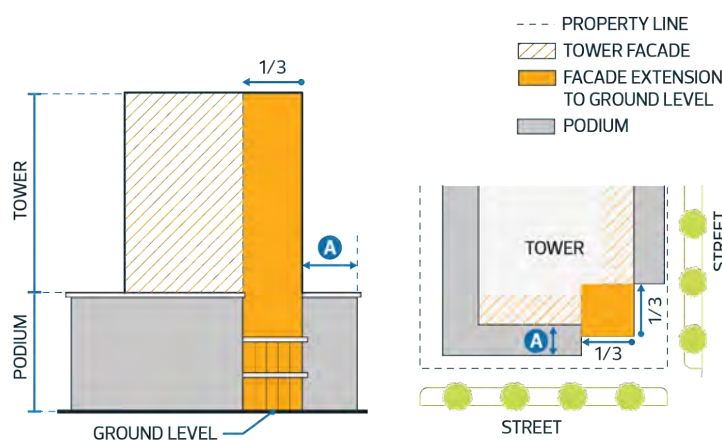


4.6. Development must comply with Table 4.6:

Table 4.6. Tower Regulations

Subsection	Regulation	Value	Symbol
4.6.1.	Maximum Tower Floor Plate for portions of Towers greater than 23.0 m in Height	850 m <sup>2</sup>	
4.6.2.	Minimum separation between Towers on the same Site or Abutting Sites, for portions of Towers greater than 23.0 m in Height	25.0 m	
4.6.3.	Minimum Tower Setback from Abutting Streets for portions of Towers greater than 23.0 m in Height	Setback provided at the Ground Floor plus an additional 4.5 m	A
4.6.4.	Despite Subsection 4.6.3, up to 1/3 of a Tower Facade facing an Abutting Street may extend to ground level	-	

Diagram for Subsection 4.6.4



4.6.5.

A Public Amenity Area must be provided between a Tower and a Street where a Podium is not provided

-

4.7. Towers must mitigate microclimatic impacts based on a Wind Impact Assessment and Sun Shadow Impact Study, where applicable, in compliance with Section 7.140.

4.8. The Development Planner may consider a variance to the regulations in Table 4.6, taking into consideration factors such as:

- 4.8.1. the orientation and placement of the tower and associated visual, sun, shadow, and microclimatic impacts on Amenity Areas, Pathways, and Abutting residential or mixed use developments;
- 4.8.2. the context of the site in relation to the location and height of buildings on Abutting sites; and
- 4.8.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.

tower regulations to inform potential podium and tower configurations (i.e., such as the height where the maximum tower floor plate, and minimum tower setback and separation requirements apply).

**4.6.1 - 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 m<sup>2</sup> - 1000 m<sup>2</sup>). However, this maximum aligns with the maximum floor plate in the CB3 Zone for sites located in the current Main Streets Overlay and has been found to work for recent tower developments. The maximum tower floor plate and minimum tower separation helps to reduce massing and shadow impacts. Smaller tower floor plates can also provide interior spaces greater access to daylight and natural ventilation. **Note:** This regulation has been adjusted based on engagement feedback so that the maximum tower floor plate only applies to the portion of Towers greater than 23.0 m in height. This regulation will not apply to mid-rise buildings (5 - 8 storeys).

**4.6.2 - 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. This requirement, in addition to the maximum tower floor plate, helps to provide more access to sunlight, sky-view, and helps reduce shadow impacts and wind tunnels. **Note:** This regulation has been adjusted based on engagement feedback so that the tower separation only applies to the portion of Towers greater than 23.0 m in height. This regulation will not apply to mid-rise buildings (5 - 8 storeys).

**4.6.3 - New Regulation**

The required tower setback 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 setback aligns with the City's Urban Design Guidelines for tall buildings, which specifies a minimum 4.5 m setback from the face of a podium or streetwall. **Note:** This regulation has been adjusted based on engagement feedback so that the tower setback only applies to the portion of Towers greater than 23.0 m in height. This regulation will not apply to mid-rise buildings (5 - 8 storeys). This regulation has also been adjusted from referring to the tower setback as a 'stepback' for ease of implementation.

**4.6.4 - 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.

**4.6.5 - New Regulation**

To help support a more comfortable public

realm, it is proposed that a public amenity area is located between a tower that extends to ground level and the lot line abutting a street. This public amenity area is proposed to correspond with a tree and shrub planting requirement in [Section 5.80](#).

**4.7 - 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](#). **Note:** This regulation has been moved out of the Tower Regulations table.

**4.8 - New Regulation**

In order to provide flexibility on the tower design and requirements, guidance is provided to the Development Planner to consider variances to the tower regulations listed in Table 4.6 in consideration of potential impacts, surrounding development, recommendations in any required technical studies, and applicable urban design guidelines. **Note:** This regulation has been added based on engagement feedback to provide greater flexibility for tower design, siting and placement.

## 5. Design Regulations

### Building Design Regulations

- 5.1. Where a building wall faces a Street, a Park, has main entrances facing Public Amenity Areas or Parking Areas interior to the Site, or has a total length greater than 20.0 m facing a Site in a residential or mixed use Zone, the Facade must be articulated using 2 or more design features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design features may include:
  - 5.1.1. variations in rooflines;
  - 5.1.2. vertical or horizontal building wall projections or recessions;
  - 5.1.3. visual breaks of building facades into smaller sections;
  - 5.1.4. using a combination of finishing materials; or
  - 5.1.5. other similar features.
- 5.2. Subsection 5.1 does not apply to:
  - 5.2.1. building walls built to a shared Lot line to establish a continuous Street Wall with the Abutting Site; or
  - 5.2.2. Facades of a Tower above a Podium or the Street Wall.
- 5.3. Ground Floor non-Residential Facades facing Streets, or Facades with main entrances facing Parks, must be designed to break up the appearance into sections of 11.0 m or less by incorporating 2 or more design features such as those described in Subsections 5.1.1 to 5.1.5.
- 5.4. Each Storey must have windows on all building Facades facing a Street.
- 5.5. To promote pedestrian interaction and safety, Ground Floor non-Residential Facades must comply with the following:
  - 5.5.1. Where a Facade faces a Street, a minimum of 65% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.
  - 5.5.2. Despite Subsection 5.5.1, for exterior alterations to existing storefronts that involve adding or removing windows, 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.
  - 5.5.3. A maximum of 10% of all Ground Floor windows facing a Street, a Park, or along Facades with a main entrance facing Parking Areas interior to the Site may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.

Diagram for Subsection 5.5

**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, and 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. **Note:** The approach to the building facade design regulations has been adjusted to remove the reference to a separate building facade design section and instead incorporates a performance based requirement in the zone.

**5.2 - 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 5.1.

**5.3 - 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.

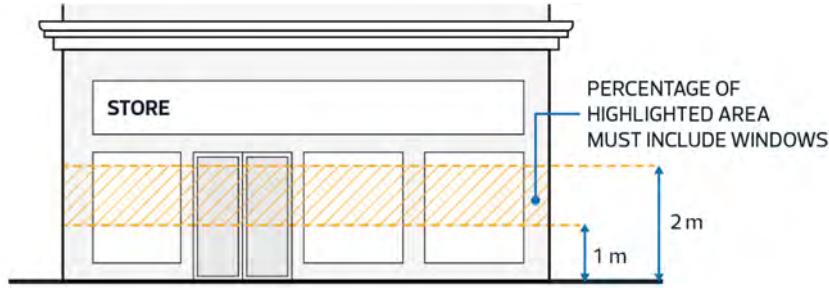
**5.4 - Transferred from S.819.4.8**

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

**5.5 - Revised from S.819.4.9**

To support visual engagement between pedestrians in the public realm and



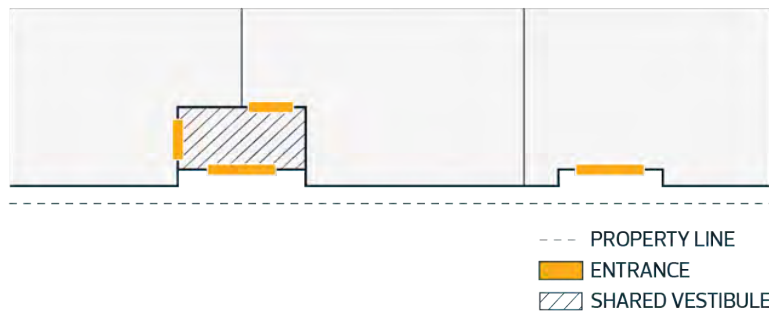


- 5.6. The Facade design and materials must wrap around the side of the building to provide a:
  - 5.6.1. consistent profile facing both Streets for Corner Sites; and
  - 5.6.2. consistent profile for building corners facing Streets and Alleys for Interior Sites, except that Facades facing an Alley do not require windows.

**Entrance Design Regulations**

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

Diagram for Subsection 5.7



- 5.8. For new buildings and additions, where a Use is located on the Ground Floor adjacent to a Street:
  - 5.8.1. the main entrance for the Use must be directed towards a Street; and
  - 5.8.2. the main entrance for non-Residential Uses, and shared entrances for Multi-unit Housing or Supportive Housing, must be level with or have sloped doorway thresholds to Abutting Pathways and public sidewalks.
- 5.9. 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, or other similar measures.
- 5.10. 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.

adjacent shops, as well as natural surveillance to support safer urban environments. Windows 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 window area is reduced from 70% to 65%. Glass doors are included in this calculation.

**5.6 - 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. **Note:** This regulation has been adjusted to clarify that the consistent facade design and materials is not intended to extend the window requirements along facades facing Alleys.

**5.7 - Revised from S.819.3.12**

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.

**5.8 - Combined from S.819.4.13, 819.4.14**

To support active street frontage and the ease of access for all people, including those with limited mobility. Main entrances are proposed to be level or have sloped doorway thresholds where an entrance is slightly higher than the abutting pathway or sidewalk. **Notes:**

- This regulation has been adjusted based on engagement feedback so that the main entrance requirement only applies to Uses on the ground floor that are adjacent to a street.
- Subsection 5.8.2 is proposed to only apply to non-residential uses and residential development in the form of Multi-unit Housing or Supportive Housing, and not to residential development in the form of Row Housing.

**5.9 - 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.

**5.10 - Revised from S.819.4.5**

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

**6. General Regulations**

**Parking, Loading, Storage and Access**

- 6.1. Vehicle access must be from an Abutting Alley. Where there is no Abutting Alley, vehicle access must:
  - 6.1.1. be from a Flanking Street for Corner Sites;
  - 6.1.2. be designed to minimize disruption to vehicle and pedestrian circulation; and
  - 6.1.3. be designed to minimize impacts to existing trees and the streetscape,

**6.1 - 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. **Note:** Subsection 6.1.1 has been adjusted for clarity to reference the defined term 'Flanking Street'.

**6.2.1 and 6.2.2 - Revised from S.819.3.4.b and S.819.3.9**

To allow parking to be located within

to the satisfaction of the Development Planner in consultation with the City department responsible for transportation services.

- 6.2. Despite the Setbacks specified in Tables 4.3 and 4.5:
  - 6.2.1. 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 2.0 m wide Landscape Buffer where adjacent to a Street.
  - 6.2.2. Surface Parking Lots and loading, storage, and waste collection areas may project into, or be located within, a Setback Abutting another Site where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.
- 6.3. Above-ground Parkade Facades facing a Street or a Park must be wrapped with Commercial or Community Uses, that have a minimum depth of 8.0 m, on the Ground Floor.
- 6.4. Above-ground Parkades must be designed to be adaptable for future non-parking Uses by having:
  - 6.4.1. a minimum floor to ceiling clearance of 4.0 m at ground level, and 3.1 m above the Ground Floor;
  - 6.4.2. floors that can readily become level; and
  - 6.4.3. drive ramps located and designed to allow for future removal without interfering with developable space.

**Other Regulations**

- 6.5. Outdoor display areas and Public Space may be located in a Setback Abutting a Street.

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 2.0 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. **Note:** Subsection 6.2.1 has been adjusted to reduce the minimum landscape buffer from 3.0 m to 2.0 m based on engagement feedback to take into consideration the limited space for sites in main street areas to manage on-site parking.

**6.3 - Revised from S.819.3.10**

To support active street frontages and pedestrian oriented development. **Notes:** This regulation has been adjusted to clarify the requirements only apply to facades associated with an above ground parkade. The minimum depth required for Commercial or Community Uses has also increased from 5.0 m to 8.0 m based on feedback.

**6.4 - New Regulation**

To enable the adaptive reuse of above ground parkade structures for future residential or non-residential uses. 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 non-residential 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. **Note:** This regulation has been adjusted to clarify the requirements only apply to above ground parkades.

**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.

# Draft Zoning Bylaw

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## Commercial Zones

Edmonton

# 2.90 CN - Neighbourhood Commercial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for small scale activity centres to support Local Nodes, as directed by statutory plans, that become community focal points for commercial businesses, services, social gathering and limited Residential Uses that are integrated with 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><b>Equivalent Zones in Zoning Bylaw 12800:</b> (CNC) Neighbourhood Convenience Commercial Zone and (CB1) Low Intensity Business Zone for sites located outside of the current Main Streets Overlay (MSO), and where less than 50% of a site is within the area of application of the Main Streets Overlay.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Bar</li> <li>2.2. Body Rub Centre</li> <li>2.3. Cannabis Retail Store</li> <li>2.4. Custom Manufacturing</li> <li>2.5. Food and Drink Service</li> <li>2.6. Health Service</li> <li>2.7. Hotel</li> <li>2.8. Indoor Sales and Service</li> <li>2.9. Liquor Store</li> <li>2.10. Minor Indoor Entertainment</li> <li>2.11. Office</li> <li>2.12. Outdoor Sales and Service, limited to those existing with a valid Development Permit prior to January 1, 2024</li> <li>2.13. Residential Sales Centre</li> <li>2.14. Vehicle Support Service</li> </ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.15. Home Based Business</li> <li>2.16. Residential, limited to:                             <ul style="list-style-type: none"> <li>2.16.1. Lodging House</li> <li>2.16.2. Multi-unit Housing</li> <li>2.16.3. Supportive Housing</li> </ul> </li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.17. Child Care Service</li> <li>2.18. Community Service</li> <li>2.19. Library</li> <li>2.20. Park</li> <li>2.21. School</li> <li>2.22. Special Event</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>2.23. Emergency Service</li> <li>2.24. Recycling Drop-off Centre</li> <li>2.25. Transit Facility</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.26. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.27. Fascia Sign</li> <li>2.28. Freestanding Sign</li> <li>2.29. Major Digital Sign</li> <li>2.30. Minor Digital Sign</li> <li>2.31. Portable Sign</li> <li>2.32. Projecting Sign</li> </ul>	<p><b>Commercial Uses</b></p> <p>The listed uses are intended to enable a range of retail, food, entertainment, business, office, health, personal, and vehicle related services. <b>Notes:</b></p> <ul style="list-style-type: none"> <li>- Cannabis Retail Stores and Liquor Stores is a new use that is not listed in the current CNC Zone</li> <li>- Body Rub Centres are currently permitted in both the CB1 and CNC Zones through the Personal Service Shops use</li> <li>- Outdoor Sales and Services is a new use that is not listed in the current CNC Zone; however, this Use has been adjusted to be limited to only those existing with a valid Development Permit prior to January 1, 2024.</li> </ul> <p><b>Residential Uses</b></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><b>Community Uses</b></p> <p>Includes a range of activities that support community services and temporary events, and enables the development of private and public parks. <b>Notes:</b></p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Parks is a new use that is not currently listed in the current CNC and CB1 Zones.</li> </ul> <p><b>Basic Service Uses</b></p> <p>Includes uses intended to provide more opportunities to enable services that support residents and city operations. <b>Notes:</b></p> <ul style="list-style-type: none"> <li>- Emergency Services is a new use that is not currently permitted in the current CNC and CB1 Zones.</li> <li>- 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.</li> <li>- Transit Facilities is a new use that is not listed in the current CNC and CB1 Zones but is intended to integrate transit</li> </ul>

	<p>facilities with new development.</p> <ul style="list-style-type: none"> <li>- Based on engagement feedback a regulation has been added for Basic Service uses so they are not standalone developments.</li> </ul> <p><b>Agricultural Uses</b> Includes agriculture-related activities to support urban agriculture throughout Edmonton.</p> <p><b>Sign Uses</b> 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, but allow for existing Off-premises Advertising and digital signs to continue to operate.</p> <p><b>Proposed Retired Uses</b> Due to not aligning with the general purpose of the Neighbourhood Commercial Zone:</p> <ul style="list-style-type: none"> <li>- <b>From the current CB1 Zone:</b> Auctioneering Establishments (outdoors); Automotive and Minor Recreation Vehicle Sales/Rentals; Cremation Services from 'Funeral, Cremation, and Interment Services; Convenience Vehicle Rentals; Greenhouse, Plant Nurseries and Garden Centres (outdoors); Nightclubs; Recycling Depots; and Vehicle Parking</li> </ul>
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### 3. Additional Regulations For Specific Uses

#### Non-Residential Uses

- 3.1. The maximum Floor Area for non-Residential Uses is:
  - 3.1.1. 500 m2 per individual establishment, where the only Streets Abutting the Site are Local Roads;
  - 3.1.2. 1,000 m2 per individual establishment, where located on a Site Abutting one or more Collector or Arterial Roads; or
  - 3.1.3. 2,500 m2 per individual establishment, where located on a Site greater than 1 ha Abutting one or more Arterial Roads.

#### Commercial Uses

- 3.2. **Bars and Food and Drink Services**
  - 3.2.1. Despite Subsection 3.1, the maximum Floor Area is 500 m2 per individual establishment.
- 3.3. **Body Rub Centres** must comply with [Section 6.10](#).
- 3.4. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 3.5. **Custom Manufacturing**
  - 3.5.1. Despite Subsection 3.1, the maximum Floor Area is 300 m2 per individual establishment, except:
    - 3.5.1.1. Where Custom Manufacturing is combined with a Bar or Food and Drink Services, the maximum Floor Area is 500 m2 per individual establishment.
  - 3.5.2. Manufacturing activities and storage must be located within an enclosed building.
  - 3.5.3. Developments must carry out their operations in a manner where no Nuisance odour is created or apparent outside an enclosed building.
- 3.6. **Hotels**, where part of a Main Street Development, must comply with the following:
  - 3.6.1. Ground Floor guest rooms must not be located adjacent to a Street.
- 3.7. **Indoor Sales and Services**
  - 3.7.1. Despite Subsections 3.1, the maximum Floor Area for Grocery Stores is 2,500 m2 per individual establishment.

<p><b>3.1 - New Regulations</b> 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 currently includes sites located within residential neighbourhoods and limits Permitted Uses to 275 m2.</p> <p><b>3.2.1 - Revised from S.310.2.7, S.310.3.1, S.310.3.21, S.330.2.15, S.330.3.17</b> 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><b>3.3, 3.4 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.5.1, 3.5.1.1 - New Regulation</b> To ensure the scale of Custom Manufacturing Uses are compatible with commercial development within the CN 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><b>3.5.2, 3.5.3 - Revised from S.99.5</b></p>
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- 3.8. **Liquor Stores** must comply with [Section 6.70](#).
- 3.9. **Residential Sales Centres** may be approved 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.
- 3.10. **Outdoor Sales and Services**
  - 3.10.1. Outdoor display and service areas visible and adjacent to a Site in a residential or mixed use Zone or a Site with an existing Residential Use must be located and screened to minimize visual impacts. Screening must include a Landscape Buffer, Fencing, or other similar measures.
- 3.11. **Vehicle Support Services** and **Uses with Drive-through Services** must comply with [Section 6.110](#).

**Residential Uses**

- 3.12. **Home Based Businesses** must comply with [Section 6.60](#).
- 3.13. **Residential Uses**
  - 3.13.1. Where provided, must be located above Ground Floor non-Residential Uses.

**Community Uses**

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

**Basic Service Uses**

- 3.16. **Basic Services Uses** must not be the only Use on a Site.
- 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 one or more Arterial or Collector Roads.
  - 3.17.3. Perimeter screening using Fences, Landscape Buffers, 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. Despite Subsections 3.1.2 and 3.1.3, the maximum Floor Area is 600 m2 per individual establishment.
  - 3.19.2. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
  - 3.19.3. The Development Planner may consider a variance to Subsection 3.19.2 based on the recommendations provided in an environmental site assessment in compliance with [Section 7.140](#).

**Sign Uses**

- 3.20. **Fascia Signs, Freestanding Signs, Portable Signs, Projecting Signs** are limited to On-premises Advertising, except that:
  - 3.20.1. Off-premises Advertising is permitted where existing as of January 1, 2024.
- 3.21. **Major Digital Signs and Minor Digital Signs** are limited to where existing as of January 1, 2024.
- 3.22. **Signs** must comply with [Section 6.80](#).

**Uses with Total Area and Floor Area Exceptions**

- 3.23. The Development Planner may consider a variance to the maximum total area or Floor Area of a non-Residential Use if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:
  - 3.23.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 3.23.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
  - 3.23.3. other similar measures.

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 3.5.3 explicitly requires that no nuisance odour be created to address common complaints related to odours and some custom manufacturing activities (e.g., coffee roasting).

**3.6.1 - Revised from 819.3.13**

To support active street frontages by limiting the street frontage on the ground floor associated guest rooms. **Note:** A previous regulation that restricted the street frontage associated with hotel lobbies has been deleted based on engagement feedback that it is not necessary to restrict the street frontage of hotel lobbies.

**3.7.1 - 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 current 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 - New cross-reference**

For ease of reference to applicable regulations.

**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.

**3.10.1 - New Regulation**

To ensure screening is provided for Outdoor Sales and Services such as auto dealerships when located next to residential development. **Note:** Previous regulations that would have limited the location and size have been removed due to the proposed change to this Use in this Zone to only being permitted where existing with a valid Development Permit prior to January 1, 2024..

**3.11, 3.12 - New cross-reference**

For ease of reference to applicable regulations.

**3.13.1 - 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, 3.15 - New cross-reference**

For ease of reference to applicable regulations.

**3.16 - New Regulation**

To ensure that Basic Service Uses (e.g., Recycling Drop-off Centres and Transit Facilities) are not standalone developments.

**3.17.1. 3.17.2 - Revised from S.84.1**  
This is reduced from the current limit of 650 m<sup>2</sup> 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 - New Regulation**  
To ensure the scale of indoor Urban Agriculture Uses are compatible with other commercial development in this zone and that larger scale operations are located in the CG or CB Zone, or an industrial zone.

**3.19.2, 3.19.3 - New Regulations**  
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 Regulation**  
To enable signs with advertisements for uses that have valid development permits to operate from the Site.

**3.20.1, 3.21 - New Regulations**  
To allow existing signs with off-premises advertising to continue to be placed on the site while limiting any new off-premises advertising from being developed in this zone.

**3.22 - New cross-reference**  
For ease of reference to applicable regulations.

**3.23 - 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. **Note:** This regulation has been relocated from Section 6 - General Regulations, and has been adjusted to clarify direction to vary the maximum total area or floor area of a non-Residential Use.

## 4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

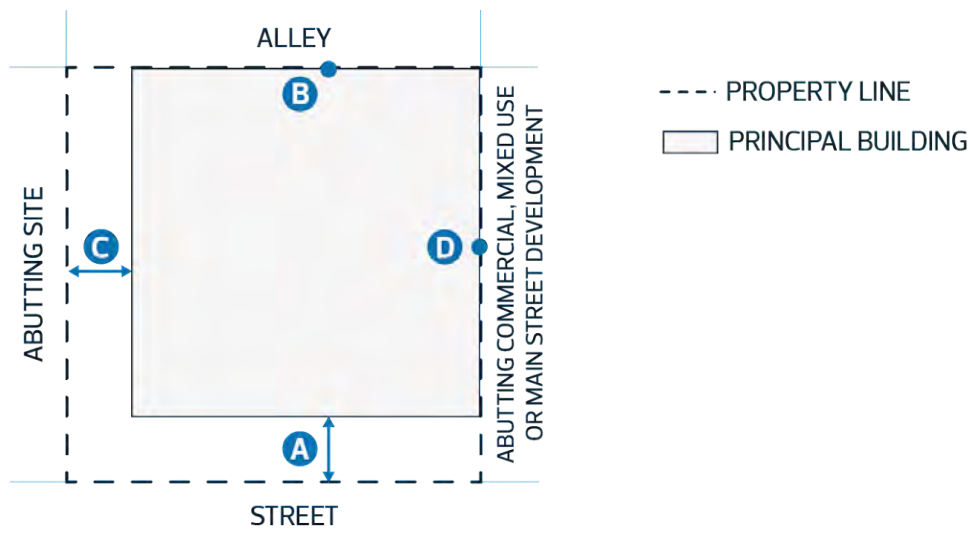
Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
<b>Site Area</b>			
4.1.1.	Maximum Site area	2.0 ha	

**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 proposed General Commercial (CG) 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.

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	<b>A</b>
<b>Unless 1 or more of the following applies:</b>			
4.1.5.	Minimum Setback for Main Street Developments	1.0 m	-
4.1.6.	Minimum Setback for Main Street Developments, where Abutting a Street with a sidewalk width 4.7 m or greater, measured from the Lot line to the curb	0 m	-
Setbacks Abutting Alleys			
4.1.7.	Minimum Setback	0 m	<b>B</b>
<b>Unless the following applies:</b>			
4.1.8.	Minimum Setback for new buildings and additions where an Abutting Alley is less than 6.0 m wide	1.0 m	-
Setbacks Abutting Sites			
4.1.9.	Minimum Setback	3.0 m	<b>C</b>
<b>Unless the following applies:</b>			
4.1.10.	Minimum Setback where Abutting another Site, at the time of Development Permit application: <ul style="list-style-type: none"> <li>- in a commercial Zone;</li> <li>- in the MUN Zone;</li> <li>- in the MU that is undeveloped or that has the Commercial Frontage Modifier; or</li> <li>- with a building built to the shared Lot line to form a Main Street Development</li> </ul>	0 m	<b>D</b>

Diagram for Subsection 4.1



**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, 4.1.6 - 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. **Notes:** Subsection 4.1.5 has been adjusted based on engagement feedback that a minimum setback of 1.0 m should be provided when abutting narrower sidewalks in order to provide more space for pedestrians. Subsection 4.1.6 has been added to continue to allow buildings to be built to the property line where the development abuts a street with a sidewalk width that is 4.7 m or greater.

**4.1.7 - New Regulation**  
 To clarify that no setback is required from a lot line abutting an alley unless the abutting alley is less than 6.0 m wide (including the road right-of-way area).

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

**4.1.9, 4.1.10 - 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. Where a building has a wall with a total length greater than 20.0 m that faces a Street, Park, or Site in a residential or mixed use Zone, or has a wall with a main entrance facing a Parking Area internal to the Site, the Facade must be articulated using 2 or more design features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design features may include:
- 5.1.1. variations in rooflines;
  - 5.1.2. vertical or horizontal building wall projections or recessions;
  - 5.1.3. visual breaks of building Facades into smaller sections;
  - 5.1.4. using a combination of finishing materials; or
  - 5.1.5. other similar features.

**5.1 - Revised from S.330.4.6**  
 The building design regulations are intended to enhance the appearance and address the perception of massing of buildings. **Note:** The approach to the building facade design regulations has been adjusted to remove the reference to a separate building facade design section and instead incorporates a performance based requirement in the zone.

**5.2 - 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.

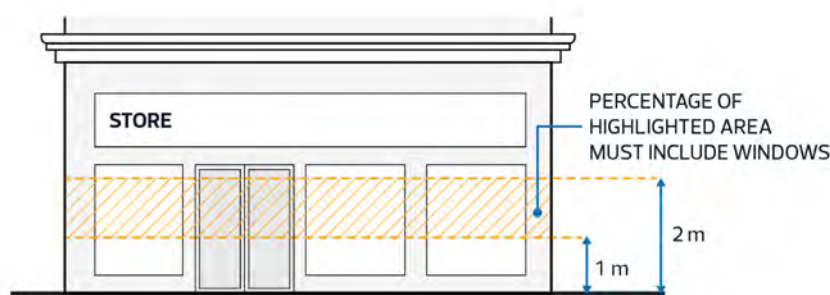


- 5.2. Subsection 5.1 does not apply to building walls built to a shared Lot line in order to establish a continuous Street Wall with the Abutting Site.
- 5.3. On Corner Sites, the Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets.
- 5.4. For new buildings and additions, main entrances must be level with or have sloped doorway thresholds to Abutting Pathways and public sidewalks.
- 5.5. 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.
- 5.6. New buildings and additions must be developed as a Main Street Development where:
  - 5.6.1. a Main Street Development exists on the Site as of January 1, 2024; or
  - 5.6.2. a Main Street Development Abuts the Site.

**Additional Building Design Regulations for Main Street Developments**

- 5.7. All main entrances must be directed towards a Street.
- 5.8. Ground Floor Facades facing a Street must be designed to break up the appearance into sections of 11.0 m or less by incorporating 2 or more design features such as those described in Subsections 5.1.1 to 5.1.5.
- 5.9. To promote pedestrian interaction and safety, Ground Floor non-residential Facades must comply with the following:
  - 5.9.1. Where a Facade faces a Street, a minimum of 65% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.
  - 5.9.2. Despite Subsection 5.9.1, for exterior alterations to existing storefronts that involve adding or removing windows, 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.

**Diagram for Subsection 5.9**



- 5.10. Facade design and materials for Interior Sites must wrap around the side of the building to provide a consistent profile for building corners facing Streets and Alleys, except that Facades facing an Alley do not require windows.

**5.3 - New Regulation**

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

**5.4 - New Regulation**

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

**5.5 - 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.

**5.6.1, 5.6.2 - 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. **Notes:**

- This requirement corresponds with the definition of Main Street Development in the General Definitions.
- In all other cases it is optional whether or not development takes on a Main Street Development form.

**5.7 - New Regulation**

To ensure development supports an active street frontage for Main Street Developments (as defined in the General Definitions Section).

**5.8 - 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) for Main Street Developments. This regulation references the building design features noted in Subsection 5.1.

**5.9 - 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. Windows 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 window area is reduced from 70% to 65%. Glass doors are included in this calculation.

**5.10 - New Regulation**

These regulations ensure a consistent building design for building corners that face both Streets and Alleys. **Note:** This regulation has been adjusted to clarify that the consistent facade design and materials is not intended to extend the window transparency requirements along facades facing Alleys.

## 6. General Regulations

### Safe Urban Environments

- 6.1. In addition to the regulations in [Section 5.120](#), 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. Surface Parking Lots and loading, waste collection, storage, service and display areas must not be located within a required Setback.
- 6.3. Surface Parking Lots and loading, waste collection, and storage areas must be located to the rear or sides of the principal building or interior to the Site.
- 6.4. Despite Subsection 6.3, 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

- 6.5. Vehicle access must be from an Abutting Alley. Where there is no Abutting Alley, vehicle access must:
  - 6.5.1. be from the Flanking Street for Corner Sites;
  - 6.5.2. be designed to minimize disruption to vehicle and pedestrian circulation; and
  - 6.5.3. 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.
- 6.6. Above ground Parkade Facades facing a Street or a Park must be wrapped with Commercial or Community Uses, that have a minimum depth of 8.0 m, on the Ground Floor.
- 6.7. Despite Subsections 6.2 and 6.3, and the Setbacks specified in Table 4.1:
  - 6.7.1. Outdoor display areas and Public Space associated with a Main Street Development may be located in a Setback Abutting a Street.
  - 6.7.2. 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.
  - 6.7.3. Surface Parking Lots, loading, storage, and waste collection areas must provide a minimum 2.0 m wide Landscape Buffer where adjacent to a Street.

### 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, 6.3 - 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 or interior to the site. **Notes:**

- Subsection 6.3 has been adjusted to remove service and display areas, and to allow surface parking, loading, waste collection, and storage areas to be located interior to the site.
- Subsection 6.3 has been adjusted to remove the requirement for screening. General landscaping regulations in [Section 5.80](#) includes requirements for screening for waste collection, loading and storage, and perimeter landscaping for Surface Parking Lots.

### 6.4 - 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.

### 6.5 - 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. **Note:** Subsection 6.5.1 has been adjusted for clarity to reference the defined term 'Flanking Street'.

### 6.6 - Revised from S.819.3.10

To support active street frontages and pedestrian oriented development. **Notes:** This regulation has been adjusted to clarify the requirements only apply to facades associated with an above ground parkade. The minimum depth required for Commercial or Community Uses has also increased from 5.0 m to 8.0 m based on feedback.

### 6.7.1 - 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.

### 6.7.2 and 6.7.3 - 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 guidance for screening. **Note:** Subsection 6.7.3 has been adjusted to reduce the minimum landscape buffer from 3.0 m to 2.0 m based on engagement feedback to take into consideration the limited space for sites in main street areas to manage on-site parking.

# 2.100 CG - General Commercial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for a variety of commercial businesses that range from low impact commercial and office activities with limited opportunities for Residential Uses, to higher impact activities including larger shopping centres and malls in areas generally outside of the Nodes and Corridors, as directed by statutory plans.</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 and District Plans</p> <p><b>Equivalent Schedule in Zoning Bylaw 12800:</b></p> <ul style="list-style-type: none"> <li>- (CB2) General Business Zone and (CSC) Shopping Centre Zone for sites located outside of the current Main Streets Overlay, and where less than 50% of a site is within the area of application of the Main Streets Overlay.</li> <li>- (CB2) General Business Zone for sites located out of the current Main Streets Overlay and within both the Nodes and Corridor Network and the Commercial / Industrial Employment Areas identified in the Draft District Plans</li> <li>- (MA3) Municipal Airport General Business Zone</li> </ul>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Bar</li> <li>2.2. Body Rub Centre</li> <li>2.3. Cannabis Retail Store</li> <li>2.4. Custom Manufacturing</li> <li>2.5. Food and Drink Service</li> <li>2.6. Health Service</li> <li>2.7. Hotel</li> <li>2.8. Indoor Sales and Service</li> <li>2.9. Liquor Store</li> <li>2.10. Major Indoor Entertainment</li> <li>2.11. Minor Indoor Entertainment</li> <li>2.12. Office</li> <li>2.13. Outdoor Sales and Service</li> <li>2.14. Residential Sales Centre</li> <li>2.15. Standalone Parking Facility</li> <li>2.16. Vehicle Support Service</li> </ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.17. Home Based Business</li> <li>2.18. Residential, limited to:                             <ul style="list-style-type: none"> <li>2.18.1. Lodging House</li> <li>2.18.2. Multi-unit Housing</li> <li>2.18.3. Supportive Housing</li> </ul> </li> </ul> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>2.19. Indoor Self Storage</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.20. Child Care Service</li> <li>2.21. Community Service</li> <li>2.22. Library</li> <li>2.23. Park</li> <li>2.24. School</li> <li>2.25. Special Event</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>2.26. Emergency Service</li> </ul>	<p><b>Commercial Uses</b></p> <p>The listed uses are intended to enable a range of retail, food, entertainment, business, office, health, personal service, and vehicle-related services. <b>Note:</b> Standalone Parking Facilities is a new use that is not currently listed in the current CSC Zone.</p> <p><b>Residential Uses</b></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.</p> <p><b>Industrial Uses</b></p> <p>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 and CSC Zones.</p> <p><b>Community Uses</b></p> <p>Includes a range of activities that support community services and temporary events, and enables the development of private and public parks. <b>Note:</b> Parks is a new use that is not listed in the current CB2 and CSC Zones.</p> <p><b>Basic Service Uses</b></p> <p>Includes uses intended to provide more opportunities to enable services that support residents and city operations.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>- Emergency Services is a new use that is not currently permitted in the current CB2 and CSC Zones.</li> <li>- Recycling Drop-off Centres include moveable containers for recycling, but do not include bottle depots or eco-stations.</li> </ul>

- 2.27. Recycling Drop-off Centre
- 2.28. Transit Facility

**Agricultural Uses**

- 2.29. Urban Agriculture

**Sign Uses**

- 2.30. Fascia Sign
- 2.31. Freestanding Sign
- 2.32. Major Digital Sign
- 2.33. Minor Digital Sign
- 2.34. Portable Sign
- 2.35. Projecting Sign

- Transit Facilities is a new use that is not listed in the current CB2 Zone but is intended to integrate transit facilities with new development.

**Agricultural Uses**

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

**Sign Uses**

Includes uses that will provide support to the commercial development in this zone, with opportunities for Off-premises Advertising where appropriate.

**Proposed Retired Uses**

Due to not aligning with the general purpose of the General Commercial Zone:

- **From the current CB2 Zone:**  
Auctioneering Establishments (outdoors); Cremation Services from 'Funeral, Cremation, and Interment Services'; Fleet Services; Outdoor Amusement Establishments; Recycling Depots; Spectator Sports Establishments (outdoors); Truck and Mobile Home Sales/Rentals

**3. Additional Regulations For Specific Uses**

**Commercial Uses**

- 3.1. **Body Rub Centres** must comply with [Section 6.10](#).
- 3.2. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 3.3. **Custom Manufacturing**
  - 3.3.1. The maximum Floor Area is 600 m2 per individual establishment.
  - 3.3.2. Manufacturing activities and storage must be located within an enclosed building.
  - 3.3.3. Developments must carry out their operations in a manner where no Nuisance odour is created or apparent outside an enclosed building.
- 3.4. **Liquor Stores** must comply with [Section 6.70](#).
- 3.5. **Outdoor Sales and Services**
  - 3.5.1. Outdoor display and service areas visible and adjacent to a Site in a residential or mixed use Zone, or a Site with an existing Residential Use, must be located and screened to minimize visual impacts. Screening must include a Landscape Buffer, Fencing, or other similar measures.
- 3.6. **Residential Sales Centres** may be approved 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.
- 3.7. **Vehicle Support Services** and **Uses with Drive-through Services** must comply with [Section 6.110](#).

**Residential Uses**

- 3.8. **Home Based Businesses** must comply with [Section 6.60](#).
- 3.9. **Residential Uses**
  - 3.9.1. Where provided, must be located above Ground Floor non-Residential Uses.
  - 3.9.2. Despite Subsection 4.1.1, where a building containing a Hotel Use is converted to accommodate Supportive Housing the maximum Height is 30.0 m.

**Industrial Uses**

- 3.10. **Indoor Self Storage**
  - 3.10.1. Despite Subsection 5.1, all Facades associated with Indoor Self Storage must incorporate 2 or more design features, such as those described in Subsection 5.1.1 to 5.1.5, to minimize the perception of massing, eliminate large blank walls, and provide visual interest.

**3.1, 3.2 - New cross-reference**

For ease of reference to applicable regulations.

**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.

**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 nuisance odour be created to address common complaints related to odours and some custom manufacturing activities (e.g., coffee roasting).

**3.4 - New cross-reference**

For ease of reference to applicable regulations.

**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.

**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.

**3.7, 3.8 - New cross-reference**

For ease of reference to applicable regulations.

- 3.10.2. In addition to Subsection 3.10.1, Facades associated with Indoor Self Storage must incorporate windows at regular intervals on all Storeys where the Facade faces an Abutting Street.

**Community Uses**

- 3.11. **Child Care Services** must comply with [Section 6.30](#).
- 3.12. **Community Services**
  - 3.12.1. Despite Subsection 4.1.1, where a building containing a Hotel Use is converted to accommodate a Year Round Shelter or Seasonal Shelter the maximum Height is 30.0 m.
- 3.13. **Special Events** must comply with [Section 6.100](#).

**Basic Service Uses**

- 3.14. **Recycling Drop-off Centres**
  - 3.14.1. Recycling Drop-off Centres must not be the only Use on a Site.
  - 3.14.2. The maximum total area for a Recycling Drop-off Centre on a Site is 650 m<sup>2</sup>.
  - 3.14.3. Perimeter screening using Fences, Landscape Buffers, 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 [Section 7.140](#).

**Sign Uses**

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

**Uses with Total Area and Floor Area Exceptions**

- 3.18. The Development Planner may consider a variance to the maximum total area or Floor Area of a non-Residential Use if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:
  - 3.18.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 3.18.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
  - 3.18.3. other similar measures.

**3.9.1 - 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.

**3.9.2 - New Regulation**

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

**3.10.1, 3.10.2 - 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. **Note:** The additional design regulations have been adjusted to be more specific regarding which facades the requirements apply to.

**3.11 - New cross-reference**

For ease of reference to applicable regulations.

**3.12 - New Regulation**

To enable the conversion of a hotel for the purpose of providing a year round or seasonal shelter.

**3.13 - New cross-reference**

For ease of reference to applicable regulations.

**3.14.1 - New Regulation**

To ensure that Recycling Drop-off Centres are not standalone developments.

**3.14.2: Transferred from S.84.1**

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

**3.14.3 - 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.

**3.18 - 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. **Note:** This regulation has been relocated from Section 6 - General Regulations, and has been adjusted to clarify direction to vary the maximum total area or floor area of a non-Residential Use.

## 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
<b>Height</b>			
4.1.1.	Maximum Height	16.0 m	-
4.1.2.	Maximum Height for Hotels	30.0 m	-
<b>Floor Area Ratio</b>			
4.1.3.	Maximum total Floor Area Ratio	3.5	-
4.1.4.	Maximum Floor Area Ratio for Residential Uses	2.0	-
<b>Setbacks Abutting Streets</b>			
4.1.5.	Minimum Setback	4.5 m	<b>A</b>
<b>Unless 1 or more of the following applies:</b>			
4.1.6.	Minimum Setback Abutting an Arterial Road	6.0 m	<b>B</b>
4.1.7.	Minimum Setback for Main Street Developments	1.0 m	-
4.1.8.	Minimum Setback for Main Street Developments, where Abutting a Street with a sidewalk width 4.7 m or greater, measured from the Lot line to the curb	0 m	-
<b>Setbacks Abutting Alleys</b>			
4.1.9.	Minimum Setback	0 m	<b>C</b>
4.1.10.	Minimum Setback for portions of a Hotel greater than 23.0 m in Height	3.0 m	-
<b>Setbacks Abutting Sites</b>			
4.1.11.	Minimum Setback	0 m	<b>D</b>
<b>Unless 1 or more of the following applies:</b>			
4.1.12.	Minimum Setback Abutting a Site, at the time of Development Permit application: <ul style="list-style-type: none"> <li>- in an Open Space and Urban Services Zone;</li> <li>or</li> <li>- in the MU Zone without the Commercial Frontage Modifier</li> </ul>	3.0 m	<b>E</b>
4.1.13.	Minimum Setback Abutting a Site in a residential Zone, at the time of Development Permit application	6.0 m	<b>F</b>
4.1.14.	Minimum Setback for portions of a Hotel greater than 23.0 m in Height where Abutting a Site, at the time of Development Permit application: <ul style="list-style-type: none"> <li>- in a residential Zone that has a maximum Height greater than 12.0 m; or</li> <li>- in a non-residential Zone</li> </ul>	6.0 m	<b>G</b>
4.1.15.	Minimum Setback for portions of a Hotel greater than 23.0 m in Height where Abutting a Site, at the time of Development Permit application: <ul style="list-style-type: none"> <li>- in a residential Zone that has a maximum Height of 12.0 m or less</li> </ul>	9.0 m	<b>H</b>
<b>Diagram for Section 4.1.11, 4.1.13, 4.1.14, 4.1.15</b>			
<i>Diagram in progress</i>			

**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 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 CB2 Zone 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, 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 compared to the CSC Zone (current FAR is 1.0).

**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 Zone. CSC requires a 6.0 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 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, 4.1.8 - 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 larger Local Nodes that are not currently within the Main Streets Overlay. These setbacks align with the minimum setbacks in the CN, MUN and MU Zones.

**4.1.9 - Revised from S.350.4.3**

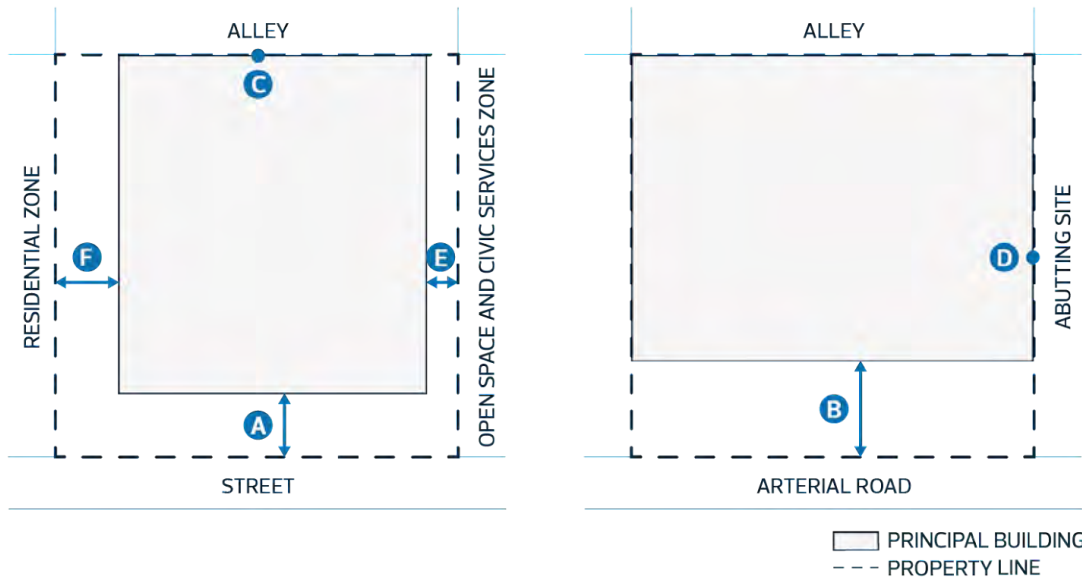
No setback is required for the portion of the site next to an alley. This is a carry forward from the current CSC and CB2 Zones

**4.1.10 - New Regulation**

To provide a transition in height next to alleys as well as to help minimize the perceived impact of massing. This setback generally aligns with the minimum setback in the MU Zone.

**4.1.11- New Regulation**

Diagram for Section 4.1



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

**4.1.12 - New Regulation**

To minimize impacts to neighbourhood parks and open spaces, and to provide a setback from potentially residential only development within the MU Zone, where the Commercial Frontage Modifier is not applied. **Note:** This Setback has been adjusted to apply the 3 m setback when a site abuts the MU Zone without the Commercial Frontage Modifier.

**4.1.13 - 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.

**4.1.14 - New Regulation**

To minimize the perception of massing and to provide a minimum setback when Hotels are built above 23 m in height and are abutting any other non-residential zone.

**4.1.15 - 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 23 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. **Note:** This setback was previously proposed only to apply to portions of Hotels greater than 16 m in height, but has been adjusted to apply to portions greater than 23 m in height.

## 5. Design Regulations

### Building Design Regulations

- 5.1. Where a building has a wall with a total length greater than 25.0 m that faces a Street, Park, or a Site in a residential or mixed use Zone, or has a wall with a main entrance facing a Parking Area internal to the Site, the Facade must be articulated using 2 or more design features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design features may include:
  - 5.1.1. variations in rooflines;
  - 5.1.2. vertical or horizontal building wall projection or recessions;
  - 5.1.3. visual breaks of building Facades into smaller sections;
  - 5.1.4. using a combination of finishing materials; or
  - 5.1.5. other similar features.
- 5.2. Subsection 5.1 does not apply to building walls built to a shared Lot line in order to establish a continuous Street Wall with the Abutting Site.
- 5.3. The maximum Facade length is 30.0 m for portions of Hotels that are greater than 23.0 m in Height on Sites Abutting, or directly across an Alley from, a Site in a residential or mixed use Zone.

Diagram for Subsection 5.3

Diagram Pending

- 5.4. On Corner Sites, the Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets.

**5.1 - 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, internal parking areas, and residential and mixed-use zones. **Note:** The approach to the building facade design regulations has been adjusted to remove the reference to a separate building facade design section and instead incorporates a performance based requirement in the zone.

**5.2 - 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.

**5.3 - Revised from S. 340.5.2.b**

The maximum facade length for portions of Hotels above 23.0 m in height is intended to reduce building massing on sites next to, or across the alley from, residential and mixed use zones. This is intended to provide more predictable decisions for Hotels taller than 16 m in height. **Note:** This regulation has been adjusted so that

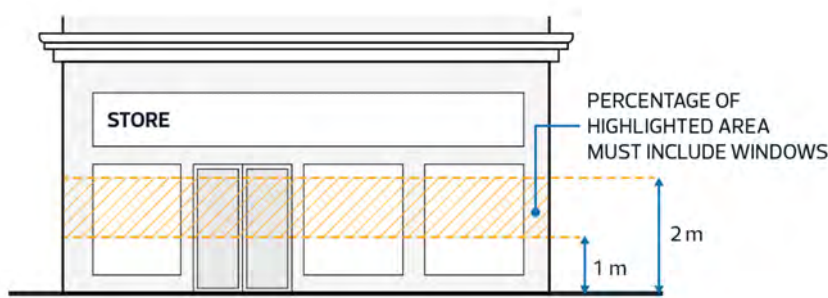


- 5.5. For new buildings and additions, main entrances must be level with or have sloped doorway thresholds to Abutting Pathways and public sidewalks.
- 5.6. Main entrances must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other Architectural Elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.

**Additional Building Design Regulations for Main Street Developments**

- 5.7. All main entrances must be directed towards a Street.
- 5.8. Ground Floor Facades facing a Street must be designed to break up the appearance into sections of 11.0 m or less by incorporating 2 or more design features such as those described in Subsections 5.1.1 to 5.1.5.
- 5.9. To promote pedestrian interaction and safety, Ground Floor non-residential Facades must comply with the following:
  - 5.9.1. Where a Facade faces a Street, a minimum of 65% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.
  - 5.9.2. Despite Subsection 5.9.1, for exterior alterations to existing storefronts that involve adding or removing windows, 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.

Diagram for Subsection 5.9



- 5.10. Facade design and materials for Interior Sites must wrap around the side of the building to provide a consistent profile for building corners facing Streets and Alleys, except that Facades facing an Alley do not require windows.

the maximum facade length requirement applies to portions of a hotel taller than 23.0 m in height, when the site is next to, or across the alley from, any residential or mixed use zone. This is in consideration of the height threshold when maximum floor plates apply in the mixed use zone.

**5.4 - New Regulation**

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

**5.5 - New Regulation**

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

**5.6 - 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.

**General Note:**

Additional regulations for Main Street Development has been added to this zone with the introduction of reduced setbacks from abutting streets for Main Street Developments as specified in Subsections 4.1.7 and 4.1.8). These regulations match the regulations proposed in the CN Zone.

**5.7 - New Regulation**

To ensure development supports an active street frontage for Main Street Developments (as defined in the General Definitions Section).

**5.8 - 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) for Main Street Developments. This regulation references the building design features noted in Subsection 5.2.

**5.9 - 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. Windows 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 the window area is reduced from 70% to 65%. Glass doors are included in this calculation.

**5.10 - New Regulation**

These regulations ensure a consistent building design for building corners that face both Streets and Alleys.

**6. General Regulations**

**Safe Urban Environments**

- 6.1. In addition to the regulations in [Section 5.120](#), developments must include design elements that promote a safe urban environment for portions of development accessible to the public, including the following:

**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.

- 6.1.1. 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. Surface Parking Lots and loading, waste collection, storage, service and display areas must not be located within a required Setback.
- 6.3. Loading, waste collection, and storage must not be located between a building and a Street.
- 6.4. Despite Subsection 6.3, 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.

**Additional Parking and Access Regulations for Main Street Developments**

- 6.5. Vehicle access must be from an Abutting Alley. Where there is no Abutting Alley, vehicle access must:
  - 6.5.1. be from the Flanking Street for Corner Sites;
  - 6.5.2. be designed to minimize disruption to vehicle and pedestrian circulation; and
  - 6.5.3. 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.
- 6.6. Above ground Parkade Facades facing a Street or a Park must be wrapped with Commercial or Community Uses, that have a minimum depth of 8.0 m, on the Ground Floor.
- 6.7. Despite Subsections 6.2 and 6.3, and the Setbacks specified in Table 4.1:
  - 6.7.1. Outdoor display areas and Public Space associated with a Main Street Development may be located in a Setback Abutting a Street.
  - 6.7.2. 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.
  - 6.7.3. Surface Parking Lots, loading, storage, and waste collection areas must provide a minimum 2.0 m wide Landscape Buffer where adjacent to a Street.

**6.2, 6.3 - 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 by directing loading, waste collection, storage and service areas to the rear or sides of buildings. **Notes:**

- Subsection 6.3 has been adjusted to clarify that loading, waste collection, and storage areas are not permitted to be located between a building and a street.
- Subsection 6.3 has been adjusted to remove the requirement for screening. General landscaping regulations in [Section 5.80](#) includes requirements for screening for waste collection, loading and storage, and perimeter landscaping for Surface Parking Lots.

**6.4 - New Regulation**

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

**General Note:**

Additional regulations for Main Street Development has been added to this zone with the introduction of reduced setbacks from abutting streets for Main Street Developments as specified in Subsections 4.1.7 and 4.1.8). These regulations match the regulations proposed in the CN Zone.

**6.5 - 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.

**6.6 - Revised from S.819.3.10**

To support active street frontages and pedestrian oriented development.

**6.7 - 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.

# 2.110 CB - Business Commercial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for a variety of commercial businesses and limited light industrial activities that require large Sites or a location with good visibility from a Street. This Zone is generally located along major roadways, Abutting Arterial Roads, or within the Commercial/Industrial Employment Areas where appropriate as directed by statutory plans.</p>	<p>This is a new zone proposed from the first draft Zoning Bylaw, based on engagement feedback, in order to better align commercially zoned lands within non-residential areas outlined in The City Plan and the Commercial/Industrial Employment Areas in the draft District Plans. This zone will primarily enable commercial development at varying scales with limited opportunities for residential development in the form of Supportive Housing.</p> <p>This zone is primarily intended generally for areas outside of the Nodes and Corridors Network directed by The City Plan or areas within the Non-Residential Areas identified in the City Plan.</p> <p><b>Equivalent Schedule in Zoning Bylaw 12800:</b></p> <ul style="list-style-type: none"> <li>- (CHY) Highway Corridor Zone</li> <li>- (CB2) General Business Zone, where located within the Non-Residential Areas identified in The City Plan and the Commercial/Industrial Employment Areas identified in the Draft District Plans, but outside of the Nodes and Corridors Network</li> </ul>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Bar</li> <li>2.2. Body Rub Centre</li> <li>2.3. Cannabis Retail Store</li> <li>2.4. Custom Manufacturing</li> <li>2.5. Food and Drink Service</li> <li>2.6. Health Service</li> <li>2.7. Hotel</li> <li>2.8. Indoor Sales and Service</li> <li>2.9. Liquor Store</li> <li>2.10. Major Indoor Entertainment</li> <li>2.11. Minor Indoor Entertainment</li> <li>2.12. Office</li> <li>2.13. Outdoor Entertainment</li> <li>2.14. Outdoor Sales and Service</li> <li>2.15. Standalone Parking Facility</li> <li>2.16. Vehicle Support Service</li> </ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.17. Residential, limited to:                             <ul style="list-style-type: none"> <li>2.17.1. Supportive Housing</li> </ul> </li> </ul> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>2.18. Crematorium</li> <li>2.19. Indoor Self Storage</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.20. Child Care Service</li> <li>2.21. Community Service</li> <li>2.22. Library</li> <li>2.23. Special Event</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>2.24. Emergency Service</li> <li>2.25. Recycling Drop-off Centre</li> <li>2.26. Transit Facility</li> </ul>	<p><b>Commercial Uses</b></p> <p>The listed uses are intended to enable a range of retail, food, entertainment, business, office, health, personal service, and vehicle-related services. <b>Note:</b> Standalone Parking Facilities is a new use that is not currently listed in the current CHY Zone.</p> <p><b>Residential Uses</b></p> <p>To continue to enable limited residential development in commercial/industrial areas, Residential Uses in this Zone are proposed to be limited to Supportive Housing</p> <p><b>Industrial Uses</b></p> <p>Industrial Uses are proposed to be included to enable crematoriums and indoor self-storage. <b>Notes:</b></p> <ul style="list-style-type: none"> <li>- Crematoriums is a new use that is not listed in the current CHY Zones.</li> <li>- 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 and CHY Zones.</li> </ul> <p><b>Community Uses</b></p> <p>Includes a limited range of activities that support community services and temporary events.</p> <p><b>Basic Service Uses</b></p> <p>Includes uses intended to provide more opportunities to enable services that support residents and city operations. <b>Notes:</b></p> <ul style="list-style-type: none"> <li>- Emergency Services is a new use that is not currently permitted in the current</li> </ul>

**Agricultural Uses**

2.27. Urban Agriculture

**Sign Uses**

- 2.28. Fascia Sign
- 2.29. Freestanding Sign
- 2.30. Major Digital Sign
- 2.31. Minor Digital Sign
- 2.32. Portable Sign
- 2.33. Projecting Sign

- CB2 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 transit facilities with new development.

**Agricultural Uses**

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

**Sign Uses**

Includes uses that will provide support to the commercial development in this zone, with opportunities for Off-premises Advertising where appropriate.

**Proposed Retired Uses**

Due to not aligning with the general purpose of the Business Commercial (CB) Zone:

- **From the current CB2 Zone:** Auctioneering Establishments (outdoors); Fleet Services; Recycling Depots; Truck and Mobile Home Sales/Rentals
- **From the current CHY Zone:** Tourist Campsites

**3. Additional Regulations For Specific Uses**

**Commercial Uses**

- 3.1. **Body Rub Centres** must comply with [Section 6.10](#).
- 3.2. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 3.3. **Custom Manufacturing**
  - 3.3.1. Manufacturing activities and storage must be located within an enclosed building.
  - 3.3.2. Developments must carry out their operations in a manner where no Nuisance odour is created or apparent outside an enclosed building.
- 3.4. **Liquor Stores** must comply with [Section 6.70](#).
- 3.5. **Outdoor Entertainment** and **Outdoor Sales and Services**
  - 3.5.1. Outdoor activities that are visible from a Street or are Abutting a Site in a non-industrial Zone must be developed and carried out in a manner that does not create Nuisance.
- 3.6. **Vehicle Support Services** and **Uses with Drive-through Services** must comply with [Section 6.110](#).

**Residential Uses**

- 3.7. **Supportive Housing**
  - 3.7.1. Despite Subsection 4.1.1, where a building containing a Hotel Use is converted to accommodate Supportive Housing the maximum Height is 30.0 m.

**Industrial Uses**

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

**Community Uses**

- 3.9. **Child Care Services** must comply with [Section 6.30](#).
- 3.10. **Community Services**
  - 3.10.1. Despite Subsection 4.1.1, where a building containing a Hotel Use is converted to accommodate a Year Round Shelter or Seasonal Shelter the maximum Height is 30.0 m.
- 3.11. **Special Events** must comply with [Section 6.100](#).

**Basic Service Uses**

- 3.12. **Recycling Drop-off Centres**
  - 3.12.1. Recycling Drop-off Centres must not be the only Use on a Site.

**3.1, 3.2 - New cross-reference**

For ease of reference to applicable regulations.

**3.3.1, 3.3.2 - 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 3.3.2 explicitly requires that no nuisance odour be created to address common complaints related to odours and some custom manufacturing activities (e.g., coffee roasting).

**3.4 - New cross-reference**

For ease of reference to applicable regulations.

**3.5.1 - New Regulation**

To ensure screening and other nuisance mitigation measures are provided for Outdoor Entertainment and Outdoor Sales and Service Uses when located next to residential development.

**3.6, 3.7 - New cross-reference**

For ease of reference to applicable regulations.

**3.7.1 - New Regulation**

To enable the conversion of a hotel for the purpose of providing Supportive Housing.

**3.8 - New cross-reference**

For ease of reference to applicable regulations.

**3.9.1 - New Regulations**

Design regulations are intended to

- 3.12.2. The maximum total area for a Recycling Drop-off Centre on a Site is 650 m<sup>2</sup>.
  - 3.12.3. Perimeter screening using Fences, Landscape Buffers, 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.
- 3.13. **Transit Facilities**
- 3.13.1. 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**

- 3.14. **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 3.16.1 based on the recommendations provided in an environmental site assessment in compliance with [Section 7.140](#).

**Sign Uses**

- 3.15. **Signs** must comply with [Section 6.80](#).

**Uses with Total Area and Floor Area Exceptions**

- 3.16. The Development Planner may consider a variance to the maximum total area or Floor Area of a non-Residential Use if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:
- 3.16.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 3.16.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
  - 3.16.3. other similar measures.

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

**3.10 - New cross-reference**

For ease of reference to applicable regulations.

**3.11.1 - New Regulation**

To enable the conversion of a hotel for the purpose of providing a year round or seasonal shelter

**3.12 - New cross-reference**

For ease of reference to applicable regulations.

**3.13 - New Regulation**

To ensure that Basic Service Uses (e.g., Recycling Drop-off Centres and Transit Facilities) are not standalone developments.

**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.

**3.18 - 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.

**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
<b>Height</b>			
4.1.1.	Maximum Height	16.0 m	
4.1.2.	Maximum Height for Hotels	30.0 m	
<b>Floor Area Ratio</b>			
4.1.3.	Maximum Floor Area Ratio	3.5	
<b>Setbacks Abutting Streets</b>			
4.1.4.	Minimum Setback	4.5 m	<b>A</b>

**4.1.1 - Revised from S.340.4.6 and S.350.4.5**

The maximum height aligns with the upper limit in the 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.

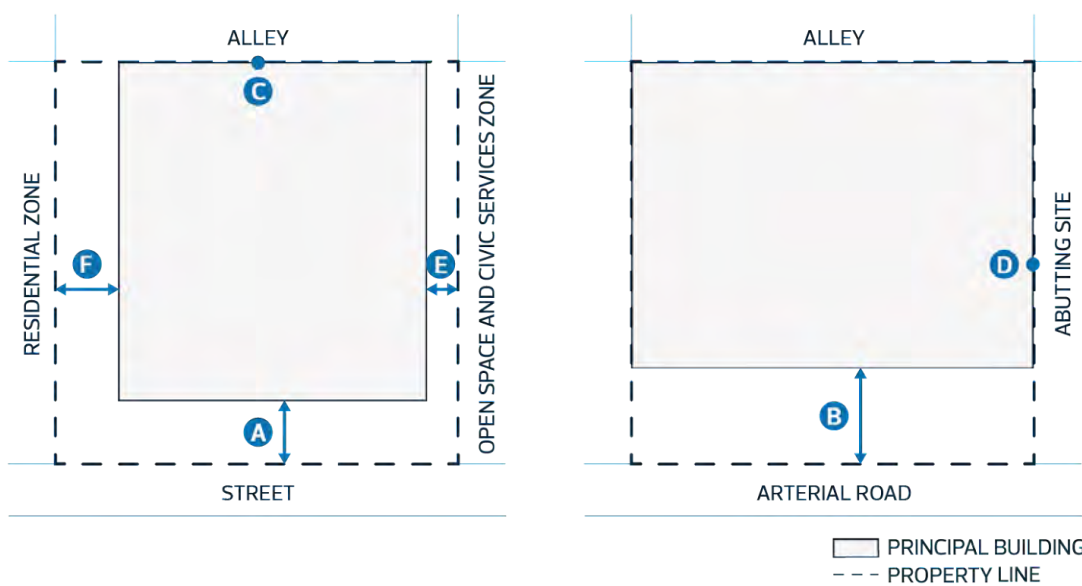
**4.1.2 - Revised from S.340.4.6 and S.350.4.6**

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,**

Unless the following applies:			
4.1.5.	Minimum Setback Abutting an Arterial Road	6.0 m	<b>B</b>
Setbacks Abutting Alleys			
4.1.6.	Minimum Setback	0 m	<b>C</b>
4.1.7.	Minimum Setback for portions of a Hotel greater than 23.0 m in Height	3.0 m	-
Setbacks Abutting Sites			
4.1.8.	Minimum Setback	0 m	<b>D</b>
Unless 1 or more of the following applies:			
4.1.9.	Minimum Setback Abutting a Site in an Open Space and Urban Services Zone	3.0 m	<b>E</b>
4.1.10.	Minimum Setback Abutting a Site in a residential Zone	6.0 m	<b>F</b>
4.1.11.	Minimum Setback for portions of a Hotel greater than 23.0 m in Height where Abutting a Site in a non-residential Zone	6.0 m	<b>G</b>
4.1.12.	Minimum Setback for portions of a Hotel greater than 23.0 m in Height where Abutting a Site: - in a residential Zone that has a maximum Height of 12.0 m or less	9.0 m	<b>H</b>
<p><b>Diagram for Section 4.1.8, 4.1.10, 4.1.11, 4.1.12</b></p> <p><i>Diagram in progress</i></p>			

Diagram for Section 4.1



**Revised from S.350.4.2**

The maximum floor area ratio (FAR) is carried forward from the CB2 Zone. This is an increase compared to the CHY Zone (current FAR is 1.5).

**4.1.4 - Transferred from S.340.4.3, Revised from 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 CHY Zone. CHY requires a 7.5 m setback.

**4.1.5 - 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 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.

**4.1.6 - 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 CB2 Zone, but will be a change from the current CHY Zone, which requires a 7.5 m setback from alleys that serve a residential zone.

**4.1.7 - New Regulation**

To provide a transition in height next to alleys as well as to help minimize the perceived impact of massing. This setback generally aligns with the minimum setback proposed in the General Commercial (CG) 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.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 CB2 Zone, but is a slight decrease from the 7.5 m setback required in the CHY zone.

**4.1.11 - New Regulation**

To minimize the perception of massing and to provide a minimum setback when Hotels are built above 23 m in height and are abutting any other non-residential zone. This setback generally aligns with the setbacks proposed in the General Commercial (CG) Zone.

**4.1.12 - 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 23 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. Where a building has a wall with a total length greater than 25.0 m that faces a Street, Park, or a Site in a residential or mixed use Zone, or has a wall with a main entrance facing a Parking Area internal to the Site, the Facade must be articulated using 2 or more design features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design features may include:
  - 5.2.1. variations in rooflines;
  - 5.2.2. vertical or horizontal building wall projection or recessions;
  - 5.2.3. visual breaks of building Facades into smaller sections;
  - 5.2.4. using a combination of finishing materials;
  - 5.2.5. windows at regular intervals; or
  - 5.2.6. other similar features.
- 5.3. 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.
- 5.4. On Corner Sites, the Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets.

#### 5.1 - 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, adjacent parks, and residential and mixed-use zones.

#### 5.3 - Revised from S. 340.5.2.b

The maximum facade length for portions of Hotels above 23 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

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

## 6. General Regulations

### Safe Urban Environments

- 6.1. In addition to the regulations in [Section 5.120](#), 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. Surface Parking Lots and loading, waste collection, storage, service and display areas must not be located within a required Setback.
- 6.3. Loading, waste collection, and storage areas must not be located between a building and a Street.
- 6.4. Despite Subsection 6.3, 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.

#### 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 CB2 Zone.

#### 6.2, 6.3 - Revised from 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 by directing loading, waste collection, storage and service areas to the rear or sides of buildings. **Note:** General landscaping regulations in [Section 5.80](#) includes requirements for screening for waste collection, loading and storage, and perimeter landscaping for Surface Parking Lots.

#### 6.4 - New Regulation

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

# Draft Zoning Bylaw

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## Industrial Zones

Edmonton



# 2.120 BE - Business Employment Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></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 medium and heavy industrial Zones. This Zone is generally located on the periphery of industrial areas, Abutting Arterial Roads, Collector Roads, or along mass transit routes.</p>	<p>This zone is intended to be a non-residential mixed use zone to enable light Industrial and small commercial business activities that are compatible with any adjacent non-industrial zone.</p> <p>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 to medium and heavy industrial zoned land to non-industrial zoned land.</p> <p><b>Equivalent Zones in Zoning Bylaw 12800:</b> (IL) Light Industrial Zone, (IB) Industrial Business Zone and some (MA) Municipal Airport Zone and (MA2) Municipal Airport Business Industrial Zone sites</p>
<p><b>2. Permitted Uses</b></p> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Minor Industrial</li> <li>2.2. Crematorium</li> <li>2.3. Indoor Self Storage</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.4. Bar</li> <li>2.5. Body Rub Centre</li> <li>2.6. Cannabis Retail Store</li> <li>2.7. Custom Manufacturing</li> <li>2.8. Food and Drink Service</li> <li>2.9. Health Service</li> <li>2.10. Indoor Sales and Service</li> <li>2.11. Major Indoor Entertainment</li> <li>2.12. Minor Indoor Entertainment</li> <li>2.13. Liquor Store</li> <li>2.14. Office</li> <li>2.15. Outdoor Entertainment</li> <li>2.16. Outdoor Sales and Service</li> <li>2.17. Vehicle Support Service</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.18. Child Care Service</li> <li>2.19. Community Service</li> <li>2.20. Special Event</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>2.21. Emergency Service</li> <li>2.22. Minor Utility</li> <li>2.23. Recycling Drop-off Centre</li> <li>2.24. Transit Facility</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.25. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.26. Fascia Sign</li> <li>2.27. Freestanding Sign</li> <li>2.28. Major Digital Sign</li> <li>2.29. Minor Digital Sign</li> <li>2.30. Portable Sign</li> <li>2.31. Projecting Sign</li> </ul>	<p>The listed uses are intended to enable a variety of low-impact non-residential uses.</p> <p><b>Industrial Uses</b> Minor Industrial is the equivalent to the current General Industrial use which is a permitted use in the current IL and IB zones.</p> <p><b>Commercial Uses</b> The proposed Commercial Uses are broader land use categories that enable a variety of uses not currently listed 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><b>Community Uses</b> The Community Service use includes religious assemblies and government services uses.</p> <p><b>Basic Service Uses</b> Transit Facilities is a new use, added to enable the development of transit facilities within this zone to integrate with the Mass Transit Network. The Minor Utility use, which includes activities like bus storage and maintenance facilities, has been added to the zone in response to feedback.</p> <p><b>Agriculture Uses</b> 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><b>Sign Uses</b> Sign uses are generally consistent with existing permissions in the current IL and IB zones.</p>

### 3. Additional Regulations For Specific Uses

#### Industrial Uses

- 3.1. **Minor Industrial**
- 3.1.1. Minor Industrial Uses must be located within an enclosed building, except that loading, waste collection, and storage activities may be located outdoors.
- 3.2. **Crematoriums** must comply with [Section 6.40](#).

#### Commercial Uses

- 3.3. **Bars, Community Services, Food and Drink Services, Health Services, and Major Indoor Entertainment**
- 3.3.1. The maximum Floor Area is 500 m<sup>2</sup> per individual establishment.
- 3.4. **Body Rub Centres**
- 3.4.1. The maximum Floor Area is 500 m<sup>2</sup> per individual establishment; and
- 3.4.2. Body Rub Centres must comply with [Section 6.10](#).
- 3.5. **Cannabis Retail Stores**
- 3.5.1. The maximum Floor Area is 500 m<sup>2</sup> per individual establishment; and
- 3.5.2. Cannabis Retail Stores must comply with [Section 6.20](#).
- 3.6. **Custom Manufacturing**
- 3.6.1. Manufacturing activities must be located within an enclosed building.
- 3.7. **Indoor Sales and Services**
- 3.7.1. The maximum Floor Area is 500 m<sup>2</sup> 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.
- 3.7.1.2. The maximum Floor Area does not apply to warehouse sales establishments used for the wholesale or retail sales of a limited range of bulky goods.
- 3.8. **Liquor Stores**
- 3.8.1. The maximum Floor Area is 500 m<sup>2</sup> per individual establishment.
- 3.8.2. Liquor Stores must comply with [Section 6.70](#).
- 3.9. **Outdoor Sales and Services and Outdoor Entertainment**
- 3.9.1. Outdoor activities that are visible from a Street or are Abutting a Site in a non-industrial Zone must be developed and carried out in a manner that does not create Nuisance.
- 3.10. **Vehicle Support Services and Uses with Drive-through Services** must comply with [Section 6.110](#).

#### Community Uses

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

#### Basic Service Uses

- 3.13. **Recycling Drop-off Centres**
- 3.13.1. The maximum total area for a Recycling Drop-off Centre on a Site is 650 m<sup>2</sup>.
- 3.13.2. 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.
- 3.14. **Transit Facilities**
- 3.14.1. Despite Subsections 4.1.3 and 4.1.4, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure in the road right-of-way.

#### Agricultural Uses

- 3.15. **Urban Agriculture**
- 3.15.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
- 3.15.2. 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 [Section 7.140](#).

#### 3.1 - Transferred from 57.1.1.a

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

#### 3.2, 3.4.2, 3.5.2, 3.8.2, 3.10, 3.12 - New Cross-references

For ease of reference to applicable regulations.

#### 3.3 - New regulation

This regulation is partially revised from S.400.3.5. Bars and Neighbourhood Pubs are not allowed in the current IL zone but were Discretionary for less than 200 occupants and 240 m<sup>2</sup> 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.

Community Services includes religious assemblies which is currently a discretionary use in the IB zone and not listed in the IL zone. This regulation is intended to mitigate impacts associated with this activity which tends to have a higher rate of congregation.

It is also partially revised from S.400.2.13, S.400.3.30 and 31. In order to provide a floor area limit that is generally consistent with current requirements for eating and drinking establishments:

In the current IL zone, Specialty Foods Services are not permitted in a standalone building and are required to be accessory to another use. In the current IB zone, Specialty Foods Services are Permitted for less than 100 occupants or 120m<sup>2</sup> public space, and are a Discretionary Use where they exceed those qualifiers. Bars and Neighbourhood Pubs and Restaurants are not allowed in the current IL zone but are discretionary and are limited to less than 200 occupants and 240 m<sup>2</sup> of public space where they are adjacent to or across a lane from a site zoned residential in the current IB zone.

Health Services were previously included in the proposed Office use definition. Health Services is currently a discretionary use in the IB zone and not listed in the IL zone. A floor area limit for this use aligns with other restrictions in this zone so as to not draw too much commercial activity into industrial areas.

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 Major Indoor Entertainment Uses regardless of the site context.

#### 3.4.1, 3.5.1, 3.8.1 - New regulations

In order to not draw too much commercial activity into industrial areas resulting in the reduced viability of industrial land, it is proposed that Body Rub Centres, Cannabis Retail Stores, and Liquor Stores be limited to 500 m<sup>2</sup>.

**Note:** The floor area restriction for these uses has been increased from 300m<sup>2</sup> based on feedback, and to align with the floor area maximums in the neighbourhood commercial zone.

**Sign Uses**

3.16. **Signs** must comply with [Section 6.80](#).

**Uses with Total Area and Floor Area Restrictions**

3.17. 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:

- 3.17.1. measures specified in Subsection 2 of [Section 5.60](#);
- 3.17.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
- 3.17.3. other similar measures.

**3.6 - Transferred from S.99.5**

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

**3.7 - New regulation**

Indoor Sales and Services is a proposed 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.

**3.7.1.2 New regulation**

This regulation is intended to allow an exception to the floor area limitation for Indoor Sales and Services Uses in the form of warehouse sales which typically require larger areas to physically house the merchandise.

**3.9 - New regulation**

This regulation is intended to ensure that these outdoor activities comply with the purpose of the zone.

**3.11 - Transferred from S.400.5.6 and S.410.4.12**

This cross-reference to the specific development regulations for Child Care Services is transferred from S.400.5.6 and S.410.4.12.

**3.13 - Transferred from S.84**

The regulations in this subsection have been transferred from current S.84 for ease of access to this information.

**3.14 - New regulation**

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

**3.15.1- New Regulation**

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

**3.15.2 - New Regulation**

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

**3.16 - Transferred from S.400.4.6 and S.410.4.6**

This cross-reference to the specific development regulations for Signs is carried over from S.400.4.6 and S.410.4.6 for easy access to this information within the zone.

**3.17 - 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, to not draw too much commercial development into industrial lands, and but to also provide criteria for certain uses that were formerly

discretionary.

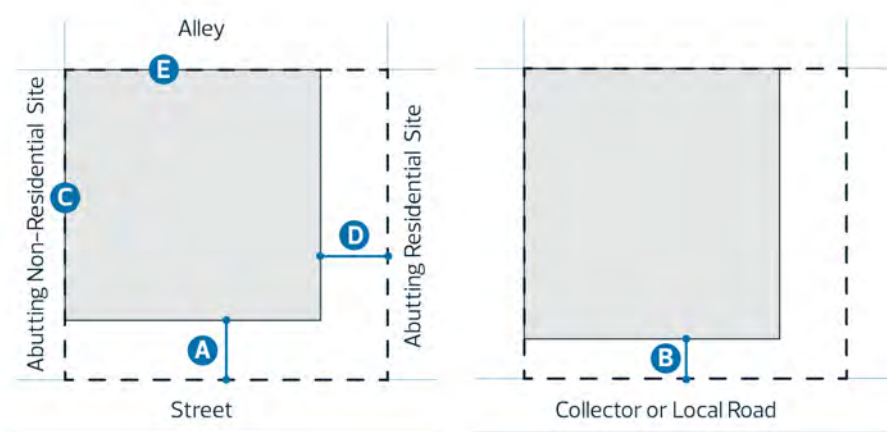
**Note:** This regulation has been relocated to this subsection for ease of access to this information.

## 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
<b>Height</b>			
4.1.1.	Maximum Height	16.0 m	-
<b>Floor Area Ratio</b>			
4.1.2.	Maximum Floor Area Ratio	1.6	-
<b>Setbacks Abutting Streets</b>			
4.1.3.	Minimum Setback	6.0 m	<b>A</b>
<b>Unless the following applies:</b>			
4.1.4.	Minimum Setback Abutting a Collector Road or a Local Road	4.5 m	<b>B</b>
<b>Setbacks Abutting Sites</b>			
4.1.5.	Minimum Setback	0 m	<b>C</b>
<b>Unless the following applies:</b>			
4.1.6.	Minimum Setback Abutting a Site in a residential Zone	6.0 m	<b>D</b>
<b>Setbacks Abutting Alleys</b>			
4.1.7.	Minimum Setback	0 m	<b>E</b>

Diagram for Table 4.1



### 4.1.1 - Revised from S.400.4.5 and 410.4.5

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.

### 4.1.2 - Revised from S.400.4.2 and 410.4.2

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.

### 4.1.3, 4.1.6 . - Transferred from S.400.4.3 and S.410.4.3

These regulations have been transferred to reflect the setbacks **abutting a street and sites zoned residential** in the current IB and IL zones.

### 4.1.4 - New Regulation

This is a new regulation to reduce the required Setback from a Street to 4.5 m where the site abuts a collector road or a local road to align 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

### 4.1.7 - 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. Where a building wall is associated with Indoor Self Storage, or is greater than 25.0 m in length and faces a Collector Road or Arterial Road, the Facade must be articulated using 2 or more design features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design features may include:

- 5.1.1. variations in rooflines;
- 5.1.2. vertical or horizontal building wall projection or recessions;
- 5.1.3. visual breaks of building facades into smaller sections;
- 5.1.4. using a combination of finishing materials;

### 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.

**Note:** The approach to the building facade design regulations has been adjusted to remove the reference to a separate building facade design section and instead incorporates a performance based requirement in the zone.

### 5.2 - Transferred from S.57.1.1.d

The General Performance Standards section includes this requirement for non-Industrial

5.1.5. windows at regular intervals; or

5.1.6. other similar features.

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 Abutting Streets and Sites in non-industrial Zones.

**Safe Urban Environment**

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

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

5.3.2. A maximum of 10% of provided 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.

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

**Parking, Loading, and Storage**

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

5.5. Despite Subsection 5.4, 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.

5.6. Outdoor display areas visible from a Street must be located and Landscaped to be compatible with surrounding developments.

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

5.8. 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 Sites in non-industrial Zones using methods such as Landscaping, Fencing, or other similar measures.

development - this regulation exists to ensure this performance standard applies to all development in this Zone.

**5.3 - 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.

**5.4 through 5.7 - Revised**  
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.

**5.4 - Revised from S.400.4.4, 410.4.4 and 54.4.2**  
This regulation consolidates regulations that prohibit certain activities from being carried out in a required Setback.

**5.5 - 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.

**5.6 - Revised from S.57.1.1a**  
Current s.57.1.1.a enables outdoor display of activities for car dealerships but does not require that they be screened from view. Based on feedback related to developments like car dealerships who rely on outdoor display of their products, this regulation is updated to not require outdoor display areas be screened from the street...

**5.7 - New regulation**  
This is a new regulation to ensure visual impacts are mitigated and that development is consistent with the appearance of surrounding development. Outdoor display areas are required to be screened from abutting sites in residential zones to mitigate visual nuisances.

**5.8 - Transferred from S.57.1.1.b**  
This regulation is transferred with minor language updates.

## 2.130 IM - Medium Industrial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></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. <b>Any Nuisance associated with such developments is minimal.</b> This Zone is intended to be used as a transition Zone to buffer between the Business Employment Zone and Heavy Industrial Zone and is generally located on the interior of industrial areas Abutting Collector and Local Roads and separated from non-industrial Zones.</p>	<p><b>1.1 Revised from S. 420.1</b> The purpose has been revised to allow for limited supporting commercial uses, while continuing to support light to medium industrial developments. It has been updated to ensure that this zone is understood as a transition zone that buffers the lower industrial intensity Business Employment (BE) Zone with the higher industrial intensity Heavy Industrial (IH) Zone.</p> <p><b>Equivalent Zone in the Zoning Bylaw 12800:</b> (IM) Medium Industrial Zone.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Crematorium</li> <li>2.2. Indoor Self Storage</li> <li>2.3. Major Industrial, existing as of January 1, 2024</li> <li>2.4. Minor Industrial</li> <li>2.5. Natural Resource Development</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.6. Custom Manufacturing</li> <li>2.7. Indoor Sales and Service limited to:                             <ul style="list-style-type: none"> <li>2.7.1. Indoor Sales and Service existing as of January 1, 2024</li> <li>2.7.2. <b>animal hospitals and shelters</b></li> </ul> </li> <li>2.8. Office</li> <li>2.9. Outdoor Sales and Service</li> <li>2.10. Vehicle Support Service</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.11. Special Event</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>2.12. Emergency Service</li> <li>2.13. Minor Utility</li> <li>2.14. Recycling Drop-Off Centre</li> <li>2.15. Transit Facility</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.16. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.17. Fascia Sign</li> <li>2.18. Freestanding Sign</li> <li>2.19. Major Digital Sign</li> <li>2.20. Minor Digital Sign</li> <li>2.21. Portable Sign</li> <li>2.22. Projecting Sign</li> </ul>	<p><b>Industrial Uses</b> Major Industrial uses include Land Treatment which is currently allowed in the Medium Industrial Zone but is proposed to be limited to existing developments. Minor Industrial includes general industrial, general contractor Service, fleet service, recycling depot, temporary storage and auctioneering establishment which are currently allowed. Natural Resource Development will continue to be allowed in this zone.</p> <p><b>Commercial Uses</b> Custom Manufacturing includes breweries, wineries and distilleries, and creation and production establishments which are currently allowed in this zone. Indoor Sales and Service includes animal hospitals and shelters (indoor) and markets but is proposed to be limited to existing developments, <b>except for animal hospitals and shelters.</b> This is to ensure that this zone is meeting the purpose as a transition zone and maintain a clear delineation from the lower intensity Business Employment (BE) Zone which would accommodate the light industrial and small commercial businesses. 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 IM Zone to BE Zone. Outdoor Sales and Service includes animal shelters and hospitals which are currently allowed in this zone. This use 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. 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><b>Basic Services</b> Emergency Services is added to simplify the process of approving this use in the IM Zone as there it was identified that there is a need to allow them in this zone.</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.

Recycling Drop-off Centres will continue to be allowed in this zone.

Transit Facilities are added to accommodate potential transit facilities if needed.

**Agricultural Uses**

This was added to enable indoor Urban Agriculture development.

**Sign Uses**

Sign uses will continue to be allowed in this zone.

**Retired Uses:**

- Land Treatment
- Residential Sales Centres

### 3. Additional Regulations For Specific Uses

#### Industrial Uses

- 3.1. **Crematoriums** must comply with [Section 6.40](#).
- 3.2. **Minor Industrial**
  - 3.2.1. 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:
    - 3.2.1.1. This restriction does not apply where more than 50% of the Site area is used for outdoor industrial activities.
  - 3.2.2. The Development Planner may approve a development 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:
    - 3.2.2.1. 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.
    - 3.2.2.2. The applicant must provide an environmental site assessment in compliance with [Section 7.140](#) and the Development Planner may impose conditions on the Development Permit in accordance with that Section.
- 3.3. **Natural Resource Developments** must comply with [Section 5.40](#).

#### Commercial Uses

- 3.4. **Custom Manufacturing**
  - 3.4.1. The maximum Public Space area is 150 m2 per individual establishment.
- 3.5. **Offices**
  - 3.5.1. The maximum Floor Area for Offices is 300 m2 per individual establishment.

#### Community Uses

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

#### Agricultural Uses

- 3.7. **Urban Agriculture**
  - 3.7.1. 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.
  - 3.7.2. The Development Planner may consider a variance to Subsection 3.10.1 based on the recommendations provided in an environmental site assessment in compliance with [Section 7.140](#).

#### Sign Uses

- 3.8. **Signs** must comply with [Section 6.80](#).

**3.1 - New cross-reference**

For ease of reference to applicable regulations.

**3.2.1 - 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

**3.2.2 - 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.

**3.3 - New cross-reference**

For ease of reference to applicable regulations

**3.4 - 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.

**3.5.1 - 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.

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.

**3.6 - New cross-reference**

For ease of reference to applicable regulations.

**3.7.1 - New regulation**

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

**3.7.2 - New regulation**

This regulation is added to enable the Development Planner to vary this requirement based on the recommendation of an environmental site assessment.

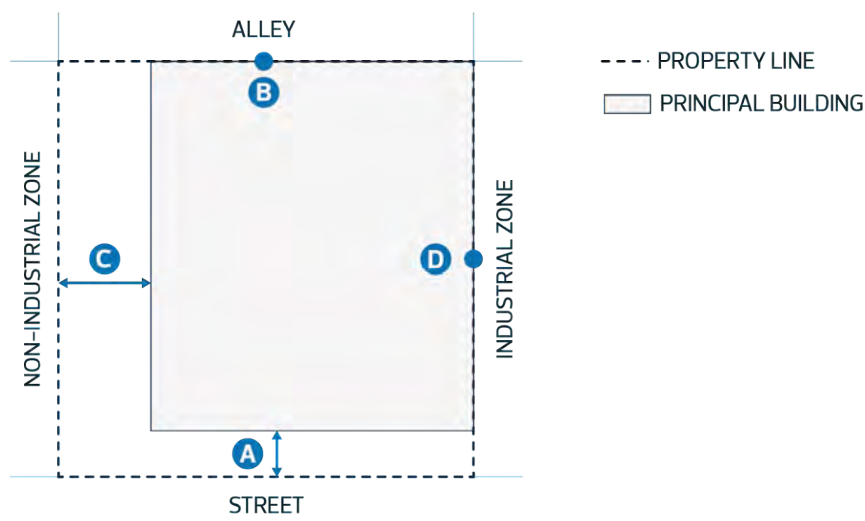
**3.8 - New cross-reference**  
For ease of reference to applicable regulations.

## 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
<b>Height</b>			
4.1.1.	Maximum Height	18.0 m	-
<b>Floor Area Ratio</b>			
4.1.2.	Maximum Floor Area Ratio	2.0	-
<b>Setbacks</b>			
4.1.3	Minimum Setback Abutting a Street	3.0 m	<b>A</b>
4.1.4.	Minimum Setback Abutting an Alley	0 m	<b>B</b>
4.1.5.	Minimum Setback Abutting a Site in a non-industrial Zone	6.0 m	<b>C</b>
4.1.6.	Minimum Setback Abutting a Site in an industrial Zone	0 m	<b>D</b>

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

- 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, waste collection and service 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:
  - 5.2.1. the Street is a Local Road serving an IH or IM Zone; or
  - 5.2.2. the Abutting Site is within an IH or IM Zone.
- 5.3. The maximum Height of screening specified in Subsection 5.2 is 3.7 m, except for trees or shrubs.
- 5.4. 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:

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

**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 - New cross-references**

For ease of reference to applicable regulations.



Section	Regulation	Value
5.4.1	Maximum Height if located greater than 6.0 m and less than or equal to 15.0 m from a Lot line Abutting a location specified in Subsection 5.4	8.0 m
5.4.2	Maximum Height if located less than or equal to 6.0 m from a Lot line Abutting a location specified in Subsection 5.4	2.0 m

**Other Regulations**

5.5. A risk assessment or an environmental Nuisance and health impacts assessment may be required in compliance with [Section 7.140](#).

# 2.140 IH - Heavy Industrial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for heavy industrial developments that may have the potential to create Nuisance conditions that extend beyond the boundaries of the Site, and to allow for industrial operations that have large land requirements. This Zone is generally located in 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><b>1.1 - Revised from S. 430.1</b> The purpose has been revised to provide more clarity on the intent and use of plain language.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (IH) Heavy Industrial Zone</p>
<p><b>2. Permitted Uses</b></p> <p><b>Industrial Uses</b></p> <ol style="list-style-type: none"> <li>2.1. Major Industrial</li> <li>2.2. Minor Industrial, existing as of January 1, 2024</li> <li>2.3. Natural Resource Development</li> </ol> <p><b>Basic Services Uses</b></p> <ol style="list-style-type: none"> <li>2.4. Major Utility</li> <li>2.5. Minor Utility</li> </ol> <p><b>Sign Uses</b></p> <ol style="list-style-type: none"> <li>2.6. Fascia Sign</li> <li>2.7. Freestanding Sign</li> <li>2.8. Major Digital Sign</li> <li>2.9. Minor Digital Sign</li> <li>2.10. Portable Sign</li> <li>2.11. Projecting Sign</li> </ol>	<p>The listed uses are intended to allow heavy industrial operations.</p> <p><b>Industrial Uses</b> The Major Industrial Use is new and has been defined to differentiate it from other zones where the Minor Industrial use is permitted.</p> <p>The Minor Industrial Use is added as existing at the proposed time of 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.</p> <p>Natural Resource Developments is added as a Permitted Use to allow for more economic opportunities in industrial areas.</p> <p><b>Basic Services Uses</b> Major and Minor Utilities are added to allow more areas in which public utilities can be developed across the city.</p> <p><b>Retired</b> The uses below have been retired to better align the listed Uses with the more focused purpose proposed for the Zone.</p> <ul style="list-style-type: none"> <li>• Adult Mini Theatre</li> <li>• General Industrial (when Minor Industrial in nature) - this proposed restriction applies to new businesses only</li> <li>• General Contractor (when Minor Industrial in nature) - this proposed restriction applies to new businesses only</li> <li>• Market</li> <li>• Recycled Materials Drop-off Centre</li> <li>• Residential Sales Centre</li> <li>• Special Events</li> <li>• Temporary Storage (when Minor Industrial in nature) - restriction applied to new businesses only</li> <li>• Urban Indoor Farms</li> <li>• Urban Outdoor Farms</li> <li>• Urban Gardens</li> </ul>
<p><b>3. Additional Regulations for Specific Uses</b></p> <p><b>Industrial Uses</b></p> <p><b>3.1. Major Industrial Use</b></p>	<p><b>3.1 Transferred from S.95.1</b> For ease of reference to applicable regulations.</p>

- 3.1.1. The maximum Floor Area for any indoor display, office, technical and administrative support, 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 is 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](#) and the Development Planner may impose conditions on the Development Permit in accordance with that Section.

**3.2. Natural Resource Developments** must comply with [Section 5.40](#).

**Signs**

**3.3. Signs** must comply with [Section 6.80](#).

**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.

**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**

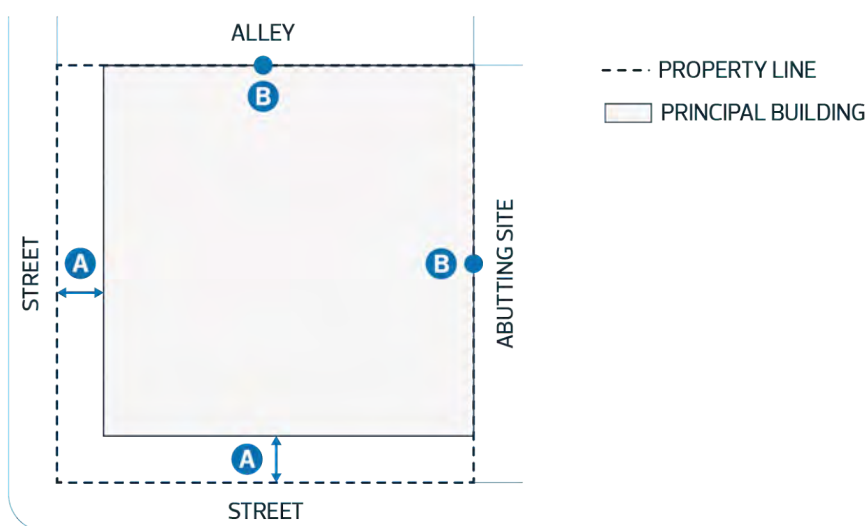
This cross-reference is carried forward.

## 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
<b>Site Area</b>			
4.1.1.	Minimum Site area	1.0 ha	-
<b>Height</b>			
4.1.2.	Maximum Height	30.0 m	-
<b>Floor Area Ratio</b>			
4.1.3.	Maximum Floor Area Ratio	2.0	-
<b>Setbacks</b>			
4.1.4.	Minimum Setback Abutting a Street	3.0 m	<b>A</b>
4.1.5.	Minimum Setback Abutting an Alley or an Abutting Site	0 m	<b>B</b>

Diagram for Subsection 4.1



4.2. Despite Subsection 6 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 revised regulation proposes to remove the maximum height of 75.0 m currently allowed through a variance to enable greater flexibility and to better accommodate the unique needs of large-scale industrial development.

This revision is intended to ensure that developments requiring larger structures, like silos, are accommodated in this zone where impacts associated with taller

heights are mitigated given the zone's general siting in the interior of industrial areas.

## 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. 1 or more of the following may be required, in compliance with [Section 7.140](#):
  - 5.3.1. a Risk Assessment;
  - 5.3.2. an Environmental Impact Assessment; or
  - 5.3.3. an Environmental Assessment Information.

#### 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 New cross-reference

For ease of reference to applicable regulations.

# Draft Zoning Bylaw

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## Open Space and Urban Services Zones

Edmonton

# 2.150 A - River Valley Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></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><b>1 - Revised from 540.1</b></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><b>Equivalent Zone in Zoning Bylaw 12800:</b> (A) Metropolitan Recreation Zone</p>
<p><b>2. Permitted Uses</b></p> <p><b>Community Uses</b></p> <p>2.1. Protected Natural Area</p>	<p><b>Community Uses</b></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><b>3. Discretionary Uses</b></p> <p><b>Community Uses</b></p> <p>3.1. Child Care Service 3.2. Community Service 3.3. Outdoor Recreation Service 3.4. Park 3.5. Special Event</p> <p><b>Residential Uses</b></p> <p>3.6. Home Based Business 3.7. Residential, existing as of January 1, 2024</p> <p><b>Commercial</b></p> <p>3.8. Indoor Sales and Service, existing as of January 1, 2024 3.9. Major Indoor Entertainment, existing as of January 1, 2024 3.10. Minor Indoor Entertainment, existing as of January 1, 2024 3.11. Outdoor Entertainment, existing as of January 1, 2024</p> <p><b>Basic Service Uses</b></p> <p>3.12. Emergency Service 3.13. Minor Utility</p> <p><b>Industrial Uses</b></p> <p>3.14. Natural Resource Development, existing as of January 1, 2024</p> <p><b>Sign Uses</b></p> <p>3.15. Fascia Sign 3.16. Freestanding Sign 3.17. Portable Sign 3.18. Projecting Sign</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><b>Community Uses</b></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><b>Residential Uses</b></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.</p> <p><b>Commercial Uses</b></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 are intended to create more consistency in the purpose of the zone and the uses listed.</p>

	<p>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.</p> <p><b>Basic Services</b> Emergency Services and Minor Utilities will continue to be allowed in this zone.</p> <p><b>Industrial Uses</b> 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.</p> <p><b>Sign Uses</b> Existing Sign uses will continue to be allowed in this zone.</p> <p><b>Retired Uses:</b></p> <ul style="list-style-type: none"> <li>- Greenhouses, Plant Nurseries and Garden Centres</li> <li>- Market (however it would be allowed under Special Events as long as it is temporary in nature)</li> <li>- Supportive Housing</li> <li>- Urban Garden (note: Urban Gardens will be retired without a corresponding replacement use definition as a permit will not be required)</li> </ul>
<p><b>4. Additional Regulations For Specific Uses</b></p> <p><b>Community Uses</b></p> <p>4.1. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p> <p><b>Residential Uses</b></p> <p>4.2. <b>Home Based Businesses</b> must comply with <a href="#">Section 6.60</a>.</p> <p><b>Sign Uses</b></p> <p>4.3. <b>Fascia Signs, Freestanding Signs, Portable Signs, and Projecting Signs</b> are limited to On-premises Advertising.</p> <p>4.4. <b>Signs</b> must comply with <a href="#">Section 6.80</a>.</p>	<p><b>4.1 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>4.2 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>4.3 - New Regulation</b> This regulation restricts the content of advertising to uses that have a valid development permit to operate from the site.</p> <p><b>4.3 - New cross-reference</b> For ease of reference to applicable regulations.</p>
<p><b>5. General Regulations</b></p> <p>5.1. The Development Planner, in consultation with the City department responsible for ecological planning:</p> <ul style="list-style-type: none"> <li>5.1.1. may require an environmental review;</li> <li>5.1.2. must apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met; and</li> <li>5.1.3. may refuse a Discretionary Development Permit application if they conclude, through the information collected in Subsection 5.1.1, that the environmental impacts of the proposed development cannot be mitigated.</li> </ul>	<p><b>5.1 - Revised from S. 540.4.5</b> This regulation is transferred with minor revisions in language and ease of interpretation.</p> <p><b>5.1.2 - New regulation</b> This regulation is added to ensure that the Development Planner can apply conditions to the development permit</p> <p><b>5.1.3 New Regulation</b> In response to engagement feedback, this regulation was added to clarify that a development planner has the option of refusing a discretionary development permit application.</p>

## 6. Site and Building Regulations

6.1. Development must comply with Table 6.1:

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

6.2. Despite Subsection 6.1.1 and Subsection 6 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 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.



## 2.160 NA - Natural Areas Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To conserve, preserve and restore identified natural areas, features and ecological processes.</p>	<p><b>1.1 - Transferred from S. 531.1</b></p> <p><b>Equivalent Zone in the Zoning Bylaw 12800:</b> (NA) Natural Areas Protection Zone</p>
<p><b>2. Permitted Uses</b></p> <p>2.1. Protected Natural Area</p>	<p><b>Note:</b> 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><b>3. Discretionary Uses</b></p> <p><b>Sign Uses</b></p> <p>3.1. Fascia Sign</p> <p>3.2. Freestanding Sign</p>	<p><b>Note:</b> Signs will be subject to the discretion of the Development Planner and information available in the Natural Area Management Plan.</p>
<p><b>4. General Regulations</b></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, size and location of the building or structure; and</p> <p>4.3.3.2. state the likely 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><b>Note:</b> 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><b>4.1 - Revised from S. 14.8.1</b> 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><b>4.2 - Combined S. 14.8.1 and S. 14.8.3</b> 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><b>4.3 - Transferred from S. 14.8.4</b></p> <p><b>4.3.1 - Revised from S. 14.8.4.a</b> This regulation has been reworded to provide clarity that the buffer for the natural area is located within the zone boundary.</p> <p><b>4.3.2 - Revised from S. 14.8.4.b</b> This regulation adds “cultural and traditional practices” to acknowledge the project theme of “Celebration” from Breathe, Edmonton’s Green Network Strategy.</p> <p><b>4.4 - Transferred from S. 50.4</b> 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</p>

(in Section 50.4) are retired. The removal of these regulations did not present a risk for natural areas as per conversations with the 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 appropriate City department for the review of the NAMP.

## 5. Sign Regulations

- 5.1. Fascia Signs and Freestanding Signs are limited to On-premises Advertising.
- 5.2. Signs must comply with applicable objectives, strategies or guidelines outlined in an approved Natural Area Management Plan.
- 5.3. Fascia Signs must:
  - 5.3.1. have a maximum area of 2.0 m<sup>2</sup>;
  - 5.3.2. not be illuminated; and
  - 5.3.3. be designed to be compatible with, and not negatively impact, the natural area.
- 5.3. Freestanding Signs Advertising:
  - 5.3.1. must have a maximum area of 2.0 m<sup>2</sup>;
  - 5.3.2. must not be illuminated; and
  - 5.3.3. the Sign and sign posts must be designed to be compatible with, and not negatively impact, the natural area.

**5.1 - New Regulation**

This regulation restricts the content of advertising to uses that have a valid development permit to operate from the site.

**5.2 - New regulation**

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

**5.3 - Transferred from S. 59K.2.1**

These regulations are retained with minor language revisions.

**5.4 - Transferred from S. 59K.2.2**

These regulations are retained with minor language revisions.

## 2.170 PSN - Neighbourhood Parks and Services Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for limited development on parkland intended to serve neighbourhood-level needs and users. This Zone is intended to accommodate features like community league buildings, active or passive recreation opportunities, and playgrounds in 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><b>Equivalent Zone in Zoning Bylaw 12800:</b> (AP) Public Parks Zone, excluding Sites used for schools, school park sites and District Parks.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Child Care Service</li> <li>2.2. Community Service, excluding Year-round Shelter</li> <li>2.3. Park</li> <li>2.4. Protected Natural Area</li> <li>2.5. Special Event</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.6. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.7. Fascia Sign</li> <li>2.8. Freestanding Sign</li> <li>2.9. Portable Sign</li> <li>2.10. Projecting Sign</li> </ul>	<p><b>Community Uses</b> 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 Service is proposed as a complementary use to support community needs. <b>Note:</b></p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- The Community Service Use is amended to permit Seasonal Shelters, where people need to be housed for an extended period of time but does not occur year round, which are defined separately as Year-round Shelters. It is not intended to allow permanent shelters on park sites.</li> </ul> <p><b>Agricultural Uses</b> Includes agriculture-related activities to support urban agriculture throughout Edmonton.</p> <p><b>Sign Uses</b> Sign uses will continue to be allowed in this zone.</p> <p><b>Proposed Retired Uses</b> The following Uses have been retired to limit the number of permitted principal uses in this Zone, although most may be permitted as accessory to the remaining primary Uses :</p> <ul style="list-style-type: none"> <li>- 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</li> </ul>
<p><b>3. Additional Regulations For Specific Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>3.1. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</li> </ul> <p><b>Agriculture Uses</b></p>	<p><b>3.1 New cross-references</b> For ease of reference to applicable regulations.</p> <p><b>3.2 New Regulation</b> To ensure Urban Agriculture is developed with or on the same Site as an existing park.</p>

3.2. **Urban Agriculture** must only be developed in conjunction with, or on the same Site as an existing Community Service or Park Use.

**Sign Uses**

- 3.3. **Fascia Signs, Freestanding Signs, Portable Signs and Projecting Signs** are limited to On-premises Advertising.
- 3.4. **Freestanding Sign and Portable Sign** with Off-premises Advertising are limited to Copy advertising for Community Uses.
- 3.5. **Signs** must comply with [Section 6.80](#).

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.

**3.3 - New Regulation**

This regulation restricts the content of advertising to uses that have a valid development permit to operate from the site.

**3.4 - New Regulation**

To enable community leagues and other community-oriented uses to advertise on parks within their neighbourhood, but that don't have a valid development permit to operate from that specific site. This regulation ensures the public benefit of community-oriented advertising while ensuring that other third-party advertising is prohibited.

**3.5 New cross-references**

For ease of reference to applicable regulations.

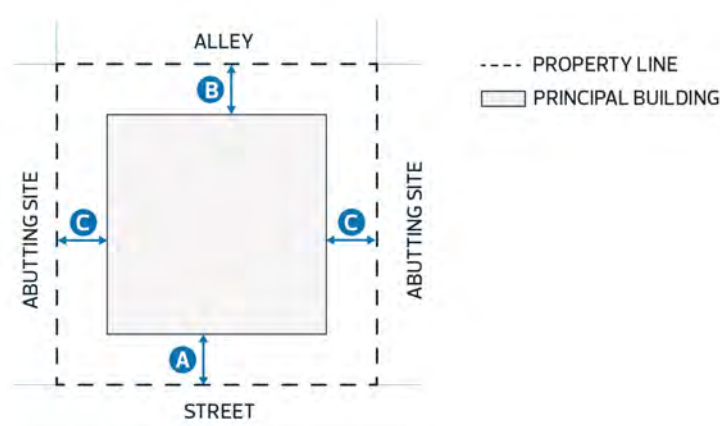
## 4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

**Table 4.1. Site and Building Regulations**

Subsection	Regulation	Value	Symbol
<b>Height</b>			
4.1.1.	Maximum Height	14.0 m	-
<b>Setbacks</b>			
4.1.2.	Minimum Setback Abutting a Street	6.0 m	<b>A</b>
4.1.3.	Minimum Setback Abutting an Alley	4.5 m	<b>B</b>
4.1.4.	Minimum Setback Abutting a Site	4.5 m	<b>C</b>

**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. Outdoor parking, loading, and waste collection areas must not be located within a required Setback Abutting a Street or another Site.

**5.1- New Regulation**

To ensure parking, loading, waste collection, service and display areas do not extend into setback areas intended for landscaping. **Note:** Based on feedback, a previous proposed regulation that would have directed parking, loading, waste collection, storage and service areas to the

rear or sides of buildings has been removed.

# 2.180 PS - Parks and Services Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></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><b>Equivalent Zone in Zoning Bylaw 12800:</b> (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><b>2. Permitted Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Child Care Service</li> <li>2.2. Community Service, <i>excluding Year-round Shelter</i></li> <li>2.3. Library</li> <li>2.4. Outdoor Recreation Service</li> <li>2.5. Park</li> <li>2.6. Protected Natural Area</li> <li>2.7. School</li> <li>2.8. Special Event</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>2.9. Transit Facility</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.10. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.11. Fascia Sign</li> <li>2.12. Freestanding Sign</li> <li>2.13. <i>Minor Digital Sign</i></li> <li>2.14. Portable Sign</li> <li>2.15. Projecting Sign</li> </ul>	<p><b>Community Uses</b></p> <p>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. <b>Note:</b></p> <ul style="list-style-type: none"> <li>- 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.</li> </ul> <p><i>The Community Services Use is amended to permit Seasonal Shelters, where people need to be housed for an extended period of time but does not occur year round, which are defined separately as Year-round Shelters. It is not intended to allow permanent shelters on park sites.</i></p> <p><b>Basic Service Uses</b></p> <p>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> <p><b>Agricultural Uses</b></p> <p>Includes agriculture-related activities to support urban agriculture throughout Edmonton.</p> <p><b>Sign Uses</b></p> <p>Sign uses will continue to be allowed in this zone.</p> <p><b>Proposed Retired Uses from the Current US Zone for Sites being rezoned to the PS Zone</b></p> <p><i>The following Uses have been retired to limit the number of permitted principal uses in this Zone, although most may be permitted as accessory to the remaining primary Uses:</i></p> <ul style="list-style-type: none"> <li>- 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</li> </ul>

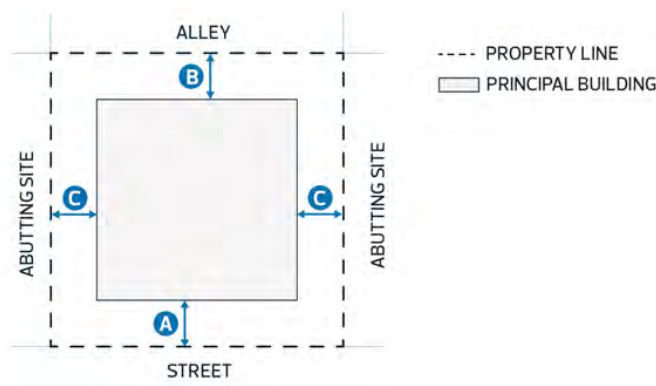
	<p>Services, Bars and Neighbourhood Pubs, Spectator Entertainment Establishments, Spectator Sports Establishments</p> <p><b>Proposed Retired Uses from the Current AP Zone</b></p> <p>The following Uses have been retired to limit the number of permitted principal uses in this Zone, although most may be permitted as accessory to the remaining primary Uses:</p> <ul style="list-style-type: none"> <li>- Natural Science Exhibits, Cultural Exhibits, Restaurants, Specialty Food Services, Spectator Entertainment Establishments, Spectator Sports Establishments, Tourist Campsites</li> </ul>
<h3>3. Additional Regulations For Specific Uses</h3> <p><b>Community Uses</b></p> <p>3.1. <b>Child Care Services</b> must comply with <a href="#">Section 6.30</a>.</p> <p>3.2. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p> <p><b>Basic Service Uses</b></p> <p>3.3. <b>Transit Facilities</b></p> <p>3.3.1. Must not be developed as a standalone Use.</p> <p>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.</p> <p><b>Agriculture Uses</b></p> <p>3.4. <b>Urban Agriculture</b> must only be developed in conjunction with, or on the same Site as an existing Community Services or Parks Use.</p> <p><b>Sign Uses</b></p> <p>3.5. <b>Fascia Signs, Minor Digital Signs and Projecting Signs</b> are limited to On-premises Advertising.</p> <p>3.6. <b>Freestanding Signs and Portable Signs</b> with Off-premises Advertising are limited to Copy advertising for Community Uses.</p> <p>3.7. <b>Signs</b> must comply with <a href="#">Section 6.80</a>.</p> <p><b>Accessory Uses</b></p> <p>3.8. The maximum Floor Area for Commercial Uses Accessory to a Transit Facility is 150 m2 per individual establishment.</p>	<p><b>3.1, 3.2 - New cross-references</b></p> <p>For ease of reference to applicable regulations.</p> <p><b>3.3.1 - New Regulation</b></p> <p>To enable the development of transit facilities within this Zone to integrate with the Mass Transit Network.</p> <p><b>3.3.2 - New Regulation</b></p> <p>To ensure Transit Facilities are not developed as a standalone Use, as this would not fit with the purpose of the zone.</p> <p><b>3.4 - New Regulation</b></p> <p>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><b>3.5 - New Regulation</b></p> <p>This regulation restricts the content of advertising to uses that have a valid development permit to operate from the site.</p> <p><b>3.6 - New Regulation</b></p> <p>To enable community leagues and other community-oriented uses to advertise on parks within their neighbourhood, but that don't have a valid development permit to operate from that specific site. This regulation ensures the public benefit of community-oriented advertising while ensuring that other third-party advertising is prohibited.</p> <p><b>3.7 - Revised from S. 530.4.6 and S. 510.4.6</b></p> <p>For ease of reference to applicable regulations.</p> <p><b>3.8 - New Regulation</b></p> <p>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.</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
<b>Height</b>			
4.1.1.	Maximum Height	16.0 m	-
<b>Setbacks</b>			
4.1.2.	Minimum Setback Abutting a Street	6.0 m	<b>A</b>
4.1.3.	Minimum Setback Abutting an Alley	4.5 m	<b>B</b>
4.1.4.	Minimum Setback Abutting a Site	4.5 m	<b>C</b>

Diagram for Subsections 4.1.2 - 4.1.4



4.2. Despite Subsection 6.1.1 of [Section 7.100](#), the Development Planner may vary the maximum Height where necessary to accommodate features essential to the Use.

### 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 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. Outdoor parking, loading, and waste collection areas must not be located within a required Setback Abutting a Street or another Site.

### Additional Information Requirements

5.2. 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:

- 5.2.1. must require an environmental review where specified in an applicable statutory plan; and
- 5.2.2. may apply conditions to the Development Permit to ensure that recommendations resulting from the environmental review are met.

### 5.1 - New Regulation

To ensure parking, loading, waste collection, service and display areas do not extend into setback areas intended for landscaping.

**Note:** Based on feedback, a previous proposed regulation that would have directed parking, loading, waste collection, storage and service areas to the rear or sides of buildings has been removed.

### 5.3 - 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 is determined to be necessary by a statutory plan.



# 2.190 PU - Public Utility Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for development and protection of infrastructure, systems and facilities that provide a public benefit.</p>	<p><b>1 - Revised from S.520.1</b> 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><b>Equivalent Zone in Zoning Bylaw 12800:</b> (PU) Public Utility Zone</p>
<p><b>2. Permitted Uses</b></p> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Emergency Service</li> <li>2.2. Major Utility</li> <li>2.3. Minor Utility</li> <li>2.4. Recycling Drop-off Centre</li> <li>2.5. Transit Facility</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.6. Park</li> <li>2.7. Special Event</li> </ul> <p><b>Agriculture Uses</b></p> <ul style="list-style-type: none"> <li>2.8. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.9. Fascia Sign</li> <li>2.10. Freestanding Sign</li> <li>2.11. Portable Sign</li> <li>2.12. Projecting Sign</li> </ul>	<p><b>Basic Service Uses</b> 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><b>Notes:</b> -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”. -Cemeteries are no longer proposed to be added to this Zone in response to feedback to keep the zone focused on utilities.</p> <p><b>Community Uses</b> Special Events are proposed to continue in this Zone. <b>Notes:</b> -Temporary Markets will continue to be accommodated in this zone under Special Events. -Parks are no longer proposed to be removed from this Zone in response to feedback to continue to allow flexible use of open spaces.</p> <p><b>Agriculture Uses</b> 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><b>Sign Uses</b> Sign Uses are proposed to continue in this Zone. Currently, existing Freestanding Off-premises Signs and Digital Signs are permitted under the PU Zone. Approximately 2 valid permits for these types of signs exist under this zone. Given the small number of signs under this category, it is proposed to remove Freestanding Off-premises Signs and Digital Signs from this zone as they do not meet the purpose of the zone.</p>

	<p><b>Note:</b> Land Treatment has been removed from this zone and incorporated into the definition for Major Industrial Uses.</p>
<h3>3. Additional Regulations For Specific Uses</h3> <p><b>Basic Service Uses</b></p> <p>3.1. <b>Major Utilities</b></p> <p>3.1.1. The minimum Site Area is 1.0 ha.</p> <p>3.2. <b>Recycling Drop-off Centres</b></p> <p>3.2.1. The maximum area for a Recycling Drop-off Centre on a Site is 650 m2.</p> <p>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.</p> <p>3.3. <b>Transit Facilities</b></p> <p>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.</p> <p><b>Community Uses</b></p> <p>3.4. <b>Parks</b> must not be the only Use on a Site.</p> <p>3.5. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p> <p><b>Agriculture Uses</b></p> <p>3.6. <b>Urban Agriculture</b></p> <p>3.6.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.</p> <p>3.6.2. 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 <a href="#">Section 7.140</a>.</p> <p><b>Sign Uses</b></p> <p>3.7. <b>Fascia Signs, Freestanding Signs, Portable Signs and Projecting Signs</b> are limited to On-premises Advertising.</p> <p>3.8. <b>Signs</b> must comply with <a href="#">Section 6.80</a>.</p>	<p><b>3.1.1 - New Regulation</b> 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 adequate space is provided for activities that are likely to have off-site impacts.</p> <p><b>3.2 - Transferred from S.84</b> These regulations have been transferred from current Section 84 with minor revisions for clarity.</p> <p><b>3.3.1 - New regulation</b> This regulation has been added to support integration of transit facilities with the transit network.</p> <p><b>3.4 - Revised from S.520.5.3</b> This regulation is revised to improve clarity.</p> <p><b>3.5 - New Cross-Reference</b> For ease of reference to applicable regulations.</p> <p><b>3.6.1- New Regulation</b> This regulation is to ensure plants are not grown in potentially contaminated soil.</p> <p><b>3.6.2 - New Regulation</b> This regulation is to enable the Development Planner to vary the above requirement based on the recommendations of an environmental site assessment.</p> <p><b>3.7 - New Regulation</b> This regulation restricts the content of advertising to uses that have a valid development permit to operate from the site.</p> <p><b>3.8 - Transferred Cross-Reference from S.520.4.8</b> 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
<b>Height</b>		
4.1.1.	Maximum Height	12.0 m
<b>Unless the following applies:</b>		
4.1.2.	Maximum Height on Sites greater than 0.7 ha	18.0 m
<b>Setbacks Abutting Streets</b>		
4.1.3.	Minimum Setback	6.0 m
<b>Setbacks Abutting Sites</b>		
4.1.4.	Minimum Setback	4.5 m
<b>Unless 1 or more of the following applies:</b>		
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
<b>Setbacks Abutting Alleys</b>		
4.1.7.	Minimum Setback	4.5 m

4.2. Despite Subsection 4.1.1 and 4.1.2 of this Zone and Subsection 6 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.

### 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.

### 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 alley.

### 4.2 - Transferred from S.520.4.7

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

## 5. General Regulations

### Parking, Loading, Storage and Access

- 5.1. Surface Parking Lots, and loading, storage, waste collection, and service and display areas must not be located within a Setback.
- 5.2. Despite Subsection 5.1, Surface Parking Lots, loading areas, and waste collection areas may project into a Setback from an Alley.
- 5.3. Loading, waste collection, storage, and outdoor service areas must be located at the rear or sides of a principal building.
- 5.4. Subsection 5.3 does not apply where:
  - 5.4.1. Abutting Streets are Local Roads that only serve Sites Zoned IH or IM; and
  - 5.4.2. all Abutting Sites are Zoned IH or IM.

### Additional Information Requirements

- 5.5. 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:

### 5.1 - 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 5.2.

### 5.2 - New Regulation

This regulation proposes to allow certain activities to project into a Setback from an Alley.

### 5.3 - Transferred from S.57.1.1.b and c.

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

- 5.5.1. must require an environmental review where specified in an applicable Statutory Plan; and
- 5.5.2. may apply conditions to the Development Permit to ensure that recommendations resulting from the environmental review are met.

**Other Regulations**

- 5.6. Landscaping must comply with [Section 5.80](#), except:
  - 5.6.1. Loading, waste collection, storage and outdoor service areas do not need to be screened from Local Roads that only serve Sites Zoned IH or IM.
- 5.7. Developments must comply with the Site Performance Standards in [Section 5.60](#), except Major Utilities are exempt from Subsection 1 of [Section 5.60](#).

**5.4 - 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.

**5.5 - 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. *The regulation is also revised to include sites abutting the NA Zone and within the North Saskatchewan River Valley and Ravine System Protection Overlay.*

**5.6 - New Cross-Reference**

For ease of reference to applicable regulations.

**5.6.1 - 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.

**5.7 - Revised Cross-Reference from S.520.4.5**

For ease of reference to applicable regulations.

**Note:** The requirement that all activities occur within an enclosed building is proposed to be removed as many Public Utility activities operate outdoors.

# 2.200 UF - Urban Facilities Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow larger facilities that provide institutional services, community services, or recreational activities.</p>	<p>The District Planning project uses the term “Urban Services” to describe a range of activities different from what is intended to be allowed in the zone. To avoid confusion, the name of this zone is proposed to be changed from Urban Services Zone to Urban Facilities Zone.</p> <p>No significant changes to the general purpose of this Zone are proposed.</p> <p><b>Equivalent Zone in the Zoning Bylaw 12800:</b> (US) Urban Services Zone, excluding school sites, joint-use park and school sites, and district parks.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Child Care Service</li> <li>2.2. Community Service</li> <li>2.3. Library</li> <li>2.4. Outdoor Recreation Service</li> <li>2.5. Park</li> <li>2.6. School</li> <li>2.7. Special Event</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>2.8. Cemetery</li> <li>2.9. Detention Facility</li> <li>2.10. Emergency Service</li> <li>2.11. Health Care Facility</li> <li>2.12. Recycling Drop-off Centre</li> <li>2.13. Transit Facility</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.14. Health Service</li> <li>2.15. Major Indoor Entertainment</li> <li>2.16. Outdoor Entertainment</li> </ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.17. Residential, limited to Supportive Housing</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.18. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.19. Fascia Sign</li> <li>2.20. Freestanding Sign</li> <li>2.21. Minor Digital Sign</li> <li>2.22. Portable Sign</li> <li>2.23. Projecting Sign</li> </ul>	<p><b>Community Uses</b></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><b>Basic Service Uses</b></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 added to enable the development of transit facilities within this Zone to integrate with new developments</p> <p><b>Commercial Uses</b></p> <p>These uses are mainly to accommodate health services and larger facilities and buildings, such as stadiums and conference centres.</p> <p><b>Residential Uses</b></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><b>Agricultural Uses</b></p> <p>This would enable indoor Urban Agriculture development.</p> <p><b>Sign Uses</b></p> <p>Sign uses will continue to be allowed in this zone.</p>
<p><b>3. Additional Regulations For Specific Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>3.1. <b>Child Care Services</b> must comply with <a href="#">Section 6.30</a>.</li> <li>3.2. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>3.3. <b>Urban Agriculture</b> <ul style="list-style-type: none"> <li>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.</li> </ul> </li> </ul>	<p><b>3.1 - New cross-reference</b></p> <p>For ease of reference to applicable regulations.</p> <p><b>3.2. - New cross-reference</b></p> <p>For ease of reference to applicable regulations.</p> <p><b>3.3 - New regulations</b></p>

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

**Sign Uses**

3.4. **Fascia Signs, Freestanding Signs, Minor Digital Signs, Portable Signs and Projecting Signs** are limited to On-premises Advertising, except that:

3.4.1. **Freestanding Signs** with Off-premises Advertising are permitted where existing as of January 1, 2024.

3.5. **Signs** must comply with [Section 6.80](#).

These regulations are added to ensure food safety to make sure plants are not grown in potentially contaminated soil.

**3.4 - New regulation**

This regulation restricts the content of advertising to uses that have a valid development permit to operate from the site.

**3.4.1 - New regulation**

This regulation enables existing freestanding signs with off-premises advertising to continue where they existed as of January 1, 2024, but prohibits new signs with off-premises advertising in this Zone.

**3.5- New cross-reference**

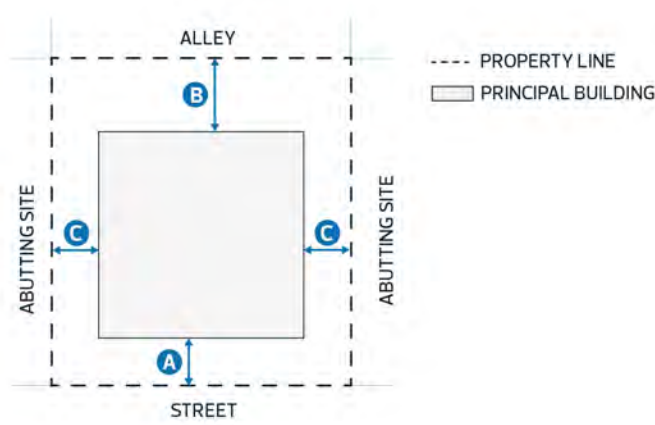
For ease of reference to applicable regulations.

**4. Site and Building Regulations**

4.1. Development must comply with Table 4.1:

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

**Diagram for Subsection 4.1.3**



**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. Despite Subsection 6.1.1 of [Section 7.100](#), the Development Planner may vary the maximum Height where necessary to accommodate features essential to the Use.

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

5.2. Despite Subsection 5.1, 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.

5.3. 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 Sites in non-industrial Zones using methods such as Landscaping, Fencing, or other similar measures.

**5.1 - New Regulation**

This regulation ensures that these elements of the development do not encroach into the setback and provides appropriate separation from abutting development.

**5.2 - New Regulation**

This regulation ensures that a buffer is provided between residential development and parking, loading, and waste collection

**Other Regulations**

- 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.

areas where these are located within the required Setback.

**5.3 - New Regulation**

This regulation hides or screens utility and service areas from view from the street

**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 is determined to be necessary by the relevant statutory plan.

# 2.210 UI - Urban Institution Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for site-specific regulation of large-scale educational, cultural, and institutional facilities with complementary commercial and recreational opportunities.</p>	<p><b>Application</b> This Zone applies to 4 institutions:</p> <ul style="list-style-type: none"> <li>○ MacEwan University - Downtown Campus</li> <li>○ The Orange Hub</li> <li>○ Concordia University</li> <li>○ NAIT - Main Campus</li> <li>○ NAIT - Blatchford</li> </ul> <p><b>Zone History</b> In 2012, multiple direct control zones that had applied to the downtown MacEwan University campus were consolidated into one (UI) Urban Institutional Zone. Consolidating multiple direct control zones into a single standard zone allowed new development to occur through a simpler and less time-consuming process. Contextual considerations are built into the Zone through the use of appendices that include site-specific regulations. The zone has since been applied to other large-scale institutions, each with their own site-specific regulations.</p> <p><b>Note:</b> The reference to redeveloping areas was removed from the purpose statement so that this Zone can also be applied in developing areas.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (UI) Urban Institutional Zone</p>
<p><b>2. Permitted Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Child Care Service</li> <li>2.2. Community Service</li> <li>2.3. Library</li> <li>2.4. Outdoor Recreation Service</li> <li>2.5. Park</li> <li>2.6. School</li> <li>2.7. Special Event</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>2.8. Health Care Facility</li> <li>2.9. Transit Facility</li> <li>2.10. Minor Utility</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.11. Bar</li> <li>2.12. Food and Drink Service</li> <li>2.13. Health Service</li> <li>2.14. Hotel</li> <li>2.15. Indoor Sales and Service</li> <li>2.16. Major Indoor Entertainment</li> <li>2.17. Minor Indoor Entertainment</li> <li>2.18. Office</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.19. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.20. Fascia Sign</li> <li>2.21. Freestanding Sign</li> <li>2.22. Minor Digital On-premises Sign</li> </ul>	<p><b>Community Uses</b> These uses allow for a range of development opportunities to support large educational institutions.</p> <p><b>Note:</b> -The Community Services Use is a new use that includes activities, such as religious assembly and community halls, which are not currently listed under the UI Zone. -The Parks Use is proposed to be added to support development of publicly accessible park spaces.</p> <p><b>Basic Service Uses</b> These uses allow for Health Care Facilities (such as hospitals), Transit Facilities (such as LRT Stations), and Minor Utilities (such as district heating plants and communication towers).</p> <p><b>Note:</b> -Transit Facilities and Minor Utilities are proposed to be added to support the integration of transit and other minor utilities with development.</p> <p><b>Commercial Uses</b> These uses provide local services for students, staff and community members.</p> <p><b>Note:</b> -Major and Minor Indoor Entertainment and Indoor Sales and Services are new uses that include a broader range of activities than are listed in the current UI Zone. -The current UI Zone allows for Apartment Hotels (only the Downtown MacEwan campus currently allows Hotels). The new Zoning Bylaw does not propose to distinguish between Apartment Hotels and</p>



2.23. Projecting Sign

Hotels as the land use impacts of these activities are similar. As a result, the proposed approach is to allow Hotels throughout the UI Zone.

**Agricultural Uses**

Urban Agriculture-related activities are proposed to continue to be allowed in this zone.

**Note:** This use has been expanded to include urban indoor farms which are not allowed under the current UI Zone.

**Sign Uses**

No change is proposed to the types of signs in this section except that Temporary Signs (proposed to be renamed Portable Signs) are proposed to be removed. Instead, Portable Signs will be listed in the Appendices of this Zone that currently allow trailer-mounted temporary signs.

### 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](#).

**Commercial Uses**

- 3.3. Uses with Drive-through Services are not permitted.
- 3.4. The maximum combined Floor Area for Bars, Food and Drink Services, and Indoor Sales and Services is 20% of the Floor Area of an individual building.
- 3.5. **Bars**
  - 3.5.1. A maximum of 1 Bar is permitted per Site.
  - 3.5.2. The maximum Floor Area is 300 m2 per individual establishment.
- 3.6. **Food and Drink Services**
  - 3.6.1. The maximum Floor Area is 500 m2 per individual establishment.
- 3.7. **Hotels**
  - 3.7.1. A maximum of 1 Hotel is permitted per Site.
  - 3.7.2. A maximum of 100 guest rooms are permitted per Hotel.
- 3.8. **Indoor Sales and Services**
  - 3.8.1. The maximum Floor Area is 1,000 m2 per individual establishment.

**Sign Uses**

- 3.9. **Fascia Signs** and **Freestanding Signs** are limited to On-premises Advertising.
- 3.10. **Freestanding Signs** are limited to institutional advertising.
- 3.11. **Signs** must comply with [Section 6.80](#).

**3.1, 3.2 - New Cross-References**

For ease of reference to applicable regulations.

**3.3 - Transferred from S.574.4.7**

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

**3.4 - Revised from S.574.4.2 (a) and (b)**

This regulation has been revised to remove the 10% maximum for all buildings on a site because this is difficult to measure on large sites.

**3.5.1 - Transferred from S.574.4.4**

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

**3.5.2 - Revised from S.574.2.2**

Currently, the UI Zone restricts the size of Bars and Neighbourhood Pubs to 140 m2 of Public Space. A maximum total Floor Area of 300 m2 is proposed to provide flexibility on how much space is public and how much is private within the establishment.

**3.6.1 - Revised from S.574.2.21**

Currently, the UI Zone restricts the size of Restaurants to 240 m2 of Public Space. A maximum total Floor Area of 500 m2 is proposed to provide flexibility on how much space is public and how much is private within the establishment and to align with the size limitations for food and drink services in the draft (MUN) Neighbourhood Mixed Use Zone and (CN) Neighbourhood Commercial Zone.

**3.7.1 - Transferred from S.574.4.3**

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

**3.7.2 - Transferred from S.574.2.1**

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

**3.8.1 - Revised from S.574.2.8**

Currently, the UI Zone restricts the size of General Retail Stores to 500 m2. A maximum total Floor Area of 1,000 m2 is proposed to align with the draft (CN)

Neighbourhood Commercial Zone.

**3.9 - New regulation**

To enable signs with advertisements for uses that have valid development permits to operate from the Site.

**3.10 - Transferred from S.574.4.5**

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

**3.11 - Transferred Cross-Reference from S.574.5.10**

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
<b>Setbacks Abutting Streets</b>		
4.1.1.	Maximum Setback	1.0 m
<b>Setbacks Abutting Sites</b>		
4.1.2.	Minimum Setback from a Site in a residential Zone	7.5 m
4.1.3.	Minimum Setback for Commercial Uses from a Site in a residential Zone	10.0 m
<b>Setback Abutting Alleys</b>		
4.1.4.	Minimum Setback from an Alley that Abuts a Site in a residential Zone	1.5 m
<b>Height</b>		
4.1.5.	Maximum Height	55.0 m
<b>Floor Area Ratio</b>		
4.1.6.	Maximum Floor Area Ratio	10.0

4.2. Despite Subsection 4.1.1, the Development Planner may consider a variance to the maximum Setback from a Street:

- 4.2.1. to accommodate Street-related activities, such as patios and seating areas;
- 4.2.2. to retain existing mature landscaping; or
- 4.2.3. where features essential to the Use make the regulation unreasonable to comply with.

4.3. Despite Subsection 4.1.5 of this Zone and Subsection 5 of [Section 7.100](#), the Development Planner may consider a variance to the maximum Height where:

- 4.3.1. features essential to the Use make the regulation unreasonable to comply with; and
- 4.3.2. the shadowing and wind impacts on adjacent residential developments are minimized as determined by a technical study required under [Section 7.140](#).

**4.1.1 - Revised from S.574.4.8**

This regulation has been revised to replace reference to “front” and “side” lot lines with reference to a Street. Additional criteria have been added to guide when a variance to the setback is appropriate under (see subsection 4.2).

**4.1.2 - Revised from S.574.4.9**

This regulation has been revised to remove reference to “rear” or “side” lot lines and instead apply to lot lines that abut a residential Zone. “Rear” and “Side” lot lines can be difficult to establish on large, irregularly shaped sites.

**4.1.3 - Transferred from S.574.4.2 (c)**

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

**4.1.4 - Revised from S.574.4.10**

This regulation has been revised to remove reference to “rear” or “side” lot lines and instead apply sites that abut an alley that abuts a residential Zone. “Rear” and “Side” lot lines can be difficult to establish on large, irregularly shaped sites.

**4.1.5 - Transferred from S.574.4.11**

This regulation has been transferred with minor adjustments to improve wording and clarity (see 4.3 for variance regulation).

**4.1.6 - Transferred from S.574.4.12**

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

**4.2 - Revised from S.574.4.8**

This regulation has been revised to add more clarity around when a variance may be considered.

**4.3 - Transferred from S.574.4.11**

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

## 5. Design Regulations

5.1. New buildings and additions must create a pedestrian-friendly environment along Streets by including:

- 5.1.1. entrances or entrance features;
- 5.1.2. outdoor seating areas;
- 5.1.3. weather protection;
- 5.1.4. Landscaping; or

**5.1 - Revised from S.574.5.1**

This regulation has been revised to include guidance on what is meant by pedestrian-friendly.

**5.2 - Revised from S.574.5.2**

This regulation has been revised by replacing “front Facade” with “Facades facing a Street”.

**5.3 and 5.4 - Revised from S.574.5 (3) and (5)**

<p>5.1.5. other similar features.</p> <p>5.2. New buildings and additions must:</p> <p>5.2.1. ensure that each Storey has windows along Facades facing a Street; and</p> <p>5.2.2. ensure that the placement and type of windows on the Ground Floor Facade allow viewing into the building.</p> <p>5.3. Buildings must be designed and oriented to face the Street with entrances that are clearly visible from the Street.</p> <p>5.4. On Corner Lots:</p> <p>5.4.1. the Facade treatment must wrap around the side of the building to provide a consistent profile facing both Streets; and</p> <p>5.4.2. buildings must provide a courtyard, main entrance, or distinctive architectural feature to enhance pedestrian circulation and, where applicable, enhance Street views.</p> <p>5.5. For new buildings and additions, the Ground Floor elevation must not exceed the elevation of the Abutting public sidewalk by more than 0.3 m.</p> <p>5.6. Building Facades must be articulated at regular intervals to add variety, rhythm, and a human-scaled dimension along the block face using design techniques such as:</p> <p>5.6.1. variation in colours or finishing materials;</p> <p>5.6.2. use of Architectural Elements;</p> <p>5.6.3. projections and recessions; or</p> <p>5.6.4. other similar techniques.</p>	<p>This regulation has been revised to replace “Front Lot Line” with “Street”. The regulation has also been revised by combining regulations that relate to corner sites into 5.4.</p> <p><b>5.5 - Revised from S.574.5.4</b> This regulation has been revised to apply only to new buildings and additions.</p> <p><b>5.6 - Transferred from S.574.5.6</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p><b>6. General Regulations</b></p> <p>6.1. Where this Zone is applied to a Site through an amendment to the Zoning Bylaw, a new Site-specific Appendix must be added to this Zone that provides the legal description of the Site to which the Zone applies and any additional Use opportunities and development regulations, as required.</p> <p>6.2. A minimum of 3% of non-Residential Floor Area must be provided as Amenity Area. Amenity Area is exempt from Floor Area Ratio calculations.</p>	<p><b>6.1 - Transferred from S.574.4.1</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>6.2 - Transferred from S.574.4.13</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p><b>7. Appendix I: MacEwan University - Downtown Campus</b></p> <p><b>Area of Application</b></p> <p>7.1. This appendix applies to the lands generally bound by 105 Street NW, 112 Street NW, 104 Avenue NW, and 105 Avenue NW, as illustrated on Map 1.</p> <p><b>Additional Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>7.2. Home Based Business</p> <p>7.3. Residential, limited to Lodging House, Multi-unit Housing, and Row Housing</p> <p><b>Sign Uses</b></p> <p>7.4. Major Digital Sign</p> <p>7.5. Portable Sign</p>	<p><b>7.1 - Transferred from S.574 Appendix I (1)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>Note:</b> the legal description has been updated.</p> <p><b>7.2 and 7.3 - Residential Uses</b> Lodging Houses and Multi-unit Housing have been combined into the Residential Use category. Home Based Businesses are proposed to be added to complement the Residential Use.</p> <p><b>7.4 and 7.5 - Sign Uses</b> Temporary Signs have been revised to Portable Signs.</p> <p><b>Note:</b> The current Vehicle Parking Use in Zoning Bylaw 12800 applies to all vehicle parking, whether it is located on the same site as another use, or if a parking lot or parkade is the only use on a site. The Vehicle Parking Use is proposed to be replaced by Parking Facilities and Standalone Parking Facilities in the new Zoning Bylaw. The Parking Facilities Use is exempt from requiring a Development Permit where it is Accessory to another Use. As a result, it does not need to be listed as a use in this Appendix. A Standalone Parking Facility (where the only activity on the Site is vehicle parking) is not permitted in this Appendix.</p>

**Additional Regulations for Specific Uses**

- 7.6. Despite the other regulations of this Zone, Commercial Uses located within Sub-Area 1 of Map 1 may take up 100% of the Floor Area of a building existing before January 1, 2024.
- 7.7. **Major Digital Signs** and **Portable Signs** are limited to On-premises Advertising.

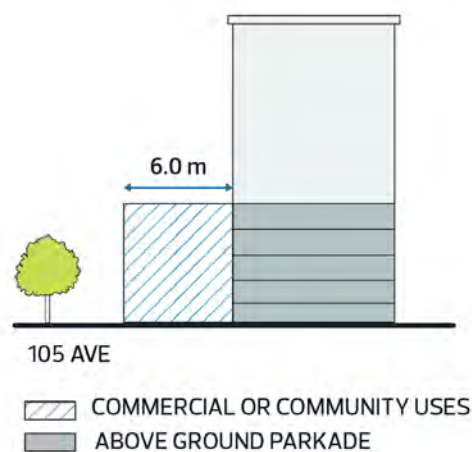
**Site and Building Regulations**

- 7.8. Despite the other regulations of this Zone, Setbacks must comply with the following:
  - 7.8.1. A minimum Setback of 10.0 m is required from 104 Avenue NW.
  - 7.8.2. A maximum Setback of 3.0 m is required from 105 Avenue NW, except:
    - 7.8.2.1. for a maximum of 30% of the Facade facing 105 Avenue NW, the Development Planner may vary the Setback up to a maximum of 9.0 m to accommodate Street-related activities, such as patios, plazas, and seating areas.
    - 7.8.2.2. A minimum Setback of 3.0 m is required from 105 Street NW, 109 Street NW, and 112 Street NW.

**Parking, Loading, and Access**

- 7.9. Parking, access, and Site circulation must comply with [Section 5.100](#), except:
  - 7.9.1. a maximum of 3,000 vehicle parking spaces are permitted;
  - 7.9.2. after September 22, 2030, Surface Parking Lots will no longer be permitted;
  - 7.9.3. above-ground Parkades facing 105 Avenue NW must be wrapped with Commercial or Community Uses that have a minimum depth of 6.0 m;

**Diagram for Section 7.9.3**



- 7.9.4. the minimum number of bike parking spaces must be equal to 10% of the number of provided vehicle parking spaces, or 200 bike parking spaces, whichever is greater;
- 7.9.5. a minimum of 25% of the total number of bike parking spaces must be provided as Long Term Bike Parking; and
- 7.9.6. a centralized loading facility must be provided with a minimum of 4 loading spaces.

**Landscaping**

- 7.10. Landscaping must comply with [Section 5.80](#), except that:
  - 7.10.1. within the required Setback along 104 Avenue NW, a minimum 2.5 m Pathway with flanking rows of deciduous trees must be provided. These must be coordinated with sidewalk and tree planting within the adjacent public right-of-way. The overall intent is to develop and maintain a tree-lined promenade as a continuous pedestrian open space between 105 Street NW and 112 Street NW; and
  - 7.10.2. the deciduous to coniferous ratio of required trees and shrubs must be approximately 3:1.

**Design Regulations**

- 7.11. Where 106 Street NW, 107 Street NW, 108 Street NW, or 111 Street NW terminate on a building, special architectural design of the building must be provided directly in front of the Street.
- 7.12. Direct north-south Pathways must be provided through the Site at 106 Street NW, 107 Street NW, 108 Street NW and 111 Street NW. The owner must enter into public access agreements with the City of Edmonton, where applicable.
- 7.13. A north-south shared use Pathway connection must be provided through the Site from 104 Avenue NW to 105 Avenue NW between 109 Street NW and 112 Street NW. The specific route of this connection must be determined with consideration for the ability of pedestrians and cyclists to cross 104 Avenue NW.

**7.6 - Revised from S.574 Appendix I (3)(1)**  
This regulation has been revised to apply to all Commercial Uses.

**7.7 - New regulation**  
To enable signs with advertisements for uses that have valid development permits to operate from the Site.

**7.8 - Transferred from S.574 Appendix I (3)(2)**  
These regulations have been transferred with minor adjustments to improve wording and clarity.

**Note:** 7.7.2 has been revised to say "maximum" instead of "minimum" in order to meet the intent of the regulation that follows it.

**7.9 - Transferred Cross Reference from S.574 Appendix I (3)**  
For ease of reference to applicable regulations.

**7.9.1 - Transferred from S.574 Appendix I (3)(a)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

**7.9.2 - Transferred from S.574 Appendix I (3)(b)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

**7.9.3 - Revised from S.574 Appendix I (3)(3)(d) and (e)**  
This regulation has been revised to align with the draft (MU) Mixed Use Zone.

**7.9.4 - Transferred from S.574 Appendix I (3)(4)(a)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

**7.9.5 - Revised from S.574 Appendix I (3)(4)(b)**  
This regulation has been revised to incorporate the new defined term for Long Term Bike Parking.

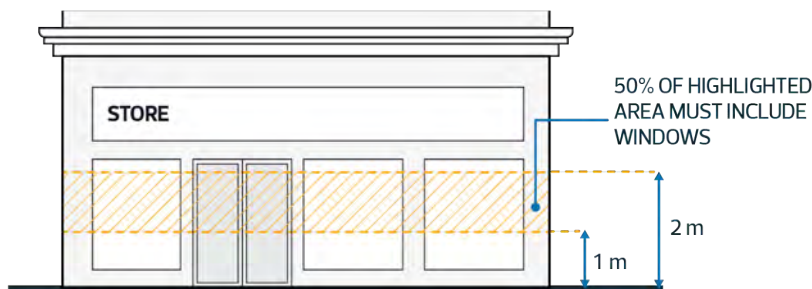
**7.9.6 - Transferred from S.574 Appendix I (3)(5)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

- Notes:**
- Some regulations related to on-site vehicle parking have been removed where they have been addressed under the Parking, Access, and Site Circulation [Section 5.100](#), the Site Performance Standards [Section 5.60](#), the Landscaping Regulations [Section 5.80](#), and the Safe Urban Environment [Section 5.120](#).
  - Reference to the 105 Avenue Corridor Study is proposed to be deleted as it is not a statutory plan.

**7.10 - Transferred from S.574 Appendix I (3)(6)**  
This regulation has been transferred with minor adjustments to improve wording and

- 7.14. A minimum of 30% of the length of a building Facade Abutting 105 Avenue NW must Stepback a minimum of 3.0 m above the fourth Storey. This Stepback space may be used to create an outdoor Amenity Area.
- 7.15. Where a Ground Floor Commercial Use Abuts 105 Avenue NW, a main entrance to the Use must have direct external access to the adjacent public sidewalk.
- 7.16. Ground Floor Commercial Facades Abutting 105 Avenue NW must provide windows within the Facade area between 1.0 m and 2.0 m above ground level in compliance with the following:
  - 7.16.1. A minimum of 50% of the Facade area must be windows.
  - 7.16.2. 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 7.16



- 7.17. New buildings located along 105 Avenue NW must be designed to strengthen the pedestrian character of the Street through Uses and spaces at the Ground Floor that allow viewing into the building, passive surveillance of the Street, or direct pedestrian access to the Street. This may be achieved by the following:
  - 7.17.1. Commercial Uses that open to a Street rather than an internal atrium;
  - 7.17.2. building entrances and arcades that connect to adjacent Pathways and public sidewalks;
  - 7.17.3. hallways and circulation spaces;
  - 7.17.4. administrative offices;
  - 7.17.5. teaching spaces; or
  - 7.17.6. other similar design strategies.
- 7.18. Development Abutting 105 Avenue NW must incorporate functional and decorative lighting to enhance the appearance of the building during the winter months and to provide additional lighting for the 105 Avenue NW Corridor.

clarity.

**Note:** The Tree and Shrub requirement has been removed as it duplicates the requirement located under the Landscaping Regulations [Section 5.80](#).

**7.11 - Transferred from S.574 Appendix I (3)(7)**

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

**7.12 - Transferred from S.574 Appendix I (3)(8)**

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

**7.13 - Transferred from S.574 Appendix I (3)(9)**

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

**7.14 - Transferred from S.574 Appendix I (3)(11)**

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

**7.15 - Transferred from S.574 Appendix I (3)(12)**

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

**7.16 - Revised from S.574 Appendix I (3)(13)**

This regulation maintains the current 50% glazing requirement, however, the measurement area has been specified (which aligns with the draft (MU) Mixed Use Zone). A diagram has been added for clarity. The regulation also adds a requirement that a maximum of 10% of ground floor windows facing streets may be covered.

**7.17 - Transferred from S.574 Appendix I (3)(14)**

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

**7.18 - Revised from S.574 Appendix I (3)(15)**

This regulation has been revised to remove reference to level changes from the sidewalk to entrances as this is already covered under Subsection 5.5 of this Zone. Reference to furniture placement on sidewalks has also been removed because this is already regulated in the Parking, Access, and Site Circulation [Section 5.100](#).

**Environmental Site Assessment and Risk Management Regulations**

- 7.19. A Development Permit application in Sub-Area 1 of Map 2 must include environmental assessment information in accordance with Subsection 3 of [Section 7.140](#).
- 7.20. A Development Permit application in Sub-Area 2 of Map 2 that creates a new building or expands an existing building footprint greater than 250 m<sup>2</sup> must include environmental assessment information in accordance with Subsection 3 of [Section 7.140](#).
- 7.21. A Development Permit application in Sub-Area 3 of Map 2 must include environmental assessment information in accordance with Subsection 3 of [Section 7.140](#), except that this does

**7.19 - Revised from S.574 Appendix I (4)(1), (2) and (4)**

These regulations are revised by providing a reference to the Special Information Requirements [Section 7.140](#).

**7.20 - Revised from S.574 Appendix I (4)(3)**

This regulation is revised by providing a reference to the Special Information Requirements [Section 7.140](#).

not apply to a Development Permit application for a change of Use contained within the existing building.

7.22. For the purposes of this Appendix, building footprint means the surface space occupied by a building at or below Grade.

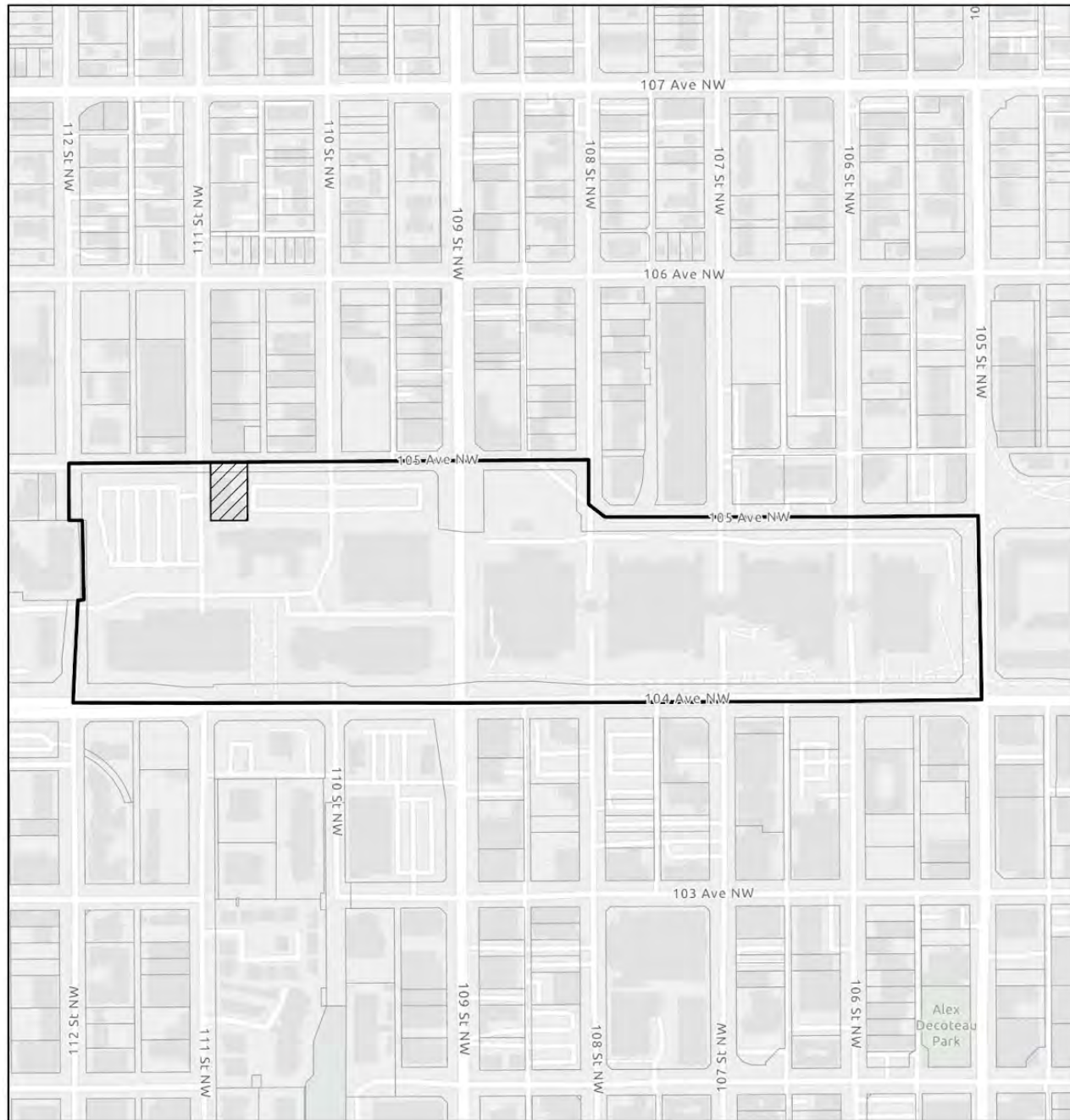
**7.21 - Revised from S.574 Appendix I (4)(5)**

This regulation is revised by providing a reference to the Special Information Requirements [Section 7.140](#).

**7.22 - Transferred from S.574 Appendix I (4)(6)**

This regulation is transferred with minor revisions for clarity.

MacEwan University – Downtown Campus  
Section 2.200 | Appendix I | Map 1

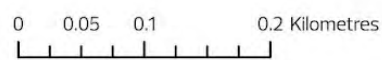


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- Appendix I Boundary
- Sub-Area 1
- Address Title Lot



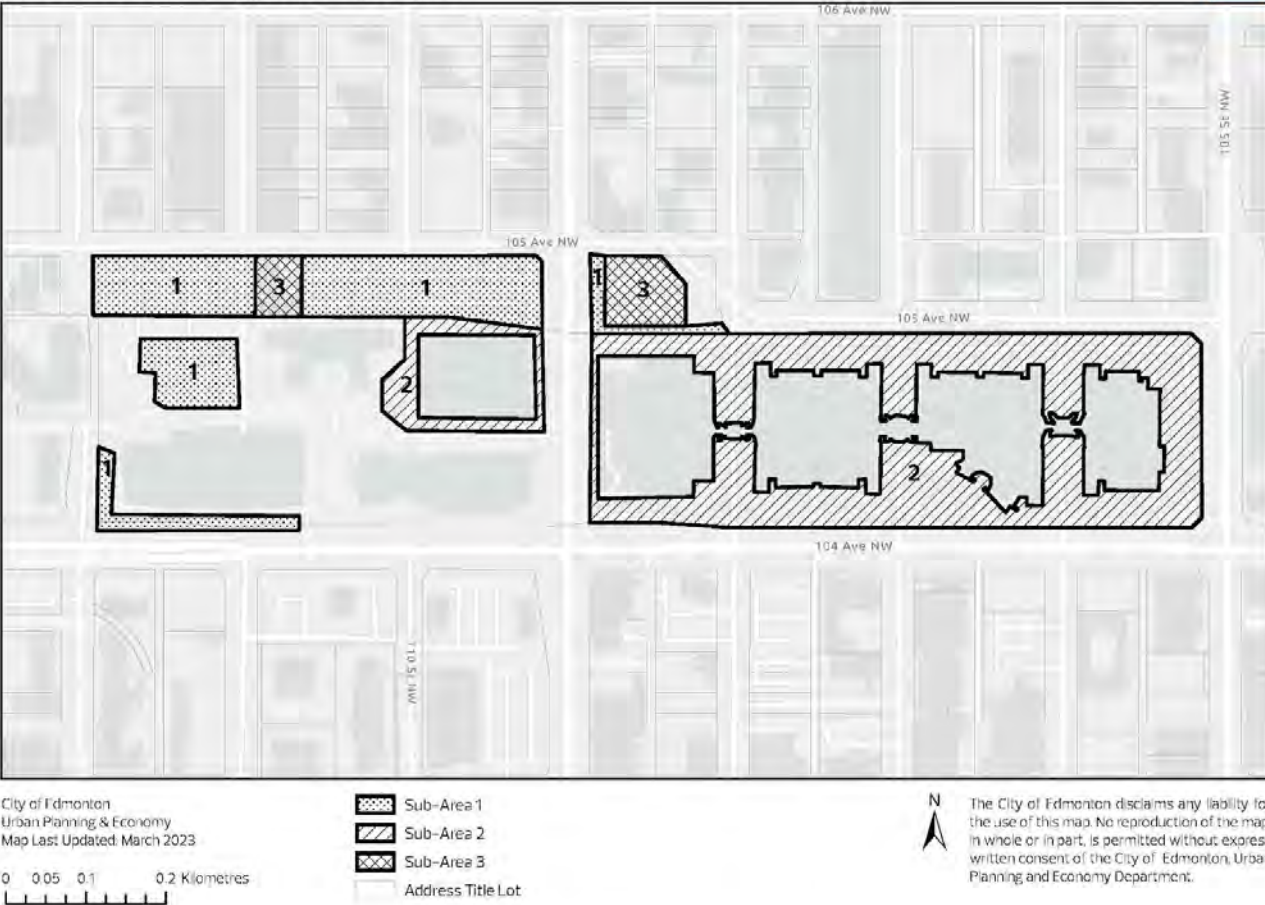
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**Map 1** has been updated to reflect sub-area 1 in the absence of a distinct legal address for the commercial site.

**Map 2** has been updated with the most recent environmental information. sub-area 1, 2 and 4 have been combined into sub-area 1. Sub-area 3 has been renamed sub-area 2. And sub-area 5 has been renamed sub-area 3.

MacEwan University – Downtown Campus  
Section 2.200 | Appendix I | Map 2



## 8. Appendix II: Concordia University College

### Area of Application

8.1. This appendix applies to the lands illustrated on Map 3.

### Additional Permitted Uses

#### Residential Uses

- 8.2. Home Based Business
- 8.3. Residential, limited to Lodging House, Multi-unit Housing, and Row Housing

### 8.1 - Transferred from S.574 Appendix II(1)

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

### 8.2 and 8.3 - Residential Uses

Lodging Houses and Multi-unit Housing have been combined into the Residential Use category.

Home Based Businesses have been added to complement the Residential Use.

Religious Assemblies will continue to be permitted under the Community Services Use and Urban Indoor Farms will continue to be permitted under the Urban Agriculture Use (see Section 2 - Permitted Uses above).

### Site and Building Regulations

8.4. Despite the other regulations of this Zone, development must comply with Table 8.4:

Table 8.4 Site and Building Regulations		
Section	Regulation	Value
<b>Setback</b>		
8.4.1.	Minimum Setback	3.0 m
<b>Unless 1 of the following applies:</b>		
8.4.2.	Minimum Setback from 73 Street NW between 109 Avenue NW and Ada Boulevard NW	6.0 m
8.4.3.	Minimum Setback from 112 Avenue NW	6.0 m
8.4.4.	Minimum Setback from Ada Boulevard NW	6.0 m
<b>Height</b>		
8.4.5.	Maximum Height for Sub-Area 1, as shown on Map 4	14.5 m
8.4.6.	Maximum Height for Sub-Area 2, as shown on Map 4	22.0 m
8.4.7.	Maximum Height for Sub-Area 3, as shown on Map 4	29.0 m

### 8.4.1 - 8.4.4. Revised from S.574 Appendix II (3) (2-6)

These regulations have been revised to establish a base minimum Setback of 3.0 m with exceptions. The intent of this revision is to simplify and clarify the setback regulations of this Zone without changing the intent of the setback requirement.

### 8.4.5 - 8.4.7. Transferred from S.574 Appendix II (3) (10)

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

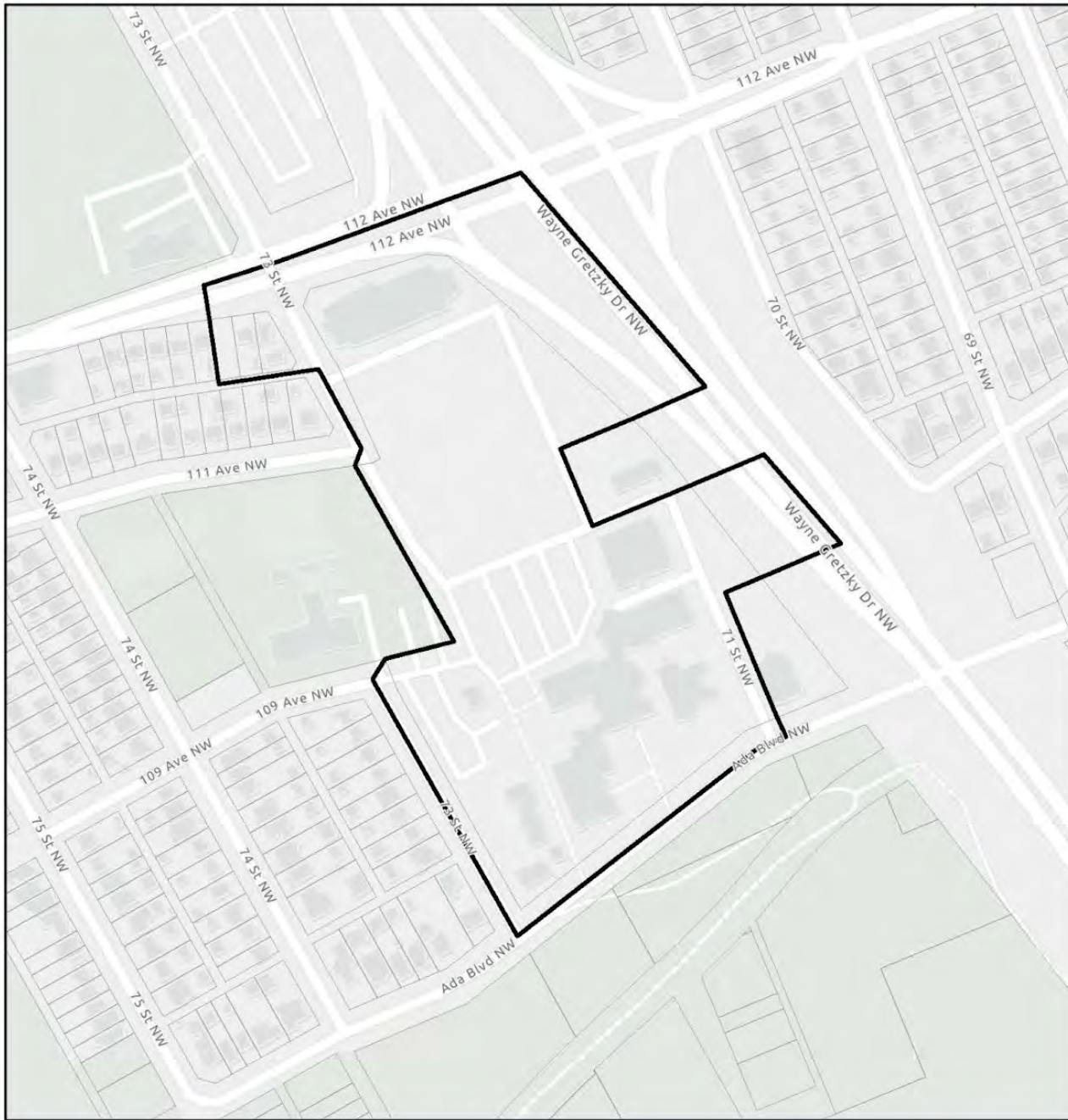
### 8.4.8 - Transferred from S.574 Appendix II (3) (11)

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

Floor Area Ratio		
<b>8.4.8.</b>	Maximum Floor Area Ratio	5.0
<b>Landscaping Regulations</b>		
8.5.	Landscaping must comply with <a href="#">Section 5.80</a> , except that:	
8.5.1.	existing trees within 4.5 m of the west Lot line adjacent to 73 Street NW must be retained or relocated on the Site when possible and must be protected during construction; and	
8.5.2.	screening, such as Fencing or Landscaping, must be provided along the west Lot line of the Site, adjacent to 73 Street NW.	
<b>General Regulations</b>		
8.6.	A continuous Pathway corridor, with a minimum width of 6.0 m, must be provided for public access across the Site between 112 Avenue NW and Ada Boulevard NW. The Pathway alignment may be altered in the future to accommodate new campus development while maintaining continuous routing from 112 Avenue NW to Ada Boulevard NW.	<b>8.5.1 - Transferred from S.574 Appendix II (3) (7)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.
8.7.	To ensure ongoing analysis of transportation related issues, a Transportation Impact Assessment may be requested to support a Development Permit application for a principal building. The Development Planner must have regard for existing Transportation Impact Assessments available at the time of Development Permit review and only request additional information, as required, in response to changes in conditions since the previous analysis was done.	<b>8.5.2 - Transferred from S.574 Appendix II (3) (8)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.
8.8.	When the Development Planner receives a Development Permit application for a building with a Height of 8.0 m or greater within the boundary of the Wangerin House area as shown on Map 4, the Development Planner must:	<b>8.6 - Transferred from S.574 Appendix II (3) (12)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.
8.8.1.	send notice to the municipal address and the address of property owners that are wholly or partially located within 60.0 m of the boundaries of the Site of the proposed development and the president of the applicable community leagues;	<b>8.7 - Transferred from S.574 Appendix II (3) (13)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.
8.8.2.	not make a decision on the Development Permit application until 21 days after notice has been sent,	<b>8.8 - Transferred from S.574 Appendix II (3) (14)</b> These regulations have been transferred with minor adjustments to improve wording and clarity.
8.8.2.1.	unless the Development Planner is satisfied that the applicant has conducted consultations with the recipient parties and included a summary of the consultations with the Development Permit application; or	
8.8.2.2.	unless the Development Planner receives feedback from all specified recipients prior to the end of the 21 days; and	
8.8.3.	consider any comments directly related to the proposed development when determining whether to grant a variance to the regulations contained in this Zone.	



Concordia University of Edmonton  
Section 2.200 | Appendix II | Map 3

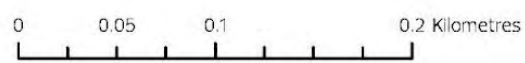


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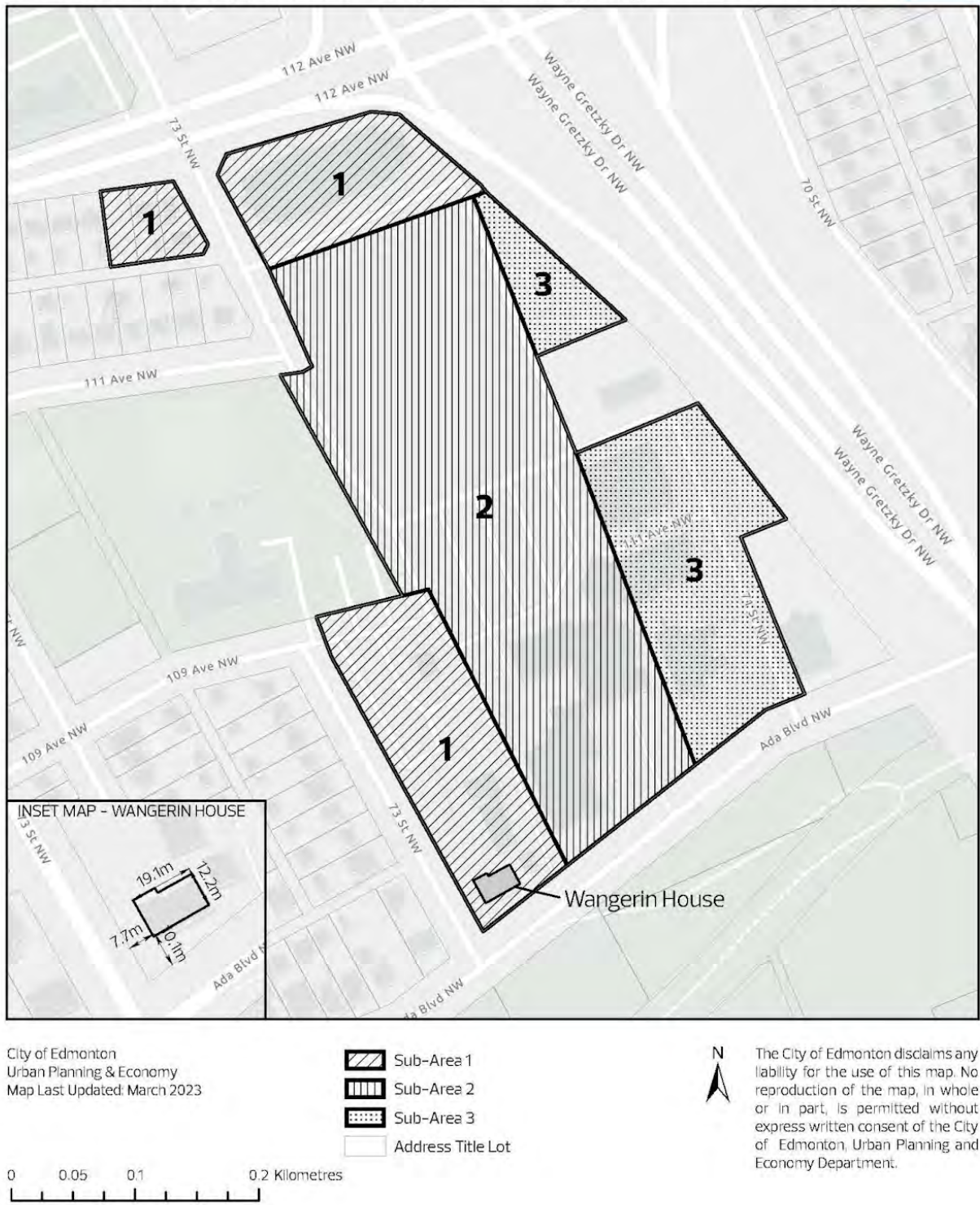
Appendix II Boundary  
 Address Title Lot



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Concordia University of Edmonton  
Section 2.200 | Appendix II | Map 4 – Building Height Sub-Areas



## 9. Appendix III: The Orange Hub

### Area of Application

- 9.1. This Appendix applies to the lands located east of 156 Street NW and north of 100 Avenue NW, as illustrated on Map 5.

### Additional Permitted Uses

#### Commercial Uses

- 9.2. Custom Manufacturing

#### Sign Uses

- 9.3. Portable Sign

#### Site-Specific Regulations

- 9.4. Despite the other regulations of this Zone, development within the boundaries of Subsection 9.1 must comply with the following:

- 9.4.1. Development must comply with Table 9.4.1:

Table 9.4.1 Site and Building Regulations		
Section	Regulation	Value
<b>Setback</b>		
9.4.1.1.	Minimum Setback from 100 Avenue NW and 155 Street NW	5.0 m

### 9.1 - Transferred from S.574 Appendix III (1)

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

### 9.2 - Commercial Uses

Custom Manufacturing is a new Use that includes the creation of custom products (typical examples include coffee roasters, commercial kitchens, makerspaces, microbreweries, or small-scale manufacturing, wineries, and distilleries).

**Note:**

Commercial Schools, Community Recreation Services, Markets, General Retail Stores, Media Studios, Public Parks, Urban Indoor Farms and Temporary On-Premises Signs will continue to be permitted in this Zone under Section 2 - Permitted Uses (above).

### 9.3 - Sign Uses

Temporary Signs have been revised to Portable Signs.

**Note:**

The current Vehicle Parking Use in Zoning Bylaw 12800 applies to all vehicle parking, whether it is located on the same site as

Height		
9.4.1.2.	Maximum Height	25.0 m
Floor Area Ratio		
9.4.1.3.	Maximum Floor Area Ratio	2.0
Floor Area		
9.4.1.4	Maximum Floor Area for Commercial Uses	60% of the total Floor Area of buildings on the Site

- 9.5. A maximum of 200 vehicle parking spaces are permitted.
- 9.6. Development along 100 Avenue NW and 155 Street NW is not required to comply with Subsection 5 of this Zone.
- 9.7. Portable Signs are limited to On-premises Advertising.

another use, or if a parking lot or parkade is the only use on a site. The Vehicle Parking Use is proposed to be replaced by Parking Facilities and Standalone Parking Facilities in the new Zoning Bylaw. The Parking Facilities Use is exempt from requiring a Development Permit where it is Accessory to another Use. As a result, it does not need to be listed as a use in this Appendix. A Standalone Parking Facility (where the only activity on the Site is vehicle parking) is not permitted in this Appendix.

**9.4.1.1 - Transferred from S.574 Appendix III (3) (f)**

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

**9.4.1.2 - Transferred from S.574 Appendix III (3) (c)**

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

**9.4.1.3 - Transferred from S.574 Appendix III (3) (d)**

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

**9.4.1.4 - Transferred from S.574 Appendix III (3) (a)**

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

**9.5 - Transferred from S.574 Appendix III (3) (h) (i)**

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

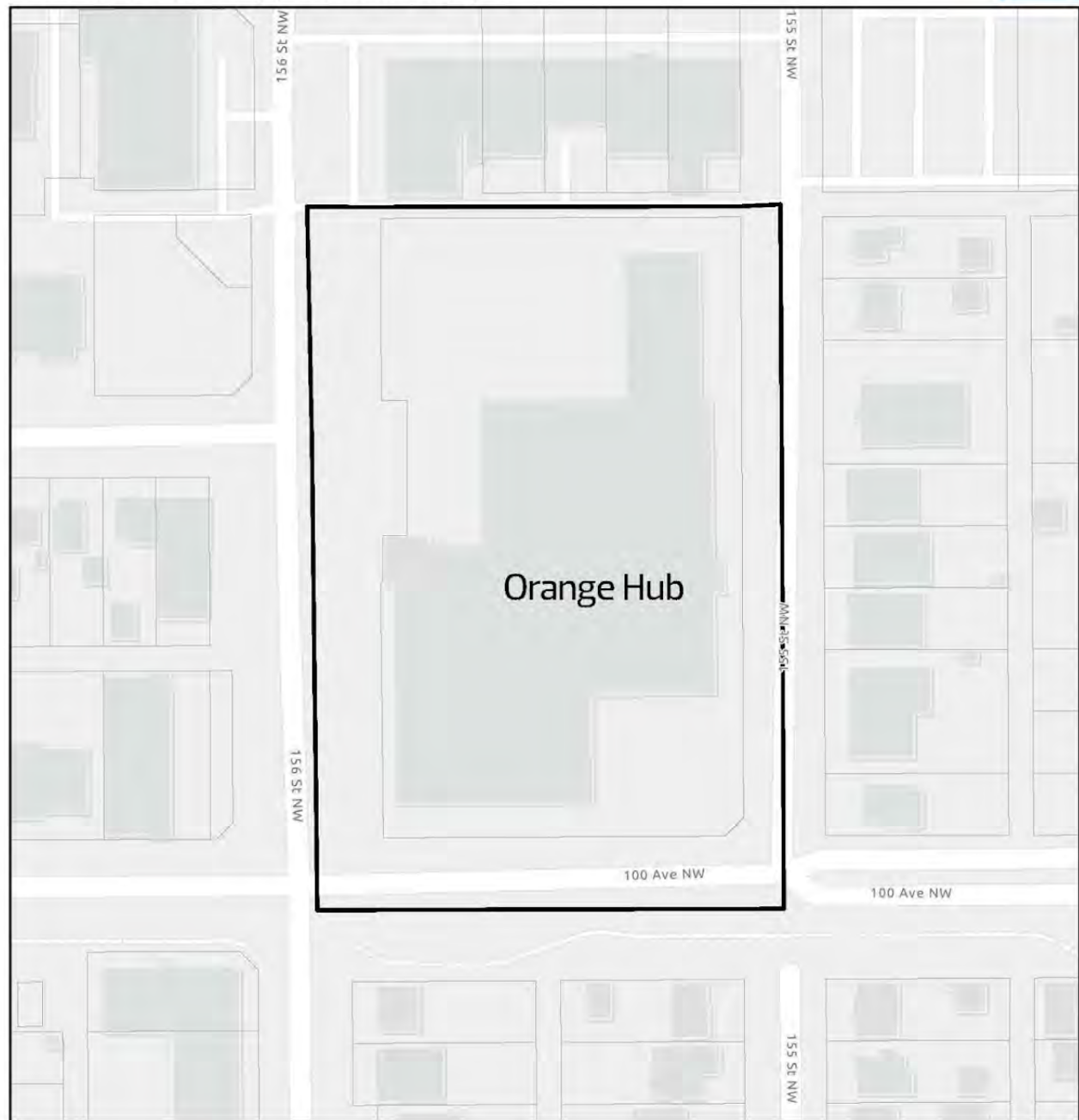
**9.6 - Transferred from S.574 Appendix III (3) (h) (i)**

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

**9.7 - New regulation**

To enable signs with advertisements for uses that have valid development permits to operate from the Site.

Orange Hub  
Section 2.200 | Appendix III | Map 5



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Map Last Updated: March 2023

Appendix III Boundary  
 Address Title Lot

N  
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0 0.02 0.04 0.09 Kilometres

**10. Appendix IV: Northern Alberta Institute of Technology (NAIT) - Main Campus**

**Area of Application**

- 10.1. This Appendix applies to the lands illustrated on Map 6.

**10.1 - Transferred from S.574 Appendix IV (1)**

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

## Additional Permitted Uses

### Residential Uses

- 10.2. Home Based Business
- 10.3. Residential, limited to Lodging House, Multi-unit Housing, and Row Housing

### Commercial Uses

- 10.4. Standalone Parking Facility

### Industrial Uses

- 10.5. Minor Industrial, limited to indoor and outdoor storage

### Sign Uses

- 10.6. Major Digital Sign
- 10.7. Portable Sign

### 10.2 and 10.3 - Residential Uses

These uses will continue to allow for multi-unit housing and lodging houses.

**Note:** Lodging Houses and Multi-unit Housing have been combined into the Residential Use category. Home Based Businesses have been added to complement the Residential Use.

### 10.4 - Commercial Uses

Standalone Parking Facilities replace the standalone parking portion of the current Vehicle Parking Use.

### 10.5 - Industrial Uses

Minor Industrial Uses replaces General Industrial Uses and Temporary Storage.

### 10.6 and 10.7 - Sign Uses

Temporary Signs have been revised to Portable Signs.

**Note:**

The current Vehicle Parking Use in Zoning Bylaw 12800 applies to all vehicle parking, whether it is located on the same site as another use, or if a parking lot or parkade is the only use on a site. The Vehicle Parking Use is proposed to be replaced by Parking Facilities and Standalone Parking Facilities in the new Zoning Bylaw. The Parking Facilities Use is exempt from requiring a Development Permit where it is Accessory to another Use. As a result, it does not need to be listed as a use in this Appendix. A Standalone Parking Facility (where the only activity on the Site is vehicle parking) is permitted in this Appendix with exceptions.

## Additional Regulations for Specific Uses

- 10.8. Despite Section 3.5.1 of this Zone, a maximum of 2 **Bars** are permitted.
- 10.9. **Standalone Parking Facilities** are not permitted in Sub-Area 4, as shown on Map 6.
- 10.10. **Minor Industrial Uses:**
  - 10.10.1. are only permitted in Sub-Area 2, as shown on Map 6, except:
    - 10.10.1.1. outdoor storage is only permitted within the portion of Sub-Area 2, as shown on Map 6.
  - 10.10.2. A Development Permit for outdoor storage must be temporary and not exceed a maximum of 10 years.
  - 10.10.3. where provided outdoors, must be:
    - 10.10.3.1. located toward the interior or rear of the Site; and
    - 10.10.3.2. screened from Abutting Streets and Sites in non-Industrial Zones using Fences, Landscaping, or other similar measures. Except for Landscaping, the maximum Height of screening is 3.7 m.
  - 10.10.4. do not have to comply with Subsection 5 of this Zone.
- 10.11. **Major Digital Signs** and **Portable Signs** are limited to On-premises Advertising.

### Site and Building Regulations

- 10.12. Despite the other regulations of this Zone, development must comply with Table 10.12:

Table 10.12 Building Regulations		
Section	Regulation	Value
<b>Setback</b>		
10.12.1.	Minimum Setback from 106 Street NW, Princess Elizabeth Avenue NW, 118 Avenue NW, 106 Street NW and 109 Street NW.	3.0 m
<b>Stepback</b>		

### 10.8 - Transferred from S.574 Appendix IV (3)(6)

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

### 10.9 - New Regulation

This regulation has been added to provide clarity on where standalone parking is permitted.

### 10.10 - Revised from S.574 Appendix IV (3)(8) and (9)

This regulation has been revised by combining temporary storage and general industrial regulations under Minor Industrial.

### 10.11 - New regulation

To enable signs with advertisements for uses that have valid development permits to operate from the Site.

### 10.12.1 Transferred from S.574 Appendix IV (3)(2)

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

### 10.12.2 Transferred from S.574 Appendix IV (3)(7)(c)

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

### 10.12.3 Transferred from S.574 Appendix IV (3)(7)(a)

This regulation has been transferred with

<b>10.12.2.</b>	Minimum Stepback in Sub-Area 4, as shown on Map 6, for the portion of the Facade that is facing the Rear Lot Line and that is 10.0 m in Height or greater. Platform Structures are not permitted within the Stepback area.	3.0 m
<b>Height</b>		
<b>10.12.3.</b>	Maximum Height in Sub-Area 4, as shown on Map 6	23.0 m
<b>Floor Area Ratio</b>		
<b>10.12.4.</b>	Maximum Floor Area Ratio in Sub-Area 4, as shown on Map 6	2.5

- 10.13. All Uses must be designed as an integral component of the NAIT Main Campus and primarily oriented to serve the educational or residential needs of NAIT students.
- 10.14. Development in Sub-Area 4, as shown on Map 6, must incorporate design techniques that minimize the perception of massing of the building when viewed from adjacent Residential Sites and adjacent Streets including:
- 10.14.1. varying rooflines;
  - 10.14.2. projections and recessions;
  - 10.14.3. different materials or colours;
  - 10.14.4. articulation of building Facades; or
  - 10.14.5. other similar measures.

**Parking, Loading, and Access**

- 10.15. Parking, access, and Site circulation must comply with [Section 5.100](#), except that:
- 10.15.1. a maximum of 6,300 vehicle parking spaces are permitted;
  - 10.15.2. the Development Planner may vary Subsection 3.7.1 of this Appendix where recommended by an approved parking study in consultation with the City department responsible for transportation planning;
  - 10.15.3. a minimum of 250 bike parking spaces are required;
  - 10.15.4. a minimum of 40% of bike parking spaces must be Long Term Bike Parking;
  - 10.15.5. required bike parking may be provided within common bike parking facilities located within 400 m of the proposed development;
  - 10.15.6. a centralized loading facility may be used to satisfy the required loading spaces;
  - 10.15.7. for new buildings and additions, loading requirements may be varied by the Development Planner, in consultation with the City department responsible for transportation planning, where recommended by an approved vehicle loading demand study; and
  - 10.15.8. in Sub-Area 4, as shown on Map 6:
    - 10.15.8.1. vehicle access to the Site must be from an Abutting Alley; and
    - 10.15.8.2. vehicle parking must be located in an underground Parkade or at the rear of the building.

**Environmental Site Assessment and Risk Management Regulations**

- 10.16. Sub-Areas 2 and 3, as shown on Map 6, must comply with the following:
- 10.16.1. A Development Permit application that creates a new building footprint or expands an existing building footprint greater than 250 m<sup>2</sup>, excluding a Development Permit for demolition, excavation, or Signs, must include environmental assessment information in accordance with Subsection 3 of [Section 7.140](#).

minor adjustments to improve wording and clarity.

**10.12.4 Transferred from S.574 Appendix IV (3)(7)(b)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

**10.13 - Transferred from S.574 Appendix IV (3)(1)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

**10.14 - Transferred from S.574 Appendix IV (3)(7)(d)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

**10.15.1 - Transferred from S.574 Appendix IV (3)(4)(a)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

**10.15.2 - Transferred from S.574 Appendix IV (3)(4)(c)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

**10.15.3 - Transferred from S.574 Appendix IV (3)(3)(a)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

**10.15.4 - Transferred from S.574 Appendix IV (3)(3)(b) and (c)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

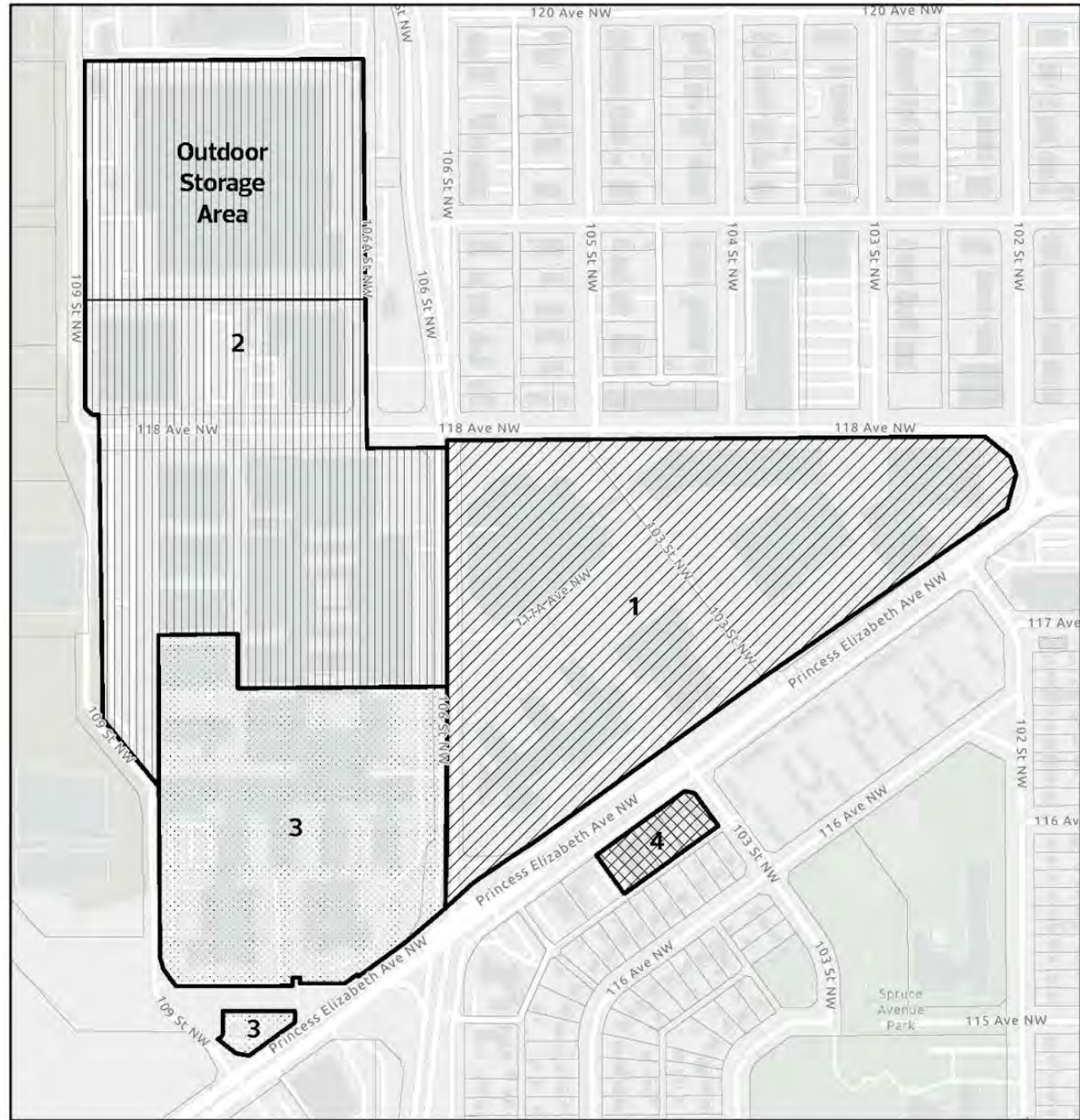
**10.15.5 - Transferred from S.574 Appendix IV (3)(3)(d)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

**10.15.6 - Transferred from S.574 Appendix IV (3)(4)(b)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

**10.15.7 and 10.14.8 - Transferred from S.574 Appendix IV (3)(5)(a) and (b)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

**10.16 - Revised from S.574 Appendix IV (4)(1)**  
This regulation has been revised by adding a reference to the Environmental Assessment Information requirements of [Section 7.140](#).

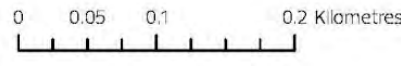
Northern Alberta Institute of Technology – Main Campus  
Section 2.200 | Appendix IV | Map 6



City of Edmonton  
Urban Planning & Economy  
Map Last Updated: March 2023

- Sub-Area 1
- Sub-Area 2
- Sub-Area 3
- Sub-Area 4
- Address Title Lot

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**Map 6:** Map label has been updated from “Temporary Storage Area” to “Outdoor Storage Area”

## 11. Appendix V: Northern Alberta Institute of Technology (NAIT) - Blatchford

### Area of Application

11.1. This appendix applies to the lands illustrated on Map 7.

### Additional Permitted Uses

#### 11.2. Sub-Area A - Campus Academic

- 11.2.1. Home Based Business
- 11.2.2. Residential, limited to Lodging House and Multi-unit Housing
- 11.2.3. Major Digital Sign
- 11.2.4. Portable Sign

#### 11.3. Sub-Area B - Residences

- 11.3.1. Home Based Business
- 11.3.2. Residential, limited to Lodging House and Multi-unit Housing

#### 11.4. Sub-Area C - Market District

- 11.4.1. Home Based Business
- 11.4.2. Residential, limited to Lodging House and Multi-unit Housing
- 11.4.3. Standalone Parking Facility
- 11.4.4. Major Digital Sign

#### 11.1 - Transferred from S.574 Appendix V (1)

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

#### 11.2 - 11.4 - Transferred from S.574 Appendix V (2)

Sub-Area A, B and C will continue to allow for additional uses.

- Multi-unit housing, lodging houses, and fraternity and sorority housing are combined under the residential use. Fraternity and sorority housing is not listed here because it is not proposed to be a defined term.
- Home Based Businesses are proposed to be added to complement the residential use.
- Temporary Signs have been redefined under Portable Signs.
- The current Vehicle Parking Use in Zoning Bylaw 12800 applies to all vehicle parking, whether it is located on the same site as another use, or if a parking lot or parkade is the only use on a site. The Vehicle Parking Use is proposed to be replaced by Parking Facilities and

11.4.5. Portable Sign

Standalone Parking Facilities in the new Zoning Bylaw. The Parking Facilities Use is exempt from requiring a Development Permit where it is Accessory to another Use. As a result, it does not need to be listed as a use in this Appendix. A Standalone Parking Facility (where the only activity on the Site is vehicle parking) is only permitted in Sub-Area C.

**Additional Regulations for Specific Uses**

11.5. Despite the other regulations of this Zone:

- 11.5.1. 1 Bar is permitted per Sub-Area shown on Map 7;
- 11.5.2. 1 Hotel is permitted per Sub-Area shown on Map 7; and
- 11.5.3. development in Sub-Area C of Map 7 is exempt from Subsection 3.5.2, 3.6.1, 3.7.2 and 3.8.1 of this Zone.

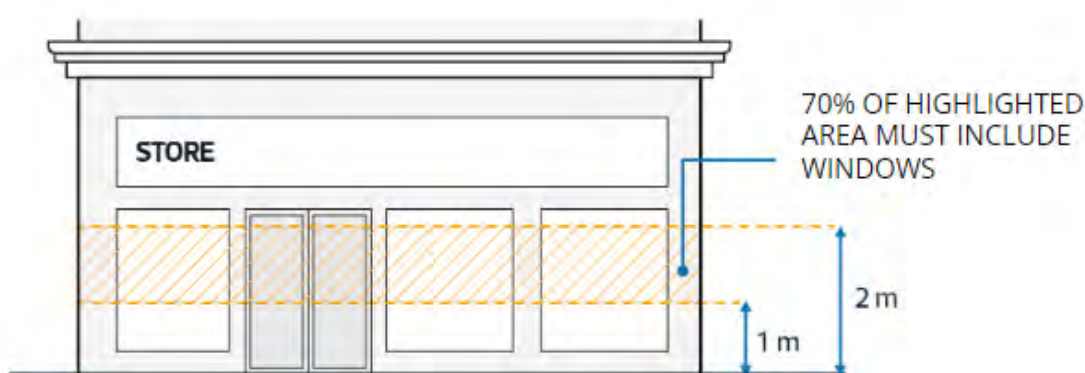
11.6. **Major Digital Signs** and **Portable Signs** are limited to On-premises Advertising.

**Regulations for Sub-Area A (Campus Academic)**

11.7. Despite the other regulations of this Zone, development in Sub-Area A of Map 7 must comply with the following:

- 11.7.1. A minimum Setback of 2.0 m and a maximum Setback of 3.0 m is required from an LRT corridor or other public right-of-way, with the exception of 109 Street NW and 120 Avenue NW.
- 11.7.2. A minimum Setback of 3.0 m and a maximum Setback of 5.0 m is required from 109 Street NW and 120 Avenue NW, to accommodate main entrances or to allow street oriented activities such as outdoor seating.
- 11.7.3. The minimum Height is 16.0 m where the Site is adjacent to an LRT Station.
- 11.7.4. The minimum Height is 8.0 m where the Site Abuts the LRT corridor.
- 11.7.5. The maximum Floor Area Ratio is 6.0.
- 11.7.6. For buildings that Abut the LRT corridor:
  - 11.7.6.1. a minimum Stepback of 2.0 m is required for any portion of the building greater than 20.0 m in Height; and
  - 11.7.6.2. the length of each Frontage must be visually differentiated at a maximum interval of 65.0 m. This must be achieved through the use of colours, materials, and architectural features that give the appearance of smaller buildings or physical breaks in the building, or other similar measures.
- 11.7.7. For buildings facing any public right-of-way, a minimum of 60% of the Facade must form a Street Wall.
- 11.7.8. Ground Floor Facades facing the LRT corridor must provide windows within the Facade area between 1.0 m and 2.0 m above ground level in compliance with the following:
  - 11.7.8.1. A minimum of 70% of the Facade area must be windows.
  - 11.7.8.2. 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 Section 11.7.8**



**11.5 - Transferred from S.574 Appendix V (2)(11), (2)(2), (2)(5) and (3)(1), (3)(2)**

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

**11.6 - New regulation**

To enable signs with advertisements for uses that have valid development permits to operate from the Site.

**11.7.1 and 11.7.2 - Transferred from S.574 Appendix V (3)(3)(a)**

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

**11.7.3 and 11.7.4 - Transferred from S.574 Appendix V (3)(3)(b)(ii) and (iii)**

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

**11.7.5 - Transferred from S.574 Appendix V (3)(3)(d)**

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

**11.7.6 - Transferred from S.574 Appendix V (3)(3)(c) and (e)**

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

**11.7.7 - Transferred from S.574 Appendix V (3)(3)(f)**

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

**11.7.8 - Revised from S.574 Appendix V (3)(3)(g)**

This regulation has been revised with minor adjustments to align wording with the draft Mixed Use Zone. A diagram has been added for clarity.

**11.7.9 - Transferred from S.574 Appendix V (3)(3)(h)**

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

**11.7.10 - Transferred from S.574 Appendix V (3)(3)(i)**

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

**11.7.11 - Transferred from S.574 Appendix V (3)(3)(j)**

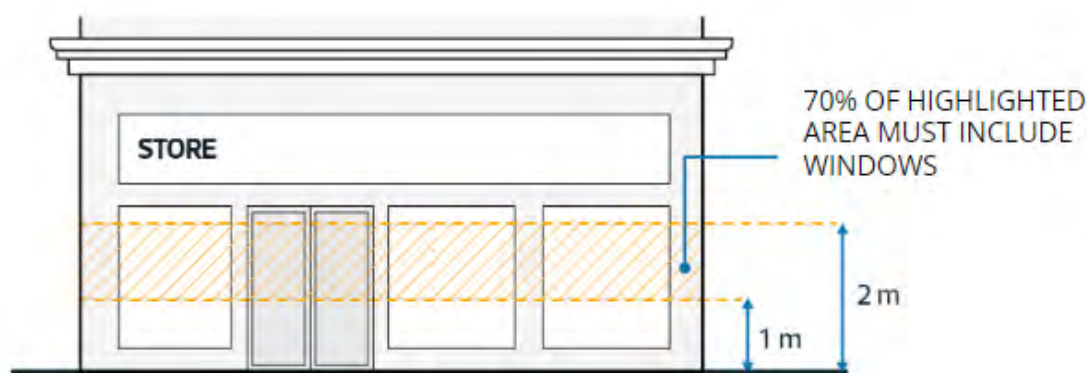
This regulation has been transferred with minor adjustments to improve wording and clarity.

<p>11.7.9. Buildings on Sites that Abut the LRT corridor must front onto the LRT corridor with active Frontages or Amenity Areas.</p> <p>11.7.10. Main entrances must be provided adjacent to an LRT Station and entrances must be provided along the LRT corridor, in compliance with the following:</p> <p>11.7.10.1. entrances along the LRT corridor must provide public access, must face the LRT corridor, and must not include maintenance or emergency accesses;</p> <p>11.7.10.2. entrances must be clearly defined by architectural details such as canopies, signage, or articulation of the Facade; and</p> <p>11.7.10.3. entrances must be provided every 60.0 m, at minimum.</p> <p>11.7.11. Buildings facing the LRT corridor must be designed to comply with the following:</p> <p>11.7.11.1. the Ground Floor must be differentiated from the rest of the building, using glazing, material changes, Stepbacks, overhangs, canopies, or other similar features;</p> <p>11.7.11.2. the minimum Height of the Ground Floor is 3.5 m; and</p> <p>11.7.11.3. architectural elements may project a maximum of 2.0 m into the Setback.</p> <p>11.7.12. Exterior finishing materials must be durable, high quality, and appropriate for the development within the context of the surrounding area.</p> <p>11.7.13. Parking must comply with the following:</p> <p>11.7.13.1. A maximum of 1 vehicle parking space per 200 m<sup>2</sup> of Floor Area is permitted.</p> <p>11.7.13.2. Surface Parking Lots and Parkades must not be visible from the LRT corridor, public Pathways, or Streets.</p> <p>11.7.13.3. Each Surface Parking Lot is limited to a maximum of 100 parking spaces.</p> <p>11.7.13.4. Parkades must not have direct access to or from 119 Street NW or 120 Street NW.</p> <p>11.7.13.5. Vehicle parking must only be accessed from 109 Street NW or private Alleys.</p> <p>11.7.13.6. Bike parking spaces must equal a minimum of 40% of the number of vehicle parking spaces provided on Site.</p> <p>11.7.13.7. Required bike parking may be provided within common bike parking facilities located within 400 m of a proposed development.</p> <p>11.7.14. Private Alleys must comply with the following:</p> <p>11.7.14.1. Private Alleys must not be provided along the LRT corridor and must not have access to or from the LRT corridor.</p> <p>11.7.14.2. Private Alleys must not be provided adjacent to any public right-of-way.</p> <p>11.7.14.3. Private Alleys must only be accessed from 109 Street NW.</p> <p>11.7.15. Site circulation must comply with the following:</p> <p>11.7.15.1. A publicly accessible Pathway must be provided between the north end of the LRT station and 109 Street NW, generally as shown on Map 7.</p> <p>11.7.15.2. A publicly accessible Pathway must be provided, aligning with Blatchford Road NW to connect 118 Avenue NW, generally as shown on Map 7.</p> <p>11.7.15.3. Publicly accessible Pathways must:</p> <p>11.7.15.3.1. be a minimum of 6.0 m wide;</p> <p>11.7.15.3.2. include a 3.0 m wide shared use path; and</p> <p>11.7.15.3.3. include pedestrian lighting and a Landscape Buffer from adjacent buildings.</p> <p>11.7.15.4. For buildings Abutting the LRT corridor, building Setbacks must be integrated with the public realm by providing seating and Landscaping that contributes to the pedestrian-oriented character of the area. The design must not hinder the movement of pedestrians from the public realm to the buildings.</p>	<p><b>11.7.12 - Transferred from S.574 Appendix V (3)(3)(k)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>11.7.13 - Revised from S.574 Appendix V (3)(3)(l) and (m)</b> This regulation has been revised to remove reference to “common parking facilities” and to insert the defined terms for surface parking lots and parkades. The requirement that parking be developed in conjunction with other buildings is no longer needed because standalone parking is not a permitted use in this sub-area.</p> <p><b>11.7.14 - Transferred from S.574 Appendix V (3)(3)(n)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>11.7.15 - Transferred from S.574 Appendix V (3)(3)(o)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p><b>Regulations for Sub-Area B (Residences)</b></p> <p>11.8. Despite the other regulations of this Zone, development in Sub-Area B of Map 7 must comply with the following:</p>	<p><b>11.8.1 - 11.8.3 - Transferred from S.574 Appendix V (3)(4)(a)(b) and (c)</b> These regulations have been transferred with minor adjustments to improve wording and clarity.</p>



- 11.8.1. The minimum Setback is 2.0 m and the maximum Setback is 3.0 m. The Setback may be increased to a maximum of 4.5 m at entrances or to accommodate street-oriented amenities such as street furniture and public art.
- 11.8.2. The maximum Height is 45.0 m.
- 11.8.3. The maximum Floor Area Ratio is 6.0.
- 11.8.4. Non-Residential Uses are only permitted where they are Accessory to the Residential Use.
- 11.8.5. Where a building exceeds 16.0 m in Height, a minimum 2.5 m Stepback is required above a Height of 14.0 m, for all Facades Abutting a public right-of-way.
- 11.8.6. Urban design must comply with the following:
  - 11.8.6.1. Facades facing a Street must be architecturally differentiated at a maximum interval of 65.0 m. This may be achieved through the use of different colours, materials and architectural features that give the appearance of smaller buildings and/or physical breaks in the building.
  - 11.8.6.2. For buildings facing a public right-of-way, a minimum of 75% of the Facade must form a Street Wall.
  - 11.8.6.3. Ground Floor Residential Facades must provide a minimum of 30% windows within the Facade area between 1.0 m and 2.0 m above ground level.
  - 11.8.6.4. Ground Floor Common Amenity Area and non-Residential Facades must provide a minimum of 70% windows within the Facade area between 1.0 m and 2.0 m above ground level.

Diagram for Section 11.8.6.4



- 11.8.7. Building entrances must be designed to comply with the following:
  - 11.8.7.1. Ground Floor Residential Uses must provide individual or shared external entrances from the Street, a maximum of 15.0 m apart.
  - 11.8.7.2. Individual and shared external entrances must be oriented toward and clearly visible from the Street using features such as porches, stairs, and stoops.
  - 11.8.7.3. Sliding patio doors may not serve as main entrances to individual Dwellings.
  - 11.8.7.4. Entrances must be designed to provide a semi-private outdoor area that establishes a transition area between the Dwelling and publicly accessible land using Landscape features such as decorative Fencing, change in grade, shrub beds, planters, rock gardens and/or other built elements.
  - 11.8.7.5. Entrances must not have solid Fences or other solid screening elements greater than 1.2 m in Height. Landscaping, retaining walls or other low Height elements may be used to visually separate the semi-private courtyards facing the Street.
  - 11.8.7.6. Outdoor Common Amenity Areas must have direct access to the Street.
- 11.8.8. The Ground Floor and Podium of buildings must be designed to comply with the following:
  - 11.8.8.1. The Ground Floor must be a maximum of 1.0 m above ground level.
  - 11.8.8.2. Podiums must be architecturally defined to support transitions to adjacent Residential Uses, through the use of projections and recessions, vertical articulation, Architectural Elements, or other similar techniques.
  - 11.8.8.3. Canopies and other Architectural Elements may project into building Setbacks to define the Ground Floor and entrances.

**11.8.4 - Transferred from S.574 Appendix V (3)(4)(d)**

This regulation has been transferred with minor changes to improve readability.

**11.8.5 - Transferred from S.574 Appendix V (3)(4)(e)**

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

**11.8.6 - Transferred from S.574 Appendix V (3)(4)(f)**

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

**Note:** 11.8.6.3 and 11.8.6.4 have been revised to align with the draft Mixed Use Zone. A diagram has been added for clarity.

**11.8.7 - Transferred from S.574 Appendix V (3)(4)(g)**

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

**Note:** 11.8.7.6 has been revised to specify "outdoor" common amenity area.

**11.8.8 - Transferred from S.574 Appendix V (3)(4)(h)**

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

- 11.8.8.4. Blank walls exceeding 12.0 m in length must not face any public right-of-way.
- 11.8.8.5. To create attractive streetscapes and interfaces, Podium Facades and rooflines must be designed with detail and articulation to a maximum of 15.0 m intervals, through the use of materials, projections and recessions, and architectural features.

Diagram for Subsection 11.8.8.5



- 11.8.9. Exterior finishing materials must be durable, high quality, and appropriate for the development within the context of the surrounding area.
- 11.8.10. Parking must comply with the following:
  - 11.8.10.1. A maximum of 0.5 vehicle parking spaces per Sleeping Unit is permitted.
  - 11.8.10.2. Vehicle parking must be provided in an underground Parkade, except Surface Parking Lots are permitted to cover a maximum of 10% of Site area where they are screened from view from a Street with active building frontage;
  - 11.8.10.3. A maximum of 1 Parkade entrance is permitted per 90.0 m of building Facade facing a Street.
  - 11.8.10.4. Parkade entrances must be a minimum distance of 50.0 m from a private Alley access.
  - 11.8.10.5. Entrances to Parkades from Streets must minimize the physical and visual impacts of the entrances on the adjacent public realm by requiring the ramp to be located entirely within the building and through the design and materials of the entrance and surrounding Facade.
  - 11.8.10.6. A minimum of 0.5 bike parking spaces per Sleeping Unit is required.
- 11.8.11. Private Alleys, where provided, must comply with the following:
  - 11.8.11.1. Private Alleys must not be provided along the LRT corridor.
  - 11.8.11.2. Private Alleys must not be provided adjacent to a public right-of-way.
  - 11.8.11.3. Private Alley access points must not exceed 1 access per 90.0 m and must not be provided within 50.0 m of a Parkade access.
- 11.8.12. Site circulation must comply with the following:
  - 11.8.12.1. A publicly-accessible Pathway must be provided as a mid-block pedestrian access, generally as shown on Map 7.
  - 11.8.12.2. Outdoor Amenity Areas must be screened to minimize light and noise impacts on adjacent Residential Uses through the use of Fencing, Landscaping, or other similar techniques.
  - 11.8.12.3. Building Setbacks that do not provide private or semi-private Amenity Areas must be integrated with the public realm by providing seating, Landscaping, and planting that contributes to the pedestrian oriented character of the area. The design must not hinder the movement of pedestrians from the public realm to the buildings.

**1.8.9 - Transferred from S.574 Appendix V (3)(4)(i)**  
 This regulation has been transferred with minor adjustments to improve wording and clarity.

**11.8.10 - Revised from S.574 Appendix V (3)(4)(j) and (k)**  
 This regulation has been revised to say that visitor parking is not required.

**11.8.11 - Transferred from S.574 Appendix V (3)(4)(l)**  
 This regulation has been transferred with minor adjustments to improve wording and clarity.

**11.8.12 - Transferred from S.574 Appendix V (3)(4)(m)**  
 This regulation has been transferred with minor adjustments to improve wording and clarity.

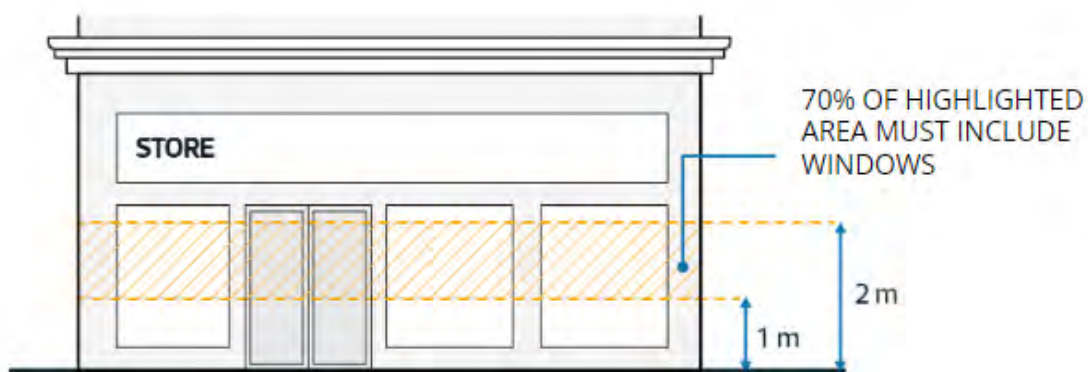
**Regulations for Sub-Area C (Market District)**

- 11.9. Despite the other regulations of this Zone, development in Sub-Area C of Map 7 must comply with the following:
  - 11.9.1. The minimum Setback is 1.2 m and the maximum Setback is 3.0 m.
  - 11.9.2. Despite Subsection 3.4.1, up to 25% of the Facade may be Setback greater than 3.0 m where pedestrian-oriented activities, such as seating areas, are provided adjacent to entrances.
  - 11.9.3. The maximum Height is 45.0 m, except that:

**119.1 - 11.9.4 - Transferred from S.574 Appendix V (3)(5)(a)(b) and (c)**  
 This regulation has been transferred with minor adjustments to improve wording and clarity.

- 11.9.3.1. the maximum Height for a building facing the plaza is 55.0 m.
- 11.9.4. The maximum Floor Area Ratio is 6.0.
- 11.9.5. Urban design within the Market District must comply with the following:
  - 11.9.5.1. Active frontages must be provided on the Ground Floor to ensure lively Street relationships and integration with adjacent land uses.
  - 11.9.5.2. A minimum 2.5 m Stepback is required above 20.0 m in Height.
  - 11.9.5.3. Facades facing a Street must be architecturally differentiated at a maximum interval of 65.0 m. This may be achieved through the use of different colours, materials and architectural features that give the appearance of smaller buildings or physical breaks in the building.
  - 11.9.5.4. For buildings facing the plaza, a minimum of 90% of the Facade must form a Street Wall.
  - 11.9.5.5. For buildings facing a public right-of-way, a minimum of 75% of the Facade must form a Street Wall.
  - 11.9.5.6. Where the block exceeds 160 m in length, a mid-block pedestrian connection must be provided.
  - 11.9.5.7. A minimum of 70% of the Facade must consist of windows measured between 1.0 m and 2.0 m above the finished Grade of the Abutting sidewalk.

Diagram for Section 11.9.5.7



- 11.9.5.8. Building entrances must comply with the following:
  - 11.9.5.8.1. A minimum of 4 entrances must be provided from the plaza.
  - 11.9.5.8.2. Building entrances must be provided every 30.0 m, at a minimum, and must be provided for each separate Use on the Ground Floor.
- 11.9.5.9. The Ground Floor and Podiums of buildings must comply with the following:
  - 11.9.5.9.1. The Ground Floor must have a maximum elevation of 0.3 m above the Abutting public land.
  - 11.9.5.9.2. The Ground Floor must be differentiated from the rest of the building, using windows, material and colour changes, Stepbacks, overhangs, canopies, or other similar features.
  - 11.9.5.9.3. Despite [Section 5.110](#), canopies and other architectural elements may project any distance into building Setbacks to define the Ground Floor and entrances.
  - 11.9.5.9.4. Architectural projections above the Ground Floor are limited to a maximum projection of 2.0 m from the Ground Floor Facade and must be a maximum of 10.0 m in length and comprise less than 40% of the overall Facade length, in order to avoid a tunnel effect at the Street level.
  - 11.9.5.9.5. Podium Facades must be designed with detail and articulation to a maximum of 12.0 m intervals, to create attractive streetscapes and interfaces.
- 11.9.5.10. Exterior finishing materials must be durable, high quality, and appropriate for the development within the context of the surrounding area.
- 11.9.6. Parking must comply with the following:

**11.9.5 - Transferred from S.574 Appendix V (3)(5)(d)(e)(f) and (g)**

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

**Notes:**

- 11.9.5.7 has been revised to align with the draft Mixed Use Zone. A diagram has been added for clarity.
- 11.9.5.10 has been revised to remove reference to specific finishing materials.

- 11.9.6.1. A maximum of 1 vehicle parking space per 100 m<sup>2</sup> of Floor Area is permitted.
- 11.9.6.2. Parking Areas must be located underground.
- 11.9.6.3. A maximum of 1 Parkade entrance is permitted per 90.0 m of building Facade facing a Street.
- 11.9.6.4. Parkade entrances must be a minimum distance of 50.0 m from a private Alley access.
- 11.9.6.5. Entrances to Parkades from Streets must minimize the physical and visual impacts of the entrances on the adjacent public realm by requiring the ramp to be located entirely within the building, and through the design and materials of the entrance and surrounding Facade.
- 11.9.6.6. A minimum of 1 bike parking space per 100 m<sup>2</sup> of Floor Area is required.
- 11.9.7. Private Alleys must comply with the following:
  - 11.9.7.1. Private Alleys must not be provided adjacent to any public right-of-way.
  - 11.9.7.2. Private Alley access points must not exceed 1 access per 90.0 m and must not be provided within 50.0 m of a Parkade access.
- 11.9.8. Development must comply with the following:
  - 11.9.8.1. A publicly accessible Pathway must be provided, aligning with Blatchford Road NW to connect to 118 Ave NW, generally as shown on Map 7.
  - 11.9.8.2. A publicly accessible Pathway must be provided as a mid-block connection, generally as shown on Map 7.
  - 11.9.8.3. Publicly accessible Pathways must:
    - 11.9.8.3.1. be a minimum of 6.0 m wide;
    - 11.9.8.3.2. include a 3.0 m wide shared use path; and
    - 11.9.8.3.3. include pedestrian lighting and a Landscaped Buffer from adjacent buildings.
  - 11.9.8.4. Building Setbacks must be integrated with the public realm by providing seating and Landscaping that contributes to the pedestrian-oriented character of the area. The design must not hinder the movement of pedestrians from the public realm to the buildings.

**11.9.6 - Transferred from S.574 Appendix V (3)(5)(h)**

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

**11.9.7 - Transferred from S.574 Appendix V (3)(5)(j)**

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

**11.9.8 - Transferred from S.574 Appendix V (3)(5)(k)**

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

**Sustainability and Environmental Regulations**

- 11.10. A minimum of 50% of roof areas must be used as Amenity Area, solar photovoltaic panels, Green Roofs, or other renewable energy production.
- 11.11. A Development Permit application for a new building in Sub-Area B and C, as shown on Map 7 must include environmental assessment information in accordance with Subsection 3 of [Section 7.140](#).

**11.10 - Transferred from S.574 Appendix V (6)(a)**

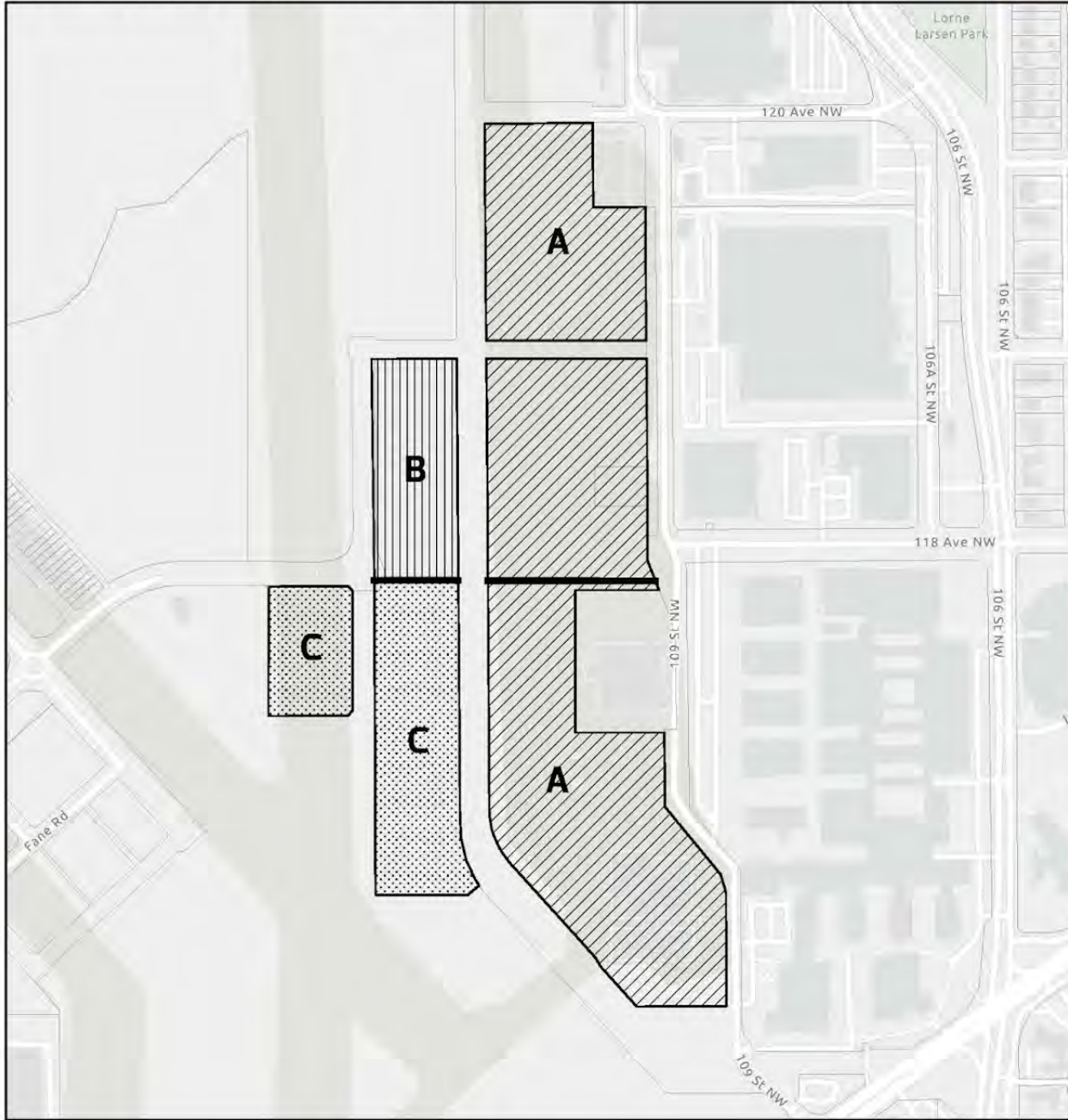
This regulation has been transferred with minor revisions to improve readability.

**11.11 - Revised from S.574 Appendix V (6)(b)**

This regulation has been revised by adding a reference to the environmental assessment information requirements of [Section 7.140](#).

**Map 7 - Transferred from S.574 Appendix V**

Northern Alberta Institute of Technology – Blatchford  
 Section 2.200 | Appendix V | Map 7

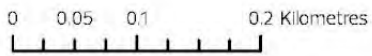


City of Edmonton  
 Urban Planning & Economy  
 Map Last Updated: March 2023

- Pathway
- Sub-Area A
- Sub-Area B
- Sub-Area C
- Address Title Lot



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## 2.220 AJ - Alternative Jurisdiction Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To identify Sites that do not require a Development Permit as <a href="#">these sites</a> are regulated by federal or provincial law, or <a href="#">are</a> 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. <a href="#">The purpose statement is revised mainly for grammatical clarity.</a></p> <p>Equivalent Zone in the Zoning Bylaw 12800: (A) Alternative Jurisdiction Zone</p>
<p><b>2. Permitted Uses</b></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><b>3. General Regulations</b></p> <p>3.1. A Development Permit is not required for Permitted Uses.</p> <p>3.2. 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"> <li>3.2.1. be considered a Discretionary Development; and</li> <li>3.2.2. comply with the Municipal Development Plan and other applicable statutory plans.</li> </ul> <p>3.3. <a href="#">Signs with Off-premises Advertising must be Discretionary Developments.</a></p> <p>3.3.1. Where an application is for a <a href="#">Sign with Off-premises Advertising</a> the Development Planner must consider those uses, activities and operations prescribed in the appropriate superior legislation and the <a href="#">General and Specific Development Regulations of Section 6.80</a> that are applicable to the most restrictive Abutting Zone.</p>	<p><b>3.1 Transferred from S.560.4(1)</b> This regulation is transferred from the existing rule that recognizes that Federal and Provincial uses are exempt from development permit requirements.</p> <p><b>3.2 Transferred from S.560.4(2)</b> 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><b>3.3 - New Regulation</b> 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 provincial or federal law.</p> <p><b>3.4 Transferred from Schedule 59H.2(3)(b)</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. <a href="#">This regulation is revised to refer to the general and specific regulations that apply to signs where these are listed as Sign Schedules in Zoning Bylaw 12800.</a></p>

# Draft Zoning Bylaw

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## Agricultural Zones

Edmonton

# 2.230 AG - Agriculture Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To conserve agricultural land and allow activities that support the Agriculture Use. Subdivision of agricultural Lots is not permitted unless it occurs in accordance with applicable statutory plans and the regulations of this Zone.</p>	<p><b>1.1 - Revised from S. 610.1.</b> The purpose has been revised to allow activities that contribute to the economic development and the resilience of the food system.</p> <p><b>Equivalent Zone in the Zoning Bylaw 12800:</b> (AG) Agricultural Zone</p>
<p><b>2. Permitted Uses</b></p> <p><b>Agricultural Uses</b></p> <p>2.1. Agriculture</p> <p><b>Residential Uses</b></p> <p>2.2. Home Based Business</p> <p>2.3. Residential, limited to:</p> <p style="padding-left: 20px;">2.3.1. Secondary Suite</p> <p style="padding-left: 20px;">2.3.2. Single Detached Housing</p> <p><b>Community Uses</b></p> <p>2.4. Special Event</p> <p><b>Sign Uses</b></p> <p>2.5. Fascia Sign</p> <p>2.6. Freestanding Sign</p> <p>2.7. Portable Sign</p>	<p><b>Agricultural Uses</b> 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><b>Residential Uses</b> 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. <i>New wording is added to clearly specify which types of residential buildings the Residential Use is limited to.</i></p>
<p><b>3. Additional Regulations For Specific Uses</b></p> <p><b>Agriculture Uses</b></p> <p>3.1. Despite Subsection 4.1.3, maximum Height does not apply to buildings or structures that are part of an Agriculture Use.</p> <p><b>Residential Uses</b></p> <p>3.2. A Residential Use may only be in the form of a maximum of 1 Single Detached House, 1 Dwelling of Backyard Housing, and 1 Secondary Suite.</p> <p>3.3. Backyard Housing must comply with <a href="#">Section 6.50</a>.</p> <p style="padding-left: 20px;">3.3.1. The maximum Floor Area for Backyard Housing is 130.0 m2.</p> <p>3.4. <b>Home Based Businesses</b> must comply with <a href="#">Section 6.60</a>.</p> <p><b>Sign Uses</b></p> <p>3.5. <b>Fascia Signs, Freestanding Signs and Portable Signs</b> are limited to On-premises Advertising.</p> <p>3.6. <b>Signs</b> must comply with <a href="#">Section 6.80</a>.</p> <p><b>Community Uses</b></p> <p>3.7. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p>	<p><b>3.1 - Transferred from S. 610.4.5</b> This regulation is transferred from the current AG Zone. It has minor revisions for consistency.</p> <p><b>3.2 - New regulation</b> This regulation is designed to protect agricultural land from further residential development. <i>The wording of this regulation is revised for clarity.</i></p> <p><b>3.3 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.3.1 - Transferred from S.87.3(b)</b> This regulation is transferred in order to limit the size of Backyard Housing on AG sites, which tend to be large and site coverage would be an insufficient method to regulate the size of backyard housing.</p> <p><b>3.4 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.5 - New regulation</b> To enable signs with advertisements for uses that have valid development permits to operate from the Site.</p> <p><b>3.6 - New cross-reference</b> For ease of reference to applicable regulations.</p>



**3.7 - 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
<b>Site Area</b>			
4.1.1.	Minimum Site area	32.0 ha	-
<b>Setbacks</b>			
4.1.2.	Minimum Setbacks	7.5 m	A
<p><b>Diagram for Subsection 4.1</b></p>			
<b>Height</b>			
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 one of the resulting Lots will have a Site area less than 32.0 ha in the following cases:

- 5.1.1. where the only structures and buildings on the resulting Lot are 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, such that the resulting Lot is too small for economic agricultural development; or
- 5.1.3. where the resulting Lot is to be developed for Essential Utilities.

**5.1 - 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.

The wording is revised for clarity.

**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.

## 2.240 FD - Future Urban Development Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for agricultural and rural Uses that do not prejudice future use for when such a time comes that the lands are required for the uses contemplated in a Statutory Plan.</p>	<p><b>1.1 - Revised from</b> 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 holding zone that will ensure that the areas currently zoned as AGI and AGU are not compromised by development that will hinder or prevent future development.</p> <p><b>Equivalent Zones in the Zoning Bylaw 12800:</b> (AGI) Industrial Reserve Zone, (AGU) Urban Reserve Zone, MA and MA2 where there is city owned land without existing development, and MA1.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Agriculture</li> <li>2.2. Urban Agriculture</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.3. Special Event</li> </ul>	<p><b>Agricultural Uses</b> 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><b>Community Uses</b> Special Events will continue to be permitted in this zone.</p>
<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Home Based Business</li> <li>3.2. Residential, limited to Single Detached Housing</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>3.3. Outdoor Recreation Service</li> <li>3.4. Park</li> <li>3.5. School</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>3.6. Outdoor Entertainment</li> <li>3.7. Outdoor Sales and Service</li> <li>3.8. Residential Sales Centre</li> </ul> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>3.9. Minor Industrial, limited to temporary outdoor storage</li> <li>3.10. Natural Resource Development</li> </ul> <p><b>Basic Services</b></p> <ul style="list-style-type: none"> <li>3.11. Minor Utility</li> <li>3.12. Recycling Drop-off Centre</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>3.13. Fascia Sign</li> <li>3.14. Freestanding Sign</li> <li>3.15. Minor Digital Sign</li> </ul>	<p>Discretionary Uses have been retained in the FD zone 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 and ensure that approved development meets both the purpose of the zone and is consistent with statutory plans and policies.</p> <p><b>Residential Uses</b> Residential Uses include Single Detached Housing and Home Based Businesses, which are allowed in the current AGU Zone.</p> <p><b>Community Uses</b> Outdoor Recreation Services includes Tourist Campsites which are allowed in the AGU Zone.</p> <p>Parks include Public Parks which are allowed in the current AGU zone.</p> <p>Schools include Public Education Services which are allowed in the current AGU Zone.</p> <p><b>Commercial Uses</b> 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, and can include outdoor Markets, which are allowed in the AGI and AGU Zone.</p>

Residential Sales Centres will continue to be allowed in this zone.

**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 4.1.1 limits the extent of this activity to ensure that development meets the purpose of the zone.

Natural Resource Developments will continue to be allowed in this zone.

**Basic Services**

Minor Utilities and Recycling Drop-off Centres will continue to be allowed in this zone.

**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.

## 4. Additional Regulations For Specific Uses

### Residential Uses

**4.1. Residential**

4.1.1. Home Based Businesses must comply with [Section 6.60](#).

### Industrial Uses

**4.2. Minor Industrial**

4.2.1. Developments are limited to the temporary outdoor storage of goods and material that does not involve the construction of permanent structures or material alteration of the existing state of land.

### Community Uses

**4.3. Schools**

4.3.1. Developments must only be located where the Site is designated as a school or park Site by a Statutory Plan.

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

### Sign Uses

**4.5. Fascia Signs, and Freestanding Signs** are limited to On-premises Advertising.

**4.6. Freestanding Signs and Minor Digital Signs** with Off-premises Advertising are permitted where existing as of January 1, 2024.

**4.7. Signs** must comply with [Section 6.80](#).

**4.1.1 - New cross-reference**

This regulation is added for better access to this information within the zone.

**4.2.1 - New regulation**

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.

**4.3.1 - Transferred from S.620.3.8**

**4.4 - New cross-reference**

This regulation is added for better access to this information within the zone.

**4.5 - New regulation**

To enable signs with advertisements for uses that have valid development permits to operate from the Site.

**4.6 - New regulation**

To allow existing signs with off-premises advertising to continue to be placed on the site while limiting any new off-premises advertising from being developed in this zone.

**4.7 - New cross-reference**

This regulation is added for better access to this information within the zone.

## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

Table 5.1. Site Regulations			
Section	Regulation	Value	Symbol
<b>Site Area</b>			
5.1.1.	Minimum Site area	8 ha	-
<b>Height</b>			
5.1.2.	Maximum Height, excluding buildings and structures for	12.0 m	-

**5.1.1 and 5.1.3 - Transferred from S. 620.4.1 S. 630.4.1**

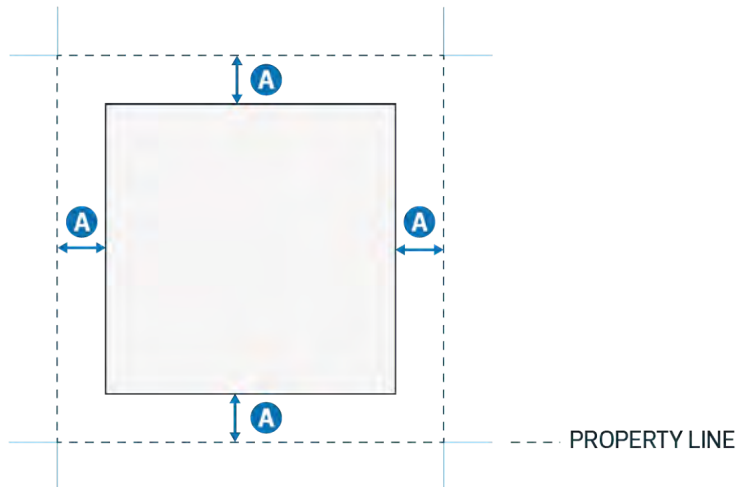
**5.1.2 - Revised regulation**

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.

**5.1.3 - Combined S. 620.4.2, S 620.4.3, S. 620.1.4, S. 630.4.2, S. 630.4.3, S. 630.4.4**

	Agricultural and Natural Resource Development Uses		
<b>Setbacks</b>			
<b>5.1.3.</b>	Minimum Setback	7.5 m	<b>A</b>

Diagram for Section 5.1



## 6. General Regulations

### Building Requirements

- 6.1. Development must not:
  - 6.1.1. materially alter the existing state of the land;
  - 6.1.2. require structures, footings or foundations that cannot be readily removed or relocated; or
  - 6.1.3. prejudice the future subdivision, servicing and development of such lands for future Uses on a planned basis.
- 6.2. The Development Planner may specify the length of time that a Use is permitted in this Zone, having consideration for the intent of Subsection 6.1, the purpose of this Zone, and the staging of servicing and development of the subject land.

### Outdoor Service and Storage Requirements

- 6.3. Despite Table 5.1, 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 6.3

**Table 6.3. Height Regulations for Materials and Equipment in Outdoor Storage Areas**

Section	Regulation	Value
<b>6.3.1</b>	Maximum Height if located within 15.0 m of a Lot Line Abutting a Street specified in Section 6.3	8.0 m

- 6.4. 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:
  - 6.4.1. the Street is a local road serving an FD, IH or IM Zone; or
  - 6.4.2. the Abutting Site is within an FD, IH or IM Zone.
- 6.5. Despite Table 5.1 and 6.3, the maximum Height of screening outlined in Section 6.4 is 3.7 m, except for trees or shrubs.

**6.1 and 6.2 - Transferred from S. 630.5.1**

**6.3 - 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 zone.

**6.4 and 6.5 - Transferred from S. 57.1.2**

These regulations are added for better access to this information within the zone.

# Draft Zoning Bylaw

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## Overlays

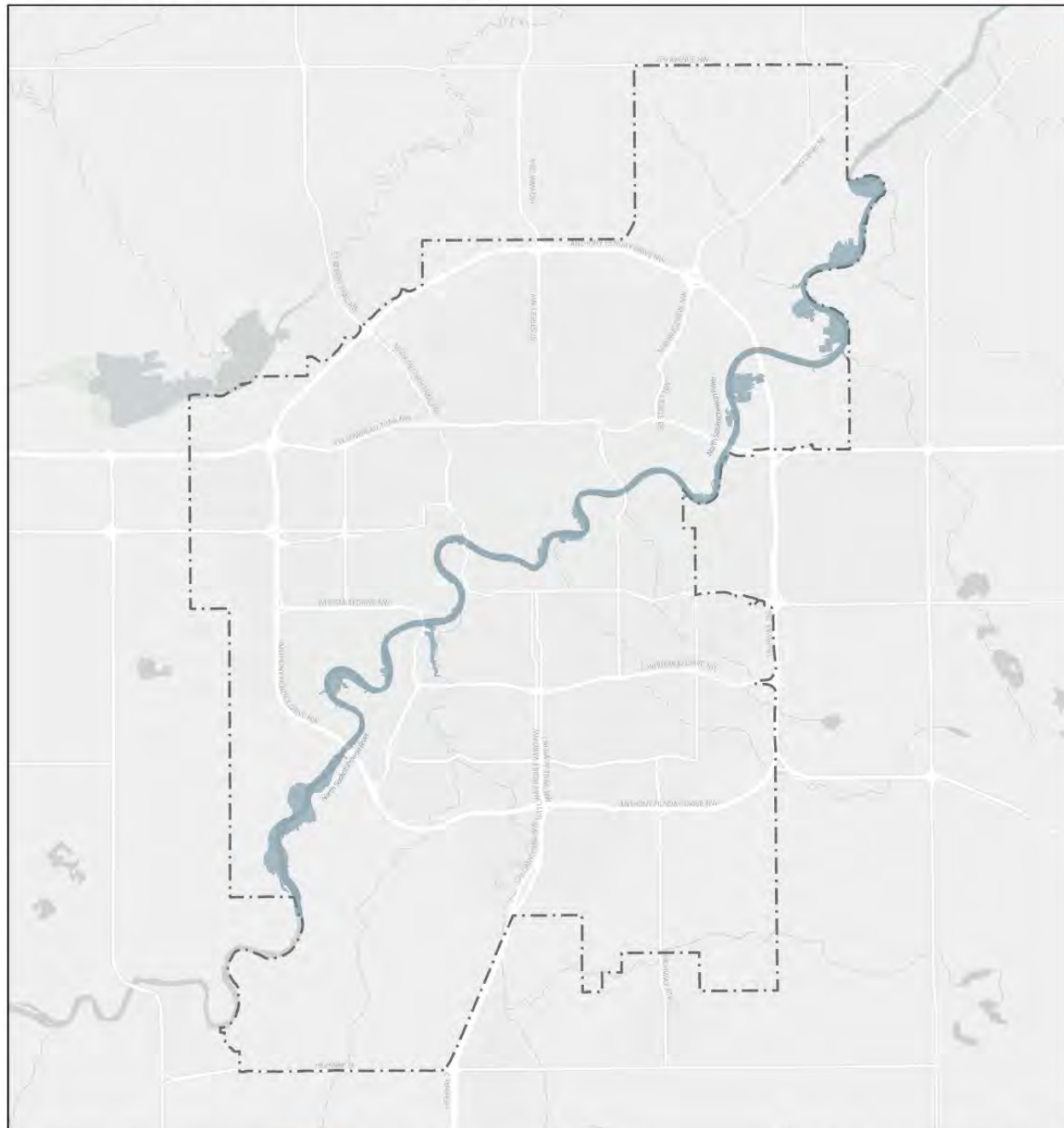
Edmonton

## 2.250 FPO - Floodplain Protection Overlay

Regulations	Notes / Rationale
<p><b>1. Purpose</b></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.</p>	<p><b>1 - Revised from S. 812.1</b> The purpose is revised to clarify that the overlay is a mitigation instrument.</p>
<p><b>2. Area of Application</b></p> <p>2.1. This Overlay applies to those lands identified in the Appendix I 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><b>2.1 - Transferred from S. 812.2</b> This regulation has been retained with minor language revisions.</p> <p><b>2.2 - New regulation</b> This regulation has been added to provide clarity for situations when the Overlay applies to only a portion of the lot.</p>
<p><b>3. Development Regulations and Submission Requirements</b></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 from a qualified, registered professional engineer or architect 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 either a qualified Professional Engineer (P Eng.) licensed by the Association of Professional Engineers and Geoscientists of Alberta to practice in Alberta or a registered Architect. The submitted requirements must include:</p> <p>3.3.1. written confirmation with date and signed professional stamp; or</p> <p>3.3.2. 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 impose conditions in accordance with the recommendations 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 3.2.3 have been addressed.</p>	<p><b>3.1 - Revised from S. 812.3.2</b> 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><b>3.2 - Combined S. 812.3 and S. 14.4</b> This regulation combines information from former Section 14.4 into the former overlay regulations.</p> <p><b>3.3 - New regulation</b> This regulation is added to provide clarity to the applicant on who can provide the written requirements of 3.1 and 3.2.3, and how the work must be validated.</p> <p><b>3.4 - New regulation</b> 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>

## 4. Appendix I

### Appendix I | FPO – Floodplain Protection Overlay



City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

Floodplain Protection Overlay Boundary  
 City Boundary



This map is a draft proposal, subject to change, and is in no way binding upon any lands within the municipal corporate boundaries of the City of Edmonton. The City of Edmonton gives no warranty nor accepts liability from any incorrect, incomplete or misleading information or its use for any purpose. No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Urban Planning and Economy department.

**4** - 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.

# 2.260 RVO - North Saskatchewan River Valley and Ravine System Protection Overlay

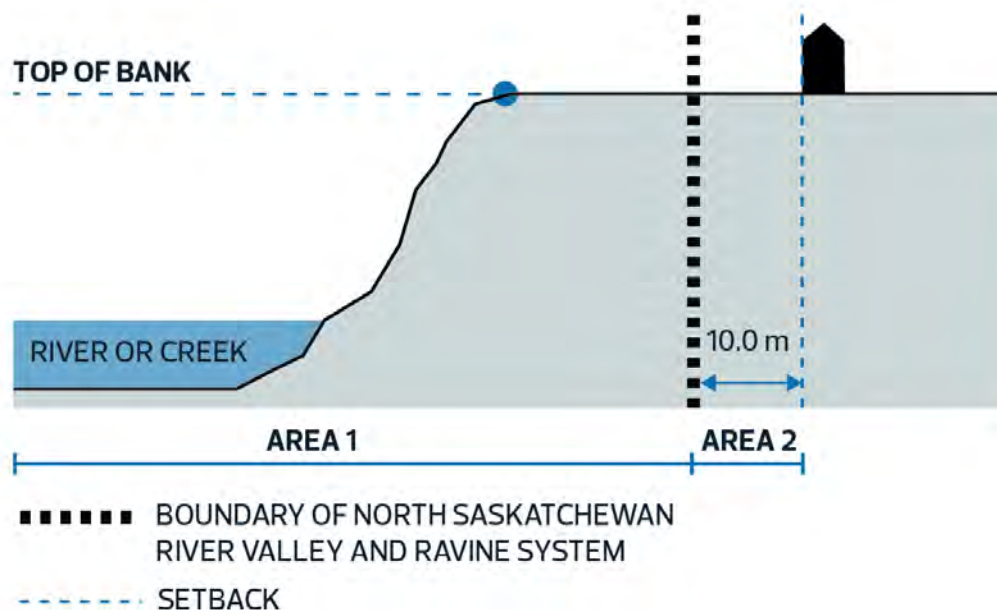
Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To provide a development Setback from the North Saskatchewan River Valley and Ravine system and mitigate the risks associated with top-of-bank landslides, erosions, and other environmental hazards.</p>	<p><b>1 - Revised regulation</b> This purpose statement is revised for clarity.</p> <p><b>Equivalent Overlay in the Zoning Bylaw:</b> North Saskatchewan River Valley and Ravine System Protection Overlay</p>
<p><b>2. Application</b></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 I 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 I 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 Appendix I to reflect the more precise boundary.</p>	<p><b>2.1.1 - Transferred from S. 811.2.1</b> 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><b>2.1.2 - Revised from S. 811.2.1.b</b> 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 requiring 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><b>2.2 - New Regulation</b> This regulation is added to provide clarity and transparency to existing practice of the application of this Overlay.</p> <p><b>2.3 - Transferred from S. 811.2.2.</b></p>



### 3. Development Regulations

- 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 I 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 I of this Overlay.

Diagram for Subsection 3.1



- 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.
- 3.3. For the development of a Site that is partially or wholly contained within the boundaries of this Overlay:
- 3.3.1. the applicant must submit a geotechnical engineering study, as specified in Subsection 1 of [Section 7.140](#); and
  - 3.3.2. the study must include:
    - 3.3.2.1. the minimum Setback for structures on the Site; and
    - 3.3.2.2. development conditions for the property that are required to prolong the stability of the bank.
- 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.
- 3.5. Despite Subsection 3.3, for the development or removal of accessory buildings or structures, the Development Planner, in consultation with the City department responsible for geotechnical engineering, may require the applicant to submit:
- 3.5.1. information regarding the existing and proposed Grades at 0.5 m contour intervals; and
  - 3.5.2. a geotechnical engineering study in compliance with Subsection 1 of [Section 7.140](#).
- 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 slope instability and other geotechnical hazards identified in the required geotechnical engineering study specified in Subsections 3.3, 3.4 and 3.5.
- 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 must be a Discretionary Development.
- 3.8. The following developments on a Site Zoned Residential that is partially or wholly contained within this Overlay are not permitted:
- 3.8.1. above or underground sprinklers and irrigation systems; or
  - 3.8.2. roof leaders, downspouts and sump pump discharge spouts that discharge into or onto the ground.
- 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:
- 3.9.1. must primarily be Landscaped with pervious Landscaping materials; and

#### 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.

#### 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.

#### 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.

#### 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.

#### 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.

#### 3.6 - New regulation

This regulation is added to allow Development Planners the ability to apply 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.

#### 3.7 - Transferred from S. 811.3.5

This regulation is transferred to continue to require Water Retention Structures as Discretionary Developments.

#### 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.

#### 3.9 - Transferred from S. 811.3.7

This regulation is transferred to continue to require landscaping be generally pervious

3.9.2. must not contain a total area of Impervious Material greater than 12.0 m<sup>2</sup> per Yard.

3.10. Fences that contain or are constructed of hazardous materials, such as barbed wire, or which have sharp pickets extending above the top rail, are not permitted.

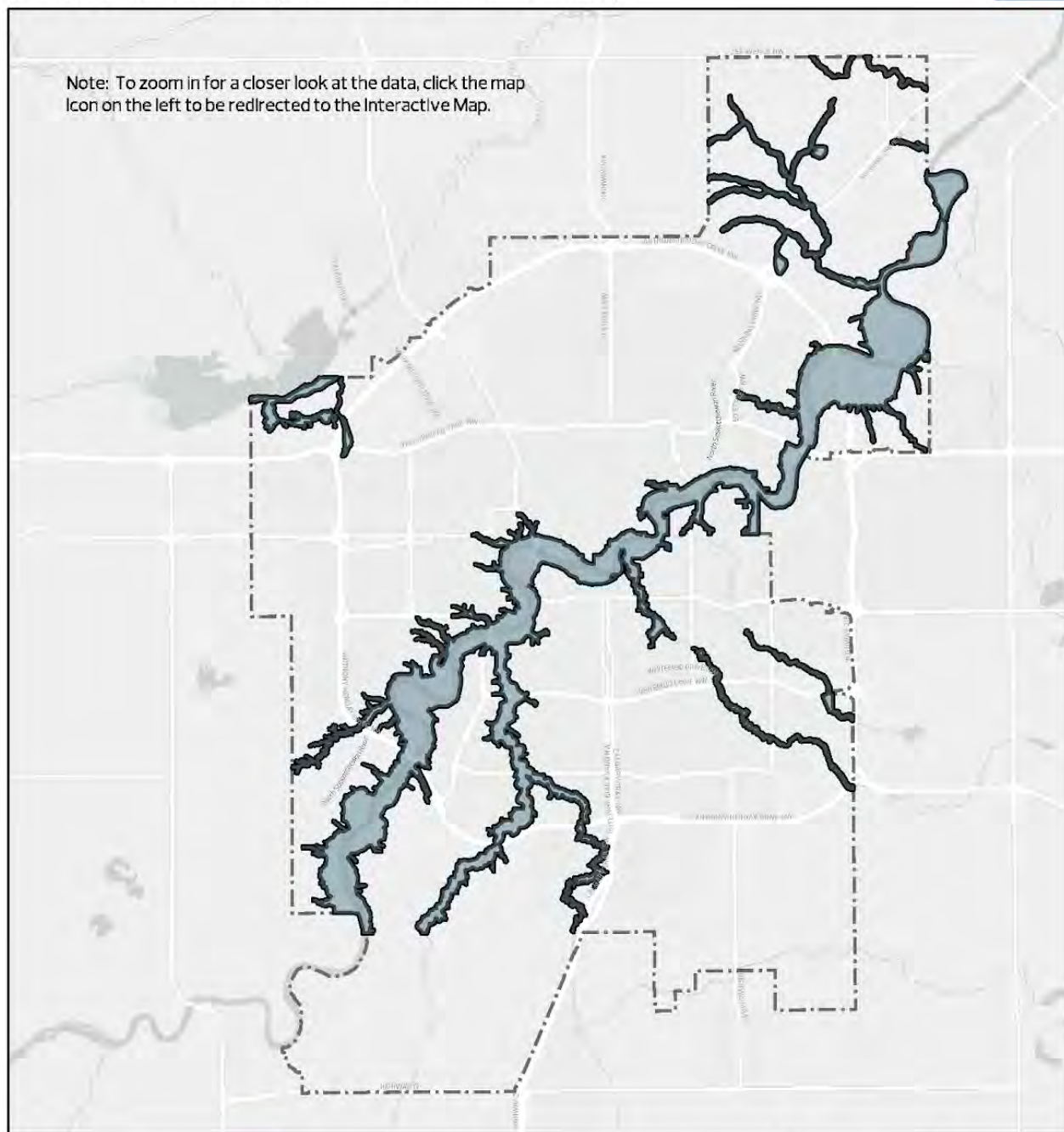
and provide parameters on how much impervious material is acceptable.

**3.10 - New regulation**

This regulation has been added to protect wildlife within the river valley overlay. This includes areas within the river valley and also within the 10 m buffer of the river valley, as described in the overlay.

**4. Appendix I**

Appendix I | RVO – North Saskatchewan River Valley and Ravine System Protection Overlay

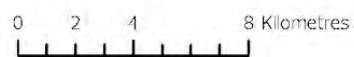


City of Edmonton  
Urban Planning & Economy  
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- Area 1 – North Saskatchewan River Valley and Ravine System
- Area 2 – All lands within 10.0 m of the North Saskatchewan River Valley and Ravine System
- City Boundary



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**4.1 - Revised**

The appendix to this Overlay is proposed to show the North Saskatchewan River Valley and Ravine System System.

Note: To see the 10.0 m buffer from Area 1, users will be encouraged to view from the interactive map.

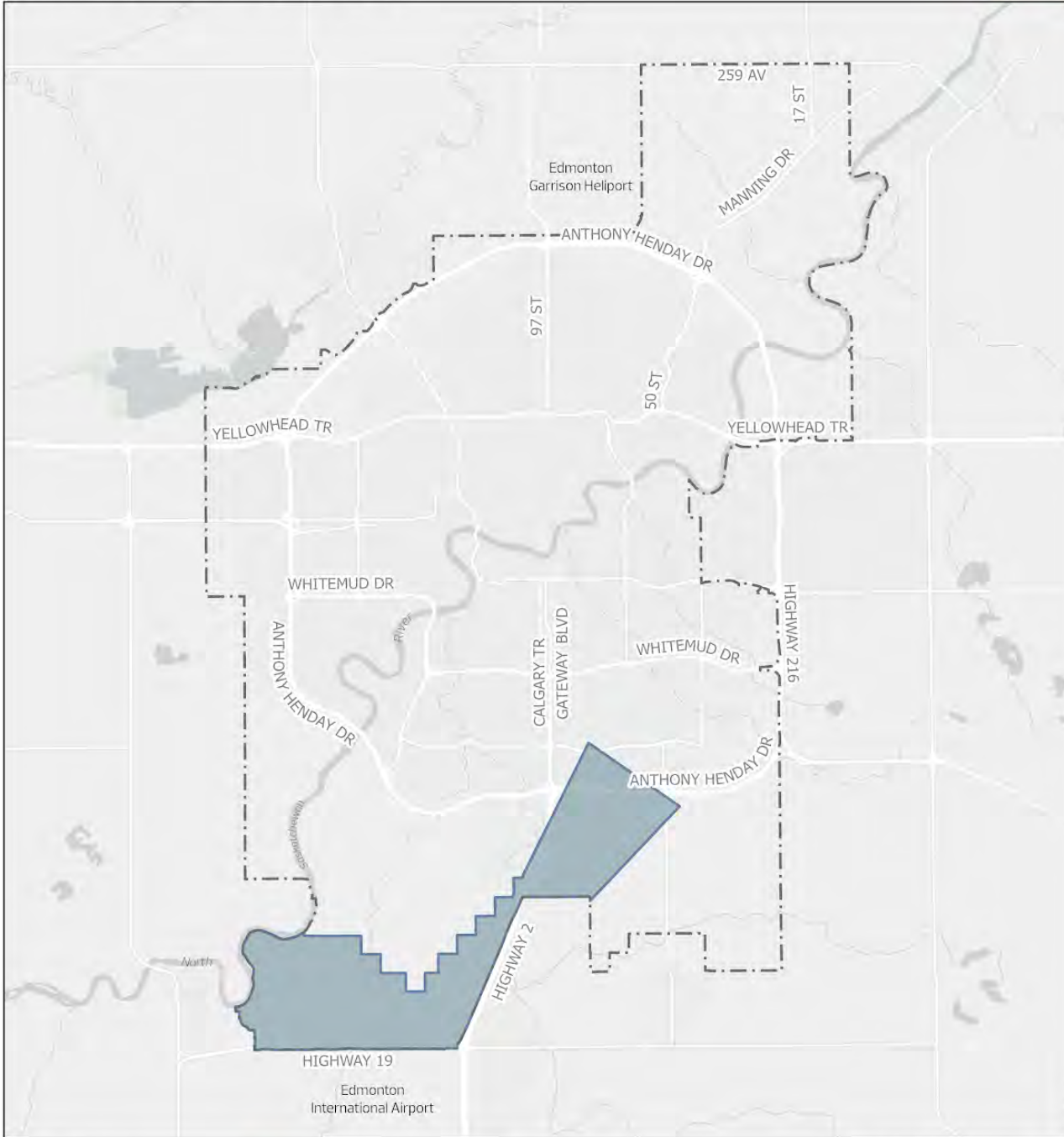
## 2.270 APO - Airport Protection Overlay

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>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.</p>	<p>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.</p>
<p><b>2. Area of Application</b></p> <p>2.1. This Overlay applies to all lands identified in Appendices I &amp; II.</p> <p>2.2. Where the regulations of this Overlay are in conflict with other regulations of this Bylaw, this Overlay takes precedence.</p>	<p><b>2.1 - New regulation</b></p> <p>Appendix I prescribes the applicable area with respect to the Edmonton International Airport as specified in <a href="#">Edmonton International Airport Vicinity Protection Area Regulation</a> of the Municipal Government Act, which regulates sensitive Uses within certain Noise Exposure Forecast (NEF) areas the <a href="#">Edmonton International Airport Zoning Regulations</a> which ensures that structures do not conflict with airport operations and restricts disposal of waste that may create a bird hazard.</p> <p>Appendix II prescribes the applicable area with respect to the Edmonton Garrison Heliport as specified in the <a href="#">Edmonton Garrison Heliport Zoning Regulation</a> which contains regulations relating to structure height and bird hazards.</p>
<p><b>3. Regulations</b></p> <p>3.1. Development Permit and subdivision applications within the area identified in Appendix I must comply with the 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.</p> <p>3.2. Development Permit applications within the area identified in Appendix II must comply with the Edmonton Garrison Heliport Zoning Regulations SOR/2004-86, as amended.</p>	<p><b>3.1 - New regulation</b></p> <p>This regulation ensures that development permit and subdivision applications refer to and comply with applicable Regulations.</p> <p><b>3.2 - New regulation</b></p> <p>This regulation ensures that development permit and subdivision applications refer to and comply with applicable Regulations.</p>

# Appendix

## Appendix I

### APO – Airport Protection Overlay Edmonton Airport Index Map



City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

- EIA Airport Protection Overlay Boundary
- City Boundary

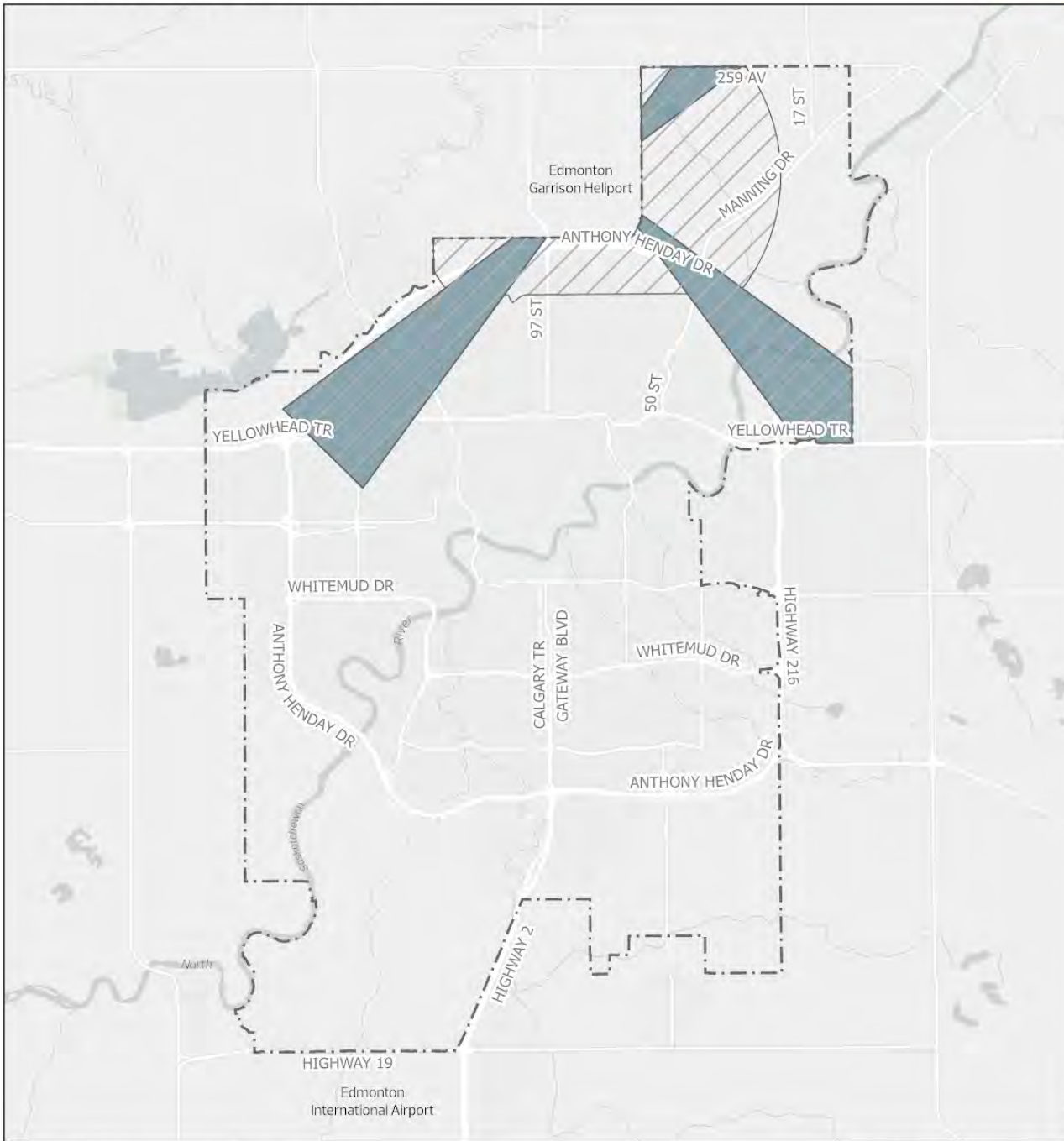


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Appendix II

APO – Airport Protection Overlay  
Garrison Airport Index Map



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- Bird Hazard
- Garrison Airport Protection Overlay Boundary
- City Boundary



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# Draft Zoning Bylaw

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## Part 3 - Special Area Zones

# 3.10 River Valley Special Area

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>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.</p>	<p><b>1 - New Regulation</b></p> <p>The new Zoning Bylaw proposes to recognize portions of the river valley and ravine system as a Special Area, due to their unique characteristics and specifically tailored regulations. Areas currently zoned (AN) River Valley Activity Node Zone will be divided into the following River Valley Special Area Zones:</p> <ul style="list-style-type: none"> <li>• (A1) Fort Edmonton Park Zone;</li> <li>• (A2) Muttart Conservatory Zone;</li> <li>• (A3) Louise McKinney Riverfront Park Zone;</li> <li>• (A4) Edmonton Valley Zoo Zone;</li> <li>• (A5) Buena Vista Park Zone; and</li> <li>• (A6) River Crossing Zone.</li> </ul> <p>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:</p> <ol style="list-style-type: none"> <li>1. a range of recreational activities;</li> <li>2. protection of historical resources; and</li> <li>3. preservation of ecologically sensitive areas.</li> </ol> <p>The River Valley Special Area Zones will only be applied where the (AN) River Valley Activity Node Zone currently applies.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (AN) River Valley Activity Node Zone</p>
<p><b>2. Application</b></p> <p>The boundaries of the River Valley Special Area are shown on Appendix I.</p>	<p><b>2 - New Regulation</b></p> <p>The River Valley Special Area boundary is proposed to apply to sites currently zoned (AN) River Valley Activity Node Zone.</p>
<p><b>3. River Valley Special Area Zones</b></p> <p>3.1. The Zones contained in this Section have been created in compliance with <a href="#">Section 7.70</a>:</p> <ul style="list-style-type: none"> <li>3.1.1. (A1) Fort Edmonton Park Zone</li> <li>3.1.2. (A2) Muttart Conservatory Zone</li> <li>3.1.3. (A3) Louise McKinney Riverfront Park Zone</li> <li>3.1.4. (A4) Edmonton Valley Zoo Zone</li> <li>3.1.5. (A5) Buena Vista Park Zone</li> <li>3.1.6. (A6) River Crossing Zone</li> </ul>	<p><b>3.1 - New Regulation</b></p> <p>To establish the River Valley Special Area Zones.</p> <p><b>Retired Regulations</b></p> <ul style="list-style-type: none"> <li>• <b>S.541.4.5</b> 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.</li> <li>• <b>S.541.4.6</b> Proposed to remove because Master Plans rarely provide guidance related to signs. Signs will need to follow the regulations of <a href="#">Section 6.80</a>.</li> </ul>

## 4. Appendix I - River Valley Special Area

### Appendix I: River Valley Special Area Index Map



City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023



**River Valley Special Area Boundary**

- A1-Fort Edmonton Park Zone
- A2-Muttart Conservatory Zone
- A3-Louise McKinney Park Zone
- A4-Edmonton Valley Zoo Zone
- A5-Buena Vista Park Zone
- A6-River Crossing Zone



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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.

Special Area boundaries can only be changed through a Zoning Bylaw amendment at a City Council Public Hearing.



## 3.11 A1 - Fort Edmonton Park Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></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><b>Transferred from S.541 Appendix I (1)</b> The purpose statement has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>Note:</b> The Development Planner has the ability to consider Master Plans for discretionary Development Permit applications.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (AN) River Valley Activity Node Zone - Appendix I</p>
<p><b>2. Area of Application</b></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><b>Transferred from S.541 Appendix I (1)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p><b>3. Permitted Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Protected Natural Area</li> <li>3.2. Park</li> </ul>	<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>Parks are proposed to be maintained as a permitted use and must be contained within the Activity Sector.</p>
<p><b>4. Discretionary Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>4.1. Child Care Service</li> <li>4.2. Community Service</li> <li>4.3. Outdoor Recreation Service</li> <li>4.4. Special Event</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>4.5. Food and Drink Service</li> <li>4.6. Hotel</li> <li>4.7. Major Indoor Entertainment, excluding casinos and nightclubs</li> <li>4.8. Minor Indoor Entertainment</li> <li>4.9. Outdoor Entertainment</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>4.10. Urban Agriculture</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>4.11. Minor Utility</li> <li>4.12. Transit Facility</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>4.13. Fascia Sign</li> <li>4.14. Freestanding Sign</li> <li>4.15. Portable Sign</li> <li>4.16. Projecting Sign</li> </ul>	<p>The majority of uses in this zone 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><b>Community Uses</b> Includes a range of recreation, social, and temporary event opportunities. <b>Note:</b> Community Services and Outdoor Recreation Services are new, broader uses that include some activities not listed in the current AN Zone.</p> <p><b>Commercial Uses</b> Includes a range of activities that support Fort Edmonton Park as a tourism destination. <b>Note:</b> Major and Minor Indoor Entertainment and Outdoor Entertainment are new, broader uses that include some activities not listed in the current AN Zone. Casinos and nightclubs are not permitted in this zone.</p> <p><b>Agricultural Uses</b> Agriculture-related activities, such as community gardens and greenhouses, continue to be allowed in this zone.</p> <p><b>Basic Service Uses</b> Minor Utilities and Transit Facilities continue to be allowed in this zone.</p> <p><b>Sign Uses</b> Sign uses continue to be allowed in this zone. The reference to “all other types of</p>

	<p>signs” is proposed to be removed for clarity.</p> <p><b>Note:</b> 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 uses. As these uses are not intended to develop as principal uses, they do not need to be listed under Subsection 4 of the zone. As per <a href="#">Section 5.10</a>, uses that are not listed in the zone can be developed as accessory to a listed use.</p> <p><b>Removed Uses:</b></p> <ul style="list-style-type: none"> <li>- Single Detached Housing: Houses in Fort Edmonton Park are for exhibition purposes only and are not considered dwellings.</li> <li>- Natural Resource Development: The City Plan’s direction is to prevent resource extraction in the North Saskatchewan River Valley and Ravine System.</li> </ul>
<p><b>5. Additional Regulations For Specific Uses</b></p> <p><b>Community Uses</b></p> <p>5.1. <b>Child Care Services</b> must comply with <a href="#">Section 6.30</a>.</p> <p>5.2. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p> <p><b>Commercial Uses</b></p> <p>5.3. <b>Food and Drink Services</b> and <b>Hotels</b> are only permitted where:</p> <ul style="list-style-type: none"> <li>5.3.1. contained in a building listed on the Register of Historic Resources in Edmonton; or</li> <li>5.3.2. contained in a modern reproduction of a heritage building or attraction.</li> </ul> <p>5.4. <b>Food and Drink Services</b></p> <ul style="list-style-type: none"> <li>5.4.1. A maximum of 10 individual establishments are permitted.</li> <li>5.4.2. The maximum Floor Area is 300 m2 per individual establishment.</li> </ul> <p>5.5. <b>Hotels</b></p> <ul style="list-style-type: none"> <li>5.5.1. A maximum of 3 individual Hotels are permitted.</li> <li>5.5.2. A maximum of 85 guest rooms are permitted per Hotel.</li> </ul> <p><b>Sign Uses</b></p> <p>5.6. <b>Fascia Signs, Freestanding Signs, Portable Signs and Projecting Signs</b> are limited to On-premises Advertising.</p> <p>5.7. <b>Signs</b> must comply with <a href="#">Section 6.80</a>.</p> <p><b>Accessory Uses</b></p> <p>5.8. In addition to those <b>Accessory Uses</b> listed below, Accessory Uses are limited to those required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the <b>principal Use</b>.</p> <p>5.9. <b>Bars</b></p> <ul style="list-style-type: none"> <li>5.9.1. Bars must be an Accessory Use to a Hotel.</li> <li>5.9.2. A maximum of 3 individual establishments are permitted.</li> <li>5.9.3. The maximum Floor Area is 200 m2 per individual establishment.</li> </ul> <p>5.10. <b>Custom Manufacturing</b></p> <ul style="list-style-type: none"> <li>5.10.1. Custom Manufacturing is limited to bakeries, breweries, wineries and distilleries.</li> <li>5.10.2. Manufacturing activities must be located within an enclosed building.</li> </ul> <p>5.11. <b>Indoor Sales and Services</b> must only be an Accessory Use.</p> <p>5.12. <b>Vehicle Support Services</b> are limited to servicing the vehicular and equipment repair and maintenance needs of other Uses on the Site.</p>	<p><b>5.1, 5.2 - New Cross-References</b> For ease of reference to applicable regulations.</p> <p><b>5.3 - Transferred from S.541 Appendix I (3)(1)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>5.4.1 - Transferred from S.541 Appendix I (3)(5)(b) and (c)</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><b>5.4.2 - Revised from S.541 Appendix I (2)(12) and (13)</b> 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><b>5.5.1 - Transferred from S.541 Appendix I (3)(5)(a)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>5.5.2 - Revised from S.541 Appendix I (2)(15)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>5.6 - New Regulation</b> To enable signs for uses that have valid development permits to operate from the site.</p> <p><b>5.7 - New Cross-Reference</b> For ease of reference to applicable regulations.</p> <p><b>5.8 - Transferred from S.541 Appendix I (2)(20)</b> This regulation has been transferred with</p>

	<p>minor adjustments to improve wording and clarity. This regulation is revised to clarify that the accessory uses listed in subsections 5.8 - 5.11 are not the only accessory uses allowed in the zone.</p> <p><b>5.9.1 - Transferred from S.541 Appendix I (2)(14)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>5.9.2 - Transferred from S.541 Appendix I (3)(5)(d)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>5.9.3 - Revised from S.541 Appendix I (2)(14)</b> Currently, the AN Zone restricts the size of Bars in Fort Edmonton to 120 m<sup>2</sup> of Public Space. A maximum total Floor Area of 200 m<sup>2</sup> is proposed to provide flexibility on how much space is public and how much is private within the establishment.</p> <p><b>5.10.1 - Revised from S.541 Appendix I (3)(4)</b> This regulation limits custom manufacturing to specific activities.</p> <p><b>5.10.2 - New Regulation</b> This regulation aligns with restrictions on custom manufacturing in the draft (MUN) Neighbourhood Mixed Use Zone.</p> <p><b>5.11 Transferred from S.541 Appendix I (2)(16)</b> This regulation is transferred with minor adjustments.</p> <p><b>5.12 Revised from S.541 Appendix I (3)(3)</b> This regulation is revised to incorporate the new Vehicle Support Services Use which replaces the Automotive and Equipment Repair Shops Use.</p>
<p><b>6. General Regulations</b></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 6 of <a href="#">Section 7.100</a>, 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. <b>must</b> require an environmental review where specified in an applicable statutory plan;</p> <p>6.4.2. <b>must</b> apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met; and</p> <p>6.4.3. <b>may</b> refuse a Discretionary Development Permit application if they conclude, through the information collected in Subsection 6.4.1, that the environmental impacts of the proposed development cannot be mitigated.</p>	<p><b>6.1 - Transferred from S.541.4.1</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>6.2 and 6.3 - Revised from S.541.4.2</b> 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><b>6.4 - Revised from S.541.4.3 and S. 541.4.4</b> 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. In response to engagement feedback, “may” was changed to “must” for subsection 6.4.1. This will allow the development planner to request an environmental review for Permitted Uses where specified in a statutory plan.</p> <p><b>6.4.3 New Regulation</b> In response to engagement feedback, this regulation was added to clarify that a</p>

development planner has the option of refusing a discretionary development permit application.

## 7. Appendix I

Appendix I:  
A1 - Fort Edmonton Park Zone



**7 - Transferred from S.541 Appendix I**  
This map has been updated with minor adjustments to improve clarity.

## 3.12 A2 - Muttart Conservatory Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></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><b>Transferred from S.541 Appendix II (1)</b> The purpose statement has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>Note:</b> The Development Planner has the ability to consider Master Plans for discretionary Development Permit applications.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (AN) River Valley Activity Node Zone - Appendix II</p>
<p><b>2. Area of Application</b></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><b>Transferred from S.541 Appendix II (1)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p><b>3. Permitted Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Protected Natural Area</li> <li>3.2. Park</li> </ul>	<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. Parks are proposed to be maintained as a permitted use and must be contained within the Activity Sector.</p>
<p><b>4. Discretionary Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>4.1. Child Care Service</li> <li>4.2. Community Service</li> <li>4.3. Outdoor Recreation Services</li> <li>4.4. Special Event</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>4.5. Major Indoor Entertainment, excluding casinos and nightclubs</li> <li>4.6. Minor Indoor Entertainment</li> <li>4.7. Outdoor Entertainment</li> </ul> <p><b>Agriculture Uses</b></p> <ul style="list-style-type: none"> <li>4.8. Urban Agriculture</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>4.9. Minor Utility</li> <li>4.10. Transit Facility</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>4.11. Fascia Sign</li> <li>4.12. Freestanding Sign</li> <li>4.13. Portable Sign</li> <li>4.14. Projecting Sign</li> </ul>	<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><b>Community Uses</b> Include a range of community recreation, social service and temporary event opportunities. <b>Note:</b> Community Services and Outdoor Recreation Services are new, broader uses that include some activities not listed in the current AN Zone.</p> <p><b>Commercial Uses</b> Include a range of activities that support the Muttart Conservatory as a tourism destination. <b>Note:</b> Major and Minor Indoor Entertainment and Outdoor Entertainment are new, broader uses that include some activities not listed in the current AN Zone. Casinos and nightclubs are not permitted in this zone.</p> <p><b>Agricultural Uses</b> Agriculture-related activities, such as community gardens and greenhouses, are proposed to continue to be allowed in this zone.</p> <p><b>Basic Services</b> 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</p>

	<p>development.</p> <p><b>Sign Uses</b> 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.</p> <p><b>Note:</b> Appendix II of the current AN Zone states that Specialty Food Services, Restaurants, and General Retail must be accessory uses. As these uses are not intended to develop as principal uses, they do not need to be listed under Subsection 4 of the zone. As per <a href="#">Section 5.10</a>, uses that are not listed in the zone can be developed as accessory to a listed use.</p> <p><b>Removed Use:</b> The Natural Resource Development Use has been removed from this Zone. The City Plan’s direction is to prevent resource extraction in the North Saskatchewan River Valley and Ravine System.</p>
<p><b>5. Additional Regulations For Specific Uses</b></p> <p><b>Community Uses</b></p> <p>5.1. <b>Child Care Services</b> must comply with <a href="#">Section 6.30</a>.</p> <p>5.2. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p> <p><b>Sign Uses</b></p> <p>5.3. <b>Fascia Signs, Freestanding Signs, Portable Signs and Projecting Signs</b> are limited to On-premises Advertising.</p> <p>5.4. <b>Signs</b> must comply with <a href="#">Section 6.80</a>.</p> <p><b>Accessory Uses</b></p> <p>5.5. In addition to those Accessory Uses listed below, Accessory Uses are limited to those required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the principal Use.</p> <p>5.6. <b>Food and Drink Services</b></p> <p>5.6.1. A maximum of 2 individual establishments are permitted.</p> <p>5.6.2. The maximum Floor Area is 500 m2 per individual establishment.</p> <p>5.7. <b>Indoor Sales and Services</b> must only be an Accessory Use.</p>	<p><b>5.1, 5.2, 5.4 - New Cross-References</b> For ease of reference to applicable regulations.</p> <p><b>5.3 - New Regulation</b> To enable signs for uses that have valid development permits to operate from the site.</p> <p><b>5.5 - Transferred from S.541 Appendix II (2)(11)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>5.6.1 - Transferred from S.541 Appendix II (3)(1)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>5.6.2 - Revised from S.541 Appendix II (2)(8) and (9)</b> 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> <p><b>5.7 - Transferred from S.541 Appendix II (2)(10)</b> This regulation is transferred with minor adjustments.</p>
<p><b>6. General Regulations</b></p> <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 6 of <a href="#">Section 7.100</a>, 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><b>6.1 - Transferred from S.541.4.1</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>6.2 and 6.3 - Revised from S.541.4.2</b> 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><b>6.4 - Revised from S.541.4.3 and S. 541.4.4</b> Replaced reference to “major facility permits” and “major development permits” with “where specified in an applicable</p>

- 6.4. The Development Planner, in consultation with the City department responsible for ecological planning:
  - 6.4.1. **must** require an environmental review where specified in an applicable statutory plan;
  - 6.4.2. must apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met; and
  - 6.4.3. **may** refuse a Discretionary Development Permit application if they conclude, through the information collected in Subsection 6.4.1, that the environmental impacts of the proposed development cannot be mitigated.

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.  
 In response to engagement feedback, "may" was changed to "must" for subsection 6.4.1. This will allow the development planner to request an environmental review for Permitted Uses where specified in a statutory plan.

**6.4.3 New Regulation**

In response to engagement feedback, this regulation was added to clarify that a development planner has the option of refusing a discretionary development permit application.

**7. Appendix I**

**7 - Transferred from S.541 Appendix II**

This map has been updated with minor adjustments to improve clarity.

Appendix I:  
A2 - Muttart Conservatory Zone



City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

- Activity Sector
- Environmental Protection Sector
- Muttart Conservatory Zone Boundary



0 0.05 0.1 0.2 Kilometres

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## 3.13 A3 - Louise McKinney Riverfront Park Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></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><b>Transferred from S.541 Appendix III (1)</b> This purpose statement has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>Note:</b> The Development Planner has the ability to consider Master Plans for discretionary Development Permit applications.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (AN) River Valley Activity Node Zone - Appendix III</p>
<p><b>2. Area of Application</b></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><b>Transferred from S.541 Appendix III (1)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p><b>3. Permitted Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Protected Natural Area</li> <li>3.2. Park</li> </ul>	<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>Parks are proposed to be maintained as a permitted use. This use is not permitted within the environmental protection sector.</p>
<p><b>4. Discretionary Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>4.1. Child Care Service</li> <li>4.2. Community Service</li> <li>4.3. Outdoor Recreation Service</li> <li>4.4. Special Event</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>4.5. Food and Drink Service</li> <li>4.6. Indoor Sales and Service</li> <li>4.7. Minor Indoor Entertainment</li> <li>4.8. Outdoor Entertainment</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>4.9. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>4.10. Fascia Sign</li> <li>4.11. Portable Sign</li> <li>4.12. Projecting Sign</li> </ul>	<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><b>Community Uses</b> Includes a range of recreation, social and temporary event opportunities. <b>Note:</b> Community Services and Outdoor Recreation Services are new, broader uses that include some activities not listed in the current AN Zone.</p> <p><b>Commercial Uses</b> Includes a range of activities that support the Louise McKinney Riverfront Park as a tourism destination. <b>Note:</b> Indoor Sales and Services, Minor Indoor Entertainment, and Outdoor Entertainment are new, broader uses that include some activities not listed in the current AN Zone.</p> <p><b>Agricultural Uses</b> Agriculture-related activities, such as community gardens, are proposed to continue to be allowed in this zone.</p> <p><b>Sign Uses</b> Sign uses will continue to be allowed in this zone.</p> <p><b>Removed Use:</b> Natural Science Exhibits have been</p>



	<p>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 definition of Accessory.</p>
<p><b>5. Additional Regulations For Specific Uses</b></p> <p><b>Community Uses</b></p> <p>5.1. <b>Child Care Services</b> is only permitted within the Activity Sectors, as shown on Appendix I.</p> <p>5.2. <b>Child Care Services</b> must comply with <a href="#">Section 6.30</a>.</p> <p>5.3. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p> <p><b>Commercial Uses</b></p> <p>5.4. <b>Food and Drink Services, Indoor Sales and Services, and Minor Indoor Entertainment</b> are only permitted within the Activity Sectors, as shown on Appendix I.</p> <p>5.5. <b>Food and Drink Services</b></p> <p>5.5.1. A maximum of 5 individual establishments are permitted.</p> <p>5.5.2. The maximum Floor Area is 400 m<sup>2</sup> per individual establishment.</p> <p><b>Sign Uses</b></p> <p>5.6. <b>Fascia Signs, Portable Signs and Projecting Signs</b> are limited to On-premises Advertising.</p> <p>5.7. <b>Signs</b> must comply with <a href="#">Section 6.80</a>.</p> <p><b>Accessory Uses</b></p> <p>5.8. Accessory Uses are limited to those required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for <a href="#">the principal Use</a>.</p>	<p><b>5.1 - New Regulation</b> To clarify that some uses are only permitted in the activity sector.</p> <p><b>5.2, 5.3 - New Cross-References</b> For ease of reference to applicable regulations.</p> <p><b>5.4 - New Regulation</b> To clarify which uses are only permitted in the activity sector.</p> <p><b>5.5.1 - Transferred from S.541 Appendix III (3)(1)(a) and (b)</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><b>5.5.2 - Revised from S.541 Appendix III (2)(9) and (10)</b> Currently, the AN Zone restricts the size of Specialty Food Services and Restaurants in the Louise McKinney Riverfront area to 120 m<sup>2</sup> of Public Space and 240 m<sup>2</sup> of Public Space, respectively. A maximum total Floor Area of 400 m<sup>2</sup> is proposed per establishment to provide flexibility on how much space is public and how much is private.</p> <p><b>5.6 - New Regulation</b> To enable signs for uses that have valid development permits to operate from the site.</p> <p><b>5.7 - New Cross-Reference</b> For ease of reference to applicable regulations.</p> <p><b>5.8 - Transferred from S.541 Appendix III (2)(12)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p><b>6. General Regulations</b></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 6 of <a href="#">Section 7.100</a>, 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. <b>must</b> require an environmental review where specified in an applicable statutory plan;</p> <p>6.4.2. <b>must</b> apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met; <b>and</b></p> <p>6.4.3. <b>may</b> refuse a Discretionary Development Permit application if they conclude, through the information collected in Subsection 6.4.1, that the environmental impacts of the proposed development cannot be mitigated.</p>	<p><b>6.1 - Transferred from S.541.4.1</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>6.2 and 6.3 - Revised from S.541.4.2</b> 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><b>6.4 - Revised from S.541.4.3 and S. 541.4.4</b> 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. <i>In response to engagement feedback, “may” was changed to “must” for subsection 6.4.1. This will allow the development planner to request an environmental review for Permitted Uses where specified in a statutory plan.</i></p>

**6.4.3 New Regulation**

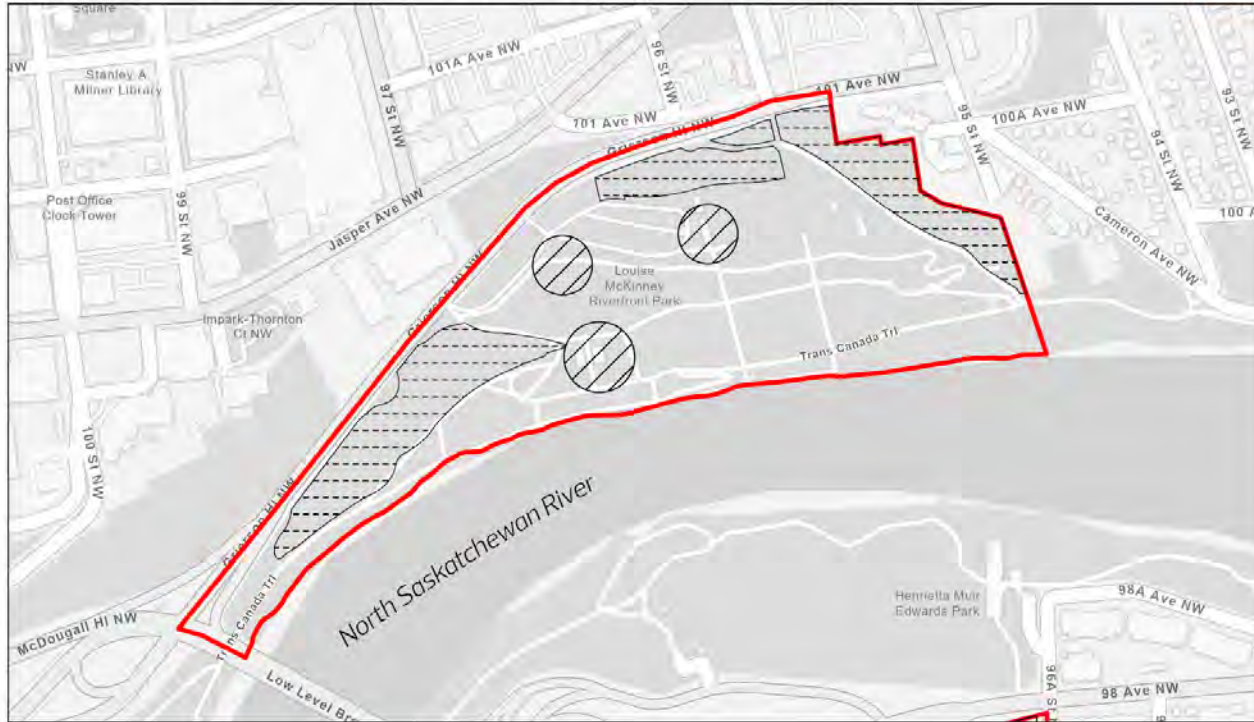
In response to engagement feedback, this regulation was added to clarify that a development planner has the option of refusing a discretionary development permit application.

**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 Zone



City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

- Activity Sector
- Environmental Protection Sector
- Louise McKinney Park Zone Boundary



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## 3.14 A4 - Edmonton Valley Zoo Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></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, plants, and other objects in nature through live animal displays, interpretation and conservation practices. Development is to be guided by Council approved Master Plans.</p>	<p><b>Transferred from S.541 Appendix IV (1)</b> This purpose statement has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>Note:</b> The Development Planner has the ability to consider Master Plans for discretionary Development Permit applications.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (AN) River Valley Activity Node Zone - Appendix IV</p>
<p><b>2. Area of Application</b></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><b>Transferred from S.541 Appendix IV (1)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p><b>3. Permitted Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Protected Natural Area</li> <li>3.2. Park</li> </ul>	<p>Permitted Uses are proposed to be limited to support alignment with the North Saskatchewan River Valley Area Redevelopment Plan.</p> <p>Parks are proposed to be maintained as a permitted use.</p>
<p><b>4. Discretionary Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>4.1. Child Care Service</li> <li>4.2. Community Service</li> <li>4.3. Outdoor Recreation Service</li> <li>4.4. School</li> <li>4.5. Special Event</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>4.6. Food and Drink Service</li> <li>4.7. Major Indoor Entertainment, excluding casinos and nightclubs</li> <li>4.8. Minor Indoor Entertainment</li> <li>4.9. Outdoor Entertainment</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>4.10. Urban Agriculture</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>4.11. Minor Utility</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>4.12. Fascia Sign</li> <li>4.13. Freestanding Sign</li> <li>4.14. Portable Sign</li> <li>4.15. Projecting Sign</li> </ul>	<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><b>Community Uses</b> Include a range of community recreation, social service and temporary event opportunities. <b>Note:</b> Community Services and Outdoor Recreation Services are new, broader uses that include some activities not listed in the current AN Zone. Schools are proposed to be maintained as a discretionary use.</p> <p><b>Commercial Uses</b> Include a range of activities that support the Edmonton Valley Zoo as a tourism destination. <b>Note:</b> Major and Minor Indoor Entertainment and Outdoor Entertainment are new, broader uses that include some activities not listed in the current AN Zone. Casinos and nightclubs are not permitted in this zone.</p> <p><b>Agricultural Uses</b> Agriculture-related activities, such as community gardens, are proposed to continue to be allowed in this zone.</p> <p><b>Basic Services</b> Minor Utilities are proposed to continue to be allowed in this zone.</p>

	<p><b>Sign Uses</b> 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.</p> <p><b>Note:</b> Appendix IV of the current AN Zone states that General Retail must be an accessory use. As this use is not intended to develop as principal use, it does not need to be listed under Subsection 4 of the zone. As per <a href="#">Section 5.10</a>, uses that are not listed in the zone can be developed as accessory to a listed use.</p>
<p><b>5. Additional Regulations For Specific Uses</b></p> <p><b>Community Uses</b></p> <p>5.1. <b>Child Care Services</b> must comply with <a href="#">Section 6.30</a>.</p> <p>5.2. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p> <p><b>Commercial Uses</b></p> <p>5.3. The maximum Floor Area for <b>Food and Drink Services</b> is 500 m2 per individual establishment.</p> <p><b>Sign Uses</b></p> <p>5.4. <b>Fascia Signs, Freestanding Signs, Portable Signs and Projecting Signs</b> are limited to On-premises Advertising.</p> <p>5.5. <b>Signs</b> must comply with <a href="#">Section 6.80</a>.</p> <p><b>Accessory Uses</b></p> <p>5.6. Accessory Uses are limited to those required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the principal Use.</p> <p>5.7. <b>Indoor Sales and Services</b> must only be an Accessory Use.</p>	<p><b>5.1, 5.2 - New Cross-References</b> For ease of reference to applicable regulations.</p> <p><b>5.3 - Transferred from S.541 Appendix IV (2)(13) and (14)</b> 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. In response to engagement feedback, the restriction on the number of food and drink establishments has been removed to allow more flexibility for seasonal operations.</p> <p><b>5.4 - New Regulation</b> To enable signs for uses that have valid development permits to operate from the site.</p> <p><b>5.5 - New Cross-Reference</b> For ease of reference to applicable regulations.</p> <p><b>5.6 - Transferred from S.541 Appendix IV (2)(17)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>5.7 - Transferred from S.541 Appendix IV (2)(4)</b> This regulation is transferred to clarify that where provided on site, indoor sales and services must only be an accessory use.</p>
<p><b>6. General Regulations</b></p> <p>6.1. The maximum Height is 10.0 m.</p> <p>6.2. Despite Subsection 6.1 of this Zone and Subsection 6 of <a href="#">Section 7.100</a>, 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. <b>must</b> require an environmental review where specified in an applicable statutory plan;</p> <p>6.3.2. <b>must</b> apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met; and</p> <p>6.3.3. <b>may</b> refuse a Discretionary Development Permit application if they conclude, through the information collected in Subsection 6.3.1, that the environmental impacts of the</p>	<p><b>6.1 and 6.2 - Revised from S.541.4.2</b> 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><b>6.3 - Revised from S.541.4.3 and S. 541.4.4</b> 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. In response to engagement feedback, “may” was changed to “must” for subsection 6.3.1. This will allow the development planner to request an environmental review for Permitted Uses where specified in a statutory plan.</p>

proposed development cannot be mitigated.

**6.3.3 New Regulation**

In response to engagement feedback, this regulation was added to clarify that a development planner has the option of refusing a discretionary development permit application.

**7. Appendix I**

Appendix I:  
A4 – Edmonton Valley Zoo Zone



City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

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 Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></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><b>Transferred from S.541 Appendix V (1)</b> This purpose statement has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>Note:</b> The Development Planner has the ability to consider Master Plans for discretionary Development Permit applications.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (AN) River Valley Activity Node Zone - Appendix V</p>
<p><b>2. Area of Application</b></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><b>Transferred from S.541 Appendix V (1)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p><b>3. Permitted Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Protected Natural Area</li> <li>3.2. Park</li> </ul>	<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>Parks are proposed to be maintained as a permitted use.</p>
<p><b>4. Discretionary Uses</b></p> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>4.1. Community Service</li> <li>4.2. Outdoor Recreation Service</li> <li>4.3. Special Event</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>4.4. Minor Indoor Entertainment</li> <li>4.5. Outdoor Entertainment</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>4.6. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>4.7. Fascia Sign</li> <li>4.8. Portable Sign</li> <li>4.9. Projecting Sign</li> </ul>	<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><b>Community Uses</b> Include a range of community recreation, social service and temporary event opportunities. <b>Note:</b> Community Services and Outdoor Recreation Services are new, broader uses that include some activities not listed in the current AN Zone.</p> <p><b>Commercial Uses</b> Minor Indoor Entertainment and Outdoor Entertainment are new, broader uses that include some activities not listed in the current AN Zone.</p> <p><b>Agricultural Uses</b> Agriculture-related activities, such as community gardens, are proposed to continue to be allowed in this zone.</p> <p><b>Sign Uses</b> Sign uses will continue to be allowed in this zone.</p> <p><b>Note:</b> Appendix V of the current AN Zone states that Child Care Services, General Retail Stores, Markets and Specialty Food Services must be accessory uses. As these uses are not intended to develop as principal uses,</p>

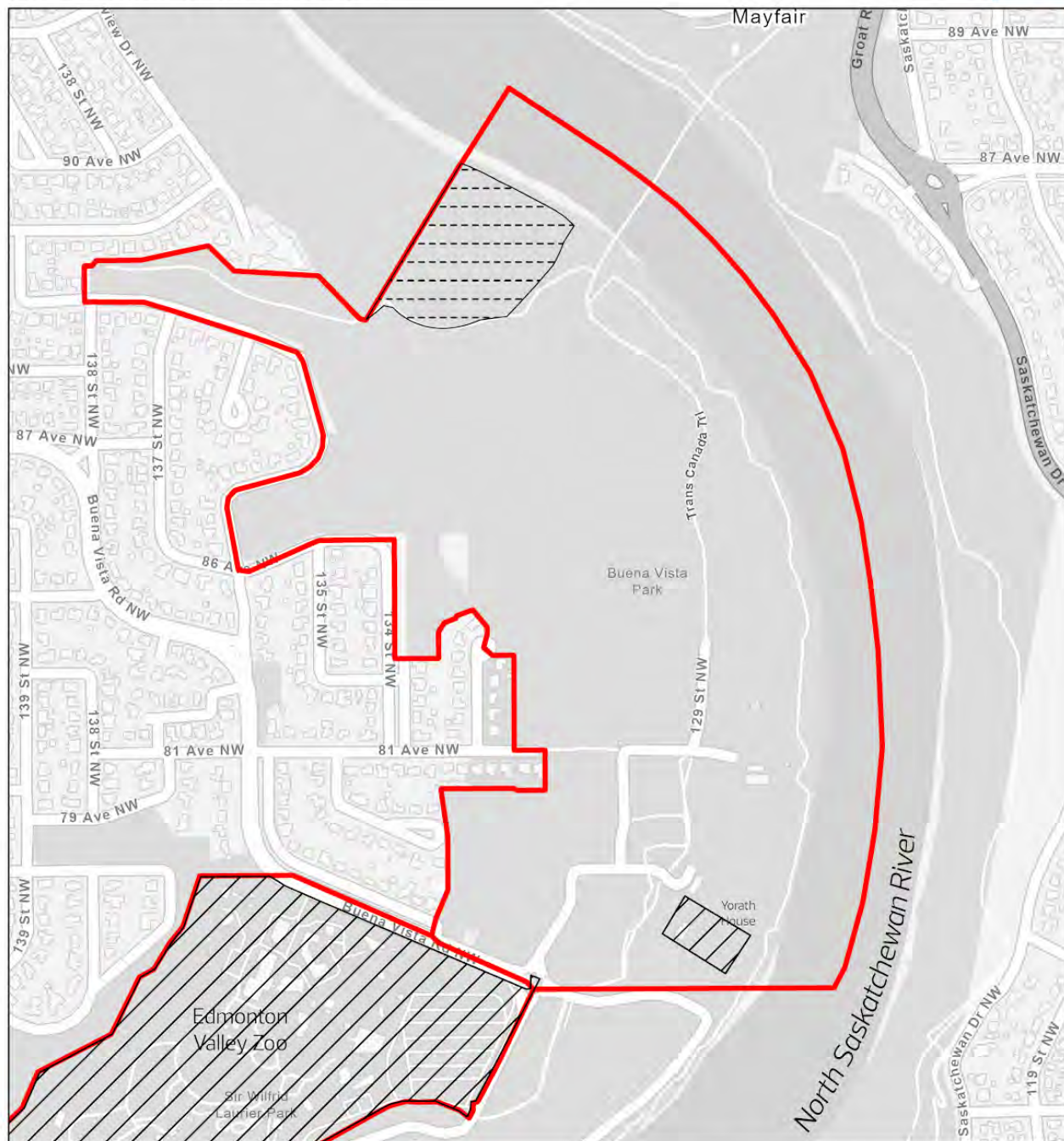
	<p>they do not need to be listed under Subsection 4 of the zone. As per <a href="#">Section 5.10</a>, uses that are not listed in the zone can be developed as accessory to a listed use.</p>
<p><b>5. Additional Regulations For Specific Uses</b></p> <p><b>Community Uses</b></p> <p>5.1. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p> <p><b>Commercial Uses</b></p> <p>5.2. <b>Minor Indoor Entertainment</b> and <b>Outdoor Entertainment</b> are only permitted within the Activity Sector, as shown on Appendix I.</p> <p><b>Sign Uses</b></p> <p>5.3. <b>Fascia Signs, Portable Signs and Projecting Signs</b> are limited to On-premises Advertising.</p> <p>5.4. <b>Sign Uses</b> must comply with <a href="#">Section 6.80</a>.</p> <p><b>Accessory Uses</b></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 <b>principal Use</b>.</p> <p>5.6. Where developed as an Accessory Use:</p> <p>5.6.1. <b>Child Care Services, Food and Drink Services, and Indoor Sales and Services</b> are only permitted within the Activity Sector, as shown on Appendix I; and</p> <p>5.6.2. <b>Child Care Services</b> must comply with <a href="#">Section 6.30</a>.</p>	<p><b>5.1 - New Cross-Reference</b> For ease of reference to applicable regulations.</p> <p><b>5.2 - New Regulation</b> To clarify that commercial uses are only permitted in the activity sector.</p> <p><b>5.3 - New Regulation</b> To enable signs for uses that have valid development permits to operate from the site.</p> <p><b>5.4 - New Cross-Reference</b> For ease of reference to applicable regulations.</p> <p><b>5.5 - Transferred from S.541 Appendix V (2)(9)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>5.6.1 - New Regulation</b> To clarify that some Accessory uses are only permitted in the activity sector.</p> <p><b>5.6.2 - New Cross-Reference</b> For ease of reference to applicable regulations.</p>
<p><b>6. General Regulations</b></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 6 of <a href="#">Section 7.100</a>, 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. <b>must</b> require an environmental review where specified in an applicable statutory plan;</p> <p>6.4.2. <b>must</b> apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met; and</p> <p>6.4.3. <b>may</b> refuse a Discretionary Development Permit application if they conclude, through the information collected in Subsection 6.4.1, that the environmental impacts of the proposed development cannot be mitigated.</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><b>6.1 - Transferred from S.541.4.1</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>6.2 and 6.3 - Revised from S.541.4.2</b> 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><b>6.4 - Revised from S.541.4.3 and S. 541.4.4</b> 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. In response to engagement feedback, “may” was changed to “must” for subsection 6.4.1. This will allow the development planner to request an environmental review for Permitted Uses where specified in a statutory plan.</p> <p><b>6.4.3 New Regulation</b> In response to engagement feedback, this regulation was added to clarify that a development planner has the option of refusing a discretionary development permit application.</p> <p><b>6.5 and 6.6 - Transferred from S.541 Appendix V (4)(1)</b> This regulation has been transferred and split into two separate regulations to improve wording and clarity.</p> <p><b>6.7 - Transferred from S.541 Appendix V (4)(2)</b></p>

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

## 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 Zone



City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

- Activity Sector
- Environmental Protection Sector
- Buena Vista Park Zone Boundary



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# 3.16 A6 - River Crossing Zone

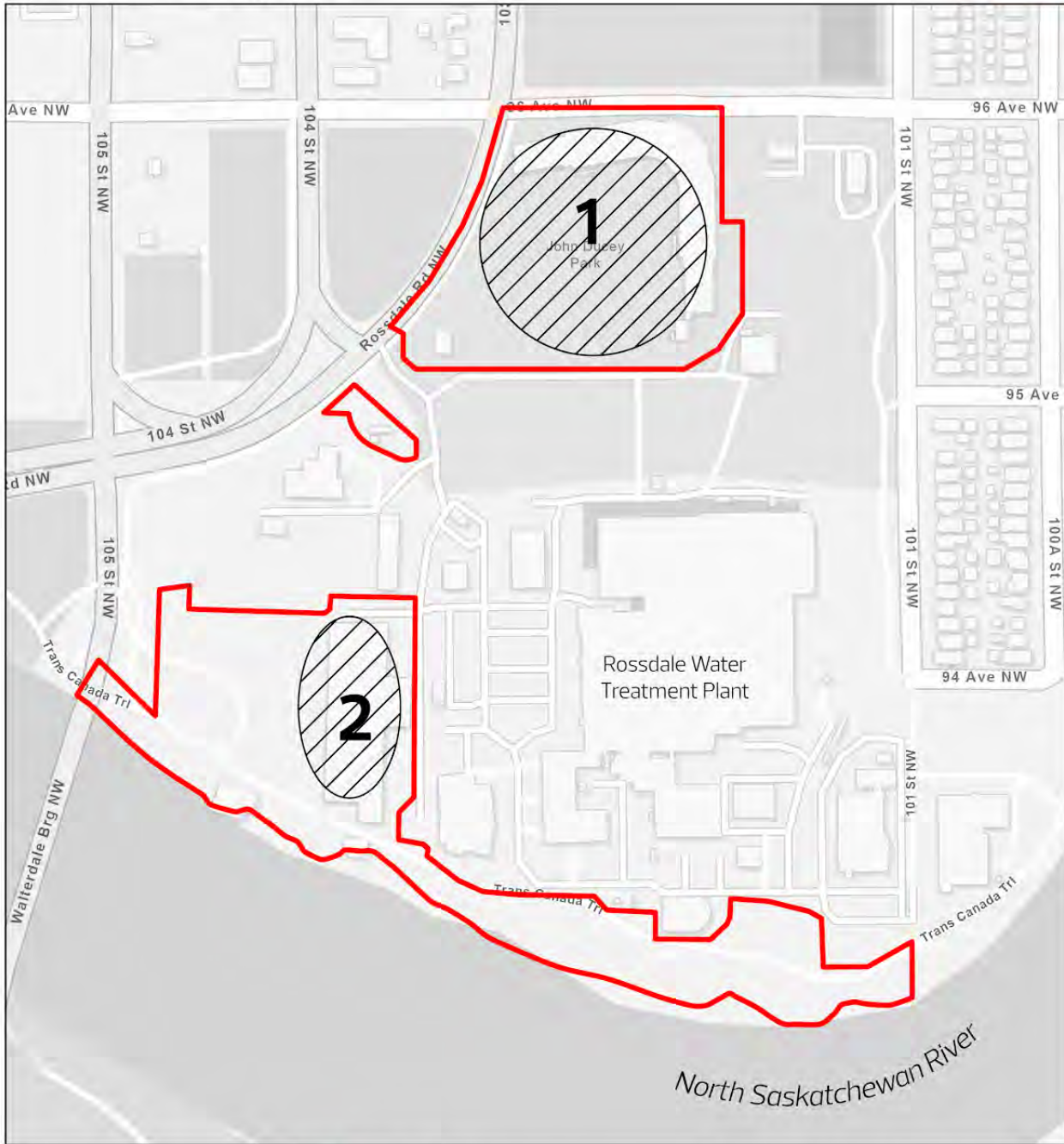
Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for development of the River Crossing, a unique, historical, cultural and community area located in the North Saskatchewan River Valley. The area consists of 3 Sites that can accommodate a mix of community, commercial, recreational, sporting and entertainment Uses including a multi-purpose sports and entertainment venue that will strengthen Rossdale as a destination.</p>	<p><b>Transferred from S.541 Appendix VI (1)</b> The purpose statement has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (AN) River Valley Activity Node Zone - Appendix VI</p>
<p><b>2. Area of Application</b></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"> <li>• The ballpark, located south of 96 Avenue NW and east of Rossdale Road; and</li> <li>• 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"> <li>○ Low Pressure Plant;</li> <li>○ Pumphouse No. 1; and</li> <li>○ Pumphouse No. 2.</li> </ul> </li> </ul> <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><b>Transferred from S.541 Appendix VI (1)</b> This regulation has been transferred with minor adjustments to improve wording and clarity. "RE/MAX Field" has been replaced with "ballpark".</p>
<p><b>3. Permitted Uses</b></p> <p><b>Community Uses</b></p> <p>3.1. Protected Natural Area 3.2. Park</p>	<p>Permitted Uses are proposed to be limited to support alignment with the North Saskatchewan River Valley Area Redevelopment Plan.</p> <p>Parks are proposed to be maintained as a permitted use.</p>
<p><b>4. Discretionary Uses</b></p> <p><b>Community Uses</b></p> <p>4.1. Child Care Service 4.2. Community Service 4.3. Library 4.4. Outdoor Recreation Service 4.5. School 4.6. Special Event</p> <p><b>Commercial Uses</b></p> <p>3.1. Bar 3.2. Custom Manufacturing 3.3. Food and Drink Service 3.4. Health Service 3.5. Hotel 3.6. Indoor Sales and Service 3.7. Liquor Store 3.8. Major Indoor Entertainment 3.9. Minor Indoor Entertainment 3.10. Office 3.11. Outdoor Entertainment</p> <p><b>Residential Uses</b></p> <p>3.12. Home Based Business 3.13. Residential, limited to Multi-unit Housing</p> <p><b>Agricultural Uses</b></p> <p>3.14. Urban Agriculture</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><b>Community Uses</b> Include a range of community recreation, social service and temporary event opportunities. <b>Note:</b> Community Services and Outdoor Recreation Services are new uses that include a wider range of activities than those listed in the current AN Zone. In the previous draft, Libraries were unintentionally omitted. Libraries are intended to be maintained in this zone.</p> <p><b>Commercial Uses</b> Include a range of activities that support River Crossing as a community destination. <b>Note:</b> 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><b>Residential Uses</b> Multi-unit Housing is proposed to continue to be allowed in this zone. <b>Note:</b> Home Based Businesses are</p>

<p><b>Basic Service Uses</b></p> <p>3.15. Minor Utility 3.16. Transit Facility</p> <p><b>Sign Uses</b></p> <p>3.17. Fascia Sign 3.18. Freestanding Sign 3.19. Major Digital Sign 3.20. Minor Digital Sign 3.21. Portable Sign 3.22. Projecting Sign</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><b>Agricultural Uses</b> Agriculture-related activities, such as community gardens, are proposed to continue to be allowed in this zone.</p> <p><b>Basic Services</b> Minor Utilities and Transit Facilities are proposed to continue to be allowed in this zone.</p> <p><b>Sign Uses</b> No changes are proposed to the types of signs permitted in this zone.</p>
<p><b>5. Additional Regulations For Specific Uses</b></p> <p><b>Community Uses</b></p> <p>5.1. <b>Child Care Services</b> must comply with <a href="#">Section 6.30</a>. 5.2. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p> <p><b>Commercial Uses</b></p> <p>5.3. Commercial Uses are only permitted in the Activity Sectors, as shown on Appendix I. 5.4. <b>Liquor Stores</b> must comply with <a href="#">Section 6.70</a>.</p> <p><b>Residential Uses</b></p> <p>5.5. Residential Uses may only be developed in the Activity Sectors, as shown on Appendix I.</p> <p><b>Sign Uses</b></p> <p>5.6. <b>Fascia Signs, Portable Signs and Projecting Signs</b> are limited to On-premises Advertising. 5.7. <b>Signs</b> must comply with Subsection 6 of <a href="#">Section 6.80</a>, except that:</p> <p>5.7.1. Fascia Signs are the only Sign Use permitted in Activity Sector 2, as shown on Appendix I. 5.7.2. 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>5.7.2.1. the architectural theme of the area; 5.7.2.2. historic designations; 5.7.2.3. the requirements of applicable Statutory Plans; and 5.7.2.4. 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><b>Other Regulations</b></p> <p>5.8. Despite Section 4, the following Uses are Permitted Uses, but only for a change of Use where the proposed Use is located within an existing building:</p> <p>5.8.1. Bars; 5.8.2. Community Services; 5.8.3. Custom Manufacturing; 5.8.4. Food and Drink Services; 5.8.5. Indoor Sales and Services; 5.8.6. Minor Indoor Entertainment; and 5.8.7. Offices.</p>	<p><b>5.1, 5.2 - New Cross-References</b> For ease of reference to applicable regulations.</p> <p><b>5.3 - New Regulation</b> To clarify where commercial uses are permitted.</p> <p><b>5.4 - New Cross-Reference</b> For ease of reference to applicable regulations.</p> <p><b>5.5 - New Regulation</b> To clarify where residential uses are permitted.</p> <p><b>5.6 - New Regulation</b> To enable signs for uses that have valid development permits to operate from the site.</p> <p><b>5.7 - Transferred from S.541 Appendix VI (3)(d)</b> This regulation has been transferred with minor adjustments to improve wording and clarity. A reference to Subsection 6 of <a href="#">Section 6.80</a> was added for clarity.</p> <p><b>5.8 - Revised from S.541 Appendix VI (3)(a)</b> This regulation has been revised to reflect the proposed new Use categories.</p>
<p><b>6. General Regulations</b></p> <p>6.1. The maximum Height is 10.0 m. 6.2. Despite Subsection 6.1 of this Zone and Subsection 6 of <a href="#">Section 7.100</a>, the Development Planner may vary the maximum Height where:</p>	<p><b>6.1 and 6.2 - Revised from S.541.4.2</b> 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><b>6.3 - Revised from S.541.4.3 and S. 541.4.4</b> Replaced reference to “major facility permits” and “major development permits”</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 North Saskatchewan River Valley.</p> <p>6.3. The Development Planner, in consultation with the City department responsible for ecological planning:</p> <p>6.3.1. <b>must</b> require an environmental review where specified in an applicable statutory plan;</p> <p>6.3.2. <b>must</b> apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met; and</p> <p>6.3.3. <b>may</b> refuse a Discretionary Development Permit application if they conclude, through the information collected in Subsection 6.3.1, that the environmental impacts of the proposed development cannot be mitigated.</p> <p>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 <b>responsible for heritage resource management</b>:</p> <p>6.4.1. the Historic Resources Monitoring Program is to be carried out under snow-free, unfrozen ground conditions;</p> <p>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</p> <p>6.4.3. depending upon the archaeological results of the Historic Resources Monitoring Program, additional salvage, protection or preservation measures may be required.</p> <p>6.5. Some structures within the Rossdale Power Plant area 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 <b>responsible for heritage resource management</b>. 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 <b>responsible for heritage resource management</b>.</p>	<p>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>In response to engagement feedback, “may” was changed to “must” for subsection 6.3.1. This will allow the development planner to request an environmental review for Permitted Uses where specified in a statutory plan.</p> <p><b>6.3.3 New Regulation</b> In response to engagement feedback, this regulation was added to clarify that a development planner has the option of refusing a discretionary development permit application.</p> <p><b>6.4 - Transferred from S.541 Appendix VI (3)(b)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>6.5 - Transferred from S.541 Appendix VI (3)(c)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
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## 7. Appendix I

### Appendix I: A6 – River Crossing Zone



City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

Activity Sector  
 River Crossing Zone Boundary



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0 0.04 0.07 0.15 Kilometres

**7 - Transferred from S.541 Appendix VI**  
This map has been updated with minor adjustments to improve clarity.

## 3.20 Downtown Special Area

Regulations	Notes / Rationale						
<p><b>1. General Purpose</b></p> <p>To designate the Downtown area as a Special Area <del>and to adopt the following land use regulations</del> to achieve the objectives of the Capital City Downtown Plan.</p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>						
<p><b>2. Application</b></p> <p>2.1. <del>The applicable location and boundaries of the Downtown Special Area are shown in <a href="#">Appendix I</a>.</del></p> <p><del>Notwithstanding Section 900.2.2, the designation, location and boundaries of each zone affected or created in Section 910 shall apply, as indicated in the Downtown Boundary Map, Appendix 1 to this Section and Part III of the Zoning Bylaw. The following Appendices also apply to this Section: Appendix 2 Downtown Maximum Floor Area Ratio Map and Appendix 3 Downtown Maximum Height Map.</del></p>	<p><b>Appendix 2 and 3 - Retired</b></p> <p>The maps that detailed maximum Floor Area Ratios and Heights have been retired, as this information is provided in each Zone.</p>						
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. <del>Zones contained in Section 3.20 have been created in conformance with <a href="#">Section 7.70</a>.</del></p> <p><del>Specific zones, as contained in Sections 910.5, 910.6, 910.7, 910.8, 910.9, 910.10, 910.11 and 910.12, have been created in accordance with Section 900 of the Zoning Bylaw.</del></p> <p><del>All regulations in the Zoning Bylaw shall apply to development in the AED, CCA, CMU, HA, HDR, JAMSC, RMU and UW, unless such regulations are specifically excluded or modified therein.</del></p> <p>3.2. Where a discrepancy exists between the Special Area regulations and <b>General Development Regulations</b>, the Special Area regulations <del>shall</del> prevail.</p> <p><b>Residential Zones</b></p> <p><del>3.21 <a href="#">(HDR) High Density Residential Zone</a></del></p> <p><b>Mixed Use Zones</b></p> <p><del>3.22 <a href="#">(CMU) Commercial Mixed Use Zone</a></del>  <del>3.23 <a href="#">(RMU) Residential Mixed-Use Zone</a></del>  <del>3.24 <a href="#">(UW) Urban Warehouse Zone</a></del>  <del>3.25 <a href="#">(AED) Arena &amp; Entertainment District Zone</a></del>  <del>3.26 <a href="#">(HA) Heritage Area Zone</a></del></p> <p><b>Commercial Zones</b></p> <p><del>3.27 <a href="#">(CCA) Core Commercial Arts Zone</a></del>  <del>3.28 <a href="#">(JAMSC) Jasper Avenue Main Street Commercial Zone</a></del></p>							
<p><b>4. Downtown Special Area Specific Use Definitions</b></p> <p>4.1. The following Use definitions apply to all Downtown Special Area Zones:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Uses</th> <th style="text-align: center;">Definition</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"><b>Casino and Other Gaming Establishment</b></td> <td>means development providing facilities for patrons to participate in gaming opportunities as the principal Use.</td> </tr> <tr> <td style="vertical-align: top;"><b>Convenience Vehicle Rental</b></td> <td>means development used for the rental of new or used automobiles and light trucks with a gross vehicle weight rating of 4000 kg or less. This Use Class includes those establishments which are not strictly office in nature, but</td> </tr> </tbody> </table>	Uses	Definition	<b>Casino and Other Gaming Establishment</b>	means development providing facilities for patrons to participate in gaming opportunities as the principal Use.	<b>Convenience Vehicle Rental</b>	means development used for the rental of new or used automobiles and light trucks with a gross vehicle weight rating of 4000 kg or less. This Use Class includes those establishments which are not strictly office in nature, but	<p><b>4.1 Revised</b></p> <p>The uses listed in this subsection have been transferred over from the equivalent Zoning Bylaw 12800 uses, with the removal of typical examples. These uses are required to minimize the land use impacts of Major Indoor Entertainment and Industrial Uses in Downtown.</p>
Uses	Definition						
<b>Casino and Other Gaming Establishment</b>	means development providing facilities for patrons to participate in gaming opportunities as the principal Use.						
<b>Convenience Vehicle Rental</b>	means development used for the rental of new or used automobiles and light trucks with a gross vehicle weight rating of 4000 kg or less. This Use Class includes those establishments which are not strictly office in nature, but						

	include, as an integral part of the operation, minor vehicle servicing, storing, fuelling or car washing facilities.
<b>Cultural Exhibit</b>	Means development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value.
<b>Exhibition and Convention Facility</b>	means a development which is owned and managed by a public authority or non-profit agency and provides permanent facilities for meetings, seminars and conventions; product and trade fairs; circuses; and other exhibitions.
<b>Fleet Service</b>	means development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. This Use Class includes ambulance services, taxi services, bus lines, messenger and courier services. This Use does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3 000 kg.
<b>Market</b>	means development used for the sale of new or used goods by multiple vendors renting tables or space either in an enclosed building or outdoors. Vendors may vary from day to day, although the general layout of space to be rented remains the same. The goods sold are generally household items, tools, electronic equipment, food products or concessions, plants, clothing and furniture. Common examples include: public markets and farmers markets.
<b>Minor Service Station</b>	means development used for the routine washing, servicing and repair of vehicles within a building containing not more than three service bays; and for the sale of gasoline, petroleum products, and a limited range of automotive parts and accessories.
<b>Natural Science Exhibit</b>	means development for the preservation, confinement, exhibition or viewing of plants, animals and other objects in nature.
<b>Nightclub</b>	means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the Site, in a facility where entertainment facilities take up more than 10% of the Floor Area. This Use typically has a limited menu from a partially equipped kitchen/preparation area and prohibits minors from lawfully utilizing the facility.
<b>Recycling Depot</b>	means development used for the buying and temporary storage of bottles, cans, newspapers and similar Household goods for reuse where all storage is contained within an enclosed building. Such establishments must not have more than four vehicles for the pick-up and delivery of goods.
<b>Spectator Entertainment Establishment</b>	means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures.
<b>Spectator Sports Establishment</b>	means development providing facilities intended for sports and athletic events which are held primarily for public entertainment, where patrons attend on a recurring basis.

## 5. Downtown Wide Regulations

- 5.1. The following Zoning regulations ~~apply~~ are common to all the Downtown Special Area Zones. Further regulation may be described under individual Zones.

### Parking, Loading, Storage and Access

#### 5.2. Vehicle Parking

- 5.2.1. Vehicle ~~P~~parking that is part of the building Podium must be screened in a way that does not disrupt the continuity of the ~~s~~Street ~~w~~Wall and the character of the Zone, and ~~shall~~ must be ~~limited to no more than~~ less than or equal to 12.0 m in Height from Grade. Screens may include, but are not limited to:
- 5.2.1.1. public art; and
  - 5.2.1.2. ~~s~~Street ~~fronting~~facing retail Uses.
- 5.2.2. No portion of an ~~Above-Ground~~ Parkade on the first floor ~~is~~ shall be allowed for a minimum depth of 8.0 m from any front Facade facing a ~~public roadway, other than a Lane~~ Street. ~~Vehicular~~ Vehicle Access ~~shall~~ must be from the Abutting ~~Lane~~ Alley.
- 5.2.3. Surface Parking Lots must:

- 5.2.3.1. ~~A Surface Parking Lot shall~~ only be located at the rear of a building and be accessed from the Abutting ~~a~~Alley;
- 5.2.3.2. ~~include a~~A minimum 4.0 m landscaped ~~s~~Setback ~~shall be provided~~ from any property line Abutting a ~~public roadway, other than a Lane Street, for any Surface Parking Lot;~~
- 5.2.3.3. ~~locate the~~The storage of materials, ~~including inclusive of~~ accumulated snow, ~~on a Surface Parking Lot, shall be in a location~~ away from the ~~public roadway~~Street to improve safety and visibility; and
- 5.2.3.4. ~~provide~~ Lighting with a minimum of 6 LUX for any~~the~~ Standalone Parking Facilities ~~non-accessory Surface Parking Lots shall be a minimum of 6 LUX.~~
- 5.2.4. The maximum number of vehicle parking spaces permitted on a Site must comply with [Section 5.110](#).

**5.3. Access**

- 5.3.1. Vehicle access to parking structures and Sites ~~shall~~must be from the Abutting ~~a~~Alleys to maintain an uninterrupted Street ~~f~~Facade and enhance the pedestrian experience. ~~except w~~Where there is no ~~a~~Alley or where steep slopes inhibit access, ~~only then shall~~ access ~~must~~ be from the ~~s~~Street.
- 5.3.2. Driveway ramps for ~~underground Parkades~~ must be ~~less than~~shall not ~~exceed~~ a slope of 6% for the first 4.5 m from the property line, or as prescribed by Transportation Services.
- 5.3.3. For ~~r~~Residential, ~~residential-related, h~~Hotel, and institutional Uses, passenger drop-off areas ~~and lay-bys~~ on private properties may be allowed within the Front Setback, provided ~~there is~~:
  - 5.3.3.1. adequate space ~~is~~ available; and
  - 5.3.3.2. sidewalk continuity is maintained to the satisfaction of Transportation Services.

**5.4. Bicycle Parking and Facilities**

- 5.4.1. For non-Residential Uses with a gross ~~f~~Floor ~~a~~Area ~~greater than over~~ 5,000 m<sup>2</sup>, change rooms, showers, and covered, secured ~~p~~Parking ~~a~~Areas must be provided to the satisfaction of the Development ~~Officer~~Planner. LEED™ standards ~~shall~~must be ~~used-utilized~~ to calculate the required areas.

**5.5. Garbage and Services**

- 5.5.1. Any ~~waste~~trash collection area or storage area, ~~shall~~must be located adjacent to the Alley and must be within the principal building.
- 5.5.2. The gates and/or doors of the garbage enclosure must not open or encroach into the Abutting road right-of-way.

**Sign Uses**

**5.6. Signage**

- 5.6.1. Prior to issuing a Development Permit for a Sign, the Development Planner must ~~consider~~have regard for visual harmony and the compatibility of the Sign with surrounding development, including:
  - 5.6.1.1. the architectural theme of the area;
  - 5.6.1.2. any historic designations;
  - 5.6.1.3. the requirements and policies of the Capital City Downtown Plan, as amended;
  - 5.6.1.4. any public realm and streetscape improvements;
  - 5.6.1.5. proximity to residential development;
  - 5.6.1.6. the interaction and placement of pedestrian oriented Signs;
  - 5.6.1.7. driver decision points;
  - 5.6.1.8. traffic conflict points;
  - 5.6.1.9. traffic control devices; and
  - 5.6.1.10. the design, location and appearance of other Signs on the Site.

- 5.6.2. The Development Planner must refuse any Sign Application that may ~~negatively~~~~adversely~~ impact the amenities or character of the Zone, or that does not comply with the Capital City Downtown Plan.
- 5.6.3. A Comprehensive Sign Design Plan in compliance with the Provisions of [Section 6.80](#) may be required at the discretion of the Development Planner.
- 5.6.4. At the discretion of the Development Planner, applications for Digital Signs may require review by the Edmonton Design Committee for Digital Signs in accordance with [Section 7.140](#). The Development Planner in exercising their discretion must have ~~consideration~~~~regard~~ for visual harmony and the compatibility with surrounding development and the policies of the Capital City Downtown Plan as indicated in Subsection 5.6.1.

**General Design Regulations**

**5.7. Weather and Environmental Influences**

- 5.7.1. Buildings and public spaces must be designed with materials and forms to increase pedestrian comfort and the use of ~~public~~ Streets and open spaces using design initiatives outlined in the policies on Winter City Design and Urban Design within the Capital City Downtown Plan, ~~Bylaw 45200~~.
- 5.7.2. ~~Developments must incorporate weather protection features designed to fit the character of the block or building, such as, but not limited to:~~
  - 5.7.2.1. ~~canopies;~~
  - 5.7.2.2. ~~awnings;~~
  - 5.7.2.3. ~~sunshades;~~
  - 5.7.2.4. ~~overhangs; or~~
  - 5.7.2.5. ~~colonnades.~~

~~Developments shall provide protection from inclement weather such as canopies, awnings, sunshades overhangs or colonnades, designed to fit the character of the block or building.~~

**5.8. Transparency**

- 5.8.1. The Ground Floor level portion of the Facade Abutting a Street, must ~~consist~~~~be comprised~~ of transparent, non-reflective, non-tinted, non-obscured glazing.
- 5.8.2. Blank walls or non-transparent surfaces must ~~be less than or equal to:~~
  - 5.8.2.1. ~~not exceed~~ 20% of the linear building Frontage at ground level, where fronting onto a Street; and
  - 5.8.2.2. ~~Blank walls or non-transparent surfaces on buildings with non-Residential Uses shall not exceed~~ 6.0 m in width on buildings with non-Residential Uses.
- 5.8.3. ~~Despite 5.8.2.2, if the surface is designed to accommodate public art, the blank wall must be less than or equal to 10.0 m. then the maximum width shall be no wider than 10.0 m.~~

**Other Regulations**

**5.9. Exterior Lighting**

- 5.9.1. Decorative and security lighting must be designed and finished in a manner consistent with the architectural theme of the development. ~~Lighting must~~~~and will~~ be provided to ensure a well-lit environment for pedestrians, and to accentuate Architectural Elements, rooftops, and public art.  
  
~~Exterior lighting associated with the development shall be designed such that it has no negative impact on an adjacent property.~~
- 5.9.2. Detailed exterior lighting plans may be required for major developments at the discretion of the Development Planner.

**S.910.4.7.b - Removed**  
This regulation has been deleted as it is covered by Section 5.70.

**6. Appendix I**

[Appendix I - Downtown Special Area](#)






# Downtown Special Area Boundary



City of Edmonton  
 Urban Planning & Economy  
 Map Last Updated: April 2023

 Downtown Special Area



This map is a draft proposal, subject to change, and is in no way binding upon any lands within the municipal corporate boundaries of the City of Edmonton. The City of Edmonton gives no warranty nor accepts liability from any incorrect, incomplete or misleading information or its use for any purpose. No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Urban Planning and Economy department.



# 3.21 HDR - High Density Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for <del>The purpose of this Zone is to accommodate</del> high density housing with minor local Commercial Uses in a predominantly residential environment and to support the concept of a livable urban village with a strong sense of identity and place, where community activities and amenities are focused on a neighbourhood main street.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business <del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Lodging Houses</li> <li>2.2.2. Multi-unit Housing</li> <li>2.2.3. Row Housing</li> <li>2.2.4. Supportive Housing</li> </ul> <p><del>Live Work Units</del></p> <p><b>Commercial Uses</b></p> <p>2.3. Hotel <del>Apartment Hotels</del></p> <p>2.4. Indoor Sales and Service, limited to Markets <del>Market</del></p> <p>2.5. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.6. Child Care Service</p> <p>2.7. Special Event</p> <p><b>Agricultural Uses</b> <del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.8. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.9. Projecting Sign, limited to On-premises Advertising <del>Projecting On-premises Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under Home Based Businesses.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Hotels; and</li> <li>• Indoor Sales and Services.</li> </ul> <p>The current discretionary Convenience Retail Stores and Personal Service Shops Uses are proposed to be permitted uses, under the Indoor Sales and Services Use.</p> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>

### 3. Discretionary Uses

#### Residential Uses

- 3.1. Residential, limited to:
  - 3.1.1. Backyard Housing ~~Garden Suites~~
  - 3.1.2. Duplex Housing
  - 3.1.3. Secondary Suites
  - 3.1.4. Semi-detached Housing
  - 3.1.5. Single Detached Housing

#### Commercial Uses

- 3.2. Body Rub Centre  
~~Personal Service Shops~~
- 3.3. Office  
~~Professional, Financial and Office Support Services~~  
~~Convenience Retail Stores~~

#### Community Uses

- 3.4. Community Service  
~~Religious Assembly~~

#### Agricultural Uses

- 3.5. Urban Agriculture  
~~Urban Indoor Farms~~  
~~Urban Outdoor Farms~~

#### Sign Uses

- 3.6. Freestanding Sign, limited to On-premises Advertising ~~Freestanding On-premises Signs, in a location where such Signs lawfully existed as of the Effective Date of this Bylaw.~~
- 3.7. Minor Digital Sign  
~~Minor Digital Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.~~  
~~Minor Digital On-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.~~  
~~Minor Digital On-premises Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.~~
- 3.8. Portable Sign, limited to On-premises Advertising ~~Temporary On-premises Signs~~

#### 3. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Residential Uses

The current discretionary uses in this draft zone are consistent with the current zone, except that the Major Home Based Business activity is now a permitted use.

#### Commercial Uses

The discretionary commercial uses in this draft zone are consistent with the current zone.

The following discretionary activities have been moved to permitted activities under the new broad use classes:

- Convenience Retail Stores
- Personal Service Shops

#### Community Uses

The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Community Services

#### Sign Uses

The discretionary sign uses in this draft zone are consistent with the current zone. Regulations for Minor Digital Signs have been simplified.

### 4. Additional Regulations for Specific Uses

#### Residential Uses

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).

#### Commercial Uses

- 4.2. **Body Rub Centres, Indoor Sales and Services, and Offices** must not be developed as the only use in a building or above the second Storey, except in the case of conversion of Dwellings to non-Residential Uses adjacent to 99 Avenue and 104 Street.

~~Personal Service Shops, Convenience Retail Stores and Professional, Financial and Office Support Services shall not be in any free standing structure and shall not be developed above the second floor, except in the case of Conversion of Dwellings to non-Residential Uses adjacent to 99 Avenue and 104 Street.~~

#### Community Uses

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

#### Agricultural Uses

- 4.5. **Urban Agriculture**
  - 4.5.1. With the exception of outdoor display areas of products for sale to the public, Urban Agriculture establishments must be located within or on a building.

4.5.2. The Development Planner may consider a variance to Subsection 4.5.1 based on the recommendations provided in an Environmental Site Assessment in compliance with [Section 7.140](#).

Urban Gardens shall comply with Section 98 of this Bylaw.

**Sign Uses**

4.6. **Signs** must comply with Subsections 3 and 4 of [Section 6.80](#).

## 5. Site and Building Regulations

5.1. Site area must comply with Table 5.1.

Table 5.1. Site Area		
Subsection	Regulation	Value
5.1.1.	Minimum Site area for buildings <del>shorter than</del> less than or equal to 26.0 m in Height	600 m <sup>2</sup>
5.1.2.	Minimum Site area for buildings greater than <del>shorter than</del> 26.0 m in Height	800 m <sup>2</sup>

5.2. Despite Subsection 5.1, ~~Notwithstanding the above,~~ smaller sites may be developed under a variance by the ~~at the discretion of the~~ Development Planner ~~Officer~~, provided the general intent of the Zone and ~~sub~~-area are met in terms of land use, building design, and amenity provisions.

5.3. Floor Area Ratios must comply with Table 5.2:

Table 5.2. Floor Area Ratios		
Subsection	Regulation	Value
5.2.1.	Maximum total Floor Area Ratio for all combined Uses	4.5
5.2.2.	Maximum Floor Area Ratio for Residential Uses	4.0
5.2.3.	Maximum Floor Area Ratio for non-Residential Uses	0.5

5.4. Residential Density must comply with Table 5.4.

Table 5.4. Density		
Subsection	Regulation	Value
5.4.1.	Maximum Density for Sites greater than <del>or equal to</del> 1,350 m <sup>2</sup>	500 Dwellings/ha
5.4.2.	Maximum Density for Sites less than 1,350 m <sup>2</sup>	370 Dwellings/ha

5.5. Building Heights must comply with Table 5.5:

Table 5.5. Height Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.5.1.	Maximum Height	50.0 m
<b>Unless the following applies:</b>		

<b>5.5.3.</b>	<p>Despite subsection 6 of <a href="#">Section 7.100</a>, additional Height allowed for development on Sites with a total area greater than 3,716 m<sup>2</sup> under a variance where development is compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized</p> <p><del>for sites with an area over 3,716 m<sup>2</sup> an additional Height of 10 m may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.</del></p>	10.0 m
<b>Street Wall Height</b>		
<b>5.5.2.</b>	<p>Maximum Street Wall Height</p> <p><del>The Height of the building façade that comprises a portion of the Street Wall shall not exceed 20m</del></p>	20.0 m

5.6. Setbacks must comply with Table 5.6:

Table 5.6. Setbacks		
Subsection	Regulation	Value
<b>Front Setback</b>		
<b>5.6.1.</b>	Minimum Front Setback	3.0 m
<b>5.6.2.</b>	Maximum Front Setback	4.0 m
<b>Unless the following applies:</b>		
<b>5.6.3.</b>	Minimum front Setback for development fronting onto 99 Avenue and 104 Street	0 m
<b>Rear Setback</b>		
<b>5.6.4.</b>	Minimum Rear Setback	3.0 m
<b>Side Setback</b>		
<b>5.6.5.</b>	<p>Minimum side Setback</p> <p><del>the minimum Side Setback shall be 1.0 m per Storey, to a maximum of 6.0 m, except that a total of at least 2.0 m shall be provided in all cases.</del></p>	2.0 m
<b>Unless the following applies:</b>		
<b>5.6.6.</b>	Additional minimum side Setback distance for each Storey or partial Storey above 2 Storeys	1.0 m, up to a maximum of 6.0 m
<b>5.6.7.</b>	<p>Minimum Flanking Side Setback</p> <p><del>A Side Setback shall be not less than 4.5 m when it Abuts a flanking public roadway other than a Lane</del></p>	4.5 m

5.7. Despite Subsection 5.6:

- 5.7.1. the minimum Setback Abutting 105 Street is 4.0 m.
- 5.7.2. the Development Planner may consider a variance to the Setback regulations in consideration of the existing block face Setback and the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.

**5.7 - Revised**

<p><del>notwithstanding the above, a minimum Setback of 4.0 m shall be provided Abutting 105 Street.</del></p> <p><del>Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the Setback.</del></p>	<p>This regulation has been revised to provide clarity on when the development planner should consider the existing block face and Capital City Downtown Plan when allowing for a variance to the setback requirements.</p>
<h2>6. Design Regulations</h2> <h3>Street Interface Regulations</h3> <p>6.1. <del>Development must be designed in a manner consistent with Developments in this Zone must incorporate the street characteristics outlined in</del> the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, <del>Bylaw 15200</del>, emphasizing the residential character of the neighbourhood.</p> <p>6.2. Along 99 Avenue and 104 Street, developments <del>must</del><del>shall</del>:</p> <ul style="list-style-type: none"> <li>6.2.1. provide a minimum Ground Floor Height of 3.5 m;</li> <li>6.2.2. accommodate the <del>potential</del> conversion of smaller scale developments to pedestrian oriented retail <del>businesses</del><del>Uses</del> such as: <ul style="list-style-type: none"> <li>6.2.2.1. small restaurants;</li> <li>6.2.2.2. cafes;</li> <li>6.2.2.3. specialty retail; and</li> <li>6.2.2.4. design oriented establishments.</li> </ul> </li> <li>6.2.3. <del>have a Ground Floor elevation less than or equal to 0.3 m above Grade.</del> <del>For non-Residential Uses, the geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the Abutting public sidewalk by more than 0.3 m.</del></li> </ul> <p>6.3. The Development Planner must ensure that <del>streetscapes the streetscape designs</del> adjacent to 105 Street and 97 Avenue <del>provide design measures to</del> reduce the environmental impacts of higher levels of vehicle traffic on <del>the pedestrian s experience</del>.</p> <p>6.4. Yards <del>abutting a public sidewalk</del>, including useable outdoor spaces, <del>shall</del><del>must</del> continue the public sidewalk paving materials, finish, and pattern. <del>In addition, soft landscaping may be required at the discretion of the Development Officer.</del></p> <h3>Street Wall Design</h3> <p>6.5. <del>The Height of the building façade that comprises a portion of the Street Wall shall not exceed 20m, and The Street Wall</del> may be composed of Row Housing <del>townhouses</del>, Multi-unit Housing, non-Residential Uses, or Parkades.</p> <h3>Entrances Regulations and Corners</h3> <p>6.6. In mixed use buildings, residential entrances <del>shall</del><del>must</del> be designed separately from commercial or institutional entrances and <del>shall</del><del>must</del> address the street in a prominent manner.</p> <p>6.7. <del>Ground Floor Residential Dwellings units at ground level must</del><del>shall</del> provide separate, individual access at ground level and feature:</p> <ul style="list-style-type: none"> <li>6.7.1. identifiable doorways;</li> <li>6.7.2. landscaped terraces;</li> <li>6.7.3. pedestrian lighting;</li> <li>6.7.4. patios; and</li> <li>6.7.5. <del>screening to indicate separate individual access to each units to ensure adequate privacy</del> <del>To ensure adequate privacy, the applicant shall provide screening to indicate separate individual access to each unit.</del> <del>Ground-oriented dwellings shall feature identifiable doorways, landscaped terraces, pedestrian lighting and patios.</del></li> </ul> <p><del>The geodetic elevation of the floor that is directly above Grade shall be greater than the geodetic elevation of the Abutting public sidewalk by at least 0.75 m.</del></p>	<p><b>6.2.3 - Revised</b> The regulations regarding Grade and determination of the Ground Floor have been simplified to improve clarity.</p> <p><b>6.4 - Revised</b> S.910.8.5.a.iii.A, which allows the development planner to require soft landscaping has been removed.</p> <p><b>6.5 - Revised</b> S.910.8.5.b.i regulations regarding street wall height has been moved to subsection 5.4.2. Townhouses has been changed to Row Housing to align with the defined terms of the draft Zoning Bylaw.</p> <p><b>Grade Separation - Revised</b> This regulation has been revised from S.910.8.5.c.iii to remove the 0.75 m grade separation requirement between sidewalks</p>

**Tower Regulations Tower Floor Plate, Stepbacks, and Spacing**

- 6.8. Towers, whether in the form of freestanding independent structures, or a number of associated structures within a complex, ~~must~~ shall be designed, oriented, and constructed to:
  - 6.8.1. ~~support~~ foster the residential character of the neighbourhood;
  - 6.8.2. articulate the Downtown skyline; and
  - 6.8.3. maximize views as well as sunlight penetration in public spaces, plazas, Parks, and Amenity Areas.
- 6.9. The mid-level of Towers must provide Setbacks and articulation to minimize the impact of massing.

~~The mid-level of Towers shall employ building setback, Tower spacing and sculpting to reduce building mass and augment views, light and privacy.~~

- 6.10. Development must comply with Table 6.10:

Table 6.10. Tower Regulations		
Subsection	Regulation	Value
6.10.1	<p>Maximum Tower Floor Plate for the portion of the Tower that is greater than 20.0 m in Height</p> <p><del>The portion of the Tower which is greater than 20m in Height, is limited to a maximum Floor Plate of 900 m2, but in no case shall exceed 80% of the podium Floor Plate, to the satisfaction of the Development Officer.</del></p>	900 m2 or 80% of the Podium Floor Plate, whichever is lesser
6.10.2	<p>Minimum Tower Stepback from the Street Wall</p> <p><del>Developments taller than 26m shall be stepped back at least 3.0m from the front podium wall to maintain human scaled buildings and to allow for solar access at the sidewalk level</del></p>	3.0 m
6.10.3	<p>Minimum separation between Towers</p> <p><del>The minimum space between Towers shall be 25m.</del></p>	25.0 m

- 6.11. The Development Planner may consider a variance to Subsection 6.10.3, taking into consideration factors such as:
  - 6.11.1. the orientation and placement of the tower and associated visual, sun, shadow, and microclimatic impacts on Amenity Areas, Pathways, and Abutting residential or mixed use developments;
  - 6.11.2. the context of the site in relation to the location and height of buildings on Abutting sites; and
  - 6.11.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.

~~The Development Officer may vary Tower spacing in consideration of the following:~~

- ~~The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and~~
- ~~The recommendations, and mitigative measures specified in any required technical studies.~~

**Building Facade Regulations, Materials, and Exterior Finishing**

- 6.12. The lower portion of the Facades of buildings, including bases and Podiums ~~must~~ shall be ~~strongly~~ articulated at regular increments to add variety, rhythm, and a human scaled dimension along the street. This may include:
  - 6.12.1. the provision of awnings, canopies, window openings, reveals, offsets, multiple entrances arcades, columns, pilasters, materials, and colour or other architectural features; and
  - 6.12.2. the provision of quality materials, interesting design, fenestrations, inviting entrances, and ~~superior~~ landscaping.

and at grade residential, to support accessible residential development.

**6.11 - Revised**  
This regulation has been revised to be in closer alignment to the variance power given in the MU zone.

- 6.13. All exposed building Tower faces ~~must~~ shall have consistent and harmonious exterior finishing materials.
- 6.14. Building materials must be sustainable, timeless, durable, high quality, and appropriate for the development within the context of the urban ~~sub~~-area. The contextual fit, design, proportion, quality, texture, and application of various finishing materials must be ~~to the satisfaction of as determined by~~ the Development ~~Planner~~ Officer.
- 6.15. Building materials on the lower Storeys of mid and high rise developments and along secondary commercial Streets ~~shall~~ must be used so as to improve visual quality and permeability of the building.
- 6.16. Residential and mixed use infill developments ~~shall~~ must transition to and be compatible with the design character, scale, Facade, and materials of adjacent buildings within the block.

**Rooftop Regulations**

- 6.17. Exterior finishing materials and screening for mechanical equipment must comply with Section 5.60.  
~~All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.~~
- 6.18. The roof design may include a combination of Green Roofs, Solar Collectors, patios, or private or public open spaces.

**6.17 - Revised**

S.910.8.5.f.i has been retired and replaced with the general regulations found in Section 5.60.

## 7. General Regulations

**Amenity Areas**

- 7.1. ~~Despite Section 5.20, Amenity Areas shall be provided in accordance with the following:~~  
~~Notwithstanding subsection 46(2), Amenity Areas shall be provided in accordance with the following:~~
  - 7.1.1. a minimum Amenity Area of 3% of ~~total~~ gross Floor Area of Residential Uses, ~~to a maximum of 6% is shall be~~ required for buildings over 2,000 m2 to the satisfaction of the Development Planner, but in no case can the Amenity Area be less than 6.0 m2 per Dwelling ~~unit~~. Amenity Areas may include meeting rooms, fitness facilities, and outdoor space;  
~~Amenity Areas may include meeting rooms, fitness facilities, outdoor space, balconies, and shall be exempt from FAR calculations. The Development Officer will review amenity area provision to ensure it meets the intent.~~
  - 7.1.2. a minimum Private Outdoor Amenity Area of 15.0 m2 per Dwelling ~~shall~~ must be provided where any part of the Dwelling unit is contained at ground level; and
  - 7.1.3. developments ~~less than or equal to~~ shorter than 26.0 m in Height on sites ~~less than or equal to 700 m2 in area or less shall~~ must be designed to provide common outdoor open space at ground level, Podium level, or roof level and ~~shall~~ must have a minimum Amenity Area of 45.0 m2.

**7.2 - Revised**

This regulation has been revised to combine S.910.8.5.g.i and S.910.8.5.g.ii.

- 7.2. Development must provide 5% of the Site area as open space in the form of Parks, plazas, atriums, or publicly accessible spaces at ground level for the benefit of residents or tenants, which must provide seating, furnishings, art, and other amenities that are complementary to the adjacent streetscape and visually and physically accessible to the public.  
~~Developments shall provide 5% of the site area as open space in the form of atriums and communal open spaces for the benefit of residents or tenants.~~  
~~A Public Space, in the form of a park, plaza furnishings and location of art, seating areas and other amenities at ground level shall be complementary to the adjacent streetscape and be visually and physically accessible to the public to the satisfaction of the Development Officer. The Public Space may be located within any Yard.~~  
~~The maximum number of vehicle parking spaces permitted on a Site must comply with Subsection 7.1 of Section 5.110.~~

**Landscaping**

- 7.3. Landscaping must be in compliance with Section 5.80 of the Zoning Bylaw, except that ~~For tree requirements,~~ only deciduous species ~~are~~ must be allowed in any Setback area Abutting a Street.

**7.3 - Revised**

The regulations in S.910.8.4.g.i.A requiring 1 tree per 25.0 m2 of setback area have been



~~Notwithstanding subsection 55.3, for development consisting of Residential Uses, the number of trees provided shall be one tree for each 25 m<sup>2</sup> of any Yard at finished grade; and~~

~~Any Setback Abutting a public roadway, other than a Lane, may require an additional landscaping at the discretion of the Development Officer.~~

retired, as they are similar to the proposed tree requirements in the Section 5.80 - Landscaping. Section 5.80 requires 1 tree and 2 shrubs per 30 m<sup>2</sup> of setback area.

S.910.8.6.b has been retired as the regulation did not provide any guidance for when additional landscaping would be required. The draft Bylaw allows for additional measures, such as landscaping, to reduce nuisance.

## 3.22 CMU - Commercial Mixed Use Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for <del>The purpose of this Zone is to provide a Zone for</del> medium intensity development that accommodates a mix of predominantly commercial, office, institutional, and business Uses as a secondary office commercial area while emphasizing retail activities, entertainment and service Uses at ground level. The intent is to accommodate the existing commercial development west of 109 Street; and to allow <del>E</del>conversion to <del>r</del>Residential and related Uses.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business <del>Major Home Based Business and Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Multi-unit Housing</li> <li>2.2.2. Row Housing</li> <li>2.2.3. Supportive Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>2.3. Bar <del>Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space</del></p> <p>2.4. Body Rub Centre</p> <p>2.5. Cannabis Retail Store</p> <p>2.6. Minor Indoor Entertainment <del>Indoor Participant Recreation Services</del> <del>Private Clubs</del></p> <p>2.7. Cultural Exhibit</p> <p>2.8. Food and Drink Service <del>Restaurants</del> <del>Specialty Food Services</del></p> <p>2.9. Health Service <del>Health Service</del></p> <p>2.10. Hotel <del>Apartment Hotels</del> <del>Hotels</del></p> <p>2.11. Indoor Sales and Service <del>Business Support Services</del> <del>Commercial Schools</del> <del>Convenience Retail Stores</del> <del>General Retail Stores</del> <del>Limited Contractor Services</del> <del>Minor Amusement Establishments</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw, except that certain current Uses in Zoning Bylaw 12800 have been applied, as defined in Section 3.20. These definitions apply only to Section 3.20 - Downtown Special Area, and the Downtown Special Area Zones.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone.</p> <p>However, the following discretionary residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:</p> <ul style="list-style-type: none"> <li>• Live Work Units</li> </ul> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Minor Indoor Entertainment</li> <li>• Food and Drink Services</li> <li>• Hotels</li> <li>• Indoor Sales and Services</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Equipment Rentals</li> <li>• Auctioneering Establishments</li> <li>• Media Studios</li> <li>• Pawn Stores</li> <li>• Secondhand Stores</li> <li>• Mobile Catering Food Services</li> </ul>

<p><del>Personal Service Shops</del> <del>Market</del></p> <p>2.12. Liquor Store</p> <p>2.13. Office</p> <p><del>Professional, Financial and Office Support Services</del></p> <p>2.14. Residential Sales Centre</p> <p>2.15. Spectator Entertainment Establishment</p> <p><b>Community Uses</b></p> <p>2.16. Child Care Service</p> <p>2.17. Community Service <del>Community Recreation Services</del> <del>Indoor Participant Recreation Services</del> <del>Government Services</del> <del>Religious Assembly</del></p> <p>2.18. School <del>Private Education Services and Public Education Services</del></p> <p>2.19. Libraries <del>Public Libraries</del></p> <p>2.20. Special Event</p> <p><b>Sign Uses</b></p> <p>2.21. Fascia Signs, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.22. Projecting Signs, limited to On-premises Advertising <del>Projecting On-premises Signs</del></p> <p><del>Temporary On-premises Signs excluding portable signs</del></p>	<p><b>Community Uses</b> The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p><b>Sign Uses</b> The sign uses permitted in this draft zone are consistent with the current zone, except that:</p> <ul style="list-style-type: none"> <li>• “Temporary Signs not including Portable Signs” has been removed, as it is covered in Section 7.120 or taken in as either a Fascia or Projecting Sign with a temporary duration.</li> </ul> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
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### 3. Discretionary Uses

**Residential Uses**

- 3.1. Residential, limited to:
  - 3.1.1. Lodging Houses~~Live Work Units~~

**Commercial Uses**

- ~~Vehicle Parking~~
- 3.2. Custom Manufacturing  
~~Breweries, Wineries and Distilleries~~  
~~Creation and Production Establishments~~
- 3.3. Nightclubs
- 3.4. Outdoor Entertainment  
~~Outdoor Amusement Establishments~~
- 3.5. Convenience Vehicle Rental
- 3.6. Spectator Sports Establishment
- 3.7. Minor Service Station

**Industrial Uses**

- 3.8. Crematorium  
~~Funeral, Cremation and Interment Services~~
- 3.9. Fleet Service

**Community Uses**

- 3.10. Outdoor Recreation Service  
~~Outdoor Participant Recreation Services~~

**Basic Service Uses**

- 3.11. Emergency Service  
~~Protective and Emergency Services~~
- 3.12. Minor Utility  
~~Minor Impact Utility Services~~
- 3.13. Transit Facility

**Agricultural Uses**

- 3.14. Urban Agriculture  
~~Urban Indoor Farms~~  
~~Urban Outdoor Farms~~

**3. Revised**

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

**Residential Uses**

The following discretionary residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:

- Live Work Units

**Commercial Uses**

The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Custom Manufacturing
- Outdoor Entertainment

Several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Equipment Rentals
- Auctioneering Establishments
- Media Studios
- Pawn Stores
- Secondhand Stores
- Mobile Catering Food Services

**Industrial Uses**

The discretionary industrial uses in this draft zone are consistent with the current zone.

**Community Uses**

The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Outdoor Recreation Services

**Basic Services Uses**

The discretionary basic services uses in this

<p><b>Sign Uses</b></p> <p>3.15. Fascia Sign, limited to Off-premises Advertising <del>Fascia-Off-premises-Signs</del></p> <p>3.16. Freestanding Sign, limited to On-premises Advertising <del>Freestanding-On-premises-Signs</del></p> <p>3.17. Major Digital Sign</p> <p>3.18. Minor Digital Sign <del>Minor-Digital-Off-premises-Signs</del> <del>Minor-Digital-On-premises-Signs</del> <del>Minor-Digital-On-premises-Off-premises-Signs</del></p> <p>3.19. Projecting Sign <del>Roof-Off-premises-Signs</del> <del>Roof-On-premises-Signs</del></p>	<p>draft zone are consistent with the current zone.</p> <p><b>Agricultural Uses</b> The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p><b>Sign Uses</b> The discretionary sign uses in this draft zone are consistent with the current zone.</p>
<p><b>4. Additional Development Regulations for Specific Uses</b></p> <p><b>Residential Uses</b></p> <p>4.1. <b>Home Based Businesses</b> must comply with <a href="#">Section 6.60</a>.</p> <p><b>Commercial Uses</b></p> <p>4.2. <del>Bars are a discretionary use when there is more than 200 occupants and 240 m2 of Public Space</del></p> <p>4.2.1. The maximum Floor Area is 240 m2 of Public Space for each establishment.</p> <p>4.2.2. The maximum capacity is 200 occupants for each establishment.</p> <p>4.3. <b>Body Rub Centres</b> must comply with <a href="#">Section 6.10</a>.</p> <p>4.4. <b>Cannabis Retail Stores</b> must comply with <a href="#">Section 6.20</a>.</p> <p>4.5. <b>Liquor Stores</b> must comply with <a href="#">Section 6.70</a>.</p> <p><b>Community Uses</b></p> <p>4.6. <b>Child Care Services</b> must comply with <a href="#">Section 6.30</a>.</p> <p>4.7. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p> <p><b>Agricultural Uses</b></p> <p>4.8. <b>Urban Agriculture</b></p> <p>4.8.1. 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>4.8.2. The Development Planner may consider a variance to Subsection 4.8.1 based on the recommendations provided in an environmental site assessment in compliance with <a href="#">Section 7.140</a>.</p> <p><b>Sign Uses</b></p> <p>4.9. <b>Signs</b> must comply with the regulations found in Subsections 3 and 6 of <a href="#">Section 6.80</a>.</p> <p><b>Floor Area and Capacity Exceptions</b></p> <p>4.10. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:</p> <p>4.10.1. measures specified in Subsection 2 of <a href="#">Section 5.60</a>;</p> <p>4.10.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or</p> <p>4.10.3. other similar measures.</p>	

## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1.	Maximum Floor Area Ratio west of 109 Street <del>the maximum Floor Area Ratio west of 109 Street shall be 4.0</del>	4.0
5.1.2.	Maximum Floor Area Ratio east of 109 Street <del>the maximum Floor Area Ratio east of 109 Street shall be 7.0.</del>	7.0
<b>Unless the following applies:</b>		
5.1.3.	Despite Subsection 6 of <a href="#">Section 7.100</a> , for development east of 109 Street, additional Maximum Floor Area Ratio allowed under a variance where the Development Planner is satisfied that the development is compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized  <del>An additional Floor Area Ratio of 3.0 may be allowed where the Development Officer is satisfied that new developments are compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application</del>	3.0
5.1.4.	Despite Subsection 6 of <a href="#">Section 7.100</a> , additional Maximum Floor Area Ratio allowed for Hotels under a variance where development is compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized  <del>Notwithstanding the requirements of subsection 910.6(4)(a), Hotels shall be allowed an additional Floor Area Ratio of 4.0 where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized.</del>	4.0
<b>Height</b>		
5.1.5.	Maximum Height west of 109 Street <del>The maximum Height west of 109 Street shall be 20.0m.</del>	20.0 m
5.1.6.	Maximum Height east of 109 Street and north of 100 Avenue <del>the maximum Height east of 109 Street and north of 100 Avenue shall be 70.0 m.</del>	70.0 m
5.1.7.	Maximum Height east of 109 Street and south of 100 Avenue <del>The maximum Height east of 109 Street and south of 100 Avenue shall not exceed 50m</del>	50.0 m

Unless the following applies:		
5.1.8.	<p>Despite Subsection 6 of <a href="#">Section 7.100</a>, additional Height allowed for development east of 109 Street and north of 100 Avenue under a variance where development is compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized</p> <p><del>An additional Height of 15m may be allowed where the Development Officer is satisfied that new developments are compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.</del></p>	15.0 m
5.1.9.	<p>Despite Subsection 6 of <a href="#">Section 7.100</a>, additional Height allowed for development east of 109 Street and south of 100 Avenue on Sites with an area over 3,716 m<sup>2</sup> under a variance where development is compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized</p> <p><del>except that, for sites with an area over 3,716 m<sup>2</sup> an additional Height of 10 m may be allowed where the Development Officer is satisfied that new developments are compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.</del></p>	10.0 m
5.1.10	<p>Despite Subsection 6 of <a href="#">Section 7.100</a>, additional height allowed for Hotels under a variance to accommodate the additional Floor Area Ratio allowed in Subsection 5.1.4 that is compatible with the urban context of the area and adverse environmental impacts, such as sun shadow, wind and massing are minimized</p> <p><del>Notwithstanding Section 11.4 and the requirements of subsection 910.6(4)(b) and having regard for 910.6(6)(e), additional Height may be allowed to accommodate the additional Floor Area Ratio for Hotel Uses where the Development Office is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts, such as sun shadow, wind and massing are minimized. In such cases, the application shall be processed as a Class B application.</del></p>	No maximum
Ground Floor and Street Wall Height		
5.1.11	<del>The Minimum Ground Floor Height for new buildings ground Storey has a minimum Height of Height is 3.5 m.</del>	3.5 m
5.1.12	Minimum building Street Wall Height	9.0 m
5.1.13	Maximum building Street Wall Height	26.0 m

5.2. Despite Subsections 5.1.12 and 5.1.13:

- 5.2.1. the building Street Wall must be within 7.0 m of adjacent building Street Walls; and
- 5.2.2. the Street Wall Height may be reduced under a variance by the Development Planner to respect the building proportions or to

accommodate podium gardens, restaurants, cafes, or the natural Slope of the Site.

~~The building façade that comprises a portion of the Street Wall shall ensure that the Height of the building façade or podium base is within 7m of the adjacent block face.~~

~~The building façade that comprises a portion of the Street Wall shall range in Height from 9m to 26m. This Height may be reduced at the discretion of the Development Officer to respect building Height proportionality or to accommodate podium gardens, restaurants/cafes or natural slope of the site.~~

- 5.3. Despite Subsection 5.4, the Development Planner may consider a variance to the Setback regulations in consideration of the existing block face Setback and the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.

~~Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the Front Setback.~~

- 5.4. Setbacks must comply with Table 5.4:

Table 5.4. Setbacks		
Subsection	Regulation	Value
<b>Front Setback</b>		
5.4.1.	<del>Required Front Setback for development</del> Buildings shall have a front Setback	1.5 m
<b>Unless one of the following applies:</b>		
5.4.2.	Minimum Front Setback along the east side of 109 Street	1.5 m
5.4.3	Maximum Front Setback along the east side of 109 Street	4.0 m
5.4.4.	Required Front Setback along the west side of 109 Street	0 m
5.4.5.	Required Front Setback along 108 Street, <del>all to the satisfaction of the Development Officer</del>	3.0 m
5.4.6.	Despite Subsections 5.3.1 and 5.3.4, maximum Front Setback the Development Planner <del>Officer</del> may allow to accommodate street related activities, such as sidewalk cafes, architectural features, and Landscaping	2.5 m
<b>Setbacks from Abutting Sites</b>		
5.4.7	Maximum Setback  <del>Buildings must be built to the side property lines.</del>	0 m

- 5.5. For new buildings, Residential Uses must not exceed 85% of total gross Floor Area in mixed use buildings.

- 5.6. The minimum non-residential Ground Floor Frontage for Development that faces 109 Street or 100 Avenue is 60%.

~~Buildings fronting onto 109 Street and 100 Avenue must provide at least 60% of at-Grade street frontage for retail and other commercial and service Uses.~~

- 5.7. The maximum Ground Floor Frontage for individual business establishments that face 109 Street or 100 Avenue is 30.0 m.

~~Business Frontage for establishments located at Grade must be less than 30.0 m along 109 Street and 100 Avenue.~~

**5.3 - Revised**

This regulation has been revised to provide clarity on when the development planner should consider the existing block face and Capital City Downtown Plan when allowing for a variance to the setback requirements.

## 6. Design Regulations

### Street Wall Design

#### Street Interface Regulations

- 6.1. Development must be designed in a manner consistent with the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.

~~Developments in this zone shall reflect the street types identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.~~

~~Developments shall be designed to accommodate office, institutional, retail and service Uses to strengthen the area as a pedestrian-oriented shopping area through the following:~~

~~Buildings located along identified shopping streets shall provide and maintain a rhythm of fine-grained retail establishments with direct access to the street and contain numerous shop fronts, entrances, variety of textures and building materials to enhance the pedestrian environment;~~

- 6.2. A minimum of 50% ~~at~~ of Ground Floor Grade Frontage must be developed for commercial Uses.

- 6.3. The Ground Floor must be less than or equal to 0.3 m above Grade.

~~The geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the Abutting public sidewalk by more than 0.3 m.~~

~~The development of the Abutting public realm shall be in accordance with the standards outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.~~

- 6.4. Yards adjacent to a public sidewalk must continue the paving materials, finish, and pattern of the public sidewalk.

~~Public Amenity Area~~

~~Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.~~

- 6.5. Development that is adjacent to a shopping street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, must provide a continuous rhythm of fine grained retail establishments and elements such as:

- 6.5.1. outdoor sitting areas;
- 6.5.2. canopies;
- 6.5.3. Landscaping; and
- 6.5.4. and other features that provide visual interest and support human scale development.

~~All new development and major renovations shall create a pedestrian-friendly environment on the shopping street, which may include such things as entrance features, outdoor sitting areas, canopies, landscaping and other features that lend visual interest and a human scale to development along the street.~~

#### Entrance Regulations and Corners

- 6.6. In mixed use buildings, Residential Uses ~~must~~ shall have Ground Floor access ~~at grade~~ that is separate from the commercial premises.

- 6.7. Commercial or institutional entrances ~~must~~ shall have direct access to the Street and address the Street in a prominent manner.

- 6.8. Building entrances must be provided on all Facades that face a Street.

~~Buildings shall be designed and oriented to face the front property line with entrances that are clearly visible, except on double fronting streets where the building shall be designed to front both the street and the avenue.~~

- 6.9. Ground Floor Residential Uses must have:

- 6.9.1. separate individual entrances;
- 6.9.2. landscaping elements such as patios, lighting, and terraces; and
- 6.9.3. privacy Screening.

#### 6.1 - Revised

The reference to the Capital City Downtown Plan has been simplified. S.910.6.5.a.ii which requires development that accommodates office, institutional, retail, and service uses has been retired, as it is mentioned in the purpose statement of this zone. S.910.6.5.a.ii.B which requires fine grained retail establishments has been moved to the new subsection 6.5.

S.910.6.5.a.ii.B, which requires direct street access and entrances has been retired, as it is required in the new subsection 6.7.

S.910.6.5.a.ii.B, which requires numerous shop fronts has been retired, as it is covered in the new subsection 6.2.

S.910.6.5.a.ii.B, which requires varied textures and building materials has been retired, as it is covered in the new subsection 6.18.5.

#### 6.3 - Revised

The regulations regarding Grade and determination of the Ground Floor have been simplified to improve clarity.

S.910.6.5.a.iii, which requires the abutting public realm to be in compliance with the Capital City Downtown Plan has been removed, as it is covered in the new subsection 6.1.

#### 6.4 - Revised

S.910.6.5.a.iv.A, which allows the development planner to require soft landscaping has been removed, as the regulation did not provide direction to the development planner for when soft landscaping should be required.

#### 6.5 - Revised

This regulation has been revised to combine elements from S.910.6.5.a.ii.B and S.910.6.5.b.v and to improve clarity of what a shopping street is and what regulations apply for development on a shopping street.

#### 6.9 - Revised



~~At-Grade residential developments shall provide separate, individual access at-Grade and feature identifiable doorways, landscaped terraces, pedestrian lighting, and patios. They shall ensure adequate privacy through the provision of screening and at least a 0.75m Grade separation above the adjacent City sidewalk.~~

**Tower Regulations Tower Floor Plate, Stepbacks, and Spacing**

6.10. Buildings greater than 26.0 m in Height must have a Tower and Podium configuration that ensures compatibility with the Facades of adjacent, older institutional, or historic buildings.

~~Buildings taller than 26m shall be allowed in the form of a podium plus Tower composition that ensures design treatments are compatible with the façades of adjacent, older institutional or historic buildings in the immediate area; and that maintain a human-scale environment.~~

6.11. Development must comply with Table 6.11:

Table 6.11. Tower Regulations		
Subsection	Regulation	Value
6.11.1	<p>Maximum Tower Floor Plate for any portion above a Podium</p> <p><del>For buildings greater than 26m in Height, the maximum residential Floor Plates shall not exceed 900m<sup>2</sup>, but in no case shall it exceed 80% of the podium floor plate, to the satisfaction of the Development Officer.</del></p> <p><del>Developments less than 26m may not be required to provide Floor Plate reduction.</del></p>	900 m <sup>2</sup> or 80% of the Podium Floor Plate, whichever is lesser
6.11.2	<p>Minimum Tower Stepback from the Street Wall</p> <p><del>Developments taller than 26m shall be stepped back at least 3.0m from the front podium wall to maintain human scaled buildings and to allow for solar access at the sidewalk level</del></p>	3.0 m
6.11.3	<p>Minimum separation between Towers on the same Site and Abutting Sites</p> <p><del>The minimum space between Towers shall be 25m.</del></p>	25.0 m

6.12. The Development Planner may consider a variance to Subsection 6.11.3, taking into consideration factors such as:

- 6.12.1. the orientation and placement of the tower and associated visual, sun, shadow, and microclimatic impacts on Amenity Areas, Pathways, and Abutting residential or mixed use developments;
- 6.12.2. the context of the site in relation to the location and height of buildings on Abutting sites; and
- 6.12.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.

~~The Development Officer may vary Tower spacing in consideration of the following:~~

~~The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and~~

~~The recommendations, and mitigative measures specified in any required technical studies.~~

6.13. Towers must be designed, oriented, and constructed to:

- 6.13.1. maximize views;
- 6.13.2. articulate the Downtown skyline; and
- 6.13.3. allow sun penetration at the street level, in public spaces, plazas, parks, and Amenity Areas.

~~Towers, whether in the form of freestanding independent structures, or a number of associated structures within a complex shall be designed, oriented and constructed to~~

This regulation has been revised from S.910.6.5.b.ii to remove the 0.75 m grade separation requirement between sidewalks and at grade residential, to support accessible residential development.

**6.12 - Revised**

This regulation has been revised to be in closer alignment to the variance power given in the MU zone.

~~maximize views, articulate the downtown skyline, and allow sunlight penetration at the street level, in public spaces, plazas, parks and amenity areas.~~

- 6.14. The mid-level of Towers must provide Setbacks and articulation to minimize the impact of massing.

~~The mid-level of Towers shall employ building setback, Tower spacing and sculpting to reduce building mass and augment views, light and privacy.~~

- 6.15. Towers on the south side of 100 Avenue and adjacent to 108 Street must be narrower in width and oriented to accentuate views of the Legislature, to the satisfaction of the Development Planner.

~~Towers on the south side of 100 Avenue and adjacent to 108 streets shall be narrower in width to accentuate views of the Legislature and promote sunlight penetration at the ground level, to the satisfaction of the Development Officer.~~

- 6.16. All exposed building Tower faces ~~must~~ shall have consistent and harmonious exterior finishing materials.

- 6.17. Towers north of 100 Avenue must provide:

~~For the area north of 100 Avenue, the following regulations apply:~~

- 6.17.1. top Storeys that contribute to the 'signature' of the building and the City's skyline through sculpting of the upper Storeys and roofs;

~~The top level(s) of Towers shall contribute to the 'signature' of the building and the City's skyline through sculpting of the upper floors and roofs.~~

- 6.17.2. rooftops with penthouses to accommodate mechanical penthouses, reduce the heat island effect, facilitate energy efficiency and contribute to a distinctive and unique Downtown skyline;

~~Rooftops of Towers shall be designed with penthouses to accommodate mechanical penthouses, reduce the heat island effect, facilitate energy efficiency and contribute to a distinctive and unique Downtown skyline.~~

- 6.17.3. enhancements to Podium roofs that are visible from adjacent developments, such as patios, gardens, Green Roofs, or additional Amenity Area; and

~~The design of the roof may include a combination of green roofs, Solar Collectors, patios, and public or private open spaces.~~

- 6.17.4. a minimum 10% reduction in Floor Plate area for the top 4 Storeys. ~~must be reduced a further 10% to 15%, to the satisfaction of the Development Planner~~

~~Wherever podium roofs are visible from adjacent developments, the development shall provide enhancements to improve rooftop aesthetics. Enhancements may include patios, gardens, green roofs or additional Amenity Area.~~

~~The Tower Floor Plate(s) of the top 4 floors shall be reduced a further 10% to 15%, to the satisfaction of the development officer, through Stepbacks to create the articulation, visual interest, and reduced massing effects.~~

**Building Facade Regulations, Materials, and Exterior Finishing**

- 6.18. The Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets for Corner Sites.

~~On Corner Lots the façade treatment shall wrap around the side of the building to provide a consistent profile facing both public roadways.~~

- 6.19. To support the development of a predominant urban character as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, buildings must provide:

~~Building façades shall incorporate architectural design details or features that recognize the predominant urban character of the Street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.~~

- 6.19.1. articulation such as awnings, canopies, window openings, reveals, offsets, arcades, columns, or double height entrances;

~~Building design and façade shall incorporate treatments such as awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design,~~

<p><del>fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour, and other architectural features.</del></p> <p>6.19.2. appropriate landscaping which may include parks or plazas;</p> <p>6.19.3. windows, balconies, shadow lines, textures, or similar treatments to distinguish residential portions of a building from non-residential portions of a building or non-residential buildings;</p> <p><del>Buildings shall emphasize the architectural treatment of the horizontal and vertical elements as well as finer grain elements such as windows, balconies, shadow lines and textures shall be used to distinguish residential buildings from office Towers.</del></p> <p>6.19.4. corner elements such as courtyards, major entryways, or distinctive architectural features; and</p> <p><del>Buildings at corners shall provide courtyards, major entryways or distinctive architectural features consistent with the building or influences on the other corners of the Intersection to enhance pedestrian circulation and, where applicable, enhance axial views.</del></p> <p>6.19.5. sustainable, durable, quality, and varied finishing materials that are sensitive to the existing character of the block.</p> <p><del>Building materials must be sustainable, durable, high quality and appropriate for the development within the context of the Capital City District. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.</del></p> <p>6.20. Infill developments <del>must</del>shall be sensitive to the rhythm, articulation, design character, scale, facade, and materials colours and textures of the block face.</p> <p>6.21. To promote pedestrian interaction, each Storey must have windows on all building Facades facing a Street.</p> <p><del>Architectural treatment of new developments and substantial renovations shall ensure that each Storey has windows on the front façade of the building, and that the placement and type of windows shall allow viewing into the building to promote a positive pedestrian-oriented shopping street.</del></p> <p>6.22. The maximum building Facade Length for buildings facing a Street adjacent to a shopping street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, is 15.2 m.</p> <p>6.23. Despite 6.22, the building Facade Length facing a Street can be increased:</p> <p>6.23.1. to be consistent with the building Facade Lengths of abutting Sites;</p> <p>6.23.2. to be consistent with the development pattern of the Street; or</p> <p>6.23.3. where design elements are provided to break up the appearance of the Facade every 15.2 m.</p> <p><del>The maximum building frontage for Sites Abutting a commercial shopping street shall be 15.24 m or consistent with the building Frontage of other Sites Abutting the shopping street and, where the building Frontage for Sites Abutting the commercial shopping street exceeds 15.24 m or the consistent development pattern for the street, the front façade of the building shall be designed to break the appearance into 15.24 m sections or modules consistently sized with other buildings on the shopping street.</del></p> <p><b>Rooftop Regulations and Skyline Effects</b></p> <p>For the area north of 100 Avenue, the following regulations shall apply:</p> <p><del>All minor mechanical equipment on a roof of any building must be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.</del></p> <p>6.24. The roof design may include a combination of:</p> <p>6.24.1. Green Roofs;</p> <p>6.24.2. Solar Collectors;</p> <p>6.24.3. patios; or</p> <p>6.24.4. private or public open spaces.</p> <p><del>Wherever podium roofs are visible from adjacent developments, the development shall provide enhancements to improve rooftop aesthetics. Enhancements may include patios, gardens, green roofs or additional Amenity Area.</del></p>	<p><b>6.21 - Revised</b> S.910.6.5.b.vi has been simplified.</p> <p><b>6.22 &amp; 6.23 - Revised</b> These regulations have been revised from S.910.6.5.b.iv to improve clarity. The maximum Facade Length has been rounded to the nearest decimal place.</p> <p><b>6.24 - Retired - S.910.6.5.f.i.C Revised</b> S.910.6.5.f.i.C has been retired and replaced with the general regulations found in Section 5.60, which apply to all zones.</p> <p><b>6.245 - Revised</b> The application of S.910.6.5.f.ii has been</p>
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<p><del>For the area south of 100 Avenue, the following regulations shall apply:</del></p> <p><del>All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.</del></p> <p><del>The roof design may include a combination of green roofs, Solar Collectors, patios or private or public open spaces.</del></p>	<p>broadened to the entire zone, as the regulations were general and not mandatory.</p>
<h2>7. General Regulations</h2> <h3>Amenity Areas</h3> <p>7.1. Despite <a href="#">Section 5.20</a>, Amenity Areas must comply with the following:</p> <p><del>Notwithstanding subsection 46(2), Amenity Areas shall be provided in accordance with the following:</del></p> <p>7.1.1. A minimum Amenity Area of 3% of <del>total</del>gross Floor Area of Residential Uses, <del>to a maximum of 6%, shall be</del> is required for buildings over 2,000 m<sup>2</sup> <del>to the satisfaction of the Development Planner</del>. Amenity Areas may include meeting rooms, fitness facilities, and outdoor space. <del>and shall be exempt from FAR calculations. The Development Officer will review Amenity Area provision to ensure it meets the intent.</del></p> <p>7.1.2. A minimum Amenity Area of 3% of total Floor Area of non-residential or mixed use buildings is required for buildings on Sites greater than 1,350 m<sup>2</sup>. Amenity Areas may include interior landscaped open spaces, arcades, atriums, plazas, and gardens.</p> <p><del>Non-residential or mixed-Use buildings on sites greater than 1350m<sup>2</sup> shall provide a minimum Amenity Area of 3% on the non-Residential Uses, to a maximum of 6%. Amenity Areas may include interior landscaped open spaces, arcades, atriums, plazas and gardens and shall be exempt from FAR calculations.</del></p> <p>7.1.3. <del>Amenity Area is not required for non-residential buildings on s</del>Sites of less than 1,350 m<sup>2</sup>.<del>shall not be required to provide Amenity Area.</del></p> <p>7.1.4. Developments on <del>s</del>Sites larger than 3,000 m<sup>2</sup> <del>must</del>shall provide:</p> <p>7.1.4.1. an additional 5% of the Site area developed as open space in the form of <del>p</del>Parks, plazas, atriums, <del>and</del>or publicly accessible spaces at ground level for the benefit of residents or tenants; and</p> <p>7.1.4.2. <del>in large developments,</del> mid block breaks and access <del>must</del>shall be provided to facilitate pedestrian access to other <del>Pathways</del>Walkways, <del>Alleys</del>Lane, or interior courtyards.</p> <h3>Landscaping</h3> <p>7.2. Landscaping must be in compliance with <a href="#">Section 5.80</a>, except that <del>For tree requirements,</del>only deciduous species are allowed in any Setback area <del>Abutting a Street. on any Yard Abutting a public roadway, other than a Lane.</del></p> <p><del>Trees shall be provided in accordance with subsection 55.3. For development consisting of Residential Use Classes, the number of trees provided shall be one tree for each 25 m<sup>2</sup> of any Yard at Grade; and</del></p> <h3>Other Regulations</h3> <p>7.3. Outdoor display areas and Public Space may be located in a Setback Abutting a Street.</p>	<p><b>7.1.1 &amp; 7.1.2 - Revised</b> The required amenity area range of 3% to 6% of the Floor Area has been removed, and replaced with a minimum of 3% of the Floor Area, to improve clarity and predictability of the amenity area regulations.</p> <p><b>7.1.1 - Revised</b> The regulation that exempted Amenity Area from FAR calculations has been removed, as they are already exempt.</p> <p><b>7.2 - Revised</b> The regulations in S.910.6.4.e.i.A requiring 1 tree per 25.0 m<sup>2</sup> of setback area have been retired, as they are similar to the proposed tree requirements in the Section 5.80 - Landscaping. Section 5.80 requires 1 tree and 2 shrubs per 30 m<sup>2</sup> of setback area.</p>

## 3.23 RMU - Residential Mixed Use Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow <del>the purpose of this Zone is to provide</del> for primarily medium to high density residential mixed use developments, with limited commercial, institutional, office and service Uses distributed on-Site in a manner sensitive to the street environment and adjacent residential areas; to support an urban village where amenities are focused on a local main street; and to enhance the institutional and hotel cluster along the north edge of the sub-area.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business <del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Lodging Houses</li> <li>2.2.2. Secondary Suites, where developed within Row Housing</li> <li>2.2.3. Supportive Housing</li> <li>2.2.4. Multi-unit Housing</li> <li>2.2.5. Row Housing</li> </ul> <p><del>Live Work Units</del></p> <p><b>Commercial Uses</b></p> <p>2.3. Body Rub Centre</p> <p>2.4. Office <del>Professional, Financial and Office Support Services</del></p> <p>2.5. Indoor Sales and Service <del>Convenience Retail Stores</del> <del>Personal Service Shops</del></p> <p>2.6. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.7. Child Care Service</p> <p>2.8. Community Service <del>Community Recreation Services</del> <del>Government Services</del></p> <p>2.9. Library <del>Public Libraries and Cultural Exhibits</del></p> <p>2.10. Special Event</p> <p><b>Agricultural Uses</b></p> <p><del>Urban Gardens</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone.</p> <p>The following residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:</p> <ul style="list-style-type: none"> <li>• Live Work Units</li> </ul> <p>In addition, the current discretionary major home based business activity has changed to a permitted use.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Indoor Sales and Services</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Commercial Schools</li> <li>• General Retail Stores</li> <li>• Household Repair Services</li> <li>• Secondhand Stores</li> <li>• Veterinary Services</li> <li>• Professional, Financial and Office Support Services</li> </ul>

**Sign Uses**

- 2.11. Fascia Sign, limited to On-premises Advertising ~~Fascia On-premises Signs~~
- 2.12. Projecting Sign, limited to On-premises Advertising ~~Projecting On-premises Signs~~

**Community Uses**

The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Community Services
- Special Events

In addition, several current discretionary community activities have changed to permitted activities under the proposed broad use classes. These include:

- Indoor Participant Recreation Services
- Religious Assembly

**Sign Uses**

The sign uses permitted in this draft zone are consistent with the current zone.

Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

**3. Discretionary Uses**

**Commercial Uses**

- 3.1. Hotel  
~~Apartment Hotels~~  
~~Hotels~~  
~~Motels~~
- 3.2. Bar  
~~Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m<sup>2</sup> of Public Space~~
- 3.3. Health Service  
~~Health Service~~
- 3.4. Minor Indoor Entertainment  
~~Minor Amusement Establishments~~  
~~Private Clubs~~
- 3.5. Natural Science Exhibit
- 3.6. Spectator Entertainment Establishment
- 3.7. Food and Drink Service  
~~Restaurants, for less than 100 occupants and 120 m<sup>2</sup> of Public Space~~  
~~Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space~~  
~~Commercial Schools~~  
~~General Retail Stores~~  
~~Household Repair Services~~  
~~Secondhand Stores~~  
~~Veterinary Services~~  
~~Professional, Financial and Office Support Services~~

**Community Uses**

- 3.8. School  
~~Public Education Services and Private Education Services~~

**Basic Service Uses**

- 3.9. Minor Utility  
~~Minor Impact Utility Services~~
- 3.10. Emergency Service  
~~Protective and Emergency Services~~
- 3.11. Recycling Drop-off Centre  
~~Recycled Materials Drop-off Centres~~

**Agricultural Uses**

- 3.12. Urban Agriculture  
~~Urban Indoor Farms~~  
~~Urban Outdoor Farms~~

**2. Revised**

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

**Commercial Uses**

The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Food and Drink Services

In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Commercial Schools
- General Retail Stores
- Household Repair Services
- Secondhand Stores
- Veterinary Services
- Professional, Financial and Office Support Services

**Community Uses**

The discretionary community uses in this draft zone are consistent with the current zone.

**Basic Services Uses**

The discretionary basic services uses in this draft zone are consistent with the current zone.

**Agricultural Uses**

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

**Sign Uses**

The discretionary sign uses in this draft zone are consistent with the current zone.

**Sign Uses**

- 3.13. ~~Freestanding Sign, limited to On-premises Advertising~~ ~~Freestanding On-premises Signs~~
- 3.14. ~~Portable Sign, limited to On-premises Advertising~~ ~~Temporary On-premises Signs~~

## 4. Additional Regulations for Specific Uses

**Residential Uses**

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).

**Commercial Uses**

- 4.2. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.3. **Body Rub Centres, Indoor Sales and Services, and Offices** must not be developed as the only use in a building or above the second Storey, except in the case of conversion of Dwellings to non-Residential Uses adjacent to 99 Avenue and 104 Street. ~~Personal Service Shops, Convenience Retail Stores and Professional, Financial and Office Support Services shall not be in any free standing structure and shall not be developed above the second floor, except in the case of Conversion of Dwellings to non-Residential Uses adjacent to 99 Avenue and 104 Street.~~
- 4.4. **Food and Drink Services and Bars**
  - 4.4.1. The maximum Floor Area is 120 m<sup>2</sup> of Public Space for each individual establishment.
  - 4.4.2. The maximum capacity is 100 occupants for each individual establishment.

~~for less than 100 occupants and 120 m<sup>2</sup> of Public Space~~
- 4.5. **Uses with Drive-through Services** must comply with [Section 6.110](#).

**Community Uses**

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

**Agricultural Uses**

- 4.8. **Urban Agriculture**
  - 4.8.1. 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.
  - 4.8.2. The Development Planner may consider a variance to Subsection 4.8.1. based on the recommendations provided in an environmental site assessment in compliance with [Section 7.140](#).

**Sign Uses**

- 4.9. **Signs** must comply with Subsections 3 and 4 of [Section 6.80](#).

**Floor Area and Capacity Exceptions**

- 4.10. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 4.10.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 4.10.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 4.10.3. other similar measures.

## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

Table 5.1: Site and Building Regulations		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1.	Maximum total Floor Area Ratio for all combined Uses	5.5
5.1.2.	Maximum Floor Area Ratio for Residential Uses	4.0
5.1.3.	Maximum Floor Area Ratio for non-Residential Uses	1.5
<b>Density</b>		
5.1.4.	Maximum Residential Density	500 Dwellings/ha
<b>Height</b>		
5.1.5.	Maximum building Height	50.0 m
<b>Unless the following applies:</b>		
5.1.6.	<p>Despite Subsection 6 of <a href="#">Section 7.100</a>, additional Height allowed for development on Sites with a total area greater than 3,716 m<sup>2</sup> under a variance where development is compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized</p> <p><del>for sites with an area over 3,716 m<sup>2</sup> an additional Height of 10 m may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.</del></p>	10.0 m
<b>Street Wall Height</b>		
5.1.7.	<p>Minimum Street Wall Height</p> <p><del>The Height of the building Facade that comprises a portion of the Street Wall must range from 7.0 m to 16.0 m.</del></p>	7.0 m
5.1.8.	Maximum Street Wall Height	16.0 m

5.2. ~~Despite Subsection 5.3, the Development Planner may consider a variance to the Setback regulations in consideration of the existing block face Setback and the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.~~

~~Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the Front Setback.~~

5.3. Setbacks must comply with Table 5.3:

Table 5.3. Setbacks		
Subsection	Regulation	Value
<b>Front Setback</b>		
5.3.1.	Minimum Front Setback for buildings facing 99 Avenue, or alignment with adjacent buildings	0 m
5.3.2.	Minimum Front Setback for buildings fronting onto 100 Avenue, or alignment with adjacent buildings	1.5 m

### 5.2 - Revised

This regulation has been revised to provide clarity on when the development planner should consider the existing block face and Capital City Downtown Plan when allowing for a variance to the setback requirements.



<b>5.3.3.</b>	Minimum Front Setback for buildings fronting onto 105 Street	1.5 m
<b>5.3.4</b>	Maximum Front Setback for buildings fronting onto 105 Street	5.0 m
<b>5.3.5</b>	Minimum Front Setback for buildings fronting onto all other Streets	3.0 m
<b>Rear Setback</b>		
<b>5.3.6</b>	Minimum Rear Setback	0 m
<b>Unless the following applies:</b>		
<b>5.3.7</b>	Minimum Rear Setback for residential buildings	3.0 m
<b>Side Setback</b>		
<b>5.3.8</b>	Minimum side Setback	0 m
<b>Unless the following applies:</b>		
<b>5.3.9</b>	Minimum side Setback for Residential Uses  <del>Minimum Side Setback for Residential Uses shall be 1.0 m per Storey, except that a total of 2.0 m shall be provided in all cases</del>	2.0 m
<b>5.3.10</b>	Additional minimum side Setback distance for each Storey or partial Storey above 2 Storeys	1.0 m, up to a maximum of 6.0 m
<b>5.3.11</b>	Minimum Flanking Side Setback <del>where it Abuts a flanking a public roadway other than a Lane</del>	3.0 m

## 6. Design Regulations

### Street Interface Regulations

- 6.1. Developments ~~in this Zone must~~ shall reflect the criteria outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan ~~Bylaw 15200;~~ to enhance the residential mixed use character of the area.
- 6.2. Along 99 Avenue and 104 Street, developments ~~shall~~ must:
  - 6.2.1. provide a minimum Ground Floor Height of 3.5 m;
  - 6.2.2. accommodate the ~~potential~~ conversion of smaller scale developments to pedestrian oriented retail ~~businesses~~ Uses such as:
    - 6.2.2.1. small restaurants;
    - 6.2.2.2. cafes;
    - 6.2.2.3. specialty retail; and
    - 6.2.2.4. design oriented establishments.
  - 6.2.3. ~~have a Ground Floor elevation less than or equal to 0.3 m above Grade.~~  
~~For non-residential uses, the geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the Abutting public sidewalk by more than 0.3 m.~~
- 6.3. Buildings less than 26.0 m in Height on Sites 700 m<sup>2</sup> or less ~~shall~~ must feature building design and Facade treatment at the lower 3 floors to strengthen the residential ambiance of the Street or block and enhance the pedestrian environment.
- 6.4. Ground Floor ~~Dwellings~~ units ~~shall~~ must be designed and articulated every 7.5 m to differentiate individual ~~Dwellings~~ dwelling units and address and provide direct access to the Street.
- 6.5. ~~Ground Floor At Grade~~ residential developments ~~shall~~ must provide separate, individual access to each Dwelling at ground level ~~Grade~~ and feature:
  - 6.5.1. identifiable doorways;
  - 6.5.2. landscaped terraces;

- 6.5.3. pedestrian lighting;
- 6.5.4. patios; and
- 6.5.5. screening to indicate separate individual access to each Dwelling to ensure adequate privacy. ~~To ensure adequate privacy, the applicant must provide screening to indicate separate individual access to each unit.~~

~~The geodetic elevation of the floor that is directly above Grade must be greater than the geodetic elevation of the Abutting public sidewalk by at least 0.75 m.~~

- 6.6. Yards abutting a public sidewalk, including useable outdoor spaces, must continue the public sidewalk paving materials, finish, and pattern.

~~Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.~~

**Entrance Regulations and Corners**

- 6.7. ~~Corner buildings shall provide~~ Courtyards, recessed major entryways, or other distinctive architectural features ~~must be provided at building corners.~~
- 6.8. In mixed use buildings, residential entrances ~~shall~~ ~~must~~ be ~~designed~~ separate from Commercial or institutional entrances and address the Street in a prominent manner.
- 6.9. Buildings ~~shall~~ ~~must~~ be designed and oriented to face all Streets. ~~Public Roadways, other than a Lane.~~

**Tower Regulations Tower Floor Plate, Stepbacks, and Spacing**

- 6.10. Buildings greater than 16.0 m in Height must have a Tower and Podium configuration
- 6.11. Development must comply with Table 6.11:

Table 6.11. Tower Regulations		
Subsection	Regulation	Value
6.11.1	Maximum Tower Floor Plate for any portion greater than 20.0 m in Height  <del>The portion of the building that is greater than 20m in Height is limited to a maximum Floor Plate of 900m2.</del>	900 m2
6.11.2	Minimum Tower Stepback from the Street Wall  <del>The Tower shall have a minimum 3.0m Setback from the Street Wall.</del>	3.0 m
6.11.3	Minimum separation between Towers on the same Site and Abutting Sites  <del>The minimum space between Towers shall be 25m.</del>	25.0 m

- 6.12. The Development Planner may consider a variance to Subsection 6.11.3, taking into consideration factors such as:
  - 6.12.1. the orientation and placement of the tower and associated visual, sun, shadow, and microclimatic impacts on Amenity Areas, Pathways, and Abutting residential or mixed use developments;
  - 6.12.2. the context of the site in relation to the location and height of buildings on Abutting sites; and
  - 6.12.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.

~~The Development Officer may vary Tower spacing in consideration of the following:~~

~~The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and~~

~~The recommendations, and mitigative measures specified in any required technical studies.~~

**S.910.10.5.b.v. - Retired**

This regulation has retired to support accessible residential development.

**6.6 - Revised**

S.910.10.5.a.iii.A, which allows the development planner to require soft landscaping, has been removed.

**6.10 - New Regulation**

This regulation has been added to provide clarity that a Tower and Podium configuration is required after the maximum building street wall height.

**6.12 - Revised**

This regulation has been revised to be in closer alignment to the variance power given in the MU zone.

6.13. The mid-level of Towers must provide Setbacks and articulation to minimize the impact of massing.

~~The mid-level portion of Towers shall be sculpted to reduce building mass and augment views, light penetration at ground level and privacy by utilizing building Setbacks, Tower spacing and design elements.~~

6.14. Towers ~~shall~~**must** be designed, oriented and constructed to:

- 6.14.1. enhance the character of the neighbourhood;
- 6.14.2. articulate the Downtown skyline; and
- 6.14.3. maximize views and sunlight penetration in public spaces, plazas, parks and amenity areas.

**Building Facade Regulations, Materials, and Exterior Finishing**

6.15. To support the development of a predominant urban character as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, buildings must provide:

~~Building Facades shall incorporate architectural design details or features that reflect the predominant urban character of the Street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.~~

6.15.1. articulation at regular increments to add variety, rhythm, and a human scaled dimension along the block face using elements such as:

- 6.15.1.1. awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, Parks, plazas, appropriate landscaping, colour, and other architectural features.

~~The building facades shall be strongly articulated at regular increments to add variety, rhythm, and a human scaled dimension along the block face.~~

~~Building design and facades shall strengthen and visually enhance the pedestrian experience, and contribute to the urban vibrancy by providing treatments such as awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, Parks, plazas, appropriate landscaping, colour, and other architectural features.~~

6.15.2. ~~All exposed building faces shall have consistent and harmonious exterior finishing materials that are sustainable, durable, high quality and appropriate for the development within the context of the urban area, to the satisfaction of the Development Planner; and~~

~~Building materials shall be sustainable, durable, high quality and appropriate for the development within the context of the urban sub-area. The contextual fit, design, proportion, quality, texture, and application of various finishing materials must be as determined by the Development Officer for major comprehensively designed developments.~~

6.15.3. ~~Horizontal and vertical elements and a finer grain of elements such as windows, balconies, shadow lines, and textures, and other elements should be used to distinguish the residential buildings from non-residential buildings.~~

6.16. Infill developments ~~must~~**shall** be sensitive to the rhythm, articulation, colours, and textures of adjacent structures.

**Rooftop Regulations and Skyline Effects**

6.17. Exterior finishing materials and screening for mechanical equipment must comply with Section 5.70.

~~All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.~~

6.18. The roof design may include a combination of:

- 6.18.1. **Green Roofs;**
- 6.18.2. Solar Collectors;
- 6.18.3. patios; or
- 6.18.4. private or public open spaces.

## 7. General Regulations

### Amenity Areas

7.1. Despite [Section 5.20](#), Amenity Areas must comply with the following:

~~Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:~~

7.1.1. A minimum Amenity Area of 3% of ~~total~~gross Floor Area of Residential Uses, ~~to a maximum of 6% is~~must be required for buildings over 2,000 m<sup>2</sup> ~~to the satisfaction of the Development Officer~~, but in no case ~~may~~must be less than 6.0 m<sup>2</sup> per unit. Amenity Areas may include meeting rooms, fitness facilities, and outdoor spaces. ~~The Development Officer will review Amenity Area provision to ensure it meets the intent.~~

7.1.2. A minimum Amenity Area of 3% of the non-residential Floor Area ~~to a maximum of 6%~~ must be provided. Amenity Areas may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens, and seating areas.

~~Amenity Areas contained within the building footprint are exempt from Floor Area Ratio calculations.~~

7.2. Despite [Subsection 7.1](#), Amenity Area is not required for non-residential buildings on Sites less than 1,390 m<sup>2</sup>. ~~are not required to provide the 3% Amenity Area.~~

7.3. Developments ~~shall~~must provide 5% of gross Floor Area as open space in the form of atriums and communal open spaces.

### Landscaping

7.4. Landscaping must be in compliance with [Section 5.80](#), except that only deciduous species ~~are~~shall be allowed in any Setback area Abutting a Street.

~~Notwithstanding subsection 55.3, for development consisting of Residential Uses, the number of trees provided shall be one tree for each 25 m<sup>2</sup> of any Yard at finished grade; and~~

~~For tree requirements, only deciduous species must be allowed on any Yard Abutting a public roadway, other than a Lane.~~

#### 7.1.1 & 7.1.2 - Revised

The required amenity area range of 3% to 6% of the Floor Area has been removed, and replaced with a minimum of 3% of the Floor Area, to improve clarity and predictability of the amenity area regulations.

The regulation that exempted Amenity Area from FAR calculations has been removed, as they are already exempt.

#### 7.4 - Revised

The regulations in S.910.10.4.g.i.A requiring 1 tree per 25.0 m<sup>2</sup> of setback area have been retired, as they are similar to the proposed tree requirements in the Section 5.80 - Landscaping. Section 5.80 requires 1 tree and 2 shrubs per 30 m<sup>2</sup> of setback area.

## 3.24 UW - Urban Warehouse Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow <del>for</del><del>The purpose of this Zone is to develop</del> a unique mixed use business commercial, educational and residential neighbourhood, accommodating a diversity of Uses, including Residential, Commercial, institutional, light manufacturing and assembly in a safe, walkable, human-scaled built environment that builds on the existing land use pattern and respects the architectural characteristics and functions of the area.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business <del>Major Home Based Business and Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Lodging Houses</li> <li>2.2.2. Multi-unit Housing</li> <li>2.2.3. Row Housing</li> <li>2.2.4. Supportive Housing</li> </ul> <p><del>Live Work Units</del></p> <p><b>Commercial Uses</b></p> <p>2.3. Bar <del>Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m2 of Public Space</del></p> <p>2.4. Body Rub Centre</p> <p>2.5. Cannabis Retail Store</p> <p>2.6. Custom Manufacturing</p> <p>2.7. Food and Drink Service <del>Restaurants, for less than 100 occupants and 120 m2 of Public Space</del> <del>Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space</del></p> <p>2.8. Health Service</p> <p>2.9. Hotel <del>Apartment Hotels</del> <del>Hotels</del></p> <p>2.10. Indoor Sales and Service <del>Business Support Services</del> <del>Commercial Schools</del> <del>Convenience Retail Stores</del> <del>General Retail Stores</del> <del>Household Repair Services</del> <del>Limited Contractor Services</del> <del>Market</del> <del>Personal Service Shops</del> <del>Veterinary Services</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone.</p> <p>The following residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:</p> <ul style="list-style-type: none"> <li>• Live Work Units</li> </ul> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Custom Manufacturing</li> <li>• Food and Drink Services</li> <li>• Hotels</li> <li>• Indoor Sales and Services</li> <li>• Minor Indoor Entertainment</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Auctioneering Establishments</li> <li>• Convenience Retail Stores</li> <li>• Pawn Stores</li> <li>• Secondhand Stores</li> <li>• Warehouse Sales</li> <li>• Equipment Rentals</li> <li>• Greenhouses, Plant Nurseries and Garden Centres (Indoors)</li> <li>• Mobile Catering Food Services</li> <li>• Motels (Hotels)</li> </ul>

<p><del>Creation and Production Establishments</del> <del>Media Studios</del></p> <p>2.11. Liquor Store</p> <p>2.12. Natural Science Exhibit</p> <p>2.13. Minor Indoor Entertainment</p> <p><del>Major Amusement Establishments and Minor Amusement Establishments</del></p> <p>2.14. Office <del>Professional, Financial and Office Support Services</del></p> <p>2.15. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.16. Child Care Service</p> <p>2.17. Community Service <del>Community Recreation Services</del> <del>Government Services</del> <del>Indoor Participant Recreation Services</del> <del>Religious Assembly</del></p> <p>2.18. Library <del>Public Libraries and Cultural Exhibits</del></p> <p>2.19. School <del>Public Education Services and Private Education Services</del></p> <p>2.20. Special Event</p> <p><b>Agricultural Uses</b></p> <p>2.21. <del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.22. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.23. Projecting Sign, limited to On-premises Advertising <del>Projecting On-premises Signs</del></p> <p>2.24. Portable Sign, limited to On-premises Advertising <del>Temporary On-premises Signs, not including portable signs</del></p>	<ul style="list-style-type: none"> <li>• Private Clubs</li> </ul> <p><b>Community Uses</b> The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p>The current discretionary use Temporary Shelter Services has been moved to the new community services use.</p> <p><b>Sign Uses</b> The discretionary sign uses in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
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<h2 style="color: #D4AF37;">3. Discretionary Uses</h2> <p><b>Residential Uses</b> <del>Temporary Shelter Services</del></p> <p><b>Commercial Uses</b></p> <p>3.1. Vehicle Support Service <del>Automotive and Equipment Repair Shops</del> <del>Rapid Drive-through Vehicle Services</del> <del>Minor Service Stations</del></p> <p>3.2. Custom Manufacturing <del>Breweries, Wineries and Distilleries</del></p> <p>3.3. Outdoor Sales and Service <del>Greenhouses, Plant Nurseries and Garden Centres</del></p> <p>3.4. Outdoor Entertainment <del>Outdoor Amusement Establishments</del></p> <p>3.5. Parking Facility <del>Vehicle Parking</del></p> <p>3.6. Recycling Depot</p> <p>3.7. Spectator Entertainment Establishment</p> <p>3.8. Spectator Sports Establishment</p> <p>3.9. Exhibition and Convention Facility</p> <p>3.10. Nightclub, but not to exceed 200 occupants and 240 m2 of Public Space if the Site is adjacent to or across a Lane from a Residential zoned Site</p> <p><del>Carnivals</del> <del>Convenience Retail Stores</del> <del>Automotive and Minor Recreation Vehicle Sales/Rentals, within an enclosed building.</del> <del>Auctioneering Establishments</del> <del>Pawn Stores</del> <del>Secondhand Stores</del> <del>Warehouse Sales</del> <del>Equipment Rentals</del> <del>Greenhouses, Plant Nurseries and Garden Centres (Indoors)</del> <del>Mobile Catering Food Services</del> <del>Motels (Hotels)</del> <del>Private Clubs</del></p>	<p><b>2. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b> The current discretionary uses in this draft zone have been moved to the new community services use.</p> <p><b>Commercial Uses</b> The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Vehicle Support Services</li> <li>• Custom Manufacturing</li> <li>• Outdoor Sales and Services</li> <li>• Outdoor Entertainment</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Auctioneering Establishments</li> <li>• Convenience Retail Stores</li> <li>• Pawn Stores</li> <li>• Secondhand Stores</li> <li>• Warehouse Sales</li> <li>• Equipment Rentals</li> <li>• Greenhouses, Plant Nurseries and Garden Centres (Indoors)</li> <li>• Mobile Catering Food Services</li> <li>• Motels (Hotels)</li> <li>• Private Clubs</li> </ul> <p><b>Industrial Uses</b> The discretionary industrial uses in this draft zone are consistent with the current zone.</p> <p><b>Community Uses</b></p>
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**Industrial Uses**

- 3.11. Fleet Service
- 3.12. Crematorium  
~~Funeral, Cremation and Interment Services~~

**Community Uses**

- 3.13. Outdoor Recreation Service  
~~Outdoor Participant Recreation Services~~

**Basic Service Uses**

- 3.14. Minor Utility  
~~Minor Impact Utility Services~~
- 3.15. Emergency Service  
~~Protective and Emergency Services~~
- 3.16. Recycling Drop-off Centre  
~~Recycled Materials Drop-off Centres~~

**Agricultural Uses**

- 3.17. Urban Agriculture  
~~Urban Indoor Farms~~  
~~Urban Outdoor Farms~~

**Sign Uses**

- 3.18. Fascia Sign, limited to Off-premises Advertising ~~Fascia Off-premises Signs~~
- 3.19. Freestanding Sign, limited to On-premises Advertising ~~Freestanding On-premises Signs~~
- 3.20. Major Digital Sign
- 3.21. Minor Digital Sign ~~Minor Digital Off-premises Signs~~  
~~Minor Digital On-premises Signs~~  
~~Minor Digital On-premises Off-premises Signs~~
- 3.22. Projecting Sign  
~~Roof Off-premises Signs~~  
~~Roof On-premises Signs~~

The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Outdoor Recreation Services

**Basic Services Uses**

The discretionary basic services uses in this draft zone are consistent with the current zone.

**Agricultural Uses**

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

**Sign Uses**

The discretionary sign uses in this draft zone are consistent with the current zone.

**4. Additional Development Regulations for Specific Uses**

**Commercial Uses**

**4.1. Food and Drink Services and Bars**

- 4.1.1. The maximum capacity is 100 occupants for each individual establishment.
- 4.1.2. The maximum Floor Area is 120 m2 of Public Space.

~~are a Discretionary Use when there is more than 100 occupants and 120 m2 of Public Space~~

**4.2. Nightclubs**

- 4.2.1. The maximum capacity is 200 occupants for each individual establishment on Sites adjacent to or across an Alley from a Residential Zone.
- 4.2.2. The maximum Floor Area is 240 m2 for each individual establishment on Sites adjacent to or across an Alley from a Residential Zone.

~~but not to exceed 200 occupants and 240 m2 of Public Space if the Site is adjacent to or across a Lane from a Residential-zoned Site~~

~~are a Discretionary Use when there is more than 100 occupants or 120 m2 of Public Space~~

- 4.3. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.4. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 4.5. **Liquor Stores** must comply with [Section 6.70](#).
- 4.6. **Vehicle Support Services and Uses with Drive-through Services** must comply with [Section 6.110](#).

**Residential Uses**

4.7. **Home Based Businesses** must comply with [Section 6.60](#).

**Community Uses**

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

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

**Agricultural Uses**

4.10. **Urban Agriculture**

4.10.1. 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.

4.10.2. The Development Planner may consider a variance to Subsection 4.10.1 based on the recommendations provided in an environmental site assessment in compliance with [Section 7.140](#).

Urban Gardens shall comply with Section 98 of this Bylaw.

**Sign Uses**

4.11. **Signs** must comply with the regulations found in Subsections 3 and 6 of [Section 6.80](#).

Signs shall comply with the regulations found in Schedule 59F.

**Floor Area and Capacity Exceptions**

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

4.12.1. measures specified in Subsection 2 of [Section 5.60](#);

4.12.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or

4.12.3. other similar measures.

**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1: Site and Building Regulations		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1.	Maximum Floor Area Ratio	6.0
<b>Unless the following applies:</b>		
5.1.2.	Despite Subsection 6 of <a href="#">Section 7.100</a> , additional Floor Area Ratio allowed for development on Sites with a total area greater than 3,716 m <sup>2</sup> under a variance where development is compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized  <del>Additional Floor Area Ratio allowed for Sites with an area over 3,716 m<sup>2</sup> where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application must be processed as a discretionary application.</del>	1.0
<b>Density</b>		
5.1.3.	Maximum Residential Density	500 Dwellings/ha
<b>Height</b>		
5.1.4.	Maximum Height	50.0 m



Unless the following applies:		
5.1.5.	<p>Despite Subsection 6 of <a href="#">Section 7.100</a>, additional Height allowed for development on Sites with a total area greater than 3,716 m<sup>2</sup> under a variance where development is compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized</p> <p><del>Additional Height allowed for Sites with an area over 3,716 m<sup>2</sup> where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application must be processed as a discretionary application.</del></p>	10.0 m
Ground Floor and Street Wall Height		
5.1.6.	<p>Minimum Ground Floor Height</p> <p><del>The ground Storey shall have a minimum Height of 3.5m</del></p>	3.5 m
5.1.7.	<p>Minimum building Street Wall Height</p> <p><del>The building Facade that comprises a portion of the Street Wall must range in Height from 12.0 m – 26.0 m.</del></p>	12.0 m
5.1.8.	Maximum building Street Wall Height	26.0 m

5.2. ~~Despite Subsection 5.3, the Development Planner may consider a variance to the Setback regulations in consideration of the existing block face Setback and the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.~~

~~Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the Setback.~~

5.3. Setbacks must comply with Table 5.3:

Table 5.3. Setbacks		
Subsection	Regulation	Value
Setback		
5.3.1.	Minimum Setback	0 m
Front Setbacks		
5.3.2.	Minimum Front Setback	1.5 m
5.3.3	Maximum Front Setback	3.0 m
Unless one of the following applies:		
5.3.4.	Minimum Front Setback for buildings along 109 Street	1.5 m
5.3.5.	Maximum Front Setback for buildings along 109 Street	4.0 m
5.3.6.	Minimum Front Setback for buildings along 108 Street	3.0 m
5.3.7.	Maximum Front Setback for buildings along 108 Street	4.5 m
5.3.8.	Front Setback for buildings on the south side of 104 Avenue, excluding 105 Street to 104 Street	5.0 m

**5.3 - Revised**

This regulation has been revised to provide clarity on when the development planner should consider the existing block face and Capital City Downtown Plan when allowing for a variance to the setback requirements.

**5.3.1 - New Regulation**

A minimum setback was added to improve clarity, as the current Zone only references Front Setbacks.

## 6. Design Regulations

### Street Interface Regulations

6.1. Development ~~Buildings must~~ shall reflect the ~~criteria~~ ~~street status~~ outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, ~~Bylaw~~

~~15200~~, to enhance the pedestrian oriented character of the area. ~~residential and commercial streets.~~

6.2. Development that is adjacent to a shopping street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, must:

~~Buildings shall provide street fronting non-Residential Uses to strengthen 102 and 104 Avenues, 105 and 109 streets as commercial shopping streets area through the following:~~

6.2.1. ~~Architectural treatment of new developments and renovations must ensure that each Storey has~~ provide windows on the front Facade of the building, ~~and that the placement of type of windows must~~ that allow viewing into the building; and

6.2.2. have a Ground Floor elevation less than or equal to 0.3 m above Grade.

~~The geodetic elevation of the top of the Storey, on the level that is directly above Grade, must not exceed the geodetic elevation of the Abutting public sidewalk by more than 0.3 m.~~

6.3. Yards abutting a public sidewalk, including useable outdoor spaces, must continue the public sidewalk paving materials, finish, and pattern.

~~Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.~~

6.4. Ground Floor Dwellings must be designed and articulated every 7.5 m to differentiate individual Dwellings and address and provide direct access to the Street.

~~Developments shall ensure ground floor dwellings that front onto a public roadway, other than a Lane, are designed and articulated every 7.5m to differentiate individual dwelling units address and provide direct access.~~

6.5. Ground Floor residential developments ~~units at ground level shall~~ must provide separate, individual access at ground level and feature:

6.5.1. identifiable doorways;

6.5.2. landscaped terraces;

6.5.3. pedestrian lighting;

6.5.4. patios; and

6.5.5. screening to indicate separate individual access to each Dwelling to ensure adequate privacy.

~~To ensure adequate privacy, the applicant shall provide screening to indicate separate individual access to each unit.~~

~~The geodetic elevation of the Storey that is directly above Grade must be greater than the geodetic elevation of the Abutting public sidewalk by at least 0.75 m.~~

6.6. Residential open spaces, ~~p~~Parks, plazas, furnishings and locations of art, seating areas and other amenities at ground level ~~must~~ shall be complementary to the adjacent streetscape and be visually and physically accessible to the public.

**Entrance Regulations and Corners**

6.7. Non-~~r~~Residential Uses at ground level ~~must~~ shall open to a Street. ~~rather than an internal atrium.~~

6.8. In mixed ~~U~~se buildings, Residential Uses ~~must~~ shall have access at ground level that is separate from the commercial premises.

6.9. Buildings ~~must~~ shall provide courtyards, major entryways, or distinctive architectural features consistent with the historic theme of the building.

6.10. Buildings ~~must~~ shall be designed and oriented to face all Streets.

**Tower Regulations ~~Tower Floor Plate, Stepbacks, and Spacing~~**

6.11. Buildings greater than 26.0 m in Height must have a Tower and Podium configuration.

6.12. Development must comply with Table 6.12:

Table 6.12. Tower Regulations		
Subsection	Regulation	Value
6.12.1	Minimum Tower Stepback from the Street Wall	4.5 m

**S.910.11.5.b.iv. - Retired**

This regulation has retired to support accessible residential development.

**6.11 - New Regulation**

This regulation has been added to provide clarity that a Tower and Podium configuration is required after the maximum building street wall height, as a stepback is required after the Street Wall.

	<del>The portion of the building that is above the established Street Wall must Stepback a minimum of 4.5 m.</del>	
6.12.2	Minimum separation between Towers  <del>The minimum space between Towers shall be 25m.</del>	25.0 m

6.13. The Development Planner may consider a variance to Subsection 6.12.2, taking into consideration factors such as:

- 6.13.1. the orientation and placement of the tower and associated visual, sun, shadow, and microclimatic impacts on Amenity Areas, Pathways, and Abutting residential or mixed use developments;
- 6.13.2. the context of the site in relation to the location and height of buildings on Abutting sites; and
- 6.13.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.

~~The Development Officer may vary Tower spacing in consideration of the following:~~

~~The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and~~

~~The recommendations, and mitigative measures specified in any required technical studies.~~

**Building Facade Regulations, Materials, and Exterior Finishing**

6.14. Building Facades ~~must~~shall incorporate architectural design details or features that reflect the predominant urban warehouse character of the area to the satisfaction of the Development ~~Planner~~Officer.

6.15. Facades ~~must~~shall be designed to provide: ~~the following:~~

- 6.15.1. awnings, canopies, window openings, reveals, offsets, multiple entrances arcades, columns, pilasters, quality materials, colour, other architectural features, interesting design, fenestrations, double Height entrances, ~~p~~Parks, plazas, ~~and~~appropriate landscaping, or a combination suitable to the architectural style of the building;
- 6.15.2. consistent, unified, and harmonious exterior finishing materials that are sustainable, durable, high quality and appropriate for the development within the context of the urban area, to the satisfaction of the Development Planner;

~~All exposed building façades shall be architecturally treated to create a unified, consistent and harmonious building exterior and finishing materials.~~

~~Building materials must be sustainable, durable, high quality and appropriate for the development within the context of the urban warehouse campus neighbourhood. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.~~

- 6.15.3. brick ~~as the~~shall be used ~~as the~~ predominant exterior cladding material unless otherwise required by Subsection 6.16; and ~~of this Bylaw.~~
- 6.15.4. building materials on the lower Storeys of buildings ~~that~~shall improve visual access and permeability of the building and ~~to~~enhance the pedestrian experience at the street level.

6.16. Infill developments ~~must~~shall be sensitive to the historic design character, scale, Facade, and materials of adjacent buildings within the block face.

**Rooftop Regulations**

6.17. Exterior finishing materials and screening for mechanical equipment must comply with Section 5.70.

~~All mechanical equipment on a roof of any building must be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.~~

6.18. The roof design may include a combination of:

- 6.18.1. ~~g~~Green ~~r~~Roofs;
- 6.18.2. Solar Collectors;

- 6.18.3. patios; or
- 6.18.4. private or public open spaces.

## 7. General Regulations

### Amenity Areas

- 7.1. ~~Despite [Section 5.20](#), Amenity Area must comply~~~~be provided in compliance~~ with the following:
- 7.1.1. ~~A minimum Amenity Area of 3% of the total Floor Area of Residential Uses is required for buildings with Residential Uses containing 3 or more Dwellings, but in no case can the Amenity Area be less than 6.0 m2 per unit.~~  
  
~~Residential Uses or residential conversions containing 3 or more dwelling units shall provide a minimum Amenity Area(s) of 3% of Gross Floor Area of Residential Uses, to a maximum total area of 6% to the satisfaction of the Development Officer, but in no case shall be less than 6 m2 per unit. Amenity Areas may include, but are not limited to, meeting rooms, fitness facilities, balconies and outdoor spaces.~~
  - 7.1.2. ~~A minimum Amenity Area of 3% of the total Floor Area of non-Residential Uses is required, which may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens, and seating areas.~~  
  
~~A minimum of 3% of Non-residential Floor Area shall be required to provide amenity area which may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens and seating areas;~~
- 7.2. ~~Despite the Subsection 7.1.2, non-residential buildings on Sites less than 1,394 m2 are not required to provide the 3% Amenity Area.~~  
  
~~Notwithstanding the above, non-residential buildings on sites less than 1,394m<sup>2</sup> shall not be required to provide the 3% Amenity Area.”;~~

### Landscaping

- 7.3. ~~Landscaping must be in compliance with [Section 5.80](#) of the Zoning Bylaw, except that for tree requirements, only deciduous species are allowed in any Setback area Abutting a Street. on any Yard Abutting a public roadway, other than a Lane.~~  
  
~~Notwithstanding subsection 5.3, for development consisting of Residential Uses, the number of trees provided shall be one tree for each 25 m2 of any Yard at finished grade; and~~

#### 7.1.1 & 7.1.2 - Revised

The required amenity area range of 3% to 6% of the Floor Area has been removed, and replaced with a minimum of 3% of the Floor Area, to improve clarity and predictability of the amenity area regulations.

#### 7.3 - Revised

The regulations in S.910.11.4.f.i.A requiring 1 tree per 25.0 m2 of setback area have been retired, as they are similar to the proposed tree requirements in the Section 5.80 - Landscaping. Section 5.80 requires 1 tree and 2 shrubs per 30 m2 of setback area.

# 3.25 AED - Arena & Entertainment District Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for <del>The purpose of this Zone is to provide for</del> a vibrant mixed use <b>Arena and Entertainment District</b> that will accommodate a multi-purpose sports and entertainment complex complemented by a variety of entertainment, retail, service, office, institutional, and Residential Uses that will strengthen the Downtown Core as a regional destination point. The area will be characterized by an accessible, pedestrian-friendly street environment, innovative signage, iconic architecture, and exceptional urban design to create a strong sense of place in the Downtown Core and an exciting new image for Edmonton.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business <del>Minor Home Based Business</del> <del>Major Home Based Business</del> <del>Live Work Units</del></p> <p>2.2. Residential, limited to:</p> <p style="padding-left: 20px;">2.2.1. Multi-unit Housing</p> <p style="padding-left: 20px;">2.2.2. Row Housing</p> <p><b>Commercial Uses</b></p> <p>2.3. Bar <del>Bars and Neighbourhood Pubs, not to exceed 200 occupants and 240 m<sup>2</sup> of Public Space</del></p> <p>2.4. Body Rub Centre</p> <p>2.5. Cannabis Retail Store</p> <p>2.6. Casino and Other Gaming Establishment <del>not to be located closer than 400 m from any other Casinos and Other Gaming Establishment Use</del></p> <p>2.7. Exhibition and Convention Facility</p> <p>2.8. Food and Drink Service <del>Restaurants</del> <del>Specialty Food Services</del></p> <p>2.9. Health Service</p> <p>2.10. Hotel <del>Apartment Hotels</del> <del>Hotels</del></p> <p>2.11. Indoor Sales and Service <del>Auctioneering Establishments</del> <del>Convenience Vehicle Rentals, limited to indoor locations only</del> <del>Business Support Services</del> <del>Commercial Schools</del> <del>Convenience Retail Stores</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw, except that certain current Uses in Zoning Bylaw 12800 have been applied, as defined in Section 3.20. These definitions apply only to Section 3.20 - Downtown Special Area, and the Downtown Special Area Zones.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Food and Drink Services</li> <li>• Hotels</li> <li>• Indoor Sales and Services</li> <li>• Minor Indoor Entertainment</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Automotive and Minor Recreation Vehicle Sales/Rentals - limited to indoor locations</li> <li>• Major Amusement Establishments</li> <li>• Mobile Catering Food Services</li> <li>• Pawn Stores</li> <li>• Secondhand Stores</li> <li>• Veterinary Services</li> <li>• Warehouse Sales</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone,</p>

<p><del>General Retail Stores</del>  <del>Limited Contractor Services</del>  <del>Market</del>  <del>Media Studios</del>  <del>Personal Service Shops</del></p> <p>2.12. Liquor Store</p> <p>2.13. <del>Minor Indoor Entertainment</del>  <del>Minor Amusement Establishments</del>  <del>Private Clubs</del></p> <p>2.14. Natural Science Exhibit</p> <p>2.15. Office  <del>Professional, Financial and Office Support Services</del></p> <p>2.16. Residential Sales Centre</p> <p>2.17. Spectator Entertainment Establishment</p> <p>2.18. Spectator Sports Establishment</p> <p><b>Community Uses</b></p> <p>2.19. Child Care Service</p> <p>2.20. Community Service  <del>Community Recreation Services</del>  <del>Government Services</del>  <del>Indoor Participant Recreation Services</del>  <del>Religious Assembly</del></p> <p>2.21. <del>Outdoor Recreation Service</del>  <del>Outdoor Participant Recreation Services</del></p> <p>2.22. School  <del>Private Education Services</del>  <del>Public Education Services</del></p> <p>2.23. Librarie  <del>Public Libraries and Cultural Exhibits</del></p> <p>2.24. Park  <del>Public Park</del></p> <p>2.25. Special Event  <del>Carnivals</del></p> <p><b>Agricultural Uses</b></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.26. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.27. Projecting Sign, limited to On-premises Advertising <del>Projecting On-premises Signs</del></p> <p>2.28. Projecting Sign, limited to On-premises Advertising <del>Roof On-premises Signs</del></p> <p>2.29. Portable Sign, limited to On-premises Advertising <del>Temporary On-premises Signs, not including portable signs</del></p>	<p>except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Outdoor Recreation Services</li> <li>• Parks</li> </ul> <p><b>Sign Uses</b>  The sign uses permitted in this draft zone are consistent with the current zone, except that:</p> <ul style="list-style-type: none"> <li>• “Temporary Signs not including Portable Signs” has been removed, as it is covered in Section 7.120 or taken in as either a Fascia or Projecting Sign with a temporary duration.</li> </ul> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
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<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b></p> <p>3.1. Residential, limited to:  3.1.1. Lodging Houses</p> <p><b>Commercial Uses</b></p> <p><del>Automotive and Minor Recreation Vehicle Sales/Rentals, limited to indoor locations only and not adjacent to residential or residential-related Uses</del>  <del>Bars and Neighbourhood Pubs, exceeding 200 occupants and 240 m2 of Public Space</del>  <del>Major Amusement Establishments</del>  <del>Mobile Catering Food Services</del>  <del>Pawn Stores</del>  <del>Secondhand Stores</del>  <del>Veterinary Services</del>  <del>Warehouse Sales</del></p> <p>3.2. Custom Manufacturing  <del>Breweries, Wineries and Distilleries</del>  <del>Creation and Production Establishments</del></p> <p>3.3. <del>Nightclub within 10.0 m of a site zoned for Residential Uses</del>  <del>Vehicle Parking</del></p>	<p><b>3. Revised</b>  The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b>  Current discretionary residential activities have changed to permitted activities under the broader residential use class, except for lodging houses.</p> <p><b>Commercial Uses</b>  The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Custom Manufacturing</li> </ul> <p>Several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Automotive and Minor Recreation Vehicle Sales/Rentals - limited to indoor locations</li> <li>• Major Amusement Establishments</li> </ul>
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**Basic Services Uses**

- 3.4. Health Care Facility  
~~Extended Medical Treatment Services~~
- 3.5. Minor Utility  
~~Minor Impact Utility Services~~
- 3.6. Emergency Service  
~~Protective and Emergency Services~~

**Agricultural Uses**

- 3.7. Urban Agriculture  
~~Urban Indoor Farms~~

**Sign Uses**

- 3.8. Fascia Sign, limited to Off-premises Advertising ~~Fascia Off-premises Signs~~
- 3.9. Freestanding Sign  
~~Freestanding Off-premises Signs~~  
~~Freestanding On-premises Signs~~
- 3.10. Major Digital Sign
- 3.11. Minor Digital Sign  
~~Minor Digital Off-premises Signs~~  
~~Minor Digital On-premises Signs~~  
~~Minor Digital On-premises Off-premises Signs~~
- 3.12. Projecting Sign, limited to Off-premises Signs  
~~Projecting Off-premises Signs~~  
~~Roof Off-premises Signs~~
- 3.13. Portable Sign, limited to Off-premises Signs  
~~Temporary Off-premises Signs, not including portable signs~~

- Mobile Catering Food Services
- Pawn Stores
- Secondhand Stores
- Veterinary Services
- Warehouse Sales

**Basic Services Uses**

The discretionary basic services uses in this draft zone are consistent with the current zone.

**Agricultural Uses**

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

**Sign Uses**

The discretionary sign uses in this draft zone are consistent with the current zone.

## 4. Additional Regulations for Specific Uses

**Commercial Uses**

**4.1. Bars**

- 4.1.1. The maximum Floor Area is 240 m<sup>2</sup> of Public Space for each individual establishment.
- 4.1.2. The maximum capacity is 200 occupants for each individual establishment.
- 4.1.3. ~~Must use design techniques to mitigate the effects of noise and light when in a building with a Residential Use, to the discretion of the Development Planner.~~

~~Where Bars and Neighbourhood Pubs and Nightclubs are located within the same building as residential, consideration shall be given to the adverse effects of Bars and Neighbourhood Pubs and Nightclubs. Design techniques to mitigate the effects of noise and light shall be provided, to the satisfaction of the Development Officer.~~

**4.2. Nightclubs**

- 4.2.1. ~~shall~~ Must not be located within 10.0 m of an existing Residential Use or a Site that allows for Residential Uses ~~a site zoned for Residential Uses.~~
- 4.2.2. ~~Must use design techniques to mitigate the effects of noise and light when in a building with a Residential Use, to the satisfaction of the Development Planner.~~

~~Where Bars and Neighbourhood Pubs and Nightclubs are located within the same building as residential, consideration shall be given to the adverse effects of Bars and Neighbourhood Pubs and Nightclubs. Design techniques to mitigate the effects of noise and light shall be provided, to the satisfaction of the Development Officer.~~

- 4.3. **Casino and Other Gaming Establishment** must be located to provide a 400 m minimum separation distance from other Casinos and Other Gaming Establishment Uses.  
~~not to be located closer than 400 meters from any other Casinos and Other Gaming Establishment Use~~

4.4. **Liquor Stores** are not required to comply with [Section 6.70](#).

~~Subsections 85(1), (2), (3), (5), (6), (7), (8) and (9) of this Bylaw shall not apply to Liquor Stores:~~

~~Notwithstanding Section 85(4) of the Bylaw, Liquor Stores may be located within 100 meters of any Site being used for community or recreational activities, as defined in section 85(4)(b) of this Bylaw, and such a location shall not require the Development Officer to grant a variance:~~

~~The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals:~~

~~There shall be no servicing, except for exterior and interior washing and detailing, and repair operations; and~~

~~All sales, display and storage shall be contained within the building.~~

~~Notwithstanding Section 91 of the Zoning Bylaw, the following regulations shall apply to Market~~

~~No minimum distance from residential development shall be required;~~

~~No additional parking shall be required;~~

~~No direct vehicular access to arterial roadways shall be required; and~~

~~May be of a temporary nature.~~

**Agricultural Uses**

4.5. **Urban Agriculture**

4.5.1. 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.

4.5.2. The Development Planner may consider a variance to Subsection 4.5.1 based on the recommendations provided in an environmental site assessment in compliance with [Section 7.140](#).

**Sign Uses**

4.6. ~~Signsage are within the Arena and Entertainment District Zone is~~ intended to consist of an array of high-quality, expressive signage that serves a primary role in establishing the character of the ~~Arena and Entertainment District~~district as a unique place in the city, promotes and supports activities fostering a sense of arrival and excitement, and serving a wayfinding function. Large-format ~~Signsage are~~ imagined as an integral component of the ~~Arena and Entertainment District~~district's design and character.

4.7. **Signs** must comply with the regulations found in Subsections 3 and 9 of [Section 6.80](#), except that:

~~Signs shall comply with the regulations found in Section 59 and Schedule 59H of the Zoning Bylaw, except that:~~

4.7.1. ~~At each Development Permit stage,~~ a Comprehensive Sign Design Plan and schedule for the subject Development Permit stage ~~shall~~must be submitted in support of the land use concept and design that are integral in establishing the special character and ambiance associated with major destination sports, retail and entertainment Uses for approval of the Development ~~Planner~~Officer. ~~The Comprehensive Sign Design Plan~~Sign plans ~~shall~~ must be designed to contribute to the special character envisioned for each ~~sub~~area through the use of innovative, unique and high quality signage that contribute to a lively, colourful and exciting pedestrian environment. ~~The Comprehensive Sign Design Plan~~Sign plans ~~shall~~ must incorporate all previous Development Permit stages, resulting in an overall ~~Comprehensive Sign Design Plan~~Sign plan at the final Development Permit stage.

4.7.2. ~~Signsage shall~~ must be designed as an integral built form component and contribute to urban design objectives for the Zone.

4.7.3. Landmark ~~Signs age shall~~must be located at key visual sites such as corners and view terminus ~~sites,~~ and ~~shall~~must be of the highest architectural quality and design.

4.7.4. Gateway ~~Signs age shall~~must be located at key entry points to the ~~Arena and Entertainment District~~district to strengthen the ~~Arena and Entertainment District~~district identity and to function as wayfinding elements.

4.7.5. The ~~Sign Area size,~~ Height, placement, animation, illumination, and number of ~~Signs shall~~must be in accordance with the required Comprehensive Sign Design Plan, to the satisfaction of the Development ~~Planner~~Officer.

**4.4 - Revised**

This regulation has been revised to exclude liquor stores in the AED Zone from needing to comply with Section 6.70, as the current zone only needs to comply with subsections 85(10),(11), which are being retired.

**S.910.12.6.a - Retired**

The regulations for Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals are no longer required, as these activities are now included under the broader Use categories.

**S.910.12.6.b - Retired**

The regulations excluding certain requirements from markets have been retired, as the requirements no longer apply in the draft Zoning Bylaw.



- 4.7.6. Illuminated Signs ~~shall~~**must** be designed, located, or screened so as to reduce visual and light impacts on adjacent off-site residential units.
- 4.7.7. Theatrically Programmed Environment (TPE System) Signs ~~sage~~ can be incorporated into publicly-accessible open space, the Facades, and ~~or~~ roof structures of buildings within the AED Zone as a Sign Use class, most notably Major **Digital Signs** and Minor Digital Signs. The TPE System may include, but is not limited to, features such as:
  - 4.7.7.1. full running video;
  - 4.7.7.2. projection systems on architectural surfaces;
  - 4.7.7.3. LED lighting embedded into structures/buildings (i.e. nightscaping);
  - 4.7.7.4. interactive multi-media technologies; and
  - 4.7.7.5. environmental effects (i.e. special effects with the use of water and light).

**Floor Area and Capacity Exceptions**

- 4.8. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 4.8.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 4.8.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 4.8.3. other similar measures.

**5. Site and Building Regulations**

- 5.1. The Development ~~Planner~~**Officer shall**~~must~~ ensure that new developments and major renovations reflect the Urban Design Policies of the Capital City Downtown Plan ~~and the following Regulations~~. Where a conflict arises, the AED zoning regulations ~~shall~~ prevail.  
~~The following regulations shall apply to all Permitted and Discretionary Uses:~~
- 5.2. Floor Area Ratios must comply with Table 5.2:

Table 5.2: Floor Area Ratio		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.2.1.	Maximum Floor Area Ratio <del>The maximum Floor Area Ratio (FAR) shall be 12.0:</del>	12.0
<b>Unless the following applies:</b>		
5.2.2.	Despite Subsection 6 of <a href="#">Section 7.100</a> , additional Floor Area Ratio allowed for Hotels and Multi-unit Housing under a variance where the development is compatible with the urban context of the area, and adverse environmental impacts, such as sun shadow and wind are minimized.  <del>Notwithstanding the above, Hotels and Multi-unit Housing shall be allowed an additional Floor Area Ratio of 4.0 where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts such as sun shadow and wind are minimized.</del>	4.0

- 5.3. Development must comply with Table 5.3:  
~~The maximum building Height shall be as follows and in accordance with Section 52~~

Table 5.3. Height Regulations		
Subsection	Regulation	Value
<b>Height</b>		

5.3.1.	Maximum Height for land north of 104 Avenue	180 m
5.3.2.	Maximum Height for land south of 104 Avenue	195 m
<b>Unless the following applies:</b>		
5.3.3.	Maximum Height for 1 development, including a Tower, Abutting the north side of 103 Avenue between 102 Street and 103 Street  <del>Notwithstanding Section 910.12(4)(b)(ii), above, one development, including a Tower, with a Height not exceeding 275 m, shall be allowed Abutting the north side of 103 Avenue NW between 102 Street NW and 103 Street NW.</del>	275 m
<b>Ground Floor and Street Wall Height</b>		
5.3.4.	Minimum Ground Floor Height  <del>The ground Storey shall have a minimum Height of 3.5m,</del>	3.5 m
5.3.5.	Minimum building Street Wall Height, excluding the arena building  <del>The facade of commercial and residential buildings, excluding the arena building, that comprise a portion of the Street Wall shall range in Height from 9m to 26m.</del>	9.0 m
5.3.6.	Maximum building Street Wall Height, excluding the arena building	26.0 m

~~Notwithstanding Section 910.12(4)(b)(ii), above, one development, including a Tower, with a Height not exceeding 275 m, must be allowed Abutting the north side of 103 Avenue NW between 102 Street NW and 103 Street NW.~~

- 5.4. ~~Despite Subsections 5.3.5 and 5.3.6, the Development Officer~~Planner may vary the Street Wall Height in consideration of ~~the the following:~~
- 5.4.1. visual, sun/shadowing, and other microclimatic impacts on adjacent residential development;
  - 5.4.2. recommendations and mitigative measures specified in any required technical studies;
  - 5.4.3. ~~respect of~~building Height proportionality;
  - 5.4.4. accommodation of Podium gardens, restaurants/cafes; and
  - 5.4.5. consistency with the design of the ~~Arena and Entertainment District~~District.

5.5. Setbacks must comply with Table 5.5:

Table 5.5. Setbacks		
Subsection	Regulation	Value
<b>Setbacks Abutting Streets</b>		
5.5.1.	Minimum Setback  <del>Buildings shall have a zero to 2.5 m Setback where Abutting a public roadway, excepting Lanes and:</del>	0 m
5.5.2.	Maximum Setback	2.5 m
<b>Unless 1 or more of the following applies:</b>		
5.5.3.	Minimum Setback Abutting 104 Avenue  <del>Buildings shall have a zero to 4.5 m Setback along 104 Avenue.</del>	0 m
5.5.4.	Maximum Setback Abutting 104 Avenue	4.5 m
5.5.5.	Minimum Setback Abutting 105 Avenue between 102 and 104 Street  <del>Buildings shall not be required to provide a setback along 105</del>	0 m

	<del>Avenue between 102 and 104 Street.</del>	
<b>Side Setbacks</b>		
<b>5.5.6</b>	Required Interior Side Setback south of 104 Avenue  <del>Buildings shall be built to the side property lines south of 104 Avenue.</del>	0 m

5.6. ~~Despite Table 5.5, a maximum or required Setback may be increased under a variance to accommodate a particular architectural style or to provide opportunities for features such as sidewalk cafes, patios, or a piazza.~~

~~Notwithstanding the above, a greater setback may be provided to accommodate a particular architectural style or to provide opportunities for such features as sidewalk cafes, patios or a piazza.~~

5.7. ~~Despite Subsection 5.5.4, the maximum Setback along 104 Avenue may be increased under a variance to accommodate public realm improvements, excluding roadway widening.~~

~~The Development Officer, however, may increase the Setback for the purposes of public realm improvements. The Setback shall not be used for roadway widening.~~

5.8. ~~Despite Section 5.110, Where a setback is provided,~~ architectural features and structures, including the building envelope and weather protection features including awnings, canopies and arcades may project to the property line.

## 6. Design Regulations

### General Design Regulations

6.1. Developments in this zone ~~shall~~**must** reflect a coherent architectural style and urban character emphasizing design excellence, quality materials and sustainable features, consistent with planning and urban design principles approved in the Capital City Downtown Plan to enhance the Arena and Entertainment District.

### Street Interface Regulations

~~The interface between buildings and streets is important in achieving street environments that are welcoming to pedestrians and encourage increased activity at the sidewalk level.~~

6.2. Buildings, ~~shall~~**must** generally reflect the street types identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, emphasizing specific boulevard treatments to enhance the pedestrian oriented character of the Arena and Entertainment District.

6.3. Pedestrian linkages and crossings ~~shall~~**must** be identifiable through decorative paving, stamping, patterned concrete, or brick.

6.4. Pedestrian oriented streetscape elements such as pedestrian level ~~s~~Street lighting, landscaping, benches, and ~~s~~Street furniture ~~shall~~**must** be provided throughout the ~~s~~Site.

6.5. Buildings with ~~designed to accommodate~~ Commercial Uses ~~shall~~**must** strengthen the pedestrian-oriented shopping experience by:

6.5.1. ~~breaking up major shopping complexes or large format stores over 2,00 m<sup>2</sup> in area into smaller scale retail spaces with ground level Street Frontages to establish a rhythm of fine-grained street oriented retail establishments;~~

~~developing major shopping complexes and large format stores over 3,000 m<sup>2</sup> to contain smaller scale retail spaces with ground level street Frontage as to establish a rhythm of fine-grained street-oriented retail establishments;~~

6.5.2. ~~limiting~~ individual Commercial Use Frontages to less than or equal to 70.0 m in length for each block face; ~~shall not have a greater Frontage than 70.0 m for each block face;~~

6.5.3. providing a minimum of 60% ~~Ground Floor-at-Grade~~ ~~s~~Street Frontage for retail, services, and other Commercial Uses, ~~excluding~~ the Frontage of the arena building, ~~which~~ is exempt from the calculation of this requirement; and

### S.910.12.5.b - Retired

This statement has been retired as it is not a regulation.

6.5.4. ensuring that above ground ~~Parkades-parking structures~~ are screened from the Street at ground level in a way that does not disrupt the continuity of the Street Wall and the character of the Zone, through methods that may include: ~~Screens may include, but are not limited to:~~

- 6.5.4.1. public art;
- 6.5.4.2. Street fronting retail Uses; or
- 6.5.4.3. other mechanisms or Uses satisfactory to the Development ~~Officer~~Planner.

6.6. ~~not providing~~Large format ~~Commercial establishments-stores~~ over 2,000 m2 must not be the only Use in the building. ~~only must be an integral part of a comprehensive design and not developed as a stand-alone building;~~

**Pedestrian Circulation Regulations**

6.7. In addition to the ~~Street-public right of way~~, the ~~Setback area-setback shall~~must be ~~provided to~~ensure safe pedestrian stacking room and convenient movement through the ~~Arena and Entertainment District~~District, which must be determined prior to approval of ~~the~~ Development Permit through submission of a pedestrian circulation study, ~~This setback shall be determined at the Development Permit stage through the submission of a pedestrian circulation study,~~ to the satisfaction of the Development ~~Officer~~Planner, in consultation with the City department responsible for transportation planning as determined at the Development Permit stage. ~~Transportation Services.~~ The study ~~shall~~must recommend appropriate setbacks based on ~~the~~:

- 6.7.1. location of public entrances to major traffic generators within the ~~Arena and Entertainment District~~District;
- 6.7.2. location of street crossings; and
- 6.7.3. pattern and intensity of pedestrian movement at peak times.

6.8. Pedestrian connections and linkages ~~shall~~must be provided to Light Rail Transit entrances.

6.9. Pedestrian connections and linkages ~~shall~~must be provided through the site from 104 Avenue to 105 Avenue, ~~Pedestrian connections may be provided~~ at or above ground level, or a combination of both.

6.10. In large developments, through access ~~shall~~must be provided to facilitate pedestrian access to other Walkways, linkages, or interior courtyards.

**Entrance Regulations and Corners**

6.11. Ground ~~Floor level~~ ~~Commercial-retail~~ Uses ~~shall~~must open to the Street rather than exclusively to an internal atrium.

6.12. In mixed use buildings, ~~r~~Residential Uses ~~shall~~must have access at ground level that is separate from the commercial premises.

6.13. Buildings at corners ~~shall~~must provide courtyards, major ~~entrances~~entry ways, or distinctive architectural features consistent with the ~~context of surrounding buildings style of the building~~ or other building corner treatments ~~influences on the other corners of the intersection~~ to enhance pedestrian circulation and, where appropriate, enhance axial views.

6.14. Buildings ~~shall~~must be designed and oriented to face the front property line with entrances that are clearly visible, except on double fronting ~~s~~Streets where the building must be designed to ~~face~~front both the street and the avenue.

**Tower Regulations ~~Tower Floor Plate, Stepbacks, and Spacing~~**

6.15. Buildings greater than 26.0 m in Height must have a Tower and Podium configuration, except for:

- 6.15.1. buildings with a Spectator Sports Establishment Use; and
- 6.15.2. buildings with another configuration that ensures design treatments are compatible with the Facades of other buildings in the Arena and Entertainment District.

~~Buildings containing Uses other than Spectator Sports Establishments greater than 26m in Height shall be allowed in the form of a podium plus Tower composition or other configuration that ensures design treatments are compatible with the façades of other buildings in the District.~~

6.16. Development must comply with Table 6.16:

Table 6.16. Tower Regulations		
Subsection	Regulation	Value
6.16.1	Minimum Tower Stepback from the Street Wall <del>Towers shall stepback from the front podium wall a minimum of 4.5 m.</del>	4.5 m
6.16.2	Minimum separation between a Tower with a Residential Use and any other Tower <del>The minimum space between a residential Tower and any other Tower shall be 25 m.</del>	25.0 m
6.16.3	Minimum separation between non-Residential Towers <del>The minimum space between non-residential Towers shall be 20m.</del>	20.0 m

6.17. The Development Planner may consider a variance to Subsection 6.16.2 and 6.16.3, taking into consideration factors such as:

- 6.17.1. the orientation and placement of the tower and associated visual, sun, shadow, and microclimatic impacts on Amenity Areas, Pathways, and Abutting residential or mixed use developments;
- 6.17.2. the context of the site in relation to the location and height of buildings on Abutting sites; and
- 6.17.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.

~~Notwithstanding the regulations on Spacing, the Development Officer may vary the Tower spacing in consideration of the following:~~

- ~~The visual sun/shadowing and other microclimatic impacts on the adjacent residential development; and~~
- ~~The recommendations and mitigative measures specified in any required technical studies.~~

6.18. Towers must provide a minimum 10% reduction in Floor Plate area for the top 4 Storeys.

~~The Tower Floor Plate(s) of the top 4 floors shall be reduced a further 10% to 15%, to the satisfaction of the Development Officer, through Stepbacks to create articulation, visual interest and reduced massing effects.~~

6.19. The Development Planner may consider a variance to Subsection 6.18, taking into consideration:

- 6.19.1. top of Tower articulation such as architectural features;
- 6.19.2. variation of materials or colours; and
- 6.19.3. other similar methods to the satisfaction of the Development Planner.

~~Notwithstanding 5(g)(vii) the reduction of the tower floor plates of the top 4 floors may be reduced or removed where the Tower top is visually articulated through techniques such as architectural features, variation of materials/colour or other means and shall be to the satisfaction of the Development Officer~~

6.20. The mid-level of Towers must provide Setbacks and articulation to minimize the impact of massing.

~~The mid-level of tall buildings or Towers shall employ building stepbacks, tower spacing and sculpting to reduce building mass and augment views, light and privacy.~~

6.21. The Development Planner may consider a variance to Subsection 6.20.

~~Notwithstanding the above (5(g)(i), (ii) and (iii)) the Development Officer may use discretion in approving a Tower which does not include Stepbacks or reduced tower floor plates.~~

6.22. Towers must be designed, oriented, and constructed to:

- 6.22.1. maximize views;

**6.17 - Revised**

This regulation has been revised to be in closer alignment to the variance power given in the MU zone.

- 6.22.2. articulate the Downtown skyline; and
- 6.22.3. allow sun penetration at the street level, in public spaces, plazas, parks, and Amenity Areas.

~~High-rise structures, whether in the form of point Towers, multiple developments or an entire complex shall be designed, oriented and constructed to maximize views, articulate the downtown skyline, and allow sunlight penetration at the street level, in public spaces, plazas, parks and amenity areas.~~

~~The Towers must contribute to the 'signature' of the building and the City's skyline through treatment of the upper Storeys and roofs. The Tower must provide articulation, visual interest and reduced massing effects by combination of sculpting of the building, variation of materials/colour or other means and shall be to the satisfaction of the Development Planner~~

**Building Facade Regulations, Materials, and Exterior Finishing**

- 6.23. Building façades ~~shall~~**must** incorporate architectural design details or features that recognize the predominant urban character of the Street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.
- 6.24. The maximum building Facade Length is 10.0 m, except:
  - 6.24.1. The maximum building Facade Length is 15.0 m for Facades adjacent to 105 Avenue.
- 6.25. Despite 6.23, the building Facade Length can be increased where articulation is provided, with methods such as:
  - 6.25.1. arcades;
  - 6.25.2. variations in building materials;
  - 6.25.3. colour changes;
  - 6.25.4. signs;
  - 6.25.5. building breaks or Setbacks; or
  - 6.25.6. other methods suitable to the architectural style of the building which provide visual interest.

~~A façade shall not extend greater than 10m without some manner of articulation at street level, with the exception of the 105 Avenue façade for which articulation at least approximately every 15m is required. Articulation may be provided in the form of arcades, variations in building materials, colour changes, signage, building breaks or setbacks, or other methods suitable to the architectural style of the building which provide visual interest.~~

- 6.26. Buildings ~~must provide design and façade shall incorporate~~ treatments such as: awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour, and other architectural features.
- 6.27. Where practical, weather protection in the form of a canopy ~~greater than or equal to at least~~ 2.0 m wide or any other method suitable to the architectural style of the building or Street theme ~~shall~~**must** be provided one Storey above sidewalk level to provide protection from inclement weather.
- 6.28. Buildings ~~shall~~**must** provide windows, balconies, shadow lines, textures, or similar treatments to distinguish residential portions of a building from non-residential portions of a building or non-residential buildings. ~~emphasize horizontal and vertical elements as well as finer grain elements including windows, balconies, shadow lines and textures to distinguish between residential and non-residential buildings.~~
- 6.29. Building materials ~~shall~~**must** be sustainable, durable, high quality, and appropriate for the development within the context of the Arena and Entertainment District.

**S.910.12.5.i.i - Retired**

The regulation requiring buildings to contribute to the signature of the Downtown area has been retired, as the requirements for articulation, reduced massing, etc. are covered under Subsections 6.18, 6.20, and 6.21.

**7. General Regulations**

**Amenity Areas**

- 7.1. Despite Section 5.20, Amenity Areas must comply with the following: ~~Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:~~
  - 7.1.1. A minimum Amenity Area of 3% of the ~~total gross~~ Floor Area of Residential Uses ~~is to a maximum of 10% shall be~~ required for buildings over 2,000 m<sup>2</sup> ~~to the satisfaction of the Development Officer~~. Amenity Areas may include meeting rooms, fitness facilities, and outdoor space. ~~and shall be exempt from FAR calculations.~~

**7.1.1 & 7.1.2 - Revised**

The required amenity area range of 3% to 10% of the Floor Area has been removed, and replaced with a minimum of 3% of the Floor Area, to improve clarity and predictability of the amenity area regulations.

- 7.1.2. Non-residential buildings on Sites of less than 1350m<sup>2</sup> ~~are not shall not be~~ required to provide Amenity Area.
- 7.1.3. A minimum Amenity Area of 4% of total Floor Area of Non-residential or mixed use buildings is required for buildings on Sites greater than 1,350 m<sup>2</sup>. Amenity Areas may include interior and exterior landscaped open spaces, arcades, Rooftop Terraces, atriums, and plazas,  
  
~~Non-residential or mixed use buildings on sites greater than 1350m<sup>2</sup> shall provide a minimum Amenity Area of 4% of the gross floor area on the non-residential uses to a maximum of 10% and may be aggregated on the whole site. Such Amenity Area may include, but is not limited to, interior and exterior landscaped open spaces, arcades, Rooftop Terraces, atriums and plazas, and shall be exempt from FAR calculations.~~
- 7.1.4. Required open space ~~shall~~ must achieve design excellence and may be located at or above ground level or on rooftops. Parking Areas, Driveways, and service access ~~shall~~ must not be included as open space.
- 7.1.5. A diversity of open space ~~shall~~ must be provided throughout the development, designed to accommodate year-round use. Open space ~~shall~~ must include, but is not limited to: space devoted to public gatherings, pedestrian movement, and other social and recreational functions.
- 7.1.6. Public spaces ~~shall~~ must support a variety of outdoor activities such as standing, sitting, strolling, conversing, and dining.

~~Public Amenity Area~~

~~The development of the Abutting public realm shall be in accordance with the standards outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.~~

~~Building setback areas shall improve the public realm and may include, among other amenities, appropriate seating areas, distinctive paving materials, fountains or public art.~~

**Parking, Loading, Storage and Access**

- 7.2. Parking, access, and Site circulation must comply with [Section 5.100](#).

**Landscaping**

- 7.3. Landscaping must be in compliance with [Section 5.80](#) of the Zoning Bylaw except that:
  - ~~For development consisting of Residential Uses, the number of trees provided shall be a minimum of one tree for each 25m<sup>2</sup> of any required Setback at finished grade.~~
  - 7.3.1. ~~For tree requirements,~~ only deciduous species ~~are shall be~~ allowed on any Yard Abutting a ~~Street public roadway, other than a Lane;~~
  - 7.3.2. within the required Setback along 104 Avenue, a 2.5 m sidewalk with flanking rows of deciduous shade trees ~~shall~~ must be provided;
  - 7.3.3. where an arena building Abuts 104 Avenue, a 2.5 m sidewalk ~~shall~~ must be maintained within the road right of way, with shade tolerant plantings, ~~which are not required to be deciduous trees; A flanking row of deciduous trees shall not be required.~~
  - 7.3.4. Landscaping ~~may include -on the Site shall consider the use of~~ plant materials and architectural features that provide colour, texture, and visual interest throughout the year to enhance the appearance of the development and create comfortable, attractive and sustainable environments; ~~for the benefit and enjoyment of its many stakeholders.~~
  - 7.3.5. each Development Permit must include a detailed Landscape Plan, at each Development Permit stage, ~~a detailed Landscape Plan for the subject development permit stage shall be submitted.~~ which the ~~Landscape Plan~~ must be completed by a ~~registered landscape architect registered with the Alberta Association of Landscape Architects, registered to practice in the Province of Alberta and must be to the~~ satisfaction of the Development Planner ~~Officer~~ in consultation with the City Department responsible for environmental services, which must include details on: ~~consultation with Sustainable Development and City of Edmonton Parks and Biodiversity prior to approval of any Development Permit.~~
    - 7.3.5.1. previous Development Permit Landscape Plans, to create an overall landscape plan; ~~The landscape plans shall incorporate all previous development permit stages, resulting in an overall~~

**7.1.1 - Revised**

The regulation that exempted Amenity Area from FAR calculations has been removed, as they are already exempt.

**S.910.12.5.c - Retired**

These regulations have been retired, as the draft Zone already refers to the Capital City Downtown Plan in Subsection 6.1 and 6.2.

**7.3 - Revised**

The regulations in S.910.12.4.e.i. requiring 1 tree per 25.0 m<sup>2</sup> of setback area have been retired, as they are similar to the proposed tree requirements in the Section 5.80 - Landscaping. Section 5.80 requires 1 tree and 2 shrubs per 30 m<sup>2</sup> of setback area.

~~landscape plan at the final development permit stage. The plans shall include, but are not limited to:~~

- 7.3.5.2. all existing and proposed utilities within any road right-of-way;
  - 7.3.5.3. pavement materials;
  - 7.3.5.4. exterior lighting;
  - 7.3.5.5. street furniture elements;
  - 7.3.5.6. pedestrian seating areas;
  - 7.3.5.7. gathering places;
  - 7.3.5.8. pedestrian linkages and connections;
  - 7.3.5.9. sizes and species of new tree plantings;
  - 7.3.5.10. ~~proposed off-Site landscaping adjacent to the Site, such as new sidewalks, streetlights, boulevard landscaping, boulevard trees, street furniture, and utility relocations; and~~
- ~~The Landscape Plan submitted with each Development Permit stage must show proposed off-site landscaping on public property adjacent to the site, to the satisfaction of the Development Officer in consultation with Sustainable Development, City of Edmonton Parks and Biodiversity and Transportation Services. The streetscape improvements may include, but are not limited to, new sidewalks, streetlights, boulevard landscaping, boulevard trees, street furniture, and/or the relocation of utilities underground.~~
- 7.3.5.11. other landscaping elements as applicable.

**Outdoor Lighting**

- 7.4. A detailed lighting plans ~~shall~~**must** be submitted with each Development Permit stage.
- 7.5. Enhanced lighting at ground level ~~shall~~**must** be provided to improve the pedestrian environment and address the long nights associated with a winter city.
- 7.6. Large-scale architectural lighting:
  - 7.6.1. ~~shall~~**must** be used to highlight or accentuate vertical, horizontal, or other architectural elements of buildings; and
  - 7.6.2. may change hues and mark special seasons, weather, and events with unique colour arrangements, and may make use of dramatic lighting elements in order to create a dynamic and exciting event atmosphere.

~~Exterior lighting associated with the development shall be designed such that illumination is minimized beyond the boundaries of the development site, thereby limiting or preventing light pollution and intrusion.~~

**Environmental**

~~With the exception of excavation, the Development Officer, in consultation with the Environmental Planning Group, shall impose any conditions necessary to ensure the area that is subject to the Development Permit is suitable for the full range of Uses contemplated in the Development Permit Application.~~

**S.910.12.5.j.iii - Retired**

This regulation has been retired as it is covered in Section 5.60 - Site Performance Standards.

**S.910.12.7 - Retired**

This regulation has been required, as it is covered in Section 7.140 - Special Information Requirements.



# 3.26 HA - Heritage Area Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for <del>The purpose of this Zone is to establish a special heritage character Zone, in which</del> the existing concentration of historical resources to be preserved, rehabilitated, and reused, while ensuring new developments are pedestrian friendly and compatible in scale, function, built form, and design continuity with the historical, architectural, and urban village character of the area.</p>	<p><b>Overview</b> This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business <del>Live-Work Units</del> <del>Minor Home Based Business and Major Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Lodging Houses</li> <li>2.2.2. Multi unit Housing</li> <li>2.2.3. Row Housing</li> <li>2.2.4. Secondary Suites, where developed within Row Housing</li> <li>2.2.5. Supportive Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>2.3. Bar <del>Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m2 of Public Space</del></p> <p>2.4. Body Rub Centre</p> <p>2.5. Cannabis Retail Store</p> <p>2.6. Cultural Exhibit</p> <p>2.7. Food and Drink Service <del>Restaurants, for less than 100 occupants and 120 m2 of Public Space</del> <del>Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space</del></p> <p>2.8. Hotel <del>Apartment Hotels</del> <del>Hotels</del></p> <p>2.9. Indoor Sales and Service <del>Business Support Services</del> <del>Convenience Retail Stores</del> <del>Commercial Schools</del> <del>Household Repair Services</del> <del>Limited Contractor Services</del> <del>Market</del> <del>Personal Service Shops</del></p> <p>2.10. Liquor Store</p>	<p><b>2. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw, except that certain current Uses in Zoning Bylaw 12800 have been applied, as defined in Section 3.20. These definitions apply only to Section 3.20 - Downtown Special Area, and the Downtown Special Area Zones.</p> <p><b>Residential Uses</b> The residential uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Commercial Uses</b> The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Minor Indoor Entertainment</li> <li>• Food and Drink Services</li> <li>• Hotels</li> <li>• Indoor Sales and Services</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Auctioneering Establishments</li> <li>• Veterinary Services</li> <li>• General Retail Stores</li> <li>• Warehouse Sales</li> <li>• Creation and Production Establishments</li> <li>• Media Studios</li> <li>• Pawn Stores</li> <li>• Secondhand Stores</li> <li>• Private Clubs</li> </ul> <p><b>Community Uses</b> The community uses permitted in this draft</p>

<p>2.11. Minor Indoor Entertainment <del>Indoor Participant Recreation Services</del> <del>Minor Amusement Establishments</del></p> <p>2.12. Office <del>Professional, Financial and Office Support Services</del></p> <p>2.13. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.14. Child Care Service</p> <p>2.15. Community Service <del>Community Recreation Services</del> <del>Government Services</del> <del>Religious Assembly</del></p> <p>2.16. School <del>Public Education Services and Private Education Services</del></p> <p>2.17. Library <del>Public Libraries and Cultural Exhibits</del></p> <p>2.18. Special Event</p> <p><b>Agricultural Uses</b> <del>Urban Gardens</del></p>	<p>zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Community Services</li> <li>• Special Events</li> </ul> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b> <del>Fraternity and Sorority Housing</del></p> <p><b>Commercial Uses</b></p> <p>3.1. Custom Manufacturing <del>Breweries, Wineries and Distilleries</del></p> <p>3.2. Outdoor Sales and Service <del>Convenience Vehicle Rentals</del></p> <p>3.3. Health Service</p> <p>3.4. Nightclub, but not to exceed 200 occupants and 240 m<sup>2</sup> of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential <del>Vehicle Parking</del></p> <p><del>Bars and Neighbourhood Pubs, for more than 100 occupants and 120 m<sup>2</sup> of Public Space</del></p> <p><del>Restaurants, for more than 100 occupants and 120 m<sup>2</sup> of Public Space</del></p> <p><del>Specialty Food Services, for more than 100 occupants and 120 m<sup>2</sup> of Public Space</del></p> <p><del>Auctioneering Establishments</del></p> <p><del>Veterinary Services</del></p> <p><del>General Retail Stores</del></p> <p><del>Warehouse Sales</del></p> <p><del>Creation and Production Establishments</del></p> <p><del>Media Studios</del></p> <p><del>Pawn Stores</del></p> <p><del>Secondhand Stores</del></p> <p><del>Private Clubs</del></p> <p><b>Industrial Uses</b></p> <p>3.5. Fleet Service, limited to the area north of 103 Avenue and east of the north-south Lane east of 104 Street</p> <p><b>Community Uses</b> <del>Carnivals</del></p> <p><b>Basic Service Uses</b></p> <p>3.6. Minor Utility <del>Minor Impact Utility Services</del></p> <p>3.7. Emergency Services <del>Protective and Emergency Services</del></p>	<p><b>3. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>Current discretionary residential activities have changed to permitted activities under the broader residential use class.</p> <p><b>Commercial Uses</b></p> <p>The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Custom Manufacturing</li> <li>• Outdoor Sales and Services</li> </ul> <p>Several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Auctioneering Establishments</li> <li>• Veterinary Services</li> <li>• General Retail Stores</li> <li>• Warehouse Sales</li> <li>• Creation and Production Establishments</li> <li>• Media Studios</li> <li>• Pawn Stores</li> <li>• Secondhand Stores</li> <li>• Private Clubs</li> </ul> <p><b>Industrial Uses</b></p> <p>The discretionary industrial uses in this draft zone are consistent with the current zone.</p> <p><b>Community Uses</b></p> <p>The discretionary community activities have changed to permitted activities under the broader use classes.</p> <p><b>Basic Services Uses</b></p> <p>The discretionary basic services uses in this draft zone are consistent with the current zone.</p> <p><b>Agricultural Uses</b></p> <p>The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are</p>

**Agricultural Uses**

- 3.8. Urban Agriculture  
~~Urban Indoor Farm~~  
~~Urban Outdoor Farms~~

**Sign Uses**

- 3.9. Fascia Sign, limited to On-premises Advertising ~~Fascia On-premises Signs~~
- 3.10. Projecting Sign, limited to On-premises Advertising ~~Projecting On-premises Signs~~
- 3.11. Portable Sign, limited to On-premises Advertising ~~Temporary On-premises Signs~~

allowed under the following uses:

- Urban Agriculture

**Sign Uses**

The discretionary sign uses in this draft zone are consistent with the current zone.

## 4. Additional Regulations for Specific Uses

**Commercial Uses**

4.1. **Nightclubs**

- 4.1.1. The maximum Floor Area is 240 m2 of Public Space for each individual establishment for Sites adjacent to or across an Alley from a Site in a Residential Zone.
- 4.1.2. The maximum capacity is 200 occupants for each individual establishment for Sites adjacent to or across an Alley from a Site in a Residential Zone.

~~but not to exceed 200 occupants and 240 m2 of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential~~

4.2. **Bars and Food and Drink Services**

- 4.2.1. The maximum Floor Area is 120 m2 of Public Space for each individual establishment.
- 4.2.2. The maximum capacity is 100 occupants for each individual establishment.

~~Bars and Neighbourhood Pubs, for more than 100 occupants and 120 m2 of Public Space~~

~~Restaurants, for more than 100 occupants and 120 m2 of Public Space~~

~~Specialty Food Services, for more than 100 occupants and 120 m2 of Public Space~~

- 4.3. **Liquor Stores** must comply with [Section 6.70](#).
- 4.4. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.5. **Cannabis Retail Stores** must comply with [Section 6.20](#).

**Industrial Uses**

4.6. **Fleet Services**

- 4.6.1. ~~Fleet Services~~ are limited to the area north of 103 Avenue and east of the north-south ~~Alley Lane~~ east of 104 Street.
- 4.6.2. Fleet Services must be located within an ~~Use shall be allowed only in the form of an~~ enclosed building.

**Community Uses**

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

**Agricultural Uses**

4.9. **Urban Agriculture**

- 4.9.1. 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.
- 4.9.2. The Development Planner may consider a variance to Subsection 4.9.1. based on the recommendations provided in an environmental site assessment in compliance with [Section 7.140](#).

**Sign Uses**

- 4.10. **Signs** must comply with the regulations found in [Subsection 3 and 9 of Section 6.80, schedule XX59H](#).
- 4.11. For all Sign applications, the Development Planner, in consultation with the [City department responsible for heritage planning](#) ~~Heritage Planner~~, ~~shall~~ **must** review the application in context with the surrounding development, including, but not limited to:
  - 4.11.1. the architectural theme of the area;
  - 4.11.2. any historic designations;
  - 4.11.3. the requirements of any Statutory Plan; and
  - 4.11.4. any streetscape improvements.
- 4.12. The Development ~~Officer~~ **Planner** may require revisions to the application to mitigate the impact of a proposed Sign, and may refuse an application for a Development Permit that ~~negatively adversely~~ impacts the built environment.

**Floor Area and Capacity Exceptions**

- 4.13. ~~The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:~~
  - 4.13.1. ~~measures specified in Subsection 2 of Section 5.60;~~
  - 4.13.2. ~~modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or~~
  - 4.13.3. ~~other similar measures.~~

**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1.	Maximum Floor Area Ratio north of 102 Avenue	8.0
5.1.2.	Maximum Floor Area Ratio south of 102 Avenue	10.0
<b>Unless the following applies:</b>		
5.1.3.	<p>Despite Subsection 6 of <a href="#">Section 7.100</a>, additional Maximum Floor Area Ratio allowed for Residential Uses and Hotels under a variance where the Development Planner is satisfied that the development is compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized</p> <p><del>Notwithstanding the requirements of subsection 910.7(4)(a), for new buildings, Residential Uses and Hotels shall be allowed an additional Floor Area Ratio of 4.0 where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts such as sun shadow and wind are minimized.</del></p>	4.0
<b>Building Height</b>		
5.1.4.	Maximum Height	115 m

<b>Unless the following applies:</b>		
<b>5.1.5.</b>	<p>Despite Subsection 6 of <a href="#">Section 7.100</a>, additional Height may be allowed under a variance for Residential Uses and Hotels where the Development Planner is satisfied that the development is compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized</p> <p><del>Notwithstanding Section 11.4 and the requirements of subsection 910.7(4)(b) and having regard for 910.7(6)(d), additional Height may be allowed to accommodate the additional Floor Area Ratio for Residential Uses and Hotels where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts, such as sun shadow, wind and massing are minimized. In such cases, the application shall be processed as a Class B application.</del></p>	-
<b>Street Wall Height</b>		
<b>5.1.6.</b>	Maximum Street Wall Height	20.0 m
<b>Setbacks</b>		
<b>5.1.7.</b>	<p>Required Front Setback</p> <p><del>buildings shall be built to the front and side property lines. The Development Officer, in consultation with the Heritage Officer, may allow building Setbacks up to 2.5 m to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping that contribute to the historical character of the area. The Development Officer may allow a building Setback of 3.0 m for residential buildings and may allow the required Private Outdoor Amenity Area to be within the 3.0 m building Setback.</del></p>	0 m
<b>5.1.8.</b>	Required Side Setback	0 m
<b>Unless one or more of the following applies:</b>		
<b>5.1.9.</b>	Maximum Front or Side Setback allowed to accommodate street related activities such as sidewalk cafes, architectural features, and Landscaping that contribute to the historical character of the area	2.5 m
<b>5.1.10.</b>	Maximum Front or Side Setback for Ground Floor Residential Uses	3.0 m

## 6. Design Regulations

### Street Interface Regulations

- 6.1. Yards adjacent to a public sidewalk must continue the paving materials, finish, and pattern of the public sidewalk.

#### Public Amenity Area

~~Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.~~

### 6. Design Section Explanatory Notes - Retired

The explanatory notes provided throughout this section are proposed to be removed, as they are not regulations and do not impact what is required in this zone.

#### 6.1 - Revised

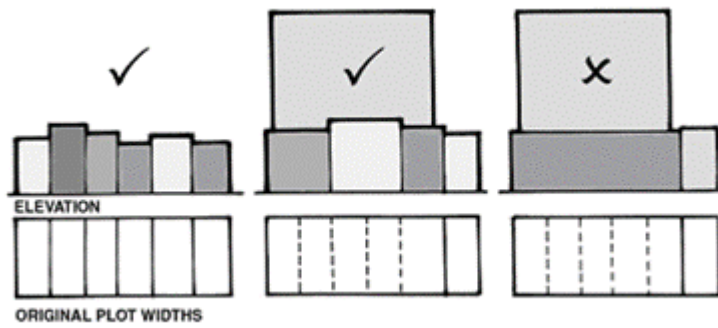
S.910.6.5.a.i.A, which allows the development planner to require soft landscaping has been removed, as the regulation did not provide direction to the development planner for when soft landscaping should be required.

- 6.2. New buildings or additions ~~must shall~~ recognize the scale, architecture, and the built form of the existing historical structures within the general area. ~~particularly those on the same block face.~~
- 6.3. Developments on larger consolidated parcels ~~are encouraged to should~~ break up their Facades facing a ~~Street-public roadways~~ to be reflective of the original ~~pLot widths or widths of the surrounding historic warehouses.~~

**Explanatory Note**

~~Buildings that are designed with regard for, or to recognize, the scale, architecture and general characteristics of the surrounding built form—so that they fit into the physical landscape around them—contribute to the overall good urban design of the community. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.~~

Conceptual Diagram for Subsection 6.3



- 6.4. Above ground Parkades Facades facing a Street must be screened from view at ground level and wrapped with other Uses that have a minimum depth of 10.0 m.

~~No portion of an Above-Ground Parkade on the ground (first) floor shall be allowed for a minimum depth of 10.0 m from any building Façade facing a public roadway, other than a Lane.~~

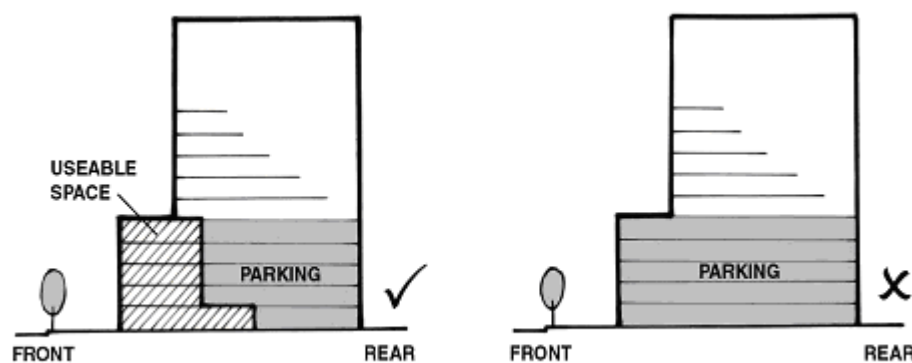
- 6.5. Above ground Parkades Facades facing a Street must be wrapped with other Uses above the Ground Floor that have a minimum depth of 6.0 m.

~~No portion of an Above-Ground Parkade above the ground (first) floor up to 5 Storeys shall be allowed for a minimum depth of 6.0 m from any building Façade facing a public roadway, other than a Lane.~~

**Explanatory Note**

~~Community identity, stability of ownership, and residential character all require that a relationship be developed between residents, businesses, and the neighbourhood. Minimum setbacks for useable space, separating above-ground parking from the front of a building, provides an opportunity for a range of building uses that bind people more fully to the community and thereby contribute to the character and identity of an area. The following graphic representation provides a possible conceptual application of these regulations [(iii) and iv)] for interpretive purposes.~~

Conceptual Diagram for Subsections 6.4 and 6.5



- 6.6. Balconies ~~are not shall not be~~ allowed within the first 5 Storeys of a building ~~Facade facing a Street. on those portions of the building facing a public roadway, other than a Lane.~~

**Explanatory Note**

~~The building Façade is pronounced by not allowing balconies to break up and obscure both building features and the building fits into the surrounding urban fabric. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.~~

Conceptual Diagram for Subsection 6.6



6.7. The Ground Floor must be less than or equal to 0.75 m above Grade, for a minimum of 80% of the building Frontage.

~~The geodetic elevation of the floor that is directly above Grade shall not exceed the geodetic elevation of the Abutting public sidewalk by more than 0.75 m, for a minimum of 80% of the building Frontage.~~

**Tower Regulations Tower Floor Plate, Stepbacks, and Spacing**

6.8. Buildings greater than 20.0 m in Height must have a Tower and Podium configuration that ensures compatibility with the Facades of adjacent, older institutional, or historic buildings. Any buildings taller than 5 Storeys must have a minimum of 3 Storeys where the building Façade is built to the property line Abutting the Street.

6.9. Despite Subsection 6.8, the maximum Height of a Podium may be varied by the Development Planner provided that the Height is compatible with adjacent development.

~~Any front elevation Abutting a public roadway other than a Lane shall be no greater than 5 Storeys or 20.0 m in Height. Any portion of the building Height greater than this shall be stepped back from the property line. Any buildings taller than 5 Storeys shall have a minimum of 3 Storeys where the building Façade is built to the property line Abutting the street. The Development Officer may allow a greater building Height and number of podium Storeys for the podium provided that the Height fits contextually with adjacent buildings.~~

~~Any front elevation Abutting a Street must not be greater than 5 Storeys or 20.0 m in Height.~~

~~Any portion of the building Height greater than this shall be stepped back from the property line.~~

6.10. Development must comply with Table 6.10:

Table 6.10. Tower Regulations		
Subsection	Regulation	Value
6.10.1	Maximum Tower Floor Plate for any portion above a Podium  <del>For buildings greater than 20m in Height, the maximum residential Floor Plate shall not exceed 900 m2, but in no case shall it exceed 80% of the podium Floor Plate, to the satisfaction of the Development Officer.</del>	900 m2 or 80% of the Podium Floor Plate, whichever is lesser
6.10.2	Minimum Tower Stepback from the Street Wall  <del>Tower Stepback from the Street Wall shall be a minimum of 4.5m.</del>	4.5 m
6.10.3	Minimum separation between Towers on the same Site and Abutting Sites  <del>The minimum space between Towers shall be 25m.</del>	25.0 m

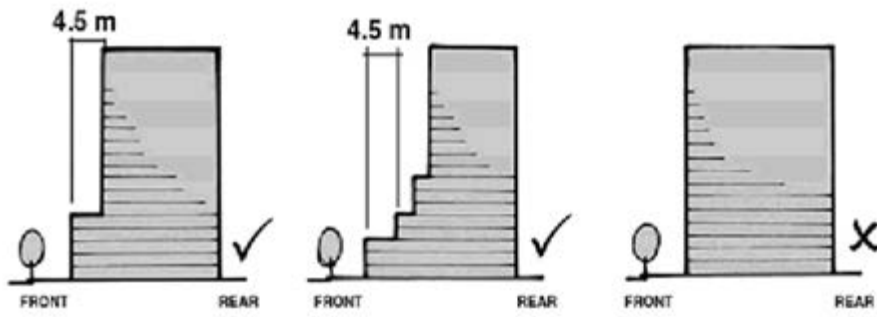
**Explanatory Note**

~~A 4.5 m Setback between the front of the building and upper building Storeys is a common technique used to reduce the perceived mass of a building and promote the pedestrian scale of the street. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.~~

Conceptual Diagram for Subsection 6.10

**6.8 - Revised**

The regulation regarding building height has been simplified to only provide Height in meters, not in storeys. The regulation has been updated to provide clarity on when a Tower and Podium configuration is required.



6.11. The Development Planner may consider a variance to Subsection 6.10.3, taking into consideration factors such as:

- 6.11.1. the orientation and placement of the tower and associated visual, sun, shadow, and microclimatic impacts on Amenity Areas, Pathways, and Abutting residential or mixed use developments;
- 6.11.2. the context of the site in relation to the location and height of buildings on Abutting sites; and
- 6.11.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.

~~The minimum space between Towers shall be 25m. The Development Officer may vary the Tower spacing in consideration of the following:~~

~~The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and~~

~~The recommendations, and mitigative measures specified in any required technical studies.~~

6.12. Towers must be designed, oriented, and constructed to:

- 6.12.1. maximize views;
- 6.12.2. articulate the Downtown skyline; and
- 6.12.3. allow sun penetration at the street level, in public spaces, plazas, parks, and Amenity Areas.

~~Building Setbacks, Tower spacing, and sculpting shall be used to reduce building mass and augment views, light and privacy.~~

6.13. Rooftops of Towers ~~shall~~ must be designed with penthouses to accommodate mechanical penthouses, reduce the heat island effect, facilitate energy efficiency, and contribute to a distinctive and unique Downtown skyline. The design of the roof may include a combination of:

- 6.13.1. ~~g~~Green ~~r~~Roofs;
- 6.13.2. Solar Collectors;
- 6.13.3. patios; or
- 6.13.4. public or private open spaces.

6.14. Wherever ~~p~~Podium roofs are visible from adjacent developments, the development ~~shall~~ must provide enhancements to improve rooftop aesthetics, ~~which Enhancements~~ may include:

- 6.14.1. patios;
- 6.14.2. Gardens;
- 6.14.3. ~~g~~Green ~~r~~Roofs; or
- 6.14.4. additional Amenity Area.

6.15. Despite Subsection 6.10.1, a minimum 10% reduction in Floor Plate area for the top 4 Storeys of a Tower is required.

~~The Tower Floor Plate(s) of the top 4 floors must be reduced a further 10% to 15%, to the satisfaction of the Development Officer, through Stepbacks to create the articulation, visual interest, and reduced massing effects.~~

6.16. The top Storeys of Towers must contribute to the 'signature' of the building and the City's skyline through sculpting of the upper Storeys and roofs.

**Facade Regulations Architectural Treatment**

6.17. The first 20.0 m of the Height of all building Facades that face a Street ~~The building shall~~ must include the following design elements to reduce the perceived mass and add architectural interest: ~~These requirements shall apply consistently to all building~~

**6.11 - Revised**

This regulation has been revised to be in closer alignment to the variance power given in the proposed new Mixed Use (MU) zone.

**S.910.7.5.a.i - Revised**

The regulation requiring measures to reduce building mass has been simplified in Subsection 6.12. The requirements for setbacks and tower spacing have been retired, as they are required in Subsection 6.10.



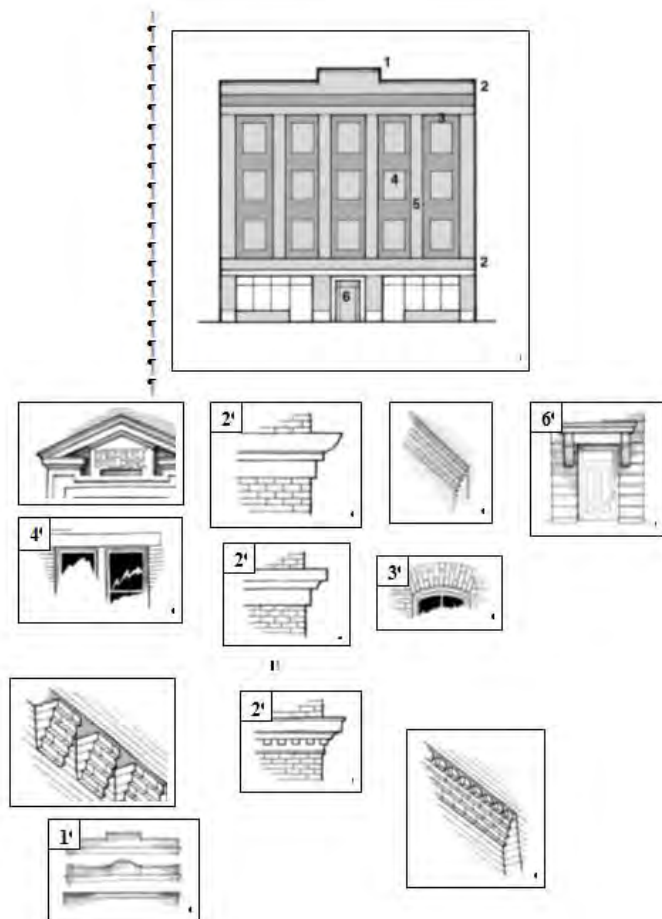
facades within the first 5 Storeys or 20.0 m that face a public roadway, other than a Lane:

- 6.17.1. All exposed building Facades shall must be architecturally treated to create a unified building exterior.
- 6.17.2. Building Facades shall must incorporate architectural design details or features that recognize the heritage character of the area.

**Explanatory Note**

Architectural detailing includes such features as those shown below. The following graphic representations provide possible conceptual applications of this regulation for interpretive purposes:

Conceptual Diagram for Subsection 6.17



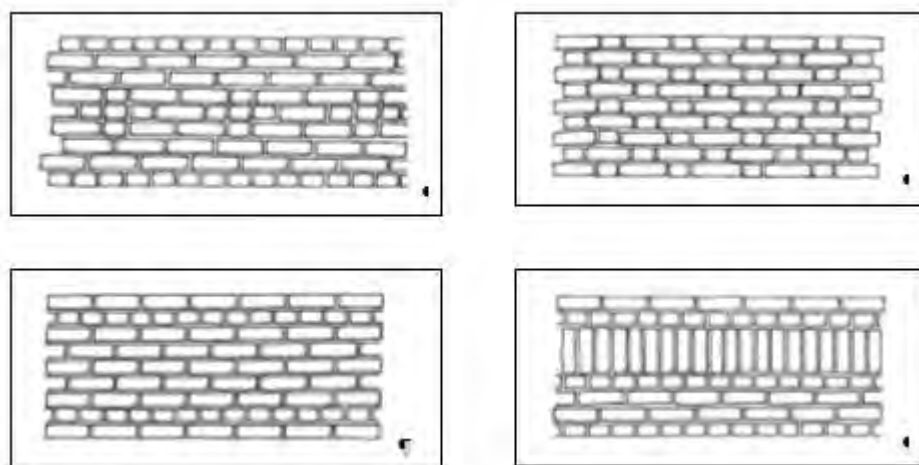
- 6.18. The first 20.0 m of the Height of a building must use Brick for a minimum of 50% of the exterior cladding, excluding windows and entrances.

Brick shall be used as the predominant cladding material (more than 50% of the exterior cladding excluding windows and entrances) within the first 5 Storeys or 20.0 m of a new building:

**Explanatory Note**

Brick is a high quality building material that creates a range of texture and pattern that helps add architectural interest to a building. Different configurations of brick work are employed to add unique character to buildings. The following graphic representations provide possible conceptual applications of this regulation for interpretive purposes:

Conceptual Diagram for Subsection 6.18

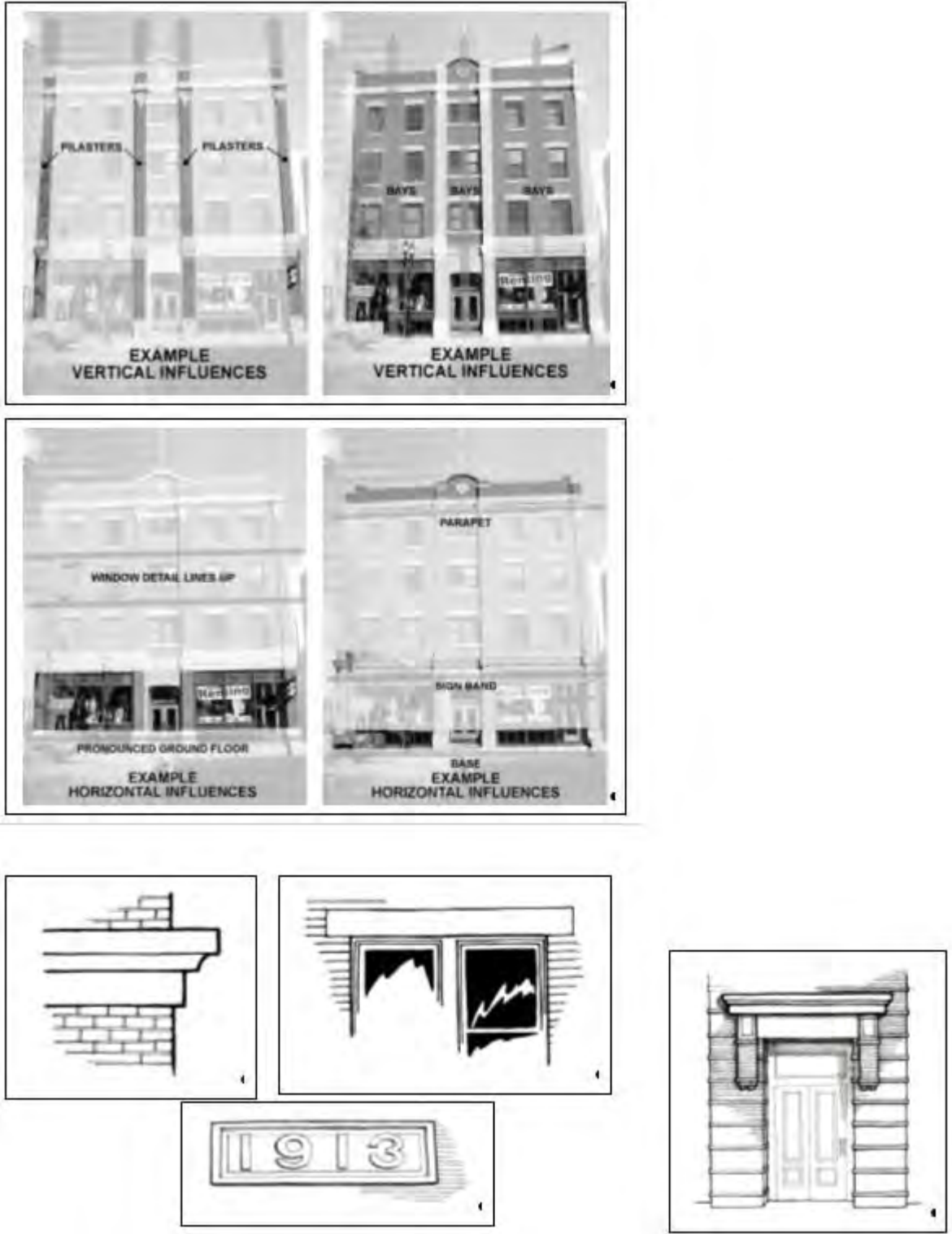


- 6.19. The architectural treatment of the first building up to the first 5 Storeys or 20.0 m of the Height of a building shall must adhere to the general alignment of the horizontal elements and vertical elements of the adjacent buildings along the same block face.

**Explanatory Note**

Horizontal and vertical building elements combine to create rhythm to the street and interest in the built form. The following graphic representations provide possible conceptual applications of this regulation for interpretive purposes.

Conceptual Diagram for Subsection 6.19



6.20. All ~~new~~ buildings must establish a unique building architecture that recognizes the historic character of the area but is not a duplication of surrounding buildings subject to the Heritage Area Zone regulations.

**Rooftop and Skyline Effects**

All minor mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building

S.910.7.5.b.iii - **Revised**

This regulation has been retired and replaced with the general regulations found in Section 5.60, which apply to all zones.

## 7. General Regulations

### Amenity Areas

7.1. Despite [Section 5.20](#), Amenity Areas must comply with the following:

~~Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:~~

- 7.1.1. a minimum Amenity Area of 3% of the ~~total Floor Area~~ of non-Residential ~~Uses~~ ~~Floor Area shall~~ must be provided, which may include ~~The Amenity Area shall be exempted from Floor Area calculations to a maximum of 6% of the Floor Area of the development. Such Amenity Areas may include~~ courtyards, interior landscaped open space, arcades, plazas, atriums, and seating areas.
- 7.1.2. non-Residential buildings of less than 1,394 m<sup>2</sup> ~~are shall~~ not required to provide ~~the 3%~~ Amenity Area.
- 7.1.3. Amenity Area for Multi-unit Housing ~~is shall not be~~ not required.

### Parking, Loading, Storage and Access

7.2. Despite [Subsection 5.100](#), Surface Parking Lots ~~shall~~ must provide a minimum 2.0 m landscaped Setback from any property line Abutting a Street in addition to the Landscaping requirement.

### Landscaping

7.3. Landscaping ~~shall~~ must be in compliance with [Section 5.80 of the Zoning Bylaw](#), except that ~~For tree requirements,~~ only deciduous species ~~are shall be~~ allowed in any Setback area Abutting a Street. ~~on any Yard Abutting a public roadway, other than a Lane.~~

~~Trees shall be provided in compliance with subsection 55.3. For development consisting of Residential Uses, the number of trees provided must be one tree for each 25 m<sup>2</sup> of any Yard at Grade; and~~

**7.1 - Revised**

The regulation that exempted Amenity Area from FAR calculations has been removed, as they are already exempt.

**7.3 - Revised**

The regulations in S.910.6.4.e.i.A requiring 1 tree per 25.0 m<sup>2</sup> of setback area have been retired, as they are similar to the proposed tree requirements in the Section 5.80 - Landscaping. Section 5.80 requires 1 tree and 2 shrubs per 30 m<sup>2</sup> of setback area.

# 3.27 CCA - Core Commercial Arts Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for <del>The purpose of this Zone is to provide a Zone for</del> a variety of high density and quality development that accommodates office, retail, service, institutional, <del>R</del>residential, arts, and entertainment Uses that meet the <del>Use</del> objectives for the Commercial Cultural Core <del>The intent is</del> to further strengthen the Downtown’s central area by providing continuous retail at ground level, enhancing arts and entertainment activities, accommodating Residential Uses, and supporting a <del>making the Core more</del> pedestrian friendly environment.</p>	<p><b>Overview</b> This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business <del>Minor Home Based Business</del> <del>Major Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Multi-unit Housing</li> <li>2.2.2. Row Housing</li> <li>2.2.3. Supportive Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>2.3. Bar <del>Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space</del></p> <p>2.4. Body Rub Centre</p> <p>2.5. Cannabis Retail Store</p> <p>2.6. Cultural Exhibit</p> <p>2.7. Food and Drink Service <del>Restaurants</del> <del>Specialty Food Services</del></p> <p>2.8. Health Service</p> <p>2.9. Hotel <del>Apartment Hotels</del> <del>Hotels</del></p> <p>2.10. Indoor Sales and Service <del>Auctioneering Establishments</del> <del>Business Support Services</del> <del>Commercial Schools</del> <del>Convenience Retail Stores</del> <del>General Retail Stores</del> <del>Limited Contractor Services</del> <del>Market</del></p>	<p><b>2. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b> The residential uses permitted in this draft zone are consistent with the current zone.</p> <p>The following discretionary residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:</p> <ul style="list-style-type: none"> <li>• Live Work Units</li> </ul> <p><b>Commercial Uses</b> The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Food and Drink Services</li> <li>• Hotels</li> <li>• Indoor Sales and Services</li> <li>• Minor Indoor Entertainment</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m<sup>2</sup> of Public Space</li> <li>• Mobile Catering Food Services</li> <li>• Motels</li> <li>• Pawn Stores</li> <li>• Convenience Vehicle Rentals</li> <li>• Secondhand Stores</li> <li>• Veterinary Services</li> <li>• Warehouse Sales</li> </ul>

<p><del>Media Studios</del>  <del>Minor Amusement Establishments</del>  <del>Personal Service Shops</del></p> <p>2.11. Liquor Store                  2.12. Minor Indoor Entertainment  <del>Private Clubs</del></p> <p>2.13. Office  <del>Professional, Financial and Office Support Services</del></p> <p>2.14. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.15. Child Care Service                  2.16. Community Service  <del>Community Recreation Services</del>  <del>Indoor Participant Recreation Services</del>                  Government Services  <del>Religious Assembly</del></p> <p>2.17. Library                  2.18. School  <del>Private Education Services and Public Education Services</del></p> <p>2.19. Special Event</p> <p><b>Agricultural Uses</b></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.20. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del>                  2.21. Projecting Sign, limited to On-premises Advertising <del>Projecting On-premises Signs</del>                  2.22. Portable Sign, limited to On-premises Advertising <del>Temporary On-premises Signs, not including portable signs</del></p>	<ul style="list-style-type: none"> <li>Automotive and Minor Recreation Vehicle Sales/Rentals, within an enclosed building</li> <li>Major Amusement Establishments</li> </ul> <p><b>Community Uses</b>                  The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>Special Events</li> </ul> <p><b>Sign Uses</b>                  The discretionary sign uses in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
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<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p>3.1. Residential, limited to:                  3.1.1. Lodging Houses</p> <p><del>Live Work Units</del></p> <p><b>Commercial Uses</b></p> <p>3.2. Custom Manufacturing  <del>Breweries, Wineries and Distilleries</del>  <del>Creation and Production Establishments</del></p> <p>3.3. Exhibition and Convention Facility                  3.4. Natural Science Exhibit                  3.5. Nightclub                  3.6. Spectator Entertainment Establishment</p> <p><del>Vehicle Parking</del>  <del>Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m2 of Public Space</del>  <del>Mobile Catering Food Services</del>                  Motels                  Pawn Stores  <del>Convenience Vehicle Rentals</del>  <del>Secondhand Stores</del>  <del>Veterinary Services</del>                  Warehouse Sales  <del>Automotive and Minor Recreation Vehicle Sales/Rentals, within an enclosed building</del>  <del>Major Amusement Establishments</del></p> <p><b>Community Uses</b></p> <p><del>Carnivals, within an enclosed building</del></p>	<p><b>2. Revised</b>                  The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b>                  The proposed discretionary residential activities are consistent with the current zone, except that Live Work Units has changed to a permitted activity under the broader residential use class.</p> <p><b>Commercial Uses</b>                  The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>Custom Manufacturing</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m2 of Public Space</li> <li>Mobile Catering Food Services</li> <li>Motels</li> <li>Pawn Stores</li> <li>Convenience Vehicle Rentals</li> <li>Secondhand Stores</li> <li>Veterinary Services</li> <li>Warehouse Sales</li> <li>Automotive and Minor Recreation Vehicle Sales/Rentals, within an enclosed building</li> <li>Major Amusement Establishments</li> </ul>
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**Industrial Uses**

- 3.7. Crematorium  
~~Funeral, Cremation and Interment Services~~
- 3.8. Fleet Service

**Basic Services Uses**

- 3.9. Emergency Service  
~~Protective and Emergency Services~~
- 3.10. Health Care Facility  
~~Extended Medical Treatment Services~~
- 3.11. Minor Utility  
~~Minor Impact Utility Services~~
- 3.12. Recycling Drop-off Centre  
~~Recycled Materials Drop-off Centres, within an enclosed building~~

**Agricultural Uses**

- 3.13. Urban Agriculture  
~~Urban Indoor Farms~~  
~~Urban Outdoor Farms~~

**Sign Uses**

- 3.14. Fascia Sign, limited to Off-premises Advertising  
~~Fascia Off-premises Signs~~
- 3.15. Major Digital Sign
- 3.16. Minor Digital Sign  
~~Minor Digital Off-premises Signs~~  
~~Minor Digital On-premises Signs~~  
~~Minor Digital On-premises Off-premises Signs~~
- 3.17. Projecting Sign, limited to Off-premises Signs  
~~Projecting Off-premises Signs~~
- 3.18. Portable Sign, limited to Off-premises Signs  
~~Temporary Off-premises Signs~~

**Community Uses**

Carnivals, a current discretionary commercial activity, has changed to permitted activities under the proposed broad use classes.

**Industrial Uses**

The discretionary industrial uses in this draft zone are consistent with the current zone.

**Basic Services Uses**

The discretionary basic services uses in this draft zone are consistent with the current zone.

**Agricultural Uses**

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

**Sign Uses**

The discretionary sign uses in this draft zone are consistent with the current zone.

**4. Additional Regulations for Specific Uses**

~~The following regulations shall apply to all Permitted and Discretionary Uses.~~

**Residential Uses**

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).
- 4.2. **Residential**
  - 4.2.1. Must not exceed 90% of the total Floor Area of a building.
  - 4.2.2. Must not be the only Use in a building.
  - 4.2.3. Must not be developed on the Ground Level.

~~For new buildings, Residential Uses shall not exceed 90% of gross Floor Area and shall not be developed as stand-alone buildings or at Grade.~~

**Commercial Uses**

- 4.3. **Bars**
  - 4.3.1. Have a maximum Floor Area of 240 m2 of Public Space for each individual establishment.
  - 4.3.2. Have a maximum capacity of 200 occupants for each individual establishment.
- 4.4. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.5. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 4.6. **Liquor Stores** must comply with [Section 6.70](#).

**Community Uses**

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

**4.3. Revised**

This regulation has been moved to this section from Section 3. This regulation has been rewritten, to clarify the size conditions restricting it to a discretionary use.

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

**Agricultural Uses**

4.9. **Urban Agriculture**

- 4.9.1. 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.
- 4.9.2. The Development Planner may consider a variance to Subsection 4.9.1 based on the recommendations provided in an environmental site assessment in compliance with [Section 7.140](#)

**Industrial Uses**

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

**Sign Uses**

- 4.11. **Sign Uses** must comply with the regulations found in Subsection 3 and 6 of [Section 6.80](#).
- 4.12. Despite [Section 6.80](#), Minor Digital On-premises Signs are prohibited when the Copy of the sign faces the Civic Precinct area on Sites Abutting 103A Avenue to the north, 102 Avenue NW to the south, 99 Street NW to the east, and 100 Street NW to the west.  
  
~~Notwithstanding the requirements of Section 910.5(4)(g), Minor Digital On-premises Signs shall:  
  
be prohibited when the Copy of the Minor Digital On-premises Signs faces the Civic Precinct area on Sites Abutting 103A Avenue to the north, 102 Avenue NW to the south, 99 Street NW to the east, and 100 Street NW to the west.~~

**Floor Area and Capacity Exceptions**

- 4.13. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 4.13.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 4.13.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 4.13.3. other similar measures.

**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1. Building Regulations		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1.	Maximum Floor Area Ratio east of 100 Street  <del>the maximum Floor Area Ratio east of 100 Street shall be 8.0</del>	8.0
5.1.2.	Maximum Floor Area Ratio west of 100 Street  <del>the maximum Floor Area Ratio west of 100 Street shall be 12.0; and</del>	12.0
5.1.3.	Maximum Floor Area Ratio for the area bounded on the east by 100 Street, on the north by Jasper Avenue, on the south by Macdonald Drive and on the west by the north/south Alley and pedestrian Pathway	13.1

	<del>Notwithstanding 4(a)(ii), the maximum Floor Area Ratio shall be 13.1 for the area bounded on the east by 100 Street, on the north by Jasper Avenue, on the south by Macdonald Drive and on the west by the north/south Lane and pedestrian Walkway.</del>	
<b>Unless the following applies:</b>		
<b>5.1.4.</b>	<p><del>Despite Subsection 6 of Section 7.100, additional Maximum Floor Area Ratio allowed for Hotels under a variance where the Development Planner is satisfied that the development is compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized</del></p> <p><del>Notwithstanding the requirements of subsection 910.5(4)(a), Hotels shall be allowed an additional Floor Area Ratio of 4.0 where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized.</del></p>	4.0
<b>Height</b>		
<b>5.1.5.</b>	<p><del>Maximum Height</del></p> <p><del>the maximum permitted Height shall not exceed 150 m;</del></p>	150 m
<b>Unless the following applies:</b>		
<b>5.1.6.</b>	<p><del>Despite Subsection 6 of Section 7.100, maximum Height permitted under a variance where the Development Planner is satisfied that the built form, its profile, sculpting, and detailing, as well as the quality of its material is a significant positive addition to the City's skyline</del></p> <p><del>the maximum discretionary Height shall not exceed 200 m; and</del></p> <p><del>Where the maximum Height exceeds 150 m, the Development Officer shall ensure the design of the built form, its profile, sculpting, and detailing, as well as the quality of its material is such that it is a significant positive addition to the City's skyline.</del></p>	200 m
<b>Ground Floor and Street Wall Height</b>		
<b>5.1.7.</b>	<p><del>Minimum Ground Floor Height</del></p> <p><del>The ground Storey shall have a minimum Height of 3.5m;</del></p>	3.5 m
<b>5.1.8.</b>	<p><del>Minimum building Street Wall Height</del></p> <p><del>The building façade that comprises a portion of the Street Wall shall range in Height from 9m to 26m.</del></p>	9.0 m
<b>5.1.9.</b>	<p><del>Maximum building Street Wall Height</del></p>	26.0 m

5.2. ~~Despite Subsections 5.1.8 and 5.1.9, Street Wall Height must be within 7.0 m of the Street Wall Height of adjacent buildings.~~



~~Infill developments shall ensure that the Height of the building façade or podium base is within 7m of the adjacent buildings façade or podium.~~

- 5.3. ~~Despite Subsections 5.1.8 and 5.1.9, the Development Officer~~Planner may vary the Street Wall Height in consideration of~~the following~~:
- 5.3.1. the visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
  - 5.3.2. the recommendations, and mitigative measures specified in any required technical studies.

- 5.4. ~~Despite Subsection 5.5, the Development Planner may consider a variance to the Setback regulations in consideration of the existing block face Setback and the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.~~

~~Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the Front Setback.~~

- 5.5. Setbacks must comply with Table 5.5:

Table 5.5. Setback Regulations		
Subsection	Regulation	Value
<b>Setbacks Abutting Streets</b>		
5.5.1.	Minimum Setback <del>Buildings shall have a front Setback between 1.5 to 2.5m, except that:</del>	1.5 m
5.5.2.	Maximum Setback	2.5 m
<b>Unless 1 or more of the following applies:</b>		
5.5.3.	<del>Required Setback the Setback</del> on the north side of 103A Avenue between 97 and 101 Street <del>shall be 10.0m;</del>	10.0 m
5.5.4.	<del>Required Setback the Setback for properties fronting</del> on the south side of 103A Avenue between 97 and 101 Street <del>shall be 5.0m;</del>	5.0 m
5.5.5.	<del>Required Setback the Setback for properties fronting</del> on the south side of 104 Avenue between 101 and 103 Streets <del>shall be 5.0m</del>	5.0 m
5.5.6.	Minimum Setback for all other buildings located west of 100 Street and south of 103A Avenue, and west of 101 Street and south of 104 Avenue <del>the Setback from the front property line for all other buildings not covered by subsection b) and c) located west of 100 Street and south of 103A Avenue, and west of 101 Street and south of 104 Avenue shall have a zero to 2.5m front Setback;</del>	0 m
5.5.7.	Maximum Setback for all other buildings located west of 100 Street and south of 103A Avenue, and west of 101 Street and south of 104 Avenue	2.5 m
<b>Side Setbacks</b>		

**5.5 - Revised**

This regulation has been revised to provide clarity on when the development planner should consider the existing block face and Capital City Downtown Plan when allowing for a variance to the setback requirements.

5.5.8.	<p style="color: red;">Required Interior Side Setback</p> <p style="color: red;"><del>Buildings shall be built to the side property lines; and</del></p>	0 m	
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## 6. Design Regulations

### Street Interface Regulations

- 6.1. Development must be designed in a manner consistent with the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.
- ~~Buildings shall reflect the street types identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, emphasizing specific boulevard treatments to enhance the pedestrian-oriented character of the Commercial Cultural Core.~~
- ~~The development of the Abutting public realm shall be in accordance with the standards outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.~~
- 6.2. Buildings ~~shall~~**must** be designed to accommodate Commercial Uses to strengthen the pedestrian oriented shopping area ~~by through the following:~~
- 6.2.1. ~~breaking up major shopping complexes or large format stores over 2,000 m2 in area into smaller scale retail spaces with ground level Street Frontages to establish a rhythm of fine-grained street oriented retail establishments;~~

~~developing major shopping complexes and large format stores over 2,000 m2 to contain smaller scale retail spaces with ground level street Frontage to establish a rhythm of fine-grained street oriented retail establishments;~~
  - 6.2.2. providing entrances to the Street for all Ground Floor Commercial Uses;
 

~~Major shopping complexes and large format stores over 2000m2 shall contain smaller scale retail spaces with direct access to the street to maintain a rhythm of fine-grained retail establishments at Grade. All street level Commercial Uses that Abut a street shall provide a primary direct access to the street;~~
  - 6.2.3. ~~providing architectural treatment of new developments and substantial renovations shall have~~ windows on the front Facade of the building at for each storey, ~~and the placement and type of windows shall~~that allow viewing into the building;
  - 6.2.4. providing a minimum of 60% of Street Frontage for retail, services, and other Commercial Uses; and
  - 6.2.5. ~~having a Ground Floor elevation less than or equal to 0.3 m above Grade.~~

~~The geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the Abutting public sidewalk by more than 0.3 m.~~
- 6.3. Yards ~~abutting a public sidewalk~~, including useable outdoor spaces, ~~shall~~**must** continue the public sidewalk paving materials, finish, and pattern. ~~In addition, soft landscaping may be required at the Discretion of the Development Officer.~~

### Entrance Regulations and Corners

- 6.4. Ground ~~Floor level Commercial retail~~ Uses ~~shall~~**must** open to the Street rather than exclusively to an internal atrium.
- 6.5. In mixed-Use buildings, Residential Uses ~~shall~~**must** have access at Grade that is separate from the commercial premises.
- 6.6. Buildings at corners ~~shall~~**must** provide courtyards, major ~~entrances, entry ways~~ or distinctive architectural features consistent with the style of the building or influences

**6.3 - Revised**  
S.910.5.5.a.iv.A, which allows the development planner to require soft landscaping has been removed.

on the other corners of the intersection to enhance pedestrian circulation and, where applicable, enhance axial views.

- 6.7. Buildings ~~shall~~**must** be designed and oriented to face the front property line with entrances that are clearly visible, except on double fronting Streets where the building must be designed to ~~face front~~ both the street and the avenue.

**Tower Regulations Tower Floor Plate, Stepbacks, and Spacing**

- 6.8. Buildings greater than 26.0 m in Height must have a Tower and Podium configuration, except for buildings with another configuration that ensures design treatments are compatible with the Facades of other buildings in the area.

~~Buildings greater than 26.0 m in Height are allowed in the form of a podium plus Tower composition or other configuration that ensures design treatments are compatible with the Facades of adjacent buildings in the immediate area.~~

- 6.9. Development must comply with Table 6.9:

Table 6.9. Tower Regulations		
Subsection	Regulation	Value
6.9.1	Minimum Tower Stepback from the Street Wall <del>Towers shall stepback from the front podium wall a minimum of 4.5 m.</del>	4.5 m
6.9.2	Minimum separation between a Tower with a Residential Use and any other Tower <del>The minimum space between a residential Tower and any other Tower shall be 25 m.</del>	25.0 m
6.9.3	Minimum separation between non-Residential Towers <del>The minimum space between non-residential Towers shall be 20m.</del>	20.0 m

- 6.10. The Development Planner may consider a variance to Subsection 6.9.2 and 6.9.3, taking into consideration factors such as:

- 6.10.1. the orientation and placement of the tower and associated visual, sun, shadow, and microclimatic impacts on Amenity Areas, Pathways, and Abutting residential or mixed use developments;
- 6.10.2. the context of the site in relation to the location and height of buildings on Abutting sites; and
- 6.10.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.

~~The Development Officer may vary the Tower spacing in consideration of the following:~~

~~The visual sun/shadowing, and other microclimatic impacts on adjacent residential development; and~~

~~The recommendations, and mitigative measures specified in any required technical studies.~~

- 6.11. The mid-level of Towers must provide Setbacks and articulation to minimize the impact of massing.

~~The mid-level of tall buildings or Towers shall employ building stepbacks, tower spacing and sculpting to reduce building mass and augment views, light and privacy.~~

- 6.12. Towers must be designed, oriented, and constructed to:

- 6.12.1. maximize views;
- 6.12.2. articulate the Downtown skyline; and
- 6.12.3. allow sun penetration at the street level, in public spaces, plazas, parks, and Amenity Areas.

~~Towers, whether in the form of freestanding independent structures, or a number of associated structures within a complex shall be designed, oriented and constructed to maximize views, articulate the downtown skyline, and allow sunlight penetration at the street level, in public spaces, plazas, parks and amenity areas.~~

**6.10 - Revised**

This regulation has been revised to be in closer alignment to the variance power given in the MU zone.

- 6.13. Towers must provide a minimum 10% reduction in Floor Plate area for the top 4 Storeys.  
~~The Tower Floor Plate(s) of the top 4 Storeys shall be reduced a further 10% to 15%, to the satisfaction of the Development Officer, through Stepbacks to create the articulation, visual interest, and reduced massing effects.~~
- 6.14. ~~Despite Subsection 6.13, Towers Developments~~ less than 26.0 m in Height on sites 700 m<sup>2</sup> or less may not be required to provide Floor Plate reduction ~~under a variance.~~

**Building Facade Regulations, Materials, and Exterior Finishing**

- 6.15. Building Facades ~~shall~~**must** incorporate architectural design details or features that recognize the predominant urban character of the Street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan., ~~Bylaw 45200.~~
- 6.16. Building Facades ~~shall~~**must** be strongly articulated at regular increments to add variety, rhythm, and a human scaled dimension along the block face.
- 6.17. Building design and Facades ~~shall~~**must** incorporate treatments such as awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour, and other architectural features.
- 6.18. Buildings ~~shall~~**must** provide windows, balconies, shadow lines, textures, or similar treatments to distinguish residential portions of a building from non-residential portions of a building or non-residential buildings. ~~emphasize horizontal and vertical elements as well as finer grain elements including windows, balconies, shadow lines and textures to distinguish between residential and non-residential buildings.~~
- 6.19. Building materials ~~shall~~**must** be sustainable, durable, high quality, and appropriate for the development within the context of the Commercial Cultural Core district. ~~The contextual fit, design, proportion, quality, texture and application of various finishing materials must be to the satisfaction of the Development Officer.~~
- 6.20. All exposed building Facades ~~shall~~**must** have consistent and harmonious exterior finishing materials.
- 6.21. Infill developments ~~shall~~**must** be sensitive to the rhythm, articulation, design character, scale, Facade, and materials colours and textures of the block face.

**Roofing Regulations and Skyline Effects**

- ~~The top level(s) of Towers shall contribute to the 'signature' of the building and the City's skyline through sculpting of the upper floors and roofs.~~
- 6.22. Exterior finishing materials and screening for mechanical equipment must comply with Section 5.60.  
~~Rooftops of Towers shall be designed with penthouses to accommodate mechanical penthouses, reduce the heat island effect, facilitate energy efficiency and contribute to a distinctive and unique Downtown skyline.~~  
~~All minor mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.~~
- 6.23. The roof design may include a combination of:
- 6.23.1. Green Roofs;
  - 6.23.2. Solar Collectors;
  - 6.23.3. patios; or
  - 6.23.4. private or public open spaces.
- ~~The design of the roof may include a combination of green roofs, Solar Collectors, patios, and public or private open spaces.~~
- 6.24. Enhancements to Podium roofs that are visible from adjacent developments are required, which may include elements such as patios, gardens, Green Roofs, or additional Amenity Area  
~~Wherever podium roofs are visible from adjacent developments, the development shall provide enhancements to improve rooftop aesthetics. Enhancements may include patios, gardens, green roofs or additional Amenity Area.~~

**S.910.5.5.f.i - Retired**  
The regulation requiring buildings to contribute to the signature of the Downtown area has been retired, as the requirements for articulation, reduced massing, etc. are covered under Subsections 6.11 and 6.13.

## 7. General Regulations

### Amenity Areas

- 7.1. ~~Despite Section 5.20, Amenity Areas must comply with the following: Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:~~
- 7.1.1. A minimum Amenity Area of 3% of ~~total~~gross Floor Area of Residential Uses, ~~to a maximum of 6% shall be~~ is required for buildings over 2,000 m<sup>2</sup> ~~to the satisfaction of the Development Officer~~. Amenity Areas may include meeting rooms, fitness facilities, and outdoor space. ~~, and shall be exempt from FAR calculations.~~
  - 7.1.2. Non-Residential buildings on Sites of less than 1,350m<sup>2</sup> ~~are not shall be~~ required to provide Amenity Area.
  - 7.1.3. Non-Residential or mixed use buildings on Sites greater than 1,350m<sup>2</sup> ~~must shall~~ provide a minimum Amenity Area of 3% of total Floor Area for the non-Residential Uses ~~which to a maximum of 6% of the development. Amenity Areas~~ may include interior landscaped open spaces, arcades, atriums, plazas, and gardens. ~~and shall be exempt from FAR calculations.~~

### Landscaping

- 7.2. ~~Landscaping must be in compliance with Section 5.80, except that For tree requirements, only deciduous species are shall be allowed in any Setback area Abutting a Street, public roadway, other than a Lane:~~

~~Trees shall be provided in accordance with subsection 55.3. For development consisting of Residential Uses, the number of trees provided shall be one tree for each 25 m<sup>2</sup> of any Yard at Grade.~~

#### 7.1 - Revised

The regulation that exempted Amenity Area from FAR calculations has been removed, as they are already exempt.

#### 7.2 - Revised

The regulations in S.910.5.4.e.i.A requiring 1 tree per 25.0 m<sup>2</sup> of setback area have been retired, as they are similar to the proposed tree requirements in the Section 5.80 - Landscaping. Section 5.80 requires 1 tree and 2 shrubs per 30 m<sup>2</sup> of setback area.

## 3.28 JAMSC - Jasper Avenue Main Street Commercial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>To allow for</del>  <del>The purpose of this Zone is to provide a Zone that accommodates at</del> ground level <del>predominantly</del> retail commercial, offices, and services <del>Uses</del> suitable for the Downtown’s Main Street, Jasper Avenue, and to ensure that infill developments and the retrofitting and preservation of historical and older buildings incorporate human scale design characteristics to enhance a revitalized, dynamic Main Street atmosphere.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. <del>Home Based Business</del>  <del>Major Home Based Business and Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <p style="padding-left: 20px;">2.2.1. Multi-unit Housing</p> <p style="padding-left: 20px;">2.2.2. Row Housing</p> <p><b>Commercial Uses</b></p> <p>2.3. <del>Bar</del>  <del>Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m2 of Public Space</del></p> <p>2.4. Body Rub Centre</p> <p>2.5. Cannabis Retail Store</p> <p>2.6. Cultural Exhibit</p> <p>2.7. Food and Drink Services  <del>Restaurants</del>  <del>Specialty Food Services</del></p> <p>2.8. Health Service</p> <p>2.9. Hotel  <del>Apartment Hotels</del>  <del>Hotels</del></p> <p>2.10. Indoor Sales and Service  <del>Business Support Services</del>  <del>Commercial Schools</del>  <del>Convenience Retail Stores</del>  <del>General Retail Stores</del>  <del>Market</del>  <del>Media Studios</del>  <del>Personal Service Shops</del></p> <p>2.11. Liquor Store</p> <p>2.12. <del>Minor Indoor Entertainment</del>  <del>Indoor Participant Recreation Services</del>  <del>Major Amusement Establishments and Minor Amusement Establishments</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw, except that certain current Uses in Zoning Bylaw 12800 have been applied, as defined in Section 3.20. These definitions apply only to Section 3.20 - Downtown Special Area, and the Downtown Special Area Zones.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Minor Indoor Entertainment</li> <li>• Food and Drink Services</li> <li>• Hotels</li> <li>• Indoor Sales and Services</li> </ul> <p>Several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Auctioneering Establishments</li> <li>• Household Repair Services</li> <li>• Limited Contractor Services</li> <li>• Mobile Catering Food Services</li> <li>• Equipment Rentals</li> <li>• Pawn Stores</li> <li>• Secondhand Stores</li> <li>• Warehouse Sales</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are</p>

<p>2.13. <del>Private Clubs</del> Office <del>Professional, Financial and Office Support Services</del></p> <p>2.14. Residential Sales Centre</p> <p>2.15. Spectator Entertainment Establishment</p> <p><b>Community Uses</b></p> <p>2.16. Child Care Service</p> <p>2.17. <del>Community Service</del> <del>Community Recreation Services</del> <del>Government Services</del> <del>Indoor Participant Recreation Services</del> <del>Religious Assembly</del></p> <p>2.18. School <del>Private Education Services and Public Education Services</del></p> <p>2.19. Library <del>Public Libraries and Cultural Exhibits</del></p> <p>2.20. Special Event</p> <p><b>Agricultural Uses</b> <del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.21. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.22. Projecting Sign, limited to On-premises Advertising <del>Projecting On-premises Signs</del> <del>Temporary On-premises Signs, not including portable signs</del></p>	<p>permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p><b>Sign Uses</b> The sign uses permitted in this draft zone are consistent with the current zone, except that:</p> <ul style="list-style-type: none"> <li>• “Temporary Signs not including Portable Signs” has been removed, as it is covered in Section 7.120 or taken in as either a Fascia or Projecting Sign with a temporary duration.</li> </ul> <p>Roof On-premises Signs have been moved to a permitted use under Projecting Signs, limited to On-premises Advertising.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b></p> <p>3.1. Residential, limited to: 3.1.1. Lodging Houses</p> <p><b>Commercial Uses</b></p> <p>3.2. Custom Manufacturing <del>Breweries, Wineries and Distilleries</del> <del>Creation and Production Establishments</del></p> <p>3.3. Nightclub</p> <p><del>Vehicle Parking</del></p> <p><del>Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m2 of Public Space</del> <del>Auctioneering Establishments</del> <del>Household Repair Services</del> <del>Limited Contractor Services</del> <del>Mobile Catering Food Services</del> <del>Equipment Rentals</del> <del>Pawn Stores</del> <del>Secondhand Stores</del> <del>Warehouse Sales</del> <del>Automotive and Minor Recreation Vehicle Sales/Rentals, within an enclosed building</del></p> <p><del>Convenience Vehicle Rentals</del></p> <p><b>Community Uses</b> Carnivals</p> <p><b>Basic Service Uses</b></p> <p>3.4. Minor Utility <del>Minor Impact Utility Services</del></p> <p>3.5. Emergency Service <del>Protective and Emergency Services</del></p> <p><b>Agricultural Uses</b></p> <p>3.6. Urban Agriculture <del>Urban Indoor Farms</del></p>	<p><b>3. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b> Current discretionary residential uses are consistent to the current zone.</p> <p><b>Commercial Uses</b> The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Custom Manufacturing</li> </ul> <p>Several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Auctioneering Establishments</li> <li>• Household Repair Services</li> <li>• Limited Contractor Services</li> <li>• Mobile Catering Food Services</li> <li>• Equipment Rentals</li> <li>• Pawn Stores</li> <li>• Secondhand Stores</li> <li>• Warehouse Sales</li> </ul> <p>Automotive and minor recreational vehicle sales/rentals and convenience vehicle rentals are no longer allowed outdoors.</p> <p><b>Community Uses</b> The discretionary community uses in this draft zone have been moved to permitted uses under the broad use classes.</p> <p><b>Basic Services Uses</b> The discretionary basic services uses in this draft zone are consistent with the current zone.</p> <p><b>Agricultural Uses</b> The discretionary agricultural uses in this draft zone are consistent with the current</p>

<p style="color: red;"><del>Urban Outdoor Farms</del></p> <p><b>Sign Uses</b></p> <p>3.7. <del>Fascia Sign, limited to Off-premises Advertising Fascia-Off-premises Signs</del></p> <p>3.8. <del>Freestanding Sign, limited to On-premises Advertising Freestanding-On-premises Signs</del></p> <p>3.9. Major Digital Sign</p> <p>3.10. <del>Minor Digital Sign Minor-Digital-Off-premises Signs</del> <del>Minor Digital On-premises Signs</del> <del>Minor Digital On-premises Off-premises Signs</del></p> <p>3.11. Projecting Sign, limited to Off-premises Advertising <del>Roof Off-premises Signs</del> <del>Roof On-premises Signs</del></p>	<p>zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <p>The discretionary sign uses in this draft zone are consistent with the current zone, except that Roof On-premises Signs have been moved to a permitted use under Projecting Signs, limited to On-premises Advertising.</p>
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## 4. Additional Regulations for Specific Uses

### Residential Uses

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).
- 4.2. Residential Uses are not permitted at ground level fronting Jasper Avenue.

### Commercial Uses

- 4.3. **Bars**
  - 4.3.1. The maximum Floor Area is 240 m2 of Public Space for each individual establishment.
  - 4.3.2. The maximum capacity is 200 occupants for each individual establishment.
- 4.4. Buildings fronting onto a Street ~~must~~ shall provide a minimum of ~~at least~~ 80% ~~of at ground level~~ Ground Floor Street Frontage for Commercial Uses.
- 4.5. **Liquor Stores** must comply with [Section 6.70](#).
- 4.6. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.7. **Cannabis Retail Stores** must comply with [Section 6.20](#).

### Community Uses

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

### Agricultural Uses

- 4.10. **Urban Agriculture**
  - 4.10.1. 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.
  - 4.10.2. The Development Planner may consider a variance to Subsection 4.10.1 based on the recommendations provided in an Environmental Site Assessment in compliance with [Section 7.140](#).

### Sign Uses

- 4.11. **Signs** must comply with the regulations found in Subsection 3 and 6 of [Section 6.80](#).

### Floor Area and Capacity Exceptions

- 4.12. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 4.12.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 4.12.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 4.12.3. other similar measures.



## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

Table 5.1. Floor Area Ratio		
Subsection	Regulation	Value
5.1.1.	Maximum Floor Area Ratio <del>the maximum Floor Area Ratio shall be 7.0.</del>	7.0
<b>Unless the following applies:</b>		
5.1.2.	Despite Subsection 6 of <a href="#">Section 7.100</a> , additional Maximum Floor Area Ratio allowed under a variance where development is compatible with the urban context of the area and where adverse environmental impacts, such as sun shadow and wind, are minimized  <del>An additional Floor Area Ratio of 3.0 may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.</del>	3.0

5.2. Development must comply with Table 5.2:

Table 5.2. Height Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.2.1.	Maximum Height <del>the maximum Height shall be 70m.</del>	70.0 m
<b>Unless the following applies:</b>		
5.2.2.	Despite Subsection 6 of <a href="#">Section 7.100</a> , additional Height allowed under a variance where development is compatible with the urban context of the area and where adverse environmental impacts, such as sun shadow and wind, are minimized  <del>An additional Height of 15m may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.</del>	15.0 m
<b>Street Wall Height</b>		
5.2.3	Minimum Street Wall Height  <del>The portion of the building Facade that comprises the Street Wall shall range in Height from 9.0 m to 26.0 m.</del>	9.0 m
5.2.4	Maximum Street Wall Height	26.0 m

5.3. Despite Subsections 5.2.3 and 5.2.4:

- 5.3.1. the building Street Wall Height must be within 7.0 m of adjacent building Street Walls;
- 5.3.2. stepbacks above the first and second Storeys of non-Residential building Street Walls may be allowed to a maximum of 6.0 m per Storey to

accommodate restaurants, nightclubs, bars and entertainment activities; and

5.3.3. the Street Wall Height may be reduced under a variance by the Development Planner to respect the building proportions or to accommodate podium gardens, restaurants, cafes, or the natural slope of the Site.

~~This Height may be reduced at the discretion of the Development Officer to respect building Height proportionality or to accommodate podium gardens, restaurants/cafes or natural slope of the site.~~

~~Infill developments shall ensure that the Height of the building facade or podium base is within 7.0 m of the adjacent buildings facade or podium.~~

5.4. Development must comply with Table 5.4:

Table 5.4. Setbacks		
Subsection	Regulation	Value
<b>Setbacks Abutting Streets</b>		
5.4.1.	Minimum Setback <del>Buildings Abutting Jasper Avenue shall have a front Setback of zero to 2.5m;</del> <del>Buildings Abutting all other streets shall have a Setback of zero to 2.5m;</del>	0 m
5.4.2.	Maximum Setback	2.5 m
<b>Unless the following applies:</b>		
5.4.3.	Minimum Setback Abutting 109 Street <del>Buildings Abutting 109 Street shall be have a Setback of 1.5 to 4.0m;</del>	1.5 m
5.4.4.	Maximum Setback Abutting 109 Street	4.0 m
5.4.5.	Minimum Setback Abutting 108 Street <del>Buildings Abutting 108 Street shall have a Setback of 3.0 to 4.5m;</del>	3.0 m
5.4.6.	Maximum Setback Abutting 108 Street	4.5 m
<b>Setbacks from Abutting Sites</b>		
5.4.7.	Required Setback <del>Buildings shall be built to the side property lines; and</del>	0 m

5.5. Despite Subsection 5.4, the Development Planner may consider a variance to the Setback regulations in consideration of the existing block face Setback and the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.

~~the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets in determination of the Setback.~~

**5.5 - Revised**

This regulation has been revised to provide clarity on when the development planner should consider the existing block face and Capital City Downtown Plan when allowing for a variance to the setback requirements.

## 6. Design Regulations

### Street Interface Regulations

6.1. Developments in this zone ~~shall~~**must** reflect the requirements outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, ~~Bylaw~~

~~45200~~, emphasizing specific boulevard treatments to enhance the pedestrian oriented character of Jasper Avenue.

6.2. Developments ~~shall~~**must** provide multiple points of interaction ~~to facilitate pedestrian interaction~~, in the form of:

- 6.2.1. doorways;
- 6.2.2. operable windows; and
- 6.2.3. large display windows. ~~to facilitate pedestrian interaction.~~

~~Developments shall provide the opportunity for street fronting convenience retail and service Uses to strengthen Jasper Avenue and Abutting side Streets as a pedestrian oriented shopping area through the following:~~

6.3. The minimum Ground Floor Height is 3.5 m. ~~ground Storey shall have a minimum Height of 3.5 m;~~

~~Allowing conversions of large scale developments to pedestrian oriented retail Uses such as small restaurants, cafes, specialty retail and design oriented establishments.~~

6.4. ~~Providing, for larger developments over 1,860 m<sup>2</sup>,~~ Smaller scale retail spaces must be provided to maintain a rhythm of fine-grained retail ~~establishments~~ at ground level ~~for developments over 1,860 m<sup>2</sup>.~~

6.5. All street level Commercial Uses that Abut a Street ~~shall~~**must** provide a primary direct access to the ~~s~~Street.

6.6. ~~Providing~~ ~~€~~Continuous ground level retail and ~~€~~Commercial activities must be provided, with ~~Uses using~~ a perceived pattern of small shop Frontages ~~less than or equal to~~ ~~no more than~~ 32.0 m in width at street level.

6.7. The Ground Floor must be less than or equal to 0.3 m above Grade.

~~The geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the Abutting public sidewalk by more than 0.3 m.~~

**Public Amenity Area**

6.8. Yards adjacent to a public sidewalk must continue the paving materials, finish, and pattern of the public sidewalk.

~~Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.~~

**Street Wall Design**

6.9. The architectural treatment of the building up to the first 26.0 m ~~of Height~~ ~~shall~~**must** adhere to the general alignment of the horizontal and vertical elements of the Abutting and adjacent buildings along the same block face.

**Entrance Regulations and Corners**

6.10. Ground level ~~Commercial retail~~ Uses ~~shall~~**must** open to the Street rather than an internal atrium.

6.11. Buildings at corners ~~shall~~**must** provide courtyards, major entry ways, or distinctive architectural features consistent with the style of the building or influences on the other corners of the intersection to enhance pedestrian circulation and, where applicable, enhance axial views.

6.12. Buildings ~~shall~~**must** be designed and oriented to face all Streets. ~~Public Roadways, other than a Lane.~~

6.13. Entrances for Multi-unit Housing must have:

- 6.13.1. separate ground level entrances from Commercial Uses; and
- 6.13.2. elements such as pedestrian lighting, identifiable doorways, and terraces.

~~Entrances for Multi-unit Housing and Mixed Use buildings shall be separate from Commercial Entrances and provide access at ground level and feature identifiable doorways, landscaped terraces and pedestrian lighting to ensure adequate privacy.~~

**Tower Regulations Tower Floor Plate, Stepbacks, and Spacing**

6.14. Buildings greater than 26.0 m in Height must have a Tower and Podium configuration that ensures compatibility with the Facades of adjacent, older institutional, or historic buildings.

**S.910.9.5.a.iii - Retired**  
 This regulation has been retired. It was previously required due to formatting to as an introduction to Subsections 6.3 to 6.7, but has been removed for clarity and readability.

**S.910.9.5.a.iii.B - Retired**  
 This regulation has been retired as there is nothing prohibiting large scale developments to be converted to small scale commercial activities.

**6.7- Revised**  
 The regulations regarding Grade and determination of the Ground Floor have been simplified to improve clarity.

**6.8 - Revised**  
 S.910.5.5.a.vi.A, which allows the development planner to require soft landscaping has been removed, as the regulation did not provide direction to the development planner for when soft landscaping should be required.

~~Towers shall be allowed in the form of a podium plus Tower composition or other configuration that ensures design treatments are compatible with the façades of adjacent, older or historic buildings in the immediate area, and that maintain a human scale environment along Jasper Avenue.~~

~~The typical built form along Jasper Avenue shall reflect retail Commercial Uses on the lower two floors, with residential or office Towers above, setback from the established Street Wall to create a continuous enclosure for the street.~~

6.15. Development must comply with Table 6.15:

Table 6.15. Tower Regulations		
Subsection	Regulation	Value
6.15.1	<p>Maximum Tower Floor Plate for any portion above a Podium</p> <p><del>Tower Floor Plates shall be permitted to a maximum area of 900 m2 in area, but in no case shall exceed 85% of the podium Floor Plate.</del></p>	900 m2 or 85% of the Podium Floor Plate, whichever is lesser
6.15.2	<p>Minimum Tower Stepback at the mid-level of Towers</p> <p><del>The mid-level of Towers shall be stepped back a minimum of 4.5m from the Street Wall and sculpted to reduce building mass and augment views, light and privacy at this level.</del></p>	4.5 m
6.15.3	<p>Minimum separation between Towers on the same Site and Abutting Sites</p> <p><del>The minimum space between Towers shall be 25m.</del></p>	25.0 m

6.16. ~~Despite Subsection 6.15.1, Developments less than 26 m in Height are not required to provide a Floor Plate reduction.~~

~~Developments less than 26m may not be required to provide Floor Plate reduction.~~

6.17. The Development Planner may consider a variance to Subsection 6.15.3, taking into consideration factors such as:

- 6.17.1. the orientation and placement of the tower and associated visual, sun, shadow, and microclimatic impacts on Amenity Areas, Pathways, and Abutting residential or mixed use developments;
- 6.17.2. the context of the site in relation to the location and height of buildings on Abutting sites; and
- 6.17.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.

~~The Development Planner may vary Tower spacing in consideration of the following:~~

~~The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and~~

~~The recommendations, and mitigative measures specified in any required technical studies.~~

6.18. The top Storeys of a Tower ~~shall~~ must contribute to the 'signature' of the building and the City's skyline through sculpting of the upper Storeys and roofs.

6.19. Rooftops of Towers ~~shall~~ must be designed with penthouses to accommodate mechanical penthouses, reduce the heat island effect, facilitate energy efficiency and contribute to a distinctive and unique Downtown skyline. The design of the roof may include a combination of:

- 6.19.1. ~~g~~Green ~~r~~Roofs;
- 6.19.2. Solar Collectors;
- 6.19.3. patios; or
- 6.19.4. public or private open spaces.

6.20. ~~Despite Subsection 6.15.1, a minimum 10% reduction in Floor Plate area for the top 4 Storeys is required.~~

**S.910.5.5.d.i - Retired**

This regulation has been retired as residential uses are already not allowed above the ground floor, and this regulation was not a requirement.

**6.17 - Revised**

This regulation has been revised to be in closer alignment to the variance power given in the proposed new MU zone.

~~The Tower Floor Plate(s) of the top 4 Storeys shall be reduced a further 10% to 15%, to the satisfaction of the Development Officer, through Stepbacks to create the articulation, visual interest, and reduced massing effects.~~

- 6.21. Wherever Podium roofs are visible from adjacent developments, the development ~~shall~~**must** provide enhancements to improve rooftop aesthetics. Enhancements may include:
- 6.21.1. patios;
  - 6.21.2. gardens;
  - 6.21.3. ~~g~~Green ~~r~~Roofs; or
  - 6.21.4. additional Amenity Area.

**Building Facade Regulations, Materials, and Exterior Finishing**

- 6.22. Building Facades ~~shall~~**must** incorporate architectural design details or features that reflect the predominant urban character of Jasper Avenue, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan., ~~Bylaw 15200.~~
- 6.23. Building Facades ~~shall~~**must** be strongly articulated at regular increments to add variety, rhythm, and a human scaled dimension along the block face.
- 6.24. Buildings must provide articulation such as awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour, or other architectural features.
- ~~Building design and at street façade treatment shall provide awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour, or other architectural features.~~
- 6.25. All exposed building faces ~~shall~~**must** have consistent and harmonious exterior finishing materials.
- 6.26. Exterior finishing materials ~~shall~~**must** be durable, sustainable, high quality, and appropriate ~~for the development~~ within the context of the block face. ~~The contextual fit, design, proportion, quality, texture and application of various finishing materials.~~
- 6.27. Infill developments ~~shall~~**must** be sensitive to the design character, scale, Facade, and materials of adjacent buildings within the block face.

**Rooftop Regulations and Skyline Effects**

- 6.28. All minor mechanical equipment on a roof of any building ~~shall~~**must** be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

**7. General Regulations**

**Amenity Areas**

- 7.1. Despite [Section 5.20](#) Amenity Areas ~~must~~**shall** be provided in compliance with the following:
- 7.1.1. For Residential Uses, a minimum Amenity Area of 3% of ~~total~~**gross** Floor Area, ~~to a maximum of 6% is~~**shall be** required for buildings over 2,000 m2, which ~~to the satisfaction of the Development Officer. Amenity Areas may include meeting rooms, fitness facilities, outdoor space, and balconies. and shall be exempt from FAR calculations. The Development Officer will review Amenity Area provision to ensure it meets the intent.~~
  - 7.1.2. Non-Residential buildings on sites of less than 1,350 m2 ~~are~~**shall** not required to provide an Amenity Area.
  - 7.1.3. Non-Residential or mixed use buildings on sites greater than 1,350 m2 ~~must~~**shall** provide a minimum Amenity Area of 3% of total Floor Area for the non-Residential Uses ~~which, to a maximum of 6%. Such Amenity Area may include interior landscaped open spaces, arcades, atriums, plazas, and gardens. and are exempt from Floor Area Ratio calculations.~~

**7.3 - Revised**

The regulations in S.910.6.4.e.i.A requiring 1 tree per 25.0 m2 of setback area have been retired, as they are similar to the proposed tree requirements in the Section 5.80 - Landscaping. Section 5.80 requires 1 tree and 2 shrubs per 30 m2 of setback area.

- 7.2. Developments with Frontage greater than 90.0 m ~~must~~ shall provide 5% of ~~total gross~~ Floor Area as open space in the form of plazas, atriums, and publicly accessible open spaces.

**Landscaping**

- 7.3. Landscaping must be in compliance with [Section 5.80](#) of the Zoning Bylaw, except that ~~For tree requirements, only~~ deciduous species are allowed in ~~any~~ Setback area ~~Abutting a Street. any Yard Abutting a public roadway, other than a Lane.~~

~~Notwithstanding subsection 5.3, for development consisting of Residential Uses, the number of trees provided shall be one tree for each 25 m<sup>2</sup> of any Yard at finished grade; and~~

# 3.40 Blatchford Special Area

Regulations	Notes / Rationale								
<p><b>1. General Purpose</b></p> <p>To designate portions of the Blatchford Neighbourhood, as shown on <a href="#">Appendix I</a>, <del>to this Section,</del> as a Special Area and to adopt appropriate land use regulations <del>for this Special Area in order</del> to achieve the objectives of the City Centre Area Redevelopment Plan., <del>as adopted by Bylaw 16033.</del></p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, keyword, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through.</del></p>								
<p><b>2. Application</b></p> <p>The applicable location and boundaries of the Blatchford Special Area are shown in <a href="#">Appendix I</a>.</p> <p><del>The designation, location, and boundaries of each underlying Land Use Zone affected or created through Section 940 shall apply as indicated on Appendix I to this Section.</del></p>									
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones contained in Section 3.40 have been created in conformance with <a href="#">Section 7.70</a>.</p> <p><del>Specific zones, as contained in Sections 997.7, 997.8, 997.9 and 997.10 have been created in accordance with Section 900 of the Zoning Bylaw. Where a discrepancy exists between the Special Area regulations and general zoning regulations, the Special Area regulations shall prevail.</del></p> <p><b>Open Space and Civic Services</b></p> <p><a href="#">3.41 (BP) Blatchford Parks Zone</a></p> <p><b>Residential</b></p> <p><a href="#">3.42 (BRH) Blatchford Row Housing Zone</a></p> <p><a href="#">3.43 (BLMR) Blatchford Low to Medium Rise Residential Zone</a></p> <p><a href="#">3.44 (BMR) Blatchford Medium Rise Residential Zone</a></p>	<p><b>S.997.3 - Retired</b></p> <p>The regulation that states regulations in the Special Area Regulations take precedence over the General Development Regulations, as described in Section 7.40, has been retired as it is already a requirement.</p>								
<p><b>4. Blatchford Street Classifications</b></p> <p>4.1. The following street classifications are referenced within the <b>Blatchford</b> Special Area Zones <del>and are shown in on Appendix I:</del></p> <table border="1"> <thead> <tr> <th style="text-align: center;">Term</th> <th style="text-align: center;">Definition</th> </tr> </thead> <tbody> <tr> <td><b>Retail Street</b></td> <td><del>Retail Streets are</del> Streets with a predominant pedestrian character that serve areas with significant Ground Floor Commercial Uses. Retail Streets take priority over Active Streets and Quiet Streets for the purposes of determining the Front Lot Lines of Abutting parcels. Retail Streets may be designed for non-vehicular access only. Retail Streets will be primarily located within the Market Centre.</td> </tr> <tr> <td><b>Primary Active Street</b></td> <td><del>Primary Active S</del>Streets that serve the most intensive Residential and Commercial <del>land u</del>Uses and carry the majority of <del>motorized traffic vehicles</del> in Blatchford. Primary Active Streets take priority over Secondary Active Streets and Quiet Streets for the purposes of determining the <del>f</del>Front <del>l</del>Lot <del>l</del>Lines of Abutting parcels.</td> </tr> <tr> <td><b>Secondary Active Street</b></td> <td><del>Secondary Active Streets are</del> High traffic streets serving a mix of higher-intensity land uses. Secondary Active Streets take priority over Quiet Streets for the purposes of determining the <del>f</del>Front <del>l</del>Lot <del>l</del>Lines of Abutting parcels.</td> </tr> </tbody> </table>	Term	Definition	<b>Retail Street</b>	<del>Retail Streets are</del> Streets with a predominant pedestrian character that serve areas with significant Ground Floor Commercial Uses. Retail Streets take priority over Active Streets and Quiet Streets for the purposes of determining the Front Lot Lines of Abutting parcels. Retail Streets may be designed for non-vehicular access only. Retail Streets will be primarily located within the Market Centre.	<b>Primary Active Street</b>	<del>Primary Active S</del> Streets that serve the most intensive Residential and Commercial <del>land u</del> Uses and carry the majority of <del>motorized traffic vehicles</del> in Blatchford. Primary Active Streets take priority over Secondary Active Streets and Quiet Streets for the purposes of determining the <del>f</del> Front <del>l</del> Lot <del>l</del> Lines of Abutting parcels.	<b>Secondary Active Street</b>	<del>Secondary Active Streets are</del> High traffic streets serving a mix of higher-intensity land uses. Secondary Active Streets take priority over Quiet Streets for the purposes of determining the <del>f</del> Front <del>l</del> Lot <del>l</del> Lines of Abutting parcels.	
Term	Definition								
<b>Retail Street</b>	<del>Retail Streets are</del> Streets with a predominant pedestrian character that serve areas with significant Ground Floor Commercial Uses. Retail Streets take priority over Active Streets and Quiet Streets for the purposes of determining the Front Lot Lines of Abutting parcels. Retail Streets may be designed for non-vehicular access only. Retail Streets will be primarily located within the Market Centre.								
<b>Primary Active Street</b>	<del>Primary Active S</del> Streets that serve the most intensive Residential and Commercial <del>land u</del> Uses and carry the majority of <del>motorized traffic vehicles</del> in Blatchford. Primary Active Streets take priority over Secondary Active Streets and Quiet Streets for the purposes of determining the <del>f</del> Front <del>l</del> Lot <del>l</del> Lines of Abutting parcels.								
<b>Secondary Active Street</b>	<del>Secondary Active Streets are</del> High traffic streets serving a mix of higher-intensity land uses. Secondary Active Streets take priority over Quiet Streets for the purposes of determining the <del>f</del> Front <del>l</del> Lot <del>l</del> Lines of Abutting parcels.								

<p><b>Primary Quiet Street</b></p>	<p><del>Primary Quiet Streets are</del> Low traffic residential streets that prioritize safety and comfort for residents over convenience for people travelling through. Primary Quiet Streets take priority over Secondary Quiet Streets for the purposes of determining the <del>f</del>Front <del>l</del>Lot <del>l</del>Lines of Abutting parcels. Primary Quiet Streets may be designed for non-vehicular access only.</p>	
<p><b>Secondary Quiet Street</b></p>	<p><del>Secondary Quiet Streets are</del> Low traffic residential streets. Active Streets and Primary Quiet Streets take priority over Secondary Quiet Streets for the purposes of determining the <del>f</del>Front <del>l</del>Lot <del>l</del>Lines of Abutting parcels. Secondary Quiet Streets may be designed for non-vehicular access only.</p>	

## Blatchford-Specific Uses

~~Blatchford Lane Suite means an Accessory Dwelling located above a detached Garage. A Blatchford Lane Suite is Accessory to a building in which the principal Use is Multi-unit Housing. A Blatchford Lane Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Blatchford Lane Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Garden Suites, Row Housing, or Secondary Suites.~~

### Retired - Blatchford Lane Suite

This Blatchford specific Use has been retired and replaced with the new Backyard Housing Use in the BRH Zone. The majority of the regulations that applied to Blatchford Lane Suites still apply to Backyard Housing in the BRH Zone. These regulations have been moved to the BRH Zone, as that is the only location Blatchford Lane Suites are currently permitted.

## 5. Special Land Use Provisions

### Blatchford Lane Suites

~~The maximum height of a Garage containing a Blatchford Lane Suite shall be 9 m or the Height of the principal Dwelling as constructed at the time of the Blatchford Lane Suite Development Permit application, whichever is the lesser.~~

~~The maximum Second Storey Floor Area of the Blatchford Lane Suite shall be 80 m<sup>2</sup>.~~

~~The minimum Site width for a Site with a Blatchford Lane Suite shall be 7.3 m.~~

~~The minimum distance between a detached Garage containing a Blatchford Lane Suite and the principal Dwelling on the same Site shall be 4 m.~~

~~Windows contained within the Blatchford Lane Suite portion of the detached Garage shall be placed and sized such that they minimize overlook into Yards and windows of Abutting properties through one of more of the following:~~

~~Off-setting window placement to limit direct views of Abutting rear or side yard amenity areas, or direct view into a Blatchford Lane Suite window on an adjacent site;~~

~~Strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and~~

~~Placing larger windows such as living room windows, to face a Lane or a flanking street.~~

~~Rooftop Terraces shall not be allowed on Blatchford Lane Suites.~~

~~Platform structures, including balconies, shall be allowed as part of a Blatchford Lane Suite developed above a detached Garage only where the balcony faces the Lane or a flanking public street.~~

~~A Blatchford Lane Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Blatchford Lane Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business;~~

~~The Blatchford Lane Suite shall not be separated from the principal Dwelling through a condominium conversion or subdivision.~~

~~Blatchford Lane Suites shall not be included in the calculation of densities in this Bylaw.~~

### 5.1. Blatchford Environmental Overlay

- 5.1.1. An Environmental Site Assessment is required for any land development application for areas shown in [Appendix II](#). Any required remediation measures must be done to the satisfaction of the appropriate City department.
- 5.1.2. Completion of any remediation measures for the subject lands, to the satisfaction of the appropriate City department, is required as:
  - 5.1.2.1. a condition of subdivision approval, to be completed prior to endorsement of the final plan; or
  - 5.1.2.2. a condition of Development Permit approval, prior to the release of drawings for Building Permit review, whichever occurs first.



~~General Purpose~~

~~The purpose of this Overlay is to identify areas within the Blatchford Neighbourhood that require environmental testing and potential remediation due to the former City Centre Airport operations, so that prior to development approval a site is suitable for its intended use.~~

~~Application~~

~~This Overlay applies to lands included within the Blatchford Environmental Overlay boundary as shown in Appendix II:~~

~~Development Regulations~~

~~Any areas that are included as part of a land development application, and are identified on the Environmental Overlay Map as areas requiring environmental testing and potential remediation, are subject to remediation measures where necessary, as identified through an Environmental Site Assessment process to the satisfaction of the City of Edmonton's Environmental and Energy Coordination Unit.~~

~~5.1.3. — Completion of any remediation measures for the subject lands, to the satisfaction of the City of Edmonton's Environmental and Energy Coordination Unit, is required as:~~

~~5.1.3.1. — a condition of subdivision approval, to be completed prior to endorsement of the final plan; or~~

~~5.1.3.2. — a condition of Development Permit approval, prior to the release of drawings for Building Permit review whichever occurs first.~~

## 7. Appendices

[Appendix I - Blatchford Special Area](#)


[Appendix II - Blatchford Environmental Overlay](#)



# Blatchford Special Area Boundary

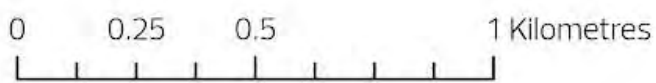


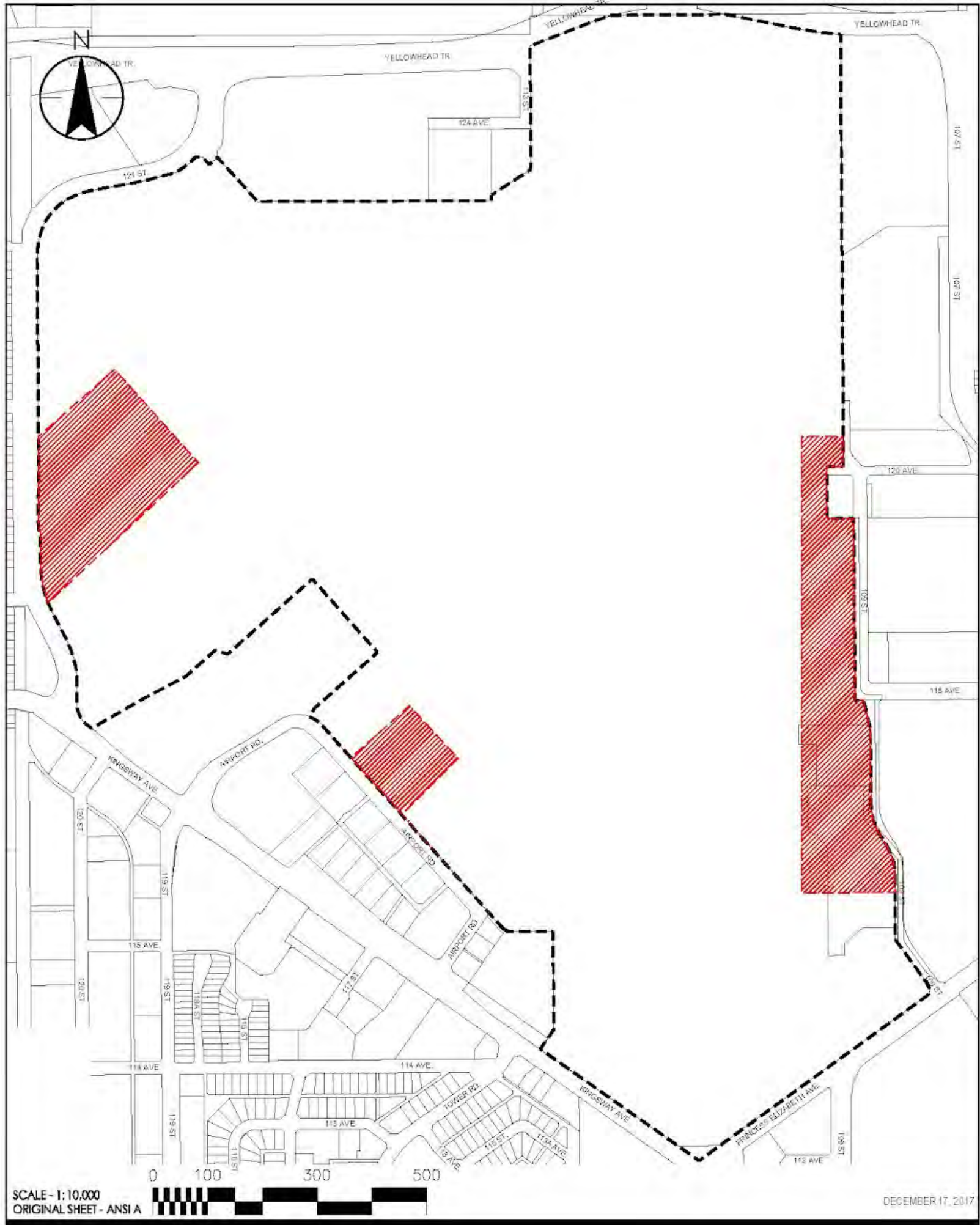
City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

 Blatchford Special Area



This map is a draft proposal, subject to change, and is in no way binding upon any lands within the municipal corporate boundaries of the City of Edmonton. The City of Edmonton gives no warranty nor accepts liability from any incorrect, incomplete or misleading information or its use for any purpose. No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Urban Planning and Economy department.





**ENVIRONMENTAL OVERLAY**

**LEGEND:**

- AREAS REQUIRING ENVIRONMENTAL TESTING AND POTENTIAL REMEDIATION
- BLATCHFORD ENVIRONMENTAL OVERLAY BOUNDARY

NOTE: AREAS REQUIRING ENVIRONMENTAL TESTING AND POTENTIAL REMEDIATION REFLECT AN ADDITIONAL 25m BUFFER AROUND AREAS OF POTENTIAL CONCERN

# 3.41 BP - Blatchford Parks Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for <del>The purpose of this Zone is to provide</del> primarily <del>for</del> active and passive recreation, the preservation of landmark structures, and other complementary uses of public and publicly accessible private land, including low impact development features. Where ownership is held privately, public access will be established via public access easements.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p><del>Market</del></p> <p>2.1. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.2. Child Care Service</p> <p>2.3. <del>Community Service</del></p> <p><del>Community Recreation Services</del></p> <p><del>Indoor Participant Recreation Services</del></p> <p>2.4. <del>Outdoor Recreation Service</del></p> <p><del>Outdoor Participant Recreation Services</del></p> <p>2.5. <del>Park</del></p> <p><del>Public Parks</del></p> <p><del>Publicly Accessible Private Parks</del></p> <p>2.6. <del>Special Event</del></p> <p><del>Carnivals</del></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.7. <del>Fascia Sign, limited to On-premises Advertising Fascia On-premises Signs</del></p> <p>2.8. <del>Projecting Sign, limited to On-premises Advertising Projecting On-premises Signs</del></p> <p>2.9. <del>Portable Sign, limited to On-premises Advertising Temporary On-premises Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Indoor Sales and Services</li> </ul> <p>Market has been removed as a permitted use to limit stand alone markets. Markets are still permitted as an accessory use.</p> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Community Services</li> <li>• Outdoor Recreation Services</li> <li>• Special Events</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>

### 3. Discretionary Uses

#### Commercial Uses

- 3.1. Food and Drink Service
  - ~~Restaurants, for less than 100 occupants and 120 m2 of Public Space~~
  - ~~Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space~~
- 3.2. Major Indoor Entertainment
  - ~~Natural Science Exhibits~~
  - ~~Spectator Entertainment Establishments~~
  - ~~Spectator Sports Establishments~~

#### Community Uses

- 3.3. Library
  - ~~Public Libraries and Cultural Exhibits~~
- 3.4. School
  - ~~Public Education Services~~

#### Sign Uses

- 3.5. ~~Freestanding Sign, limited to On-premises Advertising~~ ~~Freestanding On-premises Signs~~

#### 3. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Commercial Uses

The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Major Indoor Entertainment
- Food and Drink Services

#### Community Uses

The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Schools

#### Sign Uses

The discretionary sign uses in this draft zone are consistent with the current zone.

### 4. Additional Regulations for Specific Uses

#### Commercial Uses

- 4.1. **Food and Drink Services**
  - 4.1.1. The maximum Floor Area is 120 m2 of Public Space for each individual establishment.
  - 4.1.2. The maximum capacity is 100 occupants for each individual establishment.
  - ~~Restaurants, for less than 100 occupants and 120 m2 of Public Space~~
  - ~~Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space~~
- 4.2. **Indoor Sales and Services** are limited to farmers markets involving the sale of items such as local produce and handicrafts.

~~flea markets shall be limited to farmers markets involving the sale of items such as local produce and handicrafts.~~

#### Community Uses

- 4.3. **Child Care Services** must comply with [Section 6.30](#).
- 4.4. **Special Events**
  - 4.4.1. Must comply with [Section 6.100](#).
  - 4.4.2. Despite Subsection 1 of [Section 6.100](#), Special Events can occur for a maximum of 4 consecutive days.
  - ~~As a condition of Development Permit, Carnivals shall not exceed a duration of 4 consecutive days.~~

#### Agriculture Uses

- 4.5. **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

- 4.6. **Sign** Uses must comply with Subsections 3 and 8 of [Section 6.80](#).  
~~signs shall comply with the regulations in Schedule 59C.~~

~~Notwithstanding Section 98, Urban Gardens shall be developed in accordance with the Setbacks and Site Coverage requirements of the BP Zone.~~

**Floor Area and Capacity Exceptions**

- 4.7. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 4.7.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 4.7.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 4.7.3. other similar measures.

**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1. Development Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.1.1.	Maximum Height <del>The maximum building Height shall be 10 m</del>	10.0 m
<b>Unless the following applies:</b>		
5.1.2.	Maximum Height for signature structures that act as landmarks, including the former airport control tower, lookout towers, or other similar structures  <del>except for signature structures which act as landmarks, for which the maximum Height shall be 30 m. Such signature structures may include the former airport control tower, lookout towers, or other similar structures, at the discretion of the Development Officer.</del>	30.0 m
<b>Setbacks</b>		
5.1.3.	Minimum Setback  <del>The Setback from any adjacent private property shall be 4.5 m.</del>  <del>The Setback from any public street, including a Lane shall be 4.5 m.</del>	4.5 m
<b>Site Coverage</b>		
5.1.4	Maximum total Site Coverage, excluding buildings existing prior to January 1, 2015  <del>The maximum total site coverage shall be 15%. This calculation shall not include the footprint of any building existing on the Site prior to January 1, 2015.</del>	15%

**6. Design Regulations**

- 6.1. Blank walls or non-transparent surfaces must:
  - 6.1.1. be less than or equal to 30% of any Facade; and

6.1.2. be less than or equal to 6.0 m in width.

6.2. Despite Subsection 6.1.2, the Bblank walls or non-transparent surfaces may be less than or equal to 10.0 m in width when the surface is designed to accommodate public art or interpretive features.

~~Blank Walls or non-transparent surfaces shall not exceed 30% of any facade of a building. Any individual Blank Wall or non-transparent surface shall not exceed 6.0 m in width, except if the surface is designed to accommodate public art or interpretive features, then the maximum width shall be no wider than 10.0 m. This regulation shall not apply to any building existing on the site prior to January 1, 2015.~~

## 7. General Regulations

### Parking, Loading, Storage and Access

7.1. ~~A publicly accessible private park~~ Parks must:

- 7.1.1. provide a public access easement to ensure public access to the Site; and
- 7.1.2. ensure owners are responsible for maintenance and liability unless otherwise agreed upon by the City of Edmonton.

7.2. The requirements in Subsection 7.1 must be a condition of subdivision approval, or Development Permit approval, whichever occurs first.

~~The owner(s) shall register a Public Access Easement for any Publicly Accessible Private Park to ensure public access to and use of the Site. Easements shall ensure the owner(s) are responsible for maintenance and liability, unless otherwise agreed upon by the City of Edmonton. Such an easement shall be a required condition of Subdivision Approval, or Development Permit approval, whichever occurs first.~~

~~Any parking provided shall be in accordance with Section 54 of the Zoning Bylaw. Notwithstanding Section 54, parking shall not be required for any development within this zone.~~

7.3. Parking, loading, storage, and waste collection areas must:

- 7.3.1. not be located within a required Setback; and
- 7.3.2. be screened from view.

~~No parking, loading, storage or trash collection area shall be permitted within a Setback. Loading, storage and trash collection areas shall be screened in accordance with Section 55.4.~~

~~Landscaping shall comply with Section 55. In addition to Section 55, landscaping shall be as follows:~~

- ~~Landscape plans shall be prepared by a professional landscape architect or horticulturalist; and~~
- ~~Landscape design shall consider appropriate plant material for horticultural zone 3a, and may include edible Landscaping.~~

**Removed**

Exceptions to parking requirements have been removed as minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

**Removed**

Landscaping requirements have been removed as they are covered in Section 5.90. The requirement for plant material in horticultural zone 3a has been removed, as Section 5.90 requires plant material from horticultural zone 4a, which is more up to date.

# 3.42 BRH - Blatchford Row Housing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for medium density street oriented Row Housing and Multi-unit Housing in the form stacked row housing, which are developed in a manner characteristic of urban settings, including but not limited to smaller Yards, greater Height, and Dwellings with individual access at ground level.</p> <p><del>The purpose of this Zone is to provide for medium density street oriented Multi-unit Housing, in the form of row housing and stacked row housing, which is developed in a manner characteristic of urban settings, including but not limited to smaller Yards, greater Height, and Dwellings with individual access at ground level.</del></p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p><del>Blatchford Lane Suites</del></p> <p>2.1. Home Based Business</p> <p><del>Minor Home Based Business</del></p> <p><del>Live Work Units</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Backyard Housing</li> <li>2.2.2. Cluster Housing</li> <li>2.2.3. Multi-unit Housing</li> <li>2.2.4. Row Housing</li> <li>2.2.5. Supportive Housing, <del>Restricted to Limited Supportive Housing</del></li> <li>2.2.6. Secondary Suites</li> </ul> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.3. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under Home Based Businesses and residential uses.</p> <p>In addition, the following discretionary activities are now permitted:</p> <ul style="list-style-type: none"> <li>• Supportive Housing</li> <li>• Lodging Houses</li> <li>• Major Home Based Business</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p>3.1. Residential Sales Centre</p>	<p><b>3. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The below current Discretionary Residential Uses are now Permitted under the new broader Use classes:</p> <ul style="list-style-type: none"> <li>• Supportive Housing</li> </ul>



**Community Uses**

- 3.2. Child Care Service
- 3.3. Special Event

**Agricultural Uses**

- 3.4. Urban Agriculture  
~~Urban Outdoor Farms~~

**Sign Uses**

- 3.5. Portable Sign, limited to On-premises Advertising ~~Temporary On-premises Signs~~

- Lodging Houses
- Major Home Based Business

**Commercial Uses**

The discretionary commercial uses in this draft zone are consistent with the current zone.

**Community Uses**

The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Special Events

**Agricultural Uses**

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

**Sign Uses**

The discretionary sign uses in this draft zone are consistent with the current zone.

**4. Additional Regulations for Specific Uses**

~~Live Work Units shall only be permitted where they front onto Primary Active Streets or Secondary Active Streets, and shall have individual front entrances at ground level.~~

**Residential Uses**

**4.1. Residential**

4.1.1. Backyard Housing must comply with [Section 6.50](#), except that:

- 4.1.1.1. The maximum Height is 9.0 m, or the Height of any other Dwelling on the Site, whichever is lesser.
- 4.1.1.2. The maximum ~~S~~second Storey Floor Area is 80.0 m<sup>2</sup>.
- 4.1.1.3. The minimum Site Width is 7.3 m.
- 4.1.1.4. The minimum separation distance between Backyard Housing and other Dwellings is 4.0 m.
- 4.1.1.5. Windows must be oriented and sized to minimize overlook into Yards and windows of Abutting Sites through one or more of the following:
  - 4.1.1.5.1. off-setting window placement to limit direct views of Abutting ~~R~~Rear or ~~I~~Interior ~~S~~Side ~~Y~~Yard Amenity Areas, or direct view into a Backyard Housing window on an adjacent Site;
  - 4.1.1.5.2. strategic placement of windows in conjunction with ~~L~~Landscaping or the placement of ~~a~~Accessory buildings; and
  - 4.1.1.5.3. placing larger windows such as living room windows, to face an ~~A~~Alley or a ~~F~~Flanking Street.
- 4.1.1.6. Rooftop Terraces are not allowed.
- 4.1.1.7. Platform ~~s~~Structures, including balconies, must face an Alley or ~~F~~Flanking Street.
- 4.1.1.8. Backyard Housing must not be separated from other Dwellings on a Site through condominium conversions or subdivision.
- 4.1.1.9. Backyard Housing is not included in the calculation of Density.

4.1.2. **Home Based Businesses** must comply with [Section 6.60](#), except that storefronts may only be located along Primary Active Streets and Secondary Active Streets

**Blatchford Lane Suites**

~~The maximum height of a Garage containing a Blatchford Lane Suite shall be 9 m or the Height of the principal Dwelling as constructed at the time of the Blatchford Lane Suite Development Permit application, whichever is the lesser.~~

~~The maximum Second Storey Floor Area of the Blatchford Lane Suite shall be 80 m<sup>2</sup>.~~

**4.1 - Revised**

The Blatchford specific Use has been retired and replaced with the new Backyard Housing Use in the BRH Zone. The majority of the regulations that applied to Blatchford Lane Suites still apply to Backyard Housing in the BRH Zone.

The regulation that limited Blatchford Lane Suites to above a garage has been retired, as minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275). This will enable more flexibility for Backyard Housing.

In addition, the regulation that prohibits Blatchford Lane Suites from being within the same Dwelling as Group Home or Limited Group Home with a Major Home Bases Business has been removed, as Backyard Housing is proposed to be considered a dwelling on its own.

~~The minimum Site width for a Site with a Blatchford Lane Suite shall be 7.3 m.~~

~~The minimum distance between a detached Garage containing a Blatchford Lane Suite and the principal Dwelling on the same Site shall be 4 m.~~

~~Windows contained within the Blatchford Lane Suite portion of the detached Garage shall be placed and sized such that they minimize overlook into Yards and windows of Abutting properties through one of more of the following:~~

- ~~Off setting window placement to limit direct views of Abutting rear or side yard amenity areas, or direct view into a Blatchford Lane Suite window on an adjacent site;~~
- ~~Strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and~~
- ~~Placing larger windows such as living room windows, to face a Lane or a flanking street.~~

~~Rooftop Terraces shall not be allowed on Blatchford Lane Suites.~~

~~Platform structures, including balconies, shall be allowed as part of a Blatchford Lane Suite developed above a detached Garage only where the balcony faces the Lane or a flanking public street.~~

~~A Blatchford Lane Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Blatchford Lane Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business;~~

~~The Blatchford Lane Suite shall not be separated from the principal Dwelling through a condominium conversion or subdivision.~~

~~Blatchford Lane Suites shall not be included in the calculation of densities in this Bylaw.~~

**Community Uses**

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

**Agricultural Uses**

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

**Sign Uses**

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

~~Signs shall comply with Schedule 59A of the Zoning Bylaw. Notwithstanding this schedule, the following apply:~~

~~there shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20 cm x 30.5 cm in size located on the ground floor building face, where appropriate; and~~

~~Comprehensive Sign Design Plan in accordance with the Section 59.3 may be required at the discretion of the Development Officer.~~

**4.5 - Revised**

The dimension requirements for signs for live work units have been retired, as they are similar to the 2.0 m<sup>2</sup> max area required for Home Based Businesses. The requirement for a comprehensive sign design plan has been retired, as this is included in the Sign section.

**5. Site and Building Regulations**

- 5.1. Development must comply with Table 5.1:

Table 5.1. Density and Height Regulations		
Subsection	Regulation	Value
<b>Density</b>		
5.1.1.	Minimum Density	35 <del>dwelling</del> units/ha
5.1.2.	Maximum Density	130 <del>dwelling</del> units/ha
<b>Height</b>		
5.1.3.	Minimum Height	7.0 m
	<del>The Height shall be a minimum of 7 m and a maximum of 12 m, except for Sites Abutting a</del>	

	<del>Site-zoned BP, in which case the maximum Height shall be 15 m.</del>	
5.1.4.	Maximum Height	12.0 m
<b>Unless the following applies:</b>		
5.1.5	Maximum Height for Sites that Abut Sites in the BP Zone	15.0 m

5.2. Development must comply with Table 5.2:

Table 5.2. Site and Setback Regulations		
Subsection	Regulation	Value
<b>Site Coverage</b>		
5.2.1.	Maximum Site Coverage <del>The maximum site coverage shall be 60%.</del>	60%
<b>Site Dimensions</b>		
5.2.2.	Minimum Site area <del>The minimum Site Area shall be 125 m2.</del>	125.0 m2
5.2.3.	Minimum Site Width <del>The minimum Site Width shall be 5.0 m.</del>	5.0 m
5.2.4.	Minimum Site Depth <del>The minimum Site Depth shall be 30.0 m.</del>	30.0 m
<b>Setbacks</b>		
5.2.5	Minimum Setback <del>Site Setbacks shall be 1.2 m. Except that:</del>	1.2 m
<b>Setbacks Abutting Streets, Sites in the BP Zone, or public Pathways</b>		
5.2.6.	Minimum Setback <del>a minimum setback of 2.0 m and a maximum setback of 4.0 shall be where a Lot line Abuts a public roadway other than a Lane, a public Walkway, or a Site-zoned BP. The maximum Setback may be increased up to 6.0 m where an outdoor Amenity Area is provided adjacent to the Lot line Abutting a Site-zoned BP; and</del>	2.0 m
5.2.7.	Maximum Setback	4.0 m
<b>Unless the following applies:</b>		

5.2.8.	Maximum Setback where an outdoor Amenity Area is provided adjacent to the Lot line that Abuts a Site in the BP Zone	6.0 m
<b>Setbacks Abutting Sites in the BRH Zone</b>		
5.2.9	Minimum Setback  a minimum setback of 1.2 m and a maximum setback of 3.0 shall be required where a Lot line Abuts a Site zoned BRH.	1.2 m
5.2.10	Maximum Setback	3.0 m
<b>Setbacks for Accessory Buildings or Structures</b>		
5.2.11	Minimum Interior and Flanking Side Setback  An Accessory building or structure shall be located not less than 0.75 m from the Side Lot Line	0.75 m
<b>Building Length</b>		
5.2.12	Maximum total length of a building  The length of the front facade of any building shall not exceed 75 m.	75.0 m

~~Despite Subsection 5.1.11, Garages and Blatchford Lane Suites can be built to the property line, except where a Garage or Blatchford Lane Suite may be erected on the common property line to the satisfaction of the Development Officer.~~

- 5.3. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line ~~must~~ shall be determined on a hierarchy based on the Lot Line firstly Abutting:
- 5.3.1. a Retail Street;
  - 5.3.2. a Primary Active Street;
  - 5.3.3. a Secondary Active Street;
  - 5.3.4. a Site in the zoned BP Zone;
  - 5.3.5. a Primary Quiet Street; and finally
  - 5.3.6. a Secondary Quiet Street

## 6. Design Regulations

- 6.1. All Facades of a principal building, ~~and any Accessory building containing a Blatchford Lane Suite,~~ must be designed with detail and articulation to ensure that each Dwelling is individually identifiable to create attractive streetscapes and interfaces where Abutting a Site zoned BP, a public Street, or an Alley, through a combination of:
- 6.1.1. recesses;
  - 6.1.2. entrances;
  - 6.1.3. windows;
  - 6.1.4. projections;
  - 6.1.5. change in building materials;
  - 6.1.6. colours; or

6.1.7. physical breaks in building mass. The following illustrations provide a conceptual application of this regulation for interpretive purposes.

~~All facades of a principal building, and any Accessory building containing a Blatchford Lane Suite, shall be designed with detail and articulation to ensure that each Dwelling unit is individually identifiable to create attractive streetscapes and interfaces where Abutting a Site-zoned BP, a public street or a Lane. Building facades shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, or physical breaks in building mass. The following illustrations provide a conceptual application of this regulation for interpretive purposes:~~

Interpretive Diagram for Subsection 6.1



- 6.2. Every facade of a principal building, other than Backyard Housing, must shall contain at least 1 window to provide overlook into Yards and open spaces.
- 6.3. For any Dwelling fronting a public Street or a Site-zoned BP:
  - 6.3.1. all principal Dwellings along this Facade with Floor Area at ground level must have an individually articulated entrance at ground level that faces the public Street or Site in the BP Zone;
  - 6.3.2. sliding patio doors must not serve as this entrance; and
  - 6.3.3. features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens must be provided.

~~For any Dwelling fronting a public street or a Site-zoned BP, all principal Dwellings along this Facade with Floor Area at ground level shall have an individually articulated entrance at ground level. Sliding patio doors shall not serve as this entrance. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens shall be provided. Where a Dwelling Abuts both a public street and a Site-zoned BP, the entrance may face the public street or the site-zoned BP.~~

- 6.4. A Fence or landscaped buffer with a maximum Height of 1.2 m is required along property lines that Abut a Site in the BP Zone, a public Pathway, or Amenity Area at ground level, which must include an opening or gate to ensure connectivity between public and private space.
 

~~Where any part of a Dwelling unit Abuts a Site-zoned BP, a public Walkway or Amenity Area at ground level, a maximum 1.2 m high Fence or landscaped buffer shall be provided along the property line to delineate the division between public and private space. Openings or gates shall be provided to ensure connectivity between public and private space.~~
- 6.5. All mechanical equipment, except Solar Collectors, on a roof of any building must shall be concealed from view from the Abutting public Streets by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- 6.6. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.
- 6.7. Decorative and security lighting must shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to

ensure a well-lit environment for pedestrians, and to accentuate ~~a~~Architectural ~~e~~Elements or public art.

~~Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off site residential units.~~

## 7. General Regulations

### Amenity Area

7.1. Despite [Section 5.20](#), Amenity Area must be provided in compliance with the following:

- 7.1.1. The minimum length and width of a Private Outdoor Amenity Area is 2.0 m;
- 7.1.2. Dwellings with individual access at ground level and no outdoor Common Amenity Area must provide a minimum of 30.0 m<sup>2</sup> of Private Outdoor Amenity Area, which may be located in Front Yards with a minimum depth of 2.0 m;
- 7.1.3. Dwellings with individual access at ground level that provide outdoor Common Amenity Area must provide a minimum of 15.0 m<sup>2</sup> of Private Outdoor Amenity Area, which may be located in Front Yards with a minimum depth of 2.0 m;
- 7.1.4. Dwellings located above the Ground Floor must provide a minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling;
- 7.1.5. Cluster Housing with 20 or more Dwellings must provide a minimum of 2.5 m<sup>2</sup> of outdoor Common Amenity Area per Dwelling, which may not be located in any required Setback unless the Setback Abuts a Site in the BP Zone and the Common Amenity Area is greater than or equal to 50.0 m<sup>2</sup>; and
- 7.1.6. Amenity Area may be provided on Rooftop Terraces.

~~Notwithstanding Section 46 of the Zoning Bylaw, Amenity Area shall be provided in accordance with the following:~~

~~Where Private Outdoor Amenity Area is provided the minimum dimension shall be 2 m;~~

~~Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided for on the Site, a minimum of 30 m<sup>2</sup> of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m;~~

~~Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided for on the Site, a minimum of 15 m<sup>2</sup> of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m~~

~~For Dwellings located above the first Storey of a building, a minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling unit on the Site shall be provided;~~

~~For all Multi-unit Project Developments containing 20 or more Dwelling units, a minimum of 2.5 m<sup>2</sup> of Amenity Area per Dwelling unit shall be provided as outdoor Common Amenity Area which shall not be located in any required Setback unless the Setback directly Abuts a Site zoned BP and shall be aggregated into areas of not less than 50 m<sup>2</sup>; and~~

~~Amenity Area may be provided on Rooftop Terraces.~~

### Parking, Loading, Storage and Access

7.2. Despite [Section 5.100](#), the maximum number of parking spaces per Dwelling is 3 for Sites outside of the defined radius of a Mass Transit Station or the Parking Maximums Map.

7.3. Where provided, vehicle access must be from an Alley.

~~Notwithstanding Section 54 of the Zoning Bylaw, for Sites not within the defined radius of Transit Centre or LRT station, or within the boundary of the Main Streets Overlay, the maximum number of Vehicular Parking spaces per Dwelling shall be 3. Vehicular access shall be provided from the Lane.~~

7.4. Despite Subsection 7.3, where there is no Abutting Alley, vehicle access may be provided through one shared access per block face. Said access from the ~~firstly~~ Abutting Street ~~must be in priority order offrom~~ the following list:

- 7.4.1. Secondary Quiet Street;
- 7.4.2. Primary Quiet Street;
- 7.4.3. Secondary Active Street;

7.4.4. Primary Active Street; or

7.4.5. Retail Street.

~~Where there is no Abutting Lane, vehicular access shall be limited to one shared access per block face, and:~~

~~a vehicular access shall be provided from an Abutting Secondary Quiet Street;~~

~~If there is no Abutting Secondary Quiet Street, then access shall be provided from a Primary Quiet Street;~~

~~If there is no Abutting Primary Quiet Street, access shall be provided from a Secondary Active Street; and~~

~~If there is no Secondary Active Street, access shall be provided from a Primary Active Street;~~

~~If there is no Abutting Primary Active Street, access shall be provided from a Retail Street.~~

~~If more than one vehicular access is required an additional vehicular access may be permitted, at the discretion of the Development Officer, provided that justification be submitted for review and approval by the Development Officer. Additional vehicular access shall be located off of the Abutting Blatchford Street Classifications as listed in 997.8.4(i). In such cases, the application shall be processed as a Class B application.~~

7.5. Provided parking for a Residential Use must be:

7.5.1. at the Ground Floor to the rear of a Site;

7.5.2. incorporated into the rear of a Row House; or

7.5.3. in an underground Parkade.

~~Resident parking shall be provided at ground level at the rear of the Site or incorporated into the rear of the Row House, or in an underground parkade structure.~~

7.6. Garages or Hardsurfaced parking pads for a Residential Use that Abuts an Alley must:

7.6.1. have a minimum Rear Setback of 1.2 m;

7.6.2. provide a Hard sSurfaced Pathway to the Dwelling entrance;

7.6.3. provide an underground electrical power connection with an outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Hard sSurfaced parking pad.

~~Where residential parking is provided Abutting a Lane and a Garage or Hardsurfaced parking pad is provided, the following regulations shall apply:~~

~~the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be 1.2 m;~~

~~a Hardsurfaced Walkway between the Garage or Hardsurfaced parking pad and an entry to the Dwelling shall be provided;~~

~~where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a minimum width of 4.88 m and depth of 5.49 m shall be constructed a minimum distance of 1.2 m from the Rear Lot Line; and~~

~~any Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Hardsurfaced parking pad.~~

7.7. Provided parking for Multi-unit Housing or Row Housing must:

7.7.1. be located at ground level behind the principal building with access from an Abutting Alley or Pprivate Street, and not be viewable from a Street; or

7.7.2. be in an underground Parkade.

~~Resident and visitor parking for Multi Unit Housing shall be located at ground level behind the principal building, such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road, or in an underground parkade structure.~~

7.8. Parking aAreas that Abut a public Pathway or sidewalk must be screened from view.

~~Vehicular parking areas which abuts a public Walkway shall be screened from view from the adjacent Walkway:~~

7.9. The maximum number of separate Garages within a rear detached Garage is 4.

~~Where detached rear parking Garages are developed, the building containing the Garage(s) shall not contain more than four separate Garages.~~

7.10. No parking, loading, storage, or wastetrash collection area isshall be permitted within any Setback other than the Rear Setback.

**Hardsurfaced Parking Pad Regulation - Retired**

The requirement for the provision of a hardsurfaced parking pad has been retired, as minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

7.11. ~~Despite Subsection 7.10, no parking, loading, storage or waste/trash collection is shall be permitted within any Site Setback Abutting a Site zoned BP.~~

~~Loading, storage and trash collection areas shall be screened in accordance with Section 55.4. If parking Abuts a Residential Zone or a Lane serving a Residential Zone, parking areas shall be screened in accordance with Section 55.4. Notwithstanding the above, no parking, loading, storage or trash collection shall be permitted within any Site Setback Abutting a Site zoned BP.~~

~~Landscaping shall comply with Section 55 of this Bylaw. In addition to Section 55, landscaping shall be as follows:~~

~~Landscape plans for Multi-unit Project Developments shall be prepared by a professional landscape architect or horticulturalist; and~~

~~Landscape design shall consider appropriate plant material for horticultural zone 3a.~~

**Other Regulations**

~~Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw except that it shall not be required where the side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other such that privacy is not impacted.~~

7.12. Where any Site has a length or width of 160 m or greater, a pedestrian connection must be provided through the Site, perpendicular to the 160 m or greater length or width, which must:

- 7.12.1. be publicly accessible at all times;
- 7.12.2. be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;
- 7.12.3. be a minimum 6.0 m in width;
- 7.12.4. provide a minimum 2.5 m wide Hard Surfaced Pathway;
- 7.12.5. provide soft Landscaping such as shrub planting, ornamental grasses and tree plantings; and
- 7.12.6. provide pedestrian scaled lighting.

7.13. In addition to Subsection 7.12:

- 7.13.1. the pedestrian connection may be included as part of the required Amenity Area when it is 10.0 m or greater in width;
- 7.13.2. Facades of Ground Floor Dwellings that Abut the pedestrian connection must be articulated by a combination of recesses, windows, projections, change in building materials, colours, and physical breaks in building mass;
- 7.13.3. Ground Floor Dwellings that Abut the pedestrian connection that do not front onto a public Street or a Site zoned BP must provide an entrance facing the pedestrian connection; and
- 7.13.4. the owners of impacted Lots must register a Public Access Easement for the pedestrian connection, that ensures the owners are responsible for maintenance and liability, as a condition of the Development Permit.

~~Where any Site has a length or width of 160 m or greater, a pedestrian connection shall be provided through the Site, perpendicular to the 160 m or greater length or width. A pedestrian connection is a publicly accessible private pedestrian corridor, distinct from a public Walkway. The following regulations apply to pedestrian connections:~~

~~The pedestrian connection shall be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;~~

~~The pedestrian connection shall be a minimum 6 m in width and shall incorporate a minimum 2.5 m wide hard surfaced Walkway with soft Landscaping such as shrub planting, ornamental grasses and/or tree planting, and shall include pedestrian scaled lighting. When a width of 10 m or greater is provided for the pedestrian connection, it may be applied towards the required Amenity Area for the Site;~~

~~The facades of ground floor Dwellings Abutting the pedestrian connection shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, and/or physical breaks in building mass;~~

~~Ground floor Dwellings Abutting the pedestrian connection that do not front onto a public street or a Site zoned BP shall provide an entrance facing the pedestrian connection; and~~



~~The owner(s) shall register a Public Access Easement for the pedestrian connection to ensure public access through the Site. Easements shall ensure the owner(s) are responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times. Such an easement shall be a required condition of a Development Permit.~~

- 7.14. Maintenance, drainage, and utility easements between Abutting buildings and through private Yards of one or more Dwellings may be required as a condition of Development Permit approval to ensure adequate access for property, drainage and utility maintenance.

~~Maintenance and/or drainage and utility easement(s) between Abutting buildings and/or through private Yards of one or more Dwellings may be required as a condition of Development Permit approval to ensure adequate access for property, drainage and utility maintenance.~~

# 3.43 BLMR - Blatchford Low to Medium Rise Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for low to medium rise residential development, with the potential for limited Ground Floor commercial, office, and services along Retail and Active Streets, developed in a manner sensitive to the street environment and adjacent residential areas.</p> <p><del>The purpose of this Zone is to provide for low to medium rise residential development, with the potential for limited ground floor commercial, office and service Uses along Retail and Active Streets, developed in a manner sensitive to the street environment and adjacent residential areas.</del></p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p><del>Live-Work Units</del></p> <p><del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <p style="padding-left: 20px;">2.2.1. Multi-unit Housing</p> <p style="padding-left: 20px;">2.2.2. Row Housing</p> <p style="padding-left: 20px;">2.2.3. Secondary Suite</p> <p style="padding-left: 20px;">2.2.4. Supportive Housing</p> <p><b>Commercial Uses</b></p> <p>2.3. Bar</p> <p><del>Bars and Neighbourhood Pubs</del></p> <p>2.4. Body Rub Centre</p> <p>2.5. Cannabis Retail Store</p> <p>2.6. Custom Manufacturing</p> <p><del>Creation and Production Establishments</del></p> <p>2.7. Food and Drink Service</p> <p><del>Restaurants</del></p> <p><del>Specialty Food Services</del></p> <p>2.8. Health Service</p> <p>2.9. Indoor Sales and Service</p> <p><del>Convenience Retail Stores</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under Home Based Businesses and residential uses.</p> <p>In addition, the following discretionary activities are now permitted:</p> <ul style="list-style-type: none"> <li>• Supportive Housing</li> <li>• Lodging Houses</li> <li>• Major Home Based Business</li> </ul> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Custom Manufacturing</li> <li>• Food and Drink Services</li> <li>• Indoor Sales and Services</li> <li>• Minor Indoor Entertainment</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Community Services</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no</p>

<p><del>General Retail Stores</del></p> <p><del>Personal Service Shops</del></p> <p><del>Secondhand Stores</del></p> <p>2.10. Liquor Store</p> <p><del>Minor Alcohol Sales</del></p> <p>2.11. Minor Indoor Entertainment</p> <p><del>Private Clubs</del></p> <p><del>Indoor Participant Recreation Services</del></p> <p>2.12. Office</p> <p><del>Professional, Financial, and Office Support Services</del></p> <p>2.13. Residential Sales Centre</p> <p><del>Vehicle Parking, limited to Underground Parkades</del></p> <p><b>Community Uses</b></p> <p>2.14. Child Care Service</p> <p>2.15. Community Service</p> <p><del>Religious Assembly, on Sites fronting onto Active Streets</del></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.16. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.17. Projecting Sign, limited to On-premises Advertising <del>Projecting On-premises Signs</del></p>	<p>longer be regulated in the draft Zoning Bylaw.</p>
<p><b>3. Discretionary Uses</b></p> <p><del>Lodging Houses</del></p> <p><del>Supportive Housing, Restricted to Limited Supportive Housing</del></p> <p><del>Major Home Based Businesses</del></p> <p><b>Community Uses</b></p> <p>3.1. Special Event</p> <p><b>Agricultural Uses</b></p> <p>3.2. Urban Agriculture</p> <p><del>Urban Outdoor Farms</del></p> <p><b>Sign Uses</b></p> <p>3.3. Portable Sign, limited to On-premises Advertising <del>Temporary On-premises Signs</del></p>	<p><b>3. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The following uses have changed to permitted uses under the new broad use classes:</p> <ul style="list-style-type: none"> <li>• Lodging Houses</li> <li>• Supportive Housing, Restricted to Limited Supportive Housing</li> <li>• Major Home Based Businesses</li> </ul> <p><b>Community Uses</b></p> <p>The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p><b>Agricultural Uses</b></p> <p>The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <p>The discretionary sign uses in this draft zone are consistent with the current zone.</p>
<p><b>4. Additional Regulations for Specific Uses</b></p> <p><del>Where Use Classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties or within the same Building, and where the Site containing such Use Classes is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping and screening, which may exceed the</del></p>	

~~requirements of Section 55 of the Zoning Bylaw; noise attenuation measures such as structural soundproofing; and downward direction of all exterior lighting on to the proposed development.~~

~~Live Work Units shall only be permitted where they front onto a Primary Active Streets or Secondary Active Street, and shall have individual front entrances at ground level.~~

**Residential Uses**

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#), except that storefronts may only be located along Primary Active Streets and Secondary Active Streets.

**Commercial Uses**

- 4.2. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.3. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 4.4. **Liquor Stores** must comply with [Section 6.70](#).
- 4.5. The maximum Floor Area for a Commercial Use is 275 m2 for each individual establishment.
- 4.6. Commercial Uses are only allowed on Sites that front onto Active Streets or Retail Streets.
- 4.7. Commercial Uses must be in a building with a Residential Use.
- 4.8. Commercial Uses must not be located above the Ground Floor.

~~The following Uses shall be limited to Sites fronting onto Active Streets or Retail Streets, shall not be in any free standing structure separate from a structure containing Residential Uses, and shall not be developed above the ground floor: Bars and Neighbourhood Pubs, Convenience Retail Stores, Creation and Production Establishments, General Retail Stores, Health Services, Indoor Participant Recreation Services, Liquor Stores, Personal Service Shops, Private Clubs, Professional, Financial and Office Support Services, Restaurants, Second Hand Stores, and Specialty Food Services.~~

- 4.9. **Uses with Drive-through Services** are not permitted in this Zone.  
~~Vehicular oriented Uses, including but not limited to drive through operations and Accessory drive through pick up services, shall not be permitted in this Zone.~~
- 4.10. **Bars and Food and Drink Services** have a maximum Floor Area of 120 m2 of Public Space.  
~~Bars and Neighbourhood Pubs, Restaurants, and Specialty Food Services shall only be permitted for less than 120 m2 of Public Space.~~  
~~Professional, Financial and Office Support Services shall not include loan offices.~~

**Community Uses**

- 4.11. **Community Services**
  - 4.11.1. The maximum Floor Area is 275 m2 for each individual establishment.
  - 4.11.2. Are only allowed on Sites that front onto an Active Street.
  - 4.11.3. Must be in a building with a Residential Use.
  - 4.11.4. Must not be located above the Ground Floor.

~~The maximum Floor Area of any Religious Assembly or individual business premises shall not exceed 275 m2, excluding Live Work units.~~

~~Religious Assembly shall only be permitted on Sites fronting onto Active Streets. Sites fronting onto Active Streets or Retail Streets, shall not be in any free standing structure separate from a structure containing Residential Uses, and shall not be developed above the ground floor:~~

- 4.12. **Child Care Services**
  - 4.12.1. Must comply with [Section 6.30](#).
  - 4.12.2. Are only permitted~~allowed~~ on Sites that front onto an Active Street or Retail Street.
  - 4.12.3. May be permitted~~allowed~~ on Sites that front onto a Quiet Street where adequate Street parking is available, at the ~~Ø~~discretion of the Development Planner.

~~Child Care Services shall only be permitted on Sites fronting onto Active or Retail Streets, and shall only be discretionary on Sites fronting onto Quiet Streets.~~

~~Child Care Services fronting onto Quiet Streets shall consider the presence of other Child Care Services Uses within the same block to ensure that the approval of~~

~~additional Child Care Services Uses does not unduly restrict on-street parking availability.~~

~~Religious Assembly, on Sites fronting onto Active Streets~~

~~Child Care Services, on Sites fronting onto Quiet Streets~~

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

**Agricultural Uses**

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

**Sign Uses**

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

~~Signs shall comply with Schedule 59B of the Zoning Bylaw. Notwithstanding this schedule, the following regulations apply:~~

~~There shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20 cm x 30.5 cm in size located on the ground floor building face, where appropriate; and~~

~~A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 may be required at the discretion of the Development Officer.~~

**Floor Area and Capacity Exceptions**

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

- 4.16.1. measures specified in Subsection 2 of [Section 5.60](#);
- 4.16.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
- 4.16.3. other similar measures.

## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

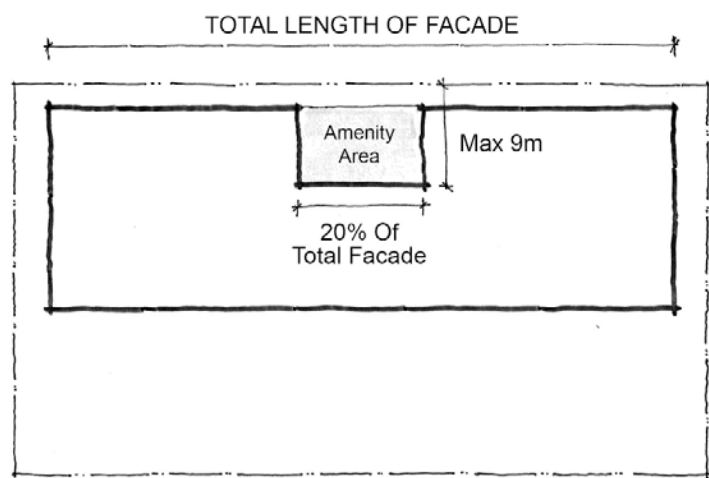
Table 5.1. Density and Height Regulations		
Subsection	Regulation	Value
<b>Density</b>		
5.1.1.	Maximum Density	270 <del>dw</del> Dwellings/ha
5.1.2.	Maximum Density for Multi-unit Housing	275 <del>dw</del> Dwellings/ha
<b>Height</b>		
5.1.3.	Minimum Height	12.0 m
5.1.4.	Maximum Height	23.0 m

5.2. Development must comply with Table 5.2:

Table 5.2. Site and Setback Regulations		
Subsection	Regulation	Value
<b>Site Coverage</b>		
5.2.1.	Maximum Site Coverage	65%
<b>Setbacks</b>		

5.2.2	Minimum Setback	2.0 m
5.2.3	Maximum Setback	4.0 m
<b>Unless one or more of the following applies:</b>		
5.2.4	Minimum Setback from an Alley	1.2 m
5.2.5	Maximum Setback where an outdoor Amenity Area is provided adjacent to the Lot line that Abuts a Site in the BP Zone	6.0 m
5.2.6	Minimum Setback for mixed use buildings with Commercial Uses on the Ground Floor fronting a Street or Pathway	1.0 m
5.2.7	Maximum Setback for mixed use buildings with Commercial Uses on the Ground Floor fronting a Street or Pathway	3.0
5.2.8	Maximum Setback to accommodate an outdoor Common Amenity Area or Park, where the portion of the building that is set back more than 4.0 m is a maximum of 20% of the total Facade length.	9.0 m

Diagram for Subsection 5.2.8



Site Setbacks shall be a minimum of 2.0 m, and a maximum of 4.0 m, except that:

a minimum 1.2 m Setback shall be provided from a Lot Line adjacent to a Lane;

for sites located adjacent to a Site zoned BP, the maximum Setback may be increased to a maximum of 6.0 m where outdoor Amenity Areas are provided adjacent to the Lot Line;

for a mixed use building where Commercial Uses are located at Grade, Site Setbacks fronting a public roadway other than a Lane, or Walkway shall be a minimum 1.0 m, and a maximum 3.0 m; and for sites located

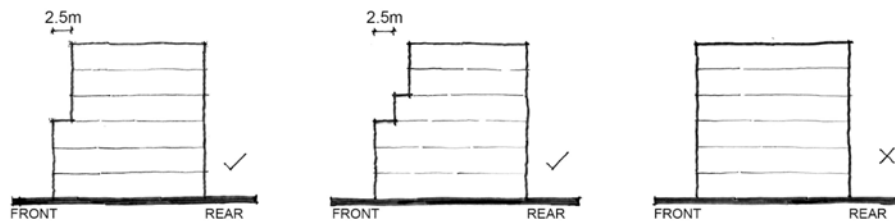
on a Retail Street or a Primary Active Street, as defined in Section 997, to support amenity opportunities, the Setback may be increased up to a maximum of 9.0 m where an outdoor Common Amenity Area or Publicly Accessible Private Park is provided within the Setback area. The portion of the building which is Setback more than 4.0 m shall be a maximum of 20% of the total length of the building Façade. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.

- 5.3. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line ~~must~~ shall be determined on a hierarchy based on the Lot ~~Line~~ firstly Abutting:
  - 5.3.1. a Retail Street;
  - 5.3.2. a Primary Active Street;
  - 5.3.3. a Secondary Active Street;
  - 5.3.4. a Site ~~in the zoned BP Zone~~;
  - 5.3.5. a Primary Quiet Street; and ~~finally~~
  - 5.3.6. a Secondary Quiet Street
- 5.4. Development must comply with Table 5.4:

**Table 5.4. Tower Regulations**

Subsection	Regulation	Value
5.4.1	Buildings greater than 14.0 m in Height must have a Tower and Podium configuration	-
5.4.2	Minimum Street Wall Height	6.0 m
5.4.3	Maximum Street Wall Height	14.0 m
5.4.4	Minimum Tower Stepback from the Street Wall, excluding the side directly Abutting an Alley	2.5 m

**Diagram for Subsection 5.4.4**



~~All buildings greater than 14 m in Height shall include a podium base. The podium of the building shall be a minimum Height of 6 m up to a maximum of 14m. The portion of the building located above the podium shall Stepback a minimum of 2.5 m on all sides excepting that side directly Abutting a Lane. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.~~

## 6. Design Regulations

- 6.1. Each individual non-residential establishment on the Ground Floor that fronts onto a public Street or a Site in the BP Zone must have:
  - 6.1.1. a minimum of 70% of the Facade must be clear, transparent, and non-reflective; and
  - 6.1.2. an individual entrance at ground level that is universally accessible.

~~Where non-residential uses, excluding Live Work Units, are developed fronting onto a public street, not including a Lane, or a Site zoned BP, the following regulations shall apply:~~

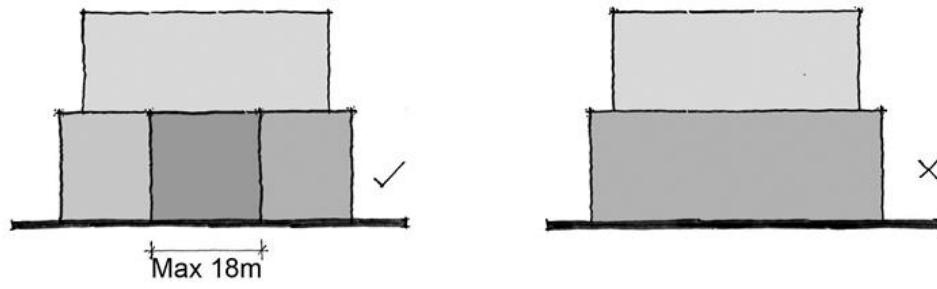
~~A minimum of 70% of each individual store Frontage and the flanking side of a store located on a corner shall have clear non reflective glazing on the exterior on the ground floor that allows viewing in and out of the Use to the satisfaction of the Development Officer. Transparency is calculated as a percent of linear metres at 1.5 m above the finished Grade; and~~

~~Each unit shall have an external entrance at ground level that shall be universally accessible.~~

- 6.2. Building Facades that Abut a Site in the BP Zone or a public Street must:

- 6.2.1. be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, or physical breaks in building mass; and
- 6.2.2. a continuous building Facade without recesses, balconies, or other forms of articulation must~~shall~~ not exceed 18.0 m.

**Interpretive Diagram for Subsection 6.2.2**



~~Building Façade(s) Abutting a Site-zoned BP, or a public street, shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, or physical breaks in building mass, to create attractive streetscapes and interfaces. A continuous building façade without recess, balcony or other form of articulation shall not exceed 18 m in horizontal direction. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.~~

- 6.3. Sites that Abut a Primary Active Street, Secondary Active Street, Retail Street, or a Site in the BP Zone must provide active residential, commercial, or Amenity Area fFrontages.
- 6.4. Parking and circulation areas must not be located along or be visible from Abutting Primary Active Streets, Secondary Active Streets, Retail Streets, or Sites in the BP Zone.

~~Sites which Abut a Primary Active Street, a Secondary Active Street, a Retail Street or a Site-zoned BP shall be designed to front that Abutting Lot line with active residential or commercial Frontages, or Amenity Areas. Parking and circulation areas are not permitted to front a Primary Active Street, a Secondary Active Street, a Retail Street, or a Site-zoned BP and shall not be visible from these Lot lines.~~

- 6.5. For any Dwelling fronting a public Street or a Site-zoned BP:
  - 6.5.1. all principal Dwellings along this Facade with Floor Area at ground level must~~shall~~ have an individually articulated entrance at ground level that faces the public Street or Site in the BP Zone;
  - 6.5.2. sliding patio doors must~~shall~~ not serve as this entrance; and
  - 6.5.3. features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens must be provided.

~~For any Dwelling fronting a public street or a Site-zoned BP, all principal Dwellings along this Façade with Floor Area at ground level shall have an individually articulated entrance at ground level. Sliding patio door shall not serve as this entrance. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens shall be provided. Where a Dwelling Abuts both a public street and a Site-zoned BP, the entrance shall face the Site-zoned BP.~~

- 6.6. All mechanical equipment, except Solar Collectors, on a roof of any building must~~shall~~ be concealed from view from the Abutting public Streets by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- 6.7. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.
- 6.8. Decorative and security lighting must~~shall~~ be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate aArchitectural eElements and public art.

~~Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-Site residential units.~~

## 7. General Regulations

### Amenity Area

- 7.1. Despite Section 5.20, Amenity Area must be provided in compliance with the following:
  - 7.1.1. The minimum length and width of a Private Outdoor Amenity Area is 2.0 m;



- 7.1.2. Dwellings with individual access at ground level and no outdoor Common Amenity Area must provide a minimum of 30.0 m2 of Private Outdoor Amenity Area, which may be located in Front Yards with a minimum depth of 2.0 m;
- 7.1.3. Dwellings with individual access at ground level that provide outdoor Common Amenity Area must provide a minimum of 15.0 m2 of Private Outdoor Amenity Area, which may be located in Front Yards with a minimum depth of 2.0 m;
- 7.1.4. Dwellings located above the Ground Floor must provide a minimum Amenity Area of 7.5 m2 per Dwelling;
- 7.1.5. Developments with 20 or more Dwellings must provide a minimum of 2.5 m2 of outdoor Common Amenity Area per Dwelling, which may not be located in any required Setback unless the Setback Abuts a Site in the BP Zone and the Common Amenity Area is greater than or equal to 50.0 m2; and
- 7.1.6. Amenity Area may be provided on Rooftop Terraces.

7.2. Despite Subsection 7.1.5, Multi-unit Housing with 20 or more Dwellings and Commercial Uses on the Ground Floor must provide a minimum of 2.5 m2 per Dwelling of indoor or outdoor Common Amenity Area, where any provided outdoor Common Amenity Area must not be located in any required Setback unless the Setback Abuts a Site in the BP Zone and the Common Amenity Area is greater than or equal to 50.0 m2

~~Notwithstanding subsection 46, Amenity Area shall be provided in accordance with the following:~~

~~Where Private Outdoor Amenity Area is provided the minimum dimension shall be 2 m;~~

~~Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided on the Site, a minimum of 30 m2 of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m;~~

~~Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided on the Site, a minimum of 15 m2 of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m;~~

~~For Dwellings located above the ground Storey of a building a minimum Amenity Area of 7.5 m2 per Dwelling unit on the Site shall be provided;~~

~~Except for developments which contain less than 20 Dwelling units, a minimum of 2.5 m2 of Amenity Area per Dwelling unit shall be provided as outdoor Common Amenity Area which shall not be located in any required Setback unless the Setback directly Abuts a Site zoned BP and shall be aggregated into areas of not less than 50 m2;~~

~~Notwithstanding the above, where a Multi-unit Housing Building contains 20 or more Dwelling units and has commercial uses located on the ground floor, except for Live Work Units, a minimum of 2.5 m2 of Amenity Area per Dwelling unit shall be provided as indoor and/or outdoor Common Amenity Area(s) on the Site.~~

~~Where outdoor Common Amenity Area is provided at ground level it shall not be located in any required Setback, unless the Setback directly Abuts a Site zoned BP, and shall be aggregated into areas of not less than 50 m2; and~~

~~Amenity Area may be provided on Rooftop Terraces.~~

### Parking, Loading, Storage and Access

7.3. Despite Section 5.100, the maximum number of parking spaces per Dwelling is 3 for Sites outside of the defined radius of a Mass Transit Station or the Parking Maximums Map.

~~Notwithstanding Section 54, Parking shall be provided in accordance with the following:~~

~~For Sites not within the defined radius of a Transit Centre or LRT station, or within the boundary of the Main Streets Overlay, the maximum number of Vehicular Parking spaces per Dwelling shall be 3; and~~

~~Resident Bicycle Parking spaces for Multi-unit Housing shall be provided in a weather protected, well lit, and secure area.~~

7.4. Where provided, vehicle access must be from an Alley.

7.5. Despite Subsection 7.4, where there is no Abutting Alley, vehicle access may be provided through one shared access per block face. Said access from the Abutting Street must be in priority order of the following list:

- 7.5.1. Secondary Quiet Street;

### Bike Parking Regulation - Retired

This regulation has been retired as it is covered in the new bike parking regulations in Section 5.100.

- 7.5.2. Primary Quiet Street;
- 7.5.3. Secondary Active Street;
- 7.5.4. Primary Active Street; or
- 7.5.5. Retail Street.

~~Vehicular access shall be provided from the Lane. Where there is no Abutting Lane, vehicular access shall be limited to one shared access per block face, and:~~

- ~~vehicular access shall be provided from an Abutting Secondary Quiet Street;~~
- ~~If there is no Abutting Secondary Quiet Street, then access shall be provided from a Primary Quiet Street;~~
- ~~If there is no Abutting Primary Quiet Street, access shall be provided from a Secondary Active Street;~~
- ~~If there is no Secondary Active Street, access shall be provided from a Primary Active Street; and~~
- ~~If there is no Abutting Primary Active Street, access shall be provided from a Retail Street.~~

~~If more than one vehicular access is required an additional vehicular access may be permitted, at the discretion of the Development Officer, provided that justification be submitted for review and approval by the Development Officer. Additional vehicular access shall be located from Abutting Blatchford Street Classifications as listed in 997.9.4(f). In such cases, the application shall be processed as a Class B application.~~

7.6. ~~Provided~~ Parking for Multi-unit Housing ~~developments~~ that contain 20 or more Dwellings, or mixed-use developments, ~~must~~ shall be provided in underground Parkade.

7.7. Parking for Multi-unit Housing ~~developments~~ that contain less than 20 Dwellings, non-~~r~~Residential Uses, and visitor ~~P~~parking, must:

- 7.7.1. be located at ground level and accessed from an Abutting Alley or Private Street, and not be viewable from a Street; or
- 7.7.2. be in an underground Parkade.

7.8. Surface ~~P~~parking must not be greater than 15% of the total Site area for Multi-unit Housing developments that contain less than 20 Dwellings, non-Residential Uses, and visitor ~~P~~parking.

~~Parking for Multi-unit Housing developments that contain less than 20 Dwellings, non-residential Uses, and visitor Parking is permitted at ground level and in underground parking structures. Where parking is provided at ground level, it shall be located such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road. Surface parking shall not comprise more than 15% of the total Site area.~~

7.9. Parking Areas that Abut a public Pathway or sidewalk must be screened from view.

~~Vehicular parking areas which abuts a public Walkway shall be screened from view from the adjacent Walkway.~~

7.10. No parking, loading, storage, or ~~waste~~trash collection area ~~is~~ shall be permitted within any Setback other than the Rear Setback.

7.11. ~~Despite Subsection 7.10,~~ no parking, loading, storage, or ~~waste~~trash collection is permitted within any Site Setback Abutting a Site zoned BP.

~~Loading, storage and trash collection areas shall be screened from view in accordance with the provisions of subsection 55.4 of the Zoning Bylaw. If Parking Abuts a Residential Zone or a Lane serving a Residential Zone, parking areas shall be screened in accordance with Section 55.4 of the Zoning Bylaw. Notwithstanding the above, no parking, loading, storage or trash collection shall be permitted within any Site Setback Abutting a Site zoned BP.~~

7.12. 1 off-Street vehicle loading space is required for any building with 20 or more Dwellings or any non-Residential Uses.

~~One off-street vehicular loading space shall be required for any building. Where the building contains less than 20 Dwelling units, and does not contain any non-residential uses, no off-street vehicular loading space shall be required.~~

**Landscaping**

~~Landscaping shall comply with the Zoning Bylaw except:~~

~~Landscape plans shall be prepared by a professional landscape architect or horticulturalist; and~~

~~Landscape design shall consider appropriate plant material for horticultural zone 3a.~~

Other Regulations

~~Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw, except that it shall not be required for the podium base, as defined in 997.9.4(g).~~

- 7.13. Where any Site has a length or width of 160 m or greater, a pedestrian connection must be provided through the Site, perpendicular to the 160 m or greater length or width, which must:
  - 7.13.1. be publicly accessible at all times;
  - 7.13.2. be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;
  - 7.13.3. be a minimum 6.0 m in width;
  - 7.13.4. provide a minimum 2.5 m wide Hard Surfaced Pathway;
  - 7.13.5. provide soft Landscaping such as shrub planting, ornamental grasses and tree plantings; and
  - 7.13.6. provide pedestrian scaled lighting.
- 7.14. In addition to Subsection 7.13:
  - 7.14.1. the pedestrian connection may be included as part of the required Amenity Area when it is 10.0 m or greater in width;
  - 7.14.2. Facades of Ground Floor Dwellings that Abut the pedestrian connection must be articulated by a combination of recesses, windows, projections, change in building materials, colours, and physical breaks in building mass;
  - 7.14.3. Ground Floor Dwellings that Abut the pedestrian connection that do not front onto a public Street or a Site zoned BP must provide an entrance facing the pedestrian connection; and
  - 7.14.4. the owners of impacted Lots must register a Public Access Easement for the pedestrian connection, that ensures the owners are responsible for maintenance and liability, as a condition of the Development Permit.

~~Where any Site has a length or width of 160 m or greater a pedestrian connection shall be provided through the Site, perpendicular to the 160 m or greater length or width. A pedestrian connection is a publicly accessible private pedestrian corridor, distinct from a public Walkway. The following regulations apply to pedestrian connections:~~

~~The pedestrian connection shall be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;~~

~~The pedestrian connection shall be a minimum 6 m in width and shall incorporate a minimum 2.5 m wide hard surfaced Walkway with soft Landscaping such as shrub planting, ornamental grasses and/or tree planting, and shall include pedestrian scaled lighting. When a width of 10 m or greater is provided for the pedestrian connection, it may be applied towards the required Amenity Area for the Site;~~

~~The facades of ground floor Dwellings Abutting the pedestrian connection shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, and/or physical breaks in building mass;~~

~~Ground floor Dwellings Abutting the pedestrian connection that do not front onto a public street or a Site zoned BP shall provide an entrance facing the pedestrian connection; and~~

~~The owner(s) shall register a Public Access Easement for the pedestrian connection to ensure public access through the Site. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times. Such an easement shall be a required condition of a Development Permit.~~

# 3.44 BMR - Blatchford Medium Rise Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for medium rise residential development, with the potential for limited Ground Floor Commercial Uses along Retail and Active Streets, developed in a manner sensitive to the Street environment and adjacent residential areas.</p> <p><del>The purpose of this Zone is to provide for medium rise residential development, with the potential for limited ground floor commercial, office and service Uses along Retail and Active Streets, developed in a manner sensitive to the street environment and adjacent residential areas.</del></p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p><del>Live Work Units</del></p> <p><del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <p style="padding-left: 20px;">2.2.1. Multi-unit Housing</p> <p style="padding-left: 20px;">2.2.2. Row Housing</p> <p style="padding-left: 20px;">2.2.3. Secondary Suites</p> <p><b>Commercial Uses</b></p> <p>2.3. Bar</p> <p><del>Bars and Neighbourhood Pubs</del></p> <p>2.4. Body Rub Centre</p> <p>2.5. Cannabis Retail <del>Store Sales</del></p> <p>2.6. Custom Manufacturing</p> <p><del>Creation and Production Establishments</del></p> <p>2.7. Food and Drink Service</p> <p><del>Restaurants</del></p> <p><del>Specialty Food Services</del></p> <p>2.8. Health Service</p> <p>2.9. Indoor Sales and Service</p> <p><del>Convenience Retail Stores</del></p> <p><del>General Retail Stores</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under Home Based Businesses .</p> <p>In addition, the following discretionary activities are now permitted:</p> <ul style="list-style-type: none"> <li>• Major Home Based Businesses</li> </ul> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Custom Manufacturing</li> <li>• Food and Drink Services</li> <li>• Indoor Sales and Services</li> <li>• Minor Indoor Entertainment</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Community Services</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>

<p><del>Personal Service Shops</del></p> <p><del>Secondhand Stores</del></p> <p>2.10. Liquor Store</p> <p>2.11. <del>Minor Indoor Entertainment</del></p> <p><del>Private Clubs</del></p> <p><del>Indoor Participant Recreation Services</del></p> <p>2.12. Office</p> <p><del>Professional, Financial, and Office Support Services</del></p> <p>2.13. Residential Sales Centre</p> <p><del>Vehicle Parking, limited to an Underground Parkade</del></p> <p><b>Community Uses</b></p> <p>2.14. Child Care Service</p> <p>2.15. Community Service</p> <p><del>Religious Assembly</del></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.16. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.17. Projecting Sign, limited to On-premises Advertising <del>Projecting On-premises Signs</del></p>	
<p><b>3. Discretionary Uses</b></p> <p><del>Major Home Based Businesses</del></p> <p><b>Community Uses</b></p> <p>3.1. Special Event</p> <p><b>Agricultural Uses</b></p> <p>3.2. Urban Agriculture</p> <p><del>Urban Outdoor Farms</del></p> <p><b>Sign Uses</b></p> <p>3.3. Portable Sign, limited to On-premises Advertising <del>Temporary On-premises Signs</del></p>	<p><b>3. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Community Uses</b> The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p><b>Agricultural Uses</b> The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p><b>Sign Uses</b> The discretionary sign uses in this draft zone are consistent with the current zone.</p>
<p><b>4. Additional Regulations for Specific Uses</b></p> <p><del>Where Use Classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties or within the same Building, and where the Site containing such Use Classes is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping and screening, which may exceed the requirements of the Zoning Bylaw; noise attenuation measures such as structural soundproofing; and downward direction of all exterior lighting on to the proposed development.</del></p> <p><del>Live Work Units shall only be permitted where they front onto a Primary Active Streets or Secondary Active Street, and shall have individual front entrances at ground level.</del></p> <p><b>Residential Uses</b></p> <p>4.1. <b>Home Based Businesses</b> must comply with <u>Section 6.60</u>, except that storefronts may only be located along Primary Active Streets and Secondary Active Streets.</p>	

**Commercial Uses**

- 4.2. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.3. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 4.4. **Liquor Stores** must comply with [Section 6.70](#).
- 4.5. The maximum Floor Area is 275 m2 for each individual establishment.  
~~The maximum Floor Area of any Religious Assembly or individual business premises shall not exceed 275.0 m2, excluding Live Work units.~~
- 4.6. Must be in a building with a Residential Use.  
~~The following Uses shall not be in any free-standing structure separate from a structure containing Residential Uses, and shall not be developed above the ground floor: Bars and Neighbourhood Pubs, Cannabis Retail Sales, Child Care Services, Convenience Retail Stores, Creation and Production Establishments, General Retail Stores, Health Services, Indoor Participant Recreation Services, Liquor Stores, Personal Service Shops, Private Clubs, Professional, Financial and Office Support Services, Restaurants, Religious Assembly, Second Hand Stores, and Specialty Food Services.~~
- 4.7. **Uses with Drive-through Services** are not permitted in this Zone.  
~~Vehicular-oriented Uses, including but not limited to drive through operations and Accessory drive through pick up services, shall not be permitted in this Zone.~~
- 4.8. **Bars and Food and Drink Services**
  - 4.8.1. The maximum Floor Area is 120 m2 of Public Space for each individual establishment.
  - 4.8.2. The maximum capacity is 100 occupants for each individual establishment.~~Bars and Neighbourhood Pubs, Restaurants, and Specialty Food Services shall only be permitted for less than 100 occupants and 120 m2 of Public Space.  
Professional, Financial and Office Support Services shall not include loan offices.~~

**Community Uses**

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

**Agricultural Uses**

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

**Sign Uses**

- 4.12. **Sign** Uses must comply with Subsections 3 and 4 of [Section 6.80](#).  
~~Signs shall comply with Schedule 59B of the Zoning Bylaw. Notwithstanding this schedule, the following regulations apply:  
  
There shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20.0 cm x 30.5 cm in size located on the ground floor building face, where appropriate; and  
  
A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 may be required at the discretion of the Development Officer~~

**Floor Area and Capacity Exceptions**

- 4.13. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 4.13.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 4.13.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 4.13.3. other similar measures.

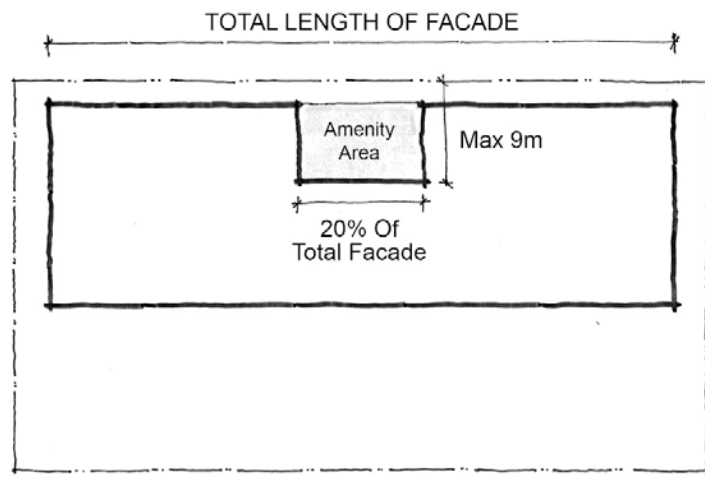
## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

Table 5.1. Density and Height Regulations		
Subsection	Regulation	Value
<b>Density</b>		
5.1.1.	Minimum Density	75 <del>±</del> Dwelling units/ha
5.1.2.	Maximum Density	425 <del>±</del> Dwelling units/ha
<b>Height</b>		
5.1.3.	Minimum Height	21.0 m
5.1.4.	Maximum Height	45.0 m

5.2. Development must comply with Table 5.2:

Table 5.2. Site and Setback Regulations		
Subsection	Regulation	Value
<b>Site Coverage</b>		
5.2.1.	Maximum Site Coverage	65%
<b>Setbacks</b>		
5.2.2	Minimum Setback	2.0 m
5.2.3	Maximum Setback	4.0 m
<b>Unless one or more of the following applies:</b>		
5.2.4	Minimum Setback from an Alley	1.2 m
5.2.5	Maximum Setback where an outdoor Amenity Area is provided adjacent to the Lot line that Abuts a Site in the BP Zone	6.0 m
5.2.6	Minimum Setback for mixed use buildings with Commercial Uses on the Ground Floor fronting a Street or Pathway	1.0 m
5.2.7	Maximum Setback for mixed use buildings with Commercial Uses on the Ground Floor fronting a Street or Pathway	3.0
5.2.8	Maximum Setback to accommodate an outdoor Common Amenity Area or Park, where the portion of the building that is set back more than 4.0 m is a maximum of 20% of the total Facade length.	9.0 m
<b>Diagram for Subsection 5.2.8</b>		



Site Setbacks shall be a minimum of 2.0 m, and a maximum of 4.0 m, except that:

a minimum 1.2 m Setback shall be provided from a Lot Line adjacent to a Lane;

for sites located adjacent to a Site-zoned BP, the maximum Setback may be increased to a maximum of 6.0 m where outdoor Amenity Areas are provided adjacent to the Lot Line;

for a mixed use building where Commercial Uses are located at Grade, Site Setbacks fronting a public roadway other than a Lane, or Walkway shall be a minimum 1.0 m, and a maximum 3.0 m; and

for sites located on a Retail Street or a Primary Active Street, as defined in Section 997, to support amenity opportunities, the Setback may be increased up to a maximum of 9.0 m where an outdoor Common Amenity Area or Publicly Accessible Private Park is provided within the Setback area. The portion of the building which is Setback more than 4.0 m shall be a maximum of 20% of the total length of the building Façade. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes:

5.3. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line ~~must~~ shall be determined on a hierarchy based on the Lot Line firstly Abutting:

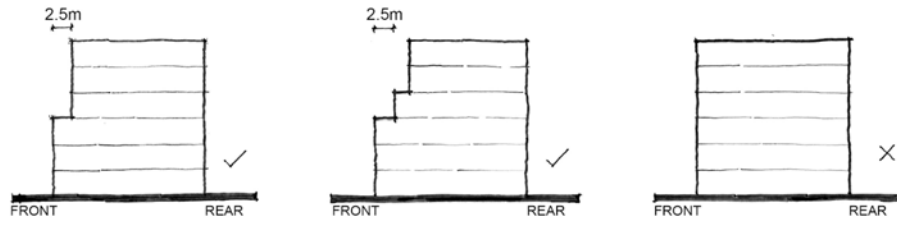
- 5.3.1. a Retail Street;
- 5.3.2. a Primary Active Street;
- 5.3.3. a Secondary Active Street;
- 5.3.4. a Site in the zoned-BP Zone;
- 5.3.5. a Primary Quiet Street; and finally
- 5.3.6. a Secondary Quiet Street

5.4. Development must comply with Table 5.4:

Table 5.4. Tower Regulations		
Subsection	Regulation	Value
5.4.1	All buildings must have a Tower and Podium configuration	-
5.4.2	Minimum Street Wall Height	6.0 m
5.4.3	Maximum Street Wall Height	14.0 m
5.4.4	Minimum Tower Stepback from the Street Wall, excluding the Street Wall Abutting an Alley	2.5 m

Diagram for Subsection 5.4.4





All buildings shall include a podium base. The podium of the building shall be a minimum Height of 6.0 m up to a maximum of 14.0 m. The portion of the building located above the podium shall Stepback a minimum of 2.5 m on all sides excepting that side directly Abutting a Lane. The following illustration provides a possible conceptual application of this regulation for interpretive purposes:

## 6. Design Regulations

6.1. Each individual non-residential establishment on the Ground Floor that fronts onto a public Street or a Site in the BP Zone must have:

- 6.1.1. a minimum of 70% of the Facade must be clear, transparent, and non-reflective; and
- 6.1.2. an individual entrance at ground level that is universally accessible.

Where non-residential uses, excluding Live Work Units, are developed fronting onto a public street, not including a Lane, or a Site zoned BP, the following regulations shall apply:

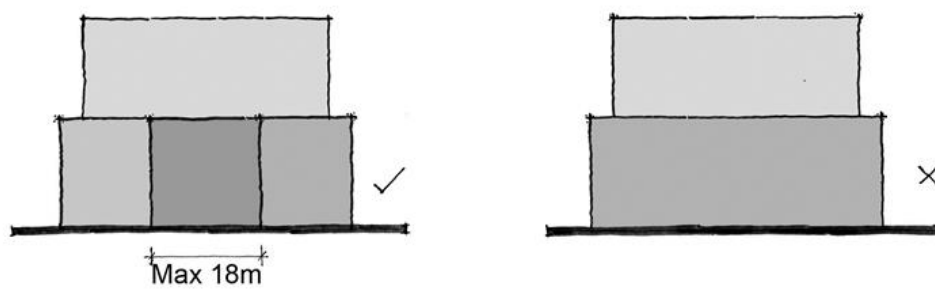
At least 70% of each individual store Frontage and the flanking side of a store located on a corner shall have clear non-reflective glazing on the exterior on the ground floor. Transparency is calculated as a percent of linear metres at 1.5 m above the finished Grade; and

Each unit shall have an external entrance at ground level that shall be universally accessible.

6.2. Building Facades that Abut a Site in the BP Zone or a public Street must:

- 6.2.1. be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, or physical breaks in building mass; and
- 6.2.2. a continuous building Facade without recesses, balconies, or other forms of articulation must shall not exceed 18.0 m.

### Interpretive Diagram for Subsection 6.2.2



Building façade(s) Abutting a Site zoned BP, or a public street shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, or physical breaks in building mass, to create attractive streetscapes and interfaces. A continuous building façade without recess, balcony or other form of articulation shall not exceed 18 m in horizontal direction. The following illustration provides a possible conceptual application of this regulation for interpretive purposes:

6.3. Sites that Abut a Primary Active Street, Secondary Active Street, Retail Street, or a Site in the BP Zone must provide active residential, commercial, or Amenity Area fFrontages.

6.4. Parking and circulation areas must not be located along or be visible from Abutting Primary Active Streets, Secondary Active Streets, Retail Streets, or Sites in the BP Zone.

Sites which Abut a Primary Active Street, a Secondary Active Street, a Retail Street or a Site zoned BP shall be designed to front that Abutting Lot line with active residential or commercial frontages, or Amenity Areas. Parking and circulation areas are not

~~permitted to front a Primary Active Street, a Secondary Active Street or a Retail Street, or a Site zoned BP and shall not be visible from these Lot lines:~~

6.5. For any Dwelling fronting a public Street or a Site zoned BP:

- 6.5.1. all principal Dwellings along this Façade with Floor Area at ground level must~~shall~~ have an individually articulated entrance at ground level that faces the public Street or Site in the BP Zone;
- 6.5.2. sliding patio doors must~~shall~~ not serve as this entrance; and
- 6.5.3. features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens must be provided.

~~For any Dwelling fronting a public street or a Site zoned BP, all principal Dwellings along this Façade with Floor Area at ground level shall have an individually articulated entrance at ground level. Sliding patio doors shall not serve as this entrance. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens shall be provided. Where a Dwelling Abuts both a public street and a Site zoned BP, the entrance shall face the Site zoned BP.~~

6.6. Buildings located at the intersection of two Active Streets must~~shall~~ provide courtyards or plazas, main entrances, or distinctive architectural features consistent with the style of the building or other buildings at the intersection to enhance pedestrian circulation and, where applicable, enhance axial views.

~~Buildings located at the intersection of two Active Streets shall provide courtyards/ plaza, major entryways or distinctive architectural features consistent with the style of the building or influences on the other corners of the intersection to enhance pedestrian circulation and, where applicable, enhance axial views.~~

6.7. All mechanical equipment, except Solar Collectors, on a roof of any building must~~shall~~ be concealed from view from the Abutting public Streets by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

6.8. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.

6.9. Decorative and security lighting must~~shall~~ be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate a~~e~~Architectural Elements and public art.

~~Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-Site residential units.~~

## 7. General Regulations

### Amenity Area

7.1. Despite [Section 5.20](#), Amenity Area must be provided in compliance with the following:

- 7.1.1. The minimum length and width of a Private Outdoor Amenity Area is 2.0 m;
- 7.1.2. Dwellings with individual access at ~~G~~ground level and no outdoor Common Amenity Area must provide a minimum of 30.0 m<sup>2</sup> of ~~p~~Private Outdoor Amenity Area, which may be located in Front Yards with a minimum depth of 2.0 m;
- 7.1.3. Dwellings with individual access at ~~G~~ground level that provide outdoor Common Amenity Area must provide a minimum of 15.0 m<sup>2</sup> of Private Outdoor Amenity Area, which may be located in Front Yards with a minimum depth of 2.0 m;
- 7.1.4. Dwellings located above the Ground Floor must provide a minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling;
- 7.1.5. Developments with 20 or more Dwellings must provide a minimum of 2.5 m<sup>2</sup> of outdoor Common Amenity Area per Dwelling, which may not be located in any required Setback unless the Setback Abuts a Site in the BP Zone and the Common Amenity Area is greater than or equal to 50.0 m<sup>2</sup>; and
- 7.1.6. Amenity Area may be provided on Rooftop Terraces in the form of gardens or patios.

7.2. Despite Subsection 7.1.5, Multi-unit Housing with 20 or more Dwellings and Commercial Uses on the Ground Floor must provide a minimum of 2.5 m<sup>2</sup> per Dwelling of indoor or outdoor Common Amenity Area, where any provided outdoor Common Amenity Area must not be located in any required Setback unless the Setback Abuts a Site in the BP Zone and the Common Amenity Area is greater than or equal to 50.0 m<sup>2</sup>

~~Notwithstanding subsection 46, Amenity Area shall be provided in accordance with the following:~~

~~Where Private Outdoor Amenity Area is provided the minimum length or width shall be 2.0 m;~~

~~Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided on the Site, a minimum of 30.0 m<sup>2</sup> of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2.0 m;~~

~~Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided on the Site, a minimum of 15.0 m<sup>2</sup> of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m;~~

~~For Dwellings located above the ground Storey of a building a minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling unit on the Site shall be provided;~~

~~Except for developments which contain less than 20 Dwelling units, a minimum of 2.5 m<sup>2</sup> of Amenity Area per Dwelling unit shall be provided as outdoor Common Amenity Area which shall not be located in any required Setback unless the Setback directly Abuts a Site zoned BP and shall be aggregated into areas of not less than 50.0 m<sup>2</sup>;~~

~~Notwithstanding the above, where an Apartment Building contains 20 or more Dwelling units and has commercial uses located on the ground floor, except for Live Work Units, a minimum of 2.5 m<sup>2</sup> of Amenity Area per Dwelling unit shall be provided as indoor and/or outdoor Common Amenity Area(s) on the Site. Where outdoor Common Amenity Area is provided at ground level it shall not be located in any required Setback, unless the Setback directly Abuts a Site zoned BP, and shall be aggregated into areas of not less than 50.0 m<sup>2</sup>; and~~

~~Amenity Area may be provided on rooftops in the form of gardens or patios~~

### Parking, Loading, Storage and Access

- 7.3. ~~Despite Section 5.110, the maximum number of parking spaces per Dwelling is 3 for Sites outside of the defined radius of a Mass Transit Station or the Parking Maximums Map.~~

~~Notwithstanding Section 54 parking shall be provided in accordance with the following:~~

~~For Sites not within the defined radius of Transit Centre or LRT station, or within the boundary of the Main Streets Overlay, the maximum number of Vehicular Parking spaces per Dwelling shall be 3.~~

~~Resident Bicycle Parking spaces shall be provided in a weather protected, well lit, and secure area~~

- 7.4. ~~Despite Section 5.100, Visitor Bbicycle Pparking for Residential and Residential related Use classes mustshall be provided in an amount equal to at least 10% of the number of Dwelling units located on the Site, to a maximum of 50 Bbicycle Pparking spaces, with 5 Bbicycle Pparking spaces being the minimum to be provided. Visitor Bbicycle Pparking mustshall be located adjacent to a high-traffic area such as a building entrance.~~

- 7.5. ~~Where provided, vehicle access must be from an Alley.~~

- 7.6. ~~Despite Subsection 7.5, where there is no Abutting Alley, vehicle access may be provided through one shared access per block face from the firstly Abutting Street from the following list:~~

- ~~7.6.1. Secondary Quiet Street;~~
- ~~7.6.2. Primary Quiet Street;~~
- ~~7.6.3. Secondary Active Street;~~
- ~~7.6.4. Primary Active Street; or~~
- ~~7.6.5. Retail Street.~~

~~Vehicular access shall be provided from the Lane. Where there is no Abutting Lane, vehicular access shall be limited to one shared access per block face, and:~~

~~a vehicular access shall be provided from an Abutting Secondary Quiet Street;~~

~~If there is no Abutting Secondary Quiet Street, then access shall be provided from a Primary Quiet Street;~~

~~If there is no Abutting Primary Quiet Street, access shall be provided from a Secondary Active Street; and~~

~~If there is no Abutting Secondary Active Street, access shall be provided from a Primary Active Street;~~

#### **Bike Parking Regulation - Retired**

This regulation has been retired as it is covered in the new bike parking regulations in Section 5.100.

~~If there is no Abutting Primary Active Street, access shall be provided from a Retail Street.~~

~~If more than one vehicular access is required an additional vehicular access may be permitted, at the discretion of the Development Officer, provided that justification be submitted for review and approval by the Development Officer. Additional vehicular access shall be located on the Abutting Blatchford Street Classifications as listed in 997.10.4(f). In such cases, the application shall be processed as a Class B application.~~

- 7.7. ~~Provided P~~parking for Multi-unit Housing and mixed use developments ~~must-shall~~ be provided in an underground ~~p~~Parkade.
- 7.8. ~~Despite~~~~Notwithstanding~~ 997.70.4(t) Subsection 7.7, non-resident and visitor parking may be located on a Surface Parking Lot provided it ~~is~~shall be located such that it is not seen from the ~~s~~Street and is accessed from an Abutting ~~Alley~~Lane or a private on-site road. Surface parking ~~must~~shall not comprise more than 15% of the total site area.
- 7.9. Parking which ~~Abuts~~ a public Pathway must be screened from view from the adjacent Pathway. ~~Vehicular parking areas which abuts a public Walkway shall be screened from view from the adjacent Walkway.~~
- 7.10. No parking, loading, storage, or ~~waste~~trash collection area ~~is~~shall be permitted within any Setback other than the Rear Setback.
- 7.11. ~~Despite~~ Subsection 7.10, no parking, loading, storage, or ~~waste~~trash collection is permitted within any Site Setback Abutting a Site zoned BP.   
~~Notwithstanding the above, no parking, loading, storage or trash collection shall be permitted within any Site Setback Abutting a Site zoned BP.~~   
~~Loading, storage and trash collection areas shall be screened from view in accordance with the provisions of the Zoning Bylaw. If Parking Abuts a Residential Zone or a Lane serving a Residential Zone, parking areas shall be screened in accordance with the Zoning Bylaw.~~

**Landscaping**

~~Landscaping shall comply with the Zoning Bylaw, except:~~

~~Landscape plans shall be prepared by a professional landscape architect or horticulturalist; and~~

~~Landscape design shall consider appropriate plant material for horticultural zone 3a.~~

**Other Regulations**

~~Separation Space shall be provided in accordance with the Zoning Bylaw except that it shall not be required for the podium base, as defined in 997.10.4(g).~~

- 7.12. Where any Site has a length or width of 160 m or greater, a pedestrian connection must be provided through the Site, perpendicular to the 160 m or greater length or width, which must:
  - 7.12.1. be publicly accessible at all times;
  - 7.12.2. be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;
  - 7.12.3. be a minimum 6.0 m in width;
  - 7.12.4. provide a minimum 2.5 m wide Hard Surfaced Pathway;
  - 7.12.5. provide soft Landscaping such as shrub planting, ornamental grasses and tree plantings; and
  - 7.12.6. provide pedestrian scaled lighting.
- 7.13. In addition to Subsection 7.12:
  - 7.13.1. the pedestrian connection may be included as part of the required Amenity Area when it is 10.0 m or greater in width;
  - 7.13.2. Facades of Ground Floor Dwellings that Abut the pedestrian connection must be articulated by a combination of recesses, windows, projections, change in building materials, colours, and physical breaks in building mass;
  - 7.13.3. Ground Floor Dwellings that Abut the pedestrian connection that do not front onto a public Street or a Site zoned BP must provide an entrance facing the pedestrian connection; and

7.13.4. the owners of impacted Lots must register a Public Access Easement for the pedestrian connection, that ensures the owners are responsible for maintenance and liability, as a condition of the Development Permit.

~~Where any Site has a length or width of 160.0 m or greater a pedestrian connection shall be provided through the Site, perpendicular to the 160.0 m or greater length or width. A pedestrian connection is a publicly accessible private pedestrian corridor, distinct from a public Walkway. The following regulations apply to pedestrian connections:~~

~~The pedestrian connection shall be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;~~

~~The pedestrian connection shall be a minimum 6.0 m in width and shall incorporate a minimum 2.5 m wide hard surfaced Walkway with soft Landscaping such as shrub planting, ornamental grasses and/or tree planting, and shall include pedestrian scaled lighting. When a width of 10.0 m or greater is provided for the pedestrian connection, it may be applied towards the required Amenity Area for the Site;~~

~~The facades of ground floor Dwellings Abutting the pedestrian connection shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, and/or physical breaks in building mass;~~

~~Ground floor Dwellings Abutting the pedestrian connection that do not front onto a public street or a Site zoned BP shall provide an entrance facing the pedestrian connection; and~~

~~The owner(s) shall register a Public Access Easement for the pedestrian connection to ensure public access through the Site. Easements shall ensure the owner(s) are responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times. Such an easement shall be a required condition of a Development Permit.~~

# 3.50 Edmonton Energy and Technology Park Special Area

Regulations	Notes / Rationale												
<p><b>1. Purpose</b></p> <p>To allow for development that achieves the principles, objective, and policies of the Edmonton Energy and Technology Park Area Structure Plan.</p> <p><del>The purpose of this Section is to designate Edmonton Energy and Technology Park Area Structure Plan as shown on Appendix I to this Section, as a Special Area and to adopt appropriate land use regulations to achieve the principles, objective, and policies of the Edmonton Energy and Technology Park Area Structure Plan, adopted by Bylaw 15093, as amended.</del></p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>												
<p><b>2. Application</b></p> <p>2.1. The applicable location and boundaries of the Edmonton Energy and Technology Park Special Area are shown in <a href="#">Appendix I</a>.</p> <p><del>The designation, location, and boundaries of each underlying Land Use Zone affected or created through Section 970 shall apply as indicated on Appendix I to this Section.</del></p>													
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones, <del>as</del> contained in Section 3.50 <del>970.6, 970.7, 970.8, 970.9, and 970.10</del> have been created in <del>accordance</del>conformance with <a href="#">Section 7.70 <del>900</del></a> of this Bylaw.</p> <p><b>Industrial Zones</b></p> <p>3.51 <a href="#">(EETB) Edmonton Energy and Technology Park Business Park Zone</a></p> <p>3.52 <a href="#">(EETC) Edmonton Energy and Technology Park Chemical Cluster Zone</a></p> <p>3.53 <a href="#">(EETL) Edmonton Energy and Technology Park Logistics Zone</a></p> <p>3.54 <a href="#">(EETM) Edmonton Energy and Technology Park Manufacturing Zone</a></p> <p>3.55 <a href="#">(EETR) Edmonton Energy and Technology Park Industrial Reserve Zone</a></p> <p>3.56 <a href="#">(EETIM) Edmonton Energy and Technology Park Medium Industrial Zone</a></p>													
<p><b>4. Edmonton Energy and Technology Park Special Area Defined Terms</b></p> <p>4.1. The following defined terms apply to all Edmonton Energy and Technology Park Special Area Zones:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Term</th> <th style="text-align: center;">Definition</th> </tr> </thead> <tbody> <tr> <td><b>Business Support Service</b></td> <td>Means development used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair or servicing of office equipment, furniture and machines.</td> </tr> <tr> <td><b>Convenience Retail Store</b></td> <td>Means development used for the retail sale of those goods required by area residents or employees on a day to day basis, from business premises which do not exceed 275 m2 in gross Floor Area.</td> </tr> <tr> <td><b>Equipment Rentals</b></td> <td>Means development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items.</td> </tr> <tr> <td><b>Limited Contractor Service</b></td> <td>Means development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the Accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, and there are no Accessory manufacturing activities or fleet storage of more than four vehicles.</td> </tr> <tr> <td><b>Market</b></td> <td>Means development used for the sale of new or used goods by multiple vendors renting tables or space either in an enclosed building or outdoors.</td> </tr> </tbody> </table>	Term	Definition	<b>Business Support Service</b>	Means development used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair or servicing of office equipment, furniture and machines.	<b>Convenience Retail Store</b>	Means development used for the retail sale of those goods required by area residents or employees on a day to day basis, from business premises which do not exceed 275 m2 in gross Floor Area.	<b>Equipment Rentals</b>	Means development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items.	<b>Limited Contractor Service</b>	Means development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the Accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, and there are no Accessory manufacturing activities or fleet storage of more than four vehicles.	<b>Market</b>	Means development used for the sale of new or used goods by multiple vendors renting tables or space either in an enclosed building or outdoors.	<p><b>EETP Specific Defined Terms</b></p> <p>The definitions listed in this subsection have been transferred over from the equivalent Zoning Bylaw 12800 definitions, with the removal of typical examples. These definitions are required to minimize the land use impacts of enabling additional indoor sales and service uses.</p>
Term	Definition												
<b>Business Support Service</b>	Means development used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair or servicing of office equipment, furniture and machines.												
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<b>Market</b>	Means development used for the sale of new or used goods by multiple vendors renting tables or space either in an enclosed building or outdoors.												

	<p>Vendors may vary from day to day, although the general layout of space to be rented remains the same. The goods sold are generally household items, tools, electronic equipment, food products or concessions, plants, clothing and furniture.</p>	
<p><del>For the sole purpose of the special land use zones contained in Section 970.6, 970.7, 970.8, 970.9, 970.10, and 970.11, the following Uses have been created:</del></p>		<p><b>EETP Specific Use Definitions - retired</b> The special land uses for EETP are proposed to be retired, as they overlap with the proposed broad use definitions.</p>
<b>Uses</b>	<b>Definition</b>	
<p><del><b>Heavy Industrial</b></del></p>	<p><del>means activities involved in the manufacturing processing, fabrication, storage, transportation, distribution or wholesaling of the heavy industrial goods and raw materials and in the processing and manufacturing of petrochemicals, which, in the opinion of the Development Officer may emit a significant level of noise, smoke, dust, odour, fumes, flares, vibration, etc and which may require mitigation with the surrounding land uses.</del></p>	
<p><del><b>Industrial Logistics</b></del></p>	<p><del>means activities involved in storage, transportation, distribution or wholesaling of industrial goods or equipment which do not create an adverse environmental impact beyond its immediate Site and may include the assembly of semi-finished or finished goods or equipment as part of the storage, transportation, distribution or wholesaling of industrial goods or equipment.</del></p> <p><del>Typical uses include: intermodal yards and transfer areas, trucking yards, terminals, packaging facilities, courier services, warehouses, City-owned integrated services facilities, and palleting facilities.</del></p>	
<p><del><b>Industrial Manufacturing</b></del></p>	<p><del>means a manufacturing industrial activity which does not create an adverse environmental impact beyond its immediate Site, and may be carried on indoors and/or outdoors and may include but is not limited to the storage, manufacturing, fabricating, dismantling, assembling of semi-finished, or finished goods, products or equipment, food products, distribution, wholesaling, testing, repairing or salvaging of goods and materials, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial developments.</del></p>	
<p><del><b>Laboratories</b></del></p>	<p><del>means the use of premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies, but does not include photofinishing or photography laboratory.</del></p>	
<p><del><b>Light Industrial Business</b></del></p>	<p><del>means industrial business uses that conduct their operations such that no nuisance factor is created or apparent outside an enclosed building that would make the use incompatible with adjacent non-industrial uses.</del></p> <p><del>Such uses may include but are not limited to the following activities</del></p> <ul style="list-style-type: none"> <li><del>● the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repairing operations to goods and equipment associated with personal or household use;</del></li> <li><del>● the storage or transshipping of materials, goods and equipments; or</del></li> <li><del>● the training of personal in general industrial operations.</del></li> </ul>	
<p><del><b>Research and Development Facilities</b></del></p>	<p><del>means premises used for the purpose of conducting research and developing products or services, but does not include retail or wholesale of those products or services. Businesses locating in a building or part thereof are generally used by raw material development and testing firms; processed products development and testing firms; and chemical and biological products development and testing firms.</del></p>	

**Specified Industrial Facility**

means a processing facility for a heavy industrial operation that includes storage tanks, processing equipment, processing ponds, waste or product storage, loading areas, staging areas, and power sub-stations.

## 5. Edmonton Energy and Technology Regulations and Information Requirements

### Eco-Industrial Design Plan

5.1. An eco-industrial design plan will be required for each development within the Edmonton Energy and Technology Park **Special Area** to address green performance standards and industrial efficiency and ecology. The eco-industrial design plan will provide a detailed description of how the development will incorporate and implement some or all of the following:

5.1.1. Construction of high performance Green ~~b~~B~~uildings~~ addressing:

- 5.1.1.1. water conservation and management;
- 5.1.1.2. energy conservation and management;
- 5.1.1.3. ~~s~~Site environment;
- 5.1.1.4. resources and materials;
- 5.1.1.5. health and indoor environment;
- 5.1.1.6. LEED certification or other third party certification ~~g~~Green ~~b~~B~~uilding~~ rating may waive detailed descriptions of the above elements; and
- 5.1.1.7. Green Roofs.

5.1.2. A Statement of confirmation that the applicant has proposed and consulted with neighbouring properties in order to establish shared use agreement to ensure Eco-Industrial Networking between properties to create a corridor for the trans~~s~~hipment of goods and by-products, raw materials through private pipe, rail and/or road above or below the ground for some or all of the following:

- 5.1.2.1. waste collection and recycling initiatives;
- 5.1.2.2. information business intelligence and technologies;
- 5.1.2.3. infrastructure;
- 5.1.2.4. joint ~~s~~Site access and service lanes;
- 5.1.2.5. consolidated logistics areas;
- 5.1.2.6. coordinate and share material/resource input and output shipping;
- 5.1.2.7. loading facilities;
- 5.1.2.8. ground source (geothermal) heat systems;
- ~~5.1.2.9. loading facilities;~~
- 5.1.2.10. options to recover water, specifically rainwater (rooftop, on-lot); stormwater (street, off-lot); grey water; and black water (sanitary);
- 5.1.2.11. district energy systems;
- 5.1.2.12. parking; or
- 5.1.2.13. ecological network.

### Landscaping Plan

5.2. A Landscape Plan ~~must~~shall be submitted in compliance with~~as per Section 5.90~~Section ~~55~~ of the Edmonton Zoning Bylaw, which ~~and must~~shall also include the following:

- 5.2.1. consistency with recommendations and objectives identified in the applicable Natural Area Management Plan;
- 5.2.2. the location of new and existing landscape areas. Proposed landscaping ~~must~~shall be integrated with adjacent ecological features and be designed to support ecological network;



- 5.2.3. arterial or freeway Frontages which include additional landscaping;:
- 5.2.4. landscape areas which are connected to those landscaped areas with adjacent parcels, and park and natural areas;
- 5.2.5. tree trunk protection from winter snow clearing equipment and designated snow clearing and storage areas;
- 5.2.6. the planting of native species and use of alternatives to pesticides and herbicides to ensure reduction in the spread of invasive species;:
- 5.2.7. canopy trees along all walking routes;
- 5.2.8. landscaping is coordinated with the street right-of-way and on adjacent lands to create a seamless transition between public and private space;
- 5.2.9. tree and shrub plantings located in strategic areas to provide shading, climate protection, and windbreaks;
- 5.2.10. low water demand plants to reduce or eliminate the need for sSite watering and improve survivability;
- 5.2.11. the following Low Impact Development elements:
  - 5.2.11.1. preserving natural sSite features;
  - 5.2.11.2. ~~M~~minimizing and disconnecting impervious areas;
  - 5.2.11.3. ~~Impermeable Materials~~permeable paving surfaces and light coloured materials in hard landscaped areas to improve ground water recharge, reduce stormwater runoff, and reduce heat radiation;
  - 5.2.11.4. use of a rain garden is a landscape feature that is planted with native perennial plants used to slow down the stormwater runoff from impervious surfaces and allow it to infiltrate back into the soil;
  - 5.2.11.5. bioretention areas;
  - 5.2.11.6. bioswales; or
  - 5.2.11.7. Green Roofs.
- 5.2.12. that storm water runoff from sSite and roofs is quality-controlled through the use of best environmental practices in on-sSite retention, collection, conveyance, and treatment, prior to discharge into receiving watercourses or storm sewers;
- 5.2.13. that use of natural areas as defining elements of the lot, such as using the buffered edges of watercourse corridors, forest patches or wetlands to delineate rear or side lot lines, to reinforce the role and function of the ecological network in shaping the area’s built form. These edges ~~must~~shall be established through the applicable Natural Area Management Plan;
- 5.2.14. that green vegetated buffer areas between the edge of protected natural areas and adjacent buildings, parking lots, ~~Drive~~ aisles, and service areas. The dimensioning of these buffered areas must be to the satisfaction of the Development ~~Planner~~Officer;
- 5.2.15. that stormwater wetlands are incorporated for holding and treatment of stormwater runoff; and
- 5.2.16. determination of Crown bed and shore claims prior to Site clearing or preparation.

**Natural Area Management Plan**

~~When an application for a Development Permit is for activity on lands zoned (NA) Natural Area, or is to rezone an identified Natural Area Site to the NA Zone, the Development Officer shall require a Natural Area Management Plan as per Section 14.8 of this Bylaw.~~

**Drainage Servicing Report**

- 5.3. An applicant for a Development Permit on a Site in the Petrochemical Precinct ~~must~~shall submit a Site specific drainage servicing report to the satisfaction of the Development ~~Planner~~Officer in consultation with Drainage Services. The drainage servicing report ~~must~~shall include, but not be limited to:
  - 5.3.1. waste water and storm water discharge rates;
  - 5.3.2. quality and quantity; and

5.3.3. a geotechnical report for the location of any storm water management facilities and outfalls.

5.4. The drainage servicing report may, at the discretion of the Development Planner, include a bird hazard mitigation plan for any planned storm water management facilities.

**Risk Management Plan**

5.5. An applicant for a Development Permit on a Site in or adjacent to the Petrochemical Cluster Precinct ~~must~~ submit a risk management plan, including a risk assessment plan pertaining to catastrophic events, to the satisfaction of the Development ~~Planner~~ ~~Officer~~ in consultation with the ~~City department responsible for Fire Rescue Services and the City department responsible for Emergency Response Services; Industrial Planning Unit, Fire Rescue Services & Emergency Response~~ to ensure all Site and building designs within all Edmonton Energy and Technology Park Zones are designed for ease of evacuation and provide protection to building occupants specific to the potential for industrial accidents.

5.6. The risk management plan must include ~~the following~~:

5.6.1. the cumulative effects of multiple risk management ~~s~~Sites, which ~~must be included in all risk assessments undertaken in the plan area where applicable. A cumulative risk analysis~~ refers to the cumulative risk of facilities, pipelines, corridors, dangerous goods roads, and dangerous goods rail;

5.6.2. a quantitative risk analysis using accepted risk analysis methods; and ~~shall be provided.~~

5.6.3. ~~The risk assessment plan will determine~~ any on-~~s~~Site production, processing, handling, storage, use or disposal of dangerous goods in excess of the quantities identified under the Alberta Fire Code, with reference to small quantity exemptions for Dangerous Goods to ~~The risk assessment plan will also~~ determine the risk of an industrial accident and the potential for additional risk resulting from the cumulative quantities of dangerous goods located at other surrounding facilities.

5.7. ~~Despite~~ ~~Notwithstanding~~ Subsection 5.5. ~~970.5(5)(1)~~, a risk management plan may be conducted for and shared by multiple adjoining ~~s~~Sites provided development is in conjunction with one another, ~~which and~~ must include ~~the identification and assessment of: the following information requirements~~:

5.7.1. the uses or activities for Sites with proposed heavy industrial or Edmonton Energy and Technology Park Zoning, or for Sites with a proposed Use that is incompatible with other Uses within 1.5 km of the Site;

5.7.2. the uses or activities of other Sites within 1.5 km that may be incompatible with the proposed Uses;

~~Identify the source(s) of risk—a description of the land use. Facilities, activities and operations proposed through sites zoned for heavy industrial zoning or other Edmonton Energy and Technology Park Zoning that allows uses that may generate risk, or existing within 1.5 km of a site proposed for an incompatible use. Similarly, identify all incompatible uses within 1.5 km. of a site proposed to be designated or zoned for heavy industrial uses.~~

5.7.3. Potential hazards, including hazardous substances, quantities, their use, and transportation, storage, and transfer points.

~~Identify and assess the potential hazards—hazardous substances, quantities, their use, transportation, storage, and transfer points.~~

5.7.4. the likelihood of a catastrophic incident occurring, including a frequency analysis with a historical review of the operation of the facility, other typical examples, and/or research on industrial or transportation accidents, with information sources documented;

~~Indicate the likelihood of a catastrophic incident occurring. Frequency analysis may be based on a historical review of the operation of the facility, other typical examples and/or research on industrial or transportation accidents. Information sources must be documented.~~

5.7.5. ~~Describe and analyze~~ the consequences of an incident, which may include ~~the~~: ~~Analysis may include~~:

5.7.5.1. type of failure;

5.7.5.2. description of event (e.g., gas release, explosion, fire);

5.7.5.3. scale of event;

- 5.7.5.4. area of impact;
- 5.7.5.5. extent of exposure to hazardous materials;
- 5.7.5.6. routes through which risk exposure occurs;
- 5.7.5.7. characterization of harm;
- 5.7.5.8. number of people affected;
- 5.7.5.9. expected property damage;
- 5.7.5.10. impact on the environment;
- 5.7.5.11. mitigating factors;
- 5.7.5.12. duration of event; and
- 5.7.5.13. whether an uncontrolled release may occur.
- 5.7.6. ~~the Identify~~ information limitations, and the assumptions that were made in the preparation of the risk management plan;
- 5.7.7. ~~the assessment of~~ risk and proposed risk mitigation measures, which may include: ~~These might include but are not limited to:~~
  - 5.7.7.1. buffers;
  - 5.7.7.2. building design;
  - 5.7.7.3. ~~s~~Site layout;
  - 5.7.7.4. operating procedures;
  - 5.7.7.5. evacuation routes; and
  - 5.7.7.6. a description of how such measures will be implemented.
- 5.7.8. ~~A description of~~ emergency planning and response provisions; and
- 5.7.9. an effective communication plan to inform potentially affected parties about the potential and type of risk, and means to deal with it.

**Parking Plan**

- 5.8. A Vehicle Parking plan is required for proposed Vehicle Parking, to the satisfaction of the Development Planner in consultation with the applicable City Department.
- 5.9. Vehicle Parking must be in an above ground Parkade or underground Parkade and be integrated into multi-use buildings where large Vehicle Parking volumes are unavoidable.
- 5.10. Green Parking Lots must be incorporated where feasible.

~~To encourage green development in parking standards, applications that propose to provide Vehicle Parking shall submit a Vehicle Parking plan with the following elements to the satisfaction of the Development Officer in consultation with the applicable City Department:~~

~~A Multi-leveled, Above Ground Parkades or Underground Parkade shall be integrated into multi-use buildings, where large Vehicle Parking volumes are unavoidable.~~

~~Incorporate Green Parking Lot criteria where feasible.~~

**Transportation Impact Analysis**

- 5.11. A transportation impact analysis that details the traffic impacts and any related network improvements needed to support the proposed development may be required, at the discretion of the Development Planner.

~~an applicant for a Development Permit may be required to submit a Transportation Impact Analysis that details the traffic impacts and any related network improvements needed to support the proposed development, at the discretion of the Development Officer, in consultation with Transportation Services.~~

**Design**

~~The Development Officer shall ensure that the following architectural and Site design regulations are incorporated in all developments within Sections 970.6 (EETB) Edmonton Energy and Technology Park Business Park Zone, 970.8 (EETL) Edmonton and Technology Park Logistics Zone, 970.10 (EETM) Edmonton Energy and Technology Park Manufacturing Zone to ensure that the land uses support a pedestrian friendly, aesthetically pleasing and functional environment and reduce the visual impact from public roadways.~~

**Site Planning and Design**

An on-Site system of Walkways must provide direct access and connections to:

- primary building entrances;
- Walkways from Abutting Sites and from perimeter Walkways;
- parking areas and structures;
- site amenities and gathering places;
- transit facilities; and
- existing trail networks.

**Building Design and Architectural Standards**

Developments may incorporate visible green technology into facades, such as:

- photovoltaic cells; and/or
- recycled materials.

High quality building materials must be used in buildings located along arterial and freeway Frontages, including where any building is adjacent to or facing any residential building

Create visual interest through articulation of building walls adjacent to pedestrian access routes. One or more of the following methods may be used:

- changes to materials;
- textures;
- colours, and patterns;
- facade modulation;
- substantial clustered landscape elements;
- fenestration, providing a sense of transparency; or
- any other similar methods.

All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

All mechanical, electrical, pollution control or waste handling equipment Accessory to a building must be screened from view from public rights of way. Such screening may be achieved through landscaping or by using materials identical to, or structurally and visually compatible with, the principal building(s).

At the discretion of the Development Officer, equipment and facilities that are intended to provide educational or aesthetic benefit, such as alternative water treatment facilities, renewable energy devices, innovative recycling systems, etc. may be exempt from these requirements.

Blank walls facing public roadways are not permitted.

**Signage**

Signs shall comply with the regulations found in Schedule 59G.

Notwithstanding the title of Section 59G.3, regulations for discretionary signs, as well as the regulations for permitted signs, listed shall apply for all permitted Sign Use Classes.

Signs may be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural green features of all buildings and enhance the unique and identifiable image for the entire zone.

Directional signage shall provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.

**Design Regulations - Transferred**

The design regulations listed in this Section for the EETB, EETL, and EETM zones have been transferred to each of the zones where applicable, to improve clarity and reduce complexity in this section.

**Additional Development Regulations**

5.12. The applicant for a development within the heliport approach and bird hazard zone as shown on [Appendix II](#) must shall be required to consult with the Department of National

Defence to ensure that the proposed development is consistent with applicable federal regulations regarding, but not limited to;

5.12.1. Height; and

5.12.2. stormwater management facilities.

5.13. Renewable Energy Devices that are characterized as free standing solar and/or wind turbine structures require a Development Permit and ~~must~~ shall comply with the following regulations:

5.13.1. Signs on the device ~~are~~ shall be limited to those needed to identify the property, the owner, and warn of any danger, and educational ~~s~~Signs providing information on the technology and renewable energy usage.

5.13.2. ~~The~~ Maximum Height requirements ~~do of this Bylaw shall~~ not apply to Renewable Energy Devices as a utility.

5.13.3. The minimum distance from the base of any structure, or tower, to any property line, habitable structure, business or institutional use ~~must~~ shall be equal to 1.2x the total Height of ~~the~~ structure to the highest point.

5.13.4. Building mounted micro wind structures ~~must~~ shall be Sited so that all parts of the system are located within the ~~yard~~ setbacks or a minimum of 1.0 m from any property line, whichever is greater.

5.13.5. The Development ~~Planner~~ Officer may require that equipment necessary for the monitoring and operation of the Renewable Energy Device be screened from view from any ~~Streets~~ public roadway other than a Lane, and from adjacent Sites if such protections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone.

5.14. If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, a building permit may be issued, within ~~6 six (6)~~ months of the building being damaged or destroyed, under an existing valid Development Permit, in order to allow the building to be repaired or rebuilt in its original form.

## 6. Appendices

[Appendix 1 – Special Area Edmonton Energy and Technology Park](#)

[Appendix II - Special Area Edmonton Energy and Technology Park](#)



# Edmonton Energy and Technology Park Special Area Boundary



City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

 Edmonton Energy and Technology Park Special Area

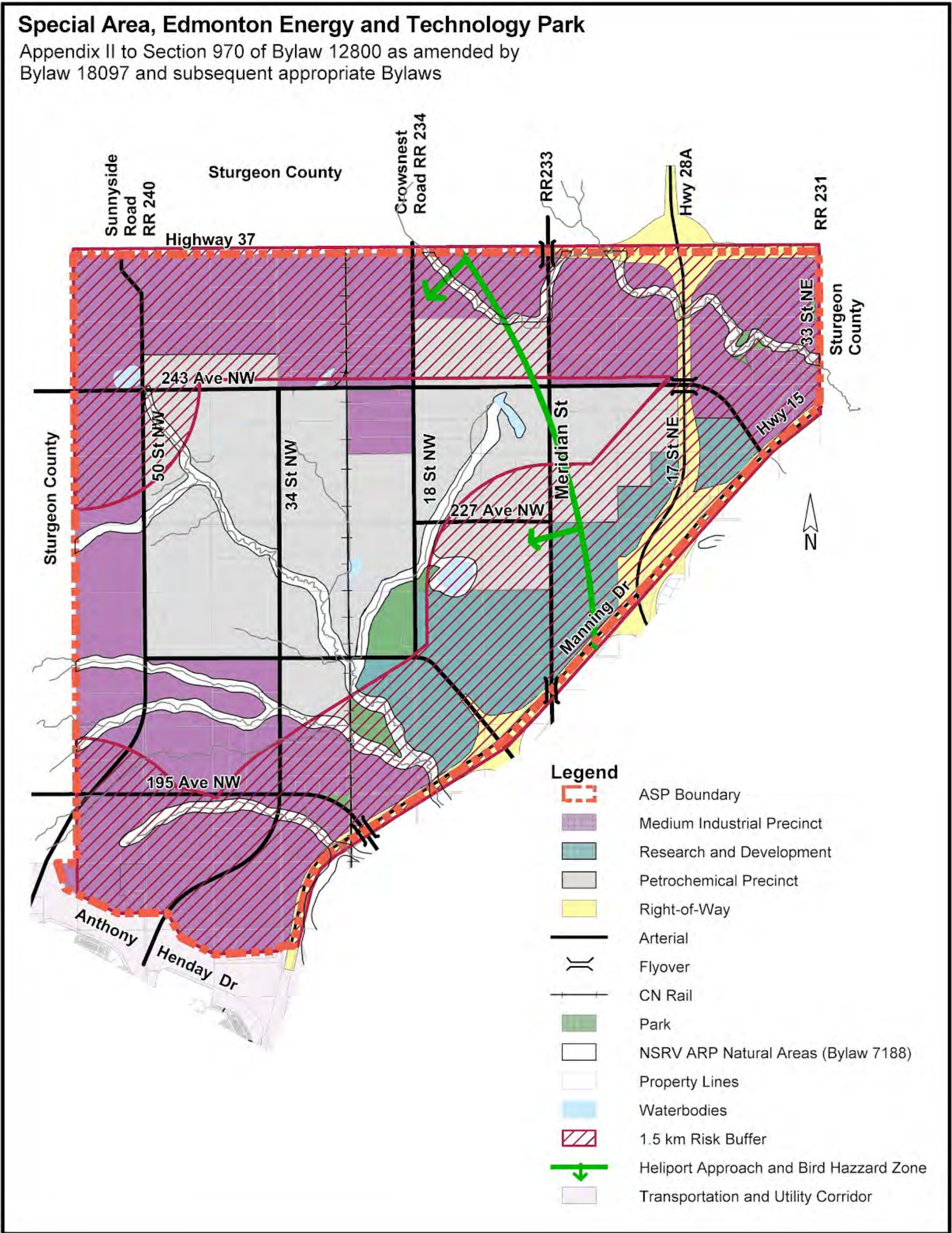


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### Special Area, Edmonton Energy and Technology Park

Appendix II to Section 970 of Bylaw 12800 as amended by Bylaw 18097 and subsequent appropriate Bylaws



# 3.51 EETB - Edmonton Energy and Technology Park Business Park Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>To allow</del><del>The purpose of this Zone is to provide</del> for the development of a business park to accommodate office, research and development, and other business activities that support and <del>complement</del><del>complement</del> the development of a chemical cluster as defined in the Edmonton Energy and Technology Park Area Structure Plan. Development in this Zone <del>must</del><del>shall</del> be designed and constructed with a high standard of appearance, urban design, and with regard to the environment through the use of <del>g</del>Green <del>b</del>Building technology and green design elements.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. <del>Indoor Sales and Service, limited to:</del></p> <ul style="list-style-type: none"> <li><del>2.1.1. Business Support Service</del></li> <li><del>2.1.2. Convenience Retail Store</del></li> <li><del>2.1.3. Limited Contractor Service</del></li> </ul> <p>2.2. Cannabis Retail Store</p> <p>2.3. Office</p> <ul style="list-style-type: none"> <li><del>Professional, Financial and Office Support Services</del></li> </ul> <p>2.4. Food and Drink Service</p> <ul style="list-style-type: none"> <li><del>Specialty Food Services</del></li> </ul> <p><b>Industrial Uses</b></p> <p>2.5. Minor Industrial</p> <ul style="list-style-type: none"> <li><del>Fleet Services</del></li> <li><del>Special Industrial Use</del></li> <li><del>Laboratories</del></li> <li><del>Research and Development Facilities</del></li> <li><del>Light Industrial Business</del></li> </ul> <p><b>Community Uses</b></p> <p>2.6. Special Event</p> <p><b>Basic Service Uses</b></p> <p>2.7. Minor Utility</p> <ul style="list-style-type: none"> <li><del>Minor Impact Utilities</del></li> </ul> <p><b>Sign Uses</b></p> <p>2.8. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.9. Freestanding Sign, limited to On-premises Advertising <del>Freestanding On-premises Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Food and Drink Service</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Restaurants</li> <li>• Drive-in Food Services</li> </ul> <p><b>Industrial Uses</b></p> <p>The Minor Industrial Use allows for additional activities.</p> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p><b>Basic Service Uses</b></p> <p>The basic service uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p>



### 3. Discretionary Use

#### Commercial Uses

- 3.1. Bar  
~~Bars and Neighbourhood Pubs~~
- 3.2. Body Rub Centre
- 3.3. Crematorium  
~~Funeral, Cremation and Interment Services~~
- 3.4. Indoor Sales and Service  
~~Commercial Schools~~  
~~Equipment Rentals~~  
~~Market~~  
~~Personal Service Shops~~
- 3.5. Vehicle Support Service  
~~Gas Bars~~  
~~Minor Service Stations~~  
  
~~Restaurants~~  
~~Drive-in Food Services~~

#### Agricultural Uses

- ~~Urban Gardens~~
- 3.6. Urban Agriculture  
~~Urban Indoor Farms~~

#### Sign Uses

- 3.7. Freestanding Sign, limited to Off-premises Advertising ~~Freestanding Off-premises Signs~~
- 3.8. Major Digital Sign
- 3.9. Minor Digital Sign  
~~Minor Digital Off-premises Signs~~  
~~Minor Digital On-premises Signs~~  
~~Minor Digital On-premises Off-premises Signs~~
- 3.10. Projecting Sign  
~~Roof Off-premises Signs~~  
~~Roof On-premises Signs~~

#### 3. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Commercial Uses

The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Indoor Sales and Services
- Vehicle Support Services

Several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Restaurants
- Drive-in Food Services

#### Agricultural Uses

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

#### Sign Uses

The discretionary sign uses in this draft zone are consistent with the current zone.

### 4. Additional Regulations for Specific Uses

#### Commercial Uses

- 4.1. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.2. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 4.3. **Vehicle Support Services** and **Uses with Drive-through Services** must comply with [Section 6.110](#).
- 4.4. **Commercial Uses** ~~must~~ shall only be located on a:
  - 4.4.1. Site Abutting a highway, ~~a~~Arterial, service or ~~e~~Collector ~~r~~Road; and
  - 4.4.2. Corner Site; or
  - 4.4.3. Site where a minimum of one side lot line Abuts an existing ~~e~~Commercial ~~r~~Use.
- 4.5. **Food and Drink Services**
  - 4.5.1. The maximum Floor Area is 240 m2 of Public Space for each individual establishment.
  - 4.5.2. The maximum capacity is 200 occupants for each individual establishment.

~~Restaurants shall be limited to less than 200 occupants and 240 m2 of Public Space.~~

~~Commercial Schools shall be permitted only when accessory to a Permitted Use.~~

#### 4.5 - Revised

The maximum floor area and capacity regulations have been applied to all Food and Drink services.

~~Cannabis Retail Sales shall comply with Section 70 of this Bylaw~~

**Agricultural Uses**

**4.6. Urban Agriculture**

- 4.6.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
- 4.6.2. The Development Planner may consider a variance to Subsection 4.6.1 based on the recommendations provided in an ~~e~~Environmental ~~s~~Site ~~a~~Assessment in compliance with [Section 7.140](#).

~~Urban Indoor Farms shall comply with Section 98 of this Bylaw.~~

~~Urban Outdoor Farms shall comply with Section 98 of this Bylaw.~~

~~Urban Gardens shall comply with Section 98 of this Bylaw.~~

**Signs**

- 4.7. **Sign Uses** must comply with Subsection 3 and 7 of [Section 6.80](#).

**Commercial Schools Regulation - Retired**  
The regulation requiring commercial schools to be accessory to a permitted use has been retired, as commercial schools are now part of Indoor Sales and Services, as a discretionary development.

**5. Site and Building Regulations**

- 5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Requirements		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1.	Maximum Floor Area Ratio	1.2
<b>Height</b>		
5.1.2.	Maximum building Height	14.0 m
<b>Setback</b>		
5.1.3.	Minimum Setback where any lot line of a Site Abuts a <del>Street</del> public roadway, other than a Lane	6.0 m

**6. Design Regulations**

**6.1. Site Planning and Design**

- 6.1.1. An on-Site system of ~~Pathways~~Walkways must provide direct access and connections to:
  - 6.1.1.1. primary building entrances;
  - 6.1.1.2. ~~Pathways~~Walkways from Abutting Sites and from perimeter ~~Pathways~~Walkways;
  - 6.1.1.3. ~~p~~Parking ~~a~~Areas and structures;
  - 6.1.1.4. ~~s~~Site amenities and gathering places;
  - 6.1.1.5. transit facilities; and
  - 6.1.1.6. existing trail networks.

**6.2. Building Design and Architectural Standards**

- 6.2.1. Developments may incorporate visible green technology into ~~f~~Facades, such as:
  - 6.2.1.1. photovoltaic cells; and~~or~~
  - 6.2.1.2. recycled materials.
- 6.2.2. High quality building materials must be used in buildings located along arterial and freeway Frontages, including where any building is adjacent to or facing any residential building.

- 6.2.3. ~~Building walls adjacent to pedestrian routes must be articulated to provide visual interest using one or more of the following methods: Create visual interest through articulation of building walls adjacent to pedestrian access routes. One or more of the following methods may be used:~~
- 6.2.3.1. changes to materials;
  - 6.2.3.2. textures;
  - 6.2.3.3. colours, and patterns;
  - 6.2.3.4. facade modulation;
  - 6.2.3.5. substantial clustered landscape elements;
  - 6.2.3.6. fenestration, providing a sense of transparency; or
  - 6.2.3.7. any other similar methods.
- 6.2.4. All mechanical equipment, including roof mechanical units, ~~must~~ shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- 6.2.5. All mechanical, electrical, pollution control or waste handling equipment Accessory to a building must be screened from view from public rights of way. Such screening may be achieved through ~~l~~Landscaping or by using materials identical to, or structurally and visually compatible with, the principal building(s).
- 6.2.6. ~~At the discretion of the Development Officer,~~ Equipment and facilities that are intended to provide educational or aesthetic benefit, such as alternative water treatment facilities, renewable energy devices, innovative recycling systems, etc. may be exempt from these requirements ~~under a variance.~~
- 6.2.7. Blank walls facing ~~Streets~~public roadways are not permitted.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. Outdoor storage of any kind is not permitted.
- 7.2. No parking, loading, ~~waste~~trash collection, outdoor service or display area ~~will~~ shall be permitted within a required ~~Setback~~yard. Loading and ~~waste~~trash collection areas ~~must~~ shall be located to the rear or sides of the principal buildings and ~~must~~ shall be screened from view from any adjacent ~~s~~Sites, ~~Streets,~~public roadways or Light Rail Transit lines, in ~~compliance~~accordance with the provisions of ~~subsection~~ [Section 5.8055.4 of the Zoning Bylaw.](#)

### Other Regulations

- 7.3. Where Use Classes, that may in the opinion of the Development ~~Planner~~Officer, create ~~Nuisances~~negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the Site containing such Use Classes is directly adjacent to Sites used or ~~z~~Zoned for Religious Assembly, the Development ~~Planner~~Officer will require that these potential ~~Nuisances~~impacts be minimized or negated. This may be achieved through a variety of measures including:
  - 7.3.1. ~~l~~Landscaping;
  - 7.3.2. berming or screening;~~;~~ and
  - 7.3.3. building ~~s~~Setback, which may exceed the requirements of [Section 5.80](#)~~Section 55 of this Bylaw;~~
  - 7.3.4. noise attenuation measures such as structural soundproofing;
  - 7.3.5. downward direction of all ~~outdoor~~exterior lighting on to the proposed development; and
  - 7.3.6. any other measures as the Development ~~Planner~~Officer may deem appropriate.

# 3.52 EETC - Edmonton Energy and Technology Park Chemical Cluster Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>To allow</del><b>The purpose of this Zone is to provide opportunity</b> for the development of a petroleum chemical industrial cluster precinct as defined in the Edmonton Energy and Technology Park Area Structure Plan.</p>	<p><b>Overview</b> This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Industrial Uses</b></p> <p>2.1. Major Industrial <del>Heavy Industrial</del> <del>Specified Industrial Facility</del></p> <p>2.2. Minor Industrial <del>Industrial Manufacturing</del> <del>Industrial Logistics</del> <del>Temporary Storage</del></p> <p><b>Community Uses</b></p> <p>2.3. Special Event</p> <p><b>Basic Service Uses</b></p> <p>2.4. Major Utility <del>Major Impact Utility Services</del></p> <p>2.5. Minor Utility <del>Minor Impact Utility Services</del></p> <p>2.6. Recycling Drop-off Centre <del>Recycled Materials Drop-off Centre</del></p> <p><b>Sign Uses</b></p> <p>2.7. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.8. Freestanding Sign, limited to On-premises Advertising <del>Freestanding On-premises Signs</del></p> <p>2.9. Minor Digital Sign, limited to On-premises Advertising <del>Minor Digital On-premises Signs</del></p> <p>2.10. Projecting Sign, limited to On-premises Advertising <del>Projecting On-premises Signs</del> <del>Roof On-premises Signs</del></p>	<p><b>2. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Industrial Uses</b> The Minor and Major Industrial Uses allow for additional activities.</p> <p><b>Community Uses</b> The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p><b>Basic Service Uses</b> The basic service uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Sign Uses</b> The sign uses permitted in this draft zone are consistent with the current zone.</p>

### 3. Additional Regulations for Specific Uses

#### Industrial Uses

3.1. Minor Industrial is only permitted in areas within the 1.5 km Risk Buffer adjacent to the Medium Industrial Precinct, as shown in [Appendix II](#).

~~Industrial Manufacturing is permitted only in areas within the 1.5 km Risk Buffer adjacent to the Manufacturing Precinct as shown in Appendix II.~~

~~Industrial Logistics is permitted only in areas within the 1.5 km Risk Buffer adjacent to the Logistics Precinct as shown in Appendix III.~~

3.2. Major Industrial that may emit a significant level of noise, smoke, dust, odour, fumes, flares, vibration, or other similar Nuisances, is not permitted within the 1.5 km Risk Buffer, as shown in [Appendix II](#).

~~Heavy Industrial shall not be permitted within the 1.5 km Risk Buffer area as shown on Appendix III.~~

3.3. Temporary storage is only allowed as an Accessory Use to Minor Industrial or Major Industrial.

~~Temporary Storage is permitted only if accessory to the Heavy Industrial, Industrial Manufacturing and Industrial Logistics Uses.~~

#### Basic Service Uses

3.4. ~~Major Utilities~~ ~~Major Impact Utility Services~~ does not include sanitary landfills Sites or nuclear power facilities.

#### Community Uses

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

#### Signs

3.6. **Sign Uses** must comply with Subsection 3 and 7 of [Section 6.80](#).

#### 3.1 - Revised

The regulations that applied to industrial manufacturing and industrial logistics have been applied to the broader minor industrial use, to ensure any other minor industrial activities comply with the original regulation.

#### 3.2 - Revised

The regulations that applied to heavy industrial are now applied to major industrial, with guidance provided for what activities are not allowed within the 1.5 m buffer based on the definition of heavy industrial in the current Zoning Bylaw.

### 4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1: Site Regulations		
Subsection	Regulation	Value
<b>Site Area</b>		
4.1.1.	Minimum Site Area	1.0 ha
<b>Setback</b>		
4.1.2.	Minimum Setback where any lot line of a Site Abuts a <del>Street</del> <del>public roadway, other than a Lane</del>	3.0 m

4.2. ~~Despite Notwithstanding 970.7(3) (b),~~ Subsection 4.1.2 the Development ~~Planner~~ ~~Officer~~ may require a greater Setback for those components of an industrial development that may interfere with the safety or amenity of developments upon Abutting ~~Sites~~ ~~lands~~, having particular regard to any ~~S~~separation ~~S~~spaces required by Alberta Environment.

### 5. General Regulations

#### Parking, Loading, Storage and Access

5.1. All outdoor services, assembly, ~~waste~~ ~~trash~~ collection, and storage areas, including the trucking yards associated with such activities, ~~must~~ ~~shall~~ be located to the rear or side of the principal building.

5.1.1. Loading and ~~waste~~ ~~trash~~ collection facilities servicing warehouses and similar developments where the handling or assembly of goods is carried out within a building ~~shall be~~ ~~are~~ allowed to the rear, sides, or front of the principal building.

5.1.2. ~~All outdoor services, assembly, waste collection, and storage areas, including the trucking yards associated with such activities, The areas~~

~~and facilities referred in this clause must~~ shall be screened from view from any ~~Street~~ public roadway, other than a Lane, and from adjacent Sites, unless the ~~Street~~ public roadway is a local road servicing only the Energy and Technology Park.

~~Notwithstanding the above, trash collection areas located to the front of the principal building shall be screened from view from any public roadway, other than a Lane and from any adjacent Site.~~

**Other Regulations**

- 5.2. Outside display areas are allowed to be located to the side or front of the principal building, provided that such displays are limited to examples of equipment or material related to the industry or business located on the Site.

# 3.53 EETL - Edmonton Energy and Technology Park Logistics Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>To allow</del><del>The purpose of this Zone is to provide opportunity</del> for the development of logistic hubs within the Edmonton Energy and Technology Park Area Structure Plan area to support the petrochemical cluster precinct as well as the manufacturing segments as defined in the Edmonton Energy and Technology Park <b>Area Structure Plan</b>. Commercial <del>u</del>Uses are to be located along the periphery of the precinct as defined in the Edmonton Energy and Technology Park Area Structure Plan and adjacent to highways, <del>a</del>Arterial, or <del>e</del>Collector <del>r</del>Roads.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. Indoor Sales and Service, limited to:</p> <p style="padding-left: 20px;">2.1.1. <del>Convenience Retail Stores</del></p> <p style="padding-left: 20px;">2.1.2. <del>Equipment Rentals</del></p> <p>2.2. Food and Drink Service</p> <p><del>Specialty Food Services</del></p> <p><b>Industrial Uses</b></p> <p>2.3. Major Industrial</p> <p><del>General Industrial Uses</del></p> <p>2.4. Minor Industrial</p> <p><del>Industrial Logistics</del></p> <p><del>Special Industrial Uses</del></p> <p><b>Community Uses</b></p> <p>2.5. Special Event</p> <p><b>Basic Service Uses</b></p> <p>2.6. Minor Utility</p> <p><del>Minor Impact Utility Services</del></p> <p><b>Sign Uses</b></p> <p>2.7. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.8. Freestanding Sign, limited to On-premises Advertising <del>Freestanding On-premises Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Food and Drink Service</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Drive-in Food Services</li> <li>• Restaurants</li> </ul> <p><b>Industrial Uses</b></p> <p>The Minor Industrial and Major Industrial Uses allow for additional activities.</p> <p>In addition, the current discretionary Vehicle and Equipment Sales/Rentals activity is now proposed to be a permitted use under minor industrial.</p> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p><b>Basic Service Uses</b></p> <p>The basic service uses permitted in this draft zone are consistent with the current</p>

	<p>zone.</p> <p><b>Sign Uses</b> The sign uses permitted in this draft zone are consistent with the current zone.</p>
<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p>3.1. Indoor Sales and Service <del>Mobile Catering Food Services</del> <del>Market</del></p> <p>3.2. Vehicle Support Service <del>Automotive and Equipment Repair Shops</del> <del>Major Service Stations</del></p> <p><del>Drive-in Food Services</del> <del>Restaurants</del> <del>Vehicle and Equipment Sales/Rentals</del></p> <p><b>Basic Service Uses</b></p> <p>3.3. Emergency Service <del>Protective and Emergency Services</del></p> <p><b>Agricultural Uses</b></p> <p><del>Urban Gardens</del></p> <p>3.4. Urban Agriculture <del>Urban Indoor Farms</del> <del>Urban Outdoor Farms</del></p> <p><b>Sign Uses</b></p> <p>3.5. Major Digital Sign <del>Major Digital Off-premises Signs</del> <del>Minor Digital On-premises Signs</del> <del>Minor Digital On-premises Off-premises Signs</del></p> <p>3.6. Projecting Sign, limited to On-premises Advertising <del>Roof On-premises Signs</del></p>	<p><b>3. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b> The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Indoor Sales and Services</li> <li>• Vehicle Support Services</li> </ul> <p>Several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Restaurants</li> <li>• Drive-in Food Services</li> </ul> <p><b>Industrial Uses</b> The current discretionary Vehicle and Equipment Sales/Rentals activity is now proposed to be a permitted use under minor industrial.</p> <p><b>Basic Service Uses</b> The basic service uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Agricultural Uses</b> The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p> <p><b>Sign Uses</b> The discretionary sign uses in this draft zone are consistent with the current zone.</p>
<p><b>4. Additional Regulations for Specific Uses</b></p> <p><b>Commercial Uses</b></p> <p>4.1. Commercial Uses <del>must</del><b>shall</b> only be located:</p> <p>4.1.1. On a Site Abutting a highway, <del>a</del><b>Arterial</b>, service or <del>e</del><b>Collector</b> <del>Road</del>; <del>and</del></p> <p>4.1.2. On a Corner Site; or</p> <p>4.1.3. On a Site where a minimum of <del>1</del><b>one</b> side lot line Abuts an existing <del>e</del><b>Commercial</b> <del>u</del><b>Use</b>.</p> <p><b>Community Uses</b></p> <p>4.2. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p> <p><b>Agricultural Uses</b></p> <p>4.3. <b>Urban Agriculture</b></p> <p>4.3.1. 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>	



4.3.2. The Development Planner may consider a variance to Subsection 4.3.1 based on the recommendations provided in an environmental and risk assessment report in compliance with [Section 7.140](#).

**Signs**

4.4. **Sign Uses** must comply with Subsection 3 and 7 of [Section 6.80](#).

## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

Table 5.1: Site and Building Regulations		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1.	Maximum Floor Area Ratio	1.5
<b>Height</b>		
5.1.2.	Maximum Height	14.0 m
<b>Unless the following applies:</b>		
5.1.3.	Maximum Height, despite Subsection 6 of <a href="#">Section 7.100</a> , that a Development Planner may grant a variance to, where it is required to facilitate the industrial development of a Use  <del>maximum Height shall not exceed 14.0 m, except that the Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater Height for a building housing a General Industrial Use or Special Industrial Use up to a maximum of 18.0 m, where this is required to facilitate the industrial development of the Use involved.</del>	18.0 m
<b>Setback</b>		
5.1.4	Minimum Setback	0.0 m
<b>Front Setback</b>		
5.1.5.	Minimum Front Setback	6.0 m
<b>Unless the following applies:</b>		
5.1.6.	Minimum Front Setback where the Front Lot Line of a Site Abuts a <del>Street</del> <del>public road</del> other than an <del>a</del> Arterial, service or <del>e</del> Collector <del>r</del> Road	3.0 m

## 6. Design Regulations

### 6.1. Site Planning and Design

6.1.1. An on-Site system of ~~Pathways~~~~Walkways~~ must provide direct access and connections to:

- 6.1.1.1. primary building entrances;
- 6.1.1.2. ~~Pathways~~~~Walkways~~ from Abutting Sites and from perimeter ~~Pathways~~~~Walkways~~;
- 6.1.1.3. ~~p~~Parking ~~a~~Areas and structures;
- 6.1.1.4. ~~s~~Site amenities and gathering places;
- 6.1.1.5. transit facilities; and
- 6.1.1.6. existing trail networks.

### 6.2. Building Design and Architectural Standards

6.2.1. Developments may incorporate visible green technology into ~~f~~Facades, such as:

- 6.2.1.1. photovoltaic cells; and~~/or~~

6.2.1.2. recycled materials.

6.2.2. High quality building materials must be used in buildings located along arterial and freeway Frontages, including where any building is adjacent to or facing any residential building.

6.2.3. Building walls adjacent to pedestrian routes must be articulated to provide visual interest using one or more of the following methods: ~~Create visual interest through articulation of building walls adjacent to pedestrian access routes. One or more of the following methods may be used:~~

6.2.3.1. changes to materials;

6.2.3.2. textures;

6.2.3.3. colours, and patterns;

6.2.3.4. ~~f~~Facade modulation;

6.2.3.5. substantial clustered landscape elements;

6.2.3.6. fenestration, providing a sense of transparency; or

6.2.3.7. any other similar methods.

6.2.4. All mechanical equipment, including roof mechanical units, ~~must~~shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

6.2.5. All mechanical, electrical, pollution control or waste handling equipment Accessory to a building must be screened from view from public rights of way. Such screening may be achieved through ~~l~~Landscaping or by using materials identical to, or structurally and visually compatible with, the principal building(s).

6.2.6. ~~At the discretion of the Development Officer~~ Equipment and facilities that are intended to provide educational or aesthetic benefit, such as alternative water treatment facilities, renewable energy devices, innovative recycling systems, etc. may be exempt from these requirements ~~under a variance~~.

6.2.7. Blank walls facing ~~Streets~~public roadways are not permitted.

## 7. General Regulations

### Parking, Loading, Storage and Access

7.1. All loading, service, ~~waste~~trash collection, ~~and~~ Accessory storage areas, and trucking yards ~~must~~shall be located to the rear or sides of the principal building, and ~~must~~shall be screened from view from any ~~Street~~public roadway other than a Lane.

~~the berm shall be landscaped with a combination of trees and shrubs to provide additional screening and interest, this landscaping shall be to the satisfaction of the Development Officer.~~

7.2. The Development ~~Planner~~Officer may require that exposed projections outside the building, such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment, be screened from view from any ~~Street~~public roadway other than a Lane and from adjacent Sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone.

### Landscaping

7.3. Any ~~s~~Site that Abuts a Residential Zone shall be screened by a 6.0 m berm, ~~that must be landscaped with a combination of trees and shrubs to provide additional screening, to the satisfaction of the Development Planner.~~

### Other Regulations

7.4. Rail and pipelines may be used where applicable to reduce roadway congestion, transportation costs, and greenhouse gas emissions.

7.5. All Uses and activities, except those noted in ~~Subsections 7.1 and 7.3 of this Section~~clauses (b) and (c) below, ~~must~~shall be located and carried on within an enclosed building where ~~possible~~feasible.

# 3.54 EETM - Edmonton Energy and Technology Park Manufacturing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>To allow</del><del>The purpose of this Zone is to provide</del> for the development of manufacturing uses and <del>i</del>Industrial <del>u</del>Uses that support and complement petrochemical cluster development as described in the Edmonton Energy and Technology Park Area Structure Plan. Development in this Zone <del>must</del><del>shall</del> be designed and constructed with a high standard of appearance, urban design, and with regard to the environment through the use of <del>g</del>Green <del>b</del>Building technology and green design elements. Commercial <del>u</del>Uses are to be located along the periphery of the precinct as defined in the Edmonton Energy and Technology Park Area Structure Plan and adjacent to highways, <del>a</del>Arterial or <del>e</del>Collector <del>r</del>Roads.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. Indoor Sales and Service, limited to:</p> <p style="padding-left: 20px;">2.1.1. Convenience Retail Stores</p> <p><b>Industrial Uses</b></p> <p>2.2. Major Industrial <del>General Industrial Uses</del></p> <p>2.3. Minor Industrial <del>Industrial Manufacturing</del></p> <p><b>Community Uses</b></p> <p>2.4. Special Event</p> <p><b>Basic Service Uses</b></p> <p>2.5. Minor Utility <del>Minor Impact Utility Services</del></p> <p><b>Sign Uses</b></p> <p>2.6. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.7. Freestanding Sign, limited to On-premises Advertising <del>Freestanding On-premises Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Industrial Uses</b></p> <p>The Minor Industrial and Major Industrial Uses allow for additional activities.</p> <p>In addition, the current discretionary Fleet Services and Special Industrial Uses is now proposed to be a permitted use under minor industrial.</p> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p><b>Basic Service Uses</b></p> <p>The basic service uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p>

### 3. Discretionary Uses

#### Commercial Uses

- 3.1. Vehicle Support Service  
~~Automotive and Equipment Repair Shops~~  
~~Gas Bars~~  
~~Rapid Drive-through Vehicle Service~~  
~~Major Service Stations~~  
~~Minor Service Stations~~
- 3.2. Indoor Sales and Service  
~~Equipment Rentals~~  
~~General Contractor Services~~  
~~Market~~  
~~Mobile Catering Food Services~~
- 3.3. Outdoor Sales and Service  
~~Automotive and Minor Recreation Vehicle Sales/Rentals~~  
~~Convenience Vehicle Rentals~~
- 3.4. Food and Drink Service  
~~Drive-in Food Services~~  
~~Restaurants~~  
~~Specialty Food Services, for less than 100 occupants and 120 m2 of public space~~

#### Industrial Uses

- ~~Fleet Services~~
- ~~Special Industrial Uses~~

#### Basic Service Uses

- 3.5. Major Utility  
~~Major Impact Utility Services~~
- 3.6. Recycling Drop-off Centres  
~~Recycled Materials Drop-Off Centre~~

#### Agricultural Uses

- ~~Urban Gardens~~
- 3.7. Urban Agriculture  
~~Urban Indoor Farms~~  
~~Urban Outdoor Farms~~

#### Sign Uses

- 3.8. Major Digital Sign
- 3.9. Minor Digital Sign  
~~Minor Digital Off-premises Signs~~  
~~Minor Digital On-premises Signs~~  
~~Minor Digital On-premises Off-premises Signs~~
- 3.10. Projecting Sign  
~~Roof On-premises Signs~~  
~~Roof Off-premises Signs~~  
~~Projecting On-premises Signs~~

#### 3. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Commercial Uses

The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Indoor Sales and Service
- Outdoor Sales and Service

In addition, the capacity and floor area requirements for specialty food services are proposed to be retired, to minimize impacts to other food and drink services that do not currently have these regulations.

#### Industrial Uses

The current discretionary uses are now proposed to be a permitted use under minor industrial.

#### Basic Service Uses

The basic service uses permitted in this draft zone are consistent with the current zone.

#### Agricultural Uses

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

#### Sign Uses

The discretionary sign uses in this draft zone are consistent with the current zone.

### 4. Additional Regulations for Specific Uses

#### Commercial Uses

- 4.1. Commercial Uses ~~must~~ only be located:
  - 4.1.1. On a Site Abutting a highway, ~~a~~Arterial, service or ~~e~~Collector ~~r~~Road; ~~and~~
  - 4.1.2. On a Corner Site; or
  - 4.1.3. On a Site where a minimum of ~~1~~one side lot line Abuts an existing ~~e~~Commercial ~~u~~Use.
- 4.2. ~~Despite~~Notwithstanding subsection 970.9(4)(i) the following discretionary Uses Subsection 4.1, Outdoor Sales and Services ~~Automotive and Minor Recreation Vehicle Sales/Rentals Convenience Vehicle Rentals~~ ~~must~~ only be located on a lot adjacent to Anthony Henday Drive.

#### Fleet Services

#### 4.2 - Revised

The regulations that restrict certain uses to lots adjacent to Anthony Henday Drive have been revised to only pertain to Outdoor Sales and Services, as the other activities

~~Truck and Mobile Home Sales/Rentals~~

~~Mobile Catering Food Services~~

~~Specialty food services, for less than 100 occupants and 120 m<sup>2</sup> of public space~~

**Basic Service Use**

4.3. ~~Major Utilities-Major Impact Utility Services~~

- 4.3.1. Does not include sanitary landfills Sites or nuclear power facilities.
- 4.3.2. Must be greater than or equal to 300.0 m from a Municipal Boundary.

~~Major Impact Utility Services shall be setback 300 m from a Municipal Boundary. Major Impact Utility Services does not include sanitary landfills Sites or nuclear power facilities.~~

**Agricultural Uses**

4.4. **Urban Agriculture**

- 4.4.1. 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.
- 4.4.2. The Development Planner may consider a variance to Subsection 4.4.1 based on the recommendations provided in an environmental and risk assessment report in compliance with [Section 7.140](#).

**Sign Uses**

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

are proposed to be included in the broader use categories. Specialty food services and mobile catering food services are discretionary uses.

## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

Table 5.1: Site and Building Regulations		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1.	Maximum Floor Area Ratio	2.0
<b>Height</b>		
5.1.2.	Maximum Height	18.0 m
5.1.3.	Maximum Height, despite Subsection 6 of <a href="#">Section 7.100</a> , that a Development Planner may grant a variance to, where it is required to facilitate the industrial development of a Use  <del>The maximum building Height shall be 18 m except that the Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater Height for a building housing an Industrial Manufacturing Use up to a maximum of 22m where this is required to facilitate the industrial development of the Use involved.</del>	22.0 m
<b>Setbacks</b>		
5.1.4.	Minimum Setback	0 m
5.1.5.	Minimum Front Setback	6.0 m
5.1.6.	Minimum Front Setback, where the Front Lot Line of a Site Abuts a <del>Street</del> <b>public road</b> other than <del>a</del> <b>Arterial</b> , service or <del>e</del> <b>Collector</b> <del>r</del> <b>Roads</b>	3.0 m
<b>Site Frontage</b>		
5.1.7.	Minimum Site Frontage, where this Zone is applied along a major <del>e</del> <b>Collector</b> or higher standard <del>Street</del> <b>public roadway</b> , unless access is provided from a service road	30.0 m

## 6. Design Regulations

6.1. **Site Planning and Design**

- 6.1.1. An on-Site system of ~~Pathways~~~~Walkways~~ must provide direct access and connections to:
  - 6.1.1.1. primary building entrances;
  - 6.1.1.2. ~~Pathways~~~~Walkways~~ from Abutting Sites and from perimeter ~~Pathways~~~~Walkways~~;
  - 6.1.1.3. ~~p~~Parking ~~a~~Areas and structures;
  - 6.1.1.4. ~~s~~Site amenities and gathering places;
  - 6.1.1.5. transit facilities; and
  - 6.1.1.6. existing trail networks.

6.2. **Building Design and Architectural Standards**

- 6.2.1. Developments may incorporate visible green technology into ~~f~~Facades, such as:
  - 6.2.1.1. photovoltaic cells; and~~or~~
  - 6.2.1.2. recycled materials.
- 6.2.2. High quality building materials must be used in buildings located along arterial and freeway Frontages, including where any building is adjacent to or facing any residential building.
- 6.2.3. ~~Building walls adjacent to pedestrian routes must be articulated to provide visual interest using one or more of the following methods: Create visual interest through articulation of building walls adjacent to pedestrian access routes. One or more of the following methods may be used:~~
  - 6.2.3.1. changes to materials;
  - 6.2.3.2. textures;
  - 6.2.3.3. colours, and patterns;
  - 6.2.3.4. ~~f~~Facade modulation;
  - 6.2.3.5. substantial clustered landscape elements;
  - 6.2.3.6. fenestration, providing a sense of transparency; or
  - 6.2.3.7. any other similar methods.
- 6.2.4. All mechanical equipment, including roof mechanical units, ~~must~~~~shall~~ be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- 6.2.5. All mechanical, electrical, pollution control or waste handling equipment Accessory to a building must be screened from view from public rights of way. Such screening may be achieved through ~~l~~Landscaping or by using materials identical to, or structurally and visually compatible with, the principal building(s).
- 6.2.6. ~~At the discretion of the Development Officer,~~ Equipment and facilities that are intended to provide educational or aesthetic benefit, such as alternative water treatment facilities, renewable energy devices, innovative recycling systems, etc. may be exempt from these requirements ~~under a variance~~.
- 6.2.7. Blank walls facing ~~Streets~~~~public roadways~~ are not permitted.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. Outdoor storage of any kind must be located at the rear of the building and ~~must~~~~shall~~ not be permitted fronting onto ~~a~~Arterials or freeways within the Edmonton Energy and Technology Park Manufacturing Zone.
- 7.2. All loading, service, ~~waste~~~~trash~~ collection, ~~and a~~Accessory storage areas, and trucking yards ~~must~~~~shall~~ be located to the rear or sides of the principal building, and ~~must~~~~shall~~ be screened from view from any ~~Street~~~~public roadway other than a Lane~~.  
  
~~Notwithstanding subsection 970.9(4)(d) outdoor storage areas associated with Convenience Vehicle Rentals and Fleet Services shall be located to the rear or sides of the principal building and are permitted adjacent to Anthony Henday Drive.~~

**S.970.9.5.2 & S.970.9.5.3 - Retired**  
The regulations regarding outdoor storage are proposed to be retired, as the uses

~~Notwithstanding subsection 970.9(4)(d) outdoor storage areas associated with Automotive and Minor Recreation Vehicle Sales/Rentals and Truck and Mobile Home Sales/Rentals are permitted adjacent to Anthony Henday Drive.~~

~~All Storage, display, or parking areas shall be Hard surfaced in accordance with subsection 54.6 and 970.5(6) of this Bylaw.~~

### Landscaping

- 7.3. Any ~~s~~Site that Abuts a ~~R~~residential Zone ~~must~~shall be screened by a 6.0 m berm, which ~~must be berm shall be~~landscaped with a combination of trees and shrubs to provide additional screening and interest, ~~this landscaping shall be~~ to the satisfaction of the Development ~~Planner~~Officer.

### Other Regulations

- 7.4. Lighting for the display areas ~~must~~shall be mounted on lamp standards and no exposed bulbs or strings of lights ~~can~~shall be used.

these regulations applied to are discretionary uses, and Subsection 7.1 provides guidance on outdoor storage more generally.

# 3.55 EETR - Edmonton Energy and Technology Park Industrial Reserve Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>The purpose of this Zone is to allow for the continuation of existing residential properties that do not prejudice future Use when the lands are required for Industrial Use as defined in the Edmonton Energy and Technology Park Area Structure Plan.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and struck through.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business  <del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Existing Single Detached Housing</li> <li>2.2.2. Secondary Suite</li> </ul> <p><b>Community Uses</b></p> <p>2.3. Special Event</p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential</b></p> <p>The permitted residential uses in this draft are consistent with the current zone, except that Major Home Based Businesses are now a permitted use.</p> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul>
<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b></p> <p>3.1. Residential, limited to:</p> <ul style="list-style-type: none"> <li>3.1.1. Backyard Housing  <del>Garden Suites</del></li> </ul> <p><del>Major Home Based Business</del></p> <p><b>Commercial Uses</b></p> <p>3.2. Indoor Sales and Service, limited to Markets  <del>Market</del></p> <p><b>Basic Service Uses</b></p> <p>3.3. Minor Utility  <del>Minor Impact Utility Services</del></p>	<p><b>3. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The discretionary residential use in this draft zone is consistent with the current zone.</p> <p><b>Commercial Uses</b></p> <p>The discretionary commercial uses in this draft zone are consistent with the current zone.</p> <p><b>Basic Service Uses</b></p> <p>The basic service uses permitted in this draft zone are consistent with the current zone.</p>



**Agricultural Uses**

~~Urban Gardens~~

3.4. ~~Urban Agriculture~~

~~Urban Indoor Farms~~

~~Urban Outdoor Farms~~

**Agricultural Uses**

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

## 4. Additional Regulations for Specific Uses

**Residential Uses**

4.1. Residential development ~~must~~ **shall** comply with ~~the regulations found in Section 2.50240 of this Bylaw.~~

**Community Uses**

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

**Agricultural Uses**

4.3. Agricultural Uses must be located and developed on a Site in such a manner that the keeping of animals or livestock does not create a Nuisance.

~~Urban Outdoor Farms shall comply with Section 98 of this Bylaw.~~

~~Urban Gardens shall comply with Section 98 of this Bylaw.~~

**Sign Uses**

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

# 3.56 EETIM - Edmonton Energy and Technology Park Medium Industrial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>To allow</del><del>The purpose of this zone is to provide opportunity</del> for industrial development, including manufacturing and logistic uses within the extent of the Edmonton Energy and Technology Park Area Structure Plan. Commercial <del>u</del>Uses will be <del>permitted</del><del>allowed</del> within service commercial nodes, which will be restricted in location and size to preserve the industrial character of the Zone. Development in this Zone <del>must</del><del>shall</del> be designed and constructed with a high standard of appearance, urban design and with regard to the environment through the use of <del>g</del>Green <del>b</del>Building technology and green design elements.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Industrial Uses</b></p> <p>2.1. Minor Industrial  <del>Industrial Logistics</del>  <del>Industrial Manufacturing</del>  <del>Special Industrial Uses</del>  <del>General Industrial</del></p> <p><b>Basic Service Uses</b></p> <p>2.2. Minor Utility  <del>Minor Impact Utility Services</del></p> <p>2.3. Emergency Service <del>Protective and Emergency Services</del></p> <p>2.4. Recycling Drop-off Centre  <del>Recycled Materials Drop-off Centre</del></p> <p><b>Sign Uses</b></p> <p>2.5. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.6. Freestanding Sign, limited to On-premises Advertising <del>Freestanding On-premises Signs</del></p> <p>2.7. Projecting Sign, limited to On-premises Advertising</p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Industrial Uses</b></p> <p>The Minor Industrial use allows for additional activities.</p> <p>In addition, the current discretionary Truck and Mobile Home Sales/Rentals and Fleet Services are now proposed to be a permitted use under minor industrial.</p> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p><b>Basic Service Uses</b></p> <p>The basic service uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone, except that Roof-on premises signs are now permitted.</p>

### 3. Discretionary Uses

#### Commercial Uses

- 3.1. Food and Drink Service
  - ~~Specialty Food Services~~
- 3.2. Indoor Sales and Service
  - ~~General Contractor Services~~
  - ~~Mobile Catering Food Services~~
- 3.3. Outdoor Sales and Service
  - ~~Automotive and Minor Recreation Vehicle Sales/Rentals~~
  - ~~Convenience Vehicle Rentals~~

~~Truck and Mobile Home Sales/Rentals~~  
~~Fleet Services~~

#### Industrial Uses

- 3.4. Major Industrial
  - ~~Land Treatment~~
  - ~~General Industrial~~

#### Basic Service Uses

- 3.5. Major Utility ~~Major Impact Utility Services~~, excluding sanitary landfill Sites or nuclear power facilities

#### Sign Uses

- 3.6. Major Digital Sign
  - ~~Major Digital Off-Premises Signs~~
- 3.7. Minor Digital Sign
  - ~~Minor Digital On-Premises Signs~~
  - ~~Minor Digital On-Premises Off-Premises Signs~~
- 3.8. Projecting Sign, limited to Off-premises Advertising
  - ~~Roof Off-Premises Signs~~

~~Roof On-Premises Signs~~

#### 3. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Commercial Uses

The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Food and Drink Service
- Indoor Sales and Service
- Outdoor Sales and Service

#### Industrial Uses

The major industrial use allows for additional activities.

#### Basic Service Uses

The basic service uses permitted in this draft zone are consistent with the current zone.

#### Sign Uses

The discretionary sign uses in this draft zone are consistent with the current zone, except that roof on-premises signs are now permitted.

### 4. Additional Development Regulations for Specific Uses

#### Commercial Uses

- 4.1. **Food and Drink Services**
  - 4.1.1. The maximum Floor Area is 120 m<sup>2</sup> of Public Space for each individual establishment.
  - 4.1.2. The maximum capacity is 100 occupants for each individual establishment.
  - 4.1.3. Food and Drink Services must be located on a Lot Abutting Anthony Henday Drive.

~~Specialty Food Services shall be limited to 100 Occupants and 120 m<sup>2</sup> of Public Space.~~

- 4.2. **Outdoor Sales and Services** must be located on a Lot Abutting Anthony Henday Drive.

~~Automotive and Minor Recreation Vehicle Sales/Rentals, Convenience Vehicle Rentals, Fleet Services, Mobile Catering Food Services, Specialty Food Services and Truck and Mobile Home Sales/Rentals shall only be located on a Lot Abutting Anthony Henday Drive.~~

~~At the discretion of the Development Officer, outdoor display areas for Automotive and Minor Recreation Vehicle Sales/Rentals may be located facing a public roadway.~~

#### Basic Service Use

- 4.3. **Major Utilities** must be greater than or equal to 300.0 m from a Municipal Boundary.

#### Agricultural Uses

- 4.4. **Urban Agriculture**

#### 4.2 - Revised

The regulations that restrict certain uses to lots adjacent to Anthony Henday Drive have been revised to only pertain to Outdoor Sales and Services, as the other activities are proposed to be included in the broader use categories. Specialty food services and mobile catering food services are discretionary uses.

- 4.4.1. 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.
- 4.4.2. The Development Planner may consider a variance to Subsection 4.4.1 based on the recommendations provided in an environmental and risk assessment report in compliance with [Section 7.140](#).

**Sign Uses**

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

## 5. Site and Building Regulations

- 5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1.	Maximum Floor Area Ratio	2.0
<b>Height</b>		
5.1.2.	Maximum Height	18.0 m
<b>Unless the following applies:</b>		
5.1.3.	Maximum Height, despite Subsection 6 of <a href="#">Section 7.100</a> , that a Development Planner may grant a variance to, where it is required to facilitate the industrial development of a Use  <del>The maximum building Height shall be 18.0 m except that the Development Officer may, notwithstanding subsection 11.3, grant a variance to permit a greater Height for a building housing an Industrial Manufacturing Use up to a maximum of 22.0 m where this is required to facilitate the industrial development of the Use involved.</del>	22.0 m
<b>Setbacks</b>		
5.1.4.	Minimum Setback	0 m
5.1.5.	Minimum Front Setback	6.0 m
5.1.6.	Minimum Front Setback where the Front Lot Line of a Site Abuts a <del>Street</del> <del>public road</del> other than an <del>a</del> Arterial, service or <del>e</del> Collector <del>Road</del>	3.0 m

## 6. Service Commercial Nodes

- 6.1. Certain locations ~~must~~~~shall~~ be considered Service Commercial Nodes in order to ensure that the Edmonton Energy and Technology Park provides a mix of ~~e~~Commercial ~~u~~Uses that will primarily serve the employees of the Medium Industrial, Petrochemical, and Research and Development precincts ~~as shown in Appendix II~~, and provide support services to the businesses within those precincts. ~~The commercial uses are limited to maintain the industrial character of the area.~~
- 6.2. For the purposes of ~~this Section~~~~Subsection 970.11.6~~, a Site ~~will~~~~shall~~ be deemed to be located within a Service Commercial Node if the:
  - 6.2.1. site does not Abut the CN Rail line;
  - 6.2.2. site does not conflict with a current or future connection for a rail spur line;
  - 6.2.3. location is at the intersection of:
    - 6.2.3.1. Collector ~~Roads~~ and Arterial Road~~s~~~~ways~~; or
    - 6.2.3.2. Collector Road~~s~~~~ways~~; and
  - 6.2.4. The Site is identified in [Appendix I](#) of [Section 3.50.970-Special Area Edmonton Energy and Technology Park of Bylaw 12800 as amended](#).

6.3. ~~Despite Notwithstanding~~ Subsections 2970.11.2 and 3 of Section 3.56970.11.3, the following Uses ~~will~~ shall be deemed to be Permitted Uses and Discretionary Uses within a Service Commercial Node:

**Permitted Uses**

- 6.3.1. Vehicle Support Services  
~~Automotive and Equipment Repair Shops~~  
~~Gas Bars~~  
~~Rapid Drive-through Vehicle Services~~
- 6.3.2. Indoor Sales and Services  
~~Business Support Services~~  
~~Convenience Retail Stores~~  
~~Equipment Rentals~~  
~~Market~~  
~~Mobile Catering Food Services~~
- 6.3.3. Food and Drink Services  
~~Drive-in Food Services~~  
~~Restaurants~~  
~~Specialty Food Services~~
- 6.3.4. Minor Industrial  
~~Fleet Services~~  
~~Vehicle and Equipment Sales/Rentals~~
- 6.3.5. Special Events
- 6.3.6. Fascia Signs, limited to On-premises Advertising ~~Fascia On-premises Signs~~
- 6.3.7. Freestanding Signs, limited to On-premises Advertising ~~Freestanding On-premises Signs~~
- 6.3.8. Projecting Signs, limited to On-premises Advertising ~~Projecting On-premises Signs~~
- 6.3.9. Portable Signs, limited to On-premises Advertising ~~Temporary On-premises Signs~~

**Discretionary Uses**

- 6.3.10. Major Utilities  
~~Major Service Station~~
- 6.3.11. Minor Utilities  
~~Minor Service Station~~
- 6.3.12. Freestanding Signs, limited to Off-premises Advertising ~~Freestanding Off-premises Signs~~
- 6.3.13. Minor Digital Signs, limited to On-premises Advertising  
~~Minor Digital On-premises Signs~~  
~~Minor Digital On-premises Off-premises Signs~~  
~~Roof On-premises Signs~~

**Development Regulations for Uses Within a Service Commercial Node**

6.4. Except for Minor Industrial and Major Utilities, the maximum Floor Area of any individual business premises must not exceed 275 m<sup>2</sup>.

~~Except for Vehicle and Equipment Sales/Rentals and Major Service Station the maximum Floor Area of any individual business premises shall not exceed 275 m<sup>2</sup>.~~

6.5. **Food and Drink Services**

- 6.5.1. The maximum Floor Area is 120 m<sup>2</sup> of Public Space.
- 6.5.2. The maximum capacity is 100 Occupants.

~~Drive-in Food Services and Restaurants shall be limited to 100 Occupants and 120 m<sup>2</sup> of Public Space.~~

6.6. Service Commercial Node development must comply with Table 6.6:

Table 6.6. Site and Building Regulations		
Subsection	Regulation	Value
<b>Site Area</b>		
6.6.1.	Maximum Site area	2.0 ha
<b>Floor Area Ratio</b>		
6.6.2.	Maximum Floor Area Ratio	1.0

**Permitted Uses - Revised**

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

**Commercial Uses**

The commercial uses permitted in this draft zone are consistent with the current zone, except that vehicle support services, indoor sales and services allow for additional activities.

**Industrial Uses**

The Minor Industrial use allows for additional activities.

**Community Uses**

The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Special Events

**Sign Uses**

The sign uses permitted in this draft zone are consistent with the current zone.

**Discretionary Uses - Revised**

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

**Basic Service Uses**

The basic service uses permitted in this draft zone are consistent with the current zone.

**Sign Uses**

The discretionary sign uses in this draft zone are consistent with the current zone, except that roof on-premises signs are now permitted.

Height		
6.6.3.	Maximum Height <del>in accordance with Section 5.100</del>	10.0 m
Setbacks		
6.6.4	Minimum Setback	0 m
6.6.5.	Minimum Setback where a Site Abuts a <del>Street</del> <del>public roadway, other than a Lane</del>	3.0 m

- 6.7. No parking, loading, storage, ~~waste~~ ~~trash~~ collection, outdoor service, or display areas ~~are~~ ~~shall be~~ permitted within a Setback.
- 6.8. Loading, storage and ~~waste~~ ~~trash~~ collection areas ~~must~~ ~~shall~~ be located to the rear or sides of the principal building and ~~must~~ ~~shall~~ be screened from view from any adjacent Sites, ~~public Streets, public roadways~~ or a LRT line in accordance with the provisions of ~~Section 5.90~~ ~~ection 55.5 of this Bylaw~~
- 6.9. Sign ~~Uses~~ ~~must~~ ~~shall~~ comply with the regulations found in ~~Section 6.80~~ ~~Schedule 59D~~.
- 6.10. ~~Vehicle~~ access must be from Collector ~~Roads~~ or Local Road~~ways~~ only.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. All loading, service, ~~waste~~ ~~trash~~ collection, ~~and~~ Accessory storage areas, and trucking yards ~~must~~ ~~shall~~ be located to the rear or sides of the principal building, and ~~must~~ ~~shall~~ be screened from view from any ~~Street~~ ~~public roadway other than a Lane~~.
- 7.2. Outdoor storage ~~must~~ ~~shall~~ be located at the rear of the building and ~~must~~ ~~shall~~ be screened to the satisfaction of the Development ~~Planner~~ ~~Officer~~.

~~Notwithstanding subsection 970.11.4.i outdoor storage areas associated with Automotive and Minor Recreation Vehicle Sales/Rentals, Truck and Mobile Home Sales/Rentals, Convenience Vehicle Rentals, and Fleet Services shall be located to the rear or sides of the principal building.~~

- 7.3. ~~Despite~~ ~~Notwithstanding subsection 54.4~~ ~~Section 5.110~~, storage, display, or Vehicle Parking surfaces ~~must~~ ~~shall~~ be designed to minimize ~~Impervious~~ ~~Impermeable~~ Material on Site and ~~must~~ ~~shall~~ incorporate low impact development best management practices.

### Landscaping

- 7.4. Any ~~s~~Site that Abuts a ~~R~~residential Zone, or is separated from a ~~R~~residential Zone by a ~~Street~~ ~~public roadway~~ or a waterway, ~~must~~ ~~shall~~ be screened by a berm. The berm ~~must~~ ~~shall~~ be ~~l~~Landscaped with a combination of trees and shrubs to provide additional screening and ~~must~~ ~~shall~~ be sized to the satisfaction of the Development ~~Planner~~ ~~Officer~~.

### Other Regulations

- 7.5. All Uses and related activities, except those noted in Subsections 7.2. ~~Of this Section clauses (f) and (g) below,~~ ~~must~~ ~~shall~~ be located and carried on within an enclosed building.
- 7.6. Any exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any ~~Street~~ ~~public roadway other than a Lane~~, and from adjacent Sites, to the satisfaction of the Development ~~Planner~~ ~~Officer~~.

# 3.60 Edmonton South Special Area

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To designate the annexed lands that were part of Leduc, as shown on <a href="#">Appendix I</a> to this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area as agreed upon through the annexation process.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updates to cross-references and section numbers to be in alignment with the draft Zoning Bylaw</li> <li>• Minor consistency changes that do not impact development regulations</li> </ul> <p>All additions are highlighted in red.</p> <p>All removals are highlighted in red and struck through.</p>
<p><b>2. Application</b></p> <p>The designation, location, and boundaries of each underlying <del>Land Use</del> Zone affected or created through Section 3.60<del>1000</del> must apply as indicated on <a href="#">Appendix I</a> to this Section.</p>	
<p><b>3. Zones Created by Special Area Provisions</b></p> <p><del>Specific z</del>Zones, as contained in Sections 3.60<del>1000</del>.9, 3.61<del>000</del>.10, 3.61<del>000</del>.11, 3.61<del>000</del>.12, 3.61<del>000</del>.13, 3.61<del>000</del>.14, 3.61<del>000</del>.15 and 3.61<del>000</del>.16 have been created in complianceconformance with <del>Section 7.703.10 of the Zoning Bylaw</del>. Where a discrepancy exists between the Special Area regulations and general zoning regulations, the Special Area regulations must prevail.</p>	
<p><b>4. General Regulations Specific to Edmonton South Special Area</b></p> <p>4.1. When a term defined in <del>Subsection 4 of Section 3.601000.4</del> is also defined in <del>Section 8.20Section 6</del> or <del>Section 8.10Section 7</del> of this Bylaw, the definition provided in <del>Subsection 4 of Section 3.601000.4</del> must take precedence in <del>Special Area</del>Edmonton South <del>Special Area</del>. Any uncapitalized terms used in <del>Subsection 4 of Section 3.60Section 1000.4</del> that are otherwise defined in Section 8.206 or <del>Section 8.107</del> of this Bylaw must be interpreted using their plain and ordinary meaning.</p> <p>4.1.1. <b>Abattoir</b> means a Lot or Building where animals are slaughtered and butchered and May include the packing, treating, storing and sale of the products.</p> <p>4.1.2. <b>Accessory Building</b> means a Building that is incidental and subordinate to a Principal Use or Principal Building on the same Lot and is more than 10.0 m<sup>2</sup> (107.6 <del>ft<sup>2</sup>sq. ft.</del>) in area or 2.0 m (6.5 ft.) in height.</p> <p>4.1.3. <b>Accessory Development</b> means a <del>U</del>Use or Building that is incidental and subordinate to a <del>P</del>Principal <del>U</del>Use or <del>P</del>Principal Building located on the same Lot.</p> <p>4.1.4. <b>Adjacent Land</b> means land that is contiguous to a Lot of land that is subject of a <del>d</del>Development or <del>s</del>Subdivision application and includes land that would be contiguous if not for a public roadway, highway, river or stream, or reserve Lot.</p> <p>4.1.5. <b>Agricultural Operation</b> means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes Agriculture, Extensive; Agriculture, Horticultural<del>e</del> and Agriculture, Livestock. This does not include Cannabis or any Cannabis related <del>U</del>Uses.</p> <p>4.1.6. <b>Agricultural Processing, Limited</b> means on-site processing of the products from an Agricultural Operation for distribution or sale, but does not include an Abattoir or the processing of the products from any other Agricultural Operation. This does not include Cannabis or any Cannabis related <del>U</del>Uses.</p>	

- 4.1.7. **Agriculture, Extensive** means a system of tillage which depends upon large areas of land for raising crops and includes Buildings and structures incidental to farming.
- 4.1.8. **Agriculture, Horticultural** means a growing operation that, due to its nature, May require smaller tracts of land and includes Buildings and structures incidental to farming. Without restricting the generality of the foregoing, this land use category May include ~~a~~ **Uses** such as a plant nursery, Market Garden, tree farm and specialty crop production, but not a Commercial Greenhouse. This does not include Cannabis or any Cannabis related **Uses**.
- 4.1.9. **Agriculture, Livestock** means an Agricultural Operation that involves keeping of Livestock where the number or density of animals on the subject Lot is less than the threshold which requires approval by the Natural Resources Conservation Board as a confined feeding operation and includes Buildings and structures incidental to farming.
- 4.1.10. **Amenity Space** means generally green space and planting which softens the urban fabric, allows for informal leisure, and provides a setting for ~~b~~ **Buildings**.
- 4.1.11. **Amusement Entertainment Services** means a Lot or Building used for providing entertainment and amusement to patrons, usually for a fee or admission charge. Typical **Uses** and facilities would include a go-cart track, miniature golf course, carnival, circus, table or electronic games establishment, amusement theme-park and drive-in motion picture theatre.
- 4.1.12. **Animal Care Service** means a facility such as a hospital or shelter used for the temporary accommodation, care, treatment or impoundment of animals. This would include such **Uses** as Veterinary Clinics, animal training and grooming facilities.
- 4.1.13. **Applicant** means the registered owner of land or persons authorized by the registered owner to act as representative or agent.
- 4.1.14. **Automotive Sales and Service** means the retail sale, rental of new or used automobiles, trucks, motorcycles, and Recreational Vehicles, together with incidental maintenance services and sales of parts, but does not include major ~~e~~ **Equipment** ~~s~~ **Sales** and ~~s~~ **Service**.
- 4.1.15. **Automotive and Equipment Body Repair** means a facility where automobiles, trucks, other vehicles and equipment undergo body repair, sandblasting and/or painting.
- 4.1.16. **Automotive and Equipment Repair** means a facility for:
  - 4.1.16.1. the servicing and mechanical repair of automobiles, trucks and utility vehicles, motorcycles, snowmobiles, motor homes and similar vehicles;
  - 4.1.16.2. the sale, installation, or servicing of related accessories and parts; and
  - 4.1.16.3. servicing and repair of small engines and equipment; but
  - 4.1.16.4. does not include auto body repair, paint shops, or wrecking yards.
- 4.1.17. **Bicycle Parking Space** means an area set aside for the parking of ~~1 or~~ **one** bicycle.
- 4.1.18. **Broadcast Film Studio** means a facility used for the production, recording and/or broadcasting of presentations typically associated with radio, television and motion pictures.
- 4.1.19. **Building Area** means the area of land covered by a Building and measured between the exterior surfaces of the outer walls of the Building.
- 4.1.20. **Building Grade** means, for the purposes of determining Building height to implement this Bylaw, the average level of finished ground adjacent to the front of the Building, excluding any localized depressions.
- 4.1.21. **Building** means anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.
- 4.1.22. **Bulk Oil Sales** means a facility used for the bulk storage and distribution of petroleum products and May include card-lock retail sales.



- 4.1.23. **Business Office** means a Building or part of a Building used primarily for clerical, managerial or administrative functions and May include:
- 4.1.23.1. the use of minor mechanical equipment for printing, duplicating, binding or photographic processing;
  - 4.1.23.2. secretarial services;
  - 4.1.23.3. ~~p~~Professional, ~~s~~Scientific and ~~t~~Technical ~~s~~Services;
  - 4.1.23.4. Information Services;
  - 4.1.23.5. office maintenance or custodial services;
  - 4.1.23.6. office security; and
  - 4.1.23.7. the sale, rental, repair, or servicing of office equipment.
- 4.1.24. **Campground** means Development of land for temporary placement of holiday trailers, motor homes, tents, campers and similar accommodations for short term occupancy, together with such necessary facilities as washroom, laundry and camp shop, to meet the needs of campground users.
- 4.1.25. **Cannabis Accessory Store** means a retail store unlicensed by the Province of Alberta where Cannabis Accessories are sold at the premises and does not include the sale of any Cannabis.
- 4.1.26. **Cannabis Accessory** means Cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes, but is not limited to; rolling papers or wraps, holders, pipes, water pipes, bongs, vaporizers, or anything that is deemed to be used in the consumption of Cannabis.
- 4.1.27. **Cannabis Production Facility** means an enclosed ~~b~~Building, licensed by the Federal Government, where Cannabis is grown for distribution (for medical or private retail purposes), and typically includes the cultivating, propagating and/or harvesting of the Cannabis plant. Other processes ~~May~~ include the packaging, shipping, testing and storage of Cannabis and Cannabis related products.
- 4.1.28. **Cannabis Retail Store** means a retail store licensed by the Province of Alberta where Cannabis (and ~~May~~ include Cannabis Accessories) are sold at the premises.
- 4.1.29. **Cannabis Storage and Distribution Facility** means an enclosed ~~b~~Building, licensed by the Provincial Government, where Cannabis is stored, but not grown (for medical or private retail purposes), and ~~May~~ include processes such as the packaging, shipping, storage and distribution of Cannabis and Cannabis related products.
- 4.1.30. **Cannabis** means Cannabis plant, fresh Cannabis, dried Cannabis, Cannabis oil and Cannabis plant seeds and any other substance defined as Cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time, and includes edible products that contain Cannabis. This excludes ~~i~~Industrial ~~h~~Hemp licensed or exempt by the federal government under the Industrial Hemp Regulations (or other applicable Acts or regulations at the time of application).
- 4.1.31. **Casino/Gambling Establishment** means a facility licensed by Alberta Gaming and Liquor, where the principal activity is gaming with the chance of monetary loss or gain through playing such games. Types of gaming May include card or other table games, video lottery terminals, slot machines, or other electronic or mechanical gambling devices. Accessory Development May include Restaurants, Drinking Establishments and Commercial Retail Services.
- 4.1.32. **Cemetery** means land that is used for the burial of human or animal remains and May include such Developments as memorial parks, burial grounds and mausoleums.
- 4.1.33. **Child Care Facility** means Buildings and lands used for the provision of care, instruction, maintenance or supervision of ~~7~~seven or more children by a person other than one related by blood or marriage, for periods not exceeding 24 consecutive hours and includes all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs which meet this definition.
- 4.1.34. **Commercial Greenhouse** means a facility used to raise, display and sell plants within an enclosed structure and May include sales of related gardening or plant-care products as a minor component.

- 4.1.35. **Commercial Retail Service** means the retail sale or rental of consumer goods and services to the general public. Heavy equipment sales or rentals and Liquor Sales are not included within this definition.
- 4.1.36. **Commercial Storage** means a Building or group of Buildings in which rentable space is provided for the storage of goods of a non-hazardous nature.
- 4.1.37. **Contractor Service, General** means a service of a major construction nature that requires Outdoor Storage and warehouse space. Any sales, display, office or technical support service areas must be accessory to the principal general contractor service ~~Use~~ only.
- 4.1.38. **Contractor Service, Indoor** means a construction related service such as electrical, plumbing, heating, painting and ~~L~~Landscaping primarily to individual Landowners but May also service other businesses, and May include the limited sale of goods normally accessory to the service. Outdoor Storage of equipment is not permitted and commercial vehicles kept on the premises must be of a maximum of 1 Ton or smaller.
- 4.1.39. **Convenience Retail Service** means the retail sale of goods to area residents and employees on a day to day basis, from Buildings not exceeding 275 m<sup>2</sup> (2,960 ft<sup>2</sup>) in total gross Floor Area. Typical ~~Uses~~ include small food stores, drug stores and variety stores. Liquor Sales and ~~g~~Gas ~~b~~Bars are not included within this definition.
- 4.1.40. **Corner Lot** means a Lot that abuts a road on ~~2two~~ sides that intersect with each other.
- 4.1.41. **Cultural Facility** means a Development used for the collection and/or appreciation of literary, artistic, musical, historical, scientific, natural and similar reference materials, or a Building intended for live theatrical, musical or dance performances. Typical facilities would include libraries, museums, art galleries, auditoriums, theatres and concert halls.
- 4.1.42. **Development Permit** means a document or permit, which May include attachments, issued pursuant to this Bylaw authorizing a ~~Development~~development.
- 4.1.43. **Development** means:
- 4.1.43.1. an excavation filling or stockpile and the creation of them; or
  - 4.1.43.2. a Building or an addition to, or replacement or repair of a Building and the construction or placing in, on, over or under land of any of them;~~;~~ or
  - 4.1.43.3. a change of ~~Use~~ of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the ~~Use~~ of the land or Building;~~;~~ or
  - 4.1.43.4. a change in the intensity of use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the intensity of use of the land or Building.
- 4.1.44. **Directional Sign** means a Sign providing directions to a facility which ~~May~~may not be located on the same Site as the Sign, and does not include any advertising of products or services.
- 4.1.45. **Discretionary Use** means the use of land or a Building provided for in the Bylaw for which a Development Permit May be issued, with or without conditions, by the Development ~~Planner~~Officer upon application having been received by the City.
- 4.1.46. **Distribution Facility** means a Building for the storage and/or distribution of goods and May include the temporary storage of Motor Vehicle, Commercial (i.e. trucks and tractor trailers) for freight handling including the pick-up, delivery and transitory storage of goods incidental to motor freight shipment.
- 4.1.47. **Double Fronting Lot** means a Lot that abuts a road on ~~2two~~ sides that do not intersect.
- 4.1.48. **Drinking Establishment** means a commercial facility, licensed by the Alberta Gaming and Liquor Commission, in which alcoholic beverages are served for consumption on the premises, and includes a licensed lounge that is ancillary to a Restaurant.
- 4.1.49. **Drive-In Food Services** means a Development used for eating and drinking, which offers a limited menu produced in a manner that allows rapid customer service and includes one or more of the following features:

- 4.1.49.1. car-attendant services;
- 4.1.49.2. drive-through food pick-up services; or
- 4.1.49.3. parking primarily intended for on-site consumption of food within a motor vehicle or within the Building which contains limited amount of seating.
- 4.1.50. **Dwelling** means a self-contained Building or part of a Building used for human habitation and usually containing living, sleeping, cooking, eating and sanitary facilities for a single Household.
- 4.1.51. **Dwelling, Communal** means an arrangement of Dwellings as an integral part of an agricultural, educational, recreational or religious facility operated by a recognized communal organization.
- 4.1.52. **Dwelling, Custodial Suite** means a Dwelling within a non-residential Building and intended for use by persons employed to provide on-site security and/or maintenance of land, Buildings, animals or equipment.
- 4.1.53. **Dwelling, Detached** means a Dwelling that is separate from other Buildings and constructed or assembled on Site upon a permanent foundation and includes a Dwelling, Modular.
- 4.1.54. **Dwelling, Manufactured Home** means a factory constructed transportable single or multiple section detached Dwelling conforming to the CAN/CSA A277 or CAN/CSA Z240 MH series certified standards at the time of manufacture designed with a steel frame substructure, and is ready for residential occupancy upon completion of set-up in compliance with required factory recommended installation instructions including placement on a foundation and hook up to utilities.
- 4.1.55. **Dwelling, Modular** means a finished factory constructed single or multiple section Dwelling, Detached designed with a wood frame substructure intended to be relocated in modules or as a single unit, assembled and placed on a permanent foundation. Finished means fully enclosed on the exterior and interior but May not include interior painting, taping, and installation of cabinets, floor covering, fixtures, heating system, and exterior finishes.
- 4.1.56. **Dwelling, Moved In** means a Dwelling, Detached that was constructed at a location other than the Lot on which it is to be placed for use as a Dwelling.
- 4.1.57. **Dwelling, Principal** means the Dwelling determined by the Development Planner to be primary for the purpose of assigning secondary status to an additional Dwelling under Special Area Edmonton South Special Area.
- 4.1.58. **Dwelling, Secondary** means an additional Dwelling that is ancillary to a Dwelling, Principal on the same Lot, and May include a Garden Suite, Secondary Suite, Manufactured Home or Custodial Suite.
- 4.1.59. **Education Service** means a service involving the assembly of persons for educational, training or instruction purposes and May include related administrative offices, and dormitories and Accessory Buildings. Typical facilities include public and separate schools, private schools or seminaries, community colleges, universities, technical and vocational facilities.
- 4.1.60. **Environmental Impact** means an adverse effect on the use or enjoyment of an area due to noise, odour, illumination, dust, smoke, vibration, hazardous or dangerous emission or material, visual appearance or any other elements deemed relevant by the Development Planner.
- 4.1.61. **Environmentally Sensitive Area** means:
  - 4.1.61.1. hazardous lands and areas that are unsuitable for Development in their natural state (i.e. floodplains, steep and unstable slopes);
  - 4.1.61.2. areas that perform a vital environmental, ecological or hydrological function (i.e. aquifer or recharge groundwater storage areas);
  - 4.1.61.3. areas that contain unique geological or physiological features;
  - 4.1.61.4. areas, Buildings or features that are important for cultural, historical, prehistoric or archeological reasons;
  - 4.1.61.5. areas that contain significant rare or endangered animal or plant species;

- 4.1.61.6. areas containing unique habitats with limited representation in the region or small remnants of previously abundant habitats which have virtually disappeared;
- 4.1.61.7. areas that contain large, relatively undisturbed habitats and provide shelter for species that are intolerant of human disturbance; and
- 4.1.61.8. areas that provide an important link for the natural migration of wildlife.
- 4.1.62. **Equestrian Facility** means a facility used for the training of horses and riders and May include facilities for horse boarding and grooming, horse shows and equestrian competitions.
- 4.1.63. **Equipment Sales and Service** means a facility used for the sale, rental, service, or repair of heavy vehicles, machinery or mechanical equipment typically used in Building, roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations, and agricultural production.
- 4.1.64. **Fence** means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or to provide sound abatement.
- 4.1.65. **Financial Service** means a service related to money management and investment typically provided by a bank, trust company, investment dealer, credit union, mortgage broker or related business, and May include rapid customer service such as a drive-through.
- 4.1.66. **Floor Area** means the total horizontal area of all floors of a Building above Building Grade, and including in the case of a bi-level or split-level Building a floor level less than 1.2 m below Building Grade, within the outside surface of exterior walls and the centreline of fire walls but not including attached **g**Garages, basements, decks, patios, driveways, sidewalks, open porches or breezeways.
- 4.1.67. **Frame and Fabric Structure** means a Building designed and constructed with a rigid frame that supports an exterior fabric covering and May also include some rigid exterior wall panels containing windows and/or doors.
- 4.1.68. **Freestanding Sign** means a **Sign** permanently fixed to the ground independent of a **b**Building or other structure.
- 4.1.69. **Front Yard** means that portion of the Lot extending across the full width of a Lot from the front property line to the nearest portion of the Building.
- 4.1.70. **Funeral Service** means a facility used for the preparation of the dead for burial, the purification and reduction of the human body by heat and the keeping of bodies other than in a Cemetery and the holding of associated services. Typical Uses include:
  - 4.1.70.1. funeral homes;
  - 4.1.70.2. crematoriums; and
  - 4.1.70.3. mausoleums.
- 4.1.71. **Garage** means an accessory Building or part of the Principal Building, designed and used primarily for the storage of motor vehicles.
- 4.1.72. **Gas Bar** means a facility used for the sale of motor fuel, lubricating oils, automotive fluids, and associated convenience store products. The **g**Gas **b**Bar May be a self-service, full service, key lock, card lock, or other similar operation and May include a vehicle-washing facility as an Accessory Use but does not provide auto repair or servicing.
- 4.1.73. **Group Home** means a **d**Dwelling that is recognized, authorized, licensed or certified as a social care facility by a relevant government authority, to provide room and board for persons with physical, mental, social or behavioural problems living together as a single **h**Household of more than ~~6~~**six (6)** members, which May include resident staff. Group homes must not include substance abuse treatment centres, boarding and lodging houses, temporary shelter services or detention and correction services.
- 4.1.74. **Group Home, Limited** means a **d**Dwelling that is recognized, authorized, licensed or certified as a social care facility by a relevant government authority to provide room and board to persons with physical, mental, social or behavioural problems living together as a single **h**Household of no more than ~~6~~**six (6)** members including resident staff. Limited **g**Group **h**Homes must not include substance abuse

- treatment centres, boarding, lodging houses or temporary shelter services and detention and correction services.
- 4.1.75. **Guest House** means all or part of an accessory Building which has sleeping accommodation, and May have sanitary services but which does not have cooking facilities and is not intended to be used as a self-contained ~~d~~Dwelling unit. Sleeping accommodation above a detached ~~g~~Garage must be deemed to be a ~~g~~Guest ~~h~~House.
- 4.1.76. **Home Based Business Type 1** means a secondary use of an occupied principal ~~d~~Dwelling by the permanent residents of the ~~d~~Dwelling to conduct a business, which does not change the character of the ~~d~~Dwelling or present any exterior evidence of such activity and does not involve client visits.
- 4.1.77. **Home Based Business Type 2** means a secondary use of an occupied principal ~~d~~Dwelling and/or its accessory Buildings by at least ~~1 one (+)~~ permanent resident of the ~~d~~Dwelling. The business May involve client visits at the discretion of the Development ~~Planner~~Officer and no more than ~~1 one (+)~~ commercial vehicle on-site (maximum ~~1 one~~ ton weight).
- 4.1.78. **Home Based Business Type 3** means a secondary use of an occupied principal ~~d~~Dwelling, its accessory Buildings and ~~s~~Site, or a combination thereof, by at least ~~1 one (+)~~ permanent resident of the ~~d~~Dwelling, to conduct a business. The business May include some outdoor activity, some non-resident employees at the discretion of the Development ~~Planner~~Officer (maximum 3), client visits at the Development ~~Planner~~Officer's discretion, and a maximum of 2 commercial vehicles.
- 4.1.79. **Hotel** means a commercial ~~d~~Development that provides rooms or suites for temporary sleeping accommodation with access from a common interior corridor and that May include accessory food services, licensed ~~d~~Drinking ~~e~~Establishments, entertainment facilities, meeting rooms, personal service establishments and Commercial Retail Services.
- 4.1.80. **Household** means a person or a group of persons living together as a single housekeeping group and using cooking facilities shared in common, and May also include domestic or personal care staff.
- 4.1.81. **Industrial Hemp** means, as defined by the Industrial Hemp Regulations, Cannabis plants and plant parts, of any variety, that contains 0.3% tetrahydrocannabinol (THC) or less in the leaves and flowering heads.
- 4.1.82. **Industrial, Light** means an indoor industrial or manufacturing activity which, in the opinion of the Development ~~Planner~~Officer, cannot be detected (noise, glare, vibration or airborne emissions) from outside of the Building that houses the operation, and May involve altering, assembling, fabricating, finishing, inspecting, making, processing, producing, treating or repairing, items either by hand or through the use of machinery. Industrial, Light May include the temporary storage of onsite motor vehicle, commercial for freight handling including pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the permitted ~~u~~Use. In certain Zones, Industrial, Light May include small areas of Outdoor Storage (actual availability and area provided for Outdoor Storage to be outlined within applicable Edmonton South ~~Special Area~~ Zone regulations). Industrial, Light ~~May~~include small format retail accessory to the ~~p~~Principal ~~u~~Use.
- 4.1.83. **Infilling** means the placement of natural uncontaminated earth or aggregate materials (i.e. clay, silt, sand, gravel) on a Lot to alter drainage grades or to build up a ~~s~~Site for a proposed Building or Development, but does not include placement of dry-waste or land fill waste materials.
- 4.1.84. **Information Service** means a facility engaged in producing and distributing information in a digital or printed format and includes data processing, library services and archives, publishing and printing services.
- 4.1.85. **Institutional Use** means public administration and service, and ~~May~~include libraries, museums, auditoriums, schools, colleges, hospitals, protective and emergency services, and other government and community activities as determined by the Development ~~Planner~~Officer.
- 4.1.86. **Kennel** means a facility used primarily for the breeding, boarding, caring or training of dogs and May include other Small Animal Breeding and Boarding Services.
- 4.1.87. **Labour Group Housing** means a facility to provide limited-term accommodation for persons employed on a specific work project on or

- near the facility and May include Manufactured Homes, Recreational Vehicles and holiday trailers.
- 4.1.88. **Landowner** means the current assessed owner(s) of a Lot as shown in the assessment files of the City.
- 4.1.89. **Landscaping Element, Hard** means an impermeable Landscaping element such as, but not limited to, ceramic, brick, wood, concrete, or marble. Fences, decorative walls, fountains, and ornaments are also considered as Hard Landscaping Elements.
- 4.1.90. **Landscaping Element, Soft** means vegetation adapted to the Alberta climate such as, but not limited to, grass, flowering plants, sShrubs, and trees. A rock garden incorporating vegetative elements is also considered a Soft Landscaping Element.
- 4.1.91. **Landscaping Sales and Service** means the use of lands, Buildings or structures, or part thereof, for the purpose of selling soft lLandscaping materials such as seeds, plants, trees and sShrubs, as well as hard lLandscaping materials such as rocks, pavers, ornaments, shale, crushed rock or other similar materials associated with lLandscaping.
- 4.1.92. **Landscaping** means the incorporation, preservation, or enhancement of vegetation and other materials on a Site which are intended to improve the aesthetic appeal of the Site, contribute to the character of a neighbourhood, and/or harmonize the Site with its surrounding natural environment.
- 4.1.93. **Liquor Sales** means the wholesale or retail sale or distribution to the public of any and all types of alcoholic spirits or beverages as defined by the Alberta Liquor Control Act.
- 4.1.94. **Livestock** means cattle, swine, poultry, sheep, goats, horses, game and similar animals.
- 4.1.95. **Local Community Facility** means a facility provided by a municipality, group or organization without profit for recreational, social or cultural purposes and intended primarily for the use of the local area residents.
- 4.1.96. **Lot** means a quarter section; a river Lot or a settlement Lot shown on an official plan registered in a Land Titles Office; or part of a parcel of land described in a certificate of title.
- 4.1.97. **Manufactured Home Sales and Service** means Development used for the display, sale or rental of new or used Manufactured Homes and includes the provision of maintenance services and sale of parts and accessories.
- 4.1.98. **Manufacturing, Light** means a facility used for indoor processing, assembly and packaging of goods using innovative or advanced technology, a highly skilled work force and having no adverse Environmental Impact with respect to noise, glare, vibration or airborne emissions, and May include indoor storage and display of materials and products.
- 4.1.99. **Manufacturing, Limited Indoor** means a facility used for small scale on-site indoor production of goods by hand; manufacturing primarily involving the use of hand tools and fewer than ~~5~~ five (5) production employees. Typical uUses include, but are not limited to:
- 4.1.99.1. jewelry, toy and musical instrument manufacturing;;
  - 4.1.99.2. gunsmiths;; and
  - 4.1.99.3. pottery and sculpture studios.
- 4.1.100. **Market Garden** means a facility where plants such as flowers, herbs, fruits and vegetables are cultivated in greenhouses or outdoor garden plots and sold on-site to the general public.
- 4.1.101. **May** is an operative word that means a choice is available, with no particular direction or guidance intended.
- 4.1.102. **Motel** means a commercial dDevelopment that provides self-contained rooms or suites for temporary sleeping accommodation with or without kitchen facilities, where each room or suite has its own sanitary facilities and an exterior access. A Motel May include accessory food services, meeting rooms and personal service establishments.
- 4.1.103. **Multi-Lot Residential Subdivision** means a sSubdivision of land, registered by plan of survey or descriptive plan containing ~~4~~ four (4) or more contiguous Lots where the Lots have been created for, or are being principally used for, residential purposes.

- 4.1.104. **Natural Resource Extraction** means the removal of natural resources (excluding oil and gas), including peat, timber and wood fibre, metallic and non-metallic minerals (such as sand, gravel, coal, limestone, gypsum, granite and salt). Typical facilities or uses would include:
- 4.1.104.1. gravel pits, sand pits, clay or marl pits;
  - 4.1.104.2. peat extraction;
  - 4.1.104.3. stripping of topsoil; and
  - 4.1.104.4. commercial tree clearing.
- 4.1.105. **Night Club** means a Building or part thereof used primarily for the provision of pre-recorded music or/and live musical entertainment for listening and/or dancing by the patrons, and/or the provision of live comedic entertainment for patrons, and whose secondary function is the sale and consumption on the premises of food and alcoholic beverages (to be licensed by the Alberta Gaming and Liquor Commission). This operation is only open to the public between the hours of 17h30 and 02h00.
- 4.1.106. **Outdoor Storage** means the accessory storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the use of permanent structures or the material alteration of the existing state of the land.
- 4.1.107. **Park** means land specifically developed or reserved for active or passive public recreational use and includes natural and man-made landscaping, playing fields, infrastructure, and Buildings that are consistent with the general purposes of the land. Typical Uses include tot-lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds and water features.
- 4.1.108. **Parking Court** means a portion of a parking Lot which generally includes one or more access aisles & parking stalls, and May include bioswales, landscaped boulevards, sidewalks or pathways, lighting, and other elements.
- 4.1.109. **Parking Facility** means the area set aside for the storage and parking of vehicles that includes one or more Parking Courts, used to service a Development, a group of Developments accessible within a walking distance, or enable the users to access a mode of transportation other than a private vehicle, and whereas the owner and/or the operator May require at his own discretion, a fee or an admission charge.
- 4.1.110. **Parking Space** means an area set aside for the parking of ~~one~~ motor vehicle.
- 4.1.111. **Passive Recreation** means outdoor recreational pursuits that generally do not require significant infrastructure or facility ~~Development~~ and are quiet and peaceful in character. Typical Uses include nature studies, bird watching, picnicking, fishing, walking and similar activities that do not significantly disturb the natural environment.
- 4.1.112. **Permitted Use** means the use of land or a Building provided for in the Bylaw for which a Development Permit must be issued, with or without conditions, by the Development ~~Planner~~ ~~Officer~~ upon application having been received by the City.
- 4.1.113. **Personal and Health Care Service** means the provision of a personal aesthetic or grooming service; or physical or mental health service of a preventative, diagnostic or therapeutic nature. Typical facilities would include:
- 4.1.113.1. hair salons and barbershops;
  - 4.1.113.2. medical and dental offices;
  - 4.1.113.3. health clinics;
  - 4.1.113.4. counseling services;
  - 4.1.113.5. fitness centres; and
  - 4.1.113.6. chiropractic offices.
- 4.1.114. **Principal Building** means a Building which:
- 4.1.114.1. occupies the major or central portion of a Site,
  - 4.1.114.2. is the chief or main Building among one or more Buildings on the Site, or

- 4.1.114.3. constitutes by reason of its use the primary purpose of the Site.
- 4.1.115. **Principal Use** means the primary purpose for which a Building or Site is used. There must be no more than **1 one** Principal Use on a Lot unless specifically permitted in Special Area Edmonton South.
- 4.1.116. **Professional, Scientific, and Technical Service** means a facility that provides services that require a high degree of expertise and training. Services May include:
- 4.1.116.1. legal advice and representation;
  - 4.1.116.2. accounting, bookkeeping, and payroll services;
  - 4.1.116.3. architectural, engineering, and specialized design services;
  - 4.1.116.4. computer services;
  - 4.1.116.5. consulting services;
  - 4.1.116.6. research services;
  - 4.1.116.7. advertising services;
  - 4.1.116.8. photographic services;
  - 4.1.116.9. translation and interpretation services; and
  - 4.1.116.10. other similar activities.
- 4.1.117. **Protective and Emergency Service** means a facility providing protection of persons and property from injury, harm, or damage, together with incidental storage of emergency equipment which is necessary for the distribution of services. Typical **Uses** include police, fire and ambulance stations.
- 4.1.118. **Province** means the Province of Alberta and includes all Ministries and Departments within the Government of Alberta.
- 4.1.119. **Rear Yard** means that portion of the Lot extending across the full width of the Lot from the rear property line to the nearest portion of the Building.
- 4.1.120. **Recreation, Indoor** means a facility where patrons participate in sports events and other recreational activities in an enclosed Building that May include Accessory Restaurants and Commercial Retail Services. Typical **Uses** include but are not limited to, arenas, athletic clubs, health and fitness clubs, gymnasiums, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs.
- 4.1.121. **Recreation, Outdoor** means a facility where patrons participate in sports and other outdoor recreational activities and it May include Accessory Restaurants and Commercial Retail Services. Typical **Uses** include golf courses, driving ranges, ski hills, tennis courts, swimming pools, waterslides, sports fields, equestrian trails, boating facilities and recreational trails.
- 4.1.122. **Recreational Lot** means a Lot intended for recreational Development as Principal Use.
- 4.1.123. **Recreational Vehicle Storage** means a facility used for the storage of Recreational Vehicles including but not limited to motor homes, travel trailers, fifth wheels, truck campers, tent trailers, or similar vehicles.
- 4.1.124. **Recreational Vehicle** means a motor vehicle or structure attached to a motor vehicle that is designed to provide mobile living accommodations and includes a travel trailer, truck camper, tent trailer, fifth wheel and motor home.
- 4.1.125. **Recycling Depot** means a facility used for sorting, storage and distribution of bottles, cans, tetra- packs, newspapers, cardboard, plastics and similar **Household** goods for reuse.
- 4.1.126. **Recycling Depot, Indoor** means a facility used for sorting, storage and distribution of bottles, cans, tetra-packs, newspapers, cardboard, plastics and similar **Household** goods for reuse, and whereas all material and goods are contained within the Building.
- 4.1.127. **Religious Assembly** means a facility operated by a recognized religious organization for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories and other Buildings. Typical facilities include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.



- 4.1.128. **Residential Lot** means a Lot intended for residential Development as Principal Use.
- 4.1.129. **Restaurant** means a facility primarily intended for the preparation and sale of foods and beverages to the public for consumption on or off the Site. This use typically has a varied menu, with a fully equipped kitchen and preparation area.
- 4.1.130. **Retail Store, Large Format** means a Building or part thereof, in which goods are offered for sale, lease and/or rental to consumers. Where the primary function of the retail store is the sale of food, food May be prepared on the premises and offered for sale to the public for consumption on the premises or off the premises. Retail Store, Large Format, Buildings must have a gross Floor Area greater than 930 m<sup>2</sup> (10,000 ft<sup>2</sup>). Typical Uses include, but are not limited to, warehouse retail, outlet stores and large-scale grocery stores. This Use excludes the sale, lease and/or rental of motor vehicles and commercial motor vehicles.
- 4.1.131. **Road, Arterial** means a road designed for high volumes of traffic with uninterrupted flow, which provides connectivity between a collector road and a freeway with no direct access to Lots.
- 4.1.132. **Road, Highway** means a road designated by the Province as a Highway
- 4.1.133. **Road, Internal** means a public roadway, not designated as a Road, Municipal Grid, providing direct access to Lots within a registered multi-lot Subdivision.
- 4.1.134. **Road, Lane** means rear access roads that act as a secondary vehicular network in urban and suburban areas.
- 4.1.135. **Road, Municipal Grid** means a Township or Range Road.
- 4.1.136. **Road, Service** means a public road adjacent to a Road, Highway, providing direct road access to Lots adjacent to the highway.
- 4.1.137. **School, Commercial** means a Building of part thereof, where specialized instruction is provided for the financial gain of the individual or company owning the school, and includes, but is not limited to, a business school, a trade school, a driving school, a dance school, a music school, a fine arts school, a martial arts school, language/cultural school, or a tutoring school.
- 4.1.138. **Screening** means a structure, berm, or planting used to visually obscure a Development Site from Adjacent Lands.
- 4.1.139. **Seasonal Sign** means a Sign erected for a limited period of time every year in the same location and providing the same general information to advertise a seasonal activity such as a plant nursery.
- 4.1.140. **Security Suite** means a Dwelling, Custodial Suite, Manufactured Home, holiday trailer, or motor home no larger than 55.7 m<sup>2</sup> (600 ~~ft<sup>2</sup>sq. ft.~~) used to provide on-site accommodation for security personnel during working shifts and not to be used as a permanent residence.
- 4.1.141. **Service Station, Major** means a facility used for the servicing, washing, or repairing of vehicles; and the sale of gasoline, other petroleum products, and vehicle parts and accessories. A Major Service Station May include a Restaurant, Convenience Retail Services and specialty food services. Typical Uses include truck stops and highway service stations.
- 4.1.142. **Service Station, Minor** means a facility used for the routine repair, servicing or washing of vehicles within a building containing up to three (3) service bays; and for the sale of gasoline, petroleum products, and a limited range of automotive parts and accessories and may include convenience retail services.
- 4.1.143. **Setback** means the perpendicular distance to a Development from an adjacent natural or man-made feature, such as an escarpment, road, or property line.
- 4.1.144. **Shall** is an operative word that means the action is obligatory.
- 4.1.145. **Shrub** means a horticultural rather than strictly botanical category of woody plant that has a spread and/or height greater than 30.48 cm (1.0 ft.), distinguished from a tree by its multiple stems and lower height, usually less than 5.0-6.0 m (15.0-20.0 ft.) tall.
- 4.1.146. **Side Yard** means that portion of the Lot extending from the Front Yard to the Rear Yard and lying between the side property line and the nearest portion of the Building.

- 4.1.147. **Sign** means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event.
- 4.1.148. **Site** means an area of land consisting of ~~1 one~~ or more adjacent Lots.
- 4.1.149. **Small Animal Breeding and Boarding Service** means a facility for breeding, boarding, caring or training of small animals other than dogs, and normally considered as ~~h~~Household pets.
- 4.1.150. **Stockpiling** means the short to long term accumulation of goods, aggregates, soils, clays or similar materials, on a specified property, usually accumulated as a result of earthworks or to accommodate ~~d~~Development.
- 4.1.151. **Streetscape** means the space between the Buildings on either side of a street that defines its character. The elements of a ~~s~~Streetscape include Building Frontage/~~fa~~çade, Landscaping (trees, yards, bushes, plantings, etc.), sidewalks, street paving, street furniture (benches, kiosks, trash receptacles, fountains, etc.), Signs, awnings, and street lighting.
- 4.1.152. **Subdivision** means division of a Lot by an instrument. (“subdivide” has a corresponding meaning).
- 4.1.153. **Temporary Asphalt Plant** means a facility used for the purpose of producing and distributing asphalt cement products, located on a Site for a period not exceeding ~~8 eight~~ months.
- 4.1.154. **Temporary Sign** means a ~~s~~Sign erected for a specified period of time announcing or advertising an event of limited duration.
- 4.1.155. **Top Of Bank** means the upper natural topographical break that signifies the upper edge of the slope to a watercourse or water body.
- 4.1.156. **Truck Terminal** means a Building or part thereof, where trucks and/or tractor trailers are dispatched for hire as common carriers for pick-up, delivery, and transitory storage of goods incidental to motor freight shipment.
- 4.1.157. **Truck Weigh Scale** means a large scale structure that is usually mounted permanently on a concrete foundation that is used to weigh entire vehicles (motor vehicle, commercial) and their contents. By weighing the vehicle both empty and when loaded the load carried by the vehicle can be calculated. Truck Weight Scale May be accessory ~~there~~to a Dwelling, Custodial Suite.
- 4.1.158. **Utility Service, Major** means Development for utility infrastructure purposes which, in the opinion of the Development ~~Planner~~Officer, is likely to have a major Environmental Impact. Typical ~~u~~Uses include, but are not limited to:
  - 4.1.158.1. sewage treatment plants;;
  - 4.1.158.2. water treatment plants;;
  - 4.1.158.3. major pump houses;;
  - 4.1.158.4. water towers or tanks;;
  - 4.1.158.5. sewage lagoons;;
  - 4.1.158.6. snow dumping ~~s~~Sites;;
  - 4.1.158.7. sludge disposal beds;;
  - 4.1.158.8. garbage transfer and compacting stations;;
  - 4.1.158.9. power terminal and distributing stations;;
  - 4.1.158.10. power generating stations;;
  - 4.1.158.11. cooling plants;;
  - 4.1.158.12. equipment and material storage yards for vehicles, utilities and services;;
  - 4.1.158.13. district heating plants;;
  - 4.1.158.14. incinerators;; and
  - 4.1.158.15. waste recycling plants.
- 4.1.159. **Utility Service, Minor** means Development for utility infrastructure purposes which, in the opinion of the Development ~~Planner~~Officer, is likely to have only minor Environmental Impact. Typical ~~u~~Uses in this class include, but are not limited to, works used to provide water, sewage disposal, irrigation, drainage, fuel, telephone, electric power,

**4.1.142 - New Regulation**

This definition has been added to provide more clarity to someone who may seek to develop a "Service Station, Minor" in UC3ES.

- waste management, public transportation, or street lighting for public benefit, convenience, or use.
- 4.1.160. **Vehicle Storage** means ~~o~~Outdoor ~~s~~Storage or indoor storage of vehicles that are not directly associated with the Principal Use of the Lot on which they are being stored.
- 4.1.161. **Veterinary Clinic** means a facility for the medical care and treatment of small animals and includes provision for their overnight accommodation but does not include outdoor pens, runs or enclosures.
- 4.1.162. **Warehouse Sales** means a facility used for the wholesale or retail sale of a limited range of goods from within an enclosed Building where the size and nature of the principal goods being sold typically requires a large Floor Area for storage and display. Typical uses include, but are not limited to, sales of furniture, carpets, major appliances, and Building materials. This ~~u~~Use does not include the retail sale of food or of a broad range of goods for personal or ~~h~~Household use.
- 4.1.163. **Warehousing and Storage, Indoor** means the use of a Building primarily for the keeping of goods and merchandise, excluding dangerous or hazardous materials, derelict vehicles or any waste material, and whereas all goods and merchandises are contained within the Building.
- 4.1.164. **Warehousing and Storage, Limited** means the use of a Building or a portion of a Site primarily for the keeping of goods and merchandise, excluding dangerous or hazardous materials, derelict vehicles or any waste material.
- 4.1.165. **Wholesaling Facility** means a Building or part thereof where the purpose of the business is buying goods for resale to other employment, commercial, institutional, or agricultural business users including other wholesalers.
- 4.1.166. **Wildland** means an area of uncultivated land that is primarily covered with trees, bushes or wild grasses and left in a natural or near natural state.

## 5. SouthEdmonton South Special Area Specific Use Regulations

### 5.1. Accessory Development - Accessory Development must comply with the following regulations:

- 5.1.1. An Accessory Building must be considered as a Permitted Use ~~wherewhen~~ it is accessory to a Permitted Use and as a Discretionary Use ~~wherewhen~~ it is accessory to a Discretionary Use.
- 5.1.2. ~~DespiteNotwithstanding~~ Subsection 5.1.1~~1000.5(1)(a)~~, an Accessory Building exceeding the maximum area prescribed as a Permitted Use in the Zone regulations must be considered discretionary.
- 5.1.3. An Accessory Building must not be used as a Dwelling unless specifically approved for that purpose either as accessory to a non-residential Development, or as an additional Dwelling on a residential Site.
- 5.1.4. An Accessory Building must not be permitted to locate within an easement.
- 5.1.5. ~~DespiteNotwithstanding~~ ~~1000.5(1)(d)~~Subsection 5.1.4, the Development Planner May issue a permit for a movable Accessory Building to be located within an easement, provided the permit includes a condition ensuring that, at the request of the City, the structure will be removed at the sole cost of the Landowner.
- 5.1.6. Where another Building is attached to the Principal Building on a Site by a roof, common wall or foundation, it is considered as part of the Principal Building and not an Accessory Building.

### 5.2. Airport Vicinity Protection Area

- 5.2.1. The Development Authority must not approve a Development permit application for any land within an Airport Vicinity Protection Area unless the Development complies with the applicable regulations made under Section 693(1) of the Municipal Government Act.

5.2.2. Airport Vicinity Protection Area Regulations May be amended only by application to the Province.

**5.3. Design and Appearance of Development**

5.3.1. Proposed Development within or adjacent to a Multi-lot Residential Subdivision, must be designed, constructed and maintained to the satisfaction of the Development Planner with respect to its appearance, including but not limited to:

5.3.1.1. Rooflines, facades and exterior finishes;

5.3.1.2. Satellite dishes, radio antennas, exterior lights, Signs and other such equipment;

5.3.1.3. Outdoor Storage areas and garbage enclosures;

5.3.1.4. Parking Lots and Internal Roadways;

5.3.1.5. Fencing and Landscaping;

5.3.1.6. Other factors deemed relevant by the Development Planner.

5.3.2. When reviewing the design and appearance of a Development, the Development Planner must consider the quality and durability of finishing materials, aesthetic compatibility with surrounding Development, visual impacts on roadways and other public areas, Site security, public safety, and any other factors deemed to be relevant.

5.3.3. When reviewing the design and appearance of a Development, the Development Planner May solicit input from neighbouring Developments, government departments and agencies, industry representatives, and any other relevant source.

5.3.4. The Development Planner and Subdivision Authority must apply all design standards and requirements as outlined in [Special Area](#) Edmonton South [Special Area](#).

5.3.5. Streetscapes must be designed, constructed and maintained to the satisfaction of the Development Planner and/or the Subdivision Authority and must meet all City standards. Streetscapes in some Zones May have additional requirements to ensure that they are pedestrian friendly and adequately furnished, providing a safe focal point for all users to interact and socialize.

5.3.6. In a multifamily residential Development, the design of each Site must ensure architectural compatibility of structures such that the principal design elements, finishing materials, colours and roof style must be applied to each Building with appropriate variations.

**5.4. Environmental Considerations**

5.4.1. On a Lot adjacent to the North Saskatchewan River Valley a minimum Setback of 50.0 m (164.0 ft) from the Top Of Bank to any Development must be required to reduce Environmental Impacts and manage risk.

5.4.2. Further to Subsection 5.4.1 ~~1000.5(4)(a)~~, on a Lot adjacent to any other permanent water body a minimum 20.0 m (65.6 ft) Setback must be required between the Top Of Bank and any Development.

5.4.3. On a ~~l~~Lot adjacent to a slope of 15% (8.3°) or greater, or any slope which in the opinion of the Development Planner might be unstable, a geotechnical assessment by a professional engineer May be required in order to evaluate stability, and to recommend appropriate Development Setbacks, consistent with provincial guidelines.

5.4.4. ~~Despite Notwithstanding~~ Subsections 5.4.1, 5.4.2, and 5.4.3, ~~1000.5(4)(a); 1000.5(4)(b) and 1000.5(4)(c)~~, if the Development Planner is satisfied by the submission of a professional environmental and/or geotechnical assessment that the variance of a Setback is warranted, the Setback May be increased or reduced accordingly.

5.4.5. Within the minimum Setback as required by [Subsections 5.4.1 and 5.4.2](#) ~~1000.5(4)(a) and 1000.5(4)(b)~~, land disturbance and the removal of trees or vegetation must be minimized to reduce environmental effects and the risk of property damage.

5.4.6. The Development Planner must not approve a permanent Building within the 1:100 year floodplain of any watercourse.

5.4.7. The Development Planner May approve a permanent Building within the 1:100 year flood-fringe subject to flood-proofing to mitigate potential damage and indemnification of the City from potential liability.

- 5.4.8. The Development Planner May require an Applicant to submit environmental reports, to the satisfaction of the Development Planner, for Development in or near an Environmentally Sensitive Area as part of the Development Permit application.
- 5.4.9. When considering Development involving land in or adjacent to an Environmentally Sensitive Area, the Development Authority May refer the application to federal or provincial departments and other relevant environmental agencies for comments prior to reaching a decision. A Development Permit issued for a Permitted or Discretionary Use within an Environmentally Sensitive Area May include conditions for meeting specific environmental objectives determined by the Development Planner, including those identified in comments provided by federal or provincial departments and other relevant environmental agencies. Such conditions May include, but are not limited to:
  - 5.4.9.1. restrictions on Site clearing and grading;
  - 5.4.9.2. additional Setback requirements;
  - 5.4.9.3. retention of shelterbelts;
  - 5.4.9.4. Fencing;
  - 5.4.9.5. siting and standards of Buildings;
  - 5.4.9.6. emission controls; and
  - 5.4.9.7. buffering requirements.
- 5.4.10. Removal of natural vegetation and alterations to the natural drainage of lands within or adjacent to an Environmentally Sensitive Area must be discouraged.

**5.5. Landscaping**

- 5.5.1. The Development Planner May require the Applicant of a proposed Development to provide decorative Landscaping on the Site as a condition of approval.
- 5.5.2. Where a Development proposes the removal of one or more trees, the Development Planner May require a report from a certified arborist prior to removal.
- 5.5.3. The Development Planner May require an application for a Development Permit to be accompanied by a Landscaping plan prepared by a specialist or group of specialists. At the discretion of the Development Planner, approval of the Landscaping plan May be required prior to issuance of the Development Permit or as a condition of Development Permit approval. For the purposes of this section, a specialist is a professional:
  - 5.5.3.1. Engineer;
  - 5.5.3.2. Architect;
  - 5.5.3.3. landscape architect;
  - 5.5.3.4. agronomist; or
  - 5.5.3.5. person having, according to the Development Planner, the equivalent experience and skills as an individual listed above.
- 5.5.4. Where a Landscaping plan is required, the plan must include the following:
  - 5.5.4.1. boundaries and dimensions of the Site;
  - 5.5.4.2. keymap describing Adjacent Land Uses, their boundaries and dimensions;
  - 5.5.4.3. location of adjacent sidewalks, pathways, driveway entrances, easements, right-of-ways, and laneways;
  - 5.5.4.4. location and name of adjacent streets;
  - 5.5.4.5. footprint and dimensions for all Buildings;
  - 5.5.4.6. location, grade, and description of any sound mitigation measures if such measures are required or proposed;
  - 5.5.4.7. all existing berms, contours, walls, Fences, outdoor and street furniture, lighting, and decorative paving;
  - 5.5.4.8. location of all existing plant materials to be retained; and

- 5.5.4.9. location and description or illustrations of all proposed hard and soft Landscaping Elements.
- 5.5.5. Landscaping May include hard elements such as decorative rock, brick, ceramic, wood and/or concrete; and soft elements such as grass, trees, Shrubs and/or flower gardens. Earthen berms, ponds, ornaments, decorative walls, and Fences May also be incorporated into Landscaping designs. Other Landscaping elements May be accepted by the Development Planner, especially ~~wherewhen~~ Landscaping is done according to a specific theme.
- 5.5.6. For the purposes of ~~Special Area~~ Edmonton South ~~Special Area~~, a tree or Shrub must be:
- 5.5.6.1. structurally sound, well-balanced, healthy and vigorous;
- 5.5.6.2. of normal growth habits; and
- 5.5.6.3. densely foliated when in leaf, with a healthy, well developed root system.
- 5.5.7. For the purpose of Landscaping requirements as required in ~~Special Area~~ Edmonton South ~~Special Area~~, a Landscaping element is considered to be:
- 5.5.7.1. a deciduous tree having a minimum trunk caliper of 50.0 mm (2.0 in.) measured at 0.5 m (1.6 ft) above grade;
- 5.5.7.2. a coniferous tree having a minimum height of 2.0 m (6.5 ft.) above grade;
- 5.5.7.3. a group of 3 Shrubs;
- 5.5.7.4. a vine exceeding 2.0 meters in length;
- 5.5.7.5. a flower bed covering a minimum area of 2.0 m<sup>2</sup> (21.5 ~~ft<sup>2</sup>sq.-ft.~~);
- 5.5.7.6. a lawn covering the entirety of a Site excepting ~~b~~Building footprints and areas reserved for the maneuvering and/or storage of vehicles or areas occupied by other Landscaping elements as required by ~~Special Area~~ Edmonton South ~~Special Area~~; or
- 5.5.7.7. a combination of hard elements covering an area of 2.0 m<sup>2</sup> (21.5 ~~ft<sup>2</sup>sq.-ft.~~) or greater, but not including areas reserved for vehicle maneuvering.
- 5.5.8. Landscaping must not include:
- 5.5.8.1. toxic or dangerous materials and/or substances; or,
- 5.5.8.2. materials, devices, components, and elements that May constitute a health or safety hazard.
- 5.5.9. Vegetation used for Landscaping must be located such that it will grow to maturity without causing negative impacts to adjacent properties and/or public infrastructure.
- 5.5.10. Where a Landscaping plan is required, the requirements for the number of elements May be varied at the discretion of the Development Planner provided that existing elements are incorporated into the Landscaping plan.
- 5.5.11. Where the required number of elements is a fractional number, it must be rounded down if below 0.5 and rounded up if equal to or greater than 0.5. When calculating this requirement, the Lot area required for primary or Accessory Buildings must not be included in the calculation.
- 5.5.12. Where a Development does not include a Building, Landscaping requirements for the Front Yard must be applied to the entire Lot area.
- 5.5.13. The owner of the property, or his/her successor or assignees, must be responsible for the maintenance of Landscaping to the satisfaction of the Development Planner and in concordance with any drainage plan affecting the property. If a Landscaping element does not survive a 2 year maintenance period, the Applicant must replace it with a similar species type of comparable caliper width.
- 5.5.14. At the time of Subdivision, or as a condition of a Development Permit, an irrevocable letter of credit May be required, up to a value of 125% of the estimated cost of the proposed Landscaping to ensure that the Landscaping is carried out with reasonable diligence. The condition of the security must be that the Landscaping must be completed in compliance with ~~Special Area~~ Edmonton South ~~Special Area~~ regulations

and the plan within 1 growing season after the completion of the Development. If the Landscaping does not survive the 2 year maintenance period specified in ~~Subsection 5.5.13~~~~Section 1000.5(5)(m)~~, the amount fixed must be paid to the City for the City to replace the Landscaping.

- 5.5.15. Landscaping plans addressing ~~s~~Streetscape, ~~s~~Screening, and/or nuisance mitigation must be approved by the Development Planner prior to approval of a ~~d~~Development ~~p~~Permit.
- 5.5.16. ~~Despite~~~~Notwithstanding~~ the requirements for Landscaping and/or Screening in each ~~Special Area~~ Edmonton South ~~Special Area~~ Zone, Landscaping and/or Screening must be required for all non-agricultural ~~d~~Development within the Highway 2 corridor in compliance with the provisions of the Highway 2 Corridor Design Guidelines.
- 5.5.17. A Site used for a multi-unit residential or row housing Development must provide an Amenity Space within a year of construction completion for the active or Passive Recreation and enjoyment of the occupants of the Development. The Amenity Space May consist of a single landscaped communal area or the Amenity Space May be divided into private, individual Amenity Space adjacent to, and for the private use of, each residential Dwelling unit, or some combination thereof.

**5.6. Lighting**

- 5.6.1. Outdoor lighting on a Site must be located and designed so as to not interfere with the use and enjoyment of neighbouring properties, or with the safe and effective use of public roadways.
- 5.6.2. The maximum permitted height for a freestanding light pole is 9.0 m (29.5 ft.) above Building Grade unless otherwise determined by the Development ~~Planner~~~~Officer~~ who must have regard for the scale and character of adjacent Development and any matters of aesthetics or public safety considered to be relevant.

**5.7. Lot Requirements**

- 5.7.1. In all ~~Special Area~~ Edmonton South ~~Special Area~~ Zones, a Development Permit for a Discretionary Use must not be approved unless, in the opinion of the Development ~~Planner~~~~Officer~~, the Lot is suitable for the proposed Development.
- 5.7.2. When determining the suitability of a Lot for Development, the Development ~~Planner~~~~Officer~~ must consider the following elements:
  - 5.7.2.1. Lot size;
  - 5.7.2.2. topography and natural features;
  - 5.7.2.3. availability of potable water;
  - 5.7.2.4. method of sewage disposal;
  - 5.7.2.5. Site drainage;
  - 5.7.2.6. road access;
  - 5.7.2.7. Environmental Impacts; and
  - 5.7.2.8. any other Site-related factors considered to be relevant.
- 5.7.3. Where not prescribed in ~~Sections~~ ~~3.60, 3.61, 3.62, 3.63, 3.64, 3.65, 3.66, 3.67, or 3.68~~~~1000.6, 1000.9, 1000.10, 1000.11, 1000.12, 1000.13, 1000.14, 1000.15 or 1000.16~~, the minimum Lot size for a proposed Development must be determined by the Development ~~Planner~~~~Officer~~, taking into account the Setback requirements of the Zone, requirements for on-site sewage disposal and parking, and where specified, the minimum Floor Area required for the Development.

**5.8. Parking and Loading**

- 5.8.1. All Development, including Building additions and changes in the ~~u~~Use or intensity of ~~u~~Use on a Site must be required to provide on-site parking in compliance with Schedule 1 of ~~Special Area~~ Edmonton South ~~Special Area~~.
- 5.8.2. The minimum number of on-site Parking Spaces required for each ~~u~~Use of a Building or Development must be in compliance with Schedule 1:

**Schedule 1 ~~Special Area~~ Edmonton South ~~Special Area~~: On Site Parking Requirements**

<b>Use of Building or Site</b>	<b>Minimum Number of on-site Parking Spaces Required</b>
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**Residential**

Dwelling, Principal	2 per Dwelling
Dwelling, Secondary	1 per Dwelling*
Apartment Dwelling	1.5 per Dwelling (for 1 or 2 bedroom Dwelling) or 2 per Dwelling (3 bedrooms or more) + 1 per 7 <del>D</del> wellings for visitors
Townhouse Dwelling	2 per Dwelling
Guest House	1 per Dwelling*
Group Home	1 per 2 employee*
Home Based Businesses	1 per non-resident employee**
Bed and Breakfast	1 per guest unit*

\* In addition to the number of spaces required for the *Principal Dwelling*.

\*\*In addition to the number of spaces required for the *Principal Dwelling* as well as any commercial vehicles associated with the Home Based Business.

**Commercial**

Business Offices	1 per 30.0 m <sup>2</sup> (323 <del>ft</del> sq.-ft.) of GFA*
Medical and/or dental offices or clinics	4 per doctor or dentist
Retail and service shops with GFA below 2000 m <sup>2</sup>	1 per 45.0 m <sup>2</sup> (484 <del>ft</del> sq.-ft.) of GFA
Retail and service shops with a GFA 2000 m <sup>2</sup> to 20,000 m <sup>2</sup>	1 per 30.0 m <sup>2</sup> (323 <del>ft</del> sq.-ft.) of GFA
Retail/service shops with GFA more than 20,000 m <sup>2</sup>	1 per 25.0 m <sup>2</sup> (269 <del>ft</del> sq.-ft.) of GFA
Restaurants Drinking Establishments	the greater of 1 per 4.0 seats or 1 per 10.0 m <sup>2</sup> (108 <del>ft</del> sq.-ft.) of GFA
Drive-in Restaurants	1 per 2.8 m <sup>2</sup> (30 <del>ft</del> sq.-ft.) used by patrons
Automotive repair and services auto body shops tire shops	2 per service bay
Hotels Motels	1 per guest room, + 1 per three employees on maximum shift, +1 per 4 seats of any associated eating or <del>D</del> rinking <del>E</del> stablishment

\* Gross Floor Area

**Industrial**

Manufacturing plants General Industrial Warehousing and Storage yards servicing and repair establishments research laboratories public utility Buildings	1 per 100.0 m <sup>2</sup> (1076 <del>ft</del> sq.-ft.) of GFA up to 2000 m <sup>2</sup> + 0.5 per extra 100 m <sup>2</sup>
Auction marts Outdoor Storage yards	Determined by Development <del>P</del> lanner <del>O</del> fficer



Places of Assembly	
Private clubs cultural facilities Religious Assemblies recreation centres and other amusement or recreational establishments	the greater of 1 per 5 seats or 1 per 10.0 m <sup>2</sup> (108 ft <sup>2</sup> sq.-ft.) of GFA used by patrons
Exhibition and Convention Facility	1 per 5 fixed seating spaces + 1 per 10.0 m <sup>2</sup> of area used by patrons
Golf Course	4 parking spaces per hole + parking for associated users as required by the Special Area Edmonton South Special Area regulations
Schools	
Elementary and Junior High Schools	the greater of 2 per classroom or 1 per 10 students
Senior High Schools	the greater of 5 per classroom or 1 per 5 students
Post-secondary and other college- type facilities	as determined by Development Planner

- 5.8.3. Where a Use is not specified in Subsection 5.8.2, the number of stalls provided must be the same as for a similar Use as determined by the Development Planner.
- 5.8.4. Where a Development on a Lot includes more than one Use, the required number of spaces must be the sum of the requirements for each of the Uses as specified in Subsection 5.8.2, unless it can be shown to the satisfaction of the Development Planner that Parking Spaces May be shared between Uses with different hours of operation.
- 5.8.5. Where a fractional number of Parking Spaces are required by this Bylaw, the next highest number of stalls must be provided.
- 5.8.6. All required on-site Parking Spaces must be provided on the Lot served by the parking unless arrangements have been made to the satisfaction of the Development Planner, to provide such parking on another Lot. If another Lot is to be used, the parking must be located within 150.0 m (492.1 ft.) of the Use they are intended for, and a safe and secure connection must be provided between the parking area and the Use.
- 5.8.7. Where permitted in Zone Regulations, on-site parking within a Front Yard or flanking Side Yard must be incorporated into a Landscaping plan and screened to the satisfaction of the Development Planner.
- 5.8.8. A Parking Space must be rectangular with a minimum width of 2.6 m (8.5 ft.) and length of 5.5 m (18 ft.), and minimum vertical clearance of 2.0 m (6.5 ft.).
- 5.8.9. Notwithstanding Subsection 5.8.8, where parallel Parking Spaces are provided, each internal space must be increased to a minimum length of 7.0 m (23.0 ft.).
- 5.8.10. Aisles within on-site parking area must have a minimum width of 7.5 m (25.0 ft.) for 90° parking, 7.0 m (23.0 ft.) for 75° parking, 5.5 m (18.0 ft.) for 60° parking and 3.6 m (12.0 ft.) for 45° parking or parallel parking.
- 5.8.11. Included within the required number of Parking Spaces for a Development, sufficient public Parking Spaces for the disabled must be provided in compliance with the requirements of the applicable Building code.
- 5.8.12. Where a merchandise and/or material loading area is required as part of a Development, it must be provided entirely within the Lot boundaries to the satisfaction of the Development Planner.
- 5.8.13. Where a passenger loading area is required as part of a Development, it must be:
  - 5.8.13.1. located as close as reasonably possible from an entry to the Building;

- 5.8.13.2. located in such a manner as not to interfere with any required space for emergency vehicles;
- 5.8.13.3. not less than 5.0 meters in width; and
- 5.8.13.4. not less than 6.0 meters in length.
- 5.8.14. Where a certain number of Parking Spaces are required for a Use under ~~Subsection 5.8.2~~~~ection 1000.5(8)(b)~~ the Development Planner~~Officer~~ May relax the number of on-site vehicle~~ular~~ Parking Spaces required if bicycle parking is provided on-site to the satisfaction of the Development Planner~~Officer~~.

**5.9. Pipeline Setbacks**

- 5.9.1. Development Setbacks from pipeline rights-of-way, oil and gas installations and other utility corridors must meet or exceed the requirements of the Province.
- 5.9.2. Subject to ~~Subsection 5.9.1~~~~000.5(9)(a)~~, for the following Uses, the minimum Setback from the right-of-way of a pipeline with a maximum licensed operating pressure of 3447.5KPa or greater is:
  - 5.9.2.1. 1.0 m (3.3 ft.) for an Accessory Building
  - 5.9.2.2. 15.0 m (50.0 ft.) for a principal residential, commercial or industrial Building; and
  - 5.9.2.3. 200 m (656 ft.) for a Principal Building for sensitive Uses including but not limited to community recreation services, private education, public education, spectator entertainment, exhibition and convention facilities, major health services, Religious Assemblies, or spectator sports.
- 5.9.3. The minimum Setback from a pipeline with a maximum licensed operating pressure less than 3447.5KPa is 5.0 m (16.0 ft.) for all Principal Buildings.

**5.10. Protection of Agricultural Operations**

- 5.10.1. Within an ~~Special Area~~ Edmonton South ~~Special Area~~ Zone where an Agricultural Operation is listed as a Permitted Use, the City must endeavor to protect such Agricultural Operations from any undue pressures that May arise due to nearby non-agricultural Development.
- 5.10.2. Where more than ~~one~~ minimum Setback distance is applicable under ~~Special Area~~ Edmonton South ~~Special Area~~, the greater distance must prevail.

**5.11. Site Leveling, Infilling, Grading and Stockpiling**

- 5.11.1. No topsoil, fill, aggregate or other similar material must be deposited on, moved within, or removed from a property without first obtaining a Development Permit, unless specifically exempt under ~~Section 7.120~~~~Section 7.2~~.
- 5.11.2. Any application made for Site leveling, Infilling, grading or Stockpiling under ~~Subsection 5.11~~~~Section 1000.5(11)~~ must be processed as a Discretionary Use in all ~~Special Area~~ Edmonton South ~~Special Area~~ Zones, unless specifically exempt under ~~Section 7.120~~~~Section 7.2~~.
- 5.11.3. Where a ~~d~~Development Site requires leveling, Infilling or grading, the topsoil on the Site must be removed, Stockpiled, and replaced following completion of the Site modifications.
- 5.11.4. Any Development Permit application that involves importing material from outside of the subject property to which the application is being considered, must include the following, as an integral part of the application:
- 5.11.5. Soil Testing, in compliance with ~~Subsection 5.11.13~~~~ection 1000.5(11)(i)~~;
- 5.11.6. A detailed description of the source of the material being considered for the Development Permit (eg. legal land location, Site map, aerial imagery);
- 5.11.7. detailed description of the reason(s) for making the application (eg. ~~i~~nfilling for construction purposes; to increase agricultural productivity; flood control); and
- 5.11.8. Any other supporting information deemed necessary by the City to protect agricultural crop land from harmful contaminants.
- 5.11.9. Should any works undertaken under the provisions of ~~Subsection 5.11~~~~000.5(11)~~ require the removal of any materials from the subject

- Site, a disposal plan providing an overview of the means of disposal for any surplus topsoil or material must be required at the time of application.
- 5.11.10. Site grading must not be permitted to direct additional surface drainage from the subject Lot onto an adjacent Lot unless provided for in an approved drainage plan or storm water management plan for the area.
- 5.11.11. Site grading must not be permitted to impede or interfere with the natural flow of surface water onto Adjacent Lands or public ditches.
- 5.11.12. ~~Despite~~**Notwithstanding** ~~Subsection 5.11.11(1)(g)~~**Subsection 5.11.11(1)(g)**, where provincial approval to divert a natural water course has been obtained, a Development Permit May be issued for Lot grading or Site Development that includes the approved diversion.
- 5.11.13. Materials used for Infilling, grading or Stockpiling on a Site must be free of contaminants and debris to the satisfaction of the Development ~~Planner~~**Officer** and the Province (where applicable). If in the opinion of the Development ~~Planner~~**Officer** there is a risk of contaminants or debris, the Development ~~Planner~~**Officer** May require an Applicant to submit, prior to approval being issued, professional testing to ensure that all materials are free of Agricultural Soil Borne Pests (including, but not limited to Clubroot of Canola) that May be of detriment to the ~~Development~~**Site**, or surrounding areas in compliance with ~~Subsection 5.11.12(1)(h)~~**Subsection 5.11.12(1)(h)**.
- 5.11.14. Proposals for the Stockpiling of materials sourced from outside of the property, in which the Development Permit is being considered, must be determined at the discretion of the Development ~~Planner~~**Officer**. The Stockpiling of any materials that do not form an implicit part of a wider Development proposal, that, in the opinion of the Development ~~Planner~~**Officer**, will create visual detriment to the surrounding area, must not be permitted.
- 5.11.15. Should any proposed Infilling or grading works be for the provision of future Development, it must be the responsibility of the Applicant to demonstrate to the City, at the Development Permit stage, that the material being imported to the Development Site provides adequate ground stability for the intended ~~Use~~**Use**.

**5.12. Tree Clearing**

- 5.12.1. Tree clearing is considered to be a Discretionary Use in all ~~Special Area~~**Special Area** Edmonton South ~~Special Area~~**Special Area** Zones, and must require a Development Permit unless exempted by this Bylaw. Tree farms and the clearing of land for agricultural Developments are exempted.
- 5.12.2. For the purposes of ~~Special Area~~**Special Area** Edmonton South ~~Special Area~~**Special Area**, tree clearing does not include commercial logging operations which are considered to be a Natural Resource Extraction industry.
- 5.12.3. As part of an application for tree clearing, an Applicant must be required to provide the following information:
- 5.12.3.1. reasons for the proposed tree clearing;
  - 5.12.3.2. a description of the vegetation to be cleared;
  - 5.12.3.3. a Site plan with dimensions showing the area to be cleared and any significant natural features on and adjacent to the area to be cleared;
  - 5.12.3.4. a proposed schedule for tree clearing and hauling;
  - 5.12.3.5. the proposed access and haul routes for removing timber; and
  - 5.12.3.6. plans for Site restoration.
- 5.12.4. When considering an application for tree clearing, the Development ~~Planner~~**Officer** must have regard for the environmental significance of the area to be cleared and the potential impacts on Adjacent Lands.

**5.13. Wildfire Provisions**

- 5.13.1. When evaluating a Development application in or adjacent to Wildlands, the Development Authority must refer the application to Edmonton Fire Rescue Services for their review and comments with respect to fire safety.
- 5.13.2. As part of a ~~Development~~**Development** application in or adjacent to Wildlands, an Applicant May be required to provide the following information:

- 5.13.2.1. a description of all vegetation on the ~~s~~Site;
- 5.13.2.2. a Site plan with dimensions showing all combustible materials on the ~~s~~Site, including Buildings, decks, Fences, firewood storage, trees and brush;
- 5.13.2.3. a description of the exterior Building materials on all Buildings;
- 5.13.2.4. a contour drawing of the Site;
- 5.13.2.5. a description of any fire pit, burning barrel or chimney outlet and its location relative to combustible materials;
- 5.13.2.6. a description of any propane, gasoline or diesel oil storage and its location on the Site; and
- 5.13.2.7. the location of overhead power lines on the Site.

5.13.3. As part of a Development application in or adjacent to Wildlands, the Development ~~Planner~~~~Officer~~ May require a wildfire hazard assessment.

5.13.4. As a condition of approval for a Development in or adjacent to Wildlands, the Development ~~Planner~~~~Officer~~ May require that actions be taken to reduce the risk of wildfire, including the removal of natural vegetation and other combustible materials on the ~~s~~Site and the use of non-combustible materials on the exterior of Buildings.

5.13.5. ~~Despite~~~~Notwithstanding~~ any other provision of the ~~Special Area~~ Edmonton South ~~Special Area~~ regulation, the minimum Setbacks for a Building situated adjacent to a Wildland ~~may~~ be increased, in compliance with recommendations of the Alberta Fire Smart Program, in order to provide an adequate defensible space around the Building in the event of wildfire.

**5.14. Front Yard**

- 5.14.1. In the case of a Corner Lot, the Front Yard must be the narrower of the ~~two~~ frontages unless otherwise determined by the Development ~~Planner~~~~Officer~~.
- 5.14.2. Where a corner Site comprises more than ~~one~~ Lot, the Front Yard of the entire Site must be taken on the same frontage as the Corner Lot.
- 5.14.3. The Development ~~Planner~~~~Officer~~ May require a Double Fronting Lot to provide Front Yard Setbacks on each road to improve the ~~s~~Streetscape appearance and achieve Setback consistency with Development on adjacent properties.
- 5.14.4. Where a Lot is both a Corner Lot and a Double Fronting Lot, the Development ~~Planner~~~~Officer~~ must determine which frontages must be considered the Front Yard for purposes of Building orientation and Setback.

**5.15. Screening and Fencing**

- 5.15.1. Screening May be required by the Development ~~Planner~~~~Officer~~ to minimize the impact of elements considered to be unsightly.
- 5.15.2. The Landowner must be responsible for the maintenance of Screening and/or Fencing to the satisfaction of the Development ~~Planner~~~~Officer~~.
- 5.15.3. Screening elements must be unobtrusive and aesthetically pleasing, with a size and height considered appropriate by the Development ~~Planner~~~~Officer~~, unless otherwise specified in a Zone with specific Screening requirements.

**5.16. Projections into Yards**

- 5.16.1. Structures erected and equipment installed to ensure barrier-free access to a Development or Building, and which are projecting into a required Yard, May be approved by the Development ~~Planner~~~~Officer~~, provided that the projection meets the provisions of the Alberta Building Code.
- 5.16.2. Utilities, underground parking, and similar structures constructed entirely beneath the surface of the ground May encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster Landscaping.

**5.17. Campground**

- 5.17.1. ~~Where~~~~When~~ considering an application for Development of a Campground whether consisting of campsites or Recreational Lots, the Development ~~Planner~~~~Officer~~ must have regard for the suitability of the

Site based on its physical attributes, accessibility, surrounding land uses and environmental sensitivity.

- 5.17.2. A Campground must not be permitted within 305 m (1,000 ft.) of a Multi-Lot Residential Subdivision. Exceptions May be made ~~where~~ when a highway bisects the minimum separation distance.
- 5.17.3. An application for a Campground must include a detailed plan showing natural contours and vegetation, vehicle and pedestrian circulation systems, children’s play areas, utilities, Buildings, service areas and proposed campsites to the satisfaction of the Development ~~Planner~~ Officer.
- 5.17.4. The number and layout of campsites or Recreational Lots in a Campground must be to the satisfaction of the Development ~~Planner~~ Officer who must consider environmental sensitivity, privacy of campers, potential impact on roads, Adjacent Land uses, public recreation facilities and other factors considered relevant.

**5.18. Child Care Facility**

- 5.18.1. When considering an application for the Development of a Child Care Facility the Development ~~Planner~~ Officer must take into account the size, configuration and quality of the Site and associated Buildings, ~~a~~ Adjacent ~~L~~and uses, potential traffic generation, proximity to Parks, open spaces or recreation areas, and potential impacts on other Development in the surrounding area.
- 5.18.2. The Development ~~Planner~~ Officer May consult with provincial and municipal child service agencies prior to making a decision.
- 5.18.3. A Child Care Facility must provide, to the satisfaction of the Development ~~Planner~~ Officer, a minimum of ~~1 one (1)~~ on-site Parking Space for every ~~3.0 m<sup>2</sup>square metres~~ of ~~f~~Floor ~~a~~Area as defined by Provincial childcare regulations, as amended from time to time.

**5.19. Dwelling, Garden Suite**

- 5.19.1. A Dwelling, Garden Suite ~~May~~ may be approved on a ~~L~~Lot of 0.8 ha (2.0 ac) or more if, in the opinion of Development ~~Planner~~ Officer, it would not interfere with the existing quality of life or character of the neighbourhood.
- 5.19.2. A Dwelling, Garden Suite must be located and designed to connect with utilities serving the host residence and must not jeopardize services to neighbouring ~~L~~lots. If a proposed garden suite cannot practically be connected with the water or sewer utility on the ~~s~~Site, it ~~May~~ may be permitted to have a pump-out holding tank for sewage and/or a cistern for a potable water supply.
- 5.19.3. A Dwelling, Garden Suite must be designed, constructed, and finished in a manner that is, in the opinion of the Development ~~Planner~~ Officer, visually compatible with the principal on the ~~s~~Site and the general ~~d~~Development of the neighbourhood.
- 5.19.4. The gross ~~f~~Floor ~~a~~Area of a garden suite must be no less than 37.2 m<sup>2</sup> (400 ~~ft<sup>2</sup>sq. ft.~~) and no more than 65 m<sup>2</sup> (700 ~~ft<sup>2</sup>sq. ft.~~).
- 5.19.5. The maximum height of a garden suite must be no more than 4.5 m (14.7 ft.).
- 5.19.6. A garden suite must comply with the minimum ~~s~~Setback requirements of the district.
- 5.19.7. The ~~s~~Site around a garden suite must be graded to minimize pooling under or around the suite and to avoid storm water runoff onto adjacent ~~L~~lots.
- 5.19.8. A permit issued for a garden suite must be temporary, for a term not exceeding ~~5 five (5)~~ years, and ~~May~~ may be renewed upon subsequent application. Upon expiry of the permit, and if it is not renewed, the suite must be removed or incorporated into the ~~d~~Dwelling, principal and the ~~s~~Site restored to the satisfaction of the Development ~~Planner~~ Officer.

**5.20. Dwelling, Manufactured Home**

- 5.20.1. A Dwelling, Manufactured Home must have C.S.A. certification, or an equivalent to the satisfaction of the Development ~~Planner~~ Officer, to be submitted with the Development Permit application.
- 5.20.2. A Dwelling, Manufactured Home must be placed on a proper foundation in compliance with Alberta Building Code Regulations. The foundation must be temporary where a Dwelling, Manufactured Home is limited to a

temporary approval as a Dwelling, Secondary under ~~Subsection 5.22.9~~~~Section 1000.6(6)(i)~~.

- 5.20.3. The undercarriage of a Dwelling, Manufactured Home must be completely screened from view by a foundation, skirting or structural addition to the satisfaction of the Development ~~Planner~~~~Officer~~.
- 5.20.4. The design, construction and appearance of all steps, porches, decks and additions must be of a standard that is compatible with that of the Dwelling, Manufactured Home.

**5.21. Dwelling, Moved-In**

- 5.21.1. In any ~~Special Area~~ Edmonton South ~~Special Area~~ Zone allowing residential ~~u~~Uses, a previously owned Dwelling, Detached moved onto an existing Lot must be considered a Dwelling, Moved-In and is a Discretionary Use.
- 5.21.2. A Dwelling, Moved-In must not be approved unless, in the opinion of the Development ~~Planner~~~~Officer~~, the Building is designed, constructed, and finished in a manner that is visually compatible with existing Development in the neighbourhood.
- 5.21.3. As a condition of Development approval, the Development ~~Planner~~~~Officer~~ May require a letter of agreement and a security from the Applicant to ensure the satisfactory completion of any required Site work, construction, or finishing of a Dwelling, Moved-in.

**5.22. Dwelling, Secondary**

- 5.22.1. A Dwelling, Secondary May include a Dwelling, Detached, Dwelling, Garden Suite, Dwelling, Secondary Suite, Dwelling, Custodial Suite or Dwelling, Manufactured Home as defined and regulated in ~~Special Area~~ Edmonton South ~~Special Area~~.
- 5.22.2. Where permitted in ~~Special Area~~ Edmonton South ~~Special Area~~ Zone regulations, a Dwelling, Secondary must be approved on a Lot of 32.4 ha (80.0 ac) or greater provided it complies with the regulations of ~~Special Area~~ Edmonton South ~~Special Area~~.
- 5.22.3. ~~Despite Notwithstanding 1000.6(6)(b)~~Subsection 5.22.2, a Lot that is slightly less than 32.4 ha (80.0 ac) due to the provision of land for a road widening, utility Lot or similar ~~u~~Use May be considered to be the same as a 32.4 ha (80.0 ac) Lot for the purposes of this section.
- 5.22.4. On a Lot 32.4 ha (80.0 ac) or greater, where there are already ~~two~~ Dwellings, Principal and a Dwelling, Secondary, an additional Dwelling, Secondary must be limited to a Dwelling, Garden Suite, Dwelling, Secondary Suite or Dwelling, Custodial Suite.
- 5.22.5. On a Lot between 0.8 ha (2.0 ac) and 32.4 ha (80.0 ac) in area, a Dwelling, Secondary May be approved subject to the following conditions:
  - 5.22.5.1. On a Lot less than 2.0 ha (4.9 ac) a Dwelling, Secondary must be limited to a Dwelling, Garden Suite, or Dwelling, Secondary Suite, only;
  - 5.22.5.2. On a Lot between 2.0 ha(4.9ac) and 32.4ha (80), Dwelling, Secondary must not include a Dwelling, Detached; but May include a Dwelling, Manufactured Home; a Dwelling, Garden Suite; or Dwelling, Custodial Suite on a discretionary basis.
- 5.22.6. ~~Despite Notwithstanding Subsection 5.22.5~~~~1000.6(6)(e)~~, on any Full-Serviced Residential Lot a Dwelling, Secondary Suite May be approved subject to such conditions as are deemed to be necessary to ensure that the Development will not have an adverse impact on adjacent properties.
- 5.22.7. Where exercising discretion under ~~Subsection 5.22.5~~~~1000.6(6)(e)~~, the Development ~~Planner~~~~Officer~~ must be satisfied that the Dwelling, Garden Suite or Dwelling, Secondary Suite is suitable and compatible with the physical aspects of the Lot and the residential image of the neighbourhood.
- 5.22.8. Upon expiry of a limited-term permit issued in compliance with ~~Subsection 5.20.2~~~~1000.6(4)(b)~~, the Dwelling, Secondary must be removed and the Site restored to the satisfaction of the Development ~~Planner~~~~Officer~~. In the case of Dwelling, Secondary Suite, the cooking facilities, including 240 volt wiring, must be removed.

- 5.22.9. A limited-term permit for a Dwelling, Secondary on a Lot less than 32.4 ha (80.0 ac) issued prior to March 11, 2008, May be renewed **regardless of notwithstanding** its compliance with ~~5.22.5.21000.6(6)(e)(ii)~~.

**5.23. Frame and Fabric Structures**

- 5.23.1. A Frame and Fabric Structure May be permitted for a period of up to **Five** years and only as an Accessory Building to an approved Principal Building on the Site and within ~~Special Area~~ Edmonton South ~~Special Area~~ Zones where Frame and Fabric Structure ~~u~~Use is listed as discretionary.
- 5.23.2. ~~DespiteNotwithstanding~~ Subsection ~~5.23.11000.6(7)(a)~~, an engineered Frame and Fabric Structure May be permitted on a Site with no Principal Building if the ~~p~~Principal ~~u~~Use of the Site is Utility Service, Major.
- 5.23.3. ~~DespiteNotwithstanding~~ Subsection ~~5.23.11000.6(7)(a)~~, a Frame and Fabric Structure must be exempt from the requirement of a Development Permit in the (AES) Agricultural Edmonton South Zone for the sole purpose of an agricultural ~~u~~Use that is exempted under ~~Subsection 9 of Section 7.120.712.2(1)(cc)~~, providing that it meets all other relevant regulations of ~~Special Area~~ Edmonton South ~~Special Area~~.
- 5.23.4. A Frame and Fabric Structure permitted under ~~Subsection 5.23.11000.6(7)(a)~~ must only be allowed as an Accessory Building to an approved Principal Building on the Site, and must be reviewed in compliance with the Accessory Building regulations of the appropriate ~~Special Area~~ Edmonton South ~~Special Area~~ Zones.
- 5.23.5. If a Frame and Fabric Structure is permitted under ~~Subsection 5.231000.6(7)~~, it must be the Landowners responsibility to repair, replace or remove the structure should it begin to show signs of wear & tear, damage, discoloration or any other factor deemed to be detrimental to safety or aesthetical value.
- 5.23.6. With the exception of an exemption under ~~Subsection 5.22.31000.6(6)(c)~~, in the Agricultural Edmonton South Zone, a Frame and Fabric Structure must not be located in a Front Yard.

**5.24. Group Home**

- 5.24.1. In considering conditions for an application for a Group Home, or a Group Home, Limited where they are ~~p~~Permitted ~~u~~Uses, or whether to approve or refuse an application where they are ~~d~~Discretionary ~~u~~Uses, the Development ~~PlannerOfficer~~ must take into account the size of the Lot, distances from adjacent Developments, potential traffic generation and impact on the use and enjoyment of neighbouring Lots.
- 5.24.2. The Development ~~PlannerOfficer~~ must establish the maximum number of persons for which care May be provided in compliance with provincial regulation, and having regard for the nature of the facility, and the density of the Zone in which it is located.

**5.25. Guest House**

- 5.25.1. A Guest House May be all or part of an Accessory Building and is not intended to be used as a self contained unit.
- 5.25.2. There must be no more than one Guest House per Lot. The Guest House must be subordinate in size to the Dwelling, Principal.

**5.26. Home Based Business**

- 5.26.1. A Home Based Business must:
- 5.26.1.1. Not be approved on a Lot without an occupied Dwelling.
  - 5.26.1.2. Not negatively affect neighbouring or adjacent residents by way of excessive lighting, operation at unreasonable times, traffic, noise, dust, or excessive on-street or off-street parking or any other factor considered relevant.
  - 5.26.1.3. Not detrimentally vary the external appearance of land or Buildings.
  - 5.26.1.4. Not occupy more than 30% of the gross Floor Area of the Principal Dwelling or 50% of any Accessory Buildings.
  - 5.26.1.5. Be limited to ~~one~~ Home Based Business per Lot.
- 5.26.2. A Home Based Business Type 1 must:
- 5.26.2.1. Not store materials and equipment outdoors.

- 5.26.2.2. Not erect on-site signage.
- 5.26.2.3. Not permit client visits.
- 5.26.2.4. Not ~~use~~utilize commercial business vehicles.
- 5.26.2.5. Employ only residents who permanently reside in the Dwelling.
- 5.26.2.6. Not operate outdoors.
- 5.26.3. A Home Based Business Type 2 must:
  - 5.26.3.1. Not store materials and equipment outdoors.
  - 5.26.3.2. Not fabricate, repair or maintain equipment other than to service a permitted commercial vehicle.
  - 5.26.3.3. Limit signage to ~~1 one (1)~~ non-illuminated identification Sign not exceeding 1.0 m<sup>2</sup> (10.0 ft<sup>2</sup>) in size subject to ~~Subsection 6ection 1000.7.~~
  - 5.26.3.4. Be associated with no more than ~~1 one (1)~~ commercial vehicle, parked and maintained on the Site; vehicles must not exceed ~~1 one~~ ton in weight.
  - 5.26.3.5. Restrict the number of non-resident employees to ~~1 one (1)~~.
  - 5.26.3.6. Limit client visits and vehicle traffic at the discretion of the Development ~~PlannerOfficer.~~
  - 5.26.3.7. Not occupy more than 30% of the gross Floor Area of the Principal Dwelling or 50% of any Accessory Buildings.
  - 5.26.3.8. Be limited to a maximum ~~2two~~ year approval period, which will be subject to review through reapplication prior to expiration.
  - 5.26.3.9. Not be located in a Dwelling, Secondary.
  - 5.26.3.10. Not operate outdoors.
- 5.26.4. A Home Based Business Type 3 must:
  - 5.26.4.1. Not be permitted in a Multi-Lot Residential Subdivision (4 or more contiguous parcels for residential purposes) or within 400 m (1,312 ft) of an existing Multi-Lot Residential Subdivision.
  - 5.26.4.2. Screen Outdoor Storage from public view to the satisfaction of the Development ~~PlannerOfficer.~~ The maximum permissible area for Outdoor Storage is 92.9m<sup>2</sup> (1000 ft<sup>2</sup>).
  - 5.26.4.3. Be limited to ~~1 one (1)~~ non-illuminated identification Sign not exceeding 1.0 m<sup>2</sup> (10.0 ft<sup>2</sup>.) in size subject to ~~Subsection 6ection 1000.7.~~
  - 5.26.4.4. Be limited to a maximum ~~2two~~ year approval period, which will be subject to review through reapplication prior to expiration.
  - 5.26.4.5. Have no more than ~~2two (2)~~ commercial vehicles and ~~1 one (1)~~ trailer, parked and maintained on the Site. Vehicles must be restricted to ~~1 one~~ vehicle, 1 ton or under and ~~1 one~~ vehicle over 1 ton up to a maximum of a semi-truck and associated trailer.
  - 5.26.4.6. Limit the number of non-resident employees to a maximum of ~~3three (3)~~.
  - 5.26.4.7. Limit the number of non-resident employee vehicles parked on the Site to a maximum of ~~3three (3)~~.
  - 5.26.4.8. Limit client visits and vehicle traffic at the discretion of the Development ~~PlannerOfficer.~~
  - 5.26.4.9. Restrict outdoor activity to the loading and unloading of equipment to within an approved Outdoor Storage area.
  - 5.26.4.10. Not be located in a Dwelling, Secondary.

**5.27. Kennel**

- 5.27.1. A Kennel must not be permitted within or adjacent to a Multi-Lot Residential Subdivision or closer than 400 m (1,312 ft.) from the boundary of a Multi-Lot Residential Subdivision. Exceptions May be made ~~wherewhen~~ a highway bisects the minimum separation distance.
- 5.27.2. A Kennel within 400 m (1,312 ft.) of a Multi-Lot Residential Subdivision that provides, to the satisfaction of the Development ~~PlannerOfficer,~~



evidence of its existence prior to passage of March 11, 2008, May be permitted to continue operating but will not be permitted to expand.

- 5.27.3. All Kennel Buildings and exterior exercise areas May be required to have soundproofing and Screening to the satisfaction of the Development **PlannerOfficer**.
- 5.27.4. No Building or exterior exercise area used to accommodate dogs must be located within 30.0 m (98.0 ft.) of any property line of the Lot on which the Kennel is located.
- 5.27.5. No Building or exterior exercise area used to accommodate dogs must be located within 90.0 m (295 ft.) of any Dwelling on an adjacent Lot.
- 5.27.6. All exterior exercise areas (runs) must be enclosed with a **fFence** acceptable to the Development **PlannerOfficer**.
- 5.27.7. All Kennel Buildings and exterior exercise areas must be **sSited** behind the Principal Building.

**5.28. Outdoor Storage**

- 5.28.1. The following must apply in all **SpecialArea** Edmonton South **Special Area** Zones:
  - 5.28.1.1. No person must store goods, products, materials or equipment outside of a Building unless the storage is subject of an approved Development Permit or deemed by the Development **PlannerOfficerAuthority** to be an integral part of another **uUse** that has been approved or does not require a Development Permit.
  - 5.28.1.2. Outdoor Storage areas May be required to be Screened from view by means of Fencing, **sShrubbery**, trees and other Landscaping to the satisfaction of the Development **PlannerOfficer**.
  - 5.28.1.3. No Outdoor Storage activity May be undertaken if in the opinion of the Development **PlannerOfficer** it would unduly interfere with amenities of the district or adversely affect neighbouring Lots by reason of excessive noise, smoke, steam, odour, glare, dust, vibration, refuse matter or other noxious or hazardous emissions.
  - 5.28.1.4. Outdoor storage areas must be located, developed and maintained in a neat and orderly manner to the satisfaction of the Development **PlannerOfficer**.
- 5.28.2. In addition to the regulations of **Subsection 5.28.1Section 1000.6(12)(a)**, the following must apply in the Industrial-Light Edmonton South (ILES), Industrial Business Edmonton South (IBES) and Urban Commercial 3 Edmonton South (UC3ES) Zones:
  - 5.28.2.1. There must be no Outdoor Storage of goods, products, materials or equipment permitted within a required Front Yard Setback.
  - 5.28.2.2. Outdoor Storage areas must be graded and surfaced to the satisfaction of the Development **PlannerOfficer**.
  - 5.28.2.3. Fencing and/or Landscaping to the satisfaction of the Development **PlannerOfficer** May be required as a condition of approval for any Outdoor Storage.

**5.29. Cannabis and Cannabis Related Uses**

- 5.29.1. No Cannabis must be permitted to be grown outdoors.
- 5.29.2. On-site Cannabis sales must not be permitted from any Cannabis Production Facility or Cannabis Storage & Distribution Facility.
- 5.29.3. Hours of operation of any Cannabis related **uUse** must be restricted at the discretion of the Development **PlannerOfficer**.
- 5.29.4. The sale of Cannabis must not occur on the same premises as tobacco and/or **lLiquor sSales**.
- 5.29.5. Any regulations within this Bylaw are not intended to include personal Cannabis growing or possession limits as established by the federal and/or provincial government and includes both the medical and/or recreational growing of Cannabis.

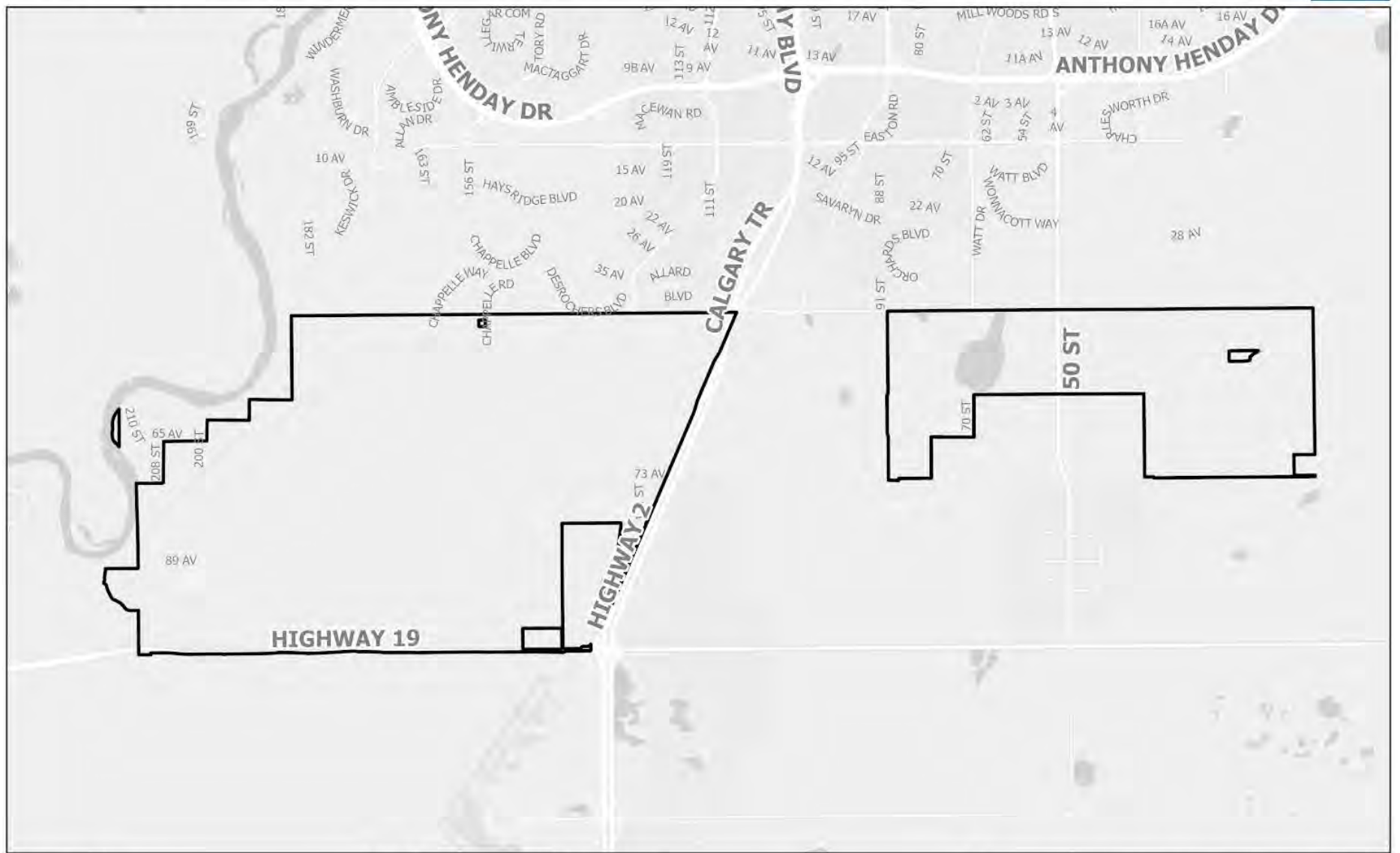
## 6. Edmonton South Sign Regulations

- 6.1. Unless specifically exempted under ~~Section 7.120 42.2(1)(ee)~~ of this Bylaw, placement of a Sign on any land within the ~~Special Area~~ Edmonton South ~~Special Area~~ must require a Development Permit.
- 6.2. Unless exempted under ~~Section 7.120 42.2(1)(ee)~~ of this Bylaw, a Sign must be considered a Discretionary Use in all ~~Special Area~~ Edmonton South ~~Special Area~~ Zones.
- 6.3. An application for a Development Permit for a Sign must include drawings, acceptable to the Development ~~Planner~~Officer, that include:
- 6.3.1. a Site plan showing distances to property lines, approaches or driveways, and existing Buildings;
  - 6.3.2. elevations showing overall dimensions and height of the Sign, projections of the Sign from any part of the Building or over public property, and clearances above Building Grade;
  - 6.3.3. the proposed graphics, including the size of letters or numbers on the Sign; and
  - 6.3.4. the manner of illuminating the Sign.
- 6.4. The quality, aesthetic character and finishing of a Sign must be to the satisfaction of the Development ~~Planner~~Officer.
- 6.5. A Landowner May be required to remove or repair any Sign which in the opinion of the Development ~~Planner~~Officer is unsightly or in such a state of disrepair as to constitute a hazard.
- 6.6. No Sign must obstruct free and clear vision of vehi~~cular~~ and pedestrian traffic.
- 6.7. No Sign must interfere with or be confused with an authorized traffic ~~s~~Sign, signal or device.
- 6.8. No Sign other than one exempted under ~~Section 7.120 42.2(1)(ee)~~ or allowed under ~~Subsection 5.22 section 3.61000.6(10)~~ must be placed within any Multi-Lot Residential Subdivision.
- 6.9. Every application for a Digital Media Sign will be considered according to its individual merits. A permit May be granted, provided that:
- 6.9.1. the Sign conforms to all other regulations in the ~~Special Area~~ Edmonton South ~~Special Area~~;
  - 6.9.2. in the opinion of the Development ~~Planner~~Officer, the illumination or animation will not create a hazard to traffic on any public roadway or interfere with the use or enjoyment of any adjacent property.
- 6.10. The face area of a ~~freestanding~~ non-digital media ~~Freestanding s~~Sign must not exceed 8.0 m<sup>2</sup> (86.1 ~~ft<sup>2</sup>sq. ft.~~) for the first 15.0 m (49.2 ft.) of lineal frontage, plus 0.1 m<sup>2</sup> (1.1 ~~ft<sup>2</sup>sq. ft.~~) for each additional lineal foot of frontage to a maximum of 20.0 m<sup>2</sup> (215 ~~ft<sup>2</sup>sq. ft.~~).
- 6.11. ~~Despite~~~~Notwithstanding~~ ~~Subsection 6.10 3.61000.7(10)~~, on a Lot designated Industrial-Light Edmonton South (ILES), Industrial Business Edmonton South (IBES) or Urban Commercial 3 Edmonton South (UC3ES), a Freestanding Sign exceeding the maximum copy area May be approved, provided it otherwise complies with this Bylaw and, in the opinion of the Development ~~Planner~~Officer, does not detract from or interfere with other approved Developments.
- 6.12. The maximum height of a Freestanding Sign must be 9.0 m (29.5 ft.) above grade level at the nearest point on the edge of the roadway surface of an adjacent public road.
- 6.13. ~~Despite~~~~Notwithstanding~~ ~~Subsection 6.12 3.61000.7(12)~~, the Development ~~Planner~~Officer ~~May~~may vary the maximum permitted height of a Freestanding Sign providing that it does not unduly impact the Site or its surroundings and complies with the relevant regulations of ~~Special Area~~ Edmonton South ~~Special Area~~ and any other relevant statutory, or non statutory document.
- 6.14. There must be no more than ~~1 one (+)~~ Freestanding Sign per Lot frontage, although there May be multiple Sign faces allowed on a Freestanding Sign where more than ~~1 one~~ business occupies the Lot.
- 6.15. The maximum height of any Sign other than a Freestanding Sign must be determined by the Development ~~Planner~~Officer who must have regard for the scale and character of adjacent Development and any matters of aesthetics or public safety considered to be relevant.
- 6.16. A Temporary Sign May be approved by the Development ~~Planner~~Officer, in compliance with the following regulations:

- 6.16.1. a permit for a Temporary Sign is effective for a maximum of ~~90~~ninety ~~(90)~~ days;
  - 6.16.2. a permit for a Temporary Sign May be renewed once for a maximum of ~~60~~sixty ~~(60)~~ days within a ~~12~~twelve-month period on the same Lot;
  - 6.16.3. only one Temporary Sign is permitted for each Lot frontage,
- 6.17. a Temporary Sign must:
- 6.17.1. have an overall height no greater than 2.0 m (6.5 ft.) above the grade at its base;
  - 6.17.2. Have copy area no greater than 3.0 m<sup>2</sup> (32.3 sq. ft); and
  - 6.17.3. be placed completely within the boundaries of the Lot on which it stands.
- 6.18. A Seasonal Sign May be approved by the Development ~~Planner~~Officer, in compliance with the following regulations:
- 6.18.1. a permit for a Seasonal Sign is effective for a maximum of ~~5~~five ~~(5)~~ years;
  - 6.18.2. a Seasonal Sign must be used for a maximum of ~~90~~ninety ~~(90)~~ days per year, and must be removed from the Site when not in use;
  - 6.18.3. a Seasonal Sign must be placed completely within the boundaries of the Lot on which it stands;
  - 6.18.4. the dimensions and appearance of a Seasonal Sign must be at the discretion of the Development ~~Planner~~Officer; and
  - 6.18.5. only one Seasonal Sign is allowed for each Lot frontage.
- 6.19. A Digital Media Sign May be approved by the Development Authority, in compliance with the following provisions:
- 6.19.1. A Digital Media Sign must:
    - 6.19.1.1. be located a minimum of 300 m from another Digital Media Sign facing the same oncoming traffic.
    - 6.19.1.2. be located a minimum of 25.0m from a non-digital ~~f~~Freestanding ~~s~~Sign.
  - 6.19.2. Digital display content must remain in place unchanged for a minimum of ~~6~~six ~~(6)~~ seconds before switching to new content and must be a static display.
  - 6.19.3. The maximum time between each different digital display on a ~~Sign~~sign is 0.25 seconds.
  - 6.19.4. Digital display content must not include full motion video, animation or flashing images. In the case of an electronic message board, the text ~~May~~may scroll at a pace deemed acceptable to the Development ~~Planner~~Officer.
  - 6.19.5. If any component of a digital display fails or malfunctions such that the display is no longer operating in compliance with this Bylaw, or with the conditions of the Sign Permit, the Sign Permit holder must ensure that the digital display is turned off until all components are fixed and operating in compliance.
  - 6.19.6. All digital displays must include a dimming feature that will automatically reduce the brightness to adapt to the ambient light level.
  - 6.19.7. The face of a Digital Media ~~Sign~~sign must not exceed 63.0 m<sup>2</sup>~~square meters~~ (680 ~~ft~~square-feet).



# Edmonton South Special Area Boundary



City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

Edmonton South Special Area



This map is a draft proposal, subject to change, and is in no way binding upon any lands within the municipal corporate boundaries of the City of Edmonton. The City of Edmonton gives no warranty nor accepts liability from any incorrect, incomplete or misleading information or its use for any purpose. No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Urban Planning and Economy department.

# 3.61 AES - Agricultural Edmonton South Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for the purpose of this Zone is to provide primarily for larger Agricultural Operations and limited higher intensity agricultural activities on smaller Lots, while at the same time providing for limited residential and other uses having a secondary role to agriculture. New Residential Lots created after passage of this Bylaw must <del>shall</del> only be created to subdivide a farmstead from a previously unsubdivided quarter section, and <del>must shall</del> be no larger than 2.0 ha (4.9 ac).</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updates to cross-references and section numbers to be in alignment with the draft Zoning Bylaw</li> <li>• Minor consistency changes that do not impact development regulations</li> </ul> <p>All additions are highlighted in red.</p> <p>All removals are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <ol style="list-style-type: none"> <li>2.1. Accessory Building ≤ 120.0 m<sup>2</sup> (1,292 ft<sup>2</sup>)</li> <li>2.2. Agriculture, Extensive</li> <li>2.3. Agriculture, Horticultural</li> <li>2.4. Agriculture, Livestock</li> <li>2.5. Dwelling, Detached</li> <li>2.6. Dwelling, Manufactured Home</li> <li>2.7. Dwelling, Moved In</li> <li>2.8. Dwelling, Secondary ≥ 32.4 ha (80.0 ac)</li> <li>2.9. Group Home, Limited</li> <li>2.10. Home Based Business, Type 1</li> <li>2.11. Utility Service, Minor</li> </ol>	
<p><b>3. Discretionary Uses</b></p> <ol style="list-style-type: none"> <li>3.1. Accessory Building &gt; 120.0 m<sup>2</sup> (1,292 ft<sup>2</sup>)</li> <li>3.2. Agricultural Processing, Limited</li> <li>3.3. Animal Care Service</li> <li>3.4. Campground</li> <li>3.5. Cemetery</li> <li>3.6. Child Care Facility</li> <li>3.7. Commercial Greenhouse</li> <li>3.8. Cultural Facility</li> <li>3.9. Dwelling, Communal</li> <li>3.10. Dwelling, Secondary &lt; 32.4 ha (80.0 acres)</li> <li>3.11. Education Service</li> <li>3.12. Equestrian Facility</li> <li>3.13. Frame and Fabric Structure</li> <li>3.14. Group Home</li> <li>3.15. Guest House</li> <li>3.16. Home Based Business Type 2</li> <li>3.17. Home Based Business Type 3</li> <li>3.18. Kennel</li> <li>3.19. Labour Group Housing</li> <li>3.20. Landscaping Sales and Service</li> <li>3.21. Local Community Facility</li> <li>3.22. Outdoor Storage</li> <li>3.23. Park</li> <li>3.24. Recreation, Outdoor</li> <li>3.25. Recreation, Indoor</li> <li>3.26. Recreational Vehicle Storage</li> <li>3.27. Religious Assembly</li> <li>3.28. Sign</li> <li>3.29. Temporary Asphalt Plant</li> <li>3.30. Utility Service, Major</li> </ol>	

## 4. Additional Regulations for Specific Uses

### Residential Uses

- 4.1. The maximum number of Dwellings ~~must~~**shall** be in ~~compliance~~**accordance** with the following:
- 4.1.1. On a Lot of 32.4 ha (80.0 ac) or more, there ~~is~~**shall be** a maximum of ~~two (2)~~ Principal Dwellings, which can be a Dwelling, Detached, Dwelling, Manufactured Home or Dwelling, Moved In, and ~~two (2)~~ Dwellings, Secondary, in ~~compliance~~**accordance** with the regulations of Subsection 5.22 of ~~Section 3.60~~ of this Bylaw ~~1000.6(6)~~.
  - 4.1.2. On a Lot less than 32.4 ha (80.0 ac), there ~~is a maximum of~~**shall be no more than** ~~one (1)~~ Principal Dwelling and ~~one (1)~~ Dwelling, Secondary, in ~~compliance~~**accordance** with the regulations of Subsection 5.22 of ~~Section 3.60~~ of this Bylaw ~~1000.6(6)~~.

### Industrial Uses

- 4.2. Recreational Vehicle Storage ~~must~~**shall** comply with the following:
- 4.2.1. The maximum Site coverage of Recreational Vehicle Storage use ~~must~~**shall be equal to or less than** ~~not exceed~~ 5% of the Site area.
  - 4.2.2. ~~Despite Subsection 4.2.1~~**Notwithstanding** ~~1000.9(3)(e)(i)~~, 5 acres located at NW 36-50-24-W4 ~~may~~**may** be used for Recreational Vehicle Storage.

## 5. Site and Building Regulations

- 5.1. The minimum Lot size for agricultural ~~lots~~ **is** ~~shall be~~ 32.4 ha.
- 5.2. The maximum Lot size for ~~r~~Residential ~~lots~~ **is** ~~shall be~~ 2.0 ha.
- 5.3. Minimum Building Setbacks must be in compliance with Table 5.3:

**Table 5.3: Minimum Building Setback Requirements**

Subsection	From the property line adjacent to:	Principal Building	Accessory Building
5.3.1	Road, Highway - Front/Side/Rear	40.0 m	40.0 m
5.3.2	Road, Municipal Grid - Front/Side/Rear	35.0 m	35.0 m
5.3.3	Road, Internal/Road, Service - Front/Side/Rear	20.0 m	20.0 m
5.3.4	Other <del>lot</del> - Side	7.5 m	7.5 m
5.3.5	Other <del>lot</del> - Rear	7.5 m	7.5 m

## 6. General Regulations

- 6.1. ~~Despite~~**Notwithstanding** the Purpose of this Zone, ~~Subsections 3.16~~**1000.9(3)(a)** and ~~3.26~~**1000.9(3)(b)**, an additional ~~s~~Subdivision ~~may~~**may** be granted from a previously subdivided quarter provided that the additional parcel to be subdivided is cut off from the rest of the parcel by a physical barrier to ~~a~~Agricultural ~~o~~Operations, and has legal, physical and safe access to a maintained public road.

# 3.62 RCES - Country Residential Edmonton South Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for residential Development on larger acreage Lots within Multi-Lot Residential Subdivisions on lands deemed relatively less viable for larger Agricultural Operations. New Residential Lots <del>must</del><b>shall</b> be between 1.0 ha (2.5 ac) and 4.0 ha (9.88 ac).</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updates to cross-references and section numbers to be in alignment with the draft Zoning Bylaw</li> <li>• Minor consistency changes that do not impact development regulations</li> </ul> <p>All additions are highlighted in red.</p> <p>All removals are highlighted in red and struck through.</p>
<p><b>2. Permitted Uses</b></p> <ol style="list-style-type: none"> <li>2.1. Accessory Building ≤ 85.0 m<sup>2</sup> (915 ft<sup>2</sup>)</li> <li>2.2. Dwelling, Detached</li> <li>2.3. Group Home, Limited</li> <li>2.4. Home Based Business, Type 1</li> <li>2.5. Utility Service, Minor</li> </ol>	
<p><b>3. Discretionary Uses</b></p> <ol style="list-style-type: none"> <li>3.1. Accessory Building &gt; 85.0 m<sup>2</sup> (915 ft<sup>2</sup>)</li> <li>3.2. Child Care Facility</li> <li>3.3. Manufactured Homes</li> <li>3.4. Dwelling, Secondary</li> <li>3.5. Frame <del>and</del><b>&amp;</b> Fabric Structure</li> <li>3.6. Group Home</li> <li>3.7. Guest House</li> <li>3.8. Home Based Business Type 2</li> <li>3.9. Kennel</li> <li>3.10. Local Community Facility</li> <li>3.11. Park</li> <li>3.12. Sign</li> </ol>	
<p><b>4. Additional Regulations For Specific Uses</b></p> <p><b>Residential Uses</b></p> <ol style="list-style-type: none"> <li>4.1. Manufactured Homes <del>must</del><b>shall</b> comply with the following:             <ol style="list-style-type: none"> <li>4.1.1. New manufactured homes <del>may</del><b>be</b> located only in Hazel Grove on Lots 4 and 9, Plan 8020039, Ironhorse Estates on all Lots within Plan 8221543, and in Looma Estates on all Lots within Plan 7521709.</li> <li>4.1.2. A Dwelling, Manufactured Home located pursuant to <b>Subsection 4.1.1(4)(i)</b> <del>must</del><b>shall</b> be less than or equal to <del>one more than one</del> year old at time of issuance of permit and <del>greater</del><b>no less than or equal to</b> 95.0 m<sup>2</sup> (1,025 <del>sq. ft.</del>) in Floor Area.</li> <li>4.1.3. For the purpose of obtaining Development approval for a Dwelling, Manufactured Home, a residential addition or enlargement, or Accessory Development <del>thereto</del>, a Dwelling, Manufactured Home placed in its current location prior to the passage of Land Use Bylaw 7-08 <del>must</del><b>shall</b> be deemed a <del>d</del>Discretionary <del>u</del>Use; however, it <del>can</del><b>shall</b> not be replaced with another Dwelling, Manufactured Home unless specifically <del>permitted</del><b>allowed</b> under this Section.</li> <li>4.1.4. A Dwelling, Manufactured Home <del>may</del><b>locate</b> on N.E. 24-48-25-W4th on a <del>5</del><b>five</b> year renewable basis.</li> </ol> </li> </ol>	
<p><b>5. Site and Building Regulations</b></p> <ol style="list-style-type: none"> <li>5.1. The minimum Lot size for Residential Lots <del>is</del><b>shall be</b> 1.0 ha.</li> <li>5.2. The maximum Lot size for Residential Lots <del>is</del><b>shall be</b> 4.0 ha.</li> </ol>	

- 5.3. There ~~must only~~ ~~shall~~ be up to ~~no more than~~ 2 Dwellings ~~permitted~~ ~~allowed~~ on a Lot, including 1 Dwelling, Secondary, in ~~compliance~~ ~~accordance~~ with the regulations of ~~Subsection 5.22 of Section 3.604000.6(6)~~.
- 5.4. The minimum Floor Area for a Dwelling, Detached ~~is~~ ~~shall be~~ 95.0 m<sup>2</sup> (1,025 ~~ft~~ ~~sq.~~ ~~ft.~~)
- 5.5. Minimum Building Setbacks must be in compliance with Table 5.5:

Table 5.5: Minimum Building Setback Requirements			
Subsection	From the property line adjacent to:	Principal Building	Accessory Building
5.5.1	Road, Highway - Front/Side/Rear	40.0 m	40.0 m
5.5.2	Road, Municipal Grid – Front/Side/Rear	35.0 m	35.0 m / 20.0 m / 20.0 m
5.5.3	Road, Internal/Road, Service - Front/Side/Rear	15.0 m / 7.5 m / 7.5 m	15.0 m / 3.0 m / 3.0 m
5.5.4	Other <del>h</del> Lot – Side	7.5 m	3.0 m
5.5.5	Other <del>h</del> Lot – Rear	7.5 m	3.0 m

## 6. General Regulations

- 6.1. ~~Access to~~ individual Lots ~~must~~ ~~shall in all cases~~ be ~~accessed~~ by internal collector or service roads constructed for the ~~s~~Subdivision, unless there are ~~3~~ ~~three~~ or fewer parcels on any ~~1~~ ~~one~~ particular public roadway.



# 3.63 RAES - Acreage Residential Edmonton South Zone

## Regulations

## Notes / Rationale

### 1. Purpose

To allow for residential Development on small acreage Lots within Multi-Lot Residential Subdivisions on lands deemed relatively less viable for larger Agricultural Operations. New Residential Lots ~~must~~ **shall** be between 0.4 ha (1.0 ac) and 1.2 ha (3.0 ac).

#### Overview

- This draft Special Area Zone includes:
- Updates to cross-references and section numbers to be in alignment with the draft Zoning Bylaw
  - Minor consistency changes that do not impact development regulations

All additions are highlighted in red.

All removals are highlighted in red and ~~struck through~~.

### 2. Permitted Uses

- 2.1. Accessory Building ≤ 75.0 m2 (807 ft2)
- 2.2. Dwelling, Detached
- 2.3. Group Home, Limited
- 2.4. Home Based Business, Type 1
- 2.5. Utility Service, Minor

### 3. Discretionary Uses

- 3.1. Accessory Building > 75.0 m2 (807 ft2)
- 3.2. Child Care Facility
- 3.3. Dwelling, Secondary
- 3.4. Frame ~~and~~ Fabric Structure
- 3.5. Group Home
- 3.6. Guest House
- 3.7. Home Based Business Type 2
- 3.8. Local Community Facility
- 3.9. Park
- 3.10. Sign

### 4. Site and Building Regulations

- 4.1. The minimum Lot size for Residential Lots ~~is~~ **shall be** 0.4 ha.
- 4.2. The maximum Lot size for Residential Lots ~~is~~ **shall be** 1.2 ha.
- 4.3. Minimum Building Setbacks ~~must~~ **shall** be in ~~compliance~~ **accordance** with Table 4.3:

Table 4.3: Minimum Building Setback Requirements

Subsection	From the property line adjacent to:	Principal Building	Accessory Building
4.3.1	Road, Highway - Front/Side/Rear	40.0 m	40.0 m
4.3.2	Road, Municipal Grid – Front/Side/Rear	35.0 m	35.0 m / 20.0 m / 20.0 m
4.3.3	Road, Internal/Road, Service - Front/Side/Rear	15.0 m / 7.5 m / 7.5 m	15.0 m / 3.0 m / 3.0 m
4.3.4	Other <del>h</del> Lot – Side	7.5 m	3.0 m
4.3.5	Other <del>h</del> Lot – Rear	7.5 m	3.0 m

- 4.4. ~~There must~~ **shall be n**No more than ~~two (2)~~ **two (2)** Dwellings ~~are~~ allowed on a Lot including ~~one (1)~~ **one (1)** Dwelling, Secondary, in ~~compliance~~ **accordance** with the regulations of ~~Subsection 5.22 of Section 3.60~~ **Section 3.60** ~~1000-6(6)~~.
- 4.5. The minimum Floor Area for a Dwelling, Detached ~~must~~ **shall** be 95.0 m2 (1,025 ~~ft2sq.~~ **sq. ft.**)

# 3.64 NSRVES - North Saskatchewan River Valley Edmonton South Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for <del>The purpose of this Zone is to provide for</del> primarily agricultural <del>u</del>Uses as well as active and <del>p</del>Passive <del>r</del>Recreation activities, and limited non-recreational land <del>u</del>Uses in the North Saskatchewan River Valley area. New Residential Lots created after passage of this Bylaw <del>can</del><del>shall</del> only be created to subdivide a farmstead from a previously unsubdivided quarter section, and <del>must</del><del>shall</del> be <del>less than or equal to</del><del>no larger than</del> 2.0 ha (4.9 ac).</p>	<p><b>Overview</b> This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updates to cross-references and section numbers to be in alignment with the draft Zoning Bylaw</li> <li>• Minor consistency changes that do not impact development regulations</li> </ul> <p>All additions are highlighted in red.</p> <p>All removals are highlighted in red and struck through.</p>
<p><b>2. Permitted Uses</b></p> <p>2.1. Accessory Building ≤ 100 m<sup>2</sup> (1,080 ft<sup>2</sup>)</p> <p>2.2. Agriculture, Extensive</p> <p>2.3. Agriculture, Horticultural</p> <p>2.4. Agriculture, Livestock</p> <p>2.5. Dwelling, Detached</p> <p>2.6. Dwelling, Manufactured Home</p> <p>2.7. Dwelling, Secondary ≥ 32.4ha (80.0 ac)</p> <p>2.8. Group Home, Limited</p> <p>2.9. Home Based Business, Type 1</p>	
<p><b>3. Discretionary Uses</b></p> <p>3.1. Accessory Building &gt; 100 m<sup>2</sup> (1,080 ft<sup>2</sup>)</p> <p>3.2. Agricultural Processing, Limited</p> <p>3.3. Animal Care Service</p> <p>3.4. Campground</p> <p>3.5. Cemetery</p> <p>3.6. Child Care Facility</p> <p>3.7. Cultural Facility</p> <p>3.8. Dwelling, Moved In</p> <p>3.9. Dwelling, Secondary &lt; 32.4ha (80.0 acres)</p> <p>3.10. Education Service</p> <p>3.11. Equestrian Facility</p> <p>3.12. Frame <del>and</del> Fabric Structure</p> <p>3.13. Group Home</p> <p>3.14. Guest House</p> <p>3.15. Home Based Business Type 2</p> <p>3.16. Kennel</p> <p>3.17. Local Community Facility</p> <p>3.18. Park</p> <p>3.19. Recreation, Outdoor</p> <p>3.20. Religious Assembly</p> <p>3.21. Sign</p> <p>3.22. Utility Service, Minor</p>	
<p><b>4. Additional Regulations for Specific Uses</b></p> <p>4.1. Golf courses <del>s</del> and other Developments typically subject to potentially large amounts of fertilizer use <del>m</del>May be required to submit a nutrient loading assessment that would address possible nutrient discharge to waterways and groundwater. Such an assessment would be required to be prepared by a qualified environmental professional member as defined in the Professional Responsibilities in Completion and Assurance of Reclamation Work in Alberta Joint Practice Standard, and identify mitigative measures to address any areas of concern, including nutrient loading minimization, if required. The Development <del>Planner</del><del>Officer</del> <del>m</del>May impose any conditions necessary to mitigate impacts identified in the assessment.</p>	

## 5. Site and Building Regulations

- 5.1. The minimum Lot size for agricultural ~~L~~ots ~~is-~~shall~~-be~~ 32.4 ha.
- 5.2. The minimum Lot size for Residential Lots ~~is-~~shall~~-be~~ 1.0 ha.
- 5.3. The maximum Lot size for Residential Lots ~~is-~~shall~~-be~~ 2.0 ha., except that:
- 5.4. Minimum Building Setbacks ~~must~~shall~~~~ be in ~~compliance~~accordance~~~~ with Table 5.4:

### 5.4. Minimum Building Setback Requirements

Subsection	From the property line adjacent to:	Any Building
5.4.1	Road, Highway - Front/Side/Rear	40.0 m
5.4.2	Road, Municipal Grid – Front/Side/Rear	35.0 m
5.4.3	Road, Internal/Road, Service - Front/Side/Rear	20.0 m <del>f</del> Front - 15.0 m <del>s</del> Side/ <del>r</del> Rear
5.4.4	Other <del>L</del> ot – Side/Rear	7.5 m

- 5.5. The maximum height of a non-agricultural Building ~~is-~~shall~~-be~~ 10.0 m (32.8 ft.).
- 5.6. The maximum number of Buildings ~~must~~shall~~ comply~~be in compliance~~accordance~~~~~~ with the following:
  - 5.6.1. On a Lot of 32.4 ha (80.0 ac) or more, there ~~is-~~shall~~-be~~ a maximum of ~~two (2)~~ Principal Dwellings, which can be a Dwelling, Detached; Dwelling, Manufactured Home or Dwelling, Moved In, and ~~two (2)~~ Dwellings, Secondary in ~~compliance~~accordance~~~~ with the regulations of ~~Subsection 5.22 of Section 3.601000.6(6)~~.
  - 5.6.2. On a Lot less than 32.4 ha (80.0 ac), there ~~is-~~shall~~-be a maximum of ~~no more than one (1)~~~~ Principal Dwelling and ~~one (1)~~ Dwelling, Secondary in ~~compliance~~accordance~~~~ with the regulations of ~~Subsection 5.22 of Section 3.601000.6(6)~~.

## 6. General Regulations

- 6.1. ~~Despite~~Notwithstanding~~~~ the ~~P~~urpose of this Zone ~~and; Subsections 5.14000.12(4)(a) and 5.34000.12(4)(e)~~, an additional ~~s~~ubdivision ~~m~~ay be granted from a previously subdivided quarter provided that the additional parcel to be subdivided is cut off from the rest of the parcel by a physical barrier to ~~a~~gricultural ~~e~~Operations, provided that it has legal, physical and safe access to a maintained public road.
- 6.2. For both agricultural and non-agricultural ~~u~~ses, the Development ~~Planner~~Officer~~~~ ~~m~~ay require an environmental impact assessment in order to ascertain whether a proposed Development ~~m~~ay have detrimental effects on the natural environment, including potential effects on wildlife habitat and groundwater as well as the potential effects on areas which are deemed to have a high scenic value.
- 6.3. For both Permitted and Discretionary Uses, the Development ~~Planner~~Officer~~~~ ~~m~~ay impose Development conditions, including those that ~~m~~ay have been identified in an environmental impact assessment, in order to mitigate any potential negative Development impacts. Such conditions ~~m~~ay include, but are not limited to:
  - 6.3.1. restrictions on tree clearing and vegetation clearing;;
  - 6.3.2. additional Setback requirements;;
  - 6.3.3. the retention of shelterbelts;;
  - 6.3.4. the siting and standards of Buildings;; and
  - 6.3.5. buffering requirements.

# 3.65 IBES - Industrial Business Edmonton South Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>The purpose of this Zone is to</del> allow for Development of a wide array of business/corporate offices, retail/commercial operations, entertainment facilities/complexes, and high standard accommodations. All of the <del>u</del>Uses found within the Industrial Business Zone will operate in such a way as to create no disturbances outside of the enclosed Buildings and to be compatible with all <del>a</del>Adjacent <del>l</del>Land <del>u</del>Uses.</p>	<p><b>Overview</b> This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updates to cross-references and section numbers to be in alignment with the draft Zoning Bylaw</li> <li>• Minor consistency changes that do not impact development regulations</li> </ul> <p>All additions are highlighted in red.</p> <p>All removals are highlighted in red and struck through.</p>
<p><b>2. Permitted Uses</b></p> <ol style="list-style-type: none"> <li>2.1. Accessory Building &lt; 200<del>.0</del> m2 (2,152.8 ft2)</li> <li>2.2. Business Office</li> <li>2.3. Broadcast Film Studio</li> <li>2.4. Cannabis Accessory Store</li> <li>2.5. Cannabis Production Facility</li> <li>2.6. Cannabis Retail Store</li> <li>2.7. Cannabis Storage &amp; Distribution Facility</li> <li>2.8. Commercial Retail Service</li> <li>2.9. Cultural Facility</li> <li>2.10. Drive-in <del>f</del>Food <del>s</del>Services</li> <li>2.11. Financial Services</li> <li>2.12. Hotel</li> <li>2.13. Information Service</li> <li>2.14. Institutional Use</li> <li>2.15. Liquor Sales</li> <li>2.16. Motel</li> <li>2.17. Professional, Scientific, and Technical Service</li> <li>2.18. Recreation, Indoor</li> <li>2.19. Restaurant</li> <li>2.20. Utility Service, Minor</li> </ol>	
<p><b>3. Discretionary Uses</b></p> <ol style="list-style-type: none"> <li>3.1. Accessory Building &gt; 200<del>.0</del> m2 (2,152.8 ft2)</li> <li>3.2. Amusement Entertainment Service, Indoor</li> <li>3.3. Automotive Sales and Service</li> <li>3.4. Animal Care Service</li> <li>3.5. Casino/Gambling Establishment</li> <li>3.6. Child Care Facility</li> <li>3.7. Commercial Greenhouse</li> <li>3.8. Commercial Storage</li> <li>3.9. Contractor Service, Indoor</li> <li>3.10. Drinking Establishment</li> <li>3.11. Frame <del>and</del> Fabric Structure</li> <li>3.12. Funeral Service</li> <li>3.13. Gas Bar</li> <li>3.14. Kennel</li> <li>3.15. Manufacturing, Light</li> <li>3.16. Manufacturing, Limited Indoor</li> <li>3.17. Night Club</li> <li>3.18. Park</li> <li>3.19. Personal and Health Care Service</li> <li>3.20. Protective and Emergency Services</li> <li>3.21. Recreation, Outdoor</li> <li>3.22. Recycling Depot, Indoor</li> <li>3.23. Religious Assembly</li> <li>3.24. Schools<del>s</del>, Commercial</li> <li>3.25. Security Suite</li> </ol>	

- 3.26. Service Station, Major
- 3.27. Sign
- 3.28. Warehousing and Storage, Indoor
- 3.29. Warehousing and Storage, Limited
- 3.30. Warehouse Sales

## 4. Additional Regulations for Specific Uses

### Sign Uses

- 4.1. The design, placement and scale of all Signs ~~must~~ **shall** be to the satisfaction of the Development ~~Planner~~ ~~Officer so as to~~ ensure that ~~the~~ signage does not detract from the overall appearance of the Development and is not obtrusive, having regard to the scale of the Buildings on the Site and the distance of the Building Setback.
- 4.2. A minimum Setback of 5.0 m (16.4 ft.) must be maintained from a Highway right-of-way for ~~Free-~~ ~~s~~Standing Permanent Signs.
- 4.3. Business identification Signs visible from ~~a~~ Highway travel lanes, whether ~~f~~Freestanding or located on Building facades, should ~~have similar~~ ~~be similar as to the~~ proportion, construction material and placement as those located ~~elsewhere~~ throughout the Corridor segment.

## 5. Building and Site Regulations

- 5.1. Minimum Building Setbacks ~~must~~ **shall** be in ~~compliance~~ ~~accordance~~ with Table 5.1:

5.1. Minimum Building Setback Requirements		
Subsection	From the property line:	Any Building or Structure
5.1.1	Road, Highway – Front/Side/Rear	7.5 m
5.1.2	Road, Arterial – Front/Side/Rear	7.5 m
5.1.3	Road, Internal/Service or Street – Front/Side/Rear	7.5 m
Other Lots		
5.1.4	Side ( <del>A</del> abutting a non- residential district)	-
5.1.5	Side (abutting a residential district)	15.0 m - for a single storey or 30.0 m - for multi-storey
5.1.6	Rear	1.2 m

- 5.2. Building Height
  - 5.2.1. The maximum height of any ~~b~~Building or structure located in the vicinity of an airport ~~must~~ **shall** be determined by the limits as ~~specified~~ ~~described~~ in the Edmonton International Airport Zoning Regulations (CRC, c81), and ~~is~~ ~~shall~~ be subject to the approval of Transportation Canada and NAV Canada.
  - 5.2.2. The maximum Height of any Building or structure not located in the vicinity of an airport ~~must~~ **shall** not exceed 6 storeys.
- 5.3. The combined Site Coverage by Principal and Accessory Buildings ~~must~~ **shall** not exceed 80% of the Site.

## 6. General Design Regulations

- 6.1. Architectural treatment of Building ~~fac~~ ~~ç~~ ~~ade~~  ~~must~~ ~~shall~~ include design elements that reduce the perceived mass of the Building and add architectural interest.
- 6.2. Blank walls (i.e. that have no opening) facing public streets are not permitted.
- 6.3. Principal Building entrances ~~must~~ ~~shall~~ be clearly articulated and linked to any pedestrian walkway systems.
- 6.4. In multi-building complexes, a consistent architectural concept ~~must~~ ~~shall~~ be maintained through the use of complementary Building design, material and colours.
- 6.5. Pre-engineered Principal Buildings of non-permanent/not durable materials ~~is~~ ~~shall~~ not ~~be~~ permitted.

- 6.6. Lot configuration and associated Buildings ~~must~~ ~~shall~~ have designs that consider the natural environment including, but not limited to:
- 6.6.1. Passive solar energy;
  - 6.6.2. Wind protection for adjacent trails and public open spaces;
  - 6.6.3. Use of captured rainwater for landscape maintenance; or
  - 6.6.4. Landscaping for passive cooling.

## 7. General Regulations

### Landscaping

- 7.1. All lands within the Industrial Business Zone ~~must~~ ~~shall~~ have a Landscaped Area. A Landscaping plan ~~must~~ ~~shall~~ be provided for all Developments in ~~compliance~~ ~~accordance~~ with ~~Subsection 5.5 of Section 3.60~~ ~~1000.5(5)~~.
- 7.2. Within this Zone, Landscaped ~~A~~ ~~area~~ ~~must~~ ~~shall~~ be defined as the following:
- 7.2.1. All Front Yards and Side Yards adjacent to a road to a minimum depth of ~~6.0 metres~~.
  - 7.2.2. All minimum required Side Yards between the front and rear of a Principal Building where they are not used for vehicle ~~leular~~ circulation.
- 7.3. Landscaping ~~must~~ ~~shall~~ comply with the following:
- 7.3.1. Xeriscaping Landscaping techniques ~~are~~ ~~shall be~~ encouraged to reduce watering requirements.
  - 7.3.2. Vegetation ~~used~~ ~~utilized~~ for Landscaping ~~must~~ ~~shall~~ be hardy to the central Alberta climate, as determined by the Development ~~Planner~~ ~~Officer~~.
  - 7.3.3. In Landscaped ~~A~~ ~~areas~~, trees must be planted in clusters, double rows or triangles instead of as a single tree row, and must be spaced in ~~compliance~~ ~~accordance~~ with recognized horticultural practice.
  - 7.3.4. In the vicinity of an airport, ~~l~~ Landscaping is to minimize attractants to birds and wildlife that ~~m~~ ~~may~~ affect safe airport operations.
  - 7.3.5. In the vicinity of an airport, traffic/automobile lights, traffic control devices, street lighting and ~~b~~ Building lighting ~~must~~ ~~shall~~ not interfere with the operation of any airport function.

### Parking, Loading, Storage and Access

- 7.4. No Outdoor Storage ~~is~~ ~~shall be~~ permitted in an Industrial Business.
- 7.5. Parking ~~is~~ ~~shall be~~ encouraged to be provided underground and/or at the side or rear of Principal Buildings.
- 7.6. On-site parking, loading and unloading areas ~~must~~ ~~shall~~ be hard-surfaced. Loading and unloading areas ~~must~~ ~~shall~~ be located only at the side or rear of the Principal Building, and screened from view from any public roadway.
- 7.7. Pedestrian circulation ~~must~~ ~~shall~~ be clearly marked through paving and lighting treatments.
- 7.8. All pedestrian pathways ~~must~~ ~~shall~~ link between ~~b~~ Building entrances, street sidewalks, future transit stops/stations, trail systems, and parking ~~A~~ ~~areas~~.
- 7.9. Shared Lot access ~~is~~ ~~shall be~~ encouraged in an Industrial Business Edmonton South (IBES) Zone and ~~must~~ ~~shall~~ be secured with access agreements.
- 7.10. Adjacent parking areas on adjacent Lots ~~May~~ connect to one another in order to facilitate off street vehicle ~~leular~~ movement from one ~~d~~ ~~development~~ to the next.

### Lighting

- 7.11. Any ~~a~~ Applicant for a ~~d~~ Development or ~~b~~ Building permit ~~must~~ ~~shall~~ submit evidence that proposed work involving outdoor lighting fixtures complies with the principles of dark sky lighting as ~~specified~~ ~~outlined~~ by the International Dark Sky Association. The submission ~~must~~ ~~shall~~ include, but ~~m~~ ~~may~~ not be limited to:
- 7.11.1. Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices.
  - 7.11.2. Description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description ~~m~~ ~~may~~ include, but is

not limited to, catalogue cut sheets by manufacturers and drawings (including sections where required).

7.11.3. Photometric data, such as that furnished by manufacturers, or similar showing the angle of cutoff or light emissions. ~~Submission of~~ ~~Photometric data is not required~~ ~~need not be submitted where~~ when the full cutoff performance of the fixture is obvious to the reviewing official.

7.12. Bottom mounted outdoor advertising ~~s~~Sign lighting ~~is~~ ~~Shall be~~ prohibited.

7.13. Bottom mounted outdoor accent lighting ~~is~~ ~~Shall be~~ prohibited.

7.14. ~~Wherever~~ ~~Whenever~~ possible, outdoor lighting ~~must~~ ~~shall~~ be shielded or ~~use~~ ~~utilize~~ full cutoff light fixtures.

7.15. The total amount of outdoor illumination on any ~~s~~Site ~~must~~ ~~shall~~ not exceed:

7.15.1. In commercial or industrial areas 200,000 total lumens per acre with 12,000 unshielded lumens;

7.15.2. In residential areas 55,000 total lumens per acre with 12,000 unshielded lumens.

**Other Regulations**

7.16. Page wire and barbed wire ~~f~~Fences ~~are~~ ~~Shall~~ not ~~be~~ permitted.

7.17. Trash enclosures, loading docks, mechanical equipment and other service elements ~~must~~ ~~shall~~ be located away and not visible from Street or perimeter walkway view.

7.18. A Development ~~must~~ ~~shall~~ carry out its operations such that no nuisance factor is created or apparent outside an enclosed Building. Nuisance factors include excessive noise, vibration, odour, unsightliness, liquid or gaseous emanations, reflection, dust, and the harbouring of restricted or noxious weeds.

7.19. Vacant, undeveloped, or unused portions of a Site ~~must~~ ~~shall~~ be maintained in grass, Landscaping materials or such other ground cover as deemed appropriate by the Development ~~Planner~~ ~~Officer~~.

7.20. All Developments ~~must~~ ~~shall~~ be serviced with the most up-to-date telecommunications technologies available at time of construction.

7.21. Within the vicinity of an airport, ~~e~~Ddevelopments that include characteristics which increase wildlife and bird hazards to the airport are prohibited.

7.22. Any ~~e~~Ddevelopment within the defined AVPA boundary must comply with the AVPA regulations.

7.23. Performance based insulation required for commercial ~~e~~Ddevelopments are required in ~~e~~Ddevelopments located within the AVPA boundaries.

7.24. Roof-top mechanical equipment and mechanical penthouses ~~must~~ ~~shall~~ be screened from view.

# 3.66 ILES - Industrial-Light Edmonton South

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>The purpose of this Zone is to allow for logistics and distribution land uses with opportunities for related and supporting land uses. This Zone will offer greater flexibility for Outdoor Storage, while being subject to a high standard of architectural design and Landscaping in order to maintain the aesthetic environment and contain the great majority of the nuisances created within the Building and/or the Site.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updates to cross-references and section numbers to be in alignment with the draft Zoning Bylaw</li> <li>• Minor consistency changes that do not impact development regulations</li> </ul> <p>All additions are highlighted in red.</p> <p>All removals are highlighted in red and struck through.</p>
<p><b>2. Permitted Uses</b></p> <ol style="list-style-type: none"> <li>2.1. Accessory Building &lt; 200-<del>0</del> m<sup>2</sup> (2,152.8 ft<sup>2</sup>)</li> <li>2.2. Automotive and Equipment Body Repair</li> <li>2.3. Automotive and Equipment Repair</li> <li>2.4. Broadcast Film Studio</li> <li>2.5. Bulk Oil Sales</li> <li>2.6. Business Office</li> <li>2.7. Casino/Gambling Establishment</li> <li>2.8. Commercial Greenhouse</li> <li>2.9. Contractor Service, Indoor</li> <li>2.10. Convenience Retail Service</li> <li>2.11. Cultural Facility</li> <li>2.12. Distribution <del>f</del>Facility</li> <li>2.13. Drinking Establishment</li> <li>2.14. Financial Services</li> <li>2.15. Funeral Service</li> <li>2.16. Gas Bar</li> <li>2.17. Hotel</li> <li>2.18. Industrial, Light</li> <li>2.19. Information Service</li> <li>2.20. Institutional Use</li> <li>2.21. Liquor Sales</li> <li>2.22. Manufacturing, Limited Indoor</li> <li>2.23. Motel</li> <li>2.24. Personal and Health Care Services</li> <li>2.25. Recreation, Indoor</li> <li>2.26. Religious Assembly</li> <li>2.27. Restaurant</li> <li>2.28. Schools, Commercial</li> <li>2.29. Service Station, Major</li> <li>2.30. Truck Terminal</li> <li>2.31. Truck Weigh Scale</li> <li>2.32. Utility Service, Minor</li> <li>2.33. Warehousing and Storage, Indoor</li> <li>2.34. Warehouse Sales</li> <li>2.35. Wholesaling Facility</li> </ol>	
<p><b>3. Discretionary Uses</b></p> <ol style="list-style-type: none"> <li>3.1. Accessory Building &gt; 200-<del>0</del> m<sup>2</sup> (2,152.8 ft<sup>2</sup>)</li> <li>3.2. Amusement Entertainment Service</li> <li>3.3. Animal Care Service</li> <li>3.4. Child Care Facility</li> <li>3.5. Commercial Retail Service</li> <li>3.6. Contractor Service, General</li> <li>3.7. Entertainment, Adult</li> <li>3.8. Equipment Sales and Services</li> <li>3.9. Frame <del>and</del> Fabric Structure</li> <li>3.10. Manufactured Home, Sales and Service</li> <li>3.11. Manufacturing, Light</li> <li>3.12. Park</li> </ol>	



- 3.13. Parking Facility
- 3.14. Protective and Emergency Services
- 3.15. Recreation, Outdoor
- 3.16. Recreational Vehicle Storage
- 3.17. Recycling Depot
- 3.18. Retail Store, Large format
- 3.19. Security Suite
- 3.20. Sign
- 3.21. Warehousing and Storage, Limited

## 4. Additional Regulations for Specific Uses

### Sign Uses

- 4.1. The design, placement and scale of all Signs ~~must~~ shall be to the satisfaction of the Development Planner ~~Officer so as~~ to ensure that ~~the~~ signage does not detract from the overall appearance of the Development and is not obtrusive, having regard to the scale of the Buildings on the Site and the distance of the Building Setback.

## 5. Site and Building Standards

- 5.1. Minimum Building Setbacks ~~must~~ shall be in ~~compliance~~ accordance with Table 5.1:

5.1. Minimum Building Setback Requirements		
Subsection	From the property line:	Any Building or Structure
5.1.1	Road, Highway – Front/Side/Rear	7.5 m
5.1.2	Road, Arterial – Front/Side/Rear	7.5 m
5.1.3	Road, Internal/Service or Street – Front/Side/Rear	7.5 m
Other Lots		
5.1.4	Side	0.0 m
5.1.5	Rear	1.2 m

- 5.2. The maximum height of any ~~b~~ Building or structure located in the vicinity of an airport ~~must~~ shall be determined by the limits as ~~specified~~ described in the Edmonton International Airport Zoning Regulations (CRC, c81), and ~~is~~ shall be subject to the approval of Transportation Canada and NAV Canada.
- 5.3. The maximum height of any Building or structure not located in the vicinity of an airport ~~must~~ shall not exceed 6 storeys.
- 5.4. The combined ~~s~~ Site coverage by ~~p~~ Principal and ~~a~~ Accessory ~~b~~ Buildings ~~must~~ shall not exceed 80% of the ~~s~~ Site.

## 6. Design Regulations

- 6.1. Principal Building entrances ~~must~~ shall be clearly articulated and linked to any pedestrian walkway systems.
- 6.2. In multi-building complexes, a consistent architectural concept ~~must~~ shall be maintained through the use of complementary Building design, material and colours.
- 6.3. Pre-engineered Principal Buildings of non-permanent/not durable materials ~~are~~ shall not ~~be~~ permitted.
- 6.4. Lot configuration and associated Buildings ~~must~~ shall have designs that consider the natural environment including, but not limited to:
  - 6.4.1. Passive solar energy;
  - 6.4.2. Wind protection for adjacent trails and public open spaces;
  - 6.4.3. Use of captured rainwater for landscape maintenance; and
  - 6.4.4. Landscaping for passive cooling.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. Parking ~~is~~ shall be encouraged to be provided underground and/or at the side or rear of Principal Buildings.

- 7.2. On-site parking, loading and unloading areas ~~must~~ ~~shall~~ be hard-surfaced. Loading and unloading areas ~~must~~ ~~shall~~ be located only at the side or rear of the Principal Building, and screened from view from any public roadway.
- 7.3. Pedestrian circulation ~~must~~ ~~shall~~ be clearly marked through paving and lighting treatments.
- 7.4. All pedestrian pathways ~~must~~ ~~shall~~ link between ~~b~~ Building entrances, street sidewalks, future transit stops/stations, trail systems, and parking areas.
- 7.5. Shared Lot access ~~are~~ ~~shall~~ ~~be~~ encouraged in an Industrial-Light Edmonton South (ILES) Zone and ~~must~~ ~~shall~~ be secured with access agreements.
- 7.6. Outdoor Storage ~~must~~ ~~shall~~ meet the following requirements:
- 7.6.1. Outdoor Storage must be visually screened from adjacent roadways and adjacent Zones through the use of ~~b~~ Building orientation and design, Landscaping, berms and fencing.
- 7.6.2. Outdoor Storage ~~must~~ ~~shall~~ not be comprised of materials or equipment that are, or cause, runoff or airborne particulate pollutants (i.e. heavy metals, chemicals, oils, dust), safety hazards or interrupt airport function.
- 7.6.3. Recycling bins, garbage bins, parked fleet vehicles, parked trucks and outdoor display areas of new retail sales (i.e. automobiles, farm equipment, etc.) are not considered Outdoor Storage in this Zone.
- 7.6.4. Outdoor Storage ~~must~~ ~~shall~~ not be the dominant or sole ~~u~~ Use on any Lot.
- 7.6.5. Yard and storage areas may be surfaced with recycled asphalt, recycled concrete or other compacted, non-dust emitting materials. Areas surfaced with such materials ~~must~~ ~~shall~~ be visually screened and not have direct access to public roads.
- 7.6.6. Within the vicinity of an airport, the ~~e~~ Outdoor ~~s~~ Storage of food sources and wildlife attractants is prohibited.

### Landscaping

- 7.7. All lands within the Industrial Business Edmonton South Zone ~~must~~ ~~shall~~ have a Landscaped Area. A Landscaping plan ~~must~~ ~~shall~~ be provided for all Developments in ~~compliance~~ ~~accordance~~ with Subsection 5.5 of ~~Section 3.60~~ ~~4000.5(5)~~.
- 7.8. Within this Zone, Landscaped Area ~~must~~ ~~shall~~ be defined as the following:
- 7.8.1. All Front Yards and Side Yards adjacent to a road to a minimum depth of 6.0 metres.
- 7.8.2. All minimum required Side Yards between the front and rear of a Principal Building where they are not used for vehicle ~~le~~ ~~u~~ ~~r~~ circulation.
- 7.9. Landscaping ~~must~~ ~~shall~~ comply with the following:
- 7.9.1. Xeriscaping Landscaping techniques ~~are~~ ~~shall~~ ~~be~~ encouraged to reduce watering requirements.
- 7.9.2. Vegetation ~~used~~ ~~utilized~~ for Landscaping ~~must~~ ~~shall~~ be hardy to the central Alberta climate, as determined by the Development ~~Planner~~ ~~Officer~~.
- 7.9.3. In Landscaped Areas, trees must be planted in clusters, double rows or triangles instead of as a single tree row, and must be spaced in ~~compliance~~ ~~accordance~~ with recognized horticultural practice.
- 7.9.4. In the vicinity of an airport, ~~l~~ Landscaping is to minimize attractants to birds and wildlife that may affect safe airport operations.
- 7.9.5. In the vicinity of an airport, traffic/automobile lights, traffic control devices, street lighting and ~~b~~ Building lighting ~~must~~ ~~shall~~ not interfere with the operation of any airport function.

### Lighting

- 7.10. Any ~~a~~ Applicant for a ~~d~~ Development or ~~b~~ Building permit ~~must~~ ~~shall~~ submit evidence that proposed work involving outdoor lighting fixtures complies with the principles of dark sky lighting as ~~specified~~ ~~outlined~~ by the International Dark Sky Association. The submission ~~must~~ ~~shall~~ include, but may not be limited to:
- 7.10.1. Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices;
- 7.10.2. Description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not

limited to, catalogue cut sheets by manufacturers and drawings (including sections where required); and:

- 7.10.3. Photometric data, such as that furnished by manufacturers, or similar showing the angle of cutoff or light emissions. ~~Submission of~~ Photometric data ~~is not required~~~~need not be submitted~~ when the full cutoff performance of the fixture is obvious to the reviewing official.
- 7.11. When submittal includes a statement by a registered design professional that the design is in ~~compliance~~~~accordance~~ with this bylaw, the requirements of ~~Subsections 7.10.14(4)(n)(i) and 7.10.24(4)(n)(ii)~~ ~~must~~~~shall~~ not apply.
- 7.12. Bottom mounted outdoor advertising ~~s~~Sign lighting ~~is shall be~~ prohibited.
- 7.13. Bottom mounted outdoor accent lighting ~~is shall be~~ prohibited.
- 7.14. Whenever possible outdoor lighting ~~must~~~~shall~~ be shielded or ~~use~~~~utilize~~ full cutoff light fixtures.
- 7.15. The total amount of outdoor illumination on any ~~s~~Site ~~must~~~~shall~~ not exceed:
  - 7.15.1. In commercial or industrial areas 200,000 total lumens per acre with 12,000 unshielded lumens; ~~and~~
  - 7.15.2. In residential areas 55,000 total lumens per acre with 12,000 unshielded lumens.

**Other Regulations**

- 7.16. Roof-top mechanical equipment and mechanical penthouses ~~must~~~~shall~~ be screened from view.
- 7.17. Trash enclosures, loading docks, mechanical equipment and other service elements ~~must~~~~shall~~ be located away and not visible from Street or perimeter walkway view.
- 7.18. A Development ~~must~~~~shall~~ carry out its operations such that no nuisance factor is created or apparent outside an enclosed Building. Nuisance factors include excessive noise, vibration, odour, unsightliness, liquid or gaseous emanations, reflection, dust, and the harbouring of restricted or noxious weeds.
- 7.19. All Developments ~~must~~~~shall~~ be serviced with the most up-to-date telecommunications technologies available at time of construction.

# 3.67 UC3ES - Urban Commercial 3 Edmonton South Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow <del>the purpose of this Zone is to provide</del> for Development of large scale, commercial shopping centres, entertainment and cultural <del>u</del>Uses in comprehensively planned <del>d</del>Developments. This <del>Zonedistrict</del> is intended to provide opportunities for a wide range of goods and services to be available in locations with high visibility and accessibility. Developments in <del>this the Urban Commercial 3 Edmonton South</del> Zone will promote a pedestrian-friendly environment, and <del>are</del> <del>Shall be</del> subject to a high standard of architectural design and Landscaping.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updates to cross-references and section numbers to be in alignment with the draft Zoning Bylaw</li> <li>• Minor consistency changes that do not impact development regulations</li> </ul> <p>All additions are highlighted in red.</p> <p>All removals are highlighted in red and struck through.</p>
<p><b>2. Permitted Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Cannabis Accessory Store</li> <li>2.2. Commercial Retail Service</li> <li>2.3. Convenience Retail Service</li> <li>2.4. Cultural Facility</li> <li>2.5. Drive-In Food Services</li> <li>2.6. Financial Service</li> <li>2.7. Information Service</li> <li>2.8. Institutional Use</li> <li>2.9. Hotel</li> <li>2.10. Motel</li> <li>2.11. Personal and Health Care Service</li> <li>2.12. Restaurant</li> <li>2.13. Utility Services, Minor</li> </ul>	
<p><b>3. Discretionary Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Accessory Building</li> <li>3.2. Amusement Entertainment Services</li> <li>3.3. Automotive Sales and Service</li> <li>3.4. Automotive Service and Repair Shop</li> <li>3.5. Cannabis Retail Store</li> <li>3.6. Casino/Gambling Establishment</li> <li>3.7. Child Care Facility</li> <li>3.8. Commercial Greenhouse</li> <li>3.9. Drinking Establishment</li> <li>3.10. Frame <del>and</del> Fabric Structure</li> <li>3.11. Gas Bar</li> <li>3.12. Liquor Sales</li> <li>3.13. Night Club</li> <li>3.14. Park</li> <li>3.15. Parking Facility</li> <li>3.16. Protective and Emergency Services<del>s</del></li> <li>3.17. Recreation, Indoor</li> <li>3.18. Religious Assembly</li> <li>3.19. Retail Store, Large <del>f</del>Format</li> <li>3.20. Service Station, Minor</li> <li>3.21. Sign</li> <li>3.22. Veterinary Clinic</li> <li>3.23. Recycling Depot, <del>-</del> Indoor</li> <li>3.24. Warehouse Sales Services</li> </ul>	
<p><b>4. Site and Building Regulations</b></p> <ul style="list-style-type: none"> <li>4.1. Building Height <del>must</del><del>Shall</del> comply with the following: <ul style="list-style-type: none"> <li>4.1.1. Principal Building – 14.0 m (46 ft)</li> <li>4.1.2. Accessory Building – 7.0 m (23 ft)</li> </ul> </li> </ul>	

- 4.1.3. ~~Despite~~~~Notwithstanding~~ Subsection 4.1.1(a), and 4.1.2(b) the maximum height ~~is of any building or structure shall be~~ subject to the Edmonton International Airport Zoning Regulations (CRC, c81), and ~~is shall be~~ subject to the approval of Transportation Canada and NAV Canada within the Edmonton International Airport Vicinity Protection Area.
- 4.2. The combined Site coverage by Principal and Accessory Buildings ~~must shall be less than or equal to not exceed~~ 60% of the Site.
- 4.3. Buildings ~~must shall~~ be positioned close to the street edge wherever reasonably possible to reinforce an urban ~~s~~Streetscape.

## 5. Design Regulations

- 5.1. Buildings ~~must shall~~ be designed to address the intersection of collector roads with other collector roads or with Arterial Roads and provide a pedestrian entrance ~~court~~ into the Development at the corner or directly adjacent to it.
- 5.2. Street edges and public spaces (entry forecourts, courtyards) ~~must shall~~ incorporate consistent landscape edge treatments to enhance the image of Buildings and screen surface parking areas.
- 5.3. Building fa~~ç~~ades facing streets ~~must shall~~ incorporate substantial window area, entry elements (colonnades, canopies, awnings) and architecturally integrated Signs.
- 5.4. Buildings should be oriented such that they face the street as well as any interior courtyards or parking areas.
- 5.5. Building elevations ~~must shall~~ be developed with equal design quality on all sides.

## 6. General Regulations

### Parking, Loading, Storage and Access

- 6.1. Surface parking areas ~~must shall~~ be defined by interior Parking Courts and grade separated walkway connections where possible to Building entrances.
- 6.2. No Outdoor Storage ~~is shall be~~ permitted in ~~this Zone an Urban Commercial 3 Edmonton South Zone.~~

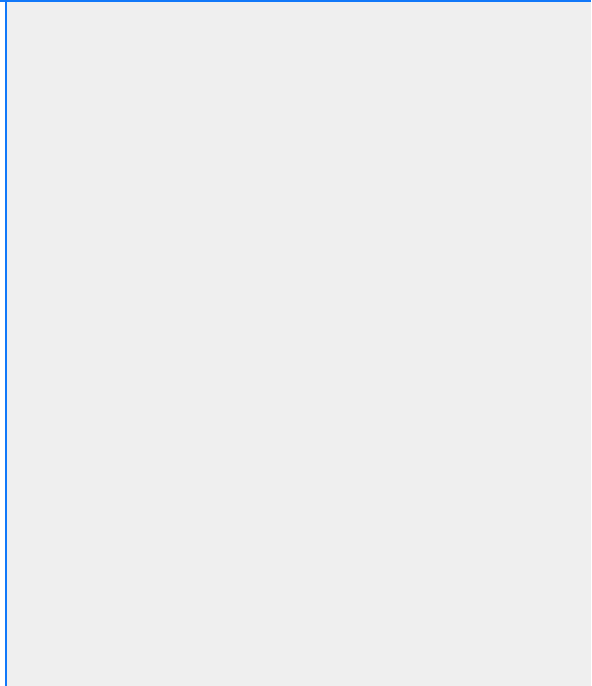
### Landscaping

- 6.3. All lands within ~~this Urban Commercial 3 Edmonton South~~ Zone ~~must shall~~ have a Landscaped Area. A Landscaping plan ~~must shall~~ be provided for all Developments in ~~compliance accordance~~ with Subsection 5.4 of ~~Section 3.60. Section 1000.5(4).~~
- 6.4. Within this Zone, Landscaped Area ~~is shall be~~ defined as the following:
  - 6.4.1. All Front Yards and Side Yards adjacent to a road to a minimum depth of 6.0 metres.
  - 6.4.2. All minimum required Side Yards between the front and rear of a Principal Building where they are not used for vehicle ~~leular~~ circulation.
- 6.5. Landscaping ~~must shall~~ comply with the following:
  - 6.5.1. Parking areas greater than 5000.0 ~~m<sup>2</sup>square metres~~ ~~must shall~~ provide Landscaped parking islands, which must:
    - 6.5.1.1. be provided at the beginning and end of every row;
    - 6.5.1.2. be a minimum area of 12.0 ~~m<sup>2</sup>square metres~~ with at least 1 ~~one~~ side of the island being a minimum length of 2.0 metres; and
    - 6.5.1.3. ~~must shall~~ provide a minimum of 1.0 tree or 2.0 ~~s~~Shrubs.
  - 6.5.2. Xeriscaping Landscaping techniques ~~are shall be~~ encouraged to reduce watering requirements.
  - 6.5.3. Vegetation ~~used utilized~~ for Landscaping ~~must shall~~ be hardy to the central Alberta climate, as determined by the Development ~~Planner Officer~~.
  - 6.5.4. Developments must include 1 ~~one~~ soft element per 25.0 m<sup>2</sup> in any required yard.
  - 6.5.5. In landscaped areas, trees must be planted in clusters, double rows or triangles instead of as a single tree row, and must be spaced in ~~compliance accordance~~ with recognized horticultural practice.

- 6.5.6. In the vicinity of an airport, traffic/automobile lights, traffic control devices, street lighting and ~~b~~Building lighting ~~must~~shall not interfere with the operation of any airport function.
- 6.5.7. In the vicinity of an airport, ~~l~~Landscaping is to minimize attractants to birds and wildlife that ~~m~~May affect safe airport operations.

**Other Regulations**

- 6.6. Garbage and waste materials ~~must~~shall be stored in weatherproof and animal-proof containers in service areas visually screened from all adjacent Sites and public roadways.
- 6.7. All Developments ~~must~~shall be serviced with the most up-to-date telecommunications technologies available at time of construction.
- 6.8. Within the vicinity of an airport, ~~d~~Developments that include characteristics which increase wildlife and bird hazards to the airport are prohibited.



# 3.68 DC/IND - Direct Control/Industrial District Edmonton South

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>The purpose of this Zonedistrict is to provide Council with a direct control over the use and design of dDevelopment in those areas identified within the Zonedistrict. At Council’s discretion, an Area Structure Plan or an Area Redevelopment Plan may be required as a pre-requisite to dDevelopment in thisthat Zonedistrict.</p>	<p><b>Overview</b> This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updates to cross-references and section numbers to be in alignment with the draft Zoning Bylaw</li> <li>• Minor consistency changes that do not impact development regulations</li> </ul> <p>All additions are highlighted in red.</p> <p>All removals are highlighted in red and struck through.</p>
<p><b>2. Permitted &amp; Discretionary Uses</b></p> <p>2.1. The pPermitted and eDiscretionary uUses mustshall be those uUses specified in the Area Structure Plan or Area Redevelopment Plan or such other uUses including but not limited to gGambling eEstablishments that, Council may, by resolution, make from time to time.</p>	
<p><b>3. General Regulations</b></p> <p>3.1. A dDevelopment may be evaluated by Council with respect to its compliance with:</p> <ul style="list-style-type: none"> <li>3.1.1. the objectives and policies of an applicable Statutory Plan;</li> <li>3.1.2. the General Regulations and Special Land Use Provisions of this bylaw; the regulations of abutting land-use Zone; and</li> <li>3.1.3. Development Control Resolutions duly passed by Council.</li> </ul> <p>3.2. Signs mustshall be permitted in complianceaccordance with those regulations set out in Subsection 6 of Section 3.601000-7 Edmonton South Sign Regulations.</p>	

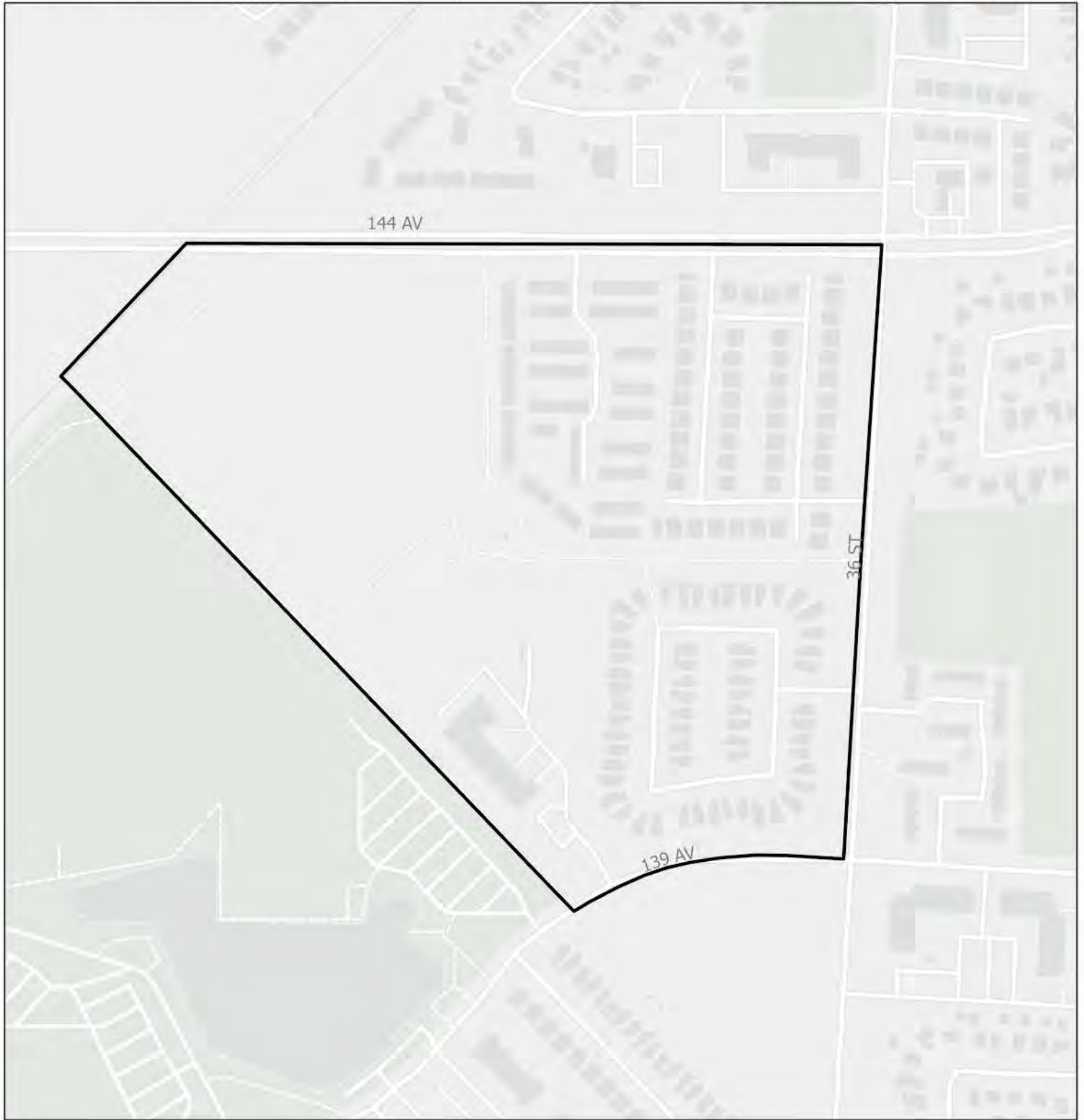
## 3.70 Clareview Campus Special Area

Regulations	Notes / Rationale
<p><b>1. General Purpose</b></p> <p><del>To</del>The purpose of this designation is to designate a portion of the Clareview Campus neighbourhood, as shown in <a href="#">Appendix I Schedule "A" of this Section</a>, as a Special Area to achieve and to adopt appropriate land use regulations for this Special Area in order to achieve the objectives of the Clareview Town Centre Neighbourhood Area Structure Plan, <del>as amended</del>.</p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Application</b></p> <p>2.1. The applicable location and boundaries for Clareview Campus Special Area are shown in <a href="#">Appendix I</a>.</p> <p><del>The designation, location, and boundaries of each Land Use Zone created through Section 950 shall apply as indicated on Appendix I to this Section.</del></p>	
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones, <del>as</del> contained in Sections <del>3.70</del>950.4, 950.5, 950.6, 950.7 and 950.8, have been created in conformance with <a href="#">Section 7.70. Section 900 of the Edmonton Zoning Bylaw</a>.</p> <p><b>Residential Zones</b></p> <p><a href="#">3.71 (CCHD) Clareview Campus High Density Residential Zone</a>  <a href="#">3.72 (CCMD) Clareview Campus Medium Density Residential Zone</a>  <a href="#">3.73 (CCLD) Clareview Campus Low Density Residential Zone</a>  <a href="#">3.74 (CCSF) Clareview Campus Single Family Residential Zone</a></p> <p><b>Commercial Zones</b></p> <p><a href="#">3.75 (CCNC) Clareview Campus Neighbourhood Commercial Zone</a></p>	
<p><b>4. Appendices</b></p> <p><a href="#">Appendix I - Special Area Clareview Campus</a></p>	






# Clareview Campus Special Area Boundary

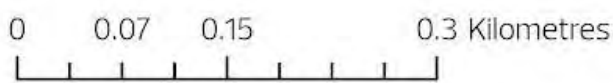


City of Edmonton  
 Urban Planning & Economy  
 Map Last Updated: April 2023

 Clareview Campus Special Area



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# 3.71 CCHD - Clareview Campus High Density Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow <del>The purpose of this Zone is to accommodate</del> for the development of high rise residential buildings with <del>regulations to ensure integration development controls designed to ensure that the development is integrated into the</del> with existing and future residential development within the Clareview Campus neighbourhood. The intent is to create a housing district of high-rise apartments, which is architecturally integrated with the low-rise apartments in area zoned CCMD and <del>the</del> open space corridors.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business <del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Lodging Housing</li> <li>2.2.2. Row Housing</li> <li>2.2.3. Multi-unit Housing</li> <li>2.2.4. Supportive Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>2.3. Food and Drink Service <del>Restaurants</del> <del>Specialty Food Services</del></p> <p>2.4. Indoor Sales and Service <del>Convenience Retail Stores</del> <del>General Retail Stores</del> <del>Personal Service Shops</del></p> <p>2.5. Health Service</p> <p>2.6. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.7. Child Care Service</p> <p>2.8. Community Service <del>Religious Assembly</del></p> <p>2.9. Special Event</p> <p><b>Agricultural Uses</b></p> <p>2.10. Urban Agriculture <del>Urban Outdoor Farms</del> <del>Urban Gardens</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Businesses</li> </ul> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Food and Drink Services;</li> <li>• Indoor Sales and Services; and</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Community services; and</li> <li>• Special Events</li> </ul> <p><b>Agricultural Uses</b></p> <p>The agricultural uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning</p>

<p><b>Sign Uses</b></p> <p>2.11. <del>Fascia On-premises Signs</del> Fascia Sign, limited to On-premises Advertising</p> <p>2.12. <del>Temporary On-premises Signs</del> Portable Sign, limited to On-premises Advertising</p>	<p>Bylaw.</p>
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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. In addition to [Section 5.20](#), Amenity Areas must be greater than or equal to 5.0 m<sup>2</sup> for each Dwelling.

**Commercial Uses**

- 3.3. **Commercial Uses**
  - 3.3.1. Commercial Uses, excluding Residential Sales Centres, are only permitted when located within a building containing the Residential Use in the form of Lodging Housing, ~~when designed as an integral and accessory component of a Lodging Houses.~~

**Community Uses**

- 3.4. **Community Services** Uses are only permitted when located on the Ground Floor of a building containing a Residential Use.
- 3.5. **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**
  - 3.7.1. With the exception of outdoor display areas of products for sale to the public, an Urban Agriculture Use must be located within or on a building.
  - 3.7.2. The Development Planner may consider a variance to Subsection 3.7.1 based on the recommendations provided in an environmental site assessment in compliance with Subsection 6 of [Section 7.140](#).

**Sign Uses**

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

**3.4 Revised**

These regulations have been simplified for clarity and ease of use. The current zone allows for certain Community Service uses as part of Lodging Houses development. As Lodging Houses has been retired as a defined term and collapsed into the general Residential use, the proposed zone allows for additional Community Services development rights.

**3.5. Transferred**

This regulation has been transferred from 2.60.3.18.

### 4. Site and Building Regulations

- 4.1. A maximum of 4 buildings are permitted within this Zone.
- 4.2. Buildings greater than 8 Storeys cannot be built within 45.0 m south of 144 Avenue ~~or and~~ 100 m west of the area zoned CCNC.
- 4.3. Development must comply with Table 4.3.

Table 4.3. Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
4.3.1.	Maximum Height	45.0 m
<b>Floor Area Ratio</b>		
4.3.2.	Maximum Floor Area Ratio	3.0
<b>Density</b>		
4.3.3.	Maximum number of Dwellings	564
4.3.4.	Maximum Density	212 Dwellings/ha

- 4.4. The maximum Floor Area Ratio can be varied by the Development Planner for developments

with larger individual unit floor plates and additional indoor Amenity Areas and facilities, provided that they comply with the density provisions of this Section or if ~~the provided required parking parking is provided is underground.~~

4.5. Development must comply with Table 4.5.

Table 4.5. Setback Regulations		
Subsection	Regulation	Value
<b>Pipeline Setbacks</b>		
4.5.1.	Setback <del>from located on along</del> the southwest property line adjacent to the pipeline right-of-way	7.5 m
4.5.2.	<del>Development</del> Setback for a building adjacent to the pipeline right-of-way <del>located against the southwest property line of the development Site</del>	15.0 m
<b>Front Setbacks</b>		
4.5.3.	Setback <del>from located on</del> the northern property line adjacent to 144 Avenue	6.0 m
<b>Side Setbacks</b>		
4.5.4.	Minimum side Setback for each Lot	7.5 m

**4.4 - Revised**  
 "Required parking" has been changed to "provided parking", as Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be revised to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

## 5. Design Regulations

- 5.1. Building facades must incorporate design elements, finishing materials and variations to reduce the perceived impact of massing and add architectural interest.
- 5.2. Development in this area must include the following:
  - 5.2.1. Design techniques to minimize the perception of massing of the building when viewed from adjacent residential areas and areas zoned CCMD, including, but not limited to, the use of sloped roof, variations in building Setbacks and articulation of building Facades;
  - 5.2.2. The roof line of buildings must consist of either:
    - 5.2.2.1. Sloped roofs of varying pitches, which may include dormers and be finished in any combination of metal, or with wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or
    - 5.2.2.2. Flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural them
  - 5.2.3. The predominant exterior finishing materials must be any combination of glazing, concrete, brick, stucco, siding, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with areas zoned CCMD;
  - 5.2.4. All exposed sides of buildings and roofs must be finished in an architecturally harmonious manner;
  - 5.2.5. All rooftop mechanical equipment and exhaust fans shall be screened from view; and
  - 5.2.6. The design of the project shall establish a complementary architectural theme with the principal design elements, finishing materials and colours being applied to each building, with minor variations, regardless of the staging sequence of the project.

~~Development in this area shall be in accordance with the following architectural guidelines:~~

~~Design techniques including, but not limited to, the use of sloped roof, variations in building Setbacks and articulation of building facades shall be employed in order to~~

minimize the perception of massing of the building when viewed from adjacent residential areas and areas zoned CCMD;

The roof line of buildings shall consist of either sloped roofs of varying pitches and may include dormers and be finished in any combination of metal, or with wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme;

The predominant exterior finishing materials shall be any combination of glazing, concrete, brick, stucco, siding, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with areas zoned CCMD;

All exposed sides of buildings and roofs shall be finished in an architecturally harmonious manner;

All rooftop mechanical equipment and exhaust fans shall be screened from view; the design of the project shall establish a complementary architectural theme with the principal design elements, finishing materials and colours being applied to each building, with minor variations, regardless of the staging sequence of the project.

## 6. General Regulations

### Parking, Access, Loading, and Storage

- 6.1. Surface Parking Lots must be screened from view from ~~an the~~ open space corridor, adjacent Streets and ~~adjacent~~ properties.
- 6.2. Vehicle parking and loading facilities must be:
  - 6.2.1. located a minimum 6.0 m from ~~an the~~ open space corridor;
  - 6.2.2. landscaped and screened from ~~an the~~ open space corridor to the satisfaction of the Development Planner.
- 6.3. ~~Above Ground Parkades Parking Areas that are covered (Above Ground Parkade)~~ must be integrated into the overall architectural theme of the associated residential buildings through the use of similar materials and colours.
- 6.4. Site entrances from Streets:
  - 6.4.1. must include an enhancement feature on either side of the entrance; and
  - 6.4.2. the entrance feature must be consistent in design, material and construction with the entrance treatments in areas zoned [CCMD](#), [CCLD](#) and [CCSE](#).

### Landscaping

- 6.5. A detailed Landscaping plan must be submitted in compliance with [Section 5.90](#) before the approval of a Development Permit, which must include details on:
  - 6.5.1. Fencing;
  - 6.5.2. outdoor lighting;
  - 6.5.3. street furniture element and pedestrian seating areas;
  - 6.5.4. sizes and species of new plantings;
  - 6.5.5. soil depth including special provisions to facilitate natural plant growth; and
  - 6.5.6. special treatment to clearly delineate public access to ~~an the~~ open space corridor.

### Fencing, Privacy Screening

- 6.6. There must be a chain link Fence with a height greater than or equal to 1.8~~3~~ m along the east property line of the CN right-of-way to the west of the subject Site.
- 6.7. A minimum 2.5 m high berm with 2.5:1 side slopes and a noise attenuation Fence (solid screen) must be built parallel to the CN right-of-way so that the top of the Fence is 5.5 m above the top-of-rail.
- 6.8. Sites Abutting the north boundary of the CCHD Zone adjacent to 144 Avenue must construct a uniform screen Fence with:
  - 6.8.1. a Height of 1.8 m; and

6.8.2. an enhancement feature, such as concrete pillars or brick accents, located at least every 30.0 m.

6.9. A 1.52 m high ornamental iron Fence must be constructed along the southwest boundary of the CCHD Zone adjacent to the pipeline right-of-way.

**Open Space Amenity Area and Pedestrian Corridors**

6.10. The Development Planner must require the development of an open space Amenity Area and corridors in compliance with the following guidelines:

6.10.1. there must be a 12.0 m wide landscaped open space corridor within the pipeline right-of-way; and

6.10.2. Setback areas adjacent to ~~an the~~ open space corridor must be landscaped to a standard consistent with ~~an the~~ space corridor.

6.11. Development is not permitted within 30.0 m of the east boundary of the CN right-of-way.

**General Regulations**

~~Appropriate lighting of the buildings and the Site shall be undertaken to provide a safe, adequately lit environment and to add visual interest. Lighting shall be directed away from adjacent roadways.~~

# 3.72 CCMD - Clareview Campus Medium Density Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for the development of low rise residential buildings and Row Housing with regulations to ensure integration with <del>development controls designed to ensure that the proposed development is integrated into the</del> existing and future residential development within the Clareview Campus neighbourhood. The intent is to create a housing district of low rise apartments and Row Housing that is architecturally integrated and compatible with the adjacent residential development and the open space corridor that is located near the centre of <del>the Clareview Campus Special Area</del> <del>this area</del>.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business <del>Minor Home Based Businesses</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Lodging Housing</li> <li>2.2.2. Multi-unit Housing</li> <li>2.2.3. Supportive Housing</li> <li>2.2.4. Row Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>2.3. Food and Drink Service <del>Restaurants</del> <del>Specialty Food Services</del></p> <p>2.4. Indoor Sales and Service <del>Convenience Retail Stores</del> <del>General Retail Stores</del> <del>Personal Service Shops</del></p> <p>2.5. Health Service</p> <p>2.6. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.7. Child Care Service</p> <p>2.8. Community Service <del>Religious Assembly</del></p> <p>2.9. Special Event</p> <p><b>Agricultural Uses</b></p> <p>2.10. Urban Agriculture <del>Urban Gardens</del> <del>Urban Outdoor Farms</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Businesses</li> </ul> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Food and Drink Services;</li> <li>• Indoor Sales and Services; and</li> <li>• Offices.</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Community services; and</li> <li>• Special Events</li> </ul> <p><b>Agricultural Uses</b></p> <p>The agricultural uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone</p>

**Sign Uses**

- 2.11. ~~Fascia On-premises Signs~~ Fascia Sign, limited to On-premises Advertising
- 2.12. ~~Temporary On-premises Signs~~ Portable Sign, limited to On-premises Advertising

are consistent with the current zone.  
  
Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

### 3. Additional Regulations for Specific Uses

**Residential Uses**

- 3.1. **Residential**
  - 3.1.1. Row Housing is only permitted on Sites ~~that Abut-facing~~ 144 Avenue.
  - 3.1.2. Amenity Areas must comply with Section 5.20.

**Commercial Uses**

- 3.2. Commercial Uses, excluding Residential Sales Centres, are only permitted when located within a building containing the Residential Use in the form of Lodging Housing.

~~when designed as an integral and accessory component of Lodging Houses.~~

**Community Uses**

- 3.3. **Community Services** are only permitted when located in a building containing a Residential Use. ~~must be designed as an integral and accessory component of a residential building.~~

**Agricultural Uses**

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

**Sign Uses**

- 3.5. **Sign** Uses must comply with Subsections 3 and 4 of Section 6.80.

### 4. Site and Building Regulations

- 4.1. Development must comply with Table 4.1:

Table 4.1. Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
4.1.1.	Maximum Height	16.0 m
<b>Unless the following applies:</b>		
4.1.2.	Maximum Height for Row Housing, <del>in accordance with Section 52</del>	10.0 m
<b>Floor Area Ratio</b>		
4.1.3.	Maximum Floor Area Ratio	1.3
<b>Unless the following applies:</b>		
4.1.4.	<del>Despite Subsection 6 of Section 7.100, maximum Floor Area Ratio allowed under a variance where an underground Parkade is provided. In this case, the application will be a Discretionary Development.</del>	1.4

- 4.2. Setbacks must comply with Table 4.2:

Table 4.2. Setback Regulations		
Subsection	Regulation	Value



Front Setbacks		
4.2.1.	Minimum Front Setback	6.0 m
Rear Setbacks		
4.2.2.	Minimum Rear Setback	7.5 m
Side Setbacks		
4.2.3.	Minimum side Setback	2.0 m
4.2.4.	Additional minimum side Setback distance for each Storey or partial Storey above 2 Storeys	1.0 m
4.2.5.	Minimum side Setback Abutting 144 Avenue	4.5 m

## 5. Design Regulations

### Building Design Regulations

- 5.1. Development in this area must include the following:
  - 5.1.1. Design techniques to minimize the perception of massing of the building when viewed from adjacent residential areas and areas zoned CCMD, including, but not limited to, the use of sloped roof, variations in building Setbacks and articulation of building Facades;
  - 5.1.2. The roof line of buildings must consist of either:
    - 5.1.2.1. Sloped roofs of varying pitches, which may include dormers and be finished in any combination of metal, or with wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or
    - 5.1.2.2. Flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural them
  - 5.1.3. The predominant exterior finishing materials must be any combination of glazing, concrete, brick, stucco, siding, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with areas zoned CCMD;
  - 5.1.4. All exposed sides of buildings and roofs must be finished in an architecturally harmonious manner;
  - 5.1.5. All rooftop mechanical equipment and exhaust fans shall be screened from view; and
  - 5.1.6. The design of the project shall establish a complementary architectural theme with the principal design elements, finishing materials and colours being applied to each building, with minor variations, regardless of the staging sequence of the project.

~~Development in this area shall be in accordance with the following architectural guidelines:~~

~~Design techniques including, but not limited to, the use of sloped roof, variations in building Setbacks and articulation of building facades shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and areas zoned CCMD;~~

~~The roof line of buildings shall consist of either sloped roofs of varying pitches and may include dormers and be finished in any combination of metal, or with wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme;~~

~~The predominant exterior finishing materials shall be any combination of glazing, concrete, brick, stucco, siding, stone or other masonry materials having a similar~~

#### 5.1 - Revised

This regulation has been revised to not require all of the design elements listed in 5.1.1-5.1.8, to be consistent with other zones in the Special Area.

~~character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with areas zoned CCMD;~~

~~All exposed sides of buildings and roofs shall be finished in an architecturally harmonious manner;~~

~~All rooftop mechanical equipment and exhaust fans shall be screened from view; the design of the project shall establish a complementary architectural theme with the principal design elements, finishing materials and colours being applied to each building, with minor variations, regardless of the staging sequence of the project.~~

#### Entrance Design Regulations

- 5.2. Site entrances from Streets:
  - 5.2.1. must include an enhancement **feature** on either side of the entrance; and
  - 5.2.2. the enhancement feature must be consistent in design, material and construction with the entrance treatments in areas zoned CCHD, CCLD and CCSF.

## 6. General Regulations

#### Parking, Loading, Storage and Access

- 6.1. Surface Parking Lots must be screened from view from ~~an the~~ open space Amenity Area and corridors, Abutting Streets and properties.
- 6.2. Vehicle Parking and loading facilities must:
  - 6.2.1. be located a minimum 6.0 m from ~~an the~~ open space corridor; and
  - 6.2.2. have a landscaped Setback that is screened from the open space corridor.
- 6.3. ~~Above Ground~~ Parkades must be integrated into the overall architectural theme of the associated residential buildings through the use of similar roof lines, materials, colours and roof pitch.

#### Landscaping

- 6.4. A detailed Landscaping plan must be submitted in compliance with [Section 5.80](#) before the approval of a Development Permit ~~and that~~ that must include details on:
  - 6.4.1. Fencing;
  - 6.4.2. outdoor lighting and street furniture elements;
  - 6.4.3. pedestrian seating areas;
  - 6.4.4. sizes and species of new plantings;
  - 6.4.5. soil depth including special provisions to facilitate natural plant growth; and
  - 6.4.6. special treatments to clearly delineate public access to ~~an the~~ open space corridor;

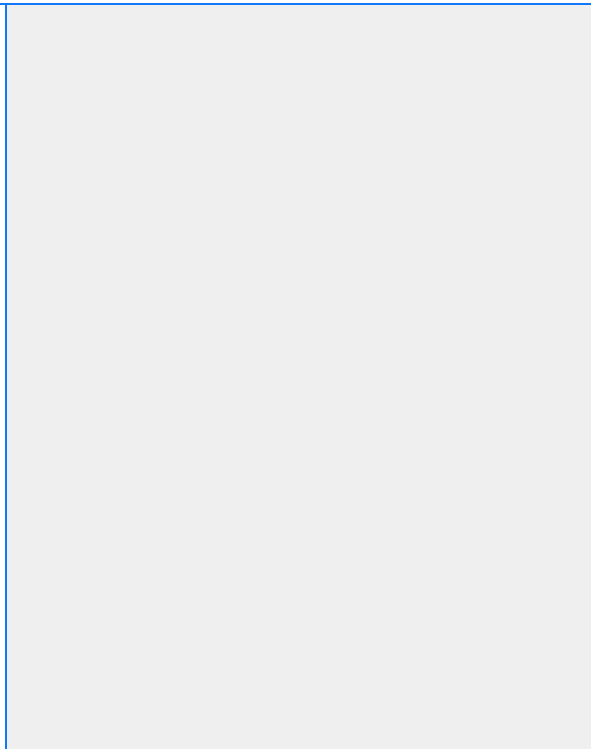
#### Fencing, Privacy Screening

- 6.5. Sites Abutting the north boundary of the CCMD Zone adjacent to 139 and 144 Avenues must construct a uniform screen Fence with:
  - 6.5.1. a Height of 1.8 m; and
  - 6.5.2. an enhancement feature, such as concrete pillars or brick accents, located at least every 30.0 m.
- 6.6. A Fence 1.5 m in height ~~high ornamental Fence~~ must be constructed along the southwest boundary of the CCMD Zone adjacent to the pipeline right-of-way.
- 6.7. Fencing on property lines adjacent to ~~an the~~ open space Amenity Area and pedestrian corridors ~~must have a height of -be constructed of a~~ 1.5 m ~~ornamental Fence~~ and be ~~This fencing must be~~ consistent with the fencing material constructed on the property lines of ~~an the~~ open space corridor adjacent to areas zoned CCHD, CCLD and CCSF.

#### Open Space Amenity Area and Pedestrian Corridors

- 6.8. The Development Planner must require the development of an open space Amenity Area and corridors in compliance with the following guidelines:
  - 6.8.1. the minimum size of the open space Amenity Area incorporated within the CCMD area must be 0.40 ha;

- 6.8.2. there must be four 12.0 m wide landscaped open space corridors, including:
  - 6.8.2.1. 1 in the pipeline right-of-way; and
  - 6.8.2.2. 3 that connect to the Amenity Area located towards the centre of this area, to the school/park Site to the southwest, 36 Street to the east and 144 Avenue to the north;
- 6.8.3. Setback areas adjacent to ~~an the~~ open space corridor must be landscaped to a standard consistent with the open space corridor; and
- 6.8.4. entrances to ~~an the~~ open space Amenity Area must be provided along the perimeter Fence to provide unobstructed public access.
- 6.9. Development is not permitted within 15.0 m of the southwest property line adjacent to the pipeline right-of-way.



# 3.73 CCLD - Clareview Campus Low Density Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for the development of low Density residential Dwellings <del>with regulations to ensure integration with development controls designed to ensure that the proposed development is integrated into the</del> existing and future residential development within the Clareview Campus neighbourhood.</p>	<p><b>Overview</b> This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and struck through.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business <del>Minor Home Based Businesses</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. <del>Secondary Suite</del></li> <li>2.2.2. <del>Semi-detached Housing</del></li> <li>2.2.3. <del>Single Detached Housing</del></li> </ul> <p><b>Commercial Uses</b></p> <p>2.3. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.4. Child Care Service</p> <p><b>Sign Uses</b></p> <p>2.5. <del>Fascia On-premises Signs</del> Fascia Sign, limited to On-premises Advertising</p> <p>2.6. <del>Temporary On-premises Signs</del> Portable Sign, limited to On-premises Advertising</p> <p><del>Urban Gardens</del></p>	<p><b>2. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential</b> The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Businesses</li> </ul> <p><b>Commercial Uses</b> The commercial uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Community Uses</b> The community uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Sign Uses</b> The sign uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Note:</b> Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
<p><b>3. Discretionary Uses</b></p> <p><b>Community Uses</b></p> <p>3.1. Special Event</p>	<p><b>2. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Community Services</b> Additional activities are permitted under the special events use.</p>

## 4. Additional Regulations for Specific Uses

### Residential Uses

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).
- 4.2. **Residential**
  - 4.2.1. Single Detached Housing and Semi-detached Housing must have:
    - 4.2.1.1. a front attached Garage ~~that is not exceeding~~ less than or equal to 60% of the width of the principal building; and
    - 4.2.1.2. a concrete front Driveway.

### Sign Uses

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

## 5. Site and Building Regulations

- 5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Site Area</b>		
5.1.1.	Minimum Site area for Semi-detached Housing	225 m <sup>2</sup>
5.1.2.	Minimum Site area for Single Detached Housing	258 m <sup>2</sup>
<b>Site Coverage</b>		
5.1.3.	Maximum <del>total</del> Site Coverage <del>including principal and accessory buildings</del>	47%
<b>Site Width</b>		
5.1.4.	Minimum Site Width for Semi-detached Housing	7.5 m
5.1.5.	Minimum Site Width for Single Detached Housing	8.6 m
<b>Site Depth</b>		
5.1.6.	Minimum Site Depth	30.0 m
<b>Height</b>		
5.1.7.	Maximum Height	10.0 m
<b>Density</b>		
5.1.8	Maximum number of Dwellings	100

- 5.2. Setbacks must comply with Table 5.2:

Table 5.2. Setback Regulations		
Subsection	Regulation	Value
<b>Front Setbacks</b>		

5.2.1.	Minimum Front Setback	5.5 m
<b>Rear Setbacks</b>		
5.2.2.	Minimum Rear Setback	7.5 m
<b>Unless the following applies:</b>		
5.2.3.	Minimum Rear Setback on a Corner Site	4.5 m
<b>Side Setbacks</b>		
5.2.4.	<del>Minimum Interior Side Setback</del> <del>Minimum side Setback</del>	1.2 m
5.2.5.	<p><del>Minimum Flanking Side Setback</del></p> <p><del>On a corner Site where the building fronts on the Front Yard, the minimum Side Setback Abutting a flanking public roadway other than a Lane, shall be 20% of the Site width, to a maximum requirement of 4.5 m; and</del></p> <p><del>On a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Setback Abutting the flanking public roadway shall be 4.5 m.</del></p>	<p>20% of the Site Width, to a maximum requirement of 4.5 m</p>

**5.2.5 - Revised**  
 These regulations have been revised to reduce complexity. This may lead to smaller side setbacks abutting a street where the building fronts onto a flanking street.

## 6. Design Regulations

- 6.1. ~~On Corner Sites, the Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets. Dwellings on corner sites shall have flanking side treatments similar to the front elevation.~~
- 6.2. Dwellings on Sites ~~that Abut~~ ~~abutting~~ 36 Street and 144 Avenue must:
  - 6.2.1. incorporate building articulation and Facade treatments to minimize the perceived impact of massing.
- 6.3. Site entrances from ~~Streets~~ ~~public roadways~~:
  - 6.3.1. must include an enhancement ~~feature~~ on either side of the entrance; and
  - 6.3.2. the enhancement feature must be consistent in design, material and construction with the entrance treatments in areas zoned CCHD, CCLD and CCSF.

## 7. General Regulations

### Landscaping

- 7.1. The Front Yard of each Dwelling must have:
  - 7.1.1. 3 shrubs; and
    - 7.1.1.1. 1 deciduous tree with a minimum Caliper of 50.8 mm; or
    - 7.1.1.2. 1 coniferous tree with a minimum Height of 1.83 m.

7.2. ~~Required Landscaping must comply with Subsection 12 of Section 5.90.~~

### Fencing, Privacy Screening

- 7.3. Sites that Abut ~~Abutting~~ the north boundary adjacent to 144 Avenue and Sites that Abut ~~Abutting~~ the east boundary adjacent to 36 Street must construct a uniform wood screen Fence with:
  - 7.3.1. a Height of 1.8 m; and

7.3.2. an enhancement feature, such as concrete pillars or brick accents, located at least every 30.0 m.

7.4. Fencing on property lines adjacent to an open space corridor must be constructed of a 1.52 m ~~ornamental iron~~ Fence ~~that is to be~~ consistent with the fencing on property lines of open space corridors that are adjacent to areas zoned CCHD, CCMD and CCSF.

**Open Space Amenity Area and Pedestrian Corridor**

7.5. A 12.0 m wide landscaped open space pedestrian corridor is required at the south end of this area, located at the approximate mid-point between 139 and 144 Avenues, which must connect an Amenity Area located in the CCMD Zone to 36 Street;

7.6. Development that Abuts the pedestrian corridor must include a portion of Private Outdoor Amenity Area that faces the pedestrian corridor.

7.7. Entrances to the open space Amenity Area along the perimeter Fence must be provided to allow for unobstructed public access.

~~The Development Officer shall require the development of the aforementioned uses and the Open Space Corridor as per the following guidelines within this Zone:~~

~~There shall be a 12 m wide landscaped open space pedestrian corridor at the south end of this area, at the approximate mid-point between 139 and 144 Avenues, connecting an amenity area located in the CCMD Zone to 36 Street;~~

~~A portion of the private outdoor amenity areas for Dwellings Abutting the pedestrian corridor shall be oriented towards the open space corridor; and~~

~~Entrances to the open space amenity area shall be provided along the perimeter Fence to allow for unobstructed public access.~~

**7.4 - Revised**

The requirement for an ornamental iron fence has been removed to reduce potential risks to animals.

# 3.74 CCSFD - Clareview Campus Single Detached Family Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>The purpose of this Zone is To allow accommodate for the development residential development in the form</del> of Single Detached Housing with attached Garages with development controls designed to ensure that the proposed development is integrated into the existing and future residential development within the Clareview Campus neighbourhood.</p>	<p><b>Overview</b> This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and struck through.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business <del>Minor Home Based Businesses</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Secondary Suite</li> <li>2.2.2. Single Detached Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>2.3. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.4. Child Care Service</p> <p><b>Sign Uses</b></p> <p>2.5. Fascia Sign, limited to On-premises Advertising</p> <p>2.6. Portable Sign, limited to On-premises Advertising</p> <p><del>Urban Gardens</del></p>	<p><b>2. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential</b> The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Businesses</li> </ul> <p><b>Commercial Uses</b> The commercial uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Community Uses</b> The community uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Sign Uses</b> The sign uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Note:</b> Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
<p><b>3. Discretionary Uses</b></p> <p><b>Community Services</b></p> <p>3.1. Special Event</p>	<p><b>2. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Community Services</b> Additional activities are permitted under</p>



the special events use.

## 4. Additional Regulations for Specific Uses

### Residential Uses

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).
- 4.2. **Residential**
  - 4.2.1. Single Detached Housing must include:
    - 4.2.1.1. a front attached Garage with a maximum width of 6.1 m; and
    - 4.2.1.2. a ~~concrete~~ front Driveway.
  - 4.2.2. Front drive attached Garages below ground level must be approved by the City department responsible for transportation services.
  - 4.2.3. Identical floor plans with similar front elevations must be separated by a minimum of 1 Lot unless finishing treatments are substantially different.
  - 4.2.4. The Development Planner may require a gradual transition between different residential building forms by requiring the incorporation of:
    - 4.2.4.1. varied rooflines;
    - 4.2.4.2. architectural projections; and
    - 4.2.4.3. bi-level or split-level designs between bungalow and 2 Storey designs.
  - 4.2.5. ~~On Corner Sites, the Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets. Dwellings on corner Sites shall have flanking side treatments similar to the front elevation.~~

### Sign Uses

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

## 5. Site and Building Regulations

- 5.1. The Site Width on pie shaped Lots must be measured 9.0 m into the Site from the front property line.
- 5.2. Development must comply with Table 5.2:

Table 5.2. Site and Building Regulations		
Subsection	Regulation	Value
<b>Site Area</b>		
5.2.1.	Minimum Site area per Dwelling in the form of Single Detached Housing	312 m <sup>2</sup>
<b>Site Width</b>		
5.2.2.	Minimum Site Width	10.4 m
<b>Site Coverage</b>		
5.2.3.	Maximum total Site Coverage	45%
<b>Site Depth</b>		
5.2.4.	Minimum Site Depth	30.0 m
<b>Height</b>		
5.2.5.	Maximum Height <del>in accordance with Section 52</del>	10.0 m
<b>Density</b>		
5.2.6	Maximum number of Dwellings	60

5.3. Setbacks must comply with Table 5.3:

Table 5.3. Setback Regulations		
Subsection	Regulation	Value
<b>Front Setback</b>		
5.3.1.	Minimum Front Setback	5.5 m
<b>Rear Setback</b>		
5.3.2.	Minimum Rear Setback	7.5 m
<b>Unless the following applies:</b>		
5.3.3.	Minimum Rear Setback for a Corner Site	4.5 m
<b>Side Setbacks</b>		
5.3.4.	Minimum <b>Interior</b> Side Setback	1.2 m
5.3.5.	Minimum <b>Flanking</b> Side Setback <del>Abutting the Flanking Side Lot Line on a Corner Site where the building fronts onto the Front Yard</del>	20% of the Site Width, to a maximum requirement of 4.5 m
	<del>Minimum Side Setback Abutting the Flanking Side Lot Line on a Corner Site</del>	<del>4.5 m</del>

**5.3.5 - Revised**

S.4.h.ii and S4.h.iii have been combined for clarity and simplicity. This may result in smaller side setback requirements for buildings that front onto a flanking public roadway, where the setback is required to only be 20% of the site width.

**6. Design Regulations**

- 6.1. Dwellings on Sites that Abut 36 Street and 139 Avenue must incorporate building articulation and Facade treatments to minimize the perceived impact of massing.
- 6.2. Site entrances from ~~Streets~~public roadways:
  - 6.2.1. must include an enhancement feature on either side of the entrance; and
  - 6.2.2. the enhancement feature must be consistent in design, material and construction with the entrance treatments in areas zoned CCHD, CCMD and CCLD.

## 7. General Regulations

### Landscaping

- 7.1. The Front Yard of each Dwelling must have:
  - 7.1.1. 3 shrubs; and
    - 7.1.1.1. 1 deciduous tree with a minimum Caliper of 50.8 mm; or
    - 7.1.1.2. 1 coniferous tree with a minimum Height of 1.83 m.

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

~~All required Landscaping shall be consistent with the relevant requirements of subsection 55.4 save and except 55.4 (2).~~

### Fencing, Privacy Screening

- 7.3. Sites that Abut the north boundary adjacent to 144 Avenue and Sites that Abut the east boundary adjacent to 36 Street must construct a uniform wood screen Fence with:
  - 7.3.1. a Height of 1.8 m; and
  - 7.3.2. an enhancement feature, such as concrete pillars or brick accents, located at least every 30.0 m.
- 7.4. Fencing on property lines adjacent to ~~an the~~ open space corridors must be constructed of a 1.52 m ~~ornamental iron~~ Fence ~~that is to be~~ consistent with the fencing on property lines of open space corridors that are adjacent to areas zoned CCHD, CCMD and CCLD.

### 7.2 - Revised

The exemption of Subsection 12.5 of Section 5.90 - Landscaping, has been removed.

# 3.75 CCNC - Clareview Campus Neighbourhood Commercial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for the development of neighbourhood scale commercial and supporting uses <del>convenience commercial and personal service Uses</del> with development controls designed to ensure that development is integrated into the existing and future residential development within the Clareview Campus neighbourhood.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. Bar <del>Bars and Neighbourhood Pubs, for 75 occupants and 90 m2 of Public Space only as an associated Use as part of a Restaurant</del></p> <p>2.2. Cannabis Retail Store <del>Cannabis Retail Stores</del></p> <p>2.3. Food and Drink Service <del>Drive in Food Services</del> <del>Specialty Food Services, for less than 75 occupants and 90 m2 of Public Space</del> <del>Restaurants, for less than 250 occupants and 300 m2 of Public Space</del></p> <p>2.4. Health Service</p> <p>2.5. Indoor Sales and Service <del>Commercial Schools</del> <del>Convenience Retail Stores</del> <del>Market</del> <del>Personal Service Shops</del></p> <p>2.6. Minor Indoor Entertainment <del>Minor Amusement Establishments</del></p> <p>2.7. Office <del>Professional, Financial and Office Support Services</del></p> <p>2.8. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.9. Child Care Service</p> <p>2.10. Community Service</p> <p>2.11. Special Event</p> <p><b>Agricultural Uses</b></p> <p>2.12. Urban Agriculture</p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Indoor Sales and Services; and</li> <li>• Minor Indoor Entertainment</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Community services; and</li> <li>• Special Events</li> </ul> <p><b>Agricultural Uses</b></p> <p>The agricultural uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>

<p><del>Urban Gardens</del></p> <p><del>Urban Indoor Farms</del></p> <p><del>Urban Outdoor Farms</del></p> <p><b>Sign Uses</b></p> <p>2.13. <del>Fascia Sign, limited to On-premises Advertising Fascia On-premises Signs</del></p> <p>2.14. <del>Freestanding Sign, limited to On-premises Advertising Freestanding On-premises Signs</del></p> <p>2.15. <del>Projecting Sign, limited to On-premises Advertising Roof On-premises Signs</del></p> <p>2.16. <del>Portable Sign, limited to On-premises Advertising Portable On-premises Signs</del></p>	
<p><b>3. Additional Regulations for Specific Uses</b></p> <p><b>Commercial Uses</b></p> <p>3.1. <b>Bars</b></p> <p>3.1.1. <del>The maximum capacity is 75 occupants for each individual establishment.</del></p> <p>3.1.2. <del>The maximum Floor Area is 90.0 m2 of Public Space for each individual establishment.</del></p> <p>3.1.3. <del>Must be an accessory Use to Food and Drink Services.</del></p> <p><del>for 75 occupants and 90 m2 of Public Space only as an associated Use as part of a Restaurant</del></p> <p>3.2. <b>Cannabis Retail Stores</b> must comply with <a href="#">Section 6.20</a>.</p> <p>3.3. <b>Food and Drink Services</b></p> <p>3.3.1. <del>The maximum capacity is 250 occupants for each individual establishment.</del></p> <p>3.3.2. <del>The maximum Floor Area is 300 m2 of Public Space for each individual establishment.</del></p> <p><del>are limited to 250 occupants and 300 m2 of Public Space.</del></p> <p>3.4. <del>Uses with Drive-through Services must comply with <a href="#">Section 6.110</a>.</del></p> <p><b>Community Uses</b></p> <p>3.5. <b>Child Care Services</b> must comply with <a href="#">Section 6.30</a>.</p> <p>3.6. <b>Special Events</b> must comply with <a href="#">Section 6.100</a>.</p> <p><b>Agricultural Uses</b></p> <p>3.7. <b>Urban Agriculture</b></p> <p>3.7.1. <del>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.</del></p> <p>3.7.2. <del>The Development Planner may consider a variance to Subsection 3.7.1 based on the recommendations provided in an environmental site assessment in compliance with <a href="#">Section 7.140</a>.</del></p> <p><b>Sign Uses</b></p> <p>3.8. <b>Sign Uses</b> must comply with Subsections 3 and 5 of <a href="#">Section 6.80</a>.</p> <p><b>Floor Area and Capacity Exceptions</b></p> <p>3.9. <del>The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:</del></p> <p>3.9.1. <del>measures specified in Subsection 2 of <a href="#">Section 5.60</a>;</del></p> <p>3.9.2. <del>modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or</del></p> <p>3.9.3. <del>other similar measures.</del></p>	<p><b>3.3. Revised</b> Restaurants and Specialty Food Services have been collapsed into Food and Drink Services. The current zone provides different area and occupancy maximums for Restaurants and Specialty Food Services. The more permissive maximums were brought forward into the proposed zone.</p> <p><b>3.4. Transferred</b> This regulation has been transferred from 2.90.3.19.</p>

## 4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
4.1.1	Maximum Height <del>in accordance with Section 52</del>	10.0 m
<b>Floor Area</b>		
4.1.2.	Maximum Floor Area <del>of any individual business premises for a Use</del> per individual establishment	500 m2
<b>Floor Area Ratio</b>		
4.1.3.	Maximum Floor Area Ratio	1.0

4.2. Setbacks must comply with Table 4.2:

Table 4.2. Setback Regulations		
Subsection	Regulation	Value
4.2.1.	Minimum Setback on the south, east and west sides of the Site	3.0 m
<b>Front Setback</b>		
4.2.2.	Minimum <del>Front</del> Setback on the north side of the Site, adjacent to 144 Avenue	4.5 m

## 5. Design Regulations

5.1. Development in this area must include the following:

- 5.1.1. Design techniques to minimize the perception of massing of the building when viewed from adjacent residential areas and areas zoned CCMD, including, but not limited to, the use of sloped roof, variations in building Setbacks and articulation of building Facades;
- 5.1.2. The roof line of buildings must consist of either:
  - 5.1.2.1. Sloped roofs of varying pitches, which may include dormers and be finished in any combination of metal, or with wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or
  - 5.1.2.2. Flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural them
- 5.1.3. The predominant exterior finishing materials must be any combination of glazing, concrete, brick, stucco, siding, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with areas zoned CCMD;
- 5.1.4. All exposed sides of buildings and roofs must be finished in an architecturally harmonious manner;
- 5.1.5. All rooftop mechanical equipment and exhaust fans shall be screened from view; and
- 5.1.6. The design of the project shall establish a complementary architectural theme with the principal design elements, finishing

materials and colours being applied to each building, with minor variations, regardless of the staging sequence of the project.

Development in this area shall be in accordance with the following architectural guidelines:

Design techniques including, but not limited to, the use of sloped roof, variations in building setbacks and articulation of building facades shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and areas zoned CCMD;

The roof line of buildings shall consist of either sloped roofs of varying pitches and may include dormers and be finished in any combination of metal, or with wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme;

The predominant exterior finishing materials shall be any combination of glazing, concrete, brick, stucco, siding, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with areas zoned CCMD;

All exposed sides of buildings and roofs shall be finished in an architecturally harmonious manner;

All rooftop mechanical equipment and exhaust fans shall be screened from view; the design of the project shall establish a complementary architectural theme with the principal design elements, finishing materials and colours being applied to each building, with minor variations, regardless of the staging sequence of the project.

## 6. General Regulations

### Parking, Loading, Storage and Access

- 6.1. Vehicle parking, loading, storage, waste collection, outdoor service and display areas are not permitted within a Setback.
- 6.2. Loading, storage and waste collection areas must be located to the rear or sides of a principal building and must be screened from view from adjacent Sites and Streets. public roadways.

Where Uses, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours that may be noticeable on adjacent properties, and where the Site containing such Use Classes is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including:

- 6.2.1. — Landscaping;
- 6.2.2. — berming or screening that may exceed the requirements of Section 55 of the Zoning Bylaw;
- 6.2.3. — noise attenuation measures such as structural soundproofing;
- 6.2.4. — downward direction of all exterior lighting on to the proposed development; and

any other measures as the Development Officer may deem appropriate.

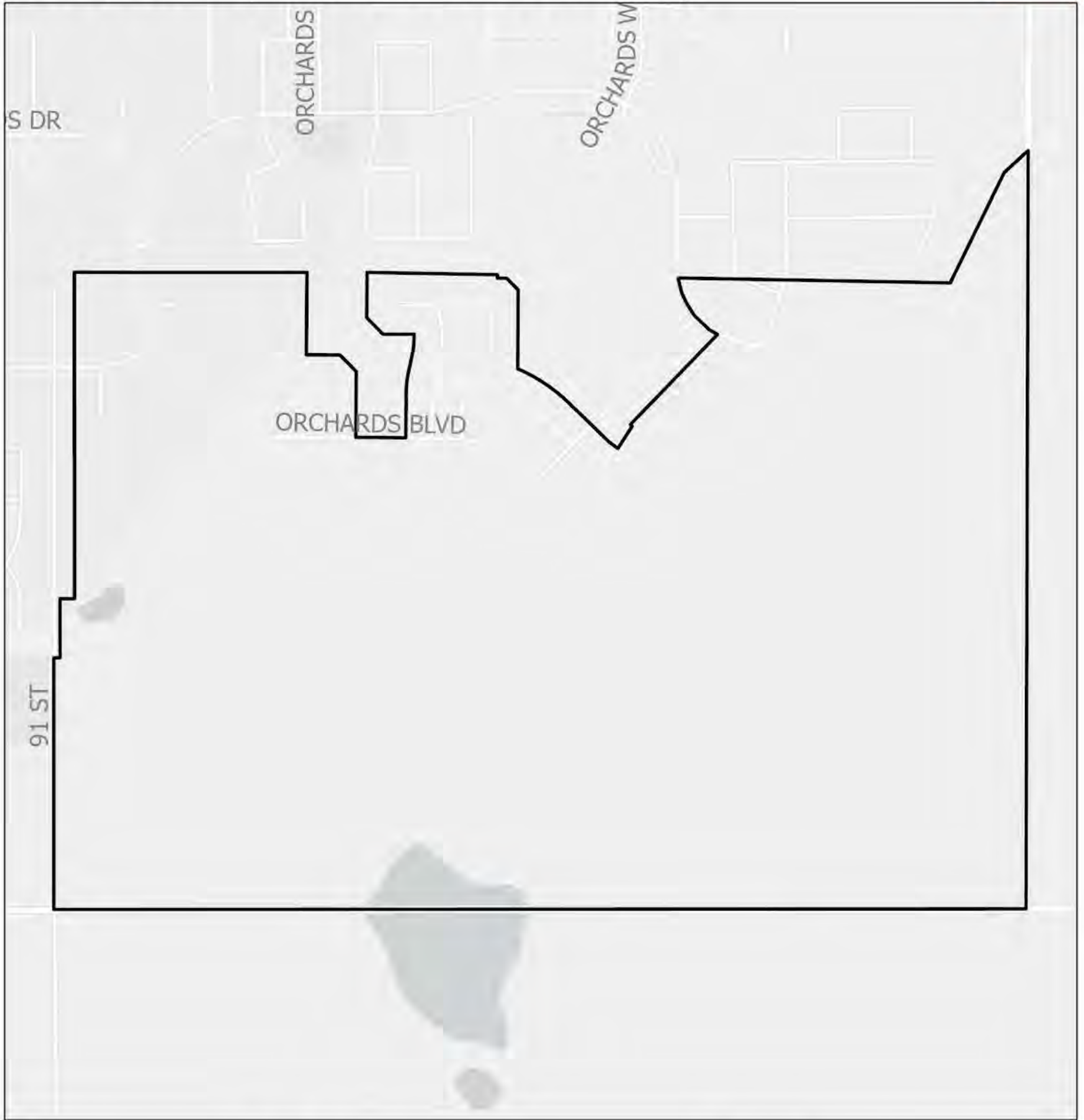
# 3.80 Orchards Special Area

Regulations	Notes / Rationale
<p><b>1. General Purpose</b></p> <p>To designate portions of The Orchards at Ellerslie Neighbourhood, as <del>specified</del><del>shown</del> in <a href="#">Appendix I</a> of this Section, as a Special Area and to adopt land use regulations to achieve the development objectives of The Orchards at Ellerslie Neighbourhood Structure Plan. The intent is to create nodes of <del>these</del> different housing forms, located within close proximity to open spaces (i.e. greenways, park spaces, natural areas, <del>stormwater</del><del>storm-water</del> management facilities).</p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Application</b></p> <p>2.1. The designation, location, and boundaries of each <del>Land Use</del> Zone created through Section <del>3.80994</del> <del>must</del><del>shall</del> be applied within the area <del>specified</del><del>indicated</del> in <a href="#">Appendix I</a> to this Section.</p>	
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. <del>Zones, as contained in Section 3.80994</del> have been created in conformance with <a href="#">Section 7.70. 900 of the Edmonton Zoning Bylaw</a>.</p> <p><b>Residential</b></p> <p><a href="#">3.81 (OLD) Orchards Low Density Residential Zone</a></p> <p><a href="#">3.82 (ORH) Orchards Row Housing Zone</a></p> <p><a href="#">3.83 (ORA) Orchards Rear Attached Row Housing Zone</a></p>	
<p><b><del>Special Land Use Provisions</del></b></p> <p><del>Notwithstanding Section 7.2(2), Garden Suites may be Accessory to Semi-detached Housing, Duplex Housing, Row Housing, and Multi-Unit Housing.</del></p> <p><del>Notwithstanding Section 87, Garden Suites must shall comply with the following regulations:</del></p> <ul style="list-style-type: none"> <li><del>A Garden Suite may be separated from the principal Dwelling through a condominium conversion or strata subdivision.</del></li> <li><del>There shall be no minimum Site area.</del></li> <li><del>There shall be no maximum Floor Area.</del></li> <li><del>The maximum Height shall be 10.0 m.</del></li> <li><del>The minimum Side Setback shall be the same as that prescribed for the principal Dwelling in the underlying Zone, except where on the same site as Accessory to Reverse Housing, one Side Setback shall be a minimum of 1.5 m to allow emergency access.</del></li> <li><del>Garden Suites shall not be included in the calculation of densities in this Bylaw.</del></li> </ul>	<p><b>4. Removed Regulations</b></p> <p>The clause regarding where Garden Suites can be developed has been removed due to the proposed changes to Garden Suites (Backyard Housing), where Backyard Housing is now considered a principal dwelling. The requirement for Setbacks to align with each of the Special Area Zones has also been removed, to be consistent with the new Backyard Housing Setbacks. There are no reductions in development rights. The regulations in this section have been transferred to each Orchards Special Area Zone.</p>
<p><b>4. Appendices</b></p> <p><a href="#">Appendix I - Special Area Orchards</a></p>	





# Orchards Special Area Boundary



City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

 Orchards Special Area



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# 3.81 OLD - Orchards Low Density Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for <del>provide</del> low density residential housing with high Site Coverage, access from a public <del>Alley Lane</del>, and opportunities for Reverse Housing.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p><del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Backyard Housing <del>Garden Suites</del></li> <li>2.2.2. Duplex Housing</li> <li>2.2.3. Semi-detached Housing</li> <li>2.2.4. Single Detached Housing</li> <li>2.2.5. Supportive Housing <del>Restricted to Limited Supportive Housing</del></li> </ul> <p><b>Community Uses</b></p> <p>2.3. Park</p> <p><del>Publicly Accessible Private Park</del></p> <p><b>Agricultural Uses</b></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.4. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Business</li> </ul> <p>The following discretionary residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:</p> <ul style="list-style-type: none"> <li>• Supportive Housing</li> <li>• Major Home based Business</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Parks</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>

### 3. Discretionary Uses

#### Commercial Uses

- 3.1. Residential Sales Centre

#### Community Uses

- 3.2. Child Care Service

#### Agricultural Uses

- 3.3. Urban Agriculture  
~~Urban Outdoor Farms~~

#### Sign Uses

- 3.4. Portable Sign, limited to On-premises Advertising ~~Temporary On-premises Signs~~

#### 2. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Commercial Uses

The discretionary commercial uses in this draft zone are consistent with the current zone.

#### Community Uses

The discretionary community uses in this draft zone are consistent with the current zone.

#### Agricultural Uses

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

#### Sign Uses

The discretionary sign uses in this draft zone are consistent with the current zone.

### 4. Additional Regulations for Specific Uses

#### Residential Uses

- 4.1. ~~Home Based Businesses~~ must comply with Section 6.60.
- 4.2. ~~Residential~~
  - 4.2.1. ~~Backyard Housing~~ must comply with Section 6.50.
    - 4.2.1.1. ~~Despite Subsection 4.1, the following regulations apply to Backyard Housing:~~
      - 4.2.1.1.1. ~~There is no maximum Floor Area.~~
      - 4.2.1.1.2. ~~The maximum Height is 10.0 m.~~
      - 4.2.1.1.3. ~~Backyard Housing is not included in the calculation of maximum Dwelling units.~~
- 4.3. ~~Amenity Areas~~ must comply with Section 5.20.

#### Commercial Uses

- 4.4. ~~Residential Sales Centres~~

~~The following regulations shall apply to Residential Sales Centres:~~

- 4.4.1. ~~Residential Sales Centres~~ may be located within a temporary structure;
- 4.4.2. ~~Residential Sales Centres~~ may be built on temporary or permanent foundations;
- 4.4.3. ~~Residential Sales Centres~~ may be ~~approved~~permitted to remain for a period of up to 8 years; and
- 4.4.4. where a ~~temporary~~ Residential Sales Centre is located ~~on a Site~~, a ~~Hard Surfaced~~ Accessory Parking Area may be provided ~~which must be. The Accessory Parking Area shall be Hard Surfaced and located~~ on the same or an Abutting ~~Site~~parcel.

#### Agricultural Uses

- 4.5. ~~Urban Agriculture~~ is not permitted in a standalone principal building.

#### Sign Uses

- 4.6. ~~Sign Uses~~ ~~must~~shall comply with the regulations found in Subsections 3 and 4 of Section 6.80.

#### 4.2.1 - Transferred

Specific regulations for Backyard Housing have been transferred from Section 3.80.

## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Site Regulations - Single Detached and Duplex Housing</b>		
5.1.1.	Minimum Site area	206.0 m <sup>2</sup>
5.1.2.	Minimum Site Width	7.6 m
5.1.3.	Minimum Site Depth	26.0 m
<b>Site Regulations - Semi-detached Housing</b>		
5.1.4.	Minimum Site area	165.0 m <sup>2</sup>
5.1.5.	Minimum Site Width	5.5 m
5.1.6.	Minimum Site Depth	26.0 m
<b>Height</b>		
5.1.7	Maximum Height	12.0 m
<b>Site Coverage</b>		
5.1.8	Maximum total Site Coverage	73%
5.1.9	Maximum Site Coverage for Accessory buildings	22%
<b>Maximum Dwellings</b>		
5.2.5	Maximum Dwellings	2 du/lot
5.5.6	Maximum Single Detached Housing Dwellings	1 du/lot

5.2. Setbacks must comply with Table 5.2:

Table 5.2. Setback Regulations		
Subsection	Regulation	Value
<b>Front Setback</b>		
5.2.1.	Minimum Front Setback	4.0 m
<b>Unless 1 or more of the following applies:</b>		
5.2.2.	Minimum Front Setback for a front attached Garage	5.5 m
5.2.3	Minimum Front Setback for Reverse Housing	3.0 m
5.2.4	Minimum Front Setback where a Treed Boulevard is provided and vehicle access is from an Alley	3.0 m
<b>Rear Setback</b>		
5.2.5	Minimum Rear Setback	6.0 m
<b>Unless the following applies:</b>		
5.2.6	Minimum Rear Setback <del>where</del> when vehicle access is from an Alley and a rear attached Garage or Hard Surfaced parking pad is provided	1.2 m
<b>Interior Side Setback</b>		
5.2.7	Minimum Interior Side Setback	1.2 m
<b>Unless 1 or more of the following applies:</b>		

<b>5.2.8</b>	Minimum Interior Side Setback - Zero Lot Line Development	1.5 m
<b>5.2.9</b>	Minimum Interior Side Setback between one Interior Side Lot Line and a detached Garage for Reverse Housing	1.5 m
<b>Flanking Side Setback</b>		
<b>5.2.10</b>	Minimum Flanking Side Setback	2.4 m
<b>Unless the following applies:</b>		
<b>5.2.11</b>	Minimum Flanking Side Setback for front attached Garages	4.5m
<b>5.2.12</b>	Minimum Flanking Side Setback where a Treed Boulevard is provided - Zero Lot Line Development	3.0 m

the minimum Site Side Setback Abutting a public roadway other than a Lane shall be 20% of the Site Width of the Lot Abutting the flanking public roadway or 2.4 m, whichever is greater;

Where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall be not less than 4.5 m.

The minimum Side Setback Abutting a Lane shall be 1.2 m; and

Where a Site is developed with Reverse Housing, the minimum Setback between one Side Lot Line and a detached Garage shall be 1.5 m, except:

where the Side Lot Line Abuts a public roadway, the minimum Setback between the Side Lot Line and a detached Garage shall be 1.2 m.

For Zero Lot Line Development:

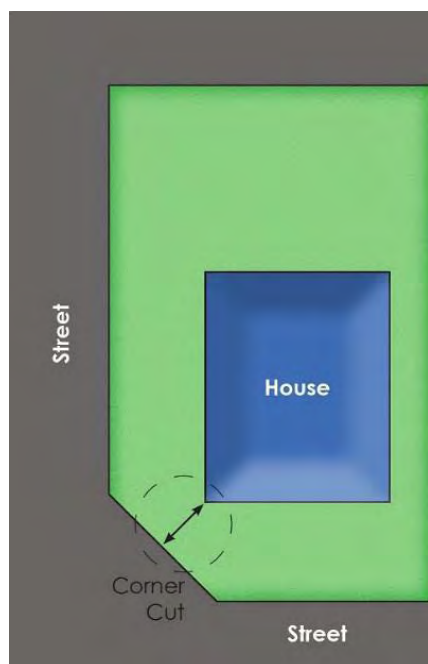
where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than 4.5 m;

the minimum Side Setback Abutting a Lane shall be 1.2 m; or

the minimum Side Setback Abutting a Treed Landscaped Boulevard, where the principal building faces the flanking Side Lot Line, shall be 3.0 m.

5.3. The minimum Side Setback to the corner cut for Corner Lots is 0.3 m, as specified shown in the following illustration:

Diagram for Subsection 5.3



The minimum Rear Setback shall be 6.0 m, except that:

the Rear Setback may be less than 6.0 m, to a minimum of 1.2 m when vehicular access is from a Lane and a rear attached Garage is provided.

A Zero Lot Line development shall only be permitted where:

~~The other Site Side Setback is a minimum of 1.5 m, except that:~~

## 6. Design Regulations

- 6.1. On Corner Sites, the Facades of a principal building Abutting the Front Lot Line and the Flanking Side Lot Line ~~must~~ use consistent building materials and ~~Architectural Elements architectural features~~, and ~~must~~ include features such as windows, doors, or porches.
- 6.2. For Reverse Housing, the Facades of a principal building Abutting the Front Lot Line and Rear Lot Line ~~must~~ use consistent building materials and ~~Architectural Elements architectural features~~.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. The width of a front attached Garage ~~must~~ not exceed 70% of the Site Width.
- 7.2. Where the Site Abuts an Alley, vehicle access ~~must~~ be from the Alley.
- 7.3. Where a Site ~~or Lot~~ has ~~primary~~ vehicle access from an Alley, the following regulations apply:
  - 7.3.1. a Garage or Hard ~~Surfaced~~ parking pad ~~must~~ be provided;
 

~~the minimum distance from the Rear Lot Line to a Garage or Hard Surfaced parking pad must shall be 1.2 m;~~
  - 7.3.2. a Hard Surfaced ~~Pathway~~Walkway between the Garage or Hard Surfaced parking pad and an entry to the Dwelling ~~must~~ be provided;
  - 7.3.3. where no Garage is proposed, a Hard Surfaced parking pad to support a future Garage with a minimum width of 4.8 m and depth of 5.5 m ~~must~~ be constructed ~~a minimum of 1.2 m from the Rear Lot Line;~~ and
  - 7.3.4. any Hard Surfaced parking pad ~~must~~ include an underground electrical power connection with an outlet on a post approximately 1.0 m in height, located within 1.0 m of the Hard Surfaced parking pad.
- 7.4. Tandem ~~Parking~~ may be considered and may include one Garage space and one Driveway space.

### Zero Lot Line Development Regulations

- 7.5. Zero Lot Line Development is only permitted where:
  - 7.5.1. 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 area required in Subsection 7.5.2; and
  - 7.5.2. 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:
    - 7.5.2.1. 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;
    - 7.5.2.2. 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;
    - 7.5.2.3. 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;
    - 7.5.2.4. a 0.6 m footing encroachment easement;
    - 7.5.2.5. permission to access the easement area for maintenance of the properties;
    - 7.5.2.6. adequate access for utility maintenance, where applicable; and
    - 7.5.2.7. that an Accessory building must not encroach on the easement.

~~all roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;~~

~~no roof leader discharge shall be directed to the maintenance easement; and~~

### 7.5 Revised

The Zero Lot Line Development Regulations have been revised to be consistent with the standard zones in the draft zoning bylaw. Flanking Side Setback requirements have been simplified to be consistent with the rest of the Bylaw, which may allow for smaller setbacks on certain sites.

~~the owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent Lots, a 1.5 m private maintenance easement that provides for:~~

~~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 the building on an adjacent parcel;~~

~~a 0.6 m footing encroachment easement; and~~

~~permission to access the easement area for maintenance of the properties.~~

~~except for Sites proposed for a Zero Lot Line Development of Single Detached Housing, the owner of the Site proposed for the Zero Lot Line Development shall register on all titles within the Zero Lot Line Development Site as well as all titles on the adjacent Site a restrictive covenant and easement that:~~

~~requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and~~

~~provides for the 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.~~

~~except for Sites proposed for a Zero Lot Line Development of Single Detached Housing, the owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary, all Lots within the Zero Lot Line development and the Abutting Lots to ensure adequate access for utility maintenance.~~

~~The Site Side Setback for a detached Garage in a Zero Lot Line Development may only be reduced to zero where:~~

~~a 1.5 m private maintenance easement consistent to that registered for the principal building is provided;~~

~~all roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or common low impact development (LID) or directed to drain directly to an adjacent Lane; and~~

~~no roof leader discharge shall be directed to the maintenance easement.~~

## Other Regulations

~~Separation Space shall not be required.~~

- 7.6. ~~Despite Notwithstanding Section 5.110,~~ an unenclosed front porch or Platform Structure may project into the required Front Setback a maximum of 1.5 m and may project into the ~~Flanking Side Setback~~ Side Setback ~~Abutting a public roadway other than a Lane~~ a maximum of 1.5 m. Steps and eaves may project beyond the front porch providing they are at least 0.4 m from the Lot line and do not extend over a registered utility easement. Eaves may project to the Lot line in a corner cut as shown in Subsection 5.3 provided they do not extend over a registered utility easement.

~~Except where Duplexes, Semi-detached Housing, Secondary Suites, or Garden Suites are allowed in this Zone and may thereby constitute two Dwellings on a Lot, a maximum of one Dwelling per Lot shall be allowed.~~

- 7.7. All roof leaders from the Dwelling ~~must~~ shall be connected to the individual storm sewer service for each Lot or common low impact development (LID), and no roof leader discharge shall be directed to the maintenance easement ~~area~~.

# 3.82 ORH - Orchards Row Housing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To <del>allow for provide</del> medium density street oriented <del>R</del>residential development <del>that</del>which is typically developed with smaller Yards and greater Height, allowing the opportunity for laneway housing and Reverse Housing.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p><del>Minor Home-Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Backyard Housing <del>Garden Suites</del></li> <li>2.2.2. Duplex Housing</li> <li>2.2.3. Multi-unit Housing</li> <li>2.2.4. Row Housing</li> <li>2.2.5. Semi-detached Housing</li> <li>2.2.6. Supportive Housing <del>Restricted to Limited Supportive Housing</del></li> </ul> <p><b>Commercial Uses</b></p> <p><del>Residential Sales Centre</del></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.3. Fascia Sign, limited to On-premises Advertising <del>On-premises Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Business</li> </ul> <p><b>Commercial Uses</b></p> <p>Residential Sales Centres is currently listed as both a discretionary and permitted use. This has been moved to a discretionary use only.</p> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>



### 3. Discretionary Uses

~~Major Home-Based Business~~

#### Commercial Uses

- 3.1. Residential Sales Centre

#### Community Uses

- 3.2. Child Care Service

#### Agricultural Uses

- 3.3. Urban Agriculture

~~Urban Outdoor Farms~~

#### Sign Uses

- 3.4. Freestanding Sign, limited to On-premises Advertising ~~Freestanding On-premises Signs~~
- 3.5. Portable Sign, limited to On-premises Advertising ~~Temporary On-premises Signs~~

#### 2. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Commercial Uses

The discretionary commercial uses in this draft zone are consistent with the current zone.

#### Community Uses

The discretionary community uses in this draft zone are consistent with the current zone.

#### Agricultural Uses

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

#### Sign Uses

The discretionary sign uses in this draft zone are consistent with the current zone.

### 4. Additional Regulations for Specific Uses

#### Residential Uses

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).
- 4.2. **Residential**
  - 4.2.1. The maximum number of Dwellings in a ~~building containing~~ Multi-unit Housing ~~Use building is 4~~ is 4.
  - 4.2.2. Backyard Housing must comply with [Section 6.50](#).
    - 4.2.2.1. Despite Subsection 4.2.3, the following regulations apply to Backyard Housing:
      - 4.2.2.1.1. There is no maximum Floor Area.
      - 4.2.2.1.2. The maximum Height is 10.0 m.
      - 4.2.2.1.3. Backyard Housing is not included in the calculation of maximum Dwelling units.
  - 4.2.3. Amenity Areas must comply with [Section 5.20](#).

#### Commercial Uses

- 4.3. **Residential Sales Centres**

~~The following regulations shall apply to Residential Sales Centres:~~

- 4.3.1. ~~Residential Sales Centres~~ may be located within a temporary structure;
- 4.3.2. ~~Residential Sales Centres~~ may be built on temporary or permanent foundations;
- 4.3.3. ~~Residential Sales Centres~~ may be ~~approved~~permitted to remain for a period of up to 8 years; and
- 4.3.4. where a ~~temporary~~ Residential Sales Centre is located on a Site, a Hard Surfaced Accessory Parking Area may be provided ~~which must be. The Accessory Parking Area shall be Hard Surfaced and located~~ on the same or an Abutting Site~~parcel~~.

#### Agricultural Uses

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

#### Sign Uses

- 4.5. **Signs** ~~must~~shall comply with the regulations found in Subsections 3 and 4 of [Section 6.80](#).

#### 4.2.2.1 - Transferred

Specific regulations for Backyard Housing have been transferred from Section 3.80.

## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

Table 5.1. Site Area and Dimensions Regulations		
Subsection	Regulation	Value
<b>Row Housing internal Dwelling</b>		
5.1.1.	Minimum Site area	137.5 m <sup>2</sup>
5.1.2.	Minimum Site Width	5.0 m
5.1.3.	Minimum Site Depth	26.0 m
<b>Row Housing end Dwelling</b>		
5.1.4.	Minimum Site area	170.5 m <sup>2</sup>
5.1.5.	Minimum Site Width	6.2 m
5.1.6.	Minimum Site Depth	26.0 m
<b>Semi-detached Housing</b>		
5.1.7.	Minimum Site area	184.2 m <sup>2</sup>
5.1.8.	Minimum Site Width	6.7 m
5.1.9.	Minimum Site Depth	26.0 m
<b>Semi-detached Housing Zero Lot Line Development</b>		
5.1.10.	Minimum Site area	165.0 m <sup>2</sup>
5.1.11.	Minimum Site Width	5.5 m
5.1.12.	Minimum Site Depth	26.0 m
<b>Multi-unit Housing</b>		
5.1.13.	Minimum Site area	670.0 m <sup>2</sup>
5.1.14.	Minimum Site Width	20.0 m
5.1.15.	Minimum Site Depth	26.0 m

5.2. Development must comply with Table 5.2:

Table 5.2. Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.2.1	Maximum Height <del>Maximum Height for Row Housing and Multi-unit Housing</del>	13.5 m
<b>Unless the following applies:</b>		
5.2.2	Maximum Height for Semi-detached <del>and Duplex</del> Housing	12.0 m
<b>Site Coverage</b>		
5.2.3	Maximum total Site Coverage <del>for Row Housing and Multi-unit Housing</del>	80%
<b>Unless the following applies:</b>		
5.2.4	Maximum total Site Coverage for Semi-detached <del>and Duplex</del> Housing	73%

### 5.2.1 - Addition

A general height maximum of 13.5 m has been added as this regulation is missing from the current zone.

~~The maximum Height for Row Housing and Multi-unit Housing shall not exceed 13.5 m. The maximum Height for Semi-detached Housing shall not exceed 12.0 m.~~

~~The maximum total Site Coverage shall be:~~

~~80% for Row Housing and Multi-unit Housing; and~~

~~73% for Semi-detached Housing and Duplex Housing.~~

5.3. Setbacks must comply with Table 5.3:

Table 5.3. Setback Regulations		
Subsection	Regulation	Value
<b>Front Setback</b>		
5.3.1.	Minimum Front Setback	4.0 m
<b>Unless 1 or more of the following applies:</b>		
5.3.2.	Minimum Front Setback for a front attached Garage	5.5 m
5.3.3	Minimum Front Setback for Reverse Housing	3.0 m
5.3.4	Minimum Front Setback where a Treed Boulevard is provided and vehicle access is from an Alley	3.0 m
<b>Rear Setback</b>		
5.3.5	Minimum Rear Setback	6.0 m
<b>Unless the following applies:</b>		
5.3.6	Minimum Rear Setback <del>where</del> when vehicle access is from an Alley and a rear attached Garage <del>or Hard Surfaced parking pad</del> is provided	1.2 m
<b>Interior Side Setback</b>		
5.3.7	Minimum Interior Side Setback	1.2 m
<b>Unless the following applies:</b>		
5.3.8	Minimum Interior Side Setback - Zero Lot Line Development	1.5 m
<b>Flanking Side Setback</b>		
5.3.9	Minimum Flanking Side Setback	2.4 m
<b>Unless the following applies:</b>		
5.3.10	Minimum Flanking Side Setback for front attached Garages - <del>Zero Lot Line Semi-detached Housing</del>	4.5m
5.3.11	Minimum Flanking Side Setback where a Treed Boulevard is provided - <del>Zero Lot Line Semi-detached Housing</del>	3.0 m

~~The minimum Front Setback shall be 4.0 m, except that it shall be:~~

~~5.5 m when a front attached Garage is developed;~~

~~3.0 m for Reverse Housing; and~~

~~3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane.~~

~~The minimum Rear Setback shall be 6.0 m except that:~~

~~the Rear Setback may be less than 6.0 m, to a minimum of 1.2 m when vehicular access is from a Lane and a rear attached Garage is provided.~~

~~The minimum Side Setback shall be 1.2 m, except that it shall be:~~

- ~~2.4 m for a Corner Lot where the Side Yard Abuts a flanking public roadway other than a Lane; and~~
- ~~where a Site is developed with Reverse Housing, the minimum Setback between one Side Lot Line and a detached Garage shall be 1.5 m, except:~~

~~where the Side Lot Line Abuts a public roadway, the minimum Setback between the Side Lot Line and a detached Garage shall be 1.2 m.~~

~~the other Site Side Setback is a minimum of 1.5 m, except that:~~

- ~~the minimum Site Side Setback Abutting a public roadway other than a Lane shall be 20% of the Site Width of the Lot Abutting the flanking public roadway or 2.4 m, whichever is greater;~~
- ~~where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than 4.5 m;~~
- ~~the minimum Side Setback Abutting a Lane shall be 1.2 m; or~~
- ~~the minimum Side Setback Abutting a Treed Landscaped Boulevard, where the principal building faces the flanking Side Lot Line, shall be 3.0 m.~~

## 6. General Regulations

### Parking, Loading, Storage and Access

- 6.1. The width of a front attached Garage ~~must~~ shall not exceed 70% of the Site Width.
- 6.2. Where the Site Abuts an AlleyLane, ~~vehiclevehicular~~ access ~~must~~ shall be from the AlleyLane.
- 6.3. Where a Site or Lot has primary ~~vehiclevehicular~~ access from an AlleyLane, the following regulations ~~shall~~ apply:
  - 6.3.1. a Garage or Hard Surfaced parking pad ~~must~~ shall be provided;
    - ~~the minimum distance from the Rear Lot Line to a Garage or Hard Surfaced parking pad shall be 1.2 m;~~
  - 6.3.2. a Hard Surfaced PathwayWalkway between the Garage or Hard Surfaced parking pad and an entry to the Dwelling ~~must~~ shall be provided;
  - 6.3.3. where no Garage is proposed, a Hard Surfaced parking pad to support a future Garage with a minimum width of 4.8 m and depth of 5.5 m ~~must~~ shall be constructed ~~a minimum of 1.2 m from the Rear Lot Line~~; and
  - 6.3.4. any Hard Surfaced parking pad ~~must~~ shall include an underground electrical power connection with an outlet on a post approximately 1.0 m in height, located within 1.0 m of the Hard Surfaced parking pad.
- 6.4. Tandem parking may be considered and may include one Garage space and one Driveway space.

### Zero Lot Line Development Regulations

- 6.5. Zero Lot Line Development is only permitted where:
  - 6.5.1. 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 area required in Subsection 6.5.2; and
  - 6.5.2. 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:
    - 6.5.2.1. 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;
    - 6.5.2.2. 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;
    - 6.5.2.3. 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;
    - 6.5.2.4. a 0.6 m footing encroachment easement;
    - 6.5.2.5. permission to access the easement area for maintenance of the properties;
    - 6.5.2.6. adequate access for utility maintenance, where applicable; and
    - 6.5.2.7. that an Accessory building must not encroach on the easement.

### 6.6 Revised

The Zero Lot Line Development Regulations have been revised to be consistent with the standard zones in the draft zoning bylaw.

~~Semi-detached Housing may be developed as a Zero Lot Line Development where:~~

~~all roof leaders from the Dwelling shall be connected to the individual storm sewer service for each Lot or common low impact development (LID), and no roof leader discharge shall be directed to the maintenance easement;~~

~~the owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent Lots, a 1.5 m private maintenance easement that provides for:~~

- ~~• 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 the building on an adjacent parcel;~~
- ~~• a 0.6 m footing encroachment easement; and~~
- ~~• permission to access the easement area for maintenance of the properties.~~

~~the owner of the Site proposed for the Zero Lot Line Development shall register on all titles within the Zero Lot Line Development Site, as well as all titles on the adjacent Site, a restrictive covenant and easement that:~~

- ~~• requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and~~
- ~~• provides for the 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.~~

~~the owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary, all Lots within the Zero Lot Line Development and the Abutting Lots to ensure adequate access for utility maintenance.~~

~~The Site Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:~~

- ~~• a 1.5 m private maintenance easement identical to that registered for the principal building is provided;~~
- ~~• all roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot, common low impact development (LID) or directed to drain directly to an adjacent Lane; and~~

~~no roof leader discharge shall be directed to the maintenance easement.~~

#### Other Regulations

~~Separation Space shall not be required.~~

- 6.6. All roof leaders from a Dwelling or buildings accessory to Row Housing and Multi-unit Housing, ~~other than a Single Detached House, must~~ shall be connected to the individual storm sewer service for each Lot or common low impact development (LID), and no roof leader discharge shall be directed to the maintenance easement.

# 3.83 ORA - Orchards Rear Attached Row Housing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To <del>allow</del><b>provide</b> for medium density <del>R</del><b>residential development</b> with Dwellings attached at the sides and/or rear with individual access at the ground level.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Businesses</p> <p><del>Minor Home Based Business</del></p> <p>2.2. Residential, limited:</p> <ul style="list-style-type: none"> <li>2.2.1. Lodging Houses</li> <li>2.2.2. Multi-unit Housing</li> <li>2.2.3. Row Housing</li> <li>2.2.4. Semi-detached Housing</li> <li>2.2.5. Supportive Housing</li> </ul> <p><b>Agricultural Uses</b></p> <p>2.3. <del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.4. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.5. Projecting Sign, limited to On-premises Advertising <del>Projecting On-premises Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Business</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>

### 3. Discretionary Uses

#### Commercial Uses

##### ~~Major Home Based Business~~

- 3.1. Residential Sales Centre

#### Community Uses

- 3.2. Child Care Service

#### Agricultural Uses

- 3.3. ~~Urban Agriculture Urban Outdoor Farms~~

#### Sign Uses

- 3.4. ~~Freestanding Sign, limited to On-premises Advertising Freestanding On-premises Signs~~
- 3.5. ~~Portable Sign, limited to On-premises Advertising Temporary On-premises Signs~~

#### 2. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Agricultural Uses

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

#### Sign Uses

The discretionary sign uses in this draft zone are consistent with the current zone.

### 4. Additional Regulations for Specific Uses

#### Residential Uses

- 4.1. ~~Home Based Businesses~~ must comply with [Section 6.60](#).

#### 4.2. Residential

- 4.2.1. The maximum number of Dwellings in a ~~building containing~~ Multi-unit Housing ~~building~~ is 4.

~~Child Care Services, Supportive Housing, and Lodging Houses shall only be permitted when designed as an integral component of the built form for Multi Unit Housing, Semi-detached Housing, or Row Housing.~~

- 4.2.2. Amenity Areas must comply with [Section 5.20](#).

#### Commercial Uses

#### 4.3. Residential Sales Centres

~~The following regulations shall apply to Residential Sales Centres:~~

- 4.3.1. ~~Residential Sales Centres~~ may be located within a temporary structure;
- 4.3.2. ~~Residential Sales Centres~~ may be built on temporary or permanent foundations;
- 4.3.3. ~~Residential Sales Centres~~ may be ~~approved~~permitted to remain for a period of up to 8 years; and
- 4.3.4. where a ~~temporary~~ Residential Sales Centre is located, an Accessory Parking Area may be provided ~~which must be. The Accessory Parking Area shall be~~ Hard Surfaced and located on the same or an Abutting Site~~parcel~~.

#### Community Uses

- 4.4. ~~The Child Care Services Use is only permitted in a building containing a Residential Use. a structure containing a Residential Use when designed as an integral component of Multi-Unit Housing, Semi-detached Housing, or Row Housing.~~

#### Agricultural Uses

- 4.5. ~~Urban Agriculture is not permitted in a standalone principal building.~~

#### Sign Uses

- 4.6. ~~Sign Uses must~~shall comply with Subsections 3 and 4 of [Section 6.80](#).

### 5. Site and Building Regulations

- 5.1. Development must comply with Table 5.1:

Table 5.1. Site Area and Dimensions Regulations		
Subsection	Regulation	Value
<b>Row Housing internal Dwelling</b>		
5.1.1.	Minimum Site area	137.5 m <sup>2</sup>
5.1.2.	Minimum Site Width	5.0 m
5.1.3.	Minimum Site Depth	18.5 m
<b>Row Housing end Dwelling</b>		
5.1.4.	Minimum Site area	170.5 m <sup>2</sup>
5.1.5.	Minimum Site Width	6.2 m
5.1.6.	Minimum Site Depth	18.5 m
<b>Semi-detached Housing</b>		
5.1.7.	Minimum Site area	184.2 m <sup>2</sup>
5.1.8.	Minimum Site Width	6.7 m
5.1.9.	Minimum Site Depth	18.5 m
<b>Multi-unit Housing</b>		
5.1.10.	Minimum Site area	670.0 m <sup>2</sup>
5.1.11.	Minimum Site Width	20.0 m
5.1.12.	Minimum Site Depth	18.5 m

5.2. Development must comply with Table 5.2:

Table 5.2. Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.2.1	Maximum Height <del>Maximum Height for Row Housing and Multi-unit Housing</del>	13.5 m
<b>Unless the following applies:</b>		
5.2.2	Maximum Height for Semi-detached Housing	12.0 m
<b>Site Coverage</b>		
5.2.3	Maximum total Site Coverage	73%

5.3. Setbacks must comply with Table 5.3:

Table 5.3. Setback Regulations		
Subsection	Regulation	Value
<b>Front Setback</b>		
5.3.1.	Minimum Front Setback	4.0 m
<b>Unless 1 or more of the following applies:</b>		
5.3.2.	Minimum Front Setback for a front attached Garage	5.5 m
5.3.3	Minimum Front Setback for Reverse Housing	3.0 m
5.3.4	Minimum Front Setback where a Treed Boulevard is provided and vehicle access is from an Alley	3.0 m

**5.2.1 - Addition**

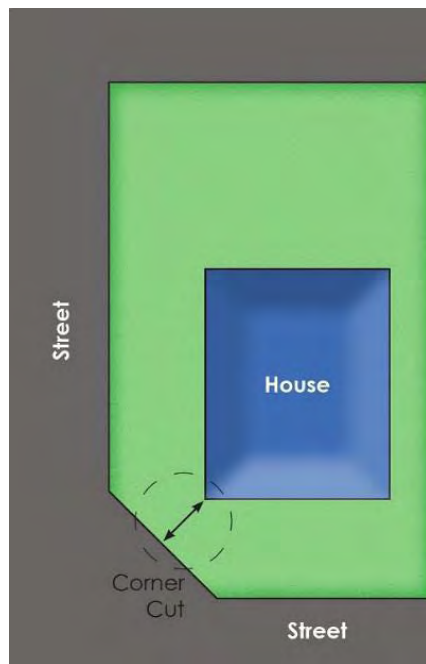
A general height maximum of 13.5 m has been added as this regulation is missing from the current zone.



Rear Setback		
5.3.5	Minimum Rear Setback	6.0 m
<b>Unless the following applies:</b>		
5.3.6	Minimum Rear Setback when vehicle access is from an Alley	3.0 m
Side Setbacks		
5.3.7	Minimum Interior Side Setback	1.2 m
5.3.8	Minimum Flanking Side Setback	2.4 m

- 5.4. Except where modified through the regulations in this Zone, Row Housing and Semi-detached Housing ~~must~~ be developed in accordance with the provisions of the [\(ORH\) Orchards Row Housing Zone](#).
- 5.5. The minimum Side Setback to the corner cut for Corner Lots ~~is shall be~~ 0.3 m, as ~~specified~~ shown in the following illustration:

Diagram for Subsection 5.5



## 6. Design Regulations

- 6.1. On Corner Sites the Facades of a principal building ~~that face~~ ~~Abutting~~ the Front Lot Line and the Flanking Side Lot Line ~~must~~ use consistent building materials and Architectural ~~Elements~~ ~~features~~, and ~~must include~~ ~~shall include~~ features such as windows, doors, or porches.
- 6.2. For Multi-unit Housing ~~and Row Housing~~, where a Dwelling faces the ~~Alley~~ ~~Lane~~, the Facades that ~~face~~ ~~Abut~~ the Front Lot Line and the Rear Lot Line ~~must~~ use consistent building materials and Architectural ~~Elements~~ ~~features~~, and ~~must~~ ~~shall~~ include features such as windows, doors, or porches.

## 7. General Regulations

### Landscaping

- 7.1. Despite Subsection 3.5 of [Section 5.90](#), the area covered by ~~Impervious~~ ~~meable~~ Material ~~must~~ ~~shall~~ not exceed 90% of the total Lot area.
- 7.2. All storm drainage ~~must~~ ~~shall~~ be directed ~~away~~ from buildings and ~~towards~~ a ~~Street~~ ~~public roadway~~, including a ~~Alley~~ ~~Lane~~, or to a drainage work. Applications for a Development Permit ~~must~~ ~~shall~~ include a detailed drainage plan specifying the proposed drainage of the Site.
- 7.3. For Row Housing and Multi-unit Housing, all roof leaders from ~~Dwellings~~ ~~must~~ ~~shall~~ be connected to the individual storm sewer service or common low impact development (LID).

- 7.4. All roof leaders from buildings Accessory to Row Housing and Multi-unit Housing ~~must~~ be connected to the individual storm sewer service for each Lot or drain directly to an adjacent ~~Alley~~ Lane.
- 7.5. For all Multi-unit Housing and Row Housing developments where one or more Dwellings ~~face~~ front a rear ~~Alley~~ Lane, the following regulations ~~must~~ apply:
- 7.5.1. a restrictive covenant and easement ~~must~~ be registered on all titles within the Site and all titles on ~~impacted~~ Abutting Sites to ensure adequate drainage and utility maintenance. The restrictive covenant and easement ~~must~~ provide for:
    - 7.5.1.1. a minimum 1.5 m wide drainage swale located along the internal Side Lot Line constructed to City of Edmonton Design and Construction Standards; and
    - 7.5.1.2. the 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.
  - 7.5.2. all roof leaders from the Dwellings must be connected to the individual storm sewer services for each Lot or common low impact development (LID), and no roof leader discharge shall be directed to the required drainage swale.

**Other Regulations**

~~Separation Space shall not be required.~~

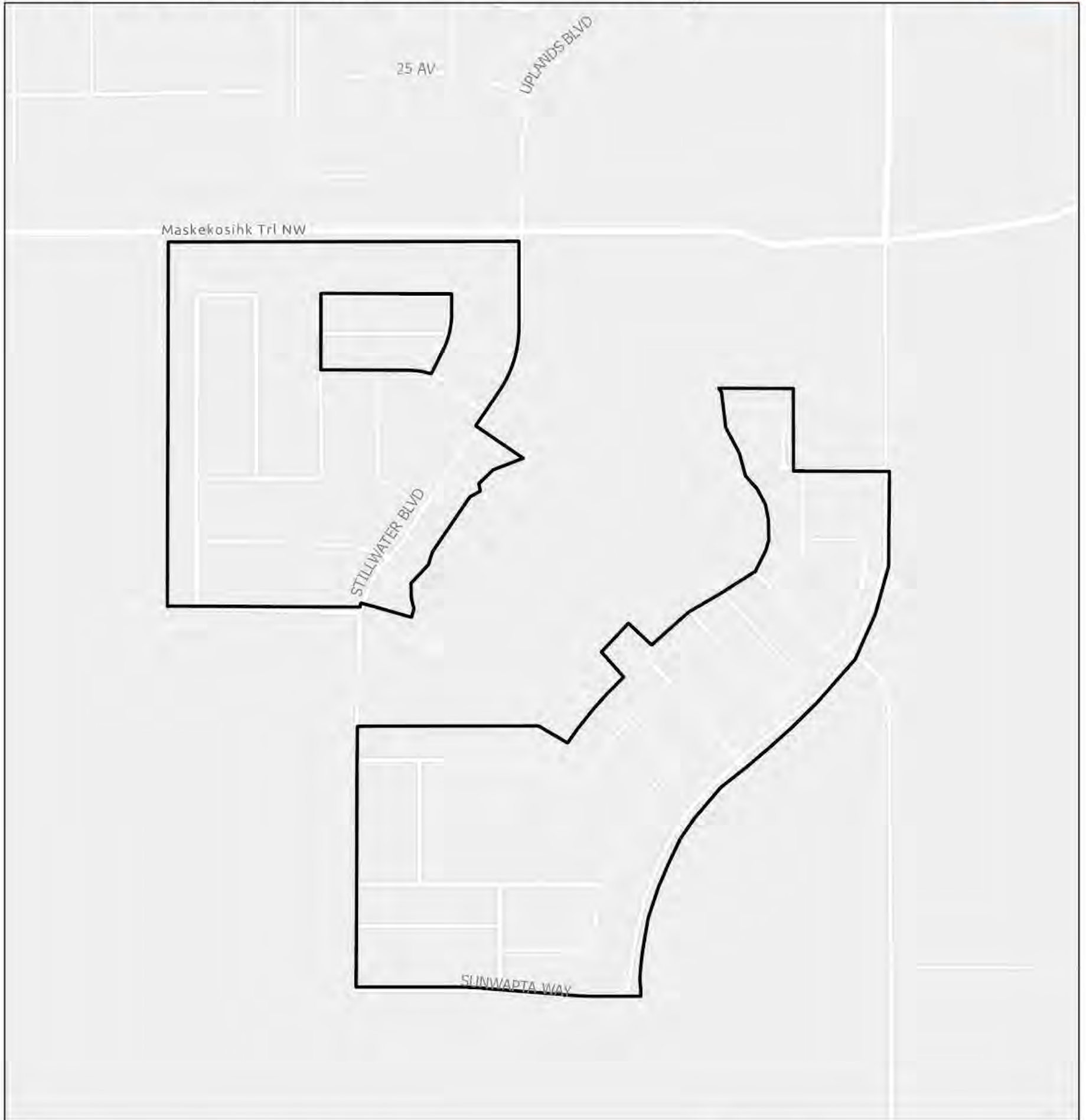
- 7.6. ~~Despite~~ ~~Notwithstanding~~ Subsection 3 of [Section 5.120](#), an unenclosed front porch or Platform Structure may project into the required Front Setback a maximum of 1.5 m and may project into the ~~Flanking Side Setback~~ ~~Side Setback~~ ~~Abutting a public roadway~~ ~~other than a Lane~~ a maximum of 1.5 m. Steps and eaves may project beyond the Front porch providing they are at least 0.4 m from the Lot line and do not extend over a registered utility easement. Eaves may project to the Lot line in a corner cut as ~~specified~~ ~~shown~~ in Subsection 5 provided they do not extend over a registered utility easement.

# 3.90 Stillwater Special Area


Regulations	Notes / Rationale
<p><b>1. General Purpose</b></p> <p>To <del>The purpose of this zone is to</del> designate a portion of Stillwater, as shown on <a href="#">Appendix I</a> of this Section, as a Special Area and to adopt <del>appropriate</del> land use regulations to achieve the development objectives of the Stillwater Neighbourhood Structure Plan.</p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Application</b></p> <p>2.1. The <del>applicable designation</del> location, and boundaries <del>for each Land Use Zone created through Section 998</del> Stillwater Special Area are shown in <del>shall apply as indicated on Appendix I to this Section</del>.</p>	
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones, <del>as</del> contained in Section 3.90-<del>998</del>, have been created in conformance with <del>Section 7.70900 of the Edmonton Zoning Bylaw</del>.</p> <p><b>Residential Zones</b></p> <p><a href="#">3.91 (SLD) Stillwater Low Density Residential Zone</a></p> <p><a href="#">3.92 (SRH) Stillwater Row Housing Zone</a></p> <p><a href="#">3.93 (SRA) Stillwater Rear Attached Row Housing Zone</a></p>	
<p><b>4. Appendix I</b></p> <p><a href="#">Appendix I - Stillwater Special Area</a></p>	



# Stillwater Special Area Boundary




City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

 Stillwater Special Area



This map is a draft proposal, subject to change, and is in no way binding upon any lands within the municipal corporate boundaries of the City of Edmonton. The City of Edmonton gives no warranty nor accepts liability from any incorrect, incomplete or misleading information or its use for any purpose. No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Urban Planning and Economy department.

0 0.13 0.25 0.5 Kilometres



# 3.91 SLD - Stillwater Low Density Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>To allow</del><del>The purpose of this Zone is to provide</del> for Single <del>Detached</del> and Semi-detached Housing with attached and detached Garages on shallow Lots, efficiently utilizing undeveloped suburban land.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p><del>Minor Home-Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Backyard Housing</li> <li>2.2.2. Secondary Suite</li> <li>2.2.3. Semi-detached Housing</li> <li>2.2.4. Single Detached Housing</li> <li>2.2.5. Supportive Housing</li> </ul> <p><del>Garden Suites</del></p> <p><del>Supportive Housing, Restricted to Limited Supportive Housing</del></p> <p><del>Secondary Suites, where developed within Single Detached Housing or Semi-Detached Housing</del></p> <p><del>Semi-detached Housing</del></p> <p><del>Single Detached Housing</del></p> <p><b>Agricultural Uses</b></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.3. Fascia Sign, limited to On-premises <del>Advertising Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Businesses</li> <li>• Residential</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>

### 3. Discretionary Uses

~~Major Home-Based Business~~

~~Supportive Housing~~

#### Residential Uses

- 3.1. Residential, limited to:
  - 3.1.1. Lodging Houses

#### Commercial Uses

- 3.2. Residential Sales Centre

#### Community Uses

- 3.3. Child Care Service
- 3.4. Community Service
  - ~~Community Recreation Services~~
- 3.5. Park
  - ~~Publicly Accessible Private Park~~

- 3.6. Special Event

#### Agricultural Uses

- 3.7. Urban Agriculture
  - ~~Urban Outdoor Farms~~

#### Sign Uses

- 3.8. Freestanding Sign, limited to On-premises Advertising Signs
- 3.9. Portable Temporary Sign, limited to On-premises Advertising Signs

#### 3. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Residential Uses

Current discretionary residential activities have changed to permitted activities under the broader residential use class, except for lodging houses.

#### Commercial Uses

The discretionary commercial uses in this draft zone are consistent with the current zone.

#### Community Uses

The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Community Services
- Parks
- Special Events

#### Agricultural Uses

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

#### Sign Uses

The discretionary sign uses in this draft zone are consistent with the current zone.

### 4. Additional Regulations for Specific Uses

#### Residential Uses

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).
- 4.2. **Residential**
  - 4.2.1. Except where Semi-detached Housing or Duplex Housing are allowed in this Zone, and may thereby constitute two principal Dwellings on a ~~Lot~~, a maximum of one principal Dwelling per ~~Lot~~ ~~is shall be~~ allowed.
  - 4.2.2. Backyard Housing must comply with [Section 6.50](#).
  - 4.2.3. Amenity Areas must comply with [Section 5.20](#).
    - ~~Lodging Houses shall comply with Sections 76 and 96 of the Zoning Bylaw.~~
    - ~~Secondary Suites must be developed within Single Detached Housing or Semi-detached Housing.~~

#### Commercial Uses

- 4.3. **Residential Sales Centres**
  - ~~The following regulations shall apply to Residential Sales Centres:~~
  - 4.3.1. Residential Sales Centres may be located within a temporary structure.
  - 4.3.2. Where a ~~temporary~~ Residential Sales Centre is located on a Site, an ~~a~~ Accessory ~~p~~ Parking ~~Area~~ ~~lot~~ may be provided. The ~~a~~ Accessory ~~p~~ Parking ~~Area~~ ~~lot~~ ~~must shall~~ be:

- 4.3.2.1. located ~~on~~within the same or an Abutting Site~~parcel~~;
- 4.3.2.2. ~~Hard Surfaced~~Hardsurfaced; and
- 4.3.2.3. temporary and must be removed once the Residential Sales Centre is no longer in operation.
- 4.3.3. Residential Sales Centres may be ~~approved~~permitted to remain for up to 15 years. Additional extensions may be permitted ~~under a variance by at the discretion of~~ the Development Planner~~Officer~~.
- 4.3.4. ~~Notwithstanding Section 82(2)(b) of the Zoning Bylaw,~~†The maximum Height of a temporary Residential Sales Centre is ~~shall not exceed~~ 10.0 m.

**Community Uses**

- 4.4. **Child Care Services** must comply with [Section 6.30](#).
- 4.5. **Parks**~~A Publicly Accessible Private Park shall~~ may only occur where developed on the same Site as ~~part of~~ a Residential Sales Centre Use or Community~~Recreation~~ Services Use ~~on the same Lot~~.
- 4.6. **Special Events** must comply with [Section 6.100](#).

**Agricultural Uses**

- 4.7. **Urban Agriculture** is not permitted in a standalone principal building.  
~~Urban Gardens shall comply with Section 98 of the Zoning Bylaw.~~

**Sign Uses**

- 4.8. **Signs** ~~must~~shall comply with Subsections 3 and 4 of [Section 6.80](#).  
~~Signs shall be in accordance with Schedule 59A of the Zoning Bylaw.~~

**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1. Site Area and Dimensions Regulations		
Subsection	Regulation	Value
<b>Single Detached Housing with front drive <del>vehicle</del>vehicular access</b>		
5.1.1.	Minimum Site area	225 m <sup>2</sup>
5.1.2.	Minimum Site Width	9.0 m
5.1.3.	Minimum Site Depth - Where Site <del>Lot</del> Width is less than 9.14 m	25.0 m
5.1.4.	Minimum Site Depth - Where Site <del>Lot</del> Width is 9.14 m or greater	22.0 m
<b>Single Detached Housing with detached Garage and <del>vehicle</del>vehicular access from an Alley Lane</b>		
5.1.5.	Minimum Site area	212 m <sup>2</sup>
5.1.6.	Minimum Site Width	8.5 m
5.1.7.	Minimum Site Depth	25.0 m
<b>Single Detached Housing with rear attached Garage and <del>vehicle</del>vehicular access from an Alley Lane</b>		

5.1.8.	Minimum Site area	171 m <sup>2</sup>
5.1.9.	Minimum Site Width	9.0 m
5.1.10.	Minimum Site Depth	19.0 m
<b>Semi-detached Housing with front drive <del>vehicle</del>vehicular access, or detached Garage and <del>vehicle</del>vehicular access from an Alley Lane</b>		
5.1.11.	Minimum Site area	187 m <sup>2</sup>
5.1.12.	Minimum Site Width	7.4 m
5.1.13.	Minimum Site Depth	25.0 m
<b>Semi-detached Housing with rear attached Garage and <del>vehicle</del>vehicular access from an Alley Lane</b>		
5.1.14.	Minimum Site area	142 m <sup>2</sup>
5.1.15.	Minimum Site Width	7.4 m
5.1.16.	Minimum Site Depth	19.0 m

5.2. Development must comply with Table 5.2:

Table 5.2. Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.2.1.	Maximum Height	11.0 m
<b>Site Coverage</b>		
5.2.2.	Maximum Site Coverage for Single Detached Housing with front drive <del>vehicle</del> vehicular access	60%
5.2.3.	Maximum Site Coverage for Single Detached Housing with detached Garage and <del>vehicle</del> vehicular access from an Alley Lane	57%
5.2.4.	Maximum Site Coverage for Single Detached Housing with rear attached Garage and <del>vehicle</del> vehicular access from an Alley Lane	68%
5.2.5.	Maximum Site Coverage for Semi-detached Housing with front drive <del>vehicle</del> vehicular access, or detached Garage and <del>vehicle</del> vehicular access from an Alley Lane	60%
5.2.6.	Maximum Site Coverage for Semi-detached Housing with rear attached Garage and <del>vehicle</del> vehicular access from an Alley Lane	72%

5.3. Setbacks must comply with Table 5.3:



Table 5.3. Setback Regulations		
Subsection	Regulation	Value
<b>Front Setback</b>		
5.3.1.	Minimum Front Setback	4.0 m
<b>Unless the following applies:</b>		
5.3.2.	<del>the m</del> Minimum Front Setback <del>where shall be 3.5 m when</del> a Treed Landscaped Boulevard is provided at the front of the Lot	3.5 m
<b>Rear Setback</b>		
5.3.3.	Minimum Rear Setback	6.0 m
5.3.4.	<del>Minimum Rear Setback for a second Storey where a rear attached Garage is provided a Stepback of 2.1 m shall be provided from the rear property line for the second Storey</del>	2.1 m
<b>Side Setback</b>		
5.3.5.	Minimum Interior Side Setback	1.2 m
5.3.6.	<del>The Side Setback Abutting a public roadway other than a Lane</del> Minimum Flanking Side Setback	2.5 m
5.3.7.	Minimum Interior Side Setback - Zero Lot Line Development	1.5 m where the Abutting Interior Side Setback is 0 m
5.3.8.	Minimum Interior Side Setback - Reduced Setback Development	0.6 m where the Abutting Interior Side Setback is 1.2 m or greater
5.3.9.	<del>The m</del> Minimum Side Setback to the corner cut for Corner Lots <del>shall be 0.3 m, as specified in the following illustration</del>	0.3 m
<p><b>Diagram for Subsection 5.3.9</b></p>		
<b>Garage Setbacks</b>		

5.3.10.	<del>the m</del> Minimum distance between the Front Lot Line and the door of an attached Garage	5.5 m
5.3.11.	<del>The m</del> Minimum distance between the Flanking Side Lot Line <del>Abutting a public roadway other than a Lane</del> and a Garage <del>D</del> door facing the flanking <del>Street</del> public roadway	5.5 m
5.3.12.	<del>The m</del> Minimum distance from the Rear Lot Line to a detached Garage	1.1 m

## 6. General Regulations

### Amenity Areas

- 6.1. A minimum Private Outdoor Amenity Area of 30.0 m<sup>2</sup> per principal Dwelling ~~must~~shall be provided and designated on the Site plan. ~~Neither~~The minimum width ~~and~~or length of the Private Outdoor Amenity Area ~~is~~shall be less than 3.0 m. The Private Outdoor Amenity Area may be located within a required Yard, and ~~must~~shall be permanently retained as open space, unencumbered by an Accessory ~~B~~building or future additions.

### Landscaping

- 6.2. ~~Notwithstanding~~Despite ~~Section 5.80, 55.2(1)(d)~~, Landscaping ~~R~~requirements for all new Single Detached, Semi-~~D~~etached and Row Housing ~~must~~shall be in ~~accordance~~conformance with the following tables:

Table 6.2.1. Minimum Tree and Shrub Planting Requirements

Site Width	Variable	Single Detached	Semi-detached	Row Housing
< 10.0 m	Treed <del>Landscaped</del> Boulevard	<del>One</del> 1 Tree and <del>Five</del> 5 Sshrubs		<del>One</del> 1 Tree and <del>Four</del> 4 Sshrubs
	Utility <del>R</del> right of <del>W</del> way in Front Yard			
	Veranda <del>E</del> ncroaching into Front Yard			
	Rear <del>D</del> etached Garage	<del>One</del> 1 Tree and <del>Six</del> 6 Sshrubs		<del>One</del> 1 Tree and <del>Five</del> 5 Sshrubs
	Rear <del>A</del> ttached Garage	<del>One</del> 1 Tree and <del>Five</del> 5 Sshrubs		<del>One</del> 1 Tree and <del>Four</del> 4 Sshrubs
Front <del>A</del> ttached Garage	<del>One</del> 1 Tree and <del>Six</del> 6 Sshrubs			

Table 6.2.2. Minimum Tree and Shrub Planting Requirements

Site Width	Variable	Single Detached	Semi-detached	Row Housing
10.0 - 13.0 m	Treed <del>Landscaped</del> Boulevard	<del>One</del> 1 Tree and <del>Five</del> 5 Sshrubs		<del>One</del> 1 Tree and <del>Four</del> 4 Sshrubs

Utility Rright of Wway in Front Yard		
Veranda Eencroaching into Front Yard		
Rear Ddetached Garage	One1 Ttree and Six6 Sshrubs	One1 Ttree and Five5 Sshrubs
Rear Aattached Garage	One1 Ttree and Five5 Sshrubs	One1 Ttree and Four4 Sshrubs
Front Aattached Garage	One1 Ttree and Six6 Sshrubs	

Table 6.2.3. Minimum Tree and Shrub Planting Requirements				
Site Width	Variable	Single Detached	Semi-detached	Row Housing
> 13.0 m	Treed Landscaped Boulevard			
	Utility Rright of Wway in Front Yard	Two2 Ttrees and Five5 Sshrubs		Two2 Ttrees and Four4 Sshrubs
	Veranda Eencroaching into Front Yard			
	Rear Ddetached Garage	Two2 Ttrees and Six6 Sshrubs		Two2 Ttrees and Five5 Sshrubs
	Rear Aattached Garage	Two2 Ttrees and Five5 Sshrubs		
	Front Aattached Garage	Two2 Ttrees and Six6 Sshrubs		

- 6.3. When more than ~~one~~1 variable applies to a ~~d~~Development ~~p~~Permit application, the higher ~~l~~Landscaping requirement ~~applies shall apply~~.
- 6.4. ~~Notwithstanding~~Despite 998.4(v)Subsection 6.2, if required separations from utilities and street furniture cannot be accommodated within the ~~l~~Landscaped ~~s~~Setback, ~~one~~1 additional shrub may be substituted in place of ~~one~~1 tree.
- 6.5. ~~Despite~~Notwithstanding Section 5.12044(1)(a) of the Zoning Bylaw an ~~u~~Unenclosed ~~f~~Front ~~p~~Porch or ~~p~~Platform ~~s~~Structure, may project into the required Front Setback a maximum of 1.5 m and may project into the ~~Flanking~~ Side Setback ~~Abutting a public roadway other than a Lane~~ a maximum of 1.5 m. Steps and eaves may project beyond the ~~f~~Front ~~p~~Porch providing they are at least 0.4 m from the Lot line and do not extend over a registered utility easement. Eaves may project to the Lot line in a corner cut as shown in ~~s~~Subsection 5.3.13(4)(k)(iii) of this Zone provided they do not extend over a registered utility easement.
- 6.6. ~~Notwithstanding Section 55,~~tThe area covered by ~~Impervious~~Impermeable Material ~~must~~shall not exceed 80% of the total Lot area.  
  
~~Parking shall be provided in accordance with Section 54.~~

**Zero Lot Line and Reduced Setback Development Regulations**

- 6.7. Zero Lot Line Development is only permitted where:
  - 6.7.1. 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 area protected by the easement required in Subsection 6.7.2; and

- 6.7.2. 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:
  - 6.7.2.1. 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;
  - 6.7.2.2. 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;
  - 6.7.2.3. 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;
  - 6.7.2.4. a 0.6 m footing encroachment easement;
  - 6.7.2.5. permission to access the easement area for maintenance of the properties;
  - 6.7.2.6. adequate access for utility maintenance, where applicable; and
  - 6.7.2.7. that an Accessory building must not encroach on the easement.

Notwithstanding subsections 998.4(4)(k) and 998.4(4)(l), for Single Detached Housing one Side Setback may be reduced to 0 m where:

~~The other Side Setback is 1.5 m;~~

~~The Side Setback on the adjacent Lot Abutting the Zero Lot Line Development is a minimum of 1.5 m;~~

~~All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;~~

~~All roof leaders from Accessory Buildings are connected to the storm sewer service or directed to drain directly to an adjacent Lane;~~

~~No roof leader discharge shall be directed to the maintenance easement; and~~

~~The owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent Lots, a 1.5 m private maintenance easement that provides for:~~

~~A 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on an adjacent parcel;~~

~~A 0.60 m footing encroachment easement; and~~

~~Permission to access the easement area for maintenance of both properties.~~

~~The owner of the Site proposed for a Zero Lot Line Development of Single Detached Housing shall register on all titles within the Zero Lot Line development as well as all titles on the adjacent Site, a restrictive covenant and easement that:~~

~~Requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and~~

~~Provides for the 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.~~

~~The owner of the Site proposed for Zero Lot Line Development shall register utility easement(s) on all Abutting Lots that ensure adequate access for utility maintenance.~~

~~The Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:~~

~~A 1.5 m private maintenance easement identical to that registered for the principal building is provided;~~

~~All roof leaders from Accessory Buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and~~

~~No roof leader discharge shall be directed to the maintenance easement.~~

- 6.8. Reduced Setback Development is only permitted where:

- 6.8.1. eaves are a minimum of 0.3 m from the Interior Side Lot Line;

#### 6.4 Revised

The Zero Lot Line Development Regulations have been revised to be consistent with the standard zones in the draft zoning bylaw. Flanking Side Setback requirements have been simplified to be consistent with the rest of the Bylaw, which may allow for smaller setbacks on certain sites.

- 6.8.2. 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 6.7.2; and
- 6.8.3. 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:
  - 6.8.3.1. be located entirely on the Lot with a larger Interior Side Setback; and
  - 6.8.3.2. require permission to access the easement area to allow for maintenance of the Lot with a smaller Interior Side Setback.

~~Notwithstanding subsection 998.4(4)(k), one Site Side Setback may be reduced to 0.6 m provided that:~~

~~the Site Side Setback on the adjacent Lot Abutting the reduced Setback is a minimum of 1.2 m;~~

~~a private maintenance easement a minimum of 0.6 m in width shall be provided and registered on each title of land to ensure adequate access to the easement area for maintenance of the adjacent property;~~

~~notwithstanding Section 44(2)(a) of the Zoning Bylaw, eaves shall be a minimum of 0.30 m from the property line;~~

~~Fences, walls and gates shall not be permitted within the Side Yard or on the Lot Line Abutting the Side Yard, except where the Side Yard Abuts a public roadway other than a Lane; and~~

~~all roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot.~~

**6.8 Revised**

The reduced lot line Regulations have been revised to be consistent with the standard zones in the draft zoning bylaw.

# 3.92 SRH - Stillwater Row Housing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>To allow</del><b>The purpose of this Zone is to provide</b> for medium density residential development, in a variety of different forms of Row Housing with attached and detached Garages. This Zone is generally intended for Sites located in close proximity to open space amenity.</p>	<p><b>Overview</b> This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business <del>Minor Home-Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Row Housing</li> <li>2.2.2. Secondary Suite</li> <li>2.2.3. Semi-detached Housing</li> <li>2.2.4. Supportive Housing</li> </ul> <p><del>Supportive Housing, Restricted to Limited Supportive Housing</del></p> <p><del>Row Housing</del></p> <p><del>Secondary Suites, where developed within Single Detached Housing, Semi-detached Housing or Row Housing</del></p> <p><del>Semi-detached Housing</del></p> <p><b>Agricultural Uses</b></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.3. Fascia Sign, limited to On-premises <del>Advertising Signs</del></p>	<p><b>2. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b> The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Businesses</li> <li>• Residential</li> </ul> <p>In addition, several current discretionary residential activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Major Home Based Business</li> <li>• Supportive Housing</li> </ul> <p><b>Sign Uses</b> The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
<p><b>3. Discretionary Uses</b></p> <p><del>Major Home-Based Business</del></p>	<p><b>3. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b> The discretionary residential uses in this</p>

**Residential Uses**

- 3.1. Residential, limited to:
  - 3.1.1. Backyard Housing
  - 3.1.2. Lodging Houses
  - 3.1.3. Single Detached Housing

~~Garden Suites~~

~~Supportive Housing~~

~~Single Detached Housing~~

**Commercial Uses**

- 3.2. Residential Sales Centre

**Community Uses**

- 3.3. Child Care Service
- 3.4. Special Event

**Agricultural Uses**

- 3.5. Urban Agriculture
  - ~~Urban Outdoor Farms~~

**Sign Uses**

- 3.6. Freestanding Sign, limited to On-premises Advertising Signs
- 3.7. Portable Sign, Temporary limited to On-premises Advertising Signs

draft zone are consistent with the current zone, except that the following discretionary activities have changed to permitted activities under the broader residential use class:

- Major Home Based Business
- Supportive Housing

**Commercial Uses**

The discretionary commercial uses in this draft zone are consistent with the current zone.

**Community Uses**

The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Special Events

**Agricultural Uses**

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

**Sign Uses**

The discretionary sign uses in this draft zone are consistent with the current zone.

**4. Additional Regulations for Specific Uses**

**Residential Uses**

- 4.1. Home Based Businesses must comply with [Section 6.60](#).

**4.2. Residential**

- 4.2.1. Backyard Housing must comply with [Section 6.50](#).
- 4.2.2. Amenity Areas must comply with [Section 5.20](#).

~~Secondary Suites must be developed within Single Detached Housing, Semi-detached Housing, or Row Housing.~~

**Commercial Uses**

**4.3. Residential Sales Centres**

~~Except where modified through the regulations in this Zone, Residential Sales Centres shall be developed in accordance with Section 82 in the Zoning Bylaw.~~

~~The following regulations shall apply to Residential Sales Centres:~~

- 4.3.1. Residential Sales Centres may be located within a temporary structure.
- 4.3.2. Where a temporary Residential Sales Centre is located on a Site, an ~~a~~Accessory ~~p~~Parking ~~Area~~let may be provided. The ~~a~~Accessory ~~p~~Parking ~~Area~~let:
  - 4.3.2.1. ~~must~~Shall be located ~~on~~within the same or ~~an~~ Abutting Site~~parcel~~;
  - 4.3.2.2. may be Hard ~~s~~Surfaced; and
  - 4.3.2.3. ~~must~~Shall be temporary, and must be removed once the Residential Sales Centre is no longer in operation.
- 4.3.3. Residential Sales Centres may be ~~approved~~permitted to remain for a period of up to 15 years. Additional extensions may be permitted ~~under a variance by the~~at the discretion of the Development Planner~~Officer~~.

**Community Uses**

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

**Agricultural Uses**

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

**Sign Uses**

- 4.7. **Signs** ~~must~~ shall comply with ~~the regulations found in~~ Subsections 3 and 4 of [Section 6.80](#).

## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

Table 5.1. Site Area and Dimensions Regulations		
Subsection	Regulation	Value
<b>Row Housing Dwelling with front drive <del>vehicle</del>vehicular access</b>		
5.1.1.	Minimum Site area	132 m <sup>2</sup>
5.1.2.	Minimum Site Width	5.4 m
5.1.3.	Minimum Site Depth	24.5 m
<b>Row Housing Dwelling on a Corner Lot with front drive <del>vehicle</del>vehicular access</b>		
5.1.4.	Minimum Site area	164 m <sup>2</sup>
5.1.5.	Minimum Site Width	6.7 m
5.1.6.	Minimum Site Depth	24.5 m
<b>Row Housing Dwelling with <del>vehicle</del>vehicular access from an Alley Lane</b>		
5.1.7.	Minimum Site area	60.0 m <sup>2</sup>
5.1.8.	Minimum Site Width	4.2 m
5.1.9.	Minimum Site Depth	14.5 m
<b>Row Housing Dwelling on a Corner Lot with <del>vehicle</del>vehicular access from an Alley Lane</b>		
5.1.10.	Minimum Site area	79.0 m <sup>2</sup>
5.1.11.	Minimum Site Width	5.5 m
5.1.12.	Minimum Site Depth	14.5 m

5.2. Development must comply with Table 5.2:

Table 5.2. Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.2.1	Maximum Height	13.5 m



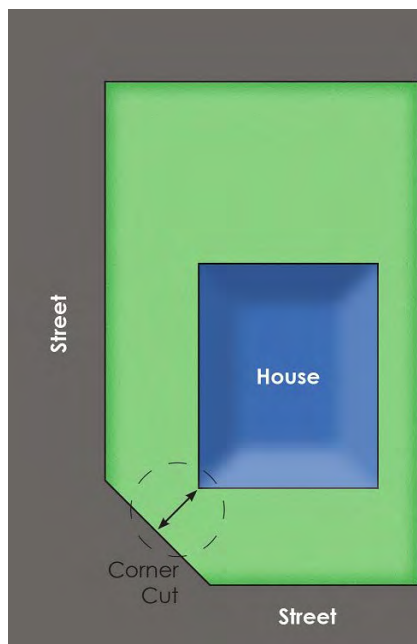
Maximum Site Coverage for Row Housing - front drive access Dwelling - <b>H</b> internal <b>U</b> nit		
5.2.3.	Accessory <b>B</b> uilding	6%
5.2.4.	Principal building with attached Garage or where parking is provided below Grade	65%
5.2.5.	Total Site Coverage	71%
Maximum Site Coverage for Row Housing - front drive access Dwelling - <b>E</b> end <b>U</b> nit		
5.2.6.	Accessory Building	6%
5.2.7.	Principal building with attached Garage or where parking is provided below Grade	55%
5.2.8.	Total Site Coverage	61%
Maximum Site Coverage for Row Housing - front drive access Dwelling - <b>C</b> orner <b>U</b> nit		
5.2.9.	Accessory Building	6%
5.2.10.	Principal building with attached Garage or where parking is provided below Grade	50%
5.2.11.	Total Site Coverage	56%
Maximum Site Coverage for Row Housing - <b>A</b> lley <b>L</b> ane access Dwelling - <b>H</b> internal <b>U</b> nit		
5.2.12.	Principal Dwelling/Building	55%
5.2.13.	Accessory Building	28%
5.2.14.	Principal building with attached Garage or where parking is provided below Grade	90%
5.2.15.	Total Site Coverage	90%
Maximum Site Coverage for Row Housing - <b>A</b> lley <b>L</b> ane access Dwelling - <b>E</b> nd <b>U</b> nit		
5.2.16.	Principal Dwelling/Building	45%
5.2.17.	Accessory Building	25%
5.2.18.	Principal building with attached Garage or where parking is provided below Grade	75%
5.2.19.	Total Site Coverage	75%
Maximum Site Coverage for Row Housing - <b>A</b> lley <b>L</b> ane access Dwelling - <b>C</b> orner <b>U</b> nit		

Unit		
5.2.20.	Principal Dwelling/Building	40%
5.2.21.	Accessory Building	22%
5.2.22.	Principal building with attached Garage or where parking is provided below Grade	72%
5.2.23.	Total Site Coverage	72%

5.3. Setbacks must comply with Table 5.3:

Table 5.3. Setback Regulations		
Subsection	Regulation	Value
<b>Front Setback</b>		
5.3.1.	Minimum Front Setback	4.0 m
<b>Unless the following applies:</b>		
5.3.2.	<del>the m</del> Minimum Front Setback <del>where shall be 3.5 m when</del> a Treed Landscaped Boulevard is provided at the front of the Lot	3.5 m
<b>Rear Setback</b>		
5.3.3.	Minimum Rear Setback	6.0 m
<b>Side Setback</b>		
5.3.4.	Minimum Interior Side Setback	1.2 m
5.3.5.	<del>The Side Setback Abutting a public roadway other than a Lane</del> Minimum Flanking Side Setback	2.5 m
5.3.6.	<del>the m</del> Minimum Side Setback to the corner cut for Corner Lots <del>shall be 0.3 m, as shown in the following illustration</del>	0.3 m

Diagram for Subsection 5.3.10.



Garage Setbacks		
5.3.7.	<del>the m</del> Minimum distance between <del>any</del> the Front Lot Line and the door of an attached Garage <del>shall be 5.5 m</del>	5.5 m
5.3.8.	<del>the m</del> Minimum distance between the Flanking Side Lot Line <del>Abutting a public roadway other than a Lane</del> and a Garage Door facing the flanking <del>public roadway shall be 5.5 m;</del>	5.5 m
5.3.9.	<del>the m</del> Minimum distance from the Rear Lot Line to a detached Garage	1.1 m

## 6. Design Regulations

### Building Design Regulations

- 6.1. The flanking side of the principal building ~~must~~shall not be a ~~B~~blank ~~W~~wall, and ~~must~~shall be articulated through ~~a~~Architectural ~~e~~Elements including but not limited to recesses or projections, windows, a side entrance, a porch, or other ~~a~~Architectural ~~e~~Elements.
- 6.2. Each Dwelling unit within Semi-detached Housing and Row Housing ~~must~~shall be individually defined through a combination of ~~a~~Architectural ~~E~~lements/features that may include variations in the rooflines, projection or recession of the ~~Facade~~façade, porches or entrance features, building materials, or other treatments.
- 6.3. On Corner Sites the ~~f~~Facades of a principal building ~~A~~butting the Front Lot Line and the ~~f~~Flanking Side Lot Line ~~must~~shall use consistent building materials and ~~a~~Architectural ~~E~~lements/features, and ~~must~~shall include features such as windows, doors, or porches.
- 6.4. Site design for Row Housing developments consisting of six or more attached Dwellings ~~must~~should include entry transition features such as but not limited to steps, decorative fences, gates, hedges, low walls, ~~and~~/or planting beds in the Front Yard.

### Entrance Design Regulations

- 6.5. Each Dwelling that has direct access to ground level ~~must~~shall have an entrance door or entrance feature facing a ~~Street~~public roadway, other than an ~~Alley~~Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the ~~f~~Flanking Side Lot Line.

## 7. General Regulations

### Amenity Areas

- 7.1. ~~Despite~~Notwithstanding ~~Section 5.2046 in the Zoning Bylaw~~, Private Outdoor Amenity Area ~~must~~shall be provided as follows:
  - 7.1.1. The Private Outdoor Amenity Area ~~must~~shall be permanently retained as open space, unencumbered by an Accessory building or future additions;.
  - 7.1.2. For Lots not developed as part of ~~a~~Cluster Housing/Multi-unit Project ~~Development~~, Row Housing with front drive ~~vehicle~~vehicular access ~~must~~shall provide a minimum of 30.0 m<sup>2</sup> per Dwelling ~~unit~~, at or above ground level. Where Row Housing with ~~a~~ detached ~~g~~Garage is provided, ~~neither~~the minimum width ~~and~~nor the length of the Private ~~Outdoor~~ Amenity Area ~~is~~shall be less than 4.0 m and ~~a~~ minimum area ~~is~~of 16.0 m<sup>2</sup> ~~in area~~. For Row Housing with ~~vehicle~~vehicular access from an ~~Alley~~Lane where an attached ~~g~~Garage is provided, the Private ~~Outdoor~~ Amenity Area may be provided above ground level provided that it ~~has~~ a minimum area ~~of~~shall be at least 5.0 m<sup>2</sup> ~~in area~~, with ~~neither~~the ~~and~~ a minimum width ~~and~~nor the depth ~~of~~less than 2.0 m.

- 7.1.3. Private Outdoor Amenity Areas may be provided in the Front Yard, or for a Corner Lot, within the Front ~~or~~ Side Yard.
- 7.1.4. Private Outdoor Amenity Areas may be provided above ground level provided that it ~~has a minimum area of~~ ~~shall be at least~~ 5.0 m<sup>2</sup> ~~in area,~~ ~~with neither the~~ and a minimum width ~~and~~ ~~nor the~~ depth ~~of less than~~ 2.0 m.
- 7.2. ~~Despite~~ ~~Notwithstanding~~ ~~s~~ Subsection 7.1998.5(4)(y), and ~~Section 5.20 s-46 in the Zoning Bylaw~~, Private Outdoor Amenity Area ~~is~~ ~~shall~~ not ~~be~~ required for ~~Cluster Housing~~ ~~Multi-unit Project Development~~ where:
  - 7.2.1. ~~A~~ ~~a~~ minimum outdoor Common Amenity Area of 50.0 m<sup>2</sup> is provided; or
  - 7.2.2. ~~A~~ ~~P~~ public Park is located adjacent to the ~~Cluster Housing~~ ~~Multi-unit Project Development~~ Site and not separated from the Site by a ~~Street roadway, other than a Lane;~~
- 7.3. Private Outdoor Amenity Area, except Private Outdoor Amenity Areas adjacent to an ~~Alley~~ ~~Lane~~ or open space, ~~must~~ ~~shall~~ be screened in a manner which prevents viewing into a part of it from any adjacent areas at a normal standing eye level. When such screening would impair a beneficial outward and open orientation of view, and there is no adverse effect on the privacy of the Private Outdoor Amenity Area, the extent of screening may be reduced.

**Landscaping**

- 7.4. Landscaping must comply with [Section 5.80](#).
- 7.5. ~~Notwithstanding~~ ~~Despite~~ Section [Section 5.80, 55-2\(1\)\(d\)](#), Landscaping ~~R~~ requirements for all new Single Detached, Semi-~~D~~etached and Row Housing ~~must~~ ~~shall~~ be in ~~accordance~~ ~~conformance~~ with the following tables:

Table 7.5.1. Minimum Tree and Shrub Planting Requirements				
Site Width	Variable	Single Detached	Semi-detached	Row Housing
< 10.0 m	Treed <del>Landscaped</del> Boulevard	<del>One</del> <del>1</del> Tree and <del>Five</del> <del>5</del> Shrubs		<del>One</del> <del>1</del> Tree and <del>Four</del> <del>4</del> Shrubs
	Utility <del>R</del> ight of <del>W</del> ay in Front Yard			
	Veranda <del>E</del> ncroaching into Front Yard			
	Rear <del>D</del> etached Garage	<del>One</del> <del>1</del> Tree and <del>Six</del> <del>6</del> Shrubs		<del>One</del> <del>1</del> Tree and <del>Five</del> <del>5</del> Shrubs
	Rear <del>A</del> ttached Garage	<del>One</del> <del>1</del> Tree and <del>Five</del> <del>5</del> Shrubs		<del>One</del> <del>1</del> Tree and <del>Four</del> <del>4</del> Shrubs
	Front <del>A</del> ttached Garage	<del>One</del> <del>1</del> Tree and <del>Six</del> <del>6</del> Shrubs		

Table 7.5.2. Minimum Tree and Shrub Planting Requirements				
Site Width	Variable	Single Detached	Semi-detached	Row Housing
10.0 - 13.0 m	Treed <del>Landscaped</del> Boulevard	<del>One</del> <del>1</del> Tree and <del>Five</del> <del>5</del> Shrubs		<del>One</del> <del>1</del> Tree and <del>Four</del> <del>4</del> Shrubs
	Utility <del>R</del> ight of <del>W</del> ay in Front Yard			
	Veranda <del>E</del> ncroaching into Front Yard			

Rear <del>D</del> etached Garage	<del>One</del> 1 Tree and <del>Six</del> 6 Shrubs	<del>One</del> 1 Tree and <del>Five</del> 5 Shrubs
Rear <del>A</del> ttached Garage	<del>One</del> 1 Tree and <del>Five</del> 5 Shrubs	<del>One</del> 1 Tree and <del>Four</del> 4 Shrubs
Front <del>A</del> ttached Garage	<del>One</del> 1 Tree and <del>Six</del> 6 Shrubs	

Table 7.5.3. Minimum Tree and Shrub Planting Requirements				
Site Width	Variable	Single Detached	Semi-detached	Row Housing
> 13.0 m	Treed <del>Landscaped</del> Boulevard	<del>Two</del> 2 Trees and <del>Five</del> 5 Shrubs		<del>Two</del> 2 Trees and <del>Four</del> 4 Shrubs
	Utility <del>R</del> ight of <del>W</del> ay in Front Yard			
	Veranda <del>E</del> ncroaching into Front Yard			
	Rear <del>D</del> etached Garage	<del>Two</del> 2 Trees and <del>Six</del> 6 Shrubs	<del>Two</del> 2 Trees and <del>Five</del> 5 Shrubs	
	Rear <del>A</del> ttached Garage	<del>Two</del> 2 Trees and <del>Five</del> 5 Shrubs		
	Front <del>A</del> ttached Garage	<del>Two</del> 2 Trees and <del>Six</del> 6 Shrubs		

- 7.6. When more than ~~one~~1 variable applies to a ~~d~~Development ~~p~~Permit application, the higher ~~L~~andscaping requirement ~~applies~~shall apply.
- 7.7. ~~Notwithstanding~~Despite 998.5(4)(bb) Subsection 7.5, if required separations from utilities and street furniture cannot be accommodated within the ~~L~~andscaped ~~s~~Setback, ~~one~~1 additional shrub may be substituted in place of ~~one~~1 tree.
- 7.8. ~~Despite~~Notwithstanding Section 5.12044(1)(a) of the Zoning Bylaw, an ~~U~~nenclosed ~~F~~ront ~~P~~orch or ~~p~~Platform ~~s~~Structure; may project into the required Front Setback a maximum of 1.5 m and may project into the Flanking Side Setback ~~Abutting a public roadway other than a Lane~~ a maximum of 1.5 m. Steps and eaves may project beyond the ~~F~~ront ~~P~~orch provided ~~ing~~ they are at least 0.4 m from the Lot line and do not extend over a registered utility easement. Eaves may project to the Lot line in a corner cut as shown in ~~s~~Subsection 5.3.10 (4)(k)(iii) of this Zone provided they do not extend over a registered utility easement.
- 7.9. ~~Notwithstanding~~Section 55, ~~t~~The area covered by Impermeable Material ~~must~~shall not exceed 95% of the total Lot area.

**Other Regulations**

- 7.10. A mutual Garage may be constructed on the common property line, to the satisfaction of the Development ~~Planner~~Officer.
- 7.11. All roof leaders from the Dwellings ~~must~~shall be connected to the individual storm sewer service for each Lot.
- 7.12. All roof leaders from Accessory buildings ~~must~~shall be connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent ~~Alley~~Lane.
- 7.13. Maintenance ~~and~~/or drainage and utility easement(s) may be required between ~~Abutting~~ buildings ~~and~~/or through private Yards of one or more Dwellings to ensure adequate access for property, drainage, and utility maintenance.

~~Notwithstanding~~Section 48 in the Zoning Bylaw, Separation Space shall not be required.

# 3.93 SRA - Stillwater Rear Attached Row Housing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>The purpose of this Zone is to provide</del>To allow for medium density residential development in the form of Multi-unit Housing, with Dwellings attached at the sides <del>and</del>/or rear. This Zone is generally intended for Sites located in close proximity to open space amenity.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. <del>Home Based Business</del></p> <p><del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Lodging Houses</li> <li>2.2.2. Multi-unit Housing</li> <li>2.2.3. Row Housing</li> <li>2.2.4. Secondary Suite</li> <li>2.2.5. Supportive Housing</li> </ul> <p><del>Agricultural Uses</del></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.3. Fascia Sign, limited to On-premises <del>Advertising Signs</del></p> <p>2.4. Projecting Sign, limited to On-premises <del>Advertising Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under Home Based Businesses.</p> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>

### 3. Discretionary Uses

#### Residential Uses

~~Major Home-Based Business~~

#### Commercial Uses

- 3.1. Residential Sales Centre

#### Community Uses

- 3.2. Child Care Service
- 3.3. Special Event

#### Agricultural Uses

- 3.4. Urban Agriculture
- ~~Urban Outdoor Farms~~

#### Sign Uses

- 3.5. Freestanding Sign, limited to On-premises Advertising Signs
- 3.6. Portable Temporary Sign, limited to On-premises Advertising Signs

#### 3. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Residential Uses

Current discretionary residential activities have changed to permitted activities under the broader residential use class.

#### Commercial Uses

The discretionary commercial uses in this draft zone are consistent with the current zone.

#### Community Uses

The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Special Events

#### Agricultural Uses

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

#### Sign Uses

The discretionary sign uses in this draft zone are consistent with the current zone.

### 4. Additional Regulations for Specific Uses

#### Residential Uses

- 4.1. Home Based Businesses must comply with [Section 6.60](#).
- 4.2. Residential
  - 4.2.1. Amenity Areas must comply with [Section 5.20](#).

~~Secondary Suites must be developed within Single Detached Housing or Semi-detached Housing.~~

#### Commercial Uses

- 4.3. Residential Sales Centres

~~The following regulations shall apply to Residential Sales Centres:~~

- 4.3.1. Residential Sales Centres may be located within a temporary structure.
- 4.3.2. Where a temporary Residential Sales Centre is located on a Site, an Accessory Parking Area~~lot~~ may be provided. The Accessory Parking Area~~lot~~ must~~shall~~ be:
  - 4.3.2.1. Located within the same or Abutting Site~~parcel~~;
  - 4.3.2.2. Hard sSurfaced; and
  - 4.3.2.3. Temporary, and must be removed once the Residential Sales Centre is no longer in operation.
- 4.3.3. Residential Sales Centres may be approved~~permitted~~ to remain for a period of up to 15 years. Additional extensions may be permitted under a variance by the~~at the discretion of the~~ Development Planner~~Officer~~.

#### Community Uses

- 4.4. Child Care Services must comply with [Section 6.30](#).
- 4.5. Special Events must comply with [Section 6.100](#).

#### Agricultural Uses

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

**Sign Uses**

4.7. **Signs** must comply with ~~the regulations found in~~ Subsections 3 and 4 of [Section 6.80](#).

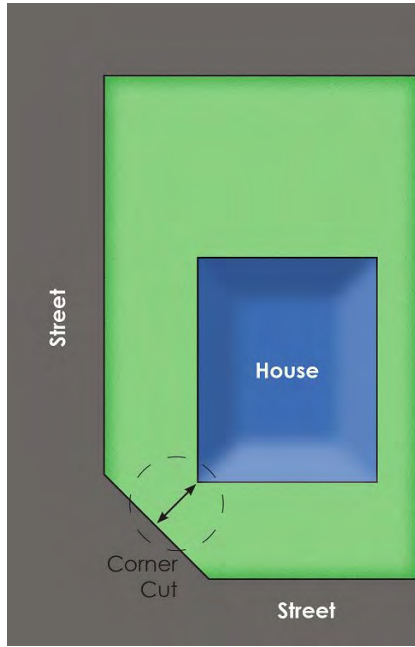
**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Site area and Dimensions</b>		
5.1.1.	Minimum Site area	312 m <sup>2</sup>
5.1.2.	Minimum Site Width	12.0 m
5.1.3.	Minimum Site Depth	26.0 m
<b>Site Coverage</b>		
5.1.4.	Maximum total Site Coverage	89%
<b>Height</b>		
5.1.5.	Maximum Height	13.5 m
<b>Front Setback</b>		
5.1.6.	Minimum Front Setback	4.0 m
<b>Unless the following applies:</b>		
5.1.7.	<del>the m</del> Minimum Front Setback <del>where shall be 3.5 m when</del> a Treed <del>Landscaped</del> Boulevard is provided at the front of the Lot;	3.5 m
<b>Rear Setback</b>		
5.1.8.	Minimum Rear Setback	4.0 m
<b>Unless 1 or more of the following applies:</b>		
5.1.9.	<del>the m</del> Minimum Rear Setback <del>where shall be 3.5 m when</del> a Treed <del>Landscaped</del> Boulevard is provided at the rear of the Lot;	3.5 m
<b>Side Setback</b>		
5.1.10.	Minimum Side Setback	1.2 m
<b>Unless 1 or more of the following applies:</b>		
5.1.11.	<del>Minimum Flanking</del> The Side Setback <del>Abutting a public roadway other than a Lane shall be 2.5 m;</del>	2.5 m
5.1.12.	<del>the m</del> Minimum Side Setback to the corner cut for Corner Lots <del>shall be 0.3 m, as shown in the following illustration:</del>	0.3 m as specified in the following diagram



Diagram for Subsection 5.1.12.



**Garage Setbacks**

<p><b>5.1.13.</b></p>	<p><del>the m</del>Minimum distance between <del>any</del>the Front Lot Line and the door of an attached Garage shall be 5.5 m</p> <p><del>the minimum distance between the Rear Lot Line and the door of an attached Garage shall be 5.5 m</del></p>	<p>5.5 m</p>
<p><b>5.1.14.</b></p>	<p><del>the m</del>Minimum distance between the Flanking Side Lot Line <del>Abutting a public roadway other than a Lane</del> and a Garage Door facing the flanking <del>public roadway shall be 5.5 m;</del></p>	<p>5.5 m</p>

## 6. Design Regulations

### Building Design Regulations

- 6.1. The flanking side of the principal building ~~must~~ shall not be a ~~B~~blank ~~W~~wall, and ~~must~~ shall be articulated through ~~a~~Architectural ~~e~~Elements including but not limited to recesses or projections, windows, a side entrance, a porch, or other ~~a~~Architectural ~~e~~Elements.
- 6.2. Each Dwelling unit within Row Housing and Multi-unit Housing ~~must~~ shall be individually defined through a combination of ~~a~~Architectural ~~E~~lements~~features~~ that may include variations in the rooflines, projection or recession of the ~~Facade~~façade, porches or entrance features, building materials, or other treatments.
- 6.3. Site design for Row Housing and Multi-unit Housing developments consisting of six or more attached Dwellings ~~must~~ shall include entry transition features such as but not limited to steps, decorative fences, gates, hedges, low walls, ~~and~~/or planting beds in the Front Yard.

## 7. General Regulations

### Amenity Areas

- 7.1. ~~Despite~~Notwithstanding ~~Section 5.20s 46 of the Zoning Bylaw~~, a minimum Private Outdoor Amenity Area of 5.0 m2 per Dwelling ~~must~~ shall be provided as follows:
  - 7.1.1. The ~~Private~~ Outdoor Amenity Area ~~must~~ shall be permanently retained as open space, unencumbered by an Accessory building or future additions~~;~~.
  - 7.1.2. Private Outdoor Amenity Areas may be provided in the Front Yard, or on a ~~e~~Corner ~~s~~Site, within the Front ~~or~~and Side Yard.

- 7.1.3. Private Outdoor Amenity Areas may be provided above ground level provided that it ~~has a minimum area of shall be at least 5.0 m<sup>2</sup> in area, with neither the and a minimum width and/or the depth of less than 2.0 m.~~
- 7.1.4. Screening of Private Outdoor Amenity Areas ~~is shall~~ not ~~be~~ required from a ~~Street public roadway, Lane, Alley~~ or private road~~way~~.
- 7.2. ~~Despite Notwithstanding s~~ Subsection 7.1998.6(4)(s), and ~~Sections 5.20-46 of the Zoning Bylaw,~~ Private Outdoor Amenity Area shall not be required for ~~Cluster Housing Multi-unit Project Development~~ where:
  - 7.2.1. ~~Aa~~ minimum outdoor Common Amenity Area of 50.0 m<sup>2</sup> is provided; or
  - 7.2.2. ~~Aa p~~ Public Park is located adjacent to the ~~Cluster Housing Multi-unit Project Development~~ Site and not separated from the Site by a ~~Street roadway,~~ other than an ~~Alley Lane~~.

**Landscaping**

- 7.3. ~~Despite Notwithstanding Section 5.12044(1)(a) of the Zoning Bylaw,~~ an ~~U~~ unenclosed ~~F~~ front ~~P~~ porch or ~~p~~ platform ~~s~~ structure, may project into the ~~Flanking~~ Side Setback ~~Abutting a public roadway other than a Lane~~ a maximum of 1.5 m. Steps and eaves may project beyond the ~~F~~ front ~~P~~ porch provided ~~ing~~ they are at least 0.4 m from the Lot line and do not extend over a registered utility easement. Eaves may project to the Lot line in a corner cut as shown in ~~s~~ Subsection 5.1.15(4)(j)(iii) of this Zone provided they do not extend over a registered utility easement.

~~Notwithstanding Section 55.2(1)(d), Landscaping Requirements for all new Stacked Row Housing under the (SRA) Stillwater Rear Attached Row Housing Zone shall be landscaped with One Tree and Four Shrubs.~~

**Other Regulations**

- 7.4. All roof leaders from the Dwellings ~~must shall~~ be connected to the individual storm sewer service for each Lot.
- 7.5. All roof leaders from Accessory buildings ~~must shall~~ be connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent ~~Alley Lane~~.
- 7.6. Maintenance ~~and/or~~ drainage and utility easement(s) may be required between ~~Abutting~~ buildings ~~and/or~~ through private Yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.

~~Notwithstanding Section 48 of the Zoning Bylaw, Separation Space shall not be required.~~

**Retired - S.998.6.4.w**  
 These landscaping requirements are consistent with the proposed requirements found in Subsection 3.1.4 of Section 5.80

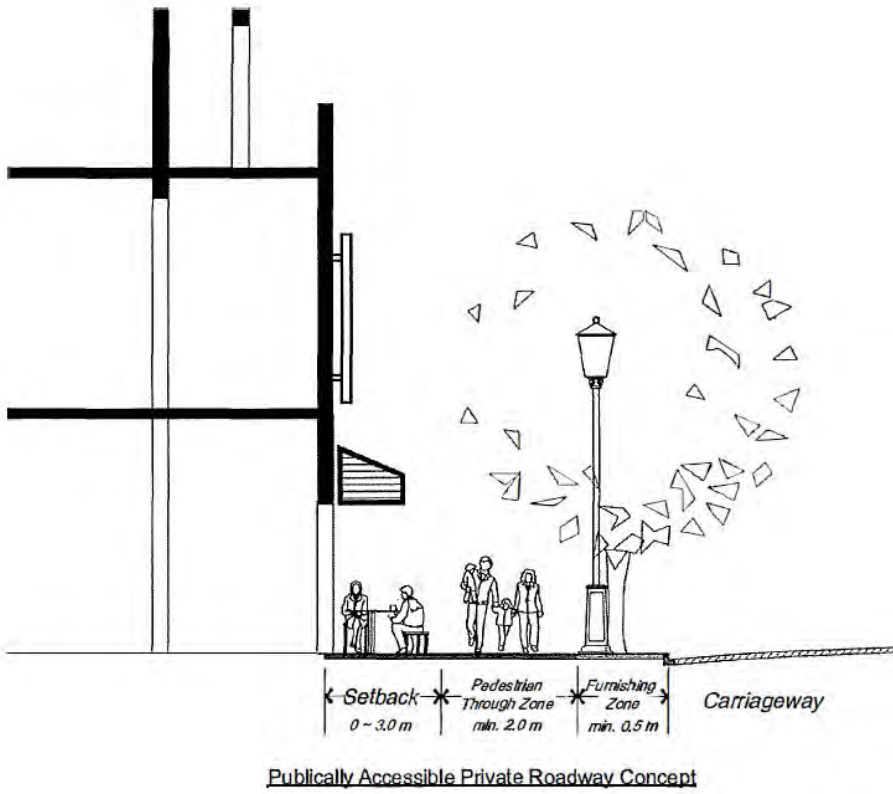
# 3.100 Riverview Town Centre Special Area

Regulations	Notes / Rationale										
<p><b>1. General Purpose</b></p> <p>To designate a portion of The Uplands Neighbourhood, as shown on <a href="#">Appendix I</a> of this Section, as a Special Area and to adopt appropriate land use regulations <del>for this Special Area in order</del> to achieve the development objectives in The Uplands Neighbourhood Structure Plan and Riverview Area Structure Plan.</p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>										
<p><b>2. Application</b></p> <p>2.1. The <del>applicable designation</del>, location, and boundaries <del>for Riverview Town Centre Special Area of each Land Use Zone created through this Section shall apply as are shown in</del> <del>on</del> <a href="#">Appendix I</a> to this Section.</p>											
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones <del>Created by Special Area Provisions Zones, as</del> contained in <del>this</del> Sections 3.100 have been created in <del>accordance-conformance</del> with <del>Section 7.70900 of the Edmonton Zoning Bylaw 12800</del>.</p> <p><b>Commercial Zones</b></p> <p><a href="#">3.101 (RTCC) Riverview Town Centre Commercial Zone</a></p> <p><b>Residential Zones</b></p> <p><a href="#">3.102 (RTCR) Riverview Town Centre Residential Zone</a></p> <p><a href="#">3.103 (RTCMR) Riverview Town Centre Medium Rise Zone</a></p>											
<p><b>4. Defined Terms</b></p> <p>4.1. <del>The following defined terms for Uses apply to all Zones in the Riverview Town Centre Special Area:</del></p> <p><del>The following definitions are common to all the Riverview Town Centre Special Area Zones.</del></p> <table border="1"> <thead> <tr> <th style="text-align: center;">Term</th> <th style="text-align: center;">Definition</th> </tr> </thead> <tbody> <tr> <td><b>Development Area</b></td> <td><del>means</del> The area subject to a Development Permit application. A Development Area may include Publicly Accessible Private Roads. Instead of the area of the Site, Development Area <del>must</del> shall be used to calculate the Floor Area Ratio of a building or structure.</td> </tr> <tr> <td><b>Publicly Accessible Private Roads</b></td> <td><del>Publicly Accessible Private Roads must</del> shall include a carriageway, Pedestrian Through Zone, and Furnishing Zone, in general <del>conformance</del> <del>accordance</del> with the diagram below, and associated definitions. The Pedestrian Through Zone and Furnishing Zone <del>must</del> shall be developed on a minimum of one side of the road, but similar treatment <del>must</del> shall be incorporated on the opposite side of the road, where appropriate.</td> </tr> <tr> <td><b>Pedestrian Through Zone</b></td> <td>The area where people walk and wheel. This area may be shared with people cycling, and may include segregated areas for those who are walking and those cycling</td> </tr> <tr> <td><b>Furnishing Zone</b></td> <td>This area is located between the Pedestrian Through Zone and carriageway and serves as a safety separation, and as an area to place items such as traffic signs, streetlights, transit shelters, benches, trees, landscaping, and snow storage.</td> </tr> </tbody> </table>	Term	Definition	<b>Development Area</b>	<del>means</del> The area subject to a Development Permit application. A Development Area may include Publicly Accessible Private Roads. Instead of the area of the Site, Development Area <del>must</del> shall be used to calculate the Floor Area Ratio of a building or structure.	<b>Publicly Accessible Private Roads</b>	<del>Publicly Accessible Private Roads must</del> shall include a carriageway, Pedestrian Through Zone, and Furnishing Zone, in general <del>conformance</del> <del>accordance</del> with the diagram below, and associated definitions. The Pedestrian Through Zone and Furnishing Zone <del>must</del> shall be developed on a minimum of one side of the road, but similar treatment <del>must</del> shall be incorporated on the opposite side of the road, where appropriate.	<b>Pedestrian Through Zone</b>	The area where people walk and wheel. This area may be shared with people cycling, and may include segregated areas for those who are walking and those cycling	<b>Furnishing Zone</b>	This area is located between the Pedestrian Through Zone and carriageway and serves as a safety separation, and as an area to place items such as traffic signs, streetlights, transit shelters, benches, trees, landscaping, and snow storage.	
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<b>Furnishing Zone</b>	This area is located between the Pedestrian Through Zone and carriageway and serves as a safety separation, and as an area to place items such as traffic signs, streetlights, transit shelters, benches, trees, landscaping, and snow storage.										

**Recycling Depot**

A development used for the buying and temporary storage of bottles, cans, newspapers and similar Household goods for reuse where all storage is contained within an enclosed building. Such establishments must not have more than four vehicles for the pick-up and delivery of goods.

Diagram for Subsection 4.2



4.2. ~~Notwithstanding Despite~~ the definition of Setback provided in ~~Zoning Bylaw Section 8.206-4~~, Setback is defined as follows: Setback means the distance that a development, or a specified portion of it, must be set back from the closer of a property line, ~~Street Public Road~~, Publicly Accessible Private Road, or ~~Publicly Accessible Private~~ Park easement boundary. A Setback is not a Yard, Amenity Space or ~~Sseparation Sspace~~.

## 5. Riverview Town Centre Wide Regulations

~~The following regulations are common to all Riverview Town Centre Special Area Zones. Further regulations are described under individual zones.~~

- 5.1. In addition to the requirements outlined in ~~Section 7.130~~ 4.2 of the ~~Zoning Bylaw~~, the owner ~~must shall~~ also include a context plan with the initial and each subsequent Development Permit application. A context plan ~~must shall~~ include the following:
- 5.1.1. proposed development location;
  - 5.1.2. location of the Development Area, as situated within the Special Area.
  - 5.1.3. dimensions of the Development Area, and dimensions of building footprint and Setbacks;
  - 5.1.4. Floor Area of retail/ office area;
  - 5.1.5. Floor Area Ratio for the Development Area;
  - 5.1.6. number of Dwelling ~~U~~units;
  - 5.1.7. Development phasing for the geographic area where each individual Zone applies to and where the development is located; and
  - 5.1.8. road network for the Development Area including ~~Streets public roads~~ and Publicly Accessible Private Roads, as applicable.
- 5.2. Amenity Areas ~~shall be as follows~~:
- 5.2.1. ~~Must have a~~ minimum Private Outdoor Amenity Area of 4.0 m<sup>2</sup> per Dwelling unit ~~shall be provided~~.

- 5.2.2. ~~Notwithstanding Despite Section 5.20 46 of the Zoning Bylaw, B~~ balconies or Platform Structures with a minimum depth of 1.8 m may be used to satisfy the required Private Outdoor Amenity Area.
- 5.3. Vehicle access and circulation ~~must~~ be developed in general ~~conformance~~ ~~accordance~~ with [Appendix II](#).
- 5.4. Publicly Accessible Private Roads, as illustrated on [Appendix II](#), ~~must~~ include a minimum 2.0 m Pedestrian Through Zone, and a minimum 0.5 m Furnishing Zone, as well as a carriageway.
- 5.5. On-street parking is ~~permitted~~ ~~allowed~~ along Publicly Accessible Private Roads.  
  
~~A reduction to the minimum number of parking spaces may be granted if the owner can demonstrate, to the satisfaction of the Development Officer in consultation with City Planning, that the parking required is less than the requirements set out in Section 54.2 Schedule 1 of the Zoning Bylaw.~~
- 5.6. Loading and storage areas shall be located to the rear of buildings and ~~must~~ be screened from adjacent views in accordance with ~~Section 5.80~~ ~~55 of the Zoning Bylaw~~. Garbage collection and storage ~~must~~ be located within parking structures or buildings or screened from view of adjacent residential developments.
- 5.7. Service function areas, such as loading docks, truck parking, and utility meters, ~~must~~ be incorporated into the overall design theme of the building ~~and~~ or landscape.
- 5.8. All mechanical equipment, including roof mechanical units, ~~must~~ be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
- 5.9. Floor Area ~~is~~ ~~shall be~~ calculated in accordance with the following:
  - 5.9.1. Indoor Amenity Areas ~~are~~ ~~shall be~~ exempted from Floor Area Ratio calculations.
  - 5.9.2. The Floor Area of above ground Parking Areas contained within parking structures ~~are~~ ~~shall be~~ not ~~be~~ counted toward the total Floor Area.
- 5.10. Prior to the approval of the first Development Permit, the owner(s) ~~must~~ register a ~~P~~ublic ~~A~~ccess ~~E~~asement to ensure public access throughout the Special Area to the satisfaction of the applicable City department.

**Retired - S.993.5.6**

Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

## 6. Appendices


[Appendix I - Special Area Riverview Town Centre](#)

[Appendix II - Illustrative Concept Plan: Riverview Town Centre](#)

# Riverview Town Centre Special Area Boundary



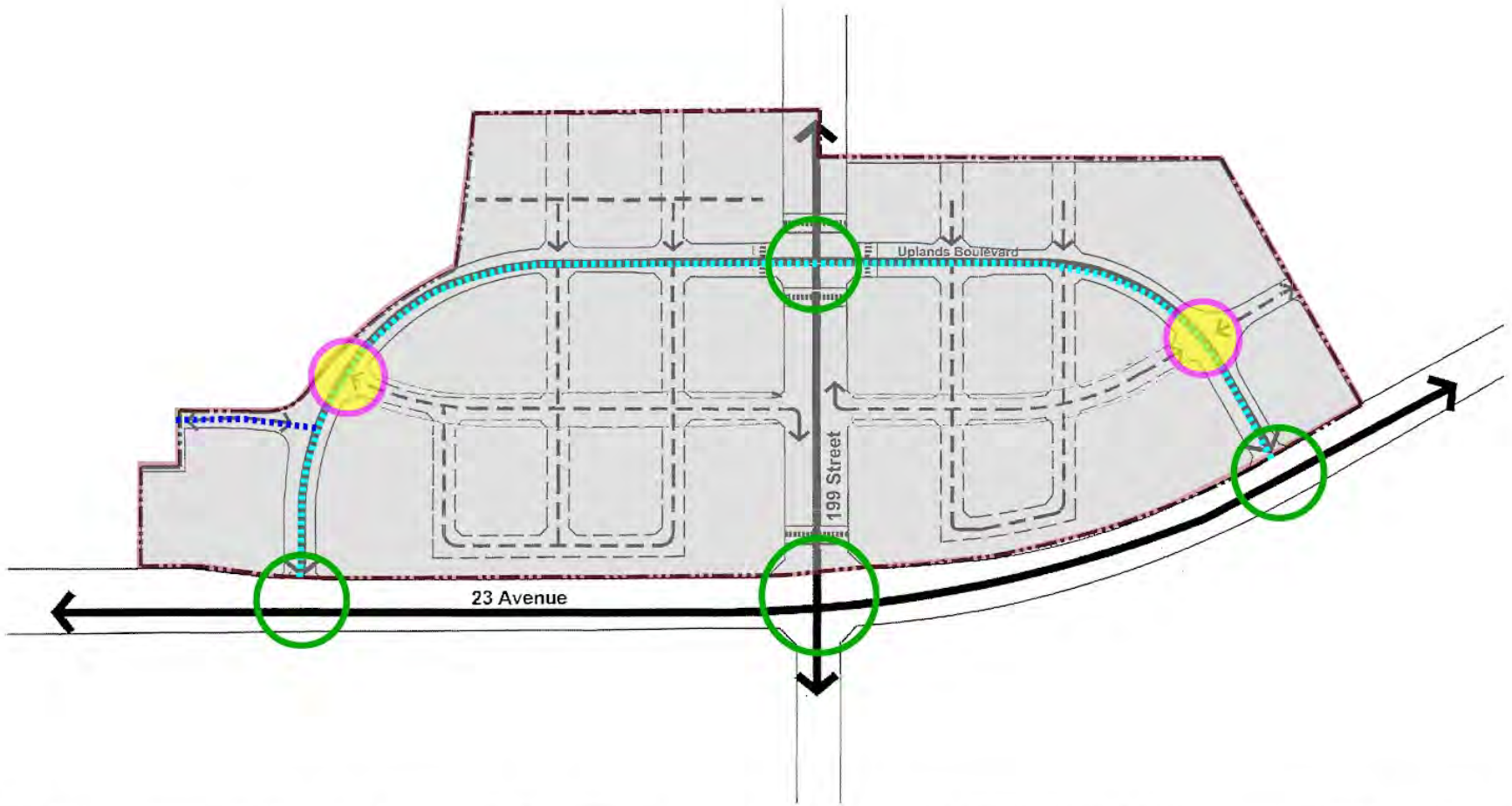
City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

 Riverview Town Centre Special Area



This map is a draft proposal, subject to change, and is in no way binding upon any lands within the municipal corporate boundaries of the City of Edmonton. The City of Edmonton gives no warranty nor accepts liability from any incorrect, incomplete or misleading information or its use for any purpose. No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Urban Planning and Economy department.

0 0.1 0.2 0.4 Kilometres



Legend

- Special Area Riverview Town Centre Boundary
- - - Conceptual Publicly Accessible Private Road
- Public Road
- - - Conceptual Vehicle Access and Circulation
- - - Pedestrian Crossing at Key Intersections
- Conceptual Pedestrian Connection (Combination of hard and soft landscaping)
- Pedestrian Zone
- ..... Shared Use Path on One Side of Roadway
- Shared Use Path on Both Sides of Roadway
- Roundabout
- Priority Pedestrian Crossings

Note: The road network shown shall not prescribe their exact alignment or locations but rather illustrate the need for an interconnected mobility network.

**APPENDIX II**  
**Illustrative Concept Plan**  
 Riverview Town Centre  
 Special Area  
 Edmonton, Alberta

# 3.101 RTCC - Riverview Town Centre Commercial Zone

## Regulations

## Notes / Rationale

### 1. Purpose

~~The purpose of this zone is to~~ To allow for ~~provide~~ a diverse and compatible mix of ~~e~~Commercial, ~~R~~esidential and institutional ~~u~~Uses, with a commercial focus, promoting pedestrian orientation and allowing synergies to be created between employment opportunities and amenities within the Town Centre area.

#### Overview

This draft Special Area Zone includes:

- Updated uses to reflect the new draft uses, where compatible;
- Simplified language and regulations consistent with the rest of the draft Bylaw;
- Removal of regulations that are covered in other sections of the Bylaw;
- New cross references to other sections of the draft Bylaw; and
- Formatting improvements to increase ease of use.

This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.

Rationales are provided for all changes to Uses, as well as key changes to regulations.

Additions that may impact regulation outcomes are highlighted in red.

Removals that may impact regulation outcomes are highlighted in red and ~~struck through~~.

### 2. Permitted Uses

#### Commercial Uses

- 2.1. Bar ~~and Neighbourhood Pubs~~
- 2.2. Cannabis Retail ~~Store~~Sales
- 2.3. Custom Manufacturing  
~~Creation and Production Establishments~~
- 2.4. Food and Drink Service  
~~Restaurants~~  
~~Specialty Food Services~~
- 2.5. Health Service
- 2.6. Hotel  
~~Apartment Hotels~~  
~~Hotels~~
- 2.7. Indoor Sales and Service  
~~Animal Hospitals and Shelters~~  
~~Business Support Services~~  
~~Commercial Schools~~  
~~Convenience Retail Stores~~  
~~General Retail Stores~~  
~~Household Repair Services~~  
~~Media Studios~~  
~~Personal Service Shops, excluding Body Rub Centres~~  
~~Secondhand Stores~~

#### 2. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Commercial Uses

The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Custom Manufacturing
- Food and Drink Services
- Hotels
- Indoor Sales and Services
- Major Indoor Entertainment
- Minor Indoor Entertainment

In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Breweries, Wineries, and Distilleries
- Drive-in Food Services
- Equipment Rentals
- Limited Contractor Services
- Major Amusement Establishments
- Market
- Mobile Catering Food Services
- Warehouse Sales

#### Residential Uses

The residential uses permitted in this draft zone are consistent with the current zone.

However, the following residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:

- Live Work Units

#### Community Uses



- ~~Veterinary Services~~
- 2.8. Liquor Store
- 2.9. Major Indoor Entertainment
  - ~~Exhibition and Convention Facilities~~
  - ~~Natural Science Exhibits~~
  - ~~Nightclubs~~
  - ~~Spectator Entertainment Establishments~~
- 2.10. Minor Indoor Entertainment
  - ~~Minor Amusement Establishment~~
  - ~~Private Clubs~~
- 2.11. Office
  - ~~Professional, Financial and Office Support Services~~
- 2.12. Residential Sales Centre
  - ~~Vehicle Parking~~

**Residential Uses**

- 2.13. Home Based Business
  - ~~Live Work Unit~~
  - ~~Major Home Based Business~~
  - ~~Minor Home Based Business~~
- 2.14. Residential, limited to:
  - 2.14.1. Lodging Houses
  - 2.14.2. Multi-unit Housing
  - 2.14.3. Row Housing

**Community Uses**

- 2.15. Child Care Service
- 2.16. Community Service
  - ~~Community Recreation Services~~
  - ~~Government Services~~
  - ~~Indoor Participant Recreation Services~~
  - ~~Religious Assembly~~
- 2.17. Library
  - ~~Public Libraries and Cultural Exhibits~~
- 2.18. Park
  - ~~Publicly Accessible Private Park~~
- 2.19. School
  - ~~Private Education Services~~
  - ~~Public Education Services~~

**Basic Service Uses**

- 2.20. Emergency Service
  - ~~Protective and Emergency Services~~

**Agricultural Uses**

- 2.21. Agriculture, existing as of January 1, 2024
  - ~~Rural Farms shall only be allowed if the Use exists prior to December 31, 2018~~
- 2.22. Urban Agriculture

The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Parks

**Basic Services Uses**

The basic services uses permitted in this draft zone are consistent with the current zone.

**Agricultural Uses**

The agricultural uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Agriculture
- Urban Agriculture

Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

**Sign Uses**

The sign uses permitted in this draft zone are consistent with the current zone.

<p><del>Urban Gardens</del></p> <p><del>Urban Outdoor Farms</del></p> <p><b>Sign Uses</b></p> <p>2.23. Fascia Sign, limited to On-premises Advertising Signs</p> <p>2.24. Freestanding Sign, limited to On-premises Advertising Signs</p> <p>2.25. Projecting Sign, limited to On-premises Advertising Signs</p>	
<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b></p> <p>3.1. Residential, limited to:</p> <p>    3.1.1. Supportive Housing</p> <p><b>Commercial Uses</b></p> <p>3.2. Vehicle Support Service</p> <p><del>Automotive and Equipment Repair Shops</del></p> <p><del>Gas Bars</del></p> <p><del>Minor Service Stations</del></p> <p><del>Rapid Drive-through Vehicle Services</del></p> <p><del>Breweries, Wineries, and Distilleries</del></p> <p><del>Drive-in Food Services</del></p> <p><del>Equipment Rentals</del></p> <p><del>Limited Contractor Services</del></p> <p><del>Major Amusement Establishments</del></p> <p><del>Market</del></p> <p><del>Mobile Catering Food Services</del></p> <p><del>Warehouse Sales</del></p> <p><b>Industrial Uses</b></p> <p>3.3. Minor Industrial, limited to Recycling Depot</p> <p><del>Recycling Depots</del></p> <p><b>Community Uses</b></p> <p>3.4. Special Event</p> <p><del>Carnivals</del></p> <p><b>Sign Uses</b></p> <p>3.5. Fascia Sign, limited to Off-premises Advertising Signs</p> <p>3.6. Major Digital Sign</p> <p>3.7. Minor Digital Sign</p> <p>3.8. Temporary Portable Sign, limited to On-premises Advertising Signs</p>	<p><b>3. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>Current discretionary residential uses are consistent with the current zone.</p> <p><b>Commercial Uses</b></p> <p>The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Vehicle Support Services</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Breweries, Wineries, and Distilleries</li> <li>• Drive-in Food Services</li> <li>• Equipment Rentals</li> <li>• Limited Contractor Services</li> <li>• Major Amusement Establishments</li> <li>• Market</li> <li>• Mobile Catering Food Services</li> <li>• Warehouse Sales</li> </ul> <p><b>Industrial Uses</b></p> <p>The discretionary industrial uses in this draft zone are consistent with the current zone.</p> <p><b>Community Uses</b></p> <p>The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p><b>Sign Uses</b></p> <p>The discretionary sign uses in this draft zone are consistent with the current zone.</p>

## 4. Additional Regulations for Specific Uses

### Residential Uses

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).

### Commercial Uses

- 4.2. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 4.3. **Liquor Stores** must comply with [Section 6.70](#).
- 4.4. **Vehicle Support Services** and **Uses with Drive-through Services** must comply with [Section 6.110](#).

### Community Uses

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

### Agricultural Uses

- 4.7. **Urban Agriculture**
- 4.7.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
- 4.7.2. The Development Planner may consider a variance to Subsection 4.7.1 based on the recommendations provided in an Environmental Site Assessment in compliance with [Section 7.140](#).

### Sign Uses

- 4.8. **Signs** must comply with Subsections 3 and 6 of [Section 6.80](#), except that:
- Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw, except that:
- 4.8.1. ~~One~~ additional ~~projecting~~ ~~sign~~ ~~is~~ ~~may~~ ~~be~~ permitted to identify businesses that are located entirely at or above the second Storey level.
- 4.8.2. ~~Signs~~ ~~must~~ ~~shall~~ be comprised of materials that are visually interesting, durable, ~~are~~ ~~of~~ high quality, and compatible with the architecture theme of the respective building.
- 4.8.3. ~~Prior~~ to an initial Development Permit, the ~~Owner~~ ~~shall~~ ~~must~~ submit a Comprehensive Sign Design Plan and ~~S~~chedule for the Development Area. Such plan and schedule shall be addressed and updated as appropriate for all subsequent Development Permit applications.

## 5. Site and Building Regulations

- 5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.1.1.	Maximum Height	40.0 m
<b>Floor Area Ratio</b>		
5.1.2.	Maximum total Floor Area Ratio	2.5
5.1.3.	Maximum Floor Area Ratio for Residential Uses	2.0
<b>Unless the following applies:</b>		
5.1.4	The Development Officer may increase the Floor Area Ratio for Residential Uses to a	4.3

	<del>maximum of 4.3 and the Density to a maximum of 550 Dwellings/ha, Maximum Floor Area Ratio for Residential Uses</del> where it can be demonstrated that the road and drainage networks can accommodate the increased <del>d</del> Density, to the satisfaction of the Development <del>Planner</del> Officer in consultation with the City department responsible for drainage and transportation. <del>City Planning (Drainage and Transportation).</del>	
<b>Residential Density</b>		
5.1.5.	Maximum Density	150 Dwellings/ha
<b>Unless the following applies:</b>		
5.1.6.	<del>The Development Officer may increase the Floor Area Ratio for Residential Uses to a maximum of 4.3 and the Density to a maximum of 550 Dwellings/ha, Maximum Density</del> where it can be demonstrated that the road and drainage networks can accommodate the increased <del>d</del> Density, to the satisfaction of the Development <del>Planner</del> Officer in consultation with the City department responsible for drainage and transportation. <del>City Planning (Drainage and Transportation).</del>	550 Dwellings/ha
<b>Podium and Tower Regulations</b>		
5.1.7.	<del>Maximum Tower Floor Plate for portions of Towers greater than 20.0 m in Height or any portion above a Podium The portion of a Tower greater than 20m in Height shall be limited to a maximum Floor Plate of 850m<sup>2</sup></del>	850 m <sup>2</sup>
<b>Unless the following applies:</b>		
5.1.8.	<del>m</del> Maximum Floor Plate for portions of a Tower greater than 20.0 m in Height may be varied by the Development <del>Planner</del> Officer in consideration of other <del>a</del> Architectural <del>Elements</del> features such as a podium, separation from other towers or recommendations or mitigative measures specified in any sun/shadowing, microclimatic, or required technical studies.	-

5.2. Setbacks must comply with Table 5.2:

Table 5.2. Setback Regulations		
Subsection	Regulation	Value
<b>Setbacks from a Publicly Accessible Private Road</b>		
5.2.1.	Minimum Setback	0 m
5.2.2.	Maximum Setback	2.0 m
<b>Setbacks from 23 Avenue</b>		
5.2.3.	Minimum Setback	10.0 m
<b>Setbacks from Uplands Boulevard</b>		
5.2.4.	Minimum Setback	0 m
5.2.5.	Maximum Setback	3.0 m
<b>Setbacks from 199 Street</b>		

5.2.6.	Minimum Setback	0 m
5.2.7.	Maximum Setback	3.0 m
<b>Setbacks from a Publicly Accessible Private Park</b>		
5.2.8.	Minimum Setback	0 m

Notes / Rationale

## 6. Design Regulations

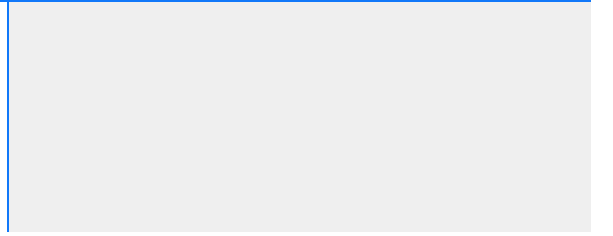
- 6.1. A single wall length greater than 40.0 m that is visible from a ~~Street~~road, ~~must~~shall comply with the following criteria, to the satisfaction of the Development ~~Planner~~Officer:
  - 6.1.1. the roof line and building ~~Facade~~façade ~~must~~shall include design elements and add architectural interest; and
  - 6.1.2. Landscaping adjacent to exterior walls ~~must~~shall be used to minimize the perceived mass of the building and to create visual interest.
- 6.2. Buildings ~~must~~shall front onto ~~Streets~~public roads, Publicly Accessible Private Roads, or ~~at the Publicly Accessible Private~~Park.
- 6.3. Buildings ~~must~~shall allow for engagement with pedestrians, through elements such as transparent glazing, building entrances, and patios.
- 6.4. Building Facades ~~must~~shall include design elements, finishing material, and variations that will reduce the perceived mass of the buildings and add architectural interest.
- 6.5. Buildings ~~must~~shall be designed to frame the corner of ~~e~~Collector and ~~a~~Arterial ~~R~~Road intersections.
- 6.6. The development ~~must~~shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off Site, consistent with recommendations of the Sun Shadow Impact Study and Wind Impact Study, where ~~applicable~~these are required.
- 6.7. Principal building entrances for any Use, as well as entrances to Amenity Areas, Parking Areas, and other shared facilities, ~~must~~shall be designed for universal accessibility.
- 6.8. Level changes from the sidewalk to entrances of buildings ~~must~~shall be minimized.
- 6.9. Sidewalk furniture and other elements ~~must~~shall be located out of the travel path to ensure they are not obstacles to building access.
- 6.10. Parking structures ~~must~~shall be wrapped with other Uses or otherwise architecturally treated to form active street frontages on the ground floor.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. A hard or soft landscaped pedestrian connection ~~must~~shall be provided through the Site in general accordance with [Appendix II](#).
- 7.2. Publicly Accessible Private Roads ~~must~~shall provide ~~vehicle~~vehicular and pedestrian connections to 199 Street and the Uplands Boulevard in general accordance with [Appendix II](#). The location and alignment of a Publicly Accessible Private Road ~~must~~shall be confirmed at the Development Permit stage.
- 7.3. Publicly Accessible Private Roads ~~must~~shall function as access and service corridors. Multiple access points will be provided along their lengths in general accordance with [Appendix II](#), to accommodate access to parking drive aisles as well as to provide a variety of options for service delivery, such as garbage collection, delivery vehicles, and loading zones, ~~etc.~~
- 7.4. Enhanced parking islands with ~~Pathways~~walkways ~~must~~shall be provided to facilitate safe pedestrian movement from the Parking Areas to the buildings. Remedial treatments such as raised pedestrian crossings, decorative landscaping, special paving, lighting, or bollards ~~must~~shall be provided at significant points of pedestrian and ~~vehicle~~vehicular crossings.
- 7.5. Publicly Accessible Private Roads ~~must~~shall provide high-quality urban street furniture. This street furniture may include, but is not limited to: benches, lighting, pedestrian level lighting, banners, waste receptacles, bicycle racks, bollards, and way-finding signage.

- 7.6. Screening for surface parking ~~must~~ shall be provided with landscaping elements in accordance with ~~Section 5.8055.3 of the Zoning Bylaw.~~
- 7.7. Parking for ~~Apartment Hotels and~~ Hotels ~~must~~ shall be accommodated underground or within parking structures.



# 3.102 RTCR - Riverview Town Centre Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for <del>The purpose of this zone is to accommodate</del> medium to high density residential, integrated with <del>e</del>Commercial <del>u</del>Uses at ground level, fronting onto Uplands Boulevard and the intersection with 199 Street. <del>The intent is and</del> to incorporate appropriate development controls to allow development to grow and intensify over the long term as the market evolves and the neighbourhood matures.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p><del>Major Home Based Business</del></p> <p><del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <p style="padding-left: 20px;">2.2.1. Lodging Houses</p> <p style="padding-left: 20px;">2.2.2. Multi-unit Housing</p> <p style="padding-left: 20px;">2.2.3. Row Housing</p> <p style="padding-left: 20px;">2.2.4. Supportive Housing</p> <p><del>Multi-unit Housing</del></p> <p><del>Supportive Housing, Restricted to Limited Supportive Housing</del></p> <p><del>Lodging Houses</del></p> <p><del>Row Housing</del></p> <p><b>Commercial Uses</b></p> <p>2.3. Food and Drink Service</p> <p><del>Specialty Food Services, not exceeding 100 m2 of Public Space</del></p> <p>2.4. Hotel</p> <p><del>Apartment Hotels</del></p> <p>2.5. Indoor Sales and Service</p> <p><del>Convenience Retail Stores</del></p> <p><del>General Retail Stores, not exceeding 200 m2 of Floor Area</del></p> <p><del>Personal Service Shops, excluding Body Rub Centres</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone.</p> <p>In addition, several current discretionary residential activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Supportive Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Food and Drink Services</li> <li>• Hotels</li> <li>• Indoor Sales and Services</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Business Support Services</li> <li>• Commercial Schools</li> <li>• Creation and Production Establishments</li> <li>• General Retail Stores</li> <li>• Restaurants</li> <li>• Household Repair Services</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p>

**Community Uses**

2.6. Child Care Service

2.7. ~~Park~~

~~Publicly Accessible Private Park~~

**Agricultural Uses**

2.8. Agriculture, existing as of January 1, 2024

~~Rural Farms shall only be allowed if the Use exists prior to December 31, 2018~~

2.9. Urban Agriculture

~~Urban Gardens~~

**Sign Uses**

2.10. Fascia Sign, limited to On-premises Advertising Signs

2.11. Freestanding Sign, limited to On-premises Advertising Signs

2.12. Projecting Sign, limited to On-premises Advertising Signs

- Parks

**Agricultural Uses**

The agricultural uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Agriculture
- Urban Agriculture

Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

**Sign Uses**

The sign uses permitted in this draft zone are consistent with the current zone.

**3. Discretionary Uses**

**Residential Uses**

~~Supportive Housing~~

**Commercial Uses**

~~Business Support Services~~

~~Commercial Schools~~

~~Creation and Production Establishments~~

~~General Retail Stores, exceeding 200 m2 but less than 500 m2 of Floor Area~~

~~Restaurants, not exceeding 250 m2 of Public Space~~

~~Household Repair Services~~

3.1. Health Service

3.2. Office

~~Professional, Financial and Office Support Services~~

3.3. Residential Sales Centre

**Community Uses**

3.4. Community Service

~~Community Recreation Services~~

3.5. School

~~Private Education Services~~

**Sign Uses**

3.6. Minor Digital Sign

3.7. Portable Sign, Temporary limited to On-premises Advertising Signs

**3. Revised**

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

**Residential Uses**

Current discretionary residential activities have changed to permitted activities under the broader residential use class.

**Commercial Uses**

The discretionary commercial uses in this draft zone are consistent with the current zone.

However, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Business Support Services
- Commercial Schools
- Creation and Production Establishments
- General Retail Stores
- Restaurants
- Household Repair Services

**Community Uses**

The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Community Services
- Schools

**Sign Uses**

The discretionary sign uses in this draft zone are consistent with the current zone.

**4. Additional Regulations for Specific Uses**

**Residential Uses**

4.1. Home Based Businesses must comply with Section 6.60.

**Commercial Uses**

4.2. Food and Drink Services



- 4.2.1. The maximum Floor Area is 250 m2 of Public Space for each individual establishment.  
~~Restaurants, not exceeding 250 m2 of Public Space~~  
~~Specialty Food Services, not exceeding 100 m2 of Public Space~~
- 4.2.2. Developments ~~must~~ shall be located on or south of Uplands Boulevard, and oriented toward Uplands Boulevard or a Publicly Accessible Private Road.  
~~Restaurants shall be located south of Uplands Boulevard and oriented toward Uplands Boulevard or a Publicly Accessible Private Road.~~  
~~Specialty Food Services shall be located on or south of Uplands Boulevard, and oriented toward Uplands Boulevard or a Publicly Accessible Private Street.~~

4.3. **Indoor Sales and Services** in the form of retail stores

- 4.3.1. The maximum Floor Area is 200 m2 of Public Space for each individual establishment. ~~Indoor Sales and Services is a Discretionary Use when the Floor Area exceeds 200 m2 but is less than 500 m2.~~
- 4.3.2. Despite Subsection 4.3.1, the Development Planner may consider a variance to allow an individual establishment to have a maximum Floor Area of up to 500 m2, in consideration of the surrounding context and the applicable statutory plan.
- 4.3.3. ~~General Retail Stores~~ Developments exceeding 200 m2 of Floor Area ~~must~~ shall be located south of Uplands Boulevard and oriented toward Uplands Boulevard or a Publicly Accessible Private Road.

**Community Uses**

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

**Agricultural Uses**

4.5. **Urban Agriculture**

- 4.5.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
- 4.5.2. The Development Planner may consider a variance to Subsection 4.5.1 based on the recommendations provided in an Environmental Site Assessment in compliance with [Section 7.140](#).

**Sign Uses**

- 4.6. **Signs** must comply with Subsection 3 and 4 of [Section 6.80](#), except that:

~~Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw, except that~~

- 4.6.1. ~~One additional~~ ~~Projecting~~ ~~Sign~~ ~~is~~ ~~may~~ ~~be~~ permitted to identify businesses that are located entirely at or above the second Storey level.
- 4.6.2. ~~Signs~~ ~~must~~ shall be comprised of materials that are visually interesting, durable, ~~are of~~ high quality, and compatible with the architecture theme of the respective building.
- 4.6.3. ~~Prior~~ Prior to an initial Development Permit, the ~~Owner~~ ~~shall~~ must submit a Comprehensive Sign Design Plan and ~~Schedule~~ schedule for the Development Area. Such plan and schedule ~~shall~~ must be addressed and updated as appropriate for all subsequent Development Permit applications.

**Floor Area and Capacity Exceptions**

- 4.7. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 4.7.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 4.7.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 4.7.3. other similar measures.

**4.2.1 - Combined from S.993.7.2.n and S.993.7.3.I**

Regulations requiring similar Floor Area requirements were combined into a single regulation to improve clarity.

Note: When separate activities within a broad use class had different requirements, the more permissive requirements were kept.

## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

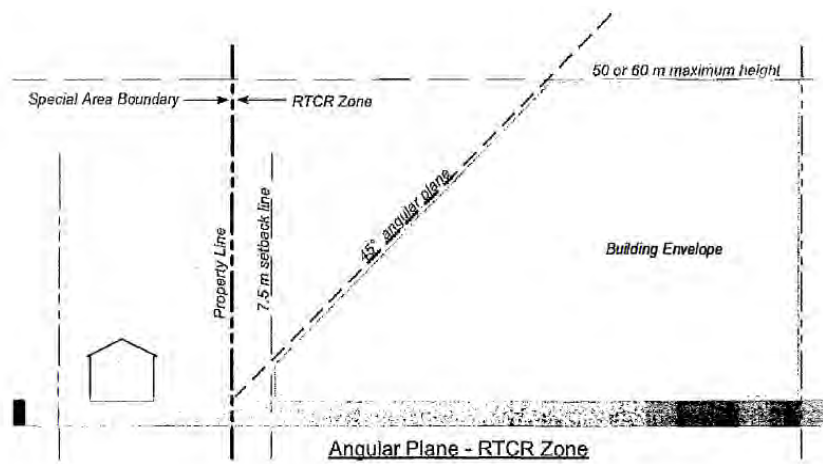
Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.1.1.	Maximum Height for buildings located west of 199 St NW	60.0 m
5.1.2.	Maximum Height for buildings located east of 199 St NW	50.0 m
<b>Floor Area Ratio</b>		
5.1.3.	Maximum Floor Area Ratio <del>for all combined Uses</del>	3.0
5.1.4.	Maximum Floor Area Ratio for non-Residential Uses <del>or any combination of Uses</del>	1.0
<b>Unless the following applies:</b>		
	<del>The Development Officer may increase the Floor Area Ratio for Residential Uses to a maximum of 4.3 and the Density to a maximum of 550 Dwellings/ha, Maximum Floor Area for Residential Uses where it can be demonstrated that the road and drainage networks can accommodate the increased Density, to the satisfaction of the Development Planner Officer in consultation with the City department responsible for drainage and transportation. City Planning (Drainage and Transportation).</del>	4.3
<b>Residential Density</b>		
5.1.5.	Maximum Residential Density	150 Dwellings/ha
<b>Unless the following applies:</b>		
	<del>The Development Officer may increase the Floor Area Ratio for Residential Uses to a maximum of 4.3 and the Density to a maximum of 550 Dwellings/ha, Maximum Density where it can be demonstrated that the road and drainage networks can accommodate the increased Density, to the satisfaction of the Development Planner Officer in consultation with the City department responsible for drainage and transportation. City Planning (Drainage and Transportation).</del>	550 Dwellings/ha
<b>Facade Length</b>		
5.1.6.	Maximum length of a building Facade	48.0 m
<b>Podium and Tower Regulations</b>		
5.1.7.	<del>Maximum Tower Floor Plate for portions of Towers greater than 20.0 m in Height or any portion above a Podium The portion of a Tower greater than 20m in Height shall be limited to a maximum Floor Plate of 850 m2</del>	850 m2
<b>Unless the following applies:</b>		
5.1.8.	<del>The mMaximum Floor Plate for portions of a Tower greater than 20.0 m in Height may be varied by the Development Planner Officer in consideration of other aArchitectural Elementsfeatures such as a podium, separation from other towers or recommendations or mitigative measures specified in any</del>	-

sun/shadowing, microclimatic or required technical studies.

5.2. The maximum Height, for any building that is taller than 12.0 m ~~is shall be~~ defined as follows:

- 5.2.1. ~~Building Height must shall~~ be limited to the building envelope determined by a 45-degree angular plane. The angular plane shall begin at Grade at the northern, western and eastern boundaries of the Special Area Riverview Town Centre (as shown on [Appendix I](#));
- 5.2.2. ~~Buildings must shall~~ be developed within this building envelope and may be stepped, provided no part of the building Height exceeds the Height of the building envelope created by the angular plane.;~~and~~
- 5.2.3. ~~A~~ diagram, illustrating proposed building Heights and conformance to the angular plane and building envelope, ~~must shall~~ be provided to the Development ~~Planner Officer~~ with the Development Permit Application.

Diagram for Subsection 7.5



5.3. Setbacks must comply with Table 5.3:

Table 5.3. Setback Regulations		
Subsection	Regulation	Value
<b>Setbacks from a Publicly Accessible Private Road and <del>from Abutting Streets public road, other than a Lane</del></b>		
5.3.1.	Minimum Setback	0.0 m
5.3.2.	Maximum Setback	3.0 m
<b>Setbacks Abutting Sites zoned to allow Single Detached or Semi-detached Housing <del>as a Permitted Use</del></b>		
5.3.3.	Minimum Setback	7.5 m
<b>Setbacks from a <del>Publicly Accessible Private</del> Park</b>		
5.3.4.	Minimum Setback	0 m

5.4. The maximum Height, for any building that is taller than 12.0 m ~~is shall be~~ defined as follows:

- 5.4.1. ~~Building Height must shall~~ be limited to the building envelope determined by a 45-degree angular plane. The angular plane shall begin at Grade at the northern, western and eastern boundaries of the Special Area Riverview Town Centre (as shown on [Appendix I](#));
- 5.4.2. ~~Buildings must shall~~ be developed within this building envelope and may be stepped, provided no part of the building Height exceeds the Height of the building envelope created by the angular plane.;~~and~~
- 5.4.3. ~~A~~ diagram, illustrating proposed building Heights and conformance to the angular plane and building envelope, ~~must shall~~ be provided to the Development ~~Planner Officer~~ with the Development Permit Application.

## 6. Design Regulations

- 6.1. Buildings Abutting Uplands Boulevard ~~must~~ allow for engagement between pedestrians and the building, through elements such as transparent glazing, building entrances, and patios.
- 6.2. Building ~~f~~Facades ~~must~~ include design elements, finishing material, and variations that will reduce the perceived mass of the buildings and add architectural interest.
- 6.3. Building ~~must~~ be designed to frame the corners of ~~e~~Collector ~~r~~Road intersections.
- 6.4. The development ~~must~~ incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off Site, consistent with recommendations of the Sun Shadow Impact Study and Wind Impact Study, where applicable.
- 6.5. Principal building entrances for any Use, as well as entrances to Amenity Areas, Parking Areas, and other shared facilities ~~must~~ be designed for universal accessibility.
- 6.6. Level changes from the sidewalk to entrances of buildings ~~must~~ be minimized.
- 6.7. Sidewalk furniture and other elements ~~must~~ be located out of the travel path to ensure they are not obstacles to building access.
- 6.8. Parking structures ~~must~~ be wrapped with other Uses or otherwise architecturally treated to form active street ~~f~~Frontages on the ~~g~~Ground ~~f~~Floor.

Notes / Rationale

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. Publicly Accessible Private Roads ~~must~~ provide ~~vehicle~~~~vehicular~~ and pedestrian connections to Uplands Boulevard in general accordance with [Appendix II](#). The location and alignment of Publicly Accessible Private Roads ~~must~~ be confirmed at the Development Permit stage.
- 7.2. Publicly Accessible Private Roads shall function as access and service corridors. Multiple access points will be provided along their lengths, in general accordance with [Appendix II](#), to accommodate access to parking drive aisles as well as to provide a variety of options for service delivery, such as garbage collection, delivery vehicles, and loading zones.
- 7.3. Parking for ~~A~~partment Hotels ~~must~~ be accommodated underground or within parking structures.

# 3.103 RTCMR - Riverview Town Centre Medium Rise Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>To</del>The purpose of this zone is to accommodate allow for low to medium density residential developments with limited and smaller eCommercial uUses at ground level.<del>The intent is to and</del> incorporate appropriate development controls to allow the development to intensify over the long term as the market evolves and the neighbourhood matures.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p><del>Major Home Based Business</del></p> <p><del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <p>2.2.1. Lodging House</p> <p>2.2.2. Multi-unit Housing</p> <p>2.2.3. Row Housing</p> <p>2.2.4. Supportive Housing</p> <p><del>Multi-unit Housing</del></p> <p><del>Supportive Housing</del></p> <p><del>Lodging Houses</del></p> <p><del>Row Housing</del></p> <p><b>Commercial Uses</b></p> <p>2.3. Food and Drink Service</p> <p><del>Specialty Food Services</del></p> <p>2.4. Indoor Sales and Service</p> <p><del>Convenience Retail Services</del></p> <p><del>Personal Service Shops, excluding Body Rub Centres</del></p> <p><b>Community Uses</b></p> <p>2.5. Child Care Service</p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Food and Drink Services</li> <li>• Indoor Sales and Services</li> </ul> <p>In addition, some current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• General Retail Stores</li> <li>• Household Repair Services</li> </ul>

**Agricultural Uses**

- 2.6. Agriculture, existing as of January 1, 2024  
~~Rural Farms shall only be allowed if the Use exists prior to December 31, 2018~~
- 2.7. Urban Agriculture  
~~Urban Gardens~~

**Sign Uses**

- 2.8. Fascia Sign, limited to On-premises Advertising Signs
- 2.9. Projecting Sign, limited to On-premises Advertising Signs

**Community Uses**

The community uses permitted in this draft zone are consistent with the current zone.

**Agricultural Uses**

The agricultural uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Agriculture
- Urban Agriculture

Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

**Sign Uses**

The sign uses permitted in this draft zone are consistent with the current zone.

**3. Discretionary Uses**

**Commercial Uses**

- ~~General Retail Stores~~
- ~~Household Repair Services~~

- 3.1. Residential Sales Centre

**Sign Uses**

- 3.2. Freestanding Sign, limited to On-premises Advertising Signs

**3. Revised**

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

**Commercial Uses**

Some of the current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- General Retail Stores
- Household Repair Services

**Sign Uses**

The discretionary sign uses in this draft zone are consistent with the current zone.

**4. Additional Regulations for Specific Uses**

**Residential Uses**

- 4.1. **Home Based Businesses** must comply with Section 6.60.

**Commercial Uses**

- 4.2. Commercial Uses ~~are shall~~ not ~~be~~ permitted in any freestanding structure separate from a structure containing Residential ~~or Residential-related~~ Uses. The ~~main principal~~ entrance to these Uses ~~must shall~~ be separate and have direct access from the ~~s~~Street.
- 4.3. Commercial Uses ~~are shall~~ only ~~be~~ permitted in locations where they front onto either an ~~a~~Arterial or ~~e~~Collector ~~r~~Road.
- 4.4. **Indoor Sales and Services** in the form of retail stores
  - 4.4.1. The maximum Floor Area is 200 m<sup>2</sup> for each individual establishment.  
~~must not exceed a Floor Area of 200 m<sup>2</sup>.~~

**Community Uses**

- 4.5. **Child Care Services** must comply with Section 6.30.
- 4.6. Community Uses ~~are shall~~ not ~~be~~ permitted in any freestanding structure separate from a structure containing Residential ~~or Residential-related~~ Uses. The ~~main principal~~ entrance to these Uses ~~must shall~~ be separate and have direct access from the ~~s~~Street.
- 4.7. Community Uses ~~are shall~~ only ~~be~~ permitted in locations where they front onto either an ~~a~~Arterial or ~~e~~Collector ~~r~~Road.

**Agricultural Uses**

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

4.8.2. The Development Planner may consider a variance to Subsection 4.8.1 based on the recommendations provided in an Environmental Site Assessment in compliance with [Section 7.140](#).

**Signs Uses**

- 4.9. **Signs** must comply with Subsection 6 of [Section 6.80](#).
- 4.10. ~~s~~Signs ~~must~~ shall be comprised of materials that are visually interesting, durable, ~~are of~~ high quality, and compatible with the architecture theme of the respective building.

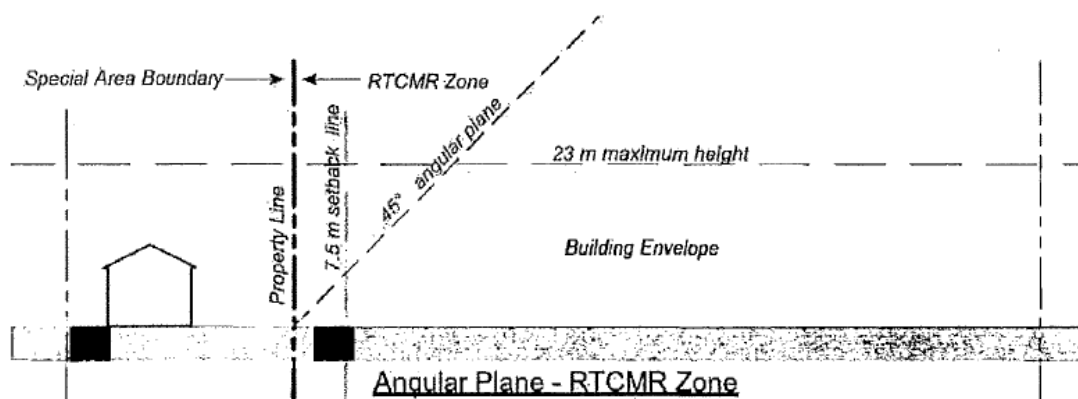
## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.1.1.	Maximum Height	23.0 m
<b>Floor Area Ratio</b>		
5.1.2.	Maximum Floor Area Ratio	2.5
<b>Residential Density</b>		
5.1.3.	Maximum Residential Density	224 Dwellings/ha
<b>Setbacks Abutting <del>Public Roads</del> Streets</b>		
5.1.4.	Minimum Setback	3.0 m
<b>Setbacks Abutting Sites zoned to allow Single or Semi-detached Housing <del>as a</del> Permitted Use</b>		
5.1.5.	Minimum Setback	7.5 m

- 5.2. The maximum Height; for any building that is taller than 12.0 m ~~is~~ shall be defined as follows:
  - 5.2.1. ~~h~~Building Height ~~is~~ shall be limited to the building envelope determined by a 45-degree angular plane. The angular plane ~~shall~~ begins at Grade at the northern, western, and eastern boundaries of the Special Area Riverview Town Centre (as shown on [Appendix I](#));
  - 5.2.2. ~~h~~Buildings ~~must~~ shall be developed within this building envelope and may be stepped, provided no part of the building Height exceeds the Height of the building envelope created by the angular plane.; ~~and~~
  - 5.2.3. ~~a~~A diagram, illustrating proposed building Heights and conformance to the angular plane and building envelope, ~~must~~ shall be provided to the Development ~~Planner~~ Officer with the Development Permit Application.

**Diagram for Subsection 7.1**



## 6. Design Regulations

- 6.1. Building ~~must~~ shall be designed to frame the corners of ~~e~~Collector and ~~a~~Arterial ~~r~~Road intersections.
- 6.2. Building ~~f~~Facades ~~must~~ shall include design elements, finishing material, and variations that will reduce the perceived mass of the buildings and add architectural interest.
- 6.3. Principal building entrances for any Use as well as entrances to Amenity Areas, Parking Areas, and other shared facilities, ~~must~~ shall be designed for universal accessibility.
- 6.4. Level changes from the sidewalk to entrances of buildings ~~must~~ shall be minimized.
- 6.5. Sidewalk furniture and other elements ~~must~~ shall be located out of the ~~t~~travel path to ensure they are not obstacles to building access.

Notes / Rationale

## 7. General Regulations

### Other Regulations

- 7.1. Maintenance ~~and~~/or drainage and utility easement(s) may be required between Abutting buildings ~~and~~/or through private yards of one or more Dwellings to ensure adequate access for property, drainage, and utility maintenance.
- 7.2. For a Row Housing Development all roof leaders from the Dwelling ~~must~~ shall be connected to the individual storm sewer service for each Lot.

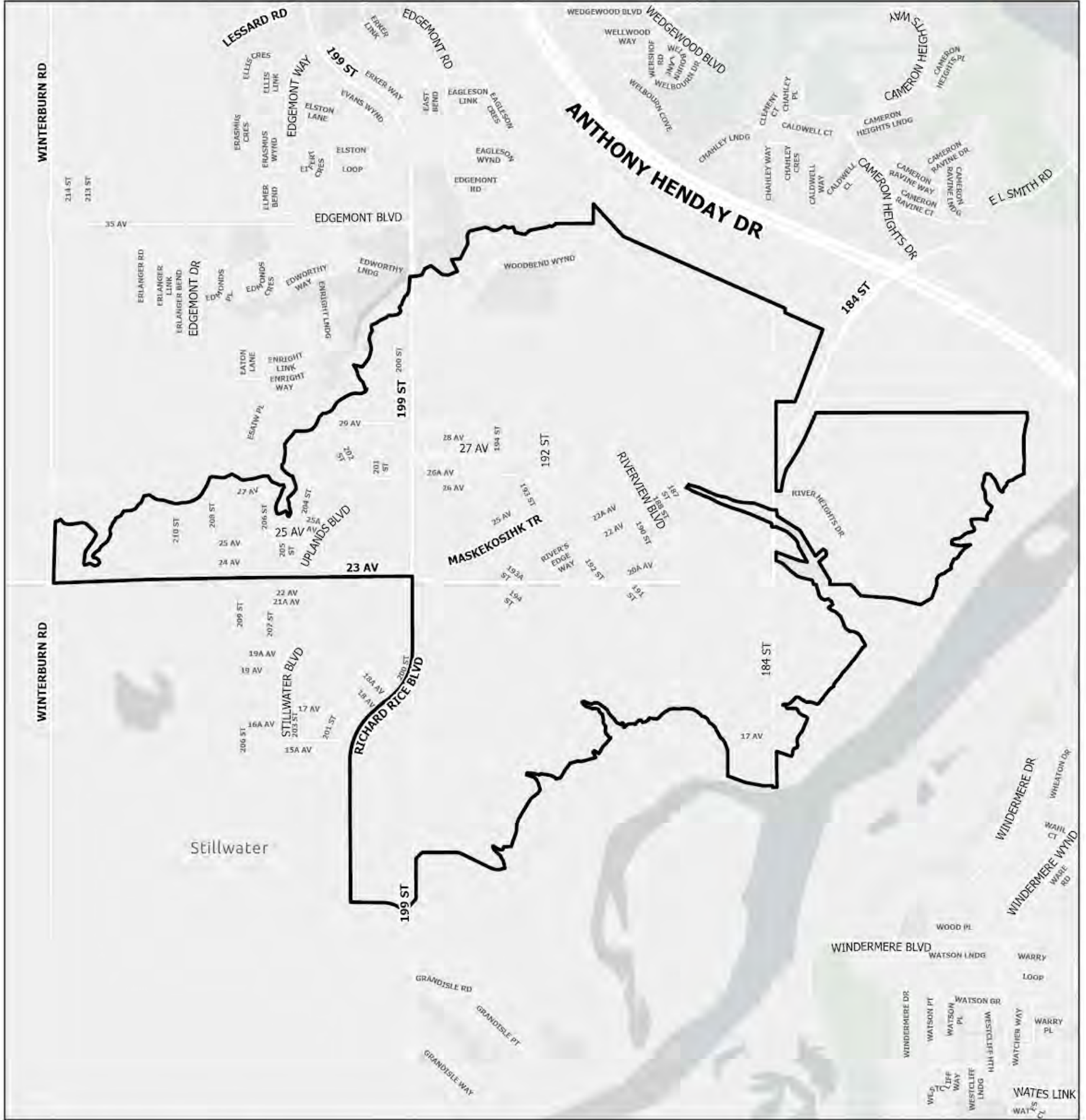


# 3.110 Riverview Special Area

Regulations	Notes / Rationale
<p><b>1. General Purpose</b></p> <p>To designate portions of the Riverview area, as shown on <a href="#">Appendix I</a> of this Section, as a Special Area and to adopt land use regulations to achieve the development objectives of The Uplands Neighbourhood Structure Plan and the Riverview Neighbourhood 3 Neighbourhood Structure Plan <del>(Rivers Edge)</del>.</p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Application</b></p> <p>2.1. The applicable location and boundaries for Riverview Special Area are shown in <a href="#">Appendix I</a>. <del>designation, location, and boundaries of each Land Use Zone created through this Section may be applied within the area indicated on Appendix I to this Section.</del></p>	
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones contained in Section 3.110 <del>of this Bylaw</del> have been created in conformance with <a href="#">Section 7.70</a>.</p> <p><b>Residential Zones</b></p> <p><a href="#">3.111 (RVRH) Riverview Row Housing Zone</a></p>	
<p><b>4. Appendices</b></p> <p><a href="#">Appendix I - Riverview Special Area</a></p>	

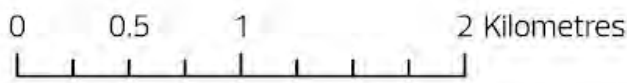


# Riverview Special Area Boundary



Zoning Bylaw Renewal  
Urban Planning & Economy  
December 2022

Riverview Special Area



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# 3.111 RVRH - Riverview Row Housing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for the development of street oriented Multi-unit Housing in the form of Row Housing that allows a greater building Height and the opportunity for development on individual shallow lots where <b>vehicle</b> access is from an <b>AlleyLane</b> to a rear attached Garage.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business <del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Row Housing</li> <li>2.2.2. Secondary Suites</li> <li>2.2.3. Supportive Housing</li> </ul> <p><del>Multi-unit Housing, in the form of row housing</del></p> <p><del>Supportive Housing, Restricted to Limited Supportive Housing</del></p> <p><b>Agricultural Uses</b></p> <p>2.3. Urban Agriculture <del>Urban Gardens</del> <del>Urban Outdoor Farms</del></p> <p><b>Sign Uses</b></p> <p>2.4. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Businesses</li> <li>• Residential</li> </ul> <p><b>Agricultural Uses</b></p> <p>The agricultural uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
<p><b>3. Discretionary Uses</b></p> <p><del>Major Home Based Business</del></p> <p><b>Commercial Uses</b></p> <p>3.1. Residential Sales Centre</p>	<p><b>3. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p>

**Community Uses**

- 3.2. Child Care Service

**Sign Uses**

- 3.3. Freestanding Sign, limited to On-premises Advertising ~~Freestanding On-premises Signs~~
- 3.4. Portable Sign, limited to On-premises Advertising ~~Temporary On-premises Signs~~

Major Home Based Business has been moved to a permitted use under the new Home Based Business Use.

**Commercial Uses**

The discretionary commercial uses in this draft zone are consistent with the current zone.

**Community Uses**

The discretionary community uses in this draft zone are consistent with the current zone.

**Sign Uses**

The discretionary sign uses in this draft zone are consistent with the current zone.

**4. Additional Regulations for Specific Uses**

**Residential Uses**

- 4.1. Home Based Businesses must comply with [Section 6.60](#).

**Commercial Uses**

- 4.2. Residential Sales Centres ~~are permitted~~ may be approved 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**

- 4.3. Child Care Services must comply with [Section 6.30](#).

**Agricultural Uses**

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

**Sign Uses**

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

**4.2 - Revised**

The requirement that Residential Sales Centres be issued as a Discretionary Development for subsequent permits was removed, as the use is already a Discretionary Use.

**5. Site and Building Regulations**

- 5.1. Development must comply with Table 5.1

Table 5.1 Site Regulations		
Subsection	Regulation	Value
<b>Row Housing Internal Dwelling</b>		
5.1.1.	Minimum Site area	90.0 m <sup>2</sup>
5.1.2.	Minimum Site Width	3.6 m
5.1.3.	Minimum Site Depth	25.0 m
<b>Row Housing End Dwelling</b>		
5.1.4.	Minimum Site area	120 m <sup>2</sup>
5.1.5.	Minimum Site Width	4.8 m
5.1.6.	Minimum Site Depth	25.0 m
<b>Row Housing Corner Dwelling</b>		
5.1.7.	Minimum Site area	150 m <sup>2</sup>
5.1.8.	Minimum Site Width	6.0 m
5.1.9.	Minimum Site Depth	25.0 m

5.2. Development must comply with Table 5.2:

~~Each Multi-unit Housing building shall not exceed a maximum of 48 m in width.~~

Table 5.2 Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.2.1.	Maximum Height	13.0 m
<b>Site Coverage</b>		
5.2.2.	Row Housing internal Dwelling	57%
5.2.3.	Row Housing end Dwelling	45%
5.2.4.	Row Housing corner Dwelling	40%
<b>Building Facade</b>		
5.2.5	Maximum length of a building Facade	48.0 m
<b>Residential Density</b>		
5.2.6.	Maximum number of principal Dwellings per Row Housing building	5 Dwellings

5.3. Setbacks must comply with Table 5.3:

Table 5.3 Setback Regulations		
Subsection	Regulation	Value
<b>Front Setback</b>		
5.3.1.	Minimum Front Setback	4.5 m
<b>Rear Setback</b>		
5.3.2.	Minimum Rear Setback	5.5 m
<b>Side Setback</b>		
5.3.3.	Minimum Interior Side Setback	1.2 m
5.3.4.	Minimum Flanking Side Setback	2.4 m

## 6. Design Regulations

- 6.1. Each Dwelling unit within a ~~Row~~Multi-unit Housing building ~~must~~shall be individually defined through a combination of ~~Architectural Elements~~architectural features that may include variations in ~~the~~ rooflines, projection or recession of the Facade, porches or entrance features, building materials, or other treatments.
- 6.2. On Corner Sites the Facades of a principal building Abutting the Front Lot Line and the Flanking Side Lot Line ~~must~~shall use consistent building materials and ~~Architectural Elements~~architectural features, and ~~must~~shall include features such as windows, doors, or porches.
- 6.3. ~~Row~~Multi-unit Housing ~~must~~shall not repeat the same ~~Architectural Elements~~architectural features more than six times on a block face.

## 7. General Regulations

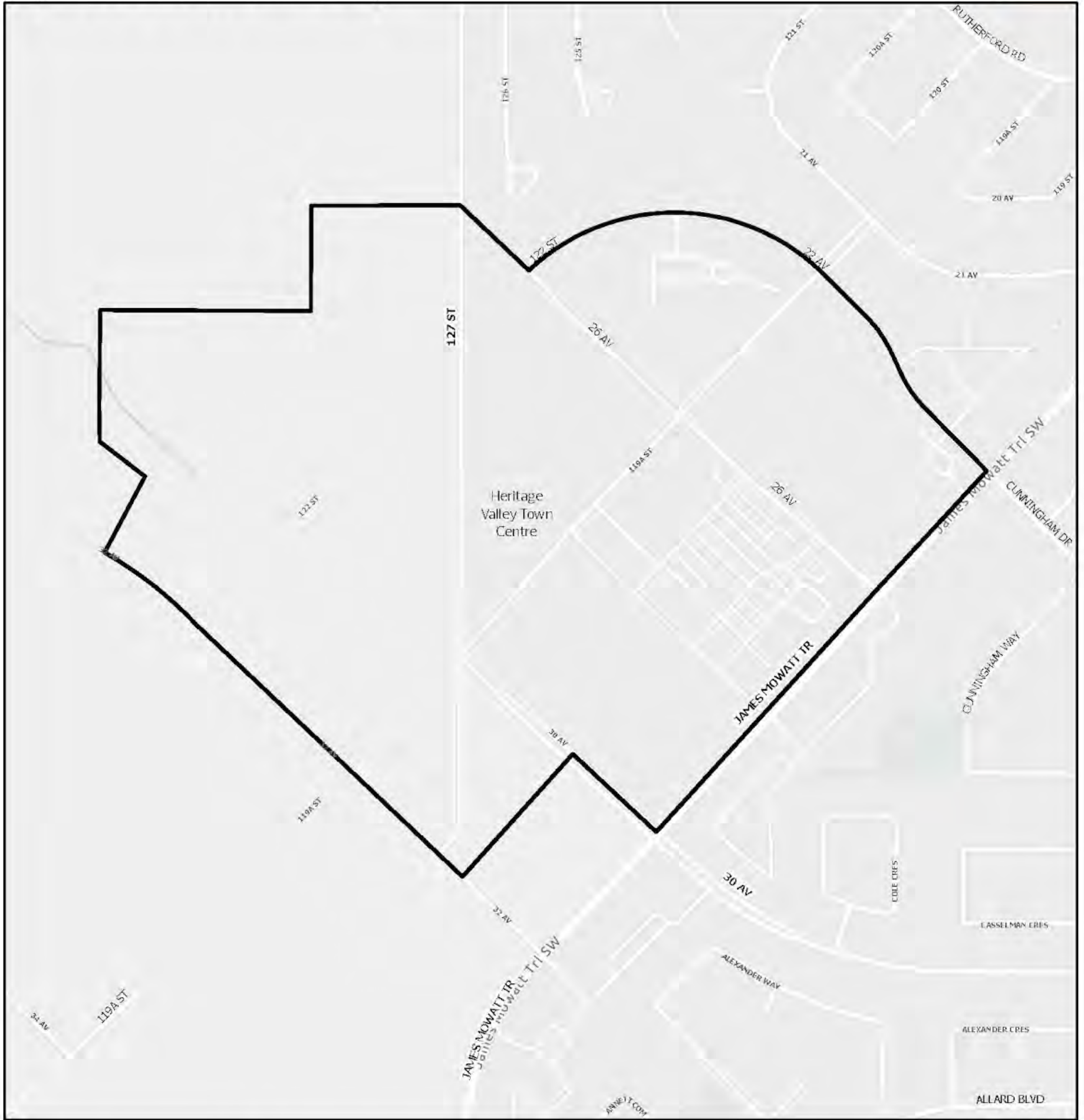
### Parking and Access

- 7.1. ~~Vehicle~~Vehicular access ~~must~~shall be from an ~~Alley~~Lane.


# 3.120 Heritage Valley Town Centre Special Area

Regulations	Notes / Rationale
<p><b>1. General Purpose</b></p> <p><del>To</del>The purpose of this zone is to designate a portion of Heritage Valley Town Centre, as shown in <del>in</del> <a href="#">Appendix I</a> of this Section, as a Special Area and to adopt appropriate land use regulations to achieve the development objectives of the Heritage Valley Town Centre Neighbourhood Area Structure Plan.</p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Application</b></p> <p>The applicable location and boundaries for Heritage Valley Town Centre Special Area are shown in <a href="#">Appendix I</a>. <del>The designation, location and boundaries of each Land Use Zone created through Section 990 shall apply as indicated on Appendix I to this Section.</del></p>	
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones, <del>as</del> contained in Sections <del>3.120 990</del>, have been created in conformance with <a href="#">Section 7.70</a>. <del>Section 900 of the Edmonton Zoning Bylaw.</del></p> <p><b>Commercial Zones</b></p> <p><a href="#">3.121 (TC-C) Heritage Valley Town Centre Commercial Zone</a></p>	
<p><b>4. Appendices</b></p> <p><a href="#">Appendix I - Special Area Heritage Valley Town Centre</a>  <a href="#">Appendix II - Concept Plan Special Area Heritage Valley Town Centre</a></p>	

# Heritage Valley Town Centre Special Area Boundary




Zoning Bylaw Renewal  
Urban Planning & Economy  
December 2022

 Heritage Valley Town Centre Special Area



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0 0.13 0.25 0.5 Kilometres





Note: Appendix II is a schematic illustration of the development and design regulations. The Concept Plan does not depict detailed site configuration of buildings, circulation, amenities, and accesses.

## APPENDIX II: CONCEPT PLAN

Area 'A' (Pedestrian Friendly Commercial)

Area 'B' (Commercial Shopping Centre)

Boundary to Include Amenity Area Integrated with Main Street Retail

Private internal roadway with all-directional access (roadway will include strong pedestrian connection)

Pedestrian Connection

Commercial Buildings Frame Entrances

Primary Street (Roadway with Arterial Function)

LRT Corridor

Arterial Roadway

Special Area Town Centre Boundary

Stantec

**SPECIAL AREA:**

**TOWN CENTRE COMMERCIAL**



# 3.121 TC-C - Heritage Valley Town Centre Commercial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for <del>The purpose of the TC-C Zone is to create a</del> high quality, pedestrian-friendly commercial development <del>in accordance with the Objectives and Policies of the Heritage Valley Town Centre Neighbourhood Area Structure Plan. This Zone will allow for a</del> with a mix of large, medium and <del>or</del> small format retail, office, entertainment, cultural and institutional Uses, <del>that consider</del> recognizing the proximity and prominence of the Heritage Valley Town Centre transit node (LRT station and bus facilities) within the Heritage Valley Town Centre, in accordance with the Objectives and Policies of the Heritage Valley Town Centre Neighbourhood Area Structure Plan.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. Bar <del>and Neighbourhood Pubs</del></p> <p>2.2. Body Rub Centre</p> <p><del>Personal Service Shops</del></p> <p>2.3. Cannabis Retail <del>Store</del>Sales</p> <p>2.4. Food and Drink Service</p> <p><del>Drive-in Food Services</del></p> <p><del>Restaurant</del></p> <p><del>Specialty Food Services</del></p> <p>2.5. Health Service</p> <p>2.6. Hotel</p> <p><del>Hotels</del></p> <p>2.7. Indoor Sales and Service</p> <p><del>Business Support Services</del></p> <p><del>Commercial Schools</del></p> <p><del>Convenience Retail Stores</del></p> <p><del>General Retail Stores</del></p> <p><del>Market</del></p> <p><del>Media Studios</del></p> <p><del>Veterinary Services</del></p> <p><del>Warehouse Sales</del></p> <p>2.8. Liquor Store</p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Hotels;</li> <li>• Major Indoor Entertainment;</li> <li>• Minor Indoor Entertainment;</li> <li>• Indoor Sales and Services; and</li> <li>• Vehicle Support Services.</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Community services; and</li> <li>• Special Events</li> </ul> <p><b>Agricultural Uses</b></p> <p>The agricultural uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p>

<p>2.9. Major Indoor Entertainment</p> <p><del>Nightclubs</del></p> <p><del>Spectator Entertainment Establishments</del></p> <p>2.10. Minor Indoor Entertainment</p> <p><del>Indoor Participant Recreation Services</del></p> <p><del>Major and Minor Amusement Establishments</del></p> <p>2.11. Office</p> <p><del>Professional, Financial and Office Support Services</del></p> <p>2.12. Vehicle Support Service</p> <p><del>Automotive and Equipment Repair Shops</del></p> <p><del>Gas Bars</del></p> <p><del>Minor Service Stations</del></p> <p><del>Rapid Drive-through Vehicle Services</del></p> <p><b>Community Uses</b></p> <p>2.13. Child Care Service</p> <p>2.14. Community Service</p> <p><del>Government Services</del></p> <p><del>Religious Assembly</del></p> <p>2.15. Library</p> <p><del>Public Libraries and Cultural Exhibits</del></p> <p>2.16. Special Event</p> <p><b>Agricultural Uses</b></p> <p>2.17. Urban Agriculture</p> <p><del>Urban Indoor Farms</del></p> <p><del>Urban Outdoor Farms</del></p> <p><b>Sign Uses</b></p> <p>2.18. Fascia Sign, limited to On-premises Advertising Signs</p> <p>2.19. Freestanding Sign, limited to On-premises Advertising Signs</p> <p>2.20. Projecting Sign, limited to On-premises Advertising Signs</p> <p>2.21. Temporary Sign, limited to On-premises Advertising Signs</p>	
<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p>3.1. Custom Manufacturing</p> <p><del>Breweries, Wineries and Distilleries</del></p>	<p><b>3.1 Revised</b> Breweries, Wineries and Distilleries has been combined into the new Custom Manufacturing Use. This new use allows for additional commercial activities of a similar impact in this Zone.</p>
<p><b>4. Additional Regulations for Specific Uses</b></p> <p><b>Commercial Uses</b></p> <p>4.1. The following Uses are not permitted within Area "A", as illustrated on <a href="#">Appendix II</a>, which portrays an area approximately 400 m <del>from</del> the LRT Station:</p> <p>4.1.1. Vehicle Support Services</p> <p><del>Automotive and Equipment Repair Shops</del></p> <p><del>Gas Bars</del></p>	<p><b>4.1 Revised</b> The Warehouse Sales Use from the current Zoning Bylaw has been combined into the new Indoor Sales and Services Use. Therefore, this use is now permitted within Area A.</p>

- ~~Minor Service Stations~~
- ~~Rapid Drive-through Vehicle Services~~
- 4.1.2. ~~Uses with Drive-through Services~~
- ~~Drive-in Food Services~~
- 4.1.3. Hotels
- ~~Warehouse Sales~~

- 4.2. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.3. **Cannabis Retail Stores** ~~must~~ shall comply with [Section 6.20](#) ~~of this Bylaw~~.
- 4.4. **Liquor Stores** must comply with [Section 6.70](#).
- 4.5. **Vehicle Support Services** and **Uses with Drive-through Services** must comply with [Section 6.110](#).

**Community Uses**

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

**Agricultural Uses**

- 4.8. **Urban Agriculture**
  - 4.8.1. ~~With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.~~
  - 4.8.2. ~~The Development Planner may consider a variance to Subsection 4.8.1 based on the recommendations provided in an environmental site assessment in compliance with [Section 7.140](#).~~

~~Urban Indoor Farms shall comply with Section 98 of this Bylaw.~~

~~Urban Outdoor Farms shall comply with Section 98 of this Bylaw.~~

**Sign Uses**

- 4.9. Signs ~~must~~ shall be designed in an aesthetically pleasing manner and in harmony with the architectural ~~theme~~ theme of the respective building.
- 4.10. Directional signage is encouraged to provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits and ~~Public Amenity Areas~~ ~~amenity areas~~.
- 4.11. **Sign Uses** must comply with ~~Subsections 3 and 6 of~~ [Section 6.80](#).

## 5. Site and Building Regulations

- 5.1. Development must comply with Table 5.1:

Table 5.1. Building Regulations		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1.	Maximum Floor Area Ratio	1.0
<b>Height</b>		
5.1.2.	Maximum Height	15.0 m

- 5.2. Setbacks must comply with Table 5.2:

Table 5.2. Setback Regulations		
Subsection	Regulation	Value
5.2.1	Minimum Setback	No Minimum
<b>Unless one of the following applies:</b>		

<b>5.2.2</b>	Minimum <del>s</del> Setback for a <del>l</del> Landscaped <del>y</del> Yard along James Mowatt Trail, 26 Avenue SW, 119 Street SW, and 30 Avenue SW	4.5 m
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## 6. Design Regulations

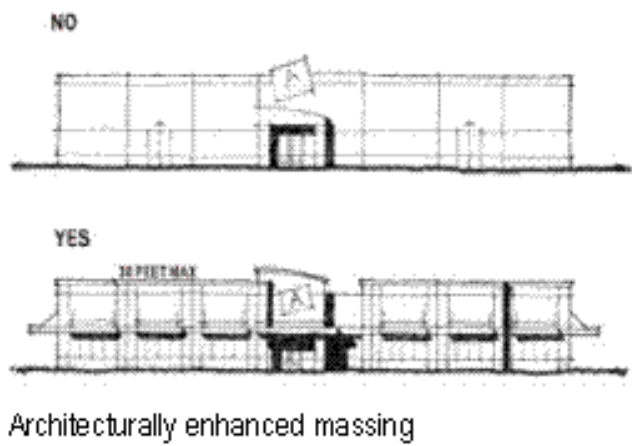
### Site Design

- 6.1. No single Use with a ~~total gross f~~Floor ~~a~~Area of 3,500 m<sup>2</sup> or greater ~~is permitted shall be permitted~~ to be wholly located ~~with~~in Area "A", as illustrated ~~o~~in [Appendix II](#).
- 6.2. Buildings shall generally be designed to:
  - 6.2.1. frame the corners of prominent intersections bordering the Site;
  - 6.2.2. frame major vehic~~le~~~~lar~~ and pedestrian access points into the Site; and
  - 6.2.3. permit views into the Site along the axis of ~~Streets~~~~roadways~~ and ~~Pathways~~~~Walkways~~ intersecting the Abutting perimeter ~~Streets~~~~public roadways~~.
- 6.3. Private internal ~~Streets~~~~roadways~~ ~~must~~shall be provided through the Site. These ~~Streets~~~~roadways~~ ~~must~~shall provide vehic~~le~~~~lar~~ and pedestrian connections between James Mowatt Trail and 119 Street, and between 26 Avenue and 30 Avenue. The alignment of the ~~Streets~~~~roadways~~ ~~must~~shall be confirmed at the Development Permit stage.
- 6.4. A ~~Public Amenity Area~~~~Common Amenity Area~~, intended to create a "sense of place" and an inviting image of the development, ~~must~~shall be provided within the area ~~identified as "Amenity Area" in Appendix II~~. This ~~Public Amenity Area~~ may include design features including but not limited to:
  - 6.4.1. public art (this may include a water feature);
  - 6.4.2. public seating areas and street furniture; or
  - 6.4.3. ornamental planting beds.
- 6.5. Buildings adjacent to the ~~Common~~~~Public Amenity Area~~ ~~must~~shall be oriented and designed to frame and enhance the ~~Public Amenity Area~~ and provide opportunity for passive surveillance.
- 6.6. No part of the Site ~~may~~shall be developed as a fully enclosed shopping mall. The primary means of pedestrian circulation ~~must~~shall be outdoor ~~Pathways~~~~Walkways~~ and/or sidewalks.

### Building Design

- 6.7. Buildings ~~must~~shall be of high quality and be designed in an aesthetically pleasing manner. Chain architecture should generally be limited to corporate logos and signage, and identifiable building features.
- 6.8. Building ~~Facades~~~~façades~~ on all sides ~~must~~shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of buildings and add architectural interest.
- 6.9. The ~~perceived~~ massing of building walls greater than 20.0 m in length ~~must~~shall be reduced through ~~a~~Architectural ~~e~~Elements such as:
  - 6.9.1. columns;
  - 6.9.2. ribs;
  - 6.9.3. pilasters or piers;
  - 6.9.4. changes in plane (e.g., recesses and projections);
  - 6.9.5. changes in building finishes;
  - 6.9.6. materials and textures; or
  - 6.9.7. features that create an identifiable pattern and sense of human scale.

**Diagram for Subsection 6.8 and 6.9**



- 6.10. Buildings located along Public Amenity Areas and major pedestrian ~~Pathways~~~~Walkways~~ **must shall** emphasize ~~a~~~~Architectural~~ ~~e~~~~Elements~~ and ~~f~~~~Facade~~ enhancements, particularly to the first and second ~~Storeys~~~~levels~~ of a ~~development~~~~project~~ to create a pedestrian-friendly environment. Design elements may include:
- 6.10.1. the placement of windows to allow for viewing into the building by pedestrians;
  - 6.10.2. entrance features; street furniture;
  - 6.10.3. canopies; or
  - 6.10.4. features that lend visual interest and a human scale.
- 6.11. Buildings ~~(s)~~ located at the corner of 30 Avenue and 119 Street **must shall** be enhanced architecturally in consideration of this prominent location close to MU LRT 2 and the LRT corridor. These buildings should be **oriented to enable a strong** ~~placed such that they allow for a strong~~ pedestrian connection from the intersection into the Site.
- 6.12. Buildings **must shall** incorporate decorative exterior lighting to enhance building architecture, ~~L~~~~andscaping~~ elements and the **Public Amenity Area**.
- 6.13. Building entries **must shall** be readily identifiable and use:
- 6.13.1. recesses;
  - 6.13.2. projections;
  - 6.13.3. ~~E~~~~columns~~; ~~and~~ ~~or~~
  - 6.13.4. distinctive materials and colours to distinguish them from other parts of the ~~f~~~~Facade~~.
- 6.14. All mechanical equipment, including roof mechanical units, **must shall** be concealed from street level view by screening in a manner compatible with the architectural character of the building or by incorporating it within the building.

**Pedestrian Circulation**

- 6.15. A strong landscaped pedestrian connection through the Site, linking James Mowatt Trail and 119 Street, **must shall** be provided to facilitate pedestrian movement towards the LRT station, transit stops, and the Main Street Retail area.
- 6.16. Enhanced parking islands with ~~Pathways~~~~Walkways~~ **must shall** be provided to facilitate safe pedestrian movement from the ~~p~~~~Parking~~ ~~a~~~~Areas~~ to the buildings.
- 6.17. ~~Design techniques to support pedestrian safety~~~~Remedial treatments~~ **must** be provided at pedestrian crossings, such as:
- 6.17.1. raised pedestrian crossings;
  - 6.17.2. decorative ~~L~~~~andscaping~~;
  - 6.17.3. special paving;
  - 6.17.4. lighting; or
  - 6.17.5. bollards.
- 6.18. ~~Landscaped~~~~Attractive~~ sidewalks in front of buildings and main entrances **must shall** be developed to a minimum 2.0 m width to reduce pedestrian conflict and facilitate pedestrian movement and activities.

**Roadways and Parking**

- 6.19. At least one internal Street must provide a minimum 1.5 m wide sidewalk with boulevard landscaping ~~shall be provided~~ on at least one side ~~of the Private internal roadway~~ to help connect parking lots, building entrances, external ~~Pathways~~~~public sidewalks~~, **Public Amenity Areas** and transit stops. ~~It is recognized that the sidewalk will be interrupted at multiple points to accommodate drive aisles.~~

**6.13 - Revised**

This regulation has been revised to clarify its intent.

- 6.20. ~~On-street~~ parking ~~is~~ shall be permitted along ~~internal streets~~ private internal roadways.
- 6.21. ~~Private~~ internal ~~streets~~ roadways ~~must~~ shall provide high-quality urban street furniture at appropriate intervals, ~~which may include: This street furniture may include, but is not limited to:~~
- 6.21.1. benches;
  - 6.21.2. lighting;
  - 6.21.3. pedestrian-level lighting;
  - 6.21.4. banners;
  - 6.21.5. waste receptacles;
  - 6.21.6. ~~bicycle~~ racks;
  - 6.21.7. bollards; and
  - 6.21.8. wayfinding signage.
- ~~Large parking areas shall be "broken up" by means of landscaped islands, on-site private roads, amenity spaces, and/or pedestrian walkways.~~
- 6.22. A maximum of 40 percent of ~~the~~ frontages ~~that abut~~ abutting the landscaped ~~yard~~ along ~~the~~ public ~~streets~~ roadways may be developed with surface parking, except that a maximum of 25 percent of ~~the~~ frontages ~~that abut~~ abutting the landscaped ~~yard~~ within Area A and along 119 Street SW may be developed with surface parking.
- 6.23. ~~Internal streets~~ private internal roadways, as shown ~~in~~ Appendix II ~~Concept Plan~~, will function as access and service corridors within the Town Centre Commercial Zone. ~~Private~~ internal ~~streets~~ roadways are intended to replace common functions of local ~~streets~~ roadways. Multiple access points will be provided along their lengths to accommodate access to parking drive aisles as well as to provide a variety of options for service delivery, such as garbage collection, delivery vehicles, ~~and~~ loading zones.; ~~etc.~~
- 6.24. A Public Access Easement ~~must~~ shall be registered on the Site to ensure public access.

**Open Space and Landscaping**

- 6.25. ~~In addition to the regulations in Section 5.90, A~~ a high quality landscape plan prepared by a registered landscape architect ~~must~~ shall be submitted prior to the approval of any Development Permit. This plan ~~must~~ shall illustrate:
- 6.25.1. ~~l~~ Landscaping internal to the Site;
  - 6.25.2. ~~Public Amenity Areas~~;
  - 6.25.3. pedestrian linkages;
  - 6.25.4. fencing;
  - 6.25.5. exterior lighting;
  - 6.25.6. street furniture elements;
  - 6.25.7. pedestrian seating areas;
  - 6.25.8. and the varied sizes and species of new plantings.
- 6.26. Outdoor ~~Public Amenity Areas~~ ~~must~~ shall be landscaped for the purpose of achieving pedestrian connectivity, opportunities for play and social interaction. In addition to ~~l~~ Landscaping, this ~~must~~ shall be achieved through the use of:
- 6.26.1. park benches;
  - 6.26.2. pedestrian level lighting;
  - 6.26.3. waste receptacles; and
  - 6.26.4. other means integrated with the landscaping and placed along public walking routes through the Site.
- 6.27. Site entrances and landscaped edges along James Mowatt Trail and 28 Avenue ~~must~~ shall receive special design attention to ensure that the development presents an attractive and inviting face to surrounding areas, while allowing views of buildings/building signs within the Site.
- 6.28. Coordinated and complementary streetscape enhancements ~~must~~ shall be developed through the Site, including:
- 6.28.1. street trees;
  - 6.28.2. Fencing;

**S.990.4.4.2 Roadways and Parking (d) - Retired**  
 Regulations regarding breaking up large parking spaces have been removed as they are covered in Section 5.110.

- 6.28.3. pedestrian-scale lighting;
  - 6.28.4. street furniture; and
  - 6.28.5. other elements.
- 6.29. Landscaping ~~must~~ shall be used to highlight major circulation patterns, pedestrian linkages, and the overall development.
- 6.30. The required ~~Public Amenity Areas must~~ may be developed as one or more of the following:
- 6.30.1. courtyard;
  - 6.30.2. interior landscaped open space;
  - 6.30.3. arcade;
  - 6.30.4. plaza;
  - 6.30.5. parkette;
  - 6.30.6. square; or
  - 6.30.7. ~~or~~ outdoor seating area.
- 6.31. The ~~Public Amenity Areas~~ may be developed with ~~Landscaping~~, planting beds, public art, street furniture, water features, or other enhancing features. ~~Amenity a~~ Areas ~~must~~ shall be located in more accessible areas of the Site.

**Signage**

~~Signs shall comply with the regulations found in Schedule 59E.~~

~~Signs shall be designed in an aesthetically pleasing manner and in harmony with the architecture theme of the respective building.~~

~~Directional signage is encouraged to provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.~~

## 7. General Regulations

**Parking, Loading, Storage and Access**

- 7.1. No parking, loading, storage, trash collection, outdoor service or display area ~~is~~ shall be permitted within a required ~~Y~~ yard.
- 7.2. Loading, storage and trash collection areas ~~must~~ shall be located to the rear or sides of the principal building and ~~must~~ shall be screened from view from any adjacent Sites, public or internal ~~Streets~~ roadways, and ~~mass transit~~ Light Rail Transit lines, in ~~compliance~~ accordance with the provisions of ~~s~~ Subsection 12 of ~~Section 5.90~~ 55.4 of the Zoning Bylaw.
- 7.3. Loading areas ~~must~~ shall not encroach onto public right-of-ways.
- 7.4. If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and Abut a ~~R~~ residential Zone or an ~~Alley~~ Lane serving a ~~R~~ residential Zone, such areas ~~must~~ shall be screened in accordance with the provisions of ~~s~~ Subsection 12 of ~~Section 5.90~~ 55.4 of the Zoning Bylaw.

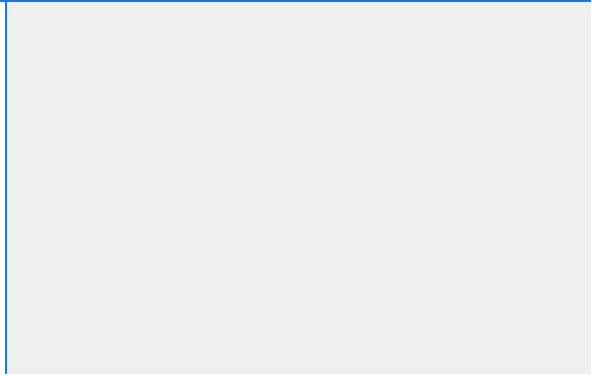
**Landscaping**

~~A detailed Landscaping plan shall be submitted prior to the approval of any Development Permit. This plan shall include pedestrian connection and Fencing details, exterior lighting and street furniture elements, pedestrian seating areas, and varied sizes and species of new plantings in accordance with Section 55 of the Zoning Bylaw.~~

**Other Regulations**

- 7.5. A minimum ~~Public Amenity Space~~ of 1.0 m<sup>2</sup> of ~~Landscaped islands~~ per ~~shall be provided for every~~ 10 surface parking spaces must be provided. ~~in the form of landscaped parking islands~~
- 7.6. An additional ~~Public Amenity Area~~ of 1.0 m<sup>2</sup> ~~must~~ shall be provided for every 100 m<sup>2</sup> of commercial floor space.
- 7.7. Barrier-free ~~D~~ design principles ~~must~~ shall be used to guide the design of all buildings and public facilities, ensuring a high degree of accessibility to persons with disabilities.
- 7.8. CPTED principles ~~must~~ shall be used to guide the design of all public and private spaces and facilities, focusing on natural surveillance and access control.

- 7.9. At the Development Permit stage, a generalized, non-binding concept plan ~~must~~ be submitted for all new building development or substantial redevelopment for the purpose of illustrating how the proposed development will integrate with existing and future surrounding and on-Site development. The concept plan ~~must~~ show the location of existing and future buildings, ~~p~~Parking ~~a~~Areas, vehicle~~lar~~ and pedestrian routes and ~~Public Amenity Areas~~.
- 7.10. At the Development Permit stage, coloured elevation plans and a detailed materials list ~~must~~ be submitted consistent with the purpose of this Zone and the Heritage Valley Town Centre NASP.

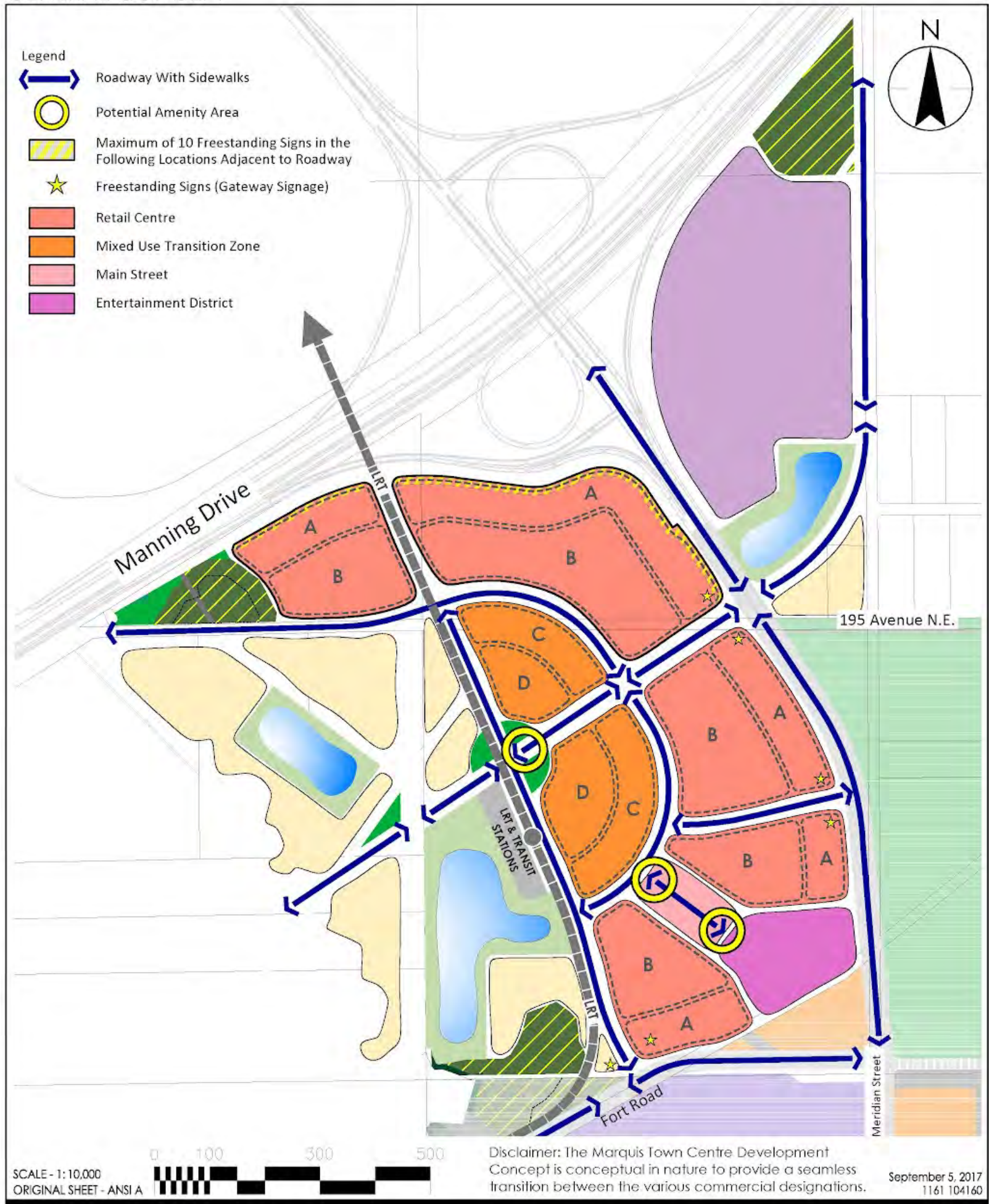




# 3.130 Marquis Town Centre Special Area

Regulations	Notes / Rationale				
<p><b>1. General Purpose</b></p> <p>To <del>The purpose of this zone is to</del> designate a portion of the Marquis neighbourhood, as shown in <del>on</del> <a href="#">Appendix I</a> of this Section, as a Special Area, and to adopt appropriate land use regulations to achieve the objectives of the Marquis Neighbourhood Structure Plan.</p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>				
<p><b>2. Application</b></p> <p>2.1. The <del>applicable designation, location, and boundaries for of each Land Use Zone created through Section</del> Marquis Town Centre Special Area 999 <del>shall apply as</del> are indicated in <a href="#">Appendix I to this Section</a>.</p>					
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones, <del>as</del> contained in Sections <del>3.130999</del>, have been created in conformance with <a href="#">Section 7.70. 900 of Edmonton Zoning Bylaw</a></p> <p><a href="#">3.131 (MRC) Marquis Retail Centre Zone</a>  <a href="#">3.132 (MMUT) Marquis Mixed Use Transition Zone</a>  <a href="#">3.133 (MMS) Marquis Main Street Zone</a>  <a href="#">3.134 (MED) Marquis Entertainment District</a></p>					
<p><b>4. Marquis Special Area Use Definitions</b></p> <p>4.1. The following use definitions apply to all Marquis Special Area Zones:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Use</th> <th style="text-align: center;">Definition</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"><b>Recycling Depot</b></td> <td>A development used for the buying and temporary storage of bottles, cans, newspapers and similar Household goods for reuse where all storage is contained within an enclosed building. Such establishments must not have more than four vehicles for the pick-up and delivery of goods.</td> </tr> </tbody> </table>	Use	Definition	<b>Recycling Depot</b>	A development used for the buying and temporary storage of bottles, cans, newspapers and similar Household goods for reuse where all storage is contained within an enclosed building. Such establishments must not have more than four vehicles for the pick-up and delivery of goods.	<p><b>4.1 Revised</b></p> <p>The use listed in this subsection have been transferred over from the equivalent 12800 use, with the removal of typical examples. This use is required to minimize the land use impacts of Minor Industrial uses in the Marquis area.</p>
Use	Definition				
<b>Recycling Depot</b>	A development used for the buying and temporary storage of bottles, cans, newspapers and similar Household goods for reuse where all storage is contained within an enclosed building. Such establishments must not have more than four vehicles for the pick-up and delivery of goods.				
<p><b>5. Appendices</b></p> <p><a href="#">Appendix I - Marquis Special Area Zones, Marquis Town Centre General Concept</a></p> <p><a href="#">Appendix II - Marquis Special Area Zones, Marquis Town Conceptual Pedestrian Connections</a></p> <p><a href="#">Appendix III - Marquis Special Area Zones, Marquis Town Centre Building Setbacks for Sensitive Uses</a></p> <p><a href="#">Appendix IV - Marquis Special Area</a></p>					

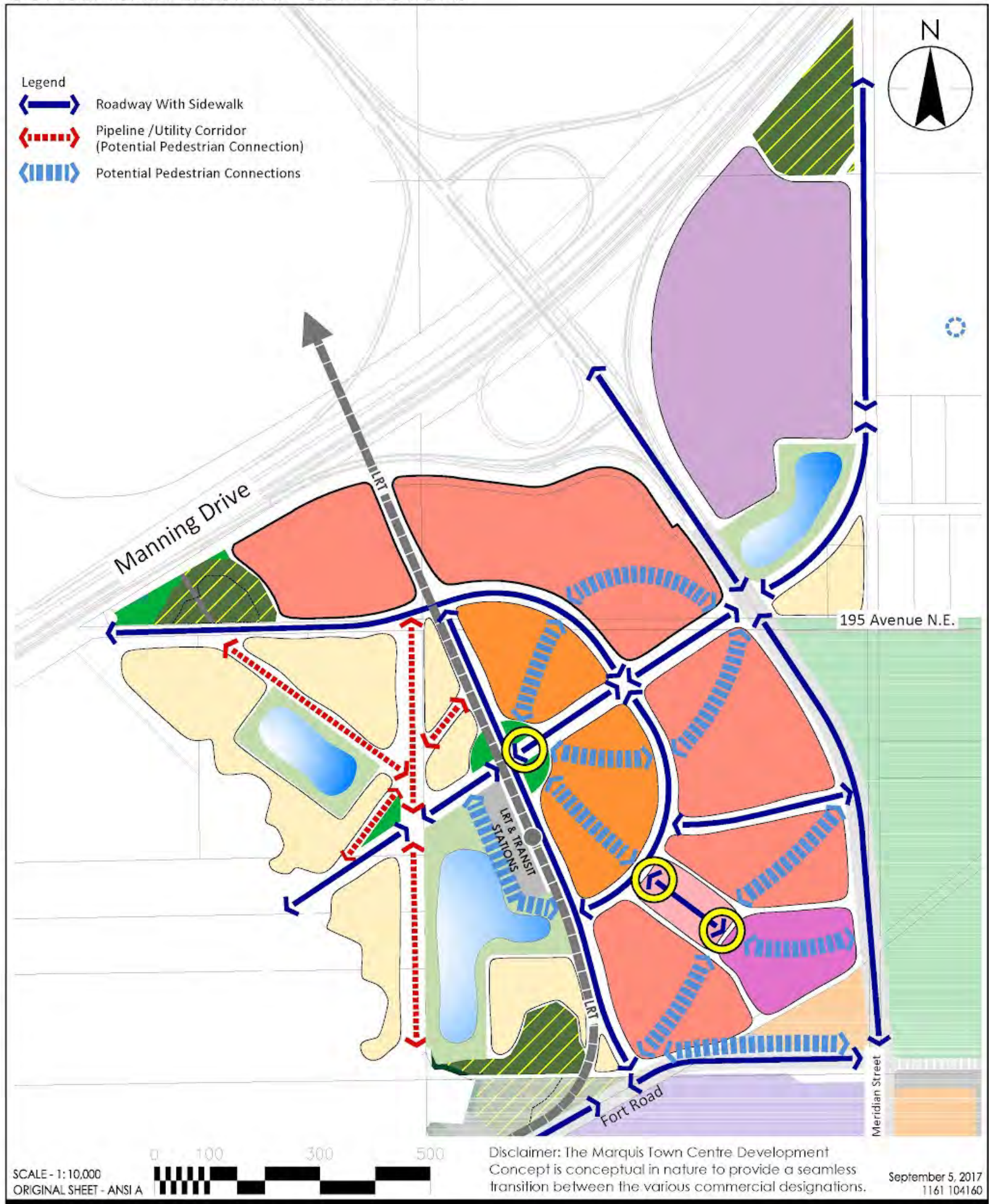
MARQUIS SPECIAL AREA ZONES  
APPENDIX I - MARQUIS TOWN CENTRE  
GENERAL CONCEPT



10160-112 Street  
Edmonton, AB T5K 2L6  
www.stantec.com

NOTE: AMENITY AREAS ARE CONCEPTUAL AND WILL BE FINALIZED THROUGH DETAILED SITE DESIGN.

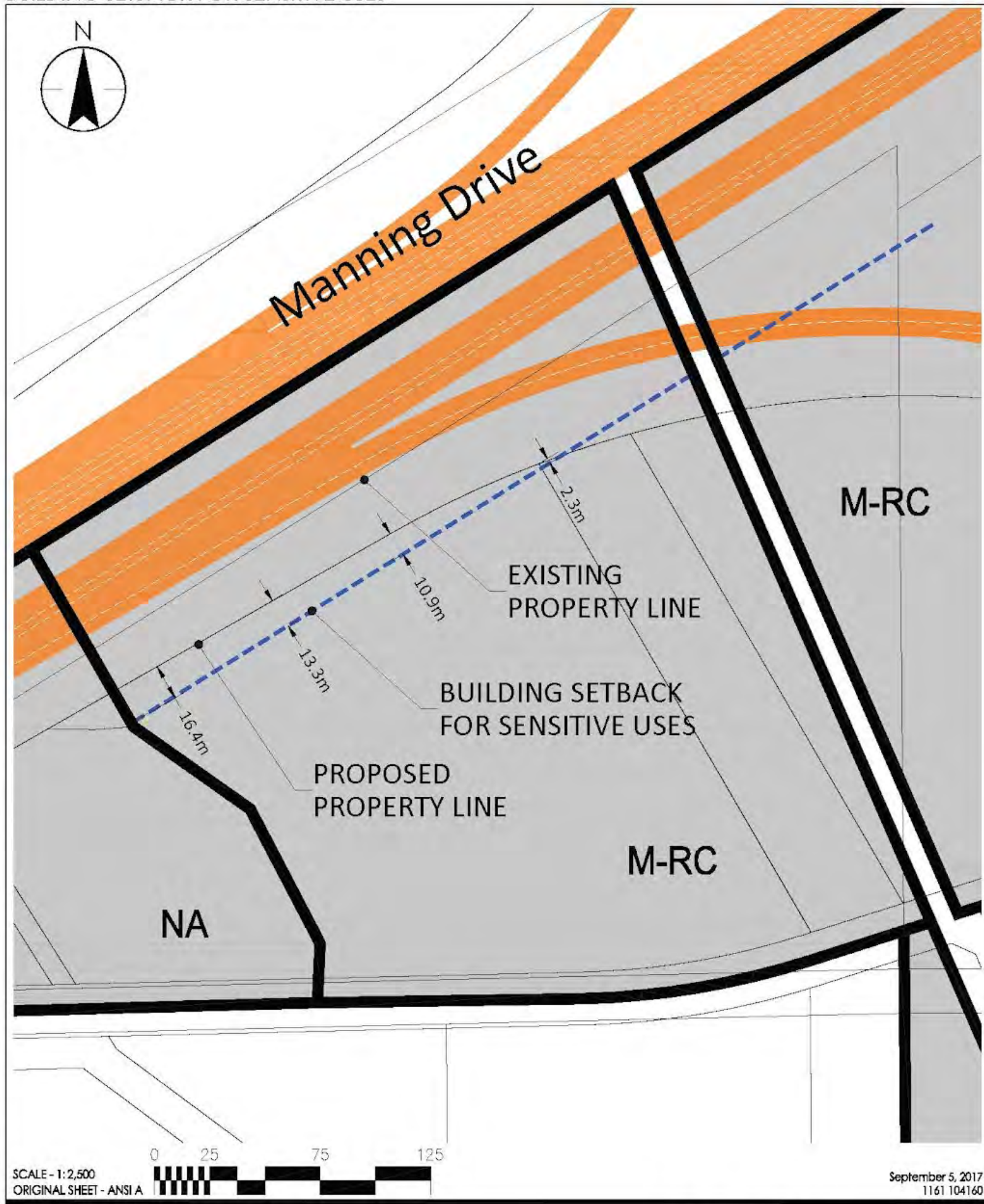
MARQUIS SPECIAL AREA ZONES  
APPENDIX II - MARQUIS TOWN CENTRE  
CONCEPTUAL PEDESTRIAN CONNECTIONS



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NOTE: PEDESTRIAN CONNECTION LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED THROUGH DETAILED SITE DESIGN.

MARQUIS SPECIAL AREA ZONES  
APPENDIX III - MARQUIS TOWN CENTRE  
BUILDING SETBACK FOR SENSITIVE USES



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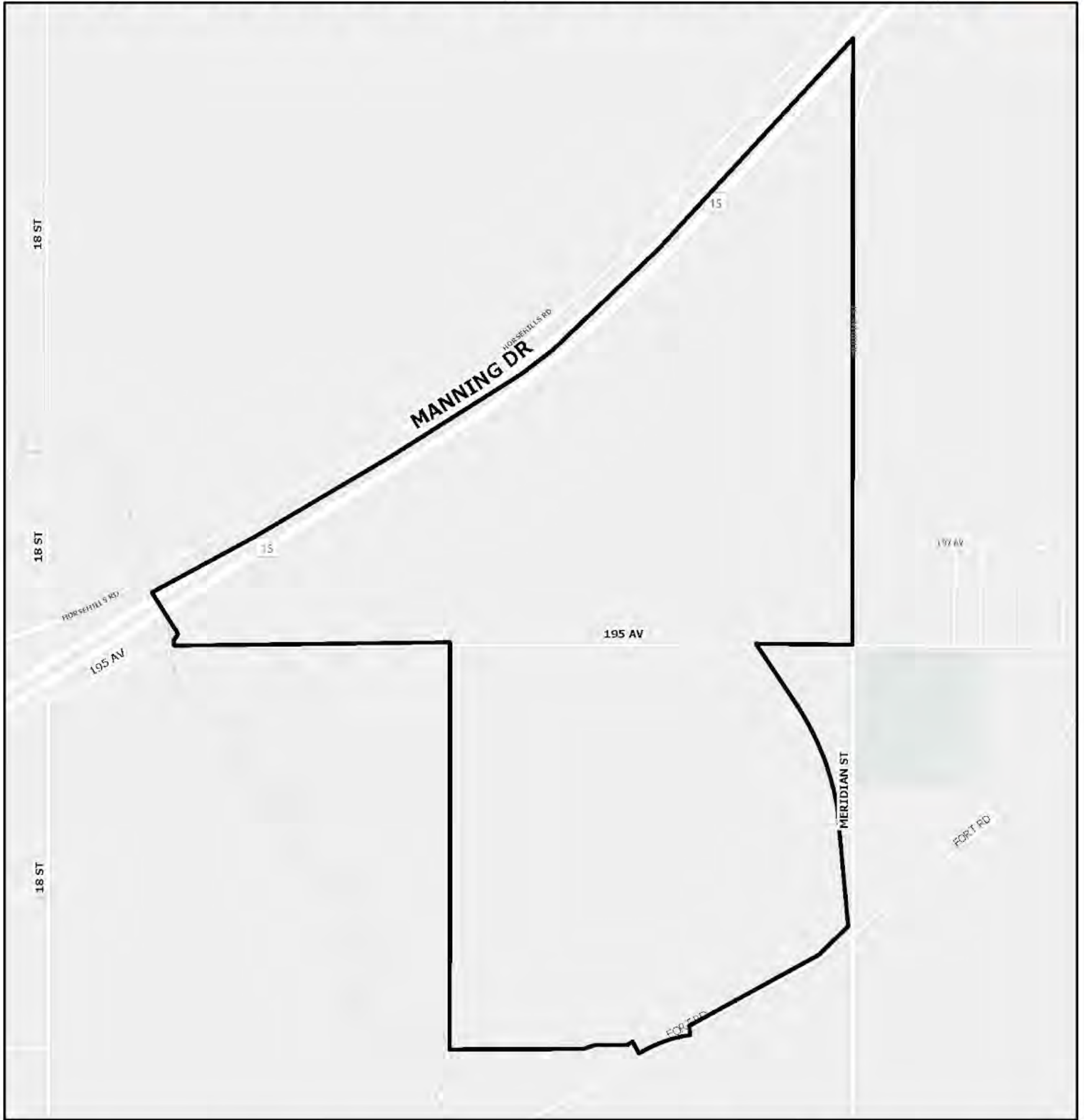


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NOTE: ALL DISTANCES ARE EXPRESSED IN METRES AND DECIMALS THEREOF.



# Marquis Town Centre Special Area Boundary



Zoning Bylaw Renewal  
Urban Planning & Economy  
December 2022

 Marquis Town Centre Special Area



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0 0.23 0.45 0.9 Kilometres



# 3.131 MRC - Marquis Retail Centre Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>To</del>The purpose of this Zone is to provide allow for a mix of multi-tenant and stand alone eCommercial Uses. Large format stand-alone retail should be located towards the outside edges of the Town Centre, and transition to smaller format eCommercial, service, and mixed uses towards the Mass tTransit sStation.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. Bar <del>Bars and Neighbourhood Pubs</del></p> <p>2.2. Body Rub Centre</p> <p>2.3. Cannabis Retail Store <del>Cannabis Retail Sales</del></p> <p>2.4. Food and Drink Service <del>Restaurants</del> <del>Specialty Food Services</del> <del>Drive-in Food Services</del></p> <p>2.5. Health Service</p> <p>2.6. Hotel <del>Apartment Hotels</del> <del>Hotels</del></p> <p>2.7. Indoor Sales and Service <del>Animal Hospitals and Shelters</del> <del>Business Support Services</del> <del>Commercial Schools</del> <del>Convenience Retail Stores</del> <del>General Retail Stores</del> <del>Market</del> <del>Personal Service Shops</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Food and Drink Services</li> <li>• Hotels</li> <li>• Indoor Sales and Services</li> <li>• Major Indoor Entertainment</li> <li>• Minor Indoor Entertainment</li> <li>• Vehicle Support Services</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Automotive and Equipment Repair Shops</li> <li>• Creation and Production Establishments</li> <li>• Equipment Rentals</li> <li>• Media Studios</li> <li>• Mobile Catering Food Services</li> <li>• Secondhand Stores</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Community Services</li> <li>• Outdoor Recreation</li> <li>• Parks</li> <li>• Special Events</li> </ul> <p>In addition, several current discretionary</p>

<p><del>Veterinary Services</del></p> <p><del>Warehouse Sales</del></p> <p>2.8. Liquor Store</p> <p>2.9. Major Indoor Entertainment</p> <p><del>Nightclubs</del></p> <p><del>Spectator Entertainment Establishments</del></p> <p><del>Cultural Exhibits</del></p> <p>2.10. Minor Indoor Entertainment</p> <p><del>Minor Amusement Establishments</del></p> <p><del>Major Amusement Establishments</del></p> <p><del>Private Clubs</del></p> <p>2.11. Office</p> <p><del>Professional, Financial, and Office Support Services</del></p> <p>2.12. Vehicle Support Service</p> <p><del>Gas bars</del></p> <p><del>Minor Service Stations</del></p> <p><del>Rapid Drive-through Vehicle Services</del></p> <p><b>Community Uses</b></p> <p>2.13. Child Care Service</p> <p>2.14. Community Service</p> <p><del>Government Services</del></p> <p><del>Indoor Participant Recreation Services</del></p> <p>2.15. Library</p> <p><del>Public Libraries and Cultural Exhibits</del></p> <p>2.16. Outdoor Recreation Service</p> <p><del>Outdoor Participant Recreation Services</del></p> <p>2.17. Park</p> <p><del>Publicly Accessible Private Park</del></p> <p>2.18. School</p> <p><del>Private Education Services</del></p> <p><del>Public Education Services</del></p> <p>2.19. Special Event</p> <p><b>Agricultural Uses</b></p> <p>2.20. Urban Agriculture</p> <p><del>Greenhouses, Plant Nurseries and Market Gardens</del></p> <p><del>Urban Indoor Farms</del></p> <p><del>Urban Gardens</del></p> <p><del>Urban Outdoor Farms</del></p> <p><b>Sign Uses</b></p> <p>2.21. Fascia Sign, limited to On-premises Advertising Signs</p> <p>2.22. Freestanding Sign, limited to On-premises Advertising Signs</p> <p>2.23. Temporary Portable Sign, limited to On-premises Advertising Signs</p>	<p>community activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Carnivals</li> <li>• Community Recreation Services</li> <li>• Religious Assembly</li> </ul> <p><b>Agricultural Uses</b> The agricultural uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p> <p><b>Sign Uses</b> The sign uses permitted in this draft zone are consistent with the current zone.</p>
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### 3. Discretionary Uses

#### Commercial Uses

- ~~Automotive and Equipment Repair Shops~~
- ~~Creation and Production Establishments~~
- ~~Equipment Rentals~~
- ~~Media Studios~~
- ~~Mobile Catering Food Services~~
- ~~Secondhand Stores~~

#### Industrial Uses

- 3.1. Recycling Depot

#### Community Uses

- ~~Carnivals~~
- ~~Community Recreation Services~~
- ~~Religious Assembly~~

#### Basic Services Uses

- 3.2. Emergency Service
- ~~Protective and Emergency Services~~
- 3.3. Recycling Drop-off Centre
- ~~Recycled Materials Drop-off Centres~~

#### Sign Uses

- 3.4. Fascia Sign, limited to Off-premises Advertising Signs
- 3.5. Freestanding Sign, limited to Off-premises Advertising Signs
- 3.6. Major Digital Sign
- 3.7. Minor Digital Sign
- ~~Minor Digital Off-premises Signs~~
- ~~Minor Digital On-premises Off-premises Signs~~
- ~~Minor Digital On-premises Signs~~
- 3.8. Projecting Sign, limited to On-premises Advertising Signs
- ~~Roof On-premises Signs~~
- 3.9. ~~Temporary~~ Portable Sign, limited to Off-premises Advertising Signs

### 4. Additional Regulations for Specific Uses

#### Commercial Uses

- 4.1. **Body Rub Centres** must comply with [Section 6.10](#).
  - 4.2. **Cannabis Retail Stores** must comply with [Section 6.20](#).
  - 4.3. **Liquor Stores** must comply with [Section 6.70](#).
  - 4.4. **Vehicle Support Services** and **Uses with Drive-through Services** must comply with [Section 6.110](#).
- ~~Equipment Rentals Uses shall be permitted only where all equipment and goods for rent are contained within an enclosed building~~

#### Community Uses

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

#### 3. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Commercial Uses

Several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Automotive and Equipment Repair Shops
- Creation and Production Establishments
- Equipment Rentals
- Media Studios
- Mobile Catering Food Services
- Secondhand Stores

#### Community Uses

Several current discretionary community activities have changed to permitted activities under the proposed broad use classes. These include:

- Carnivals
- Community Recreation Services
- Religious Assembly

#### Industrial Uses

The discretionary industrial uses in this draft zone are consistent with the current zone.

#### Basic Services Uses

The discretionary basic services uses in this draft zone are consistent with the current zone.

#### Sign Uses

The discretionary sign uses in this draft zone are consistent with the current zone.

#### Retired - S.999.4.4.6

Equipment Rentals have become a permitted activity under the broader Indoor Sales and Services use class. Activities under this use must occur inside of a building.



**Agricultural Uses**

**4.7. Urban Agriculture**

- 4.7.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
- 4.7.2. The Development Planner may consider a variance to Subsection 4.7.1 based on the recommendations provided in an Environmental Site Assessment in compliance with [Section 7.140](#).

**Sign Uses**

**4.8. Signs must comply with Subsections 3 and 6 of [Section 6.80](#).**

~~Signs shall comply with the regulations found in Section 59 and Schedule 59F.~~

- 4.9. Signs ~~must~~ shall be designed and located to complement the architectural theme and context of the Marquis Town Centre.
- 4.10. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of ~~s~~Subsection ~~59:3~~ of [Section 6.80](#)~~the Zoning Bylaw~~, ~~must~~ shall be prepared for the development and submitted with the Development Application, to be approved by the Development ~~Planner~~ Officer.
- 4.11. ~~Notwithstanding Schedule 59F~~ Despite [Section 6.80](#), the following regulations ~~shall~~ apply:
  - 4.11.1. ~~€~~The maximum permitted Height for Freestanding Signs ~~is~~ shall be 10.0 m, except where located adjacent to Manning Drive, the maximum Height ~~is~~ shall be 12.0 m;
  - 4.11.2. ~~There shall be a~~ maximum of 10 ~~Freestanding~~ Free-Standing On-premises and ~~Freestanding Off-premises~~ Signs are permitted adjacent to Manning Drive, as shown in [Appendix I](#). ~~However, all Freestanding On-premises Signs, Freestanding Off-premises Signs, Major Digital signs, and Minor Digital Off-premises Signs, Minor Digital On-premises Off-premises Signs, and Minor Digital On-premises Signs shall adhere to separation space requirements as per Schedule 59F of the Zoning Bylaw~~
  - 4.11.3. Freestanding Signs, limited to On-premise Advertising Signs that are less than 2.0 m in Height and with a Copy Area of 10.0 m<sup>2</sup> or less do not require separation distance, when located at access points to the Town Centre, as generally shown on [Appendix I](#).
  - 4.11.4. ~~Temporary~~ Portable Freestanding Signs, limited to On-premises Advertising Signs ~~must~~ shall not exceed a maximum Copy Area of 1.45 m<sup>2</sup>.
  - 4.11.5. The maximum Height is 12.0 m for Digital Signs and Digital Sign panels that are part of the same Freestanding Sign structure adjacent to Manning Drive ~~shall have a maximum Height of 12.0 m;~~
  - 4.11.6. ~~€~~The maximum Copy Area for Minor Digital Signs ~~is~~ shall be 20.0 m<sup>2</sup>;
  - 4.11.7. ~~€~~The maximum Copy Area for Major Digital Signs ~~is~~ shall be 20.0 m<sup>2</sup>;
  - 4.11.8. All Major Digital Signs ~~must~~ shall be oriented inwardly on the ~~s~~Site, facing areas such as public open space. Major Digital Signs ~~must~~ shall not be oriented towards a ~~Street~~ public roadway.
  - 4.11.9. Consultation with and approval by Alberta Transportation is required for all sign permit applications for Minor Digital ~~On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises~~ Signs adjacent to Manning Drive.
  - 4.11.10. Illuminated Signs and Digital Signs ~~must~~ shall be designed, located, or screened so as to reduce visual and light impacts on any surrounding residential premises.
  - 4.11.11. ~~Roof On-Premises~~ Projecting ~~s~~Signs ~~have~~ shall not exceed a maximum Height of 16.0 m ~~from grade~~.

**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.1.1.	Maximum Height	26.0 m

Floor Area Ratio		
5.1.2.	Maximum Floor Area Ratio	0.25
<b>Setbacks Abutting Streets where a Site Abuts a public roadway, other than a Lane</b>		
5.1.3.	Minimum Setback	4.5 m
<b>Setbacks Abutting Sites that allow for zoned to allow Multi-unit Housing as a Permitted Use</b>		
5.1.4.	Minimum Setback	3.0 m
<b>Setbacks Abutting Manning Drive</b>		
5.1.5.	Minimum Setback	6.0 m

5.2. ~~This~~ Despite Subsection 5.1.5, Setbacks Abutting Manning Drive ~~must~~ shall be increased as required in the approved risk assessment, as illustrated by the Building Setbacks for Sensitive Uses in [Appendix III](#) of this Zone for the following Uses: ~~Where a conflict arises, the risk assessment (Advisian, April 3, 2017) regulations shall prevail for the following Uses:~~

- 5.2.1. Child Care Services
- 5.2.2. Community Services  
~~Community Recreation Services~~  
~~Religious Assembly~~
- 5.2.3. Emergency Services  
~~Protective and Emergency Services~~
- 5.2.4. Hotels  
~~Apartment Hotels~~  
~~Hotels~~
- 5.2.5. Major Indoor Entertainment  
~~Spectator Entertainment Establishments~~
- 5.2.6. Minor Indoor Entertainment  
~~Private Clubs~~
- 5.2.7. Offices  
~~Health Services~~
- 5.2.8. Schools  
~~Private Education Services~~  
~~Public Education Services~~

## 6. Design Regulations

### Site Planning and Design

- 6.1. Large format buildings with Commercial Uses, with Floor Area of 5,000 m<sup>2</sup> or greater, ~~must~~ shall be generally located within Area A as shown in [Appendix I](#).
- 6.2. Commercial Uses, with Floor Area of less than 5,000 m<sup>2</sup> ~~must~~ shall be generally located within Area B as shown in [Appendix I](#).
- 6.3. Surface Parking Areas ~~must~~ shall be screened ~~from Streets~~; with methods such as, but not limited to, Commercial Uses, ~~Landscaping~~, or berming ~~from public roadways other than a Lane~~.

### Building Design and Architectural Standards

- 6.4. Exterior finishing materials ~~must~~ shall include a mix of ~~complementary~~ ~~complimentary~~, high quality materials such as a combination of brick, stone, concrete and stucco, or a combination of concrete fibre board, wood, and ~~complementary~~ ~~complimentary~~ window and trim treatment.

- 6.5. Building ~~f~~Facades facing ~~Streetspublic roadways~~ ~~mustshall~~ be articulated with ~~a~~Architectural ~~e~~Elements such as columns, ribs, pilasters or piers, changes in plane (e.g. recesses and projections), changes in building finishes, materials and textures, or features so that no one portion of the ~~Facadefaçade~~ is longer than 15.0 m.
- 6.6. Buildings ~~mustshall~~ have consistent or ~~complementarycomplimentary~~ materials, colours, and architectural design elements to establish an architectural theme.
- 6.7. Main building entry points ~~mustshall~~ be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
- 6.8. Buildings ~~mustshall~~ incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.
- 6.9. The roofline of buildings ~~mustshall~~ consist of:
  - 6.9.1. sloped roofs of varying pitches which may be finished in any combination of materials such as but not limited to metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or
  - 6.9.2. flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest.

6.10. Screening for mechanical equipment must comply with [Section 5.60](#).

~~All mechanical equipment shall be concealed from street level view by screening in a manner compatible with the architectural character of the building or by incorporating it within the building.~~

### Pedestrian Environment

- 6.11. Direct pedestrian connections and linkages ~~mustshall~~ be provided to sidewalks, in general accordance with [Appendix II](#).
- 6.12. Direct linkages ~~mustshall~~ be provided within the **Marquis** Town Centre for pedestrians utilizing clearly demarcated ~~Pathwayswalkways~~, lighting, and signage systems.
- 6.13. Buildings ~~mustshall~~ incorporate features to improve pedestrian comfort, with techniques such as, but not limited to, linear transparency at ground level, wall niches, seating areas, overhead weather protection, and distinct entrance features.
- 6.14. Pedestrian connections to building entrances, amenities and transit ~~mustshall~~ be convenient, safe, and well lit, with distinct paving, or Landscaping to define the connections where practical.
- 6.15. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas ~~mustshall~~ be provided in general conformance with [the Potential Amenity Area locations in Appendix I](#).
- 6.16. Sidewalks in front of main entrances of large format buildings ~~mustshall~~ be developed to a minimum width of 3.765 m to reduce pedestrian conflict.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. 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**.  
~~Loading, storage and trash collection areas shall be screened and located to the rear or sides of the principal building.~~
- 7.2. Any surface ~~p~~Parking ~~a~~Area ~~havingthat has~~ 40 or more parking spaces ~~mustshall~~ provide a minimum 10.0 m<sup>2</sup> ~~l~~Landscaped island every 40 stalls, to provide interruption of the view of the parking lot.  
~~Off-street parking shall be in accordance with Section 55.4 of the Zoning Bylaw.~~  
~~Notwithstanding 6.3 above, supplied parking may be shared between uses if a Shared Use Parking Impact Assessment is submitted that demonstrates, to the satisfaction of the Development Officer, by virtue of the use, character, or location of the proposed development and its relationship to public transit facilities and any other available parking facilities, the parking required for the proposed development may be less than any minimum set out in Section 54.2 Schedule 1.~~
- 7.3. Parking Garages ~~mustshall~~ be screened from view where visible from a **Streetpublic roadway**, ~~other than a Lane~~, through methods such as public art, architectural screening, Landscaping, Residential ~~R~~Related-Uses, ~~or~~ Commercial Uses, ~~or~~ and Community, ~~Educational, Recreational and Cultural Service~~ Uses.

#### S.999.4.6.4 - Retired

Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

~~Bicycle parking shall be provided in accordance with Subsection 54.3 of the Zoning Bylaw.~~

- 7.4. A staged Access Management Plan ~~must~~ shall be provided at each ~~d~~Development ~~p~~Permit stage to the satisfaction of the Development ~~Planner~~Officer, identifying the proposed access locations to the site. Through each ~~d~~Development ~~p~~Permit submission, the Access Management Plan ~~must~~ shall be updated resulting in an overall access plan at the final ~~d~~Development ~~p~~Permit stage.

#### Landscaping

~~A registered Landscape Architect shall prepare the landscape plan, to ensure Landscaping is coordinated to provide a cohesive appearance.~~

- 7.5. A landscaped buffer ~~must~~ shall be provided along Manning Drive and the northeast edge of the Town Centre.

~~Lighting shall be provided in accordance with Section 51 of the Zoning Bylaw.~~

# 3.132 MMUT - Marquis Mixed Use Transition Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for <del>The purpose of this Zone is to establish</del> a mixed <del>Use</del> Zone that provides a transition from commercial areas to the residential areas. Buildings may be developed with a mix of Residential and Commercial Uses with particular attention to design, orientation and pedestrian connectivity where adjacent to the LRT station or <del>Mass eTransit Station centre</del>.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p><del>Live Work Units</del></p> <p><del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <p>    2.2.1. Lodging Houses</p> <p>    2.2.2. Multi-unit Housing</p> <p>    2.2.3. Row Housing</p> <p>    2.2.4. Supportive Housing</p> <p><del>Lodging Houses</del></p> <p><del>Multi-unit Housing</del></p> <p><del>Row Housing</del></p> <p><del>Supportive Housing</del></p> <p><b>Commercial Uses</b></p> <p>2.3. Bar</p> <p><del>Bars and Neighbourhood Pubs</del></p> <p>2.4. Body Rub Centre</p> <p>2.5. Cannabis Retail Store</p> <p><del>Cannabis Retail Sales</del></p> <p>2.6. Custom Manufacturing</p> <p><del>Creation and Production Establishments</del></p> <p>2.7. Food and Drink Service</p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under Home Based Businesses.</p> <p>The following residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:</p> <ul style="list-style-type: none"> <li>• Live Work Units</li> </ul> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Custom Manufacturing</li> <li>• Food and Drink Services</li> <li>• Hotels</li> <li>• Indoor Sales and Services</li> <li>• Major Indoor Entertainment</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Business Support Services</li> <li>• Secondhand Stores</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Parks</li> </ul>

<p><del>Restaurants</del></p> <p><del>Specialty Food Services</del></p> <p>2.8. Health Service</p> <p>2.9. Hotel</p> <p><del>Apartment Hotels</del></p> <p>2.10. Indoor Sales and Service</p> <p><del>Commercial Schools</del></p> <p><del>Convenience Retail Stores</del></p> <p><del>Market</del></p> <p><del>Personal Service Shops</del></p> <p><del>General Retail Stores</del></p> <p>2.11. Liquor Store</p> <p>2.12. Minor Indoor Entertainment</p> <p><del>Private Clubs</del></p> <p>2.13. Office</p> <p><del>Professional, Financial and Office Support Services</del></p> <p>2.14. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.15. Child Care Service</p> <p>2.16. Park</p> <p><del>Publicly Accessible Private Park</del></p> <p>2.17. School</p> <p><del>Private Education Services</del></p> <p>2.18. Special Event</p> <p><del>Agricultural Uses</del></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.19. Fascia Sign, limited to On-premises Advertising Signs</p> <p>2.20. Freestanding Sign, limited to On-premises Advertising Signs</p> <p>2.21. Projecting Sign, limited to On-premises Advertising Signs</p> <p>2.22. Temporary Portable Sign, limited to On-premises Advertising Signs</p>	<ul style="list-style-type: none"> <li>Schools</li> <li>Special Events</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>Public Education Services</li> </ul> <p><b>Sign Uses</b> The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
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<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b></p> <p><del>Major Home Based Business</del></p> <p><b>Commercial Uses</b></p> <p><del>Business Support Services</del></p> <p><del>Secondhand Stores</del></p> <p>3.1. Standalone Parking Facility</p> <p><del>Vehicle Parking</del></p> <p><b>Community Uses</b></p> <p><del>Public Education Services</del></p> <p>3.2. Community Service</p>	<p><b>3. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b> Current discretionary residential activities have changed to permitted activities under the broader residential use class.</p> <p><b>Commercial Uses</b> The discretionary commercial uses in this draft zone are consistent with the current zone.</p> <p>However, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>Business Support Services</li> <li>Secondhand Stores</li> </ul>
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<p><del>Community Recreation Services</del></p> <p><del>Indoor Participant Recreation Services</del></p> <p><del>Religious Assembly</del></p> <p><b>Agricultural Uses</b></p> <p>3.3. <del>Urban Agriculture</del></p> <p><del>Urban Outdoor Farms</del></p> <p><b>Sign Uses</b></p> <p>3.4. <del>Freestanding Sign, limited to Off-premises Advertising Signs</del></p>	<p><b>Community Uses</b></p> <p>The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Community Services</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Public Education Services</li> </ul> <p><b>Agricultural Uses</b></p> <p>The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <p>The discretionary sign uses in this draft zone are consistent with the current zone.</p>
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## 4. Additional Regulations for Specific Uses

### Residential Uses

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).

### Commercial Uses

- 4.2. **Bars and Food and Drink Services** shall not exceed a capacity of 200 occupants and 240 m<sup>2</sup> of Public Space.
- ~~Food and Drink Services shall not exceed a capacity of 200 Occupants or 240 m<sup>2</sup> of Public Space.~~
- 4.2.1. The maximum capacity is 200 occupants for each individual establishment.
- 4.2.2. The maximum Floor Area is 240 m<sup>2</sup> of Public Space for each individual establishment.
- 4.3. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.4. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 4.5. ~~Commercial Schools~~ **Indoor Sales and Services, Creation and Production Establishments Custom Manufacturing, General Retail Stores, and Private Education** must ~~shall~~ not exceed a Floor Area of 2,000 m<sup>2</sup>.
- 4.5.1. The Development ~~Planner~~ **Officer** must consider, among other factors, building massing and scale as well as the pedestrian-oriented nature of an area when considering any request to vary the maximum Floor Area.
- 4.6. **Liquor Stores** must comply with [Section 6.70](#).

### Community Uses

- 4.7. **Child Care Services** must comply with [Section 6.30](#).
- 4.8. **Schools** must ~~shall~~ not exceed a Floor Area of 2,000 m<sup>2</sup>.
- 4.8.1. The Development ~~Planner~~ **Officer** must consider, among other factors, building massing and scale as well as the pedestrian-oriented nature of an area when considering any request to vary the maximum Floor Area.
- 4.9. **Special Events** must comply with [Section 6.100](#).

### Agricultural Uses

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

4.10.2. The Development Planner may consider a variance to Subsection 4.10.1 based on the recommendations provided in an Environmental Site Assessment in compliance with [Section 7.140](#).

**Sign Uses**

4.11. **Signs** must comply with Subsections 3 and 5 of [Section 6.80](#).

4.12. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of ~~s~~Subsection 59:3 of [Section 6.80](#)~~the Zoning Bylaw~~, ~~must~~**shall** be prepared for the development and submitted with the Development Application, to be approved by the Development Planner~~Officer~~.

4.13. Despite [Section 6.80](#), the following regulations must apply:

4.13.1. ~~Notwithstanding Schedule 59F,~~ ~~s~~Signs ~~must~~**shall** be designed and located to ~~complement~~**complement** the architectural theme and context of the Marquis Town Centre.

4.13.2. ~~Notwithstanding Schedule 59F, Temporary Portable Signs, limited to On-premises Advertising Signs has a~~~~shall be limited to a~~ maximum Sign Area of 2.0 m<sup>2</sup>.

4.13.3. Illuminated Signs and Digital Signs ~~must~~**shall** be designed, located, or screened so as to reduce visual and light impacts on Residential Uses.

**Floor Area and Capacity Exceptions**

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

4.14.1. measures specified in Subsection 2 of [Section 5.60](#);

4.14.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or

4.14.3. other similar measures.

**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.1.1.	Maximum Height	26.0 m
<b>Floor Area Ratio</b>		
5.1.2.	Maximum Floor Area Ratio for Residential Uses	5.0
5.1.3.	Maximum Floor Area Ratio for non-Residential Uses	0.25
<b>Front Setback</b>		
5.1.4.	Minimum Front Setback	0 m
<b>Rear Setback</b>		
5.1.5.	Minimum Rear Setback	4.0 m
<b>Side Setback</b>		
5.1.6.	Minimum side Setback	2.0 m
5.1.7.	Additional minimum side Setback distance for each Storey or partial Storey above 2 Storeys	1.0 m <del>for each Storey or partial Storey,</del> up to a maximum of 4.0 m, <del>except that a total of at least 2.0 m shall be provided in all cases</del>

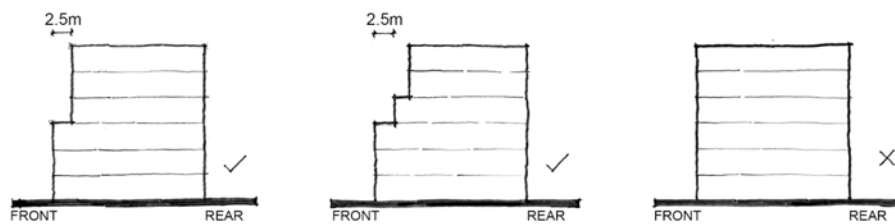


Density		
5.1.8.	Maximum Density for <del>any</del> Sites less than <del>or equal to</del> 885 m <sup>2</sup>	125 Dwellings/ha
5.1.9.	Maximum Density for <del>any</del> Sites greater than 885 m <sup>2</sup>	225 Dwellings/ha

5.2. Development must comply with Table 5.2:

Table 5.2. Podium and Tower Regulations		
Subsection	Regulation	Value
5.2.1	All buildings greater than 16.0 m in Height must have a Tower and Podium configuration	-
5.2.2	Minimum Podium Height	6.0 m
5.2.3	Maximum Podium Height	16.0 m
5.2.4	Minimum Tower Stepback from the edge of a Podium Facade, excluding the side directly Abutting an Alley	2.5 m

Diagram for Subsection 5.2.4



## 6. Design Regulations

### Site Planning and Design

- 6.1. Any stand-alone Commercial Uses ~~must~~ be generally located within Area C as shown in [Appendix I](#). Other Uses such as stand-alone Residential or mixed Use ~~must~~ be generally located within Area D as shown in [Appendix I](#).
- 6.2. Surface Parking Areas ~~must~~ be screened ~~from Streets~~ with methods such as but not limited to Commercial or Residential Uses, ~~Landscaping~~, or berming ~~from public roadways other than a Lane~~.

### Building Design and Architectural Standards

- 6.3. Buildings ~~must~~ have consistent materials, colours, and architectural design elements to establish an architectural theme.
- 6.4. Exterior finishing materials ~~must~~ include high quality materials such as, but not limited to, brick, stone, or other masonry materials, concrete or concrete fibre board, stucco, glazing, wood, aluminum, or metal trim.
- 6.5. Development ~~must~~ articulate the building ~~Facades~~ with ~~a~~ Architectural ~~e~~ Elements such as columns, ribs, pilasters or piers, changes in plane (e.g., recesses and projections), changes in building finishes, materials and textures, or features so that no one portion of the ~~f~~ Facade is longer than 15.0 m.
- 6.6. Emphasis ~~must~~ be placed on design elements and ~~Façade~~ Facade enhancements on the first and second Storeys of buildings to create a pedestrian friendly environment. Design elements may include features such as:
  - 6.6.1. placement of windows to allow for viewing into the building by pedestrians;
  - 6.6.2. entrance features;

- 6.6.3. street furniture; and
  - 6.6.4. canopies.
  - 6.7. A minimum of 70% of the ~~g~~Ground ~~f~~Floor Commercial Use ~~Façades~~~~Facades~~ where the main entrance is fronting onto a ~~Street~~~~public roadway other than a Lane~~ ~~must~~~~shall~~ have clear glazing on the exterior. A maximum of 10% of the ~~Ground Floor~~~~first Storey~~ glazing may be covered by ~~s~~Signs. The remainder of the glazing ~~must~~~~shall~~ remain free from obstructions.
  - 6.8. Residential ~~and Residential-related~~ Uses ~~must~~~~shall~~ have a separate entrance at Ground level. Entrances ~~must~~~~shall~~ be differentiated through distinct architectural treatment.
  - 6.9. Main building entry points ~~must~~~~shall~~ be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
  - 6.10. Buildings ~~must~~~~shall~~ incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.
  - 6.11. ~~All buildings greater than 16.0 m in Height shall include a podium base. The podium of the building shall be a minimum Height of 6.0 m up to a maximum of 16.0 m. The portion of the building located above the podium shall Stepback a minimum of 2.5 m on all sides Abutting a public road, other than a Lane.~~ Where feasible, developments ~~may~~~~should~~ provide gardens or patios on the top of the ~~p~~Podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.
  - 6.12. Screening for mechanical equipment must comply with [Section 5.60](#).  
~~All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.~~
- Pedestrian Environment**
- 6.13. Direct pedestrian connections and linkages ~~must~~~~shall~~ be provided to sidewalks, in general accordance with [Appendix II](#).
  - 6.14. Pedestrian linkages connecting to adjacent Sites within the Marquis Town Centre ~~must~~~~shall~~ be provided by using clearly demarcated ~~Pathways~~~~walkways~~, lighting, and signage systems.
  - 6.15. Pedestrian connections to building entrances, amenities, and transit ~~must~~~~shall~~ be convenient, safe, and well lit, with distinct paving, or Landscaping to define the connections where practical.
  - 6.16. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas ~~must~~~~shall~~ be provided in general conformance with [Appendix I](#).

**6.11 - Transferred from S.995.5.5.i**  
Podium regulations have been transferred with minor adjustments to improve clarity.  
**Note:** The majority of these regulations can now be found in Table 5.2

## 7. General Regulations

### Amenity Area

- 7.1. A minimum private Amenity Area of 7.5 m<sup>2</sup> per Dwelling ~~must~~~~shall~~ be provided for all ~~r~~Residential Uses.
  - 7.1.1. ~~Notwithstanding~~~~Despite~~ Subsection 7.1 ~~the above~~, the private Amenity Area may be replaced with indoor or outdoor ~~communal~~~~Common~~ Amenity Area(s) on the Site. Where a ~~communal~~~~Common~~ Amenity Area is provided, it must be a minimum of 2.5 m<sup>2</sup> per Dwelling unit and the aggregated area ~~must be a minimum of~~~~shall~~ ~~not be less than~~ 50.0 m<sup>2</sup>.

### Parking, Loading, Storage and Access

- 7.2. 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.  
~~Loading, storage and trash collection areas shall be screened and located to the rear or sides of the principal building.~~
- 7.3. Off-street parking ~~must~~~~shall~~ be in accordance with [Section 5.11054 of the Zoning Bylaw](#). Any surface ~~p~~Parking ~~a~~Area having 40 or more parking spaces ~~must~~~~shall~~ provide a minimum 10.0 m<sup>2</sup> landscaped island every 40 stalls, to provide interruption of the view of the parking lot.  
~~Notwithstanding 6.2 above, supplied parking may be shared between uses if a Shared Use Parking Impact Assessment is submitted that demonstrates, to the satisfaction of the Development Officer, by virtue of the use, character, or location of the proposed development and its relationship to public transit facilities and any other available parking facilities, the parking required for the proposed development may be less than any minimum set out in Section 54.2 Schedule 1.~~

**Retired - S.995.6.3**  
Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation

- 7.4. Surface Parking Areas ~~must~~ incorporate design elements such as, but not limited to, Landscaped open space, Landscaped Parking Area islands, Public Amenity ~~Area~~Space, private roads, or pedestrian ~~Pathways~~walkways within the Parking Area.
- 7.5. Parking Garages ~~must~~ be screened from view where visible from a ~~Street~~public roadway, ~~other than a Lane~~, through methods such as public art, architectural screening, Landscaping, Residential Uses ~~or Residential-Related-Uses~~, ~~or~~ Commercial Uses, ~~or~~and Community, ~~Educational, Recreational and Cultural Service~~ Uses.
- 7.6. A staged Access Management Plan ~~must~~ be provided at each ~~d~~Development ~~p~~Permit stage to the satisfaction of the Development ~~Planner~~Officer, identifying the proposed access locations to the ~~s~~Site. Through each ~~d~~Development ~~p~~Permit submission, the Access Management Plan ~~must~~ be updated resulting in an overall access plan at the final ~~d~~Development ~~p~~Permit stage.
- 7.7. ~~Vehicular~~Vehicle access to Parking provided at ground level ~~must~~ be from an Abutting ~~Alley~~Lane or a private on-Site road.
- 7.8. ~~Vehicle~~Parking that is not associated with a principal Use ~~is~~shall be permitted:
  - 7.8.1. in an ~~A~~above ~~G~~ground Parkade or an ~~U~~nderground Parkade; ~~or~~
  - 7.8.2. at ground level as parallel or angle parking along a private roadway.

is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

# 3.133 MMS - Marquis Main Street Zone

## Regulations

## Notes / Rationale

### 1. Purpose

To allow for ~~The purpose of this Zone is to establish~~ a pedestrian-oriented main street with ~~g~~Ground ~~f~~Floor retail and opportunities for ~~o~~Office and Residential Uses above. This Zone is designed to promote buildings with smaller scale retail frontages at Grade. The main street will serve as a community gathering place and local shopping focal point for the Marquis Town Centre.

#### Overview

- This draft Special Area Zone includes:
- Updated uses to reflect the new draft uses, where compatible;
  - Simplified language and regulations consistent with the rest of the draft Bylaw;
  - Removal of regulations that are covered in other sections of the Bylaw;
  - New cross references to other sections of the draft Bylaw; and
  - Formatting improvements to increase ease of use.

This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.

Rationales are provided for all changes to Uses, as well as key changes to regulations.

Additions that may impact regulation outcomes are highlighted in red.

Removals that may impact regulation outcomes are highlighted in red and ~~struck through~~.

### 2. Permitted Uses

#### Residential Uses

2.1. Home Based Business

~~Major Home Based Business~~

~~Minor Home Based Business~~

2.2. Residential, limited to:

2.2.1. Multi-unit Housing

2.2.2. Row Housing

2.2.3. Supportive Housing

~~Supportive Housing, Restricted to Limited Supportive Housing~~

#### Commercial Uses

2.3. Bar

~~Bars and Neighbourhood Pubs~~

2.4. Body Rub Centre

2.5. Cannabis Retail Store

~~Cannabis Retail Services~~

2.6. Food and Drink Service

~~Restaurants~~

~~Specialty Food Services~~

2.7. Health Service

2.8. Hotel

~~Apartment Hotels~~

~~Hotels~~

#### 2. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Residential Uses

The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Home Based Businesses
- Residential

#### Commercial Uses

The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Food and Drink Services
- Hotels
- Indoor Sales and Services
- Major Indoor Entertainment
- Minor Indoor Entertainment

In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Animal Hospitals and Shelters
- Drive-in Food Services
- Nightclubs

#### Community Uses

The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Community Services
- Parks
- Special Events

<p>2.9. <del>Indoor Sales and Service</del>  <del>Business Support Services</del>  <del>Convenience Retail Stores</del>  <del>Commercial Schools</del>  <del>Market</del>  <del>Personal Service Shops</del>  <del>Veterinary Services</del>  <del>General Retail Stores</del></p> <p>2.10. Liquor Store</p> <p>2.11. <del>Major Indoor Entertainment</del>  <del>Spectator Entertainment Establishments</del></p> <p>2.12. <del>Minor Indoor Entertainment</del>  <del>Major Amusement Establishments</del>  <del>Minor Amusement Establishments</del></p> <p>2.13. <del>Office</del>  <del>Professional, Financial, and Office Support Services</del></p> <p>2.14. <del>Standalone Parking Facility</del>  <del>Vehicle Parking</del></p> <p>2.15. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.16. Child Care Service</p> <p>2.17. <del>Community Service</del>  <del>Government Services</del>  <del>Indoor Participant Recreation Services</del></p> <p>2.18. <del>Library</del>  <del>Public Libraries and Cultural Exhibits</del></p> <p>2.19. <del>Park</del>  <del>Publicly Accessible Private Park</del></p> <p>2.20. <del>School</del>  <del>Private Education Services</del>  <del>Public Education Services</del></p> <p>2.21. Special Event</p> <p><b>Agricultural Uses</b></p> <p><del>Urban Garden</del></p> <p><b>Sign Uses</b></p> <p>2.22. <del>Fascia Sign, limited to On-premises Advertising Signs</del></p> <p>2.23. <del>Freestanding Sign, limited to On-premises Advertising Signs</del></p> <p>2.24. <del>Projecting Sign, limited to On-premises Advertising Signs</del></p> <p>2.25. <del>Temporary Sign, limited to On-premises Advertising Signs</del></p>	<p>In addition, some current discretionary community activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>Community Recreation Services</li> </ul> <p><b>Sign Uses</b>  The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p><del>Animal Hospitals and Shelters</del>  <del>Drive-in Food Services</del></p>	<p><b>3. Revised</b>  The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b>  Several current discretionary commercial activities have changed to permitted</p>

<p><del>Nightclubs</del></p> <p><b>Community Uses</b></p> <p><del>Community Recreation Services</del></p> <p><b>Agricultural Uses</b></p> <p>3.1. Urban Agriculture</p> <p><del>Urban Outdoor Farms</del></p>	<p>activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Animal Hospitals and Shelters</li> <li>• Drive-in Food Services</li> <li>• Nightclubs</li> </ul> <p><b>Community Uses</b> Some current discretionary community activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Community Recreation Services</li> </ul> <p><b>Agricultural Uses</b> The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul>
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## 4. Additional Regulations for Specific Uses

### Residential Uses

4.1. **Home Based Businesses** must comply with [Section 6.60](#).

### Commercial Uses

4.2. ~~No single Commercial Use or Community, Educational, Recreational and Cultural Service Use shall exceed~~The maximum Floor Area is 3,000 m<sup>2</sup> of floor area per individual establishment.

~~Notwithstanding 4.11 above, the following regulations shall apply:~~

4.3. **Bars, Food and Drink Services, and Major Indoor Entertainment**

4.3.1. The maximum capacity is 200 occupants for each individual establishment.

4.3.2. The maximum Floor Area is 240 m<sup>2</sup> of Public Space for each individual establishment.

~~Restaurants shall not exceed a capacity of 200 Occupants or 240 m<sup>2</sup> of Public Space.~~

~~Bars and Neighbourhood Pubs shall not exceed a capacity of 200 occupants and 240 m<sup>2</sup> of Public Space.~~

~~Nightclubs shall not exceed a capacity of 200 occupants and 240 m<sup>2</sup> of Public Space.~~

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

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

4.6. **Food and Drink Services with Drive-through Services**~~Drive-in Food Services~~ must~~shall~~ have access from the ~~s~~Street with lower traffic volumes, or the ~~Alley Lane~~, to the satisfaction of the Development ~~Planner~~Officer.

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

4.8. **Standalone Parking Facilities**

4.8.1. Parking for Residential Uses ~~must~~shall be provided in an ~~A~~above ~~G~~ground Parkade or in an ~~U~~underground Parkade.

4.8.2. Vehicle ~~P~~parking that is not located on a Site that contains a principal Use shall only be permitted in an ~~A~~above ~~G~~ground Parkade or an ~~U~~underground Parkade.

4.8.3. Above ~~G~~ground Parkades and ~~U~~underground Parkades ~~must~~shall be screened from view where visible from a ~~Street~~public roadway, other than a ~~Lane~~, through methods such as public art, architectural screening, or landscaping.

~~Flea Market Use shall be limited to farmer's markets involving the sale of items such as produce, handicrafts and artifacts.~~

### Community Uses

**Retired - S.999.6.4.8**  
The flea market use has been retired.

- 4.9. ~~No single Commercial Use or Community, Educational, Recreational and Cultural Service Use shall exceed~~The maximum Floor Area is 3,000 m<sup>2</sup> of floor area per individual establishment.
- 4.10. **Child Care Services** must comply with [Section 6.30](#).
- 4.11. **Special Events** must comply with [Section 6.100](#).

**Agricultural Uses**

- 4.12. **Urban Agriculture**
  - 4.12.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
  - 4.12.2. The Development Planner may consider a variance to Subsection 4.12.1 based on the recommendations provided in an Environmental Site Assessment in compliance with [Section 7.140](#).

**Sign Uses**

- 4.13. **Signs** must comply with Subsections 3 and 5 of [Section 6.80](#).
- 4.14. Directional Signs ~~must~~shall provide information relating to the LRT Station and ~~Mass Transit Station~~transit centre, tenants, parking, loading zones and pick up areas, entrances, exits, and Public Amenity ~~Areas~~Space.
- 4.15. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of ~~s~~Subsection ~~59.3~~ of [Section 6.80](#)~~the Zoning Bylaw~~, ~~must~~shall be prepared for the development and submitted, with the Development Application, to be approved by the Development ~~Planner~~Officer.  
~~Signs shall comply with the regulations found in Section 59 and Schedule 59E, with the intent to complement the pedestrian-oriented commercial environment., except that:~~
- 4.16. Despite [Section 6.80](#):
  - 4.16.1. the maximum Height of a Freestanding Sign ~~is~~shall be 6.0 m;
  - 4.16.2. a Projecting Sign may be used to identify businesses that are located entirely at or above the second Storey level; and
  - 4.16.3. the top of a Projecting Sign on a building two Storeys or higher ~~must~~shall not extend more than 75 cm above the floor of the second or third Storey; ~~nor~~ higher than the bottom windowsill level of the second or third Storey.
  - 4.16.4. ~~Notwithstanding Schedule 59E, Temporary~~The maximum Copy Area for Portable Signs, limited to On-premises Advertising, ~~is~~Signs shall be limited to a maximum Copy Area of 2.0 m<sup>2</sup>.
- 4.17. Signs ~~must~~shall be designed and located to complement the architectural theme and context of the Marquis Town Centre.

**Floor Area and Capacity Exceptions**

- 4.18. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 4.18.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 4.18.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 4.18.3. other similar measures.

Market (temporary) has become a permitted activity under the broader Special Events use class.

**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.1.1.	Maximum Height	24.0 m
<b>Floor Area Ratio</b>		

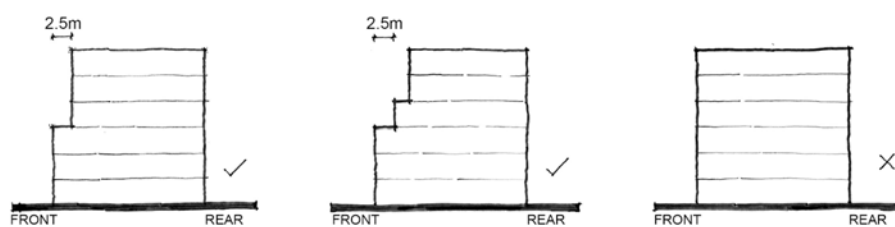
5.1.2.	Maximum Floor Area Ratio for non-Residential Uses	0.25
5.1.3.	Maximum Floor Area Ratio for Multi-unit Housing	3.0
<b>Front Setback</b>		
5.1.4.	<b>Required</b> Front Setback	0 m
<b>Rear Setback</b>		
5.1.5.	<b>Required</b> Rear Setback	0 m
<b>Side Setback</b>		
5.1.6.	<b>Required</b> Side Setback	0 m
<b>Density</b>		
5.1.7.	Maximum Density	125 Dwellings/ha

- 5.2. **Despite Subsection 5.1.4,** the Development **Planner Officer** may increase the **Front** Setback to accommodate a particular architectural style or to provide opportunities for features such as sidewalks cafes, patios, or a gathering space.
- 5.3. **Despite Subsection 5.1.5,** the Development **Planner Officer** may increase the **Rear** Setback to accommodate vehicle parking or waste storage.
- 5.4. For larger developments over 1,860 m<sup>2</sup>, building **f**Frontages Abutting the main street **must shall** not exceed 20.0 m in width at **s**Street level.
- 5.5. Development must comply with Table 5.5:

**Table 5.5. Podium and Tower Regulations**

Subsection	Regulation	Value
5.5.1	All buildings greater than 16.0 m in Height must have a Tower and Podium configuration	-
5.5.2	Minimum Podium Height	6.0 m
5.5.3	Maximum Podium Height	16.0 m
5.5.4	Minimum Tower Stepback from the edge of a Podium Facade, excluding the side directly Abutting an Alley	2.5 m

**Diagram for Subsection 5.5.4**



All buildings greater than 16.0 m in Height shall include a podium base. The podium of the building shall be a minimum Height of 6.0 m up to a maximum of 16.0 m. The portion of the building located above the podium shall Stepback a minimum of 2.5 m on all sides Abutting a public road, other than a Lane.

## 6. Design Regulations

### Building Design and Architectural Standards

- 6.1. The **main principal** entrance to Ground **Floor level** Uses **must shall** be oriented towards the **s**Street and provide direct sidewalk entries.



- 6.2. Residential ~~and Residential-related~~ Uses ~~are not shall not be~~ permitted at ~~s~~Street level, with the exception of entrances and building lobbies. Entrances ~~must shall~~ be separate from Commercial Uses.
- 6.3. Buildings ~~must shall~~ have consistent materials, colours, and architectural design elements to establish an architectural theme.
- 6.4. Exterior finishing materials ~~must shall~~ include a mix of ~~complementary complimentary~~, high quality materials such as a combination of brick, stone, concrete and stucco, or a combination of concrete fibre board, wood, and ~~complementary complimentary~~ window and trim treatment.
- 6.5. Building ~~f~~Facades facing ~~Streets roadways~~ ~~must shall~~ be articulated with ~~a~~Architectural ~~e~~Elements such as columns, ribs, pilasters or piers, changes in plane (e.g. recesses and projections), changes in building finishes, materials and textures, or features so that no one portion of the ~~Facade façade~~ is longer than 15.0 m.
- 6.6. A minimum of 70% of the ~~g~~Ground ~~f~~Floor Commercial Use ~~Façades Facades~~ fronting onto the main street ~~must shall~~ have clear non-reflective glazing on the exterior to promote pedestrian interaction and safety. A maximum of 10% of the ~~Ground Floor first Storey~~ glazing may be covered by Signs. The remainder of the glazing ~~must shall~~ remain free from obstructions.
- 6.7. Main building entry points ~~must shall~~ be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
- 6.8. Buildings ~~must shall~~ incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.
- 6.9. Where feasible, developments ~~are encouraged to should~~ provide gardens or patios on the top of the ~~p~~Podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.
- 6.10. ~~Screening for mechanical equipment must comply with Section 5.60.~~  
~~All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.~~

**Pedestrian Environment**

- 6.11. Direct pedestrian connections and linkages ~~must shall~~ be provided to sidewalks, in general accordance with [Appendix II](#).
- 6.12. Pedestrian ~~p~~Pathways to building entrances, amenities and transit ~~must shall~~ be convenient, safe and well lit, with distinct paving or ~~l~~Landscaping to define the connections where practical.
- 6.13. Pedestrian linkages connecting to adjacent Sites within the Marquis Town Centre ~~must shall~~ be provided by using clearly demarcated ~~Pathways~~, lighting and signage systems, in general accordance with [Appendix II](#)
- 6.14. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas ~~must shall~~ be provided in general conformance with ~~the Potential Amenity Area locations in~~ [Appendix I](#).
- 6.15. ~~Publicly Accessible Private~~ Parks ~~must shall~~ be designed to accommodate public gatherings, pedestrian movement, and other social and recreational functions.

## 7. General Regulations

**Amenity Area**

~~Residential Uses shall provide a minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling.~~

**Parking, Loading, Storage and Access**

- 7.1. 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.  
~~Loading, storage and trash collection areas shall be screened and located to the rear of the principal building.~~
- 7.2. Where a main street is developed as a private ~~Street roadway~~, a minimum 2.5 m sidewalk ~~must shall~~ be provided on both sides.

# 3.134 MED - Marquis Entertainment District

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To establish an entertainment district intended for indoor and outdoor activity, with a supporting mix of uses.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. Bar <del>Bars and Neighbourhood Pubs</del></p> <p>2.2. Body Rub Centre</p> <p>2.3. Cannabis Retail Store <del>Cannabis Retail Sales</del></p> <p>2.4. Food and Drink Service <del>Restaurants</del> <del>Specialty Food Services</del></p> <p>2.5. Hotel <del>Apartment Hotels</del> <del>Hotels</del></p> <p>2.6. Indoor Sales and Service <del>Convenience Retail Stores</del> <del>Market</del> <del>Media Services</del> <del>Personal Service Shops</del> <del>General Retail Stores</del></p> <p>2.7. Liquor Store</p> <p>2.8. Major Indoor Entertainment <del>Nightclubs</del> <del>Spectator Entertainment Establishments</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Food and Drink Services</li> <li>• Hotels</li> <li>• Indoor Sales and Services</li> <li>• Major Indoor Entertainment</li> <li>• Minor Indoor Entertainment</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Commercial Schools</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Community Services</li> <li>• Outdoor Recreation Services</li> <li>• Parks</li> <li>• Special Events</li> </ul> <p>In addition, several current discretionary community activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Community Recreation Services</li> <li>• Government Services</li> <li>• Religious Assembly</li> </ul> <p><b>Agricultural Uses</b></p>

<p>2.9. Minor Indoor Entertainment</p> <p><del>Major Amusement Establishments</del></p> <p><del>Minor Amusement Establishments</del></p> <p><del>Private Clubs</del></p> <p>2.10. Standalone Parking Facility</p> <p><del>Vehicle Parking</del></p> <p><b>Community Uses</b></p> <p>2.11. Child Care Service</p> <p>2.12. Community Service</p> <p><del>Indoor Participant Recreation Services</del></p> <p>2.13. Outdoor Recreation Service</p> <p><del>Outdoor Participant Recreation Services</del></p> <p>2.14. Park</p> <p><del>Publicly Accessible Private Parks</del></p> <p>2.15. Special Event</p> <p><del>Carnivals</del></p> <p><b>Agricultural Uses</b></p> <p>2.16. Urban Agriculture</p> <p><del>Urban Outdoor Farms</del></p> <p><b>Sign Uses</b></p> <p>2.17. Fascia Sign, limited to On-premises Advertising Signs</p> <p>2.18. Freestanding Sign, limited to On-premises Advertising Signs</p> <p>2.19. Projecting Sign, limited to On-premises Advertising Signs</p>	<p>The agricultural uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p>In addition, the current discretionary agricultural activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Greenhouses, Plant Nurseries and Market Gardens</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Projecting Signs, limited to On-premises Advertising</li> </ul>
<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p><del>Commercial Schools</del></p> <p>3.1. Health Service</p> <p>3.2. Office</p> <p><del>Professional, Financial and Office Support Services</del></p> <p><b>Community Uses</b></p> <p><del>Community Recreation Services</del></p> <p><del>Government Services</del></p> <p><del>Religious Assembly</del></p> <p><b>Agricultural Uses</b></p> <p><del>Greenhouses, Plant Nurseries and Market Gardens</del></p> <p><b>Sign Uses</b></p> <p>3.3. Fascia Sign, limited to Off-premises Advertising Signs</p> <p>3.4. Freestanding Sign, limited to Off-premises Advertising Signs</p> <p>3.5. Major Digital Sign</p> <p>3.6. Minor Digital Sign</p> <p><del>Minor Digital On-premises Signs</del></p>	<p><b>3. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b></p> <p>The discretionary commercial uses in this draft zone are consistent with the current zone.</p> <p>However, some current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Commercial Schools</li> </ul> <p><b>Community Uses</b></p> <p>Several current discretionary community activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Community Recreation Services</li> <li>• Government Services</li> <li>• Religious Assembly</li> </ul> <p><b>Agricultural Uses</b></p> <p>The current discretionary agricultural activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Greenhouses, Plant Nurseries and Market Gardens</li> </ul> <p><b>Sign Uses</b></p>

<p><del>Minor Digital On-premises Off-premises Signs</del></p> <p><del>Minor Digital Off-premises Signs</del></p> <p>3.7. Projecting Sign, limited to Off-premises Advertising Signs</p> <p><del>Roof On-premises Signs</del></p> <p>3.8. Portable Sign</p> <p><del>Temporary Off-premises Signs</del></p> <p><del>Temporary On-premises Signs</del></p>	<p>The discretionary sign uses in this draft zone are consistent with the current zone.</p> <p>However, some current discretionary sign related activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Roof On premises Signs</li> </ul>
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## 4. Additional Regulations for Specific Uses

### Commercial Uses

- 4.1. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.2. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 4.3. **Liquor Stores** must comply with [Section 6.70](#).

### Community Uses

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

### Agricultural Uses

- 4.6. **Urban Agriculture**
  - 4.6.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
  - 4.6.2. The Development Planner may consider a variance to Subsection 4.6.1 based on the recommendations provided in an Environmental Site Assessment in compliance with [Section 7.140](#).

### Sign Uses

- 4.7. **Signs** must comply with Subsections 3 and 6 of [Section 6.80](#).  
~~Signs shall comply with the regulations found in Section 59 and Schedule 59F.~~
- 4.8. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of ~~s~~Subsection 59.3 of [Section 6.80](#) ~~the Zoning Bylaw~~, must ~~shall~~ be prepared for the development and submitted, with the Development Application, to be approved by the Development ~~Planner~~ ~~Officer~~.
- 4.9. Signs ~~must shall~~ be designed and located to complement the architectural theme and context of the Marquis Town Centre.
- 4.10. ~~Notwithstanding Schedule 59F~~ ~~Despite~~ [Section 6.80](#), the following regulations ~~shall~~ apply:
  - 4.10.1. ~~d~~Directional ~~s~~Signs ~~must shall~~ be provided at critical locations to provide information relating to the LRT location, tenants, parking, loading zones and pick up areas, entrances, exits, and Public Amenity ~~Area~~ ~~Space~~.
  - 4.10.2. ~~i~~lluminated and Digital Signs ~~must shall~~ be designed, located or screened so as to reduce visual and light impacts on any surrounding residential premises.
  - 4.10.3. ~~f~~reestanding Signs, limited to On-premise Advertising Signs less than 2.0 m in Height and with a Copy Area of 10.0 m<sup>2</sup> or less do not require separation distance, when located at access points to the Town Centre, as generally shown on [Appendix I](#).
  - 4.10.4. ~~t~~The maximum Copy Area for Minor Digital Signs ~~is shall be~~ 20.0 m<sup>2</sup>.
  - 4.10.5. ~~t~~The maximum Copy Area for Major Digital Signs ~~is shall be~~ 20.0 m<sup>2</sup>. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face ~~must shall~~ not exceed 30.0 m<sup>2</sup>. ~~and~~
  - 4.10.6. ~~a~~All Major Digital Signs ~~must shall~~ be oriented inwardly on the ~~s~~Site, facing areas such as public open space ~~and must~~ ~~Major Digital Signs shall~~ not be oriented towards a ~~Street~~ ~~public roadway~~.

## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.1.1.	Maximum Height	26.0 m
<b>Floor Area Ratio</b>		
5.1.2.	Maximum Floor Area Ratio	0.25
<b>Setbacks Abutting an Arterial Roadway</b>		
5.1.3.	Minimum Setback	4.0 m
<b>Setbacks Abutting a Collector Roadway</b>		
5.1.4.	Minimum Setback	3.0 m
<b>Setbacks Abutting any other Street or private road, private or public roadway, other than a Lane</b>		
5.1.5.	Minimum Setback	2.0 m

## 6. Design Regulations

### Site Planning and Design

- 6.1. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas ~~must~~ be provided in general conformance with ~~the Potential Amenity Area locations in Appendix I.~~

### Building Design and Architectural Standards

- 6.2. Buildings ~~must~~ have consistent materials, colours, and architectural design elements to establish an architectural theme.
- 6.3. Exterior finishing materials ~~must~~ include high quality materials such as, but not limited to, brick, stone, or other masonry materials, concrete or concrete fibre board, stucco, glazing, wood, aluminum, or metal trim.
- 6.4. Building ~~Facades~~ facing ~~Streets~~ ~~public roadways to be~~ ~~must~~ be articulated with ~~a~~ Architectural ~~e~~ Elements such as columns, ribs, pilasters or piers, changes in plane (e.g., recesses and projections), changes in building finishes, materials and textures, or features so that no one portion of the ~~Facade~~ is longer than 15.0 m, to break up building massing.
- 6.5. Buildings ~~must~~ incorporate features to improve pedestrian comfort such as, but not limited to, linear transparency at ground level, wall niches, seating areas, overhead weather protection, and entrance features.
- 6.6. Main building entry points ~~must~~ be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
- 6.7. Buildings ~~must~~ incorporate exterior and decorative lighting to enhance building architecture and ~~l~~ Landscaping elements.
- 6.8. ~~Screening for mechanical equipment must comply with Section 5.60.~~  
~~All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.~~

### Pedestrian Environment

- 6.9. Direct pedestrian connections and linkages ~~must~~ be provided to sidewalks, in general accordance with ~~Appendix II.~~
- 6.10. Pedestrian connections to building entrances, amenities and transit ~~must~~ be convenient, safe, and well lit, with distinct paving, or Landscaping to define the connections where practical.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. 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.  
~~Loading, storage and trash collection areas shall be screened and located to the rear or sides of the principal building.~~
- 7.2. Any surface parking area having 40 or more parking spaces ~~must~~ shall provide a minimum 10.0 m<sup>2</sup> landscaped island every 40 stalls, to provide interruption of the view of the parking lot.  
~~Off-street Parking shall be in accordance with Section 54 of the Zoning Bylaw.~~  
~~Notwithstanding 67.3 above, supplied parking may be shared between uses if a Shared Use Parking Impact Assessment is submitted that demonstrates, to the satisfaction of the Development Officer, by virtue of the use, character, or location of the proposed development and its relationship to public transit facilities and any other available parking facilities, the parking required for the proposed development may be less than any minimum set out in Subsection 7.1 of Section 54.2 Schedule 1.~~
- 7.3. Surface Parking Areas ~~must~~ shall incorporate design elements such as, but not limited to, ~~l~~Landscaped Parking Area islands, Public Amenity ~~Area~~Space, private roads, or pedestrian ~~Pathways~~walkways within the Parking Area.
- 7.4. Parking Garages ~~must~~ shall be screened from view where visible from a ~~Street~~public roadway, ~~other than a Lane~~, through methods such as public art, architectural screening, Landscaping, ~~or Commercial Uses, or and Community, Educational, Recreational and Cultural Service~~ Uses.  
~~Bicycle parking shall be provided in accordance with Subsection 9 of Section 5.110.~~
- 7.5. A staged Access Management Plan ~~must~~ shall be provided, to the satisfaction of the Development ~~Planner~~Officer at each ~~d~~Development ~~p~~Permit stage, identifying the proposed access locations to the ~~s~~Site. Through each ~~d~~Development ~~p~~Permit submission, the Access Management Plan ~~must~~ shall be updated resulting in an overall access plan at the final ~~d~~Development ~~p~~Permit stage.  
~~A registered Landscape Architect shall prepare the landscape plan, to ensure Landscaping is coordinated to provide a cohesive appearance.~~

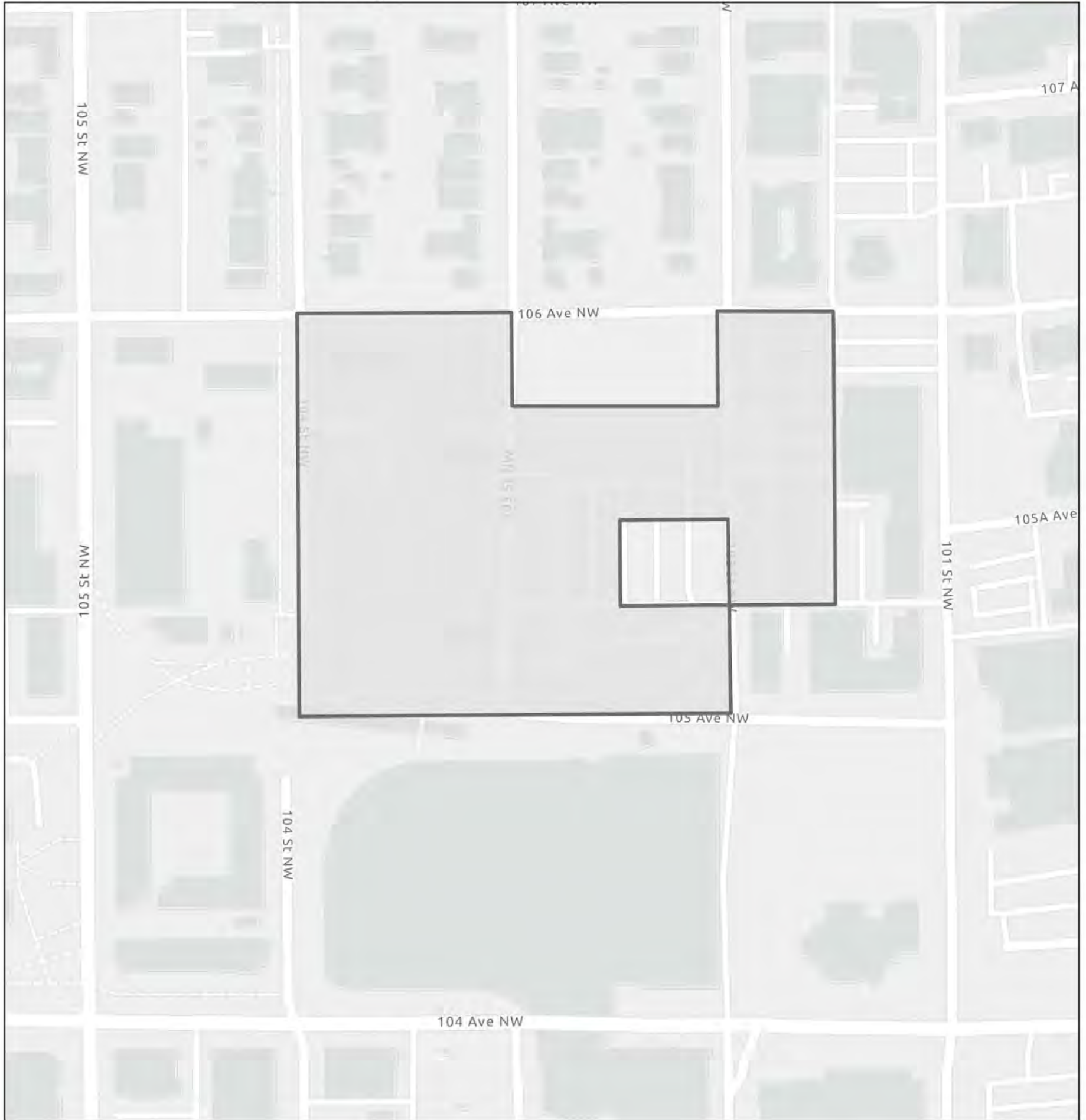
#### Retired - S.997.6.4

Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).


# 3.140 Central McDougall Urban Village Special Area

Regulations	Notes / Rationale				
<p><b>1. General Purpose</b></p> <p>To designate portions of the Central McDougall Neighbourhood, as shown in <a href="#">Appendix I</a>, as a Special Area to allow for a unique mixed use urban village that accommodates Residential, Commercial, institutional, and limited Industrial Uses in a safe, walkable, human-scaled built environment that builds on the existing land use pattern.</p>	<p>This section has been created to be consistent with other Special Areas.</p> <p><b>Overview</b> This section has been updated with minor formatting, key word, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>				
<p><b>2. Application</b></p> <p>2.1. The applicable location and boundaries of the Central McDougall Urban Village Special Area are shown in <a href="#">Appendix I</a>.</p>					
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones contained in Section 3.140 have been created in conformance with <a href="#">Section 7.70</a>.</p> <p><b>Mixed Use</b></p> <p><a href="#">3.141 (CMUV) Central McDougall Urban Village Zone</a></p>					
<p><b>4. Central McDougall Urban Village Special Area Use Definitions</b></p> <p>4.1. The following use definitions apply to all Central McDougall Urban Village Special Area Zones:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Use</th> <th style="text-align: center;">Definition</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"><b>Spectator Entertainment Establishment</b></td> <td>means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures.</td> </tr> </tbody> </table>	Use	Definition	<b>Spectator Entertainment Establishment</b>	means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures.	
Use	Definition				
<b>Spectator Entertainment Establishment</b>	means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures.				
<p><b>5. Appendices</b></p> <p><a href="#">Appendix I - Central McDougall Urban Village Special Area</a></p> <p><a href="#">Appendix II - Special Area Land Use Concept</a></p> <p><a href="#">Appendix III - Environmental Buffers</a></p>					

# Central McDougall Urban Village Special Area Boundary

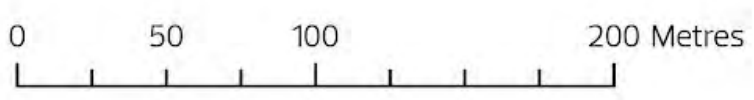


Zoning Bylaw Renewal  
Urban Planning & Economy  
February 2023 DRAFT

 Central McDougall Urban Village Special Area



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### Appendix II - Special Area Land Use Concept



	Max. 90 m		Park
	Max. 28 m		Alley
	Max. 26 m		Existing Development (Mac Lofts)
	Shared Street		Non participating Landowners
	Potential Publicly Accessible Private Road		Potential Publicly Accessible Private Shared Street
	Potential Publicly Accessible Private Lane		

### Appendix III – Environmental Buffers



-  Approximate Site Boundary
-  Borehole Location (Shelby, 2019 Limited Phase II ESA)
-  Borehole Location (Thurber, 2019 Limited Phase II ESA)
-  Delineated Extents of Soil
-  Estimated Extents of Soil Impact
-  30 m Buffer

# 3.141 CMUV - Central McDougall Urban Village Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for a unique mixed use urban village that accommodates Residential, Commercial, institutional, and limited Industrial Uses in a safe, walkable, human-scaled built environment that builds on the existing land use pattern.</p> <p><del>To develop a unique mixed use urban village that accommodates residential, commercial, institutional, and limited industrial uses in a safe, walkable, human-scaled built environment that builds on the existing land use pattern.</del></p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business  <del>Live-Work Units</del>  <del>Major Home-Based Business</del>  <del>Minor Home-Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Lodging Houses</li> <li>2.2.2. Multi-unit Housing</li> <li>2.2.3. Row Housing</li> <li>2.2.4. Supportive Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>2.3. Bar  <del>Bars and Neighbourhood Pubs</del></p> <p>2.4. Body Rub Centre</p> <p>2.5. Cannabis Retail Store</p> <p>2.6. Custom Manufacturing  <del>Creation and Production Establishments</del></p> <p>2.7. Indoor Sales and Service  <del>Animal Hospitals and Shelters</del>  <del>Business Support Services</del>  <del>Convenience Retail Stores</del>  Market  <del>Media Studios</del>  <del>Personal Service Shops</del>  <del>General Retail Stores</del>  <del>Veterinary Services</del>  <del>Commercial Schools</del></p> <p>2.8. Food and Drink Service  Restaurants  <del>Specialty Food Services</del></p> <p>2.9. Hotel  <del>Apartment Hotels</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Custom Manufacturing</li> <li>• Indoor Sales and Services</li> <li>• Food and Drink Services</li> <li>• Hotels</li> <li>• Minor Indoor Entertainment</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Breweries, Wineries and Distilleries</li> <li>• Automotive and Minor Recreation Vehicle Sales/Rentals</li> <li>• Greenhouses, Plant Nurseries and Garden Centres</li> <li>• Private Clubs</li> </ul>

Hotels
2.10. Liquor Store
2.11. Minor Indoor Entertainment <del>Indoor Participant Recreation Services</del>
2.12. Office <del>Professional, Financial and Office Support Services</del>
2.13. Standalone Parking Facility <del>Vehicle Parking</del>
2.14. Residential Sales Centre
<b>Community Uses</b>
2.15. Child Care Service
2.16. School <del>Public Education Services</del> <del>Private Education Services</del>
2.17. Community Service <del>Community Recreation Services</del> <del>Government Services</del>
2.18. Park <del>Publicly Accessible Private Park</del>
2.19. Special Event
<b>Basic Services Uses</b>
2.20. Health Care Facility <del>Extended Medical Treatment Services</del>
<b>Industrial Uses</b>
2.21. Indoor Self Storage <del>General Industrial Uses</del>
<b>Agricultural Uses</b>
<del>Urban Gardens</del>
<b>Sign Uses</b>
2.22. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del>
2.23. Projecting Sign, limited to On-premises Advertising <del>Projecting On-premises Signs</del>
2.24. Portable Sign, limited to On-premises Advertising <del>Temporary On-premises Signs</del>

**Community Uses**  
The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Community Services
- Parks

**Basic Services Uses**  
The basic services uses permitted in this draft zone are consistent with the current zone.

Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

**Industrial Uses**  
The industrial uses permitted in this draft zone are consistent with the current zone. General Industrial Uses is currently limited to indoor self storage, which is now its own use in the draft Bylaw.

**Sign Uses**  
The sign uses permitted in this draft zone are consistent with the current zone

### 3. Discretionary Uses

<b>Commercial Uses</b>
3.1. Spectator Entertainment Establishment
3.2. Health Service <del>Automotive and Minor Recreation Vehicle Sales/Rentals</del>  <del>Breweries, Wineries and Distilleries</del> <del>Automotive and Minor Recreation Vehicle Sales/Rentals</del>  <del>Greenhouses, Plant Nurseries and Garden Centres</del>  <del>Private Clubs</del>
<b>Community Uses</b>
3.3. Outdoor Recreation Service <del>Outdoor Participant Recreation Services</del>
<b>Basic Services Uses</b>
3.4. Emergency Service <del>Protective and Emergency Services</del>
<b>Sign Uses</b>
3.5. Fascia Sign, limited to Off-premises Advertising <del>Fascia Off-premises Signs</del>
3.6. Major Digital Sign
3.7. Minor Digital Sign <del>Minor Digital Off-premises Signs</del> <del>Minor Digital On-premises Signs</del> <del>Minor Digital On-premises Off-premises Signs</del>

**3. Revised**  
The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

**Commercial Uses**  
The discretionary commercial uses in this draft zone are consistent with the current zone.

The current zone allows automotive and minor recreational vehicle sales/rentals only within a building, as a part of a larger development. This activity has been moved under the new Indoor Sales and Services Use, as a permitted use.

In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Breweries, Wineries and Distilleries
- Automotive and Minor Recreation Vehicle Sales/Rentals
- Greenhouses, Plant Nurseries and Garden Centres
- Private Clubs

**Community Uses**  
The discretionary community uses in this draft zone are consistent with the current

3.8. Projecting Sign, limited to Off-premises Advertising  
~~Roof-Off-premises Signs~~

zone.

**Basic Services Uses**

The discretionary basic services uses in this draft zone are consistent with the current zone.

**Sign Uses**

The discretionary sign uses in this draft zone are consistent with the current zone., except that Roof On-premises Signs are now a permitted use as part of the proposed Projecting Signs use.

**4. Additional Regulations for Specific Uses**

**Residential Uses**

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).
- 4.2. When Residential Uses ~~or Residential Related Uses~~ are provided at ground level, Dwellings ~~must shall~~ be ground oriented and ~~shall~~:
  - 4.2.1. provide an individual external entrance per Dwelling;
  - 4.2.2. provide a semi-private outdoor area in a manner that establishes a transition area between the Dwelling and publicly accessible land using landscape features such as but not limited to shrubs or tree beds, decorative fencing, planters, ~~and/or~~ other elements; and
  - 4.2.3. not have solid fences higher than 1.2 m in Height.

**Non-Residential Uses**

- 4.3. The maximum combined Floor Area for non-Residential Uses is ~~and non-Residential Related Uses shall be~~ 26,000 m2 ~~within this Zone~~.

**Commercial Uses**

~~Animal Hospitals and Shelters shall be limited to daycare, grooming, and boarding services:~~

- 4.4. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.5. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 4.6. **Liquor Stores** must comply with [Section 6.70](#).
- 4.7. **Bars**
  - 4.7.1. The maximum Floor Area is 120 m2 of Public Space for each individual establishment, excluding exterior patio or deck space.
  - 4.7.2. Outdoor patios or decks must not exceed 50% of the interior Public Space Floor Area for each individual establishment.

~~Each Bars and Neighbourhood Pubs Use shall not exceed 120 m2 of Public Space, excluding exterior patio/deck space, which shall not exceed 50% of the interior Public Space.~~
- 4.8. **Indoor Sales and Services**
  - 4.8.1. The maximum Floor Area for individual establishments where the sale or rental of automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services and sale of parts occurs, is 400 m2.

~~Automotive and Minor Recreation Vehicle Sales/Rentals shall be limited to a premise enclosed within the ground level Storey of a building which shall have a maximum Floor Area of 400 m2:~~

**Community Uses**

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

**Industrial Uses**

- 4.11. **Indoor Self Storage**
  - 4.11.1. Any overhead doors must be located off of an Alley.

- 4.11.2. Any building Facades facing a Street or private road must be designed to create the appearance of Multi-unit Housing, with design features such as:
  - 4.11.2.1. windows at regular intervals on all Storeys of the Facade; and
  - 4.11.2.2. clearly defined entrances from Streets and private roads.
- 4.11.3. Must be screened from view at ground level from the Lot line that Abuts a Street or private road, and wrapped with Commercial or Residential Uses that have a minimum depth of 8.0 m.
- 4.11.4. Despite Subsection 4.11.3, entrances or lobbies to Indoor Self Storage do not need to be screened from view or wrapped with Commercial or Residential Uses.

~~General Industrial Uses shall be restricted to self-storage facilities only and the following regulations shall apply:~~

- ~~All storage shall be located indoors;~~
- ~~Any overhead doors for loading/unloading shall be located off of a Lane/Potential Publicly Accessible Private Lane;~~
- ~~Any building Façade(s) facing a public roadway/Potential Publicly Accessible Private Road shall be designed to create the appearance of Multi-unit Housing with design features such as but not limited to windows at regular intervals on all Storeys and a clearly defined entrance from the public roadway/Potential Publicly Accessible Private Road; and~~
- ~~Shall be screened from view at ground level by street fronting Commercial and/or Residential Uses, with the exception of the entrance/lobby to the General Industrial Use, with a minimum depth of 8.0 m from the Lot line Abutting a public roadway/Potential Publicly Accessible Private Road, other than a Lane/Potential Publicly Accessible Private Lane.~~

**Sign Uses**

- 4.12. **Sign** Uses must comply with the regulations found in Subsections 3 and 5 of Section 6.80.  
~~Signs shall comply with Section 59 and Schedule 59E of the Zoning Bylaw.~~
- 4.13. Changing the Copy of a Portable Sign is not permitted  
~~Temporary On-premises Signs shall not include Changeable Copy.~~

**Floor Area and Capacity Exceptions**

- 4.14. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 4.14.1. measures specified in Subsection 2 of Section 5.60;
  - 4.14.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 4.14.3. other similar measures.

**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1. Building Regulations		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1	Maximum Floor Area Ratio	10.0
<b>Density</b>		
5.1.2	Maximum number of Dwellings	2500
5.1.3	Minimum percentage of <del>3</del> three bedroom Dwellings	25% of all ground

		oriented Dwellings
Height		
5.1.4	Maximum Height	90.0 m
5.1.5	Minimum Ground Floor Height	3.5 m
<b>Unless one of the following applies:</b>		
5.1.6	Maximum Height for parcels that Abut 106 Avenue NW for the first 20.0 m from the north Lot Line	28.0 m
5.1.7	Maximum Height for Lots 225-227, Block 2, Plan B3	26.0 m

~~The maximum Floor Area Ratio shall be 10.0.~~

~~The maximum number of Dwellings shall be 2500.~~

~~A minimum of 25% of all ground-oriented Dwellings shall have a minimum of three bedrooms.~~

~~The maximum Height shall be 90.0 m, except that, as shown in Appendix 1:~~

~~the maximum Height for parcels Abutting 106 Avenue NW shall not exceed 28.0 m for the first 20.0 m from the north Lot line; and~~

~~the maximum Height for Lots 225-227, Block 2, Plan B3 shall not exceed 26.0 m.~~

~~the ground Storey shall have a minimum Height of 3.5 m;~~

5.2. Development must comply with Table 5.2:

**Table 5.2. Setback Regulations for Portions of Buildings with Ground Floor Non-Residential Uses**

Subsection	Regulation	Value
5.2.1	<p>Minimum Setback Abutting a Street or a Potential Publicly Accessible Private Roads, other than an Alley</p> <p><del>For buildings or portions of buildings where non-Residential and non-Residential-Related Uses are at ground level, a minimum Setback of 1.0 m shall be provided where a Site Abuts a public roadway/Potential Publicly Accessible Private Road, other than a Lane/Potential Publicly Accessible Private Lane, except that:</del></p>	1.0 m
5.2.2	<p>Maximum Setback Abutting a Street or Potential Publicly Accessible Private Roads, other than an Alley</p> <p><del>the Development Officer may increase the Setback to a maximum of 3.0 m where a Site Abuts a public roadway/Potential Publicly Accessible Private Road, other than a Lane/Potential Publicly Accessible Private Lane;</del></p>	3.0 m
5.2.3	<p>Minimum Setback Abutting a Potential Publicly Accessible Private Roads where the distance from the boundary of a Potential Publicly Accessible Private Roads to the street curb is a minimum of 4.7 m, except abutting the Shared Street, as identified on Appendix II</p> <p><del>no Setback shall be required where the distance from the Lot line/boundary of the Potential Publicly Accessible Private Road to the roadway curb is a minimum of 4.7 m, except abutting the Shared Street/Potential</del></p>	0 m

	Publicly Accessible Private Shared Street, as identified on Appendix 1;	
5.2.4	Minimum Setback Abutting the Shared Street, as identified in Appendix II  <del>the minimum Setback shall be 4.5 m Abutting the Shared Street/Potential Publicly Accessible Private Shared Street, as identified on Appendix 1;</del>	4.5 m
5.2.5	Maximum Setback Abutting the Shared Street, as identified in Appendix II  <del>8.5 m where Abutting the Shared Street/Potential Publicly Accessible Private Shared Street</del>	8.5 m
5.2.6	Minimum Setback for portions of buildings above 4.0 m in Height Abutting a Potential Publicly Accessible Private Roads  <del>that portions of buildings above 4.0 m in Height may project to the Lot line/boundary of the Potential Publicly Accessible Private Road.</del>	0 m

~~the Development Officer may increase the Setback to a maximum of 3.0 m where a Site Abuts a public roadway/Potential Publicly Accessible Private Road, other than a Lane/Potential Publicly Accessible Private Lane, or 8.5 m where Abutting the Shared Street/Potential Publicly Accessible Private Shared Street, to accommodate street related activities, such as, but not limited to sidewalk cafes, patios, or gathering spaces, to retain existing mature landscaping, and/or to facilitate public realm improvements that contribute to the pedestrian-oriented character of the area;~~

~~canopies, and other similar architectural projections shall be permitted to extend into Setbacks and above sidewalks; and~~

5.3. Development must comply with Table 5.3:

**Table 5.3. Setback Regulations for Portions of Buildings with Ground Floor Residential Uses**

Subsection	Regulation	Value
5.3.1	Minimum Setback Abutting a Street or Potential Publicly Accessible Private Roads, other than an Alley  <del>For buildings or portions of buildings where Residential and Residential-Related Uses are at ground level, a minimum Setback of 3.0 m shall be provided where a Site Abuts a public roadway/Potential Publicly Accessible Private Road, other than a Lane/Potential Publicly Accessible Private Lane, except that:</del>	3.0 m

**Unless the following applies:**

5.3.2	Minimum Setback Abutting the Shared Street  <del>the minimum Setback shall be 4.5 m Abutting the Shared Street/Potential Publicly Accessible Private Shared Street, as identified on Appendix 1; and</del>	4.5 m
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~~canopies, and other similar architectural projections shall be permitted to extend into Setbacks and above sidewalks.~~

5.4. Development must comply with Table 5.4:

**Table 5.4. Podium and Tower Regulations**

Subsection	Regulation	Value
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**Retired**

The regulation allowing canopies and other similar architectural projections to extent into setbacks and above sidewalks has been retired, as it is covered under Section 5.120 of the draft Bylaw.



5.4.1	Buildings greater than 23.0 m in Height must have a Tower and Podium configuration	-
5.4.2	Minimum separation between Towers	25.0 m
<b>Podium Height</b>		
5.4.3	Minimum Podium Height	8.0 m
5.4.4	Maximum Podium Height	15.0 m
<b>Tower Regulations for Buildings From 24.0 m to 30.4 m in Height</b>		
5.4.5	Maximum Tower Floor Plate Area	-
5.4.6	Minimum Stepback for portions of the building facing a Street or Potential Publicly Accessible Private Roads, other than an Alley Abutting Sites in the PSN Zone	3.0 m
<b>Tower Regulations for Buildings From 30.5 m to 40.4 m in Height</b>		
5.4.7	Maximum Tower Floor Plate Area	1,500 m <sup>2</sup>
5.4.8	Minimum Stepback for portions of the building facing a Street or Potential Publicly Accessible Private Roads, other than an Alley Abutting Sites in the PSN Zone	4.5 m
<b>Tower Regulations for Buildings From 40.5 m to 90.0 m in Height</b>		
5.4.9	Maximum Tower Floor Plate Area	850 m <sup>2</sup>
5.4.10	Minimum Stepback for portions of the building facing a Street or Potential Publicly Accessible Private Roads, other than an Alley Abutting Sites in the PSN Zone	4.5 m

**Revised - Tower Regulations**  
The Tower Regulation building height ranges have been revised to remove the gaps between ranges.

- 5.5. Despite Subsection 5.4, the minimum Stepback for portions of the building facing a Street or Potential Publicly Accessible Private Roads, other than an Alley, is not required for up to 25% of the total Façade to allow for variation and visual interest in the design of a Tower.
- 5.6. Despite Subsection 5.4.2, the Development Planner may consider a variance taking into consideration factors such as:
  - 5.6.1. the orientation and placement of the tower and associated visual, sun, shadow, and microclimatic impacts on Amenity Areas, Pathways, and Abutting residential or mixed use developments;
  - 5.6.2. the context of the site in relation to the location and height of buildings on Abutting sites; and
  - 5.6.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.

~~The minimum space between Towers, being the portion of buildings above the podium/Street Wall, shall be 25.0 m. The Development Officer may vary Tower spacing in consideration of the following:~~

~~The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and~~

~~The recommendations, and mitigative measures specified in any required technical studies.~~

~~Notwithstanding Section 5.2.a. and Section 5.2.c, the minimum Stepback shall not be required for a maximum of 25% of the total Façade to allow variation and visual interest in the design of each Tower;~~

~~The portion of the building facing a public roadway/Potential Publicly Accessible Private Road/Shared Street, other than a Lane/Potential Publicly Accessible Private Lane, that is above the established Street Wall shall provide a Stepback as per Section 5.2.a.~~

~~For buildings with an overall Height greater than 23 m, the building shall have a podium-Tower configuration with the Height of the podium/Street Wall between 8.0 m and 15.0 m.~~

~~Floor Plate and Stepbacks shall be provided as follows:~~

Overall Building Height Range	Maximum Tower Floor Plate	Minimum Stepback from Public Road
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1 m — 23 m	N/A	N/A
24 m — 30 m	N/A	3.0 m
31 m — 40 m	1500 m <sup>2</sup>	4.5 m
41 m — 90 m	850 m <sup>2</sup>	4.5 m

~~Where a Site is directly across a Lane from land zoned (AP) Public Parks Zone, Sections 5.1 and 5.2 of this Special Area Zone shall be applied as if the Lane were a public roadway/Potential Publicly Accessible Private Road.~~

## 6. Design Regulations

### Street Interface Regulations

- 6.1. Where non-Residential Uses ~~or non-Residential-Related Uses~~ are provided at ground level, buildings ~~must~~ shall be designed to strengthen the pedestrian oriented public realm through the following:
  - 6.1.1. a minimum of 60% of the non-Residential ~~f~~Frontage ~~must~~ ~~or non-Residential-Related Frontage shall~~ be comprised of transparent, non-reflective, non-tinted, unobscured glazing, where fronting onto a street or ~~an Alley that Abuts a Site in the PSN Zone. Linear frontage shall be measured at 1.5 m above the finished grade of the Abutting sidewalk;~~
  - 6.1.2. major shopping complexes and large format stores over 2,000 m<sup>2</sup> ~~must shall~~ contain smaller scale retail spaces with direct access to the street or ~~an Alley that Abuts a Site in the PSN Zone~~ to maintain a rhythm of fine-grained retail establishments at ground level; and
  - 6.1.3. all street level Commercial Uses that Abut a street or ~~an Alley that Abuts a Site in the PSN Zone must~~ shall provide a primary direct access to the street or Alley.
- 6.2. No portion of a ~~Above-Ground~~ Parkade on the ~~Ground Floor first floor is~~ shall be allowed for a minimum depth of 10.0 m from any front Facade facing a street. ~~public roadway/Potential Publicly Accessible Private Road, other than a Lane/Potential Publicly Accessible Private Lane.~~
- 6.3. Non-Residential ~~and non-Residential-Related~~ Uses on the Ground Floor must ~~at ground level shall~~ open to a Street, Potential Publicly Accessible Private Road, or Alley ~~public roadway/Potential Publicly Accessible Private Road/Lane/Shared Street~~ rather than an internal atrium.
- 6.4. In mixed ~~use-Use~~ buildings, Residential Uses ~~must provide and Residential-Related Uses shall have~~ access at ground level that is separate from the commercial premises.
- 6.5. Residential open spaces, ~~p~~Parks, plazas, furnishings and locations of art, seating areas, and other amenities at ground level ~~must~~ shall be complementary to the adjacent streetscape and be visually appealing and physically accessible to the public.

### Building Facade Regulations, Materials, and Exterior Finishing

- 6.6. Facades ~~must~~ shall be designed to include elements such as awnings, canopies, window openings, reveals, offsets, multiple entrances arcades, columns, pilasters, quality materials, colour, other architectural features, interesting design, fenestrations, double Height entrances, ~~p~~Parks, plazas, appropriate ~~l~~Landscaping, or a combination suitable to the architectural style of the building.
- 6.7. Building materials must be durable, high quality, and appropriate for the development within the context of the Village at ICE District.
- 6.8. Building materials on the lower floors of buildings ~~must~~ shall be designed to improve visual access and permeability of the buildings, and to enhance the pedestrian experience at the street level.
- 6.9. Built form, public realm interfaces, streetscape elements, and pedestrian connections ~~must~~ shall consider the City of Edmonton's Winter Design Guidelines in their design and implementation. A report outlining how the development conforms to these guidelines ~~must~~ shall be submitted with each Development Permit for construction of a principal building, ~~and be~~ to the satisfaction of the Development ~~Planner~~ Officer.

### Rooftop Regulations

- 6.10. Major mechanical equipment on a roof of any building ~~must~~ shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

6.11. The roof design may include elements such as but not limited to ~~g~~Green ~~r~~Roofs, ~~s~~Solar ~~e~~Collectors, patios, or private or public open spaces.

## 7. General Regulations

### Amenity Areas

7.1. ~~Despite Notwithstanding Section 5.20 of the Zoning Bylaw~~, Amenity Area ~~must shall~~ be provided in ~~compliance accordance~~ with the following:

7.1.1. Amenity Areas may be provided as private individual areas such as balconies, or combined to provide Common Amenity Areas such as, but not limited to, meeting rooms, fitness facilities, balconies and outdoor spaces;

7.1.2. Non-Residential-Uses in buildings that contain Residential Uses with a Site area equal to or greater than 1,394 m<sup>2</sup> must provide Amenity Area equal to or greater than 3% of the non-Residential Floor Area, which may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens, and seating areas.

~~A minimum of 3% of the Floor Area of non-Residential and non-Residential-Related Uses shall be required to provide Amenity Area which may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens and seating areas; and~~

~~Notwithstanding the above, buildings that do not contain Residential or Residential-Related Uses on Sites less than 1,394 m<sup>2</sup> shall not be required to provide the 3% Amenity Area;~~

### Landscaping

7.2. Landscaping must comply with [Section 5.80](#), except that only deciduous ~~T~~rees are allowed within any Setback that Abuts a ~~Street or Potential Publicly Accessible Private Roads, other than an Alley.~~

~~Landscaping shall be in accordance with Section 55 of the Zoning Bylaw, except that:~~

~~for development consisting of Residential Uses or Residential-Related Uses, the number of trees provided shall be one tree for each 25.0 m<sup>2</sup> of any Setback at finished grade; and~~

~~for tree requirements, only deciduous species shall be allowed on any Setback Abutting a public roadway/Potential Publicly Accessible Private Road, other than a Lane/Potential Publicly Accessible Private Lane.~~

### Parking, Loading, Storage and Access

7.3. Vehicle access must only be from an Alley, except:

7.3.1. for lands located west of 102 Street NW, east of 103 Street NW, south of the Shared Street, and north of 105 Avenue NW, a maximum of two vehicle accesses from an Abutting Street is permitted, in consultation with the City department responsible for transportation planning. ~~Subdivision and Development Coordination (Transportation).~~

~~Vehicular access shall only be from a Lane/Potential Publicly Accessible Private Lane shown on Appendix 1.~~

~~Notwithstanding the above, vehicular access to the lands located west of 102 Street NW, east of 103 Street NW, south of the Shared Street/Potential Publicly Accessible Private Shared Street and north of 105 Avenue NW shall be permitted a maximum of two accesses from an Abutting public roadway, other than the Shared Street/Potential Publicly Accessible Private Shared Street in consultation with Subdivision and Development Coordination (Transportation).~~

7.4. Vehicle access must be located and designed to provide a clearly defined, safe, efficient, and convenient circulation pattern for both on-Site and off-Site vehicle traffic and pedestrian movements.

~~Vehicular access shall be located and designed in a manner that provides a clearly defined, safe, efficient and convenient circulation pattern for both on-site and off-site vehicular traffic and pedestrian movements.~~

~~Site and building layouts shall include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. These elements may include, but are not limited to, elements that allow for natural surveillance, increase sightlines and use; and high quality interior and exterior lighting. The physical layout and landscaping shall reduce the vulnerability of pedestrians by avoiding areas of concealment or entrapment such as: long public corridor spaces, stairwells, or other~~

#### Retired - Landscaping Regulations

The regulations requiring 1 tree per 25.0 m<sup>2</sup> of setback area have been retired, as they are similar to the proposed tree requirements in the Section 5.80 - Landscaping. Section 5.80 requires 1 tree and 2 shrubs per 30 m<sup>2</sup> of setback area.

#### Retired - CPTED Regulations

The CPTED regulations for this zone are proposed to be retired, as they are now covered under Section 5.120 - Safe Urban Environment Standards.

~~movement predictors; avoiding landscaping hazards such as: unpruned trees, rocks that can be thrown, or blind corners; and by locating parking areas close to building access points and using wayfinding mechanisms. The Development Officer may require a Crime Prevention Through Environmental Design assessment to be submitted, and shall apply any conditions necessary to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.~~

**7.5. Surface Parking Lots**

- 7.5.1. Surface Parking Lots, not including lots for the purposes of construction site offices, lay down areas, or construction parking associated with development of the lands within this Special Area Zone, are only permitted on the following parcels: Lot 271, Block 2, Plan 0729263; Lot 225-230, Block 2, Plan B3; and Lot 260-261, Block 3, Plan B3.
- 7.5.2. ~~Despite Notwithstanding~~ Subsection 3 of ~~Section 7.120~~ ~~Section 12.2 of the Zoning Bylaw~~, a Development Permit ~~is shall be~~ required for any ~~development~~ ~~Use~~ that contains a Surface Parking Lot and any Development Permit that contains a Surface Parking Lot ~~must shall~~ be temporary and ~~shall~~ expire on December 31, 2023.
- 7.5.3. ~~Despite any other regulations in the Zoning Bylaw or this Special Area Zone, a minimum of 40 vehicle parking spaces must be provided to exclusively serve development located on Lots 199-207, Block 4, Plan B3, which:~~
  - 7.5.3.1. ~~may be provided as a Surface Parking Lot;~~
  - 7.5.3.2. ~~must be located between 103 Street NW and 104 Street NW;~~
  - 7.5.3.3. ~~must include Hard Surfacing, lighting, grading, drainage, screening, and Landscaping;~~
  - 7.5.3.4. ~~if not located within a heated building, must have power receptacles for plugging in vehicles during cold weather;~~
  - 7.5.3.5. ~~must be securely enclosed within a building or within a 1.8 m high Fence complete with an access gate and card access system to the satisfaction of the Development Planner in consultation with the City department responsible Fire Rescue Services; and~~
- 7.5.4. ~~Despite Subsection 7.5.3, the requirement for this vehicle parking can be waived if the Development Planner receives indication from Fire Rescue Services that the parking is no longer required.~~

~~Notwithstanding any other regulations in the Zoning Bylaw or this Special Area Zone, a minimum of 40 Vehicle Parking spaces to be used exclusively for the development located on Lots 199-207, Block 4, Plan B3 shall be provided and:~~

- ~~may be provided as a Surface Parking Lot;~~
- ~~shall be located between 103 Street NW and 104 Street NW;~~
- ~~shall include hardsurfacing, lighting, grading, drainage, screening and Landscaping;~~
- ~~shall, if not located within a heated building, have power receptacles for plugging in vehicles during cold weather;~~
- ~~shall be securely enclosed within a building or within a 1.8 metre high fence complete with an access gate and card access system to the satisfaction of the Development Officer in consultation with Fire Rescue Services; and~~
- ~~the requirement for this Vehicle Parking can be waived if the Development Officer receives indication from Fire Rescue Services that the parking is no longer required.~~

**Other Regulations**

- 7.6. The storm and sanitary drainage systems required to service the development, including drainage infrastructure extensions and on-site stormwater management, ~~must shall~~ be in general conformance with the Drainage Servicing Report or alternatives to the satisfaction of the Development ~~Planner~~ ~~Officer~~ in consultation ~~with the City department responsible for drainage. Development Services (Drainage).~~ Such improvements are to be constructed at the owner's cost.
- 7.7. For development within the areas and buffers depicted in [Appendix III](#) the following applies:
  - 7.7.1. a Development Permit for excavation for the purpose of remediation is required prior to excavation of the ~~s~~Site;

- 7.7.2. prior to the issuance of a Development Permit, except for Development Permits for demolition, excavation, shoring, or signage, additional Environmental Site Assessment work is required, including a Remedial Action Plan and, if required by the Development ~~Planner~~Officer, an Environmental Risk Management Plan. The required reports ~~must~~shall be submitted and reviewed to the satisfaction of the Development ~~Planner~~Officer in consultation with ~~the City department responsible for environmental planning. Development Services (Environmental Planner)~~. The Development ~~Planner~~Officer ~~must~~shall impose any Development Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of uses contemplated in the Development Permit application; and
- 7.7.3. As a condition of Development Permit issuance, except for Development Permits for demolition, excavation, shoring, or signage, and prior to the release of drawings for Building Permit review, the Site ~~must~~shall be remediated and a Remediation Report, along with any required reports or updates to the Risk Management Plan, ~~must~~shall be submitted and reviewed to the satisfaction of the Development ~~Planner~~Officer in consultation with ~~the City department responsible for environmental planning. City Planning (Environmental Planner)~~.
- 7.8. Prior to the issuance of any Development Permit for new building construction within this Special Area Zone, a subdivision of Lot 271, Block 2, Plan 0729263 ~~must~~shall be registered.
- 7.9. Land that is privately owned as of the date of approval of the Charter Bylaw adopting this Special Area Zone, but intended to be part of the mobility network, as shown in [Appendix II](#), may be converted to public ownership, or remain privately owned. These parts are shown in [Appendix II](#) as "Potential Publicly Accessible Private Road, Potential Publicly Accessible Private ~~Alley~~Lane, and Potential Publicly Accessible Private Shared Street". If remaining as privately owned, their dimensions ~~must~~shall be determined as follows:
- 7.9.1. the minimum width of any Potential Publicly Accessible Private ~~Alley~~Lane or Potential Publicly Accessible Private Shared Street ~~must~~shall be 6.0 m;
- 7.9.2. the minimum width of the Potential Publicly Accessible Private Road aligned with 102 Street NW ~~must~~shall be 24.0 m for the portion south of where the land identified as "Non-participating Landowner" on [Appendix II](#) (Lot 272, Block 2, Plan 0740621) Abuts the Potential Publicly Accessible Private Road;
- 7.9.3. the minimum width of the Potential Publicly Accessible Private Road Abutting the land identified as "Non-participating Landowner" on [Appendix II](#) (Lot 272, Block 2, Plan 0740621) ~~must~~shall extend from the east Lot line of Lot 272, Block 2, Plan 0740621 to an alignment with the eastern boundary of the public 102 Street NW ~~Right-of-Way~~ to the south; and
- 7.9.4. the length of all Potential Publicly Accessible Private Roads/~~Alleys~~Lanes/Shared Streets ~~must~~shall be such that they connect to a public ~~Alley~~lane or ~~Street~~roadway on both ends.
- 7.10. Prior to the issuance of the Development Permit for construction of the first principal building within this Special Area Zone, the owner ~~must~~shall register a 24-hour Public Access Easement for all land subject to being Potential Publicly Accessible Private Roads/~~Alleys~~Lanes/Shared Streets that is still privately owned. Under this Easement, the owner ~~is shall be~~ responsible for maintenance and liability and the spaces ~~must~~shall be accessible to the public at all times.
- 7.11. ~~No building is allowed to be developed No buildings shall be developed~~ within areas shown as Potential Publicly Accessible Private Roads/~~Alleys~~Lanes/Shared Streets.
- 7.12. Prior to the issuance of any Development Permit for new building construction within this Special Area Zone, a subdivision of Lot 271, Block 2, Plan 0729263 ~~must~~shall be registered.

### Public Improvements

- 7.13. If requested by the Development ~~Planner~~Officer as a means of implementing direction of a Redevelopment Levy for Parkland Acquisition from the Central McDougall/Queen Mary Park Area Redevelopment Plan, the owner ~~must~~shall submit a market value appraisal for the subject Site at the time of the submission of a Development Permit application for the purposes of determining the amount of the redevelopment levy that applies to the Site. The appraisal will estimate the market value of the subject Site, based on the highest and best use of the land, as if vacant, and with the effective date of valuation being within 30 days of Development Permit application. The appraisal report must be reviewed and approved by the Real Estate Branch of the Financial and Corporate Services Department, and the Community Services Department prior to issuance of a Development Permit. The redevelopment levy ~~must~~shall be an amount representing 8% of the estimated market value of the Site, as if vacant, and ~~must~~shall

be paid to the City of Edmonton as a condition of the approval of a Development Permit.

7.14. 104 Street NW

- 7.14.1. As a condition of a Development Permit for construction of the first principal building Abutting 104 Street NW, the owner ~~must~~ enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve or enhance the development. Improvements ~~must~~ focus on the east side of 104 Street NW only, improving conditions for pedestrians, cyclists, and transit users. Improvements that could be implemented ~~must~~ be in general conformance with the cross sections within the Central McDougall/Queen Mary Park Area Redevelopment Plan. These improvements could include, but are not limited to, traffic calming elements, enhanced pedestrian crossings, widened sidewalks, street trees, and street furniture. Adjustments to the cross sections at the southern end of 104 Street NW may be required due to existing buildings and infrastructure. All improvements ~~must~~ be to the satisfaction of the Development ~~Planner~~ in consultation with the ~~City department responsible for transportation planning. Subdivision and Development Coordination (Transportation).~~

7.15. 103 Street NW

- 7.15.1. As a condition of a Development Permit for construction of the first principal building Abutting 103 Street NW, the owner ~~must~~ enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve or enhance the development. Improvements ~~must~~ focus on prioritizing conditions for pedestrians, cyclists, and transit users. Improvements that could be implemented ~~must~~ be in general conformance with the cross sections within the Central McDougall/Queen Mary Park Area Redevelopment Plan. These improvements could include, but are not limited to, traffic calming elements, enhanced pedestrian crossings, Shared Street/Potential Publicly Accessible Private Shared Street crossing, widened sidewalks, street trees, and street furniture. Adjustments to the cross sections at the southern end of 103 Street NW may be required due to existing buildings and infrastructure. All improvements ~~must~~ be to the satisfaction of the Development ~~Planner~~ in consultation with ~~the City department responsible for transportation planning. Subdivision and Development Coordination (Transportation).~~

7.16. 102 Street NW/Potential Publicly Accessible Private Road

- 7.16.1. As a condition of a Development Permit for construction of the first principal building Abutting 102 Street NW/Potential Publicly Accessible Private Road, the owner ~~must~~ enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve or enhance the development. Improvements ~~must~~ focus on improving conditions for pedestrians, cyclists, and transit users. Improvements that could be implemented ~~must~~ be in general conformance with the cross sections within the Central McDougall/Queen Mary Park Area Redevelopment Plan. These improvements could include, but are not limited to, traffic calming elements, enhanced pedestrian crossings, widened sidewalks, street trees, and street furniture. Adjustments to the cross sections at the southern end of 102 Street NW/Potential Publicly Accessible Private Road may be required due to existing buildings and infrastructure. All improvements ~~must~~ be to the satisfaction of the Development ~~Planner~~ in consultation with ~~the City department responsible for transportation planning. Subdivision and Development Coordination (Transportation).~~

7.17. 105 Avenue NW

- 7.17.1. As a condition of a Development Permit for construction of the first principal building Abutting 105 Avenue NW, the owner ~~must~~ enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve or enhance the development on the north side of 105 Avenue NW only. Improvements ~~must~~ focus on improving conditions for pedestrians, cyclists, and transit users. These improvements ~~must~~ be in general conformance with the 105 Avenue Corridor Study and could include, but are not limited to, widened sidewalks, street trees, and street furniture. All improvements ~~must~~ be to the satisfaction of the Development ~~Planner~~ in consultation with ~~the City department responsible for transportation planning. Subdivision and Development Coordination (Transportation) and Integrated Infrastructure Services.~~

7.18. Shared Street/Potential Publicly Accessible Private Street

- 7.18.1. As a condition of a Development Permit for construction of the first principal building Abutting the Shared Street/Potential Publicly Accessible Private Shared Street between 103 Street NW and 104 Street NW, the owner **mustshall** enter into an Agreement with the City of Edmonton for improvements to the Shared Street/Potential Publicly Accessible Private Shared Street between 103 Street NW and 104 Street NW, necessary to serve or enhance the development, to the satisfaction of the Development **PlannerOfficer** in consultation with **the City department responsible for transportation planning. Subdivision and Development Coordination (Transportation).** The Agreement process **mustshall** include an engineering drawing review and approval. Improvements to address in the Agreement include:
- 7.18.1.1. design elements in line with best practices for shared streets and that give modal priority to pedestrians and cyclists;
  - 7.18.1.2. special treatments to achieve this priority such as but not limited to pavers, stamped concrete, furnishings, etc.; and
  - 7.18.1.3. lighting provided through a combination of street lights and string lights running across the Shared Street/Potential Publicly Accessible Private Shared Street.
- 7.18.2. As a condition of a Development Permit for construction of the first principal building Abutting the Shared Street/Potential Publicly Accessible Private Shared Street between 102 Street NW and 103 Street NW, the owner **mustshall** enter into an Agreement with the City of Edmonton for improvements to the Shared Street/Potential Publicly Accessible Private Shared Street between 102 Street NW and 103 Street NW, necessary to serve or enhance the development, to the satisfaction of the Development **PlannerOfficer** in consultation with **the City department responsible for transportation planning. Subdivision and Development Coordination (Transportation).** The Agreement process **mustshall** include an engineering drawing review and approval. Improvements to address in the Agreement include:
- 7.18.2.1. design elements in line with best practices for shared streets and that give modal priority to pedestrians and cyclists;
  - 7.18.2.2. special treatments to achieve this priority such as but not limited to pavers, stamped concrete, furnishings, etc.; and
  - 7.18.2.3. lighting provided through a combination of street lights and string lights running across the Shared Street/Potential Publicly Accessible Private Shared Street.
- 7.19. As a condition of a Development Permit that includes the completion of the Shared Street/Potential Publicly Accessible Private Shared Street between 102 Street NW and 104 Street NW, the owner **mustshall** enter into an Agreement with the City of Edmonton for improvements to the Shared Street/Potential Publicly Accessible Private Shared Street intersection with 103 Street NW, necessary to serve or enhance the development, to the satisfaction of the Development **PlannerOfficer** in consultation with **the City department responsible for transportation planning. Subdivision and Development Coordination (Transportation).** The Agreement process **mustshall** include an engineering drawing review and approval. Improvements to address in the agreement could include, but are not limited to:
- 7.19.1. Surface materials and universal design elements to clearly define and establish a continuous crossing area along the Shared Street/Potential Publicly Accessible Private Shared Street;
  - 7.19.2. Pedestrian crossing control measures, signage and/or devices; and
  - 7.19.3. Other design elements, as required, to clearly demarcate the crossing area for pedestrian and cyclist modal priority.
- 7.20. **AlleysLanes**
- 7.20.1. **AlleysLanes**/Potential Publicly Accessible Private **AlleysLanes mustshall** be provided in general conformance with [Appendix II](#) and **mustshall** be constructed to a commercial alley standard, to the satisfaction of the Development **PlannerOfficer** in consultation with **the City department responsible for transportation planning. Subdivision and Development Coordination (Transportation).**

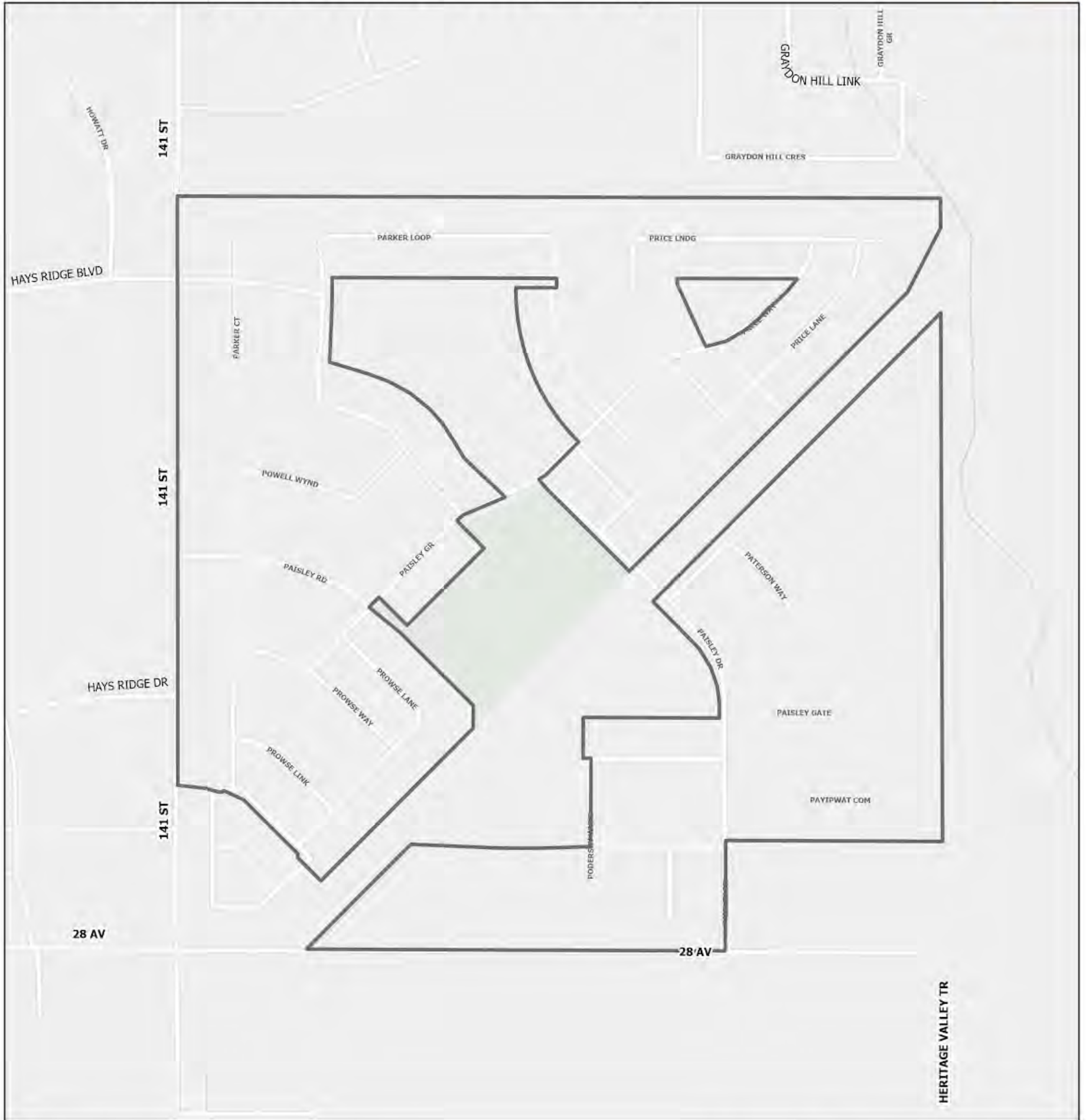
# 3.150 Paisley Special Area

Regulations	Notes / Rationale
<p><b>1. General Purpose</b></p> <p>To designate portions of the Paisley Neighbourhood, as shown in <a href="#">Appendix I</a> of this Section, as a Special Area and to adopt the appropriate land use regulations to achieve the development objectives of the <del>Paisley Heritage Valley 12</del> Neighbourhood Area Structure Plan.</p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through</del>.</p> <p>In alignment with the 2014 Paisley Neighbourhood Area Structure Plan consolidation, Heritage Valley Low Density Special Area Zone has been renamed to "Paisley Special Area".</p>
<p><b>2. Application</b></p> <p>2.1. The applicable location and boundaries for the Paisley Special Area are shown in <a href="#">Appendix I</a>.</p>	
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones contained in Section 3.150 have been created in conformance with <a href="#">Section 7.70</a>.</p> <p><b>Residential Zones</b></p> <p><del>3.151 (PLDHVLD) Paisley Heritage Valley Low Density Zone</del>  <del>3.152 (PRHHVRH) Paisley Heritage Valley Row Housing Zone</del></p>	
<p><b><del>Heritage Valley Low Density Specific Uses</del></b></p> <p><del>Paisley Laneway Housing means an Accessory building containing up to two Dwellings located apart from the principal building, which may be either Stacked Row Housing or Row Housing, and may contain a Parking Area. Paisley Laneway Housing has cooking facilities, food preparation, sleeping and sanitary facilities. Paisley Laneway Housing may be separated from the principal Dwelling by strata, subdivision, or condominium conversion. This Use Class does not include Multi-unit Housing, Duplex Housing, Garage Suites, Garden Suites, Secondary Suites, Semi-detached Housing, Lodging Houses, or Blatchford Lane Suites.</del></p>	<p><b>Retired - Paisley Laneway Housing</b></p> <p>This <del>Paisley Heritage Valley Low Density</del> specific Use has been retired and replaced with the new Backyard Housing Use in the <del>PRHHVRH</del> Zone. The majority of the regulations that applied to Paisley Laneway Housing still apply to Backyard Housing in the <del>PRHHVRH</del> Zone. These regulations have been moved to the <del>PRHHVRH</del> Zone, as that is the only location Paisley Laneway Housing is currently permitted.</p>
<p><b>4. Appendices</b></p> <p><del>Appendix I - Paisley Special Area Heritage Valley Low Density</del></p>	
<p><b><del>Appendix II</del></b></p> <p><del>Appendix II - Special Area Heritage Valley Row Housing Zone</del></p>	






# Paisley Special Area Boundary



Zoning Bylaw Renewal  
Urban Planning & Economy  
February 2023 DRAFT:

 Paisley Special Area

0 125 250 500 Metres



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# 3.151 PLD - Paisley Low Density Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To <del>allow</del><del>provide</del> for low density housing with the opportunity for Zero Lot Line <b>Development</b>, Reverse Housing, and Row Housing, in <del>compliance</del><del>accordance</del> with the design objectives in the <del>Paisley Heritage Valley 12</del> Neighbourhood Area Structure Plan.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p><del>Minor Home-Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Backyard Housing</li> <li>2.2.2. Duplex Housing</li> <li>2.2.3. Row Housing</li> <li>2.2.4. Secondary Suite</li> <li>2.2.5. Semi-<del>D</del>etached Housing</li> <li>2.2.6. Single Detached Housing</li> <li>2.2.7. Supportive Housing</li> </ul> <p><del>Garden Suites</del></p> <p><del>Supportive Housing, Restricted to Limited Supportive Housing</del></p> <p><b>Agricultural Uses</b></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.3. Fascia Sign, limited to On-premises <del>Advertising Signs</del></p> <p>2.4. <del>Portable Temporary</del> Sign, limited to On-premises <del>Advertising Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Businesses</li> <li>• Residential</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>

### 3. Discretionary Uses

~~Supportive Housing~~

~~Major Home Based Business~~

#### Residential Uses

- 3.1. Residential, limited to:
  - 3.1.1. Lodging Houses

#### Commercial Uses

- 3.2. Residential Sales Centre

#### Community Uses

- 3.3. Child Care Service
- 3.4. Special Event

#### Agricultural Uses

- 3.5. Urban Agriculture
- ~~Urban Outdoor Farms~~

#### 3. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Residential Uses

Major Home Based Business and Supportive Housing have moved to permitted uses.

#### Commercial Uses

The discretionary commercial uses in this draft zone are consistent with the current zone.

#### Community Uses

The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Special Events

#### Agricultural Uses

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

### 4. Additional Regulations for Specific Uses

#### Residential Uses

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).
- 4.2. **Residential**
  - 4.2.1. Backyard Housing must comply with [Section 6.50](#).
  - 4.2.2. Amenity Areas must comply with [Section 5.20](#).

#### Community Uses

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

#### Agricultural Uses

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

#### Sign Uses

- 4.6. **Sign** Uses must comply with the regulations found in Subsections 3 and 4 of [Section 6.80](#)

### 5. Site and Building Regulations

- 5.1. Site area must comply with Table 5.1:

Table 5.1. Minimum Site Area			
Subsection	Housing type	Primary vehicleular access is not from an AlleyLane	Primary vehicleular access is from an AlleyLane
5.1.1.	Single Detached Housing or Duplex Housing	255 m2	255 m2
5.1.2.	Single Detached Housing - Zero Lot Line Development	247 m2	247 m2

	<del>e-side Setback reduced to 0 m</del>		
5.1.3.	Single Detached Housing - Site <del>Depth less than 30.0 m</del>	308 m2	n/a
5.1.4.	Semi-detached Housing - per Dwelling	221 m2	201 m2
5.1.5.	Semi-detached Housing - <del>Zero Lot line Development one e-side setback reduced to 0 m -</del> per Dwelling	183 m2	165 m2
5.1.6.	Row Housing - internal Dwellings	150 m2	150 m2
5.1.7.	Row Housing - end Dwellings	186 m2	186 m2

5.2. Site Width must comply with Table 5.2:

Table 5.2. Minimum Site Width			
Subsection	Housing type	Primary vehicle <del>ular</del> access is not from an <del>Alley Lane</del>	Primary vehicle <del>ular</del> access is from an <del>Alley Lane</del>
5.2.1.	Single Detached Housing or Duplex Housing	8.5 m	8.5 m
5.2.2.	Single Detached Housing - <del>Zero Lot Line Development one side Setback reduced to 0 m</del>	7.6 m	7.6 m
5.2.3.	Single Detached Housing - Site <del>Depth less than 30.0 m</del>	11.0 m	n/a
5.2.4.	Semi-detached Housing - per Dwelling	7.3 m	6.7 m
5.2.5.	Semi-detached Housing - <del>Zero Lot Line Development one side Setback reduced to 0 m -</del> per Dwelling	6.1 m	5.5 m
5.2.6.	Row Housing - internal Dwellings	5.0 m	5.0 m
5.2.7.	Row Housing - end Dwellings	6.2 m	6.2 m

~~For Single Detached Housing, the Site Width on an irregular shaped Lot shall be measured 9.0 m into the Site from the Front Lot Line, except that:~~

5.3. ~~Despite Section 5.130, for Single Detached Housing, the Site Width on an irregular shaped Lot where the Interior Side Lot Line is less than 30.0 m must~~ shall be measured

3.5 m into the Site from the Front Lot Line ~~where the Interior Side Lot Line is less than 30.0 m.~~

- 5.4. ~~Despite Notwithstanding~~ Section 8.206.1(38), the Front Lot Line may be the property line separating a Lot from an Abutting pipeline corridor, stormwater management facility or ~~Public Park~~. In the case of a Corner Lot, the Front Lot Line ~~is shall be~~ the shorter of the property lines Abutting a pipeline corridor, ~~Public Park~~, or ~~Street public roadway other than a Lane~~. In the case of a Corner Lot formed by a curved corner, the Front Lot Line ~~is 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.
- 5.5. The minimum Site Depth ~~is shall be~~ 30.0 m, except that:
  - 5.5.1. the minimum Site ~~d~~Depth ~~is shall be~~ 33.0 m where the principal building is not fronting on to a ~~Street public roadway~~.
  - 5.5.2. the minimum Site ~~d~~Depth may be reduced to 28.0 m for Single Detached Housing, where the Site Width is 11.0 m or greater and primary vehicle ~~leular~~ access is not from an ~~Alley Lane~~.
- 5.6. The total number of Row Housing Dwellings ~~must shall~~ not exceed 25% of the total estimated number of Dwellings within each contiguous area of this Zone, and ~~is shall be~~ limited to ~~5 five~~ Dwellings per structure.
- 5.7. The maximum building Height ~~is shall be~~ 12.0m.
- 5.8. Site Coverage must comply with Table 5.8:

**Table 5.8. Site Coverage**

Subsection	Regulation	Value
<b>Single Detached Housing or Duplex Housing with front drive access</b>		
5.8.1.	<del>Maximum T</del> total <del>Max</del> Site Coverage	50%
5.8.2.	<del>Maximum P</del> principal building Site Coverage	n/a
5.8.3.	<del>Maximum</del> Accessory building Site Coverage	n/a
5.8.4.	<del>Maximum Site Coverage for a P</del> principal building with an <del>A</del> attached Garage	50%
<b>Single Detached Housing <del>with</del> where primary vehicle access is from an Alley Lane access</b>		
5.8.5.	<del>Maximum T</del> total <del>Max</del> Site Coverage	47%
5.8.6.	<del>Maximum P</del> principal building Site Coverage	35%
5.8.7.	<del>Maximum</del> Accessory building Site Coverage	17%
5.8.8.	<del>Maximum Site Coverage for a P</del> principal building with an <del>A</del> attached Garage	47%
<b>Single Detached Housing - Zero Lot Line Development <del>one Side Setback reduced to 0 m</del></b>		
5.8.9.	<del>Maximum T</del> total <del>Max</del> Site Coverage	53%
5.8.10.	<del>Maximum P</del> principal building Site Coverage	38%
5.8.11.	<del>Maximum</del> Accessory building Site Coverage	17%
5.8.12.	<del>Maximum Site Coverage for a P</del> principal building with an <del>A</del> attached Garage	53%
<b>Single Detached Housing - Site <del>d</del>Depth less than 30.0 m</b>		
5.8.13	<del>Maximum T</del> total <del>Max</del> Site Coverage	53%
5.8.14	<del>Maximum P</del> principal building Site Coverage	n/a
5.8.15	<del>Maximum</del> Accessory building Site Coverage	n/a
5.8.16	<del>Maximum Site Coverage for a P</del> principal building with an <del>A</del> attached Garage	53%
<b>Semi-detached Housing - per Dwelling</b>		
5.8.17	<del>Maximum T</del> total <del>Max</del> Site Coverage	50%

5.8.18	Maximum Pprincipal building Site Coverage	35%
5.8.19	Maximum Accessory building Site Coverage	17%
5.8.20	Maximum Site Coverage for a Pprincipal building with an Aattached Garage	50%
<b>Semi-detached Housing - Zero Lot Line Development one Side Setback reduced to 0 m - per Dwelling</b>		
5.8.21	Maximum Ttotal Max Site Coverage	53%
5.8.22	Maximum Pprincipal building Site Coverage	38%
5.8.23	Maximum Accessory building Site Coverage	17%
5.8.24	Maximum Site Coverage for a Pprincipal building with an Aattached Garage	53%
<b>Row Housing - end Dwellings</b>		
5.8.25	Maximum Ttotal Max Site Coverage	45%
5.8.26	Maximum Pprincipal building Site Coverage	30%
5.8.27	Maximum Accessory building Site Coverage	15%
5.8.28	Maximum Site Coverage for a Pprincipal building with an Aattached Garage	45%
<b>Row Housing - internal Dwellings</b>		
5.8.29	Maximum Ttotal Max Site Coverage	55%
5.8.30	Maximum Pprincipal building Site Coverage	35%
5.8.31	Maximum Accessory building Site Coverage	20%
5.8.32	Maximum Site Coverage for a Pprincipal building with an Aattached Garage	55%

5.9. ~~Despite Notwithstanding~~ Table 5.83, the maximum Site Coverage for the principal building and the maximum total Site Coverage ~~may shall~~ be increased by up to 2% of the Site Aarea, ~~in addition to any increase allowed under Section 87,~~ to accommodate single Storey Uunenclosed Ffront Pporches.

~~Front Setbacks shall be as follows:~~

~~The minimum Front Setback shall be 5.5 m where primary vehicular access is not from a Lane.~~

~~The minimum Front Setback shall be 4.5 m where primary vehicular access is from a Lane, except that the setback may be reduced to 3.0 m where: separate Walkways and landscaped boulevards are provided; or the principal building is not fronting on to a public roadway.~~

5.10. Setbacks ~~must comply shall be in accordance~~ with Table 5.10:

Table 5.10. Setback Regulations		
Subsection	Regulation	Value
<b>Front Setback</b>		
5.10.1.	Minimum Front Setback where primary vehic <del>leular</del> access is not from an Alley <del>Lane</del>	5.5 m
5.10.2.	Minimum Front Setback where primary vehic <del>leular</del> access is from an Alley <del>Lane</del>	4.5 m
<b>Unless 1 or more of the following applies:</b>		
5.10.3.	Minimum Front Setback where primary vehicle access is from an Alley and a Treed Boulevard is provided	3.0 m
5.10.4.	Minimum Front Setback where the development is for Reverse Housing	3.0 m

Rear Setback		
5.10.5.	Minimum Rear Setback for Single Detached Housing <del>Lane access Dwellings where primary vehicle access is from an Alley</del>	4.0 m
5.10.6.	Minimum Rear Setback for Single Detached Housing or Duplex Housing	7.5 m except <del>that the</del> Setback may be reduced to 4.5 m on a Corner Site <del>in the case of a Corner Site it shall be 4.5 m.</del>
5.10.7.	Minimum Rear Setback for Single Detached Housing - <del>Zero Lot Line Development one Side Setback reduced to 0 m</del>	
5.10.8.	Minimum Rear Setback for Semi-detached Housing	
5.10.9.	Minimum Rear Setback for Semi-detached Housing - <del>Zero Lot Line Development one Side Setback reduced to 0 m</del>	
5.10.10.	Minimum Rear Setback for Single Detached Housing where Site <del>d</del> Depth is less than 30.0 m	6.0 m
5.10.11.	Minimum Rear Setback for Row Housing - internal Dwellings	7.5 m, except that the Setback may be reduced to 5.5 m where an attached rear <del>g</del> Garage is provided
5.10.12.	Minimum Rear Setback for Row Housing - <del>E</del> end Dwellings	
Side Setback		
5.10.13.	Minimum Interior Side Setback	1.2 m
5.10.14.	Minimum Interior Side Setback - <del>Zero Lot Line Development</del>	1.5 m <del>where the</del> Abutting Interior Side Setback is 0 m
5.10.15.	Minimum Flanking Side Setback	2.4 m
5.10.16.	<del>Minimum</del> Setback between any portion of the Garage doors and the flanking property line where a Garage is attached to the principal building and the vehicle doors of the Garage face the flanking <del>Street public roadway, the Setback between any portion of the Garage doors and the flanking property line shall not be less than 4.5 m.</del>	4.5 m

5.11. ~~Despite~~~~Notwithstanding~~ Table 5.104, where the Front Lot Line separates a ~~h~~Lot from an Abutting pipeline corridor, stormwater management facility or ~~public p~~Park, the minimum Rear Setback ~~is shall be~~ 5.5 m.

~~Side Setbacks shall be provided as follows:~~

~~The minimum interior Side Setback shall be 1.2 m, except where the Side Setback of an adjacent lot has been reduced to 0 m, the minimum interior Side Setback shall be increased to 1.5 m to allow for a shared maintenance easement, in accordance with section 980.5(n).~~

~~On a Corner Site where the building fronts onto a public roadway, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 2.4 m.~~

~~In addition, where the Garage is attached to the principal building and the vehicle doors of the Garage face the flanking public roadway, the distance between any portion of the Garage doors and the public roadway shall not be less than 4.5 m.~~

5.12. ~~For the development of~~ Row Housing ~~must comply with the following regulations shall apply:~~

5.12.1. ~~When in the form of Cluster Housing, the maximum Density is Multi-unit Project Developments shall be~~ 42 Dwellings/ha, except:

5.12.1.1. this ~~may shall~~ be increased by 1 Dwelling/ha for every 6 ~~required~~ resident parking spaces and associated maneuvering aisles which are provided underground, up to a maximum ~~d~~Density of 54 Dwellings/ha. For the

purpose of this clause, underground parking ~~mustshall~~ be covered so as to provide useful Site area that would not otherwise be available. Any projection above the ground level surface covering such parking ~~mustshall~~ be less than 1.0 m; ~~mustshall~~ not be located in a required Front Setback and ~~mustshall~~ be integrated with the design of buildings and ~~Landscaping~~ so as to be unobtrusive; and

- 5.12.1.2. this ~~mayshall~~ be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m2 per Dwelling is provided in addition to Amenity Area required by ~~subsection 46(2) and is developed in accordance with Section 5.2046.~~
- 5.12.2. ~~Row Housing Dwellings mustshall~~ have ~~meet the following criteria:~~
  - 5.12.2.1. a minimum of ~~2two~~ bedrooms;
  - 5.12.2.2. individual and private access to ground level; and
  - 5.12.2.3. direct access to Amenity Area.
- 5.12.3. Maintenance and/or drainage and utility easement(s) may be required between Abutting buildings and/or through a private Yard of one or more Dwellings to ensure adequate access for property, drainage, and utility maintenance.
- 5.12.4. ~~DespiteNotwithstanding~~ the other regulations under this Section, in the case of ~~Cluster HousingMulti-unit Project Developments~~ the Development Planner may consider the following variances:
  - 5.12.4.1. the minimum Site ~~A~~area and Site ~~d~~Depth for individual Dwellings that are Bare Land Condominium Units may be reduced, provided that the ~~d~~Density of the development does not exceed the ~~d~~Density as prescribed in ~~s~~Subsection 5.12.1980.5(p)(i) of this Zone; and
  - 5.12.4.2. a building with rear detached Garages may exceed the maximum Site Width and total number of Garages. ~~allowed as specified under subsection 980.5(q)(iv) of this Zone.~~

**5.12.1.1 Revised from S.980.5.i.A**  
 Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

## 6. General Regulations

### Landscaping

- 6.1. Landscaping must comply with ~~Section 5.80.~~

~~General Site Landscaping shall be developed in accordance with subsection 55.4 of this Bylaw, except:~~

~~one deciduous tree or one coniferous tree and four shrubs shall be required for each Single Detached, Semi-detached and Duplex Dwelling;~~

~~one deciduous tree or one coniferous tree and two shrubs shall be required for each Row Housing Dwelling; and~~

~~all applications for a Development Permit shall include a Site Plan that identifies the location, species and size of Landscaping required.~~

### Parking, Loading, Storage and Access

~~On Site Parking shall be developed in accordance with the following:~~

~~Where primary access is not from a Lane, Dwellings shall include a front attached Garage; and~~

~~where primary vehicular access is from a Lane, one Garage, or a Parking Area shall be clearly demarcated on the Site Plan accompanying a Development Permit application for the principal building;~~

~~notwithstanding Section 50, where the principal buildings faces a public roadway, other than a Lane, and the vehicle doors of the detached Garage face a Lane abutting the Site:~~

~~no portion of the detached Garage shall be located less than 1.2 m from the Lot Line Abutting the Lane;~~

**6.1 - Revised from S.980.5.r.i,ii,iii**  
 To align landscaping requirements with the similar proposed regulations in Section 5.80 for Small Scale Residential and Row Housing

**Retired - S.980.5.p.i,ii**  
 Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).



~~no portion of the detached Garage shall be located less than 0.60 m from the rear Lot Line where the Garage faces a flanking lane;~~

~~no portion of the detached Garage shall be located less than 0.90 m from the Side Lot Line where the Garage faces a rear Lane, except that the Side Setback for the accessory building may be reduced to zero where the Side Setback for the principal building has been reduced to zero;~~

~~notwithstanding Section 50, where the principal building does not face a public roadway, and the vehicle door of a detached Garage face a Lane Abutting the Site:~~

6.2. ~~Despite Section 5.10, Reverse Housing must comply with the following:~~

- 6.2.1.1. ~~no portion of the detached Garage shall be located less than 5.5 m from the Lot Line Abutting ~~an~~ Alley Lane;~~
- 6.2.1.2. ~~the minimum distance between the ~~g~~Garage and the Rear Lot Line or ~~S~~Side Lot Line running perpendicular to the Abutting ~~Alley Lane~~ ~~is~~ shall be 0.90 m, except that the Side Setback for the ~~a~~Accessory building may be reduced to 0 ~~m~~zero where the Side ~~s~~Setback for the principal building has been reduced to 0 ~~m~~zero.~~

~~for principal buildings fronting a public roadway, the minimum distance from the Rear Lot Line or a private roadway to a Garage or Parking Area shall be 1.2 m;~~

6.3. ~~For principal buildings facing an Alley Lane or Street private roadway:~~

- 6.3.1. ~~the minimum distance from the Alley Lane or Street private roadway to the vehicle doors of a Garage or Parking Area ~~is~~ shall be 5.5 m;~~

6.4. ~~Aa Hard ~~s~~Surfaced Pathway ~~walkway~~ is required between the Garage or Parking Area and an entry to the Dwelling; and~~

- 6.4.1. ~~where provided, Hard ~~s~~Surfaced parking pads ~~must~~ shall include an underground electrical power connection with outlet on a post 1.0 m in Height, located within 1.0 m of the parking pad.~~

~~where no Garage is proposed, a Hard surfaced Parking Area to accommodate a minimum of one vehicle per Dwelling shall be developed, the dimensions of which shall conform to the off-street parking space requirements of Section 54.2(4) of this Bylaw.~~

~~an accessory building or structure shall be located not less than 0.9 m from a principal building;~~

6.5. ~~Tthe distance between an ~~a~~Accessory building and the lot line running parallel to any flanking Street ~~public roadway, other than a Lane~~ ~~must~~ shall not be less than the Side Setback requirements for the principale building~~

6.6. ~~Despitewhennotwithstanding subSection 5.10980(p)(ii), where the principal building is a Semi-detached ~~h~~House or Row House, and the vehicle doors of a detached Garage face the Rear Lot Line, the detached Garage ~~must~~ shall not be located ~~not~~ less than 0.6 m from the Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Planner ~~Officer~~.~~

~~an accessory building or structure for Semi-detached and Row Housing shall be located not less than 0.60 m from the Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer.~~

6.7. ~~Ffor Row Housing where rear detached ~~rear parking~~ Garages are proposed, the maximum width of the building containing the Garage(s) ~~is~~ shall not exceed 30.0 m, provided that the building does not contain more than 5 ~~five~~ separate Garages.~~

6.8. ~~Hard ~~s~~Surfaced parking pads may be attached between 2 ~~two~~ Lots.~~

**Zero Lot Line Development Regulations**

6.9. ~~Zero Lot Line Development is only permitted where:~~

- 6.9.1. ~~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 6.3.2; and~~

**Retired - S.980.5.p.ii.C**

These regulations have been retired as they are consistent or similarly permissive to the proposed regulations for Accessory Buildings in Section 5.10

**Retired - S.980.5.p.ii.D**

This regulation has been retired as it is consistent with the proposed regulations for Accessory Buildings in Section 5.10

**Retired - S.980.5.p.ii.G**

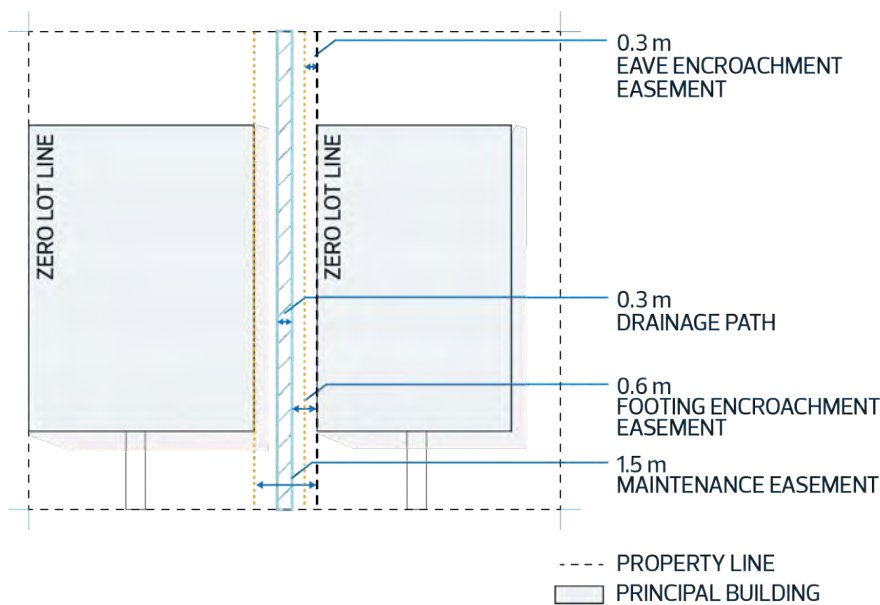
Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

**Retired - S.980.5.p.vi**

This regulation has been retired as it is

- 6.9.2. 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:
  - 6.9.2.1. 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;
  - 6.9.2.2. 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;
  - 6.9.2.3. 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;
  - 6.9.2.4. a 0.6 m footing encroachment easement;
  - 6.9.2.5. permission to access the easement area for maintenance of the properties;
  - 6.9.2.6. adequate access for utility maintenance, where applicable; and
  - 6.9.2.7. that an Accessory building must not encroach on the easement.

Diagram for Subsection 6.4.2



6.9.3. ~~Where~~ a Lot Abuts a pipeline right-of-way, the principal building ~~must~~ ~~shall~~ be ~~S~~set back a minimum of 7.5 m from the pipeline right-of-way.

6.10. For ~~Zero Lot Line~~ Single Detached Housing or Semi-detached Housing ~~where one Side Setback has been reduced to 0.0 m and~~ where primary vehicle ~~ular~~ access is from an ~~Alley Lane~~:

6.10.1. access from a Dwelling to a ~~Street/local roadway~~ ~~must~~ ~~shall~~ be provided at a distance no greater than 125.0 m from any point in an ~~Alley Lane~~.

~~For Single Detached Housing and Semi-detached Housing where on Side Setback is reduced to 0.0 m, the Side Yard Setback from a Garage may also be reduced to 0.0 m where:~~

~~only one side of a Lot is reduced to 0.0 m, and the other side Setback is a minimum of 1.5 m;~~

~~the owner of the Side proposed for development and the owner of the adjacent Site shall register, on both titles, a 1.5 m private maintenance easement that provides:~~

~~a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves of the building on the adjacent parcel;~~

~~a 0.6 m footing encroachment easement, if footing is required;~~

~~a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and~~

~~permission to access the easement area for maintenance of both properties;~~

~~all roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and~~

~~no roof leader discharge shall be directed to the maintenance easement.~~

~~The minimum Side Setback for a side of the principal building, may be reduced to 0 m provided that the owner complies with section 980.5(m);~~

~~The minimum Side Setback for one side of the principal building of Single Detached Housing or a side of the principal building that is not a Party Wall of Semi-detached Housing, may be reduced to 0 m where:~~

consistent with the proposed regulations for Accessory Buildings in Section 5.10

**Retired - S.980.5.p.ix**

These regulations have been retired as they are consistent with the proposed Zero Lot Line Development regulations found in Subsection 6.4

~~The owner of the Site proposed for development and the owner of the adjacent Site shall register, on both titles, a 1.5 m private maintenance easement that provides:~~

~~a 0.30 m eave encroachment easement with the requirement that the eaves shall not be closer than 0.90 m to the eaves of the building on an adjacent parcel;~~

~~a 0.60 m footing encroachment easement;~~

~~a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and~~

~~permission to access the easement area for maintenance of both properties;~~

~~all roof leaders from the Dwelling are connected to the individual storm sewer service for each lot;~~

~~No roof leader discharge shall be directed to the maintenance easement; and~~

~~In addition to the requirements of Section 980.5(m), where a Side Setback for one side of a principal building that is not a Party Wall of Semi-detached Housing is reduced to 0 m:~~

~~the owner of the Site proposed for Zero Lot Line Development shall register on all titles within the Zero Lot Line Development Site as well as all titles on the adjacent Site a restrictive covenant and easement that:~~

~~requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and~~

~~provides for the 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.~~

~~the owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary, all lots within the Zero Lot Line development and the Abutting Lots to ensure adequate access for utility maintenance.~~

#### Other Regulations

- 6.11. Dwellings on ~~e~~Corner Sites ~~must~~shall have flanking side treatments similar to, or reflective of, the front elevation.
- 6.12. All roof drainage ~~must~~shall be directed away from buildings and to a ~~Street~~public roadway, ~~including an AlleyLane~~, or to a drainage work. Applications for a Development Permit ~~must~~shall include a detailed drainage plan showing the proposed drainage of the Site.
- 6.13. Separation space is not required between Backyard Housing and other Dwellings. ~~Notwithstanding Section 48, Separation Space shall be as per the Setbacks of this zone.~~

# 3.152 PRH - Paisley Row Housing Zone

## Regulations

## Notes / Rationale

### 1. Purpose

To ~~allow~~~~provide~~ for medium density housing with the opportunity for Row Housing, Multi-unit Housing, and ~~Backyard Housing~~~~Paisley Laneway housing~~, in ~~compliance~~~~accordance~~ with the design objectives in the Paisley Neighbourhood Area Structure Plan.

#### Overview

This draft Special Area Zone includes:

- Updated uses to reflect the new draft uses, where compatible;
- Simplified language and regulations consistent with the rest of the draft Bylaw;
- Removal of regulations that are covered in other sections of the Bylaw;
- New cross references to other sections of the draft Bylaw; and
- Formatting improvements to increase ease of use.

This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.

Rationales are provided for all changes to Uses, as well as key changes to regulations.

Additions that may impact regulation outcomes are highlighted in red.

Removals that may impact regulation outcomes are highlighted in red and ~~struck through~~.

### 2. Permitted Uses

#### Residential Uses

2.1. Home Based Business

~~Minor Home-Based Business~~

2.2. Residential, limited to:

2.2.1. Backyard Housing

2.2.2. Multi-unit Housing

2.2.3. Row Housing

2.2.4. Supportive Housing

~~Paisley Laneway Housing~~

~~Supportive Housing, Restricted to Limited Supportive Housing~~

#### Agricultural Uses

~~Urban Gardens~~

#### Sign Uses

2.3. Fascia Sign, limited to On-premises ~~Advertising~~~~Signs~~

2.4. ~~Portable Temporary~~ Sign, limited to On-premises ~~Advertising~~~~Signs~~

#### 2. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Residential Uses

The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Home Based Businesses
- Residential

#### Sign Uses

The sign uses permitted in this draft zone are consistent with the current zone.

Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

### 3. Discretionary Uses

#### Residential Uses

~~Supportive Housing~~

~~Major Home Based Business~~

#### Residential Uses

- 3.1. Residential, limited to:
  - 3.1.1. Lodging Houses

#### Commercial Uses

- 3.2. Residential Sales Centre

#### Community Uses

- 3.3. Child Care Service
- 3.4. Special Event

#### 3. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Residential Uses

Other than Lodging Houses, the current discretionary residential activities have changed to permitted activities under the broader residential use class.

#### Commercial Uses

The discretionary commercial uses in this draft zone are consistent with the current zone.

#### Community Uses

The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Special Events

### 4. Additional Regulations for Specific Uses

#### Residential Uses

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).
- 4.2. **Residential**
  - 4.2.1. **Amenity Areas** must comply with [Section 5.20](#).
  - 4.2.2. **Backyard Housing** must comply with [Section 6.50](#), except that:
    - 4.2.2.1. The minimum Site Area ~~is~~ shall be 247 m<sup>2</sup>.
    - 4.2.2.2. The minimum Floor Area ~~is~~ shall be 30.0 m<sup>2</sup>.
    - 4.2.2.3. The maximum Floor Area ~~is~~ shall be 184 m<sup>2</sup>.
    - 4.2.2.4. The maximum Height ~~is~~ shall be 8.0 m.
    - 4.2.2.5. The minimum ~~r~~Rear ~~s~~Setback ~~is~~ shall be 2.75 m.  
~~the minimum Side Setback shall be 1.2 m.~~
    - 4.2.2.6. The minimum distance between ~~Backyard Housing~~ ~~Paisley Laneway House~~ and ~~the~~ principal building on the same Site, ~~is~~ shall be 4.0 m.
    - 4.2.2.7. Second ~~s~~Storey windows ~~must~~ shall be placed and sized such that they minimize overlook into Yards and windows of Abutting properties through ~~1 or~~ one or more of the following:
      - 4.2.2.7.1. Off-setting window placement to limit direct views of Abutting ~~r~~Rear or side ~~y~~Yard ~~a~~Amenity ~~a~~Areas, or direct view into a window on an Abutting Site; or
      - 4.2.2.7.2. Strategic placement of windows in conjunction with ~~l~~Landscaping or the placement of other ~~a~~Accessory buildings.
  - 4.2.3. ~~Backyard Housing~~ ~~Paisley Laneway Housing~~ may be subject to a strata subdivision or condominium conversion.  
  
~~An Accessory building shall not be used as a Dwelling, except where it contains a Garden Suite in accordance with Section 87, or Paisley Laneway Housing.~~

~~Paisley Laneway Housing means an Accessory building containing up to two Dwellings located apart from the principal building, which may be either Stacked Row Housing or Row Housing, and may contain a Parking Area. Paisley Laneway Housing has cooking facilities, food preparation, sleeping and sanitary facilities. Paisley Laneway Housing may be separated from the principal Dwelling by strata, subdivision, or condominium conversion. This Use Class does not include Multi-unit Housing, Duplex Housing, Garage Suites, Garden Suites, Secondary Suites, Semi-detached Housing, Lodging Houses, or Blatchford Lane Suites.~~

#### Community Uses

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

#### 4.2 - Revised

The Paisley specific Use has been retired and replaced with the new Backyard Housing Use in the PRH Zone. The majority of the regulations that applied to Paisley Laneway Housing still apply to Backyard Housing in the PRH Zone.

#### 4.2.2.2 & 4.2.2.3 - Revised

'Total' was added to these regulations to provide clarity that the floor area requirements apply to the overall lot, not each individual backyard housing, in the event that multiple backyard houses are developed on the same lot.

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

**Sign Uses**

4.5. **Sign** Uses must comply with the regulations found in Subsections 3 and 4 of [Section 6.80](#)

## 5. Site and Building Regulations

5.1. Site dimensions must comply with Table 5.1:

Table 5.1. Site Regulations		
Subsection	Regulation	Value
<b>Row Housing - internal Dwellings</b>		
5.1.1.	Minimum Site area - where primary vehicle access is not from an Alley Lane	150 m <sup>2</sup>
5.1.2.	Minimum Site area - where primary vehicle access is from an Alley Lane	150 m <sup>2</sup>
5.1.3.	Minimum Site Width - where primary vehicle access is not from an Alley Lane	5.0 m
5.1.4.	Minimum Site Width - where primary vehicle access is from an Alley Lane	5.0 m
<b>Row Housing - end Dwellings</b>		
5.1.5.	Minimum Site area - where primary vehicle access is not from an Alley Lane	186 m <sup>2</sup>
5.1.6.	Minimum Site area - where primary vehicle access is from an Alley Lane	186 m <sup>2</sup>
5.1.7.	Minimum Site Width - where primary vehicle access is not from an Alley Lane	6.2 m
5.1.8.	Minimum Site Width - where primary vehicle access is from an Alley Lane	6.2 m
<b>Multi-unit Housing</b>		
5.1.9.	Minimum Site area - where primary vehicle access is not from an Alley Lane	n/a
5.1.10.	Minimum Site area - where primary vehicle access is from an Alley Lane	670 m <sup>2</sup>
5.1.11.	Minimum Site Width - where primary vehicle access is not from an Alley Lane	n/a
5.1.12.	Minimum Site Width - where primary vehicle access is from an Alley Lane	22.4 m

Site Depth		
5.1.13.	Minimum Site Depth	30.0 m
<b>Unless the following applies:</b>		
5.1.14.	Minimum Site Depth where the principal building is not fronting on to a <del>Street</del> public roadway	33.0 m

- 5.2. Multi-unit Housing ~~must~~shall have vehicle~~ular~~ access from an ~~Alley~~Lane.
- 5.3. ~~Despite~~Notwithstanding ~~Section 8.206.1(38)~~, the Front Lot Line may be the property line separating a Lot from an Abutting pipeline corridor, stormwater management facility or ~~Public~~Park. In the case of a Corner Lot, the Front Lot Line ~~is~~shall be the shorter of the property lines Abutting a pipeline corridor, ~~Public~~Park, or ~~Street~~public roadway ~~other than a Lane~~. In the case of a Corner Lot formed by a curved corner, the Front Lot Line ~~is~~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.
- 5.4. Site Coverage must comply with Table 5.4:

Table 5.3. Site Coverage		
Subsection	Regulation	Value
<b>Row Housing - internal Dwellings</b>		
5.4.1.	Maximum <del>total</del> Site Coverage	55%
5.4.2.	Maximum <del>P</del> principal <del>B</del> building Site Coverage	35%
5.4.3.	Maximum Site Coverage for Accessory <del>B</del> buildings, <del>including Paisley Laneway Housing</del>	20%
5.4.4.	Maximum Site Coverage for a <del>P</del> principal <del>B</del> building with an <del>A</del> attached Garage	55%
<b>Row Housing - end Dwellings</b>		
5.4.5.	Maximum <del>total</del> Site Coverage	45%
5.4.6.	Maximum <del>P</del> principal <del>B</del> building Site Coverage	30%
5.4.7.	Maximum Site Coverage for Accessory <del>B</del> buildings, <del>including Paisley Laneway Housing</del>	15%
5.4.8	Maximum Site Coverage for Backyard Housing	15%
5.4.9.	Maximum Site Coverage for a <del>P</del> principal <del>B</del> building with an <del>A</del> attached Garage	45%
<b>Multi-unit Housing</b>		
5.4.10.	Maximum <del>total</del> Site Coverage	55%
5.4.11.	Maximum <del>P</del> principal <del>B</del> building Site Coverage	35%
5.4.12.	Maximum Site Coverage for Accessory <del>B</del> buildings, <del>including Paisley Laneway Housing</del>	20%
5.4.13.	Maximum Site Coverage for a <del>P</del> principal <del>B</del> building with an <del>A</del> attached Garage	55%

**5.4.8 - Transferred**  
 The site coverage regulation that applied to Paisley Laneway Housing as an accessory dwelling has been added as a separate regulation for Backyard Housing, which is now a non-accessory dwelling.

5.5. Height and Setbacks must comply with Table 5.5:

Table 5.5. Height and Setback Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.5.1.	Maximum Height	12.0 m
<b>Front Setbacks</b>		
5.5.2.	Minimum Front Setback - where primary vehicle <del>ular</del> access is not from an <del>Alley</del> <del>Lane</del>	5.5 m
5.5.3.	Minimum Front Setback - where primary vehicle access is from an Alley  <del>The minimum Front Setback shall be 4.5 m where primary vehicular access is from a Lane, except that the Setback shall be 3.0 m where: separate walkways and landscaped boulevards are provided; or the principal building is not fronting on to a public roadway.</del>	4.5 m
<b>Unless 1 or more of the following applies:</b>		
5.5.4.	Minimum Front Setback where primary vehicle access is from an Alley and a Treed Boulevard is provided	3.0 m
5.5.5.	Minimum Front Setback where primary vehicle access is from an Alley and the development is for Reverse Housing	3.0 m
<b>Rear Setback</b>		
5.5.6.	Minimum Rear Setback	7.5 m
<b>Unless 1 or more of the following applies:</b>		
5.5.7.	Minimum Rear Setback - where an attached rear <del>g</del> Garage is provided	5.5 m
5.5.8.	Minimum Rear Setback - where the Front Lot Line separates a Site from an Abutting pipeline corridor, stormwater management facility or <del>public</del> <del>p</del> Park	5.5 m
<b>Side Setback</b>		
5.5.9.	Minimum <del>i</del> Interior Side Setback	1.2 m
5.5.10.	<del>Minimum Flanking Side Setback on a Corner Site where the building fronts onto a public roadway, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 2.4 m.</del>	2.4 m
5.5.11.	Minimum Setback between any portion of the Garage doors and the flanking property line where a Garage is attached to the principal building and the vehicle doors of the Garage face the flanking <del>Street</del> <del>public roadway, the Setback between any portion of the Garage doors and the flanking property line shall not be less than 4.5 m.</del>	4.5 m

5.6. Where a Lot Abuts a pipeline right-of-way, the principal building ~~must~~ ~~shall~~ be ~~S~~set back a minimum of 7.5 m from the pipeline right-of-way.



5.6.1. The distance from the pipeline ~~must~~ shall be shown on the ~~s~~Site ~~p~~Plan.

## 6. Design Regulations

6.1. Dwellings on ~~e~~Corner Sites ~~must~~ shall have flanking side treatments similar to, or reflective of, the front elevation.

## 7. General Regulations

### Amenity Area

7.1. ~~The~~ Amenity Area ~~must~~ shall be permanently retained as open space, unencumbered by an Accessory ~~B~~building or future additions ~~and shall be in accordance with Table 4 as follows:~~

7.2. Row Housing must comply with the following:

7.2.1. A minimum area of 15.0 m<sup>2</sup> per Dwelling ~~must~~ shall be designated on the Site Plan for the active or passive recreation use of the occupants.

7.2.2. A maximum of 50% of the required Amenity Area may be located in the Front Setback, including a front veranda, provided that it is ~~S~~set back a minimum of 1.0 m from the Front Lot Line. In this case, this area ~~must~~ shall be defined by use of a decorative ~~f~~Fence or landscape elements such as planters, hedges or hard and soft surface treatments.

7.2.3. A maximum of 50% of the required Amenity Area may be provided above Grade, provided that it ~~must~~ shall be at least 7.5 m<sup>2</sup> in area, with neither the width or depth less than 1.5 m.

7.3. Multi-unit Housing and Backyard Housing must comply with the following:

7.3.1. A minimum area of 7.5 m<sup>2</sup> per Dwelling ~~must~~ shall be designated on the Site Plan and may be provided above Grade, including a balcony, provided that neither the width or depth is less than 1.5 m.

### Landscaping

7.4. ~~Despite Section 5.80,~~ one deciduous tree or one coniferous tree and two shrubs ~~must~~ shall be required for each Row Housing and Multi-unit Housing Dwelling ~~;~~ ~~and~~

~~General Site Landscaping shall be developed in accordance with subsection 55.4 of this Bylaw, except:~~

~~-all applications for a Development Permit shall include a Site Plan that identifies the location, species and size of Landscaping required.~~

### ~~Parking, Loading, Storage and Access~~

~~Minimum Off-street Parking requirements shall be developed in accordance with the following:~~

~~Where vehicle access is not from a Lane:~~

~~Dwellings shall include a front attached Garage.~~

~~1 parking space per Dwelling shall be provided.~~

~~Where vehicle access is from a Lane:~~

~~The Garage or a Parking Area shall be clearly demarcated on the Site Plan accompanying a development permit application for the principal building.~~

~~1 parking space per Dwelling shall be provided.~~

~~Notwithstanding Section 50, where the principal building faces a public roadway, other than a Lane, and the vehicle doors of the detached garage face a Lane Abutting the Site:~~

~~no portion of the detached Garage shall be located less than 1.2 m from the Lot Line Abutting that Lane.~~

~~no portion of the detached Garage shall be located less than 0.60 m from the rear Lot Line where the vehicle doors face a Lane Abutting a Side Lot Line, except~~

### 7.4 - Revised from S.981.5.v

To align landscaping requirements with the similar proposed regulations in Section 5.80 for Multi-unit Housing and Row Housing

### Retired - S.981.5.I

Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

Retired - S.981.5.m

~~where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer.~~

~~no portion of the detached Garage shall be located less than 0.90 m from the side Lot Line where the vehicle doors face a Lane Abutting the rear Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer.~~

~~Notwithstanding Section 50, where the principal building does not face a public roadway, and the vehicle doors of a detached Garage face a Lane Abutting the Site:~~

7.5. ~~Despite Section 5.10, Reverse Housing must comply with the following:~~

~~no portion of the detached Garage shall be located less than 1.2 m from the Lot Line Abutting that Lane;~~

~~no portion of the detached Garage shall be located less than 0.60 m from the rear Lot Line where the vehicle doors face a Lane Abutting a Side Lot Line;~~

7.5.1. no portion of the detached Garage shall be located less than 0.90 m from the side Lot Line where the vehicle doors face an AlleyLane Abutting the Rear Lot Line.

7.6. A Hard sSurfaced Pathwaywalkway is required between the Garage or Parking Area and an entranceentry to the principal Dwelling;

~~Where no Garage or Paisley Laneway House is proposed, a Hard surfaced parking pad located a minimum distance of 1.2 m from the Rear Lot Line and a minimum of 4.88 m wide and a minimum of 5.5 m deep shall be constructed at the rear of each Lot; and~~

7.7. Where provided, Hard sSurfaced parking pads mustshall include an underground electrical power connection with outlet on a post 1.0 m in hHeight, located within 1.0 m of the parking pad.

7.8. For Row Housing or Multi-unit Housing where detached rear parking Garages are proposed, the maximum width of the building containing the Garage(s) mustshall not exceed 30.0 m, provided that the building does not contain more than 6six separate Garages.

**Other Regulations**

7.9. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;

7.10. Maintenance and/or drainage and utility easement(s) may be required between Abutting properties and/or through private Yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.

7.11. All roof drainage mustshall be directed away from buildings and to a Streetpublic roadway, including an AlleyLane, or to a drainage work. Applications for a Development Permit mustshall include a detailed drainage plan showing the proposed drainage of the Site.

7.12. Separation Sspace is notshall not be required between Backyard Housing and other Dwellings.the principal building and Paisley Laneway Housing.

~~Separation Space shall be in accordance with Section 48 of this Bylaw, except that~~

These regulations have been retired as they are consistent or similarly permissive to the proposed regulations for Accessory Buildings in Section 5.10

**Retired - S.981.5.p**

Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

# 3.160 Ambleside Special Area


Regulations	Notes / Rationale						
<p><b>1. General Purpose</b></p> <p><del>To The purpose of this zone is to</del> designate a portion of Ambleside, as shown <del>in Appendix I of this Section</del>, as a Special Area and to adopt appropriate land use regulations to achieve the development objectives of the <del>Ambleside Neighbourhood Structure Plan. Windermere Neighbourhood One Neighbourhood Structure Plan.</del></p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>						
<p><b>2. Application</b></p> <p>2.1. <del>The applicable designation, location, and boundaries for the of each Land Use Zone created through Section 960</del> Ambleside Special Area <del>shall apply as shown in Appendix I to this Section.</del></p>							
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. <del>Zones, as</del> contained in Sections <del>3.160-960</del>, have been created in conformance with <del>Section 7.70. 900 of the Edmonton Zoning Bylaw.</del></p> <p><del>3.161 (ALARA7a) Ambleside Low-Rise Apartment Zone</del>  <del>3.162 (ASCSCa) Ambleside Shopping Centre Zone</del>  <del>3.163 (AUVCVCa) Ambleside Urban Village Commercial Zone</del></p>							
<p><b>4. Ambleside Special Area Specific Definitions</b></p> <p>4.1. <del>The following defined terms for Uses apply to all Zones in the Ambleside Special Area:</del></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Term</th> <th style="text-align: center;">Definition</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"><b>Nightclub</b></td> <td style="vertical-align: top;"><del>means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the Site, in a facility where entertainment facilities take up more than 10% of the Floor Area. This Use typically has a limited menu from a partially equipped kitchen/preparation area and prohibits minors from lawfully utilizing the facility.</del></td> </tr> <tr> <td style="vertical-align: top;"><b>Spectator Entertainment Establishment</b></td> <td style="vertical-align: top;"><del>means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures.</del></td> </tr> </tbody> </table>	Term	Definition	<b>Nightclub</b>	<del>means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the Site, in a facility where entertainment facilities take up more than 10% of the Floor Area. This Use typically has a limited menu from a partially equipped kitchen/preparation area and prohibits minors from lawfully utilizing the facility.</del>	<b>Spectator Entertainment Establishment</b>	<del>means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures.</del>	
Term	Definition						
<b>Nightclub</b>	<del>means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the Site, in a facility where entertainment facilities take up more than 10% of the Floor Area. This Use typically has a limited menu from a partially equipped kitchen/preparation area and prohibits minors from lawfully utilizing the facility.</del>						
<b>Spectator Entertainment Establishment</b>	<del>means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures.</del>						
<p><b>5. Appendices</b></p> <p><del>Appendix I - Special Area Ambleside</del>  <del>Appendix II</del></p> <p><del>The illustration attached as Appendix II to this Bylaw</del> provides graphic examples of the design principles described in the <del>Ambleside Special Area Zones regulations in this Bylaw</del> to assist the <del>Development Planner officer</del> in interpreting the regulations <del>in the Ambleside Special Area Zones. of this Bylaw.</del></p>							



# Ambleside Special Area Boundary

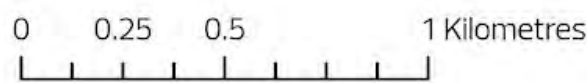


Zoning Bylaw Renewal  
Urban Planning & Economy  
February 2023 DRAFT

 Ambleside Special Area



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# 3.161 ALA - Ambleside Low-Rise Apartment Zone

## Regulations

## Notes / Rationale

### 1. Purpose

~~To allow for~~The purpose of this Zone is to accommodate the development of quality low-rise residential developments in ~~compliance~~accordance with the Ambleside residential urban design objectives. The intent is to incorporate appropriate development controls and urban design guidelines to ensure that low-rise residential development is architecturally appealing and compatible with adjacent and future developments in the neighbourhood.

#### Overview

- This draft Special Area Zone includes:
- Updated uses to reflect the new draft uses, where compatible;
  - Simplified language and regulations consistent with the rest of the draft Bylaw;
  - Removal of regulations that are covered in other sections of the Bylaw;
  - New cross references to other sections of the draft Bylaw; and
  - Formatting improvements to increase ease of use.

This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.

Rationales are provided for all changes to Uses, as well as key changes to regulations.

Additions that may impact regulation outcomes are highlighted in red.

Removals that may impact regulation outcomes are highlighted in red and ~~struck through~~.

### 2. Permitted Uses

#### Residential Uses

2.1. Home Based Business

~~Minor Home Based Business~~

2.2. Residential, limited to:

2.2.1. Lodging House

2.2.2. Multi-unit Housing

2.2.3. Row Housing

2.2.4. Secondary Suite

2.2.5. Supportive Housing

~~Multi-unit Housing, on a Site of 1.4 ha or smaller~~

~~Secondary Suites, where developed with Row Housing~~

#### Community Uses

2.3. Special Event

#### Agricultural Uses

~~Urban Gardens~~

#### Sign Uses

2.4. Fascia Sign, limited to On-premises Advertising Signs

2.5. Projecting Sign, limited to On-premises Advertising Signs

#### 2. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Residential Uses

The residential uses permitted in this draft zone are consistent with the current zone, except that current discretionary residential activities have changed to permitted activities under the proposed broad use classes. These include:

- Major Home Based Business
- Multi-unit Housing, on a Site larger than 1.4 ha

#### Community Uses

The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Special Events

#### Sign Uses

The sign uses permitted in this draft zone are consistent with the current zone.

Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

### 3. Discretionary Uses

- 3.1. A Permitted Use listed in the Zone becomes a discretionary Use when it prevents another Site of less than 800 m2 in the Zone from being able to develop in compliance with the minimum requirements of this Bylaw. ~~A Permitted Use listed in this Zone, the site of which isolates another Site within this Zone of less than 800 m2~~

#### Residential Uses

~~Major Home-Based Business~~

~~Multi-unit Housing, on a Site larger than 1.4 ha~~

#### Commercial Uses

- 3.2. Body Rub Centre

- 3.3. Indoor Sales and Service

~~Personal Service Shops and Convenience Retail Stores when designed as an integral and secondary component of a residential development consisting of 150 Dwellings or more~~

- 3.4. Residential Sales Centre

#### Community Uses

- 3.5. Child Care Service

- 3.6. Community Service

~~Religious Assembly~~

#### Agricultural Uses

- 3.7. Urban Agriculture

~~Urban Outdoor Farms~~

#### Sign Uses

- 3.8. Freestanding Sign, limited to On-premises Advertising Signs

- 3.9. Portable Temporary Sign, limited to On-premises Advertising Signs

### 3. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Residential Uses

The discretionary residential uses in this draft zone have been moved to permitted uses under the new broad use classes.

#### Commercial Uses

The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Indoor Sales and Services

#### Community Uses

The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Community Services

#### Agricultural Uses

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

#### Sign Uses

The discretionary sign uses in this draft zone are consistent with the current zone.

### 4. Additional Regulations for Specific Uses

#### Residential Uses

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).

- 4.2. **Residential**

- 4.2.1. Secondary Suites must be developed within Row Housing.

~~Multi-unit Housing, on a Site larger than 1.4 ha~~

#### Commercial Uses

- 4.3. **Indoor Sales and Services** and **Body Rub Centres** must be designed as an integral and secondary component of a residential development consisting of 150 Dwellings or more.

- 4.4. **Indoor Sales and Services** in the form of convenience stores ~~Convenience Retail Stores shall be allowed only where they are permitted on sites that front onto a collector road and shall be limited to a maximum of 10% of the total gross floor area of the building.~~

- 4.5. **Body Rub Centres** must comply with [Section 6.10](#).

#### Community Uses

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

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

**Agricultural Uses**

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

**Sign Uses**

4.9. **Sign Uses** must comply with the regulations found in Subsections 3 and 4 of Section 6.80

4.10. Signs ~~must~~ shall be designed to complement the architectural features of ~~a~~the building, identify specific addresses, and act as wayfinding on multiple unit ~~s~~Sites.

**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Site area</b>		
5.1.1.	Minimum Site area	800 m <sup>2</sup>
<b>Site Width</b>		
5.1.2.	Minimum Site Width	20.0 m
<b>Height</b>		
5.1.3.	Maximum Height for flat, mansard, and gambrel roofs <del>or any other roof type with a pitch of less than 4/12 (18.4 degrees)</del>	14.5 m
5.1.4.	Maximum Height for a roof type with a pitch of 4/12 (18.4 degrees) or greater, <del>in accordance with Section 52.</del>	16.0 m
<b>Floor Area Ratio</b>		
5.1.5.	Maximum Floor Area Ratio	1.3
<b>Unless the following applies:</b>		
5.1.6.	Maximum Floor Area Ratio <del>allowed under a variance where</del> when underground parking is provided <del>in such a case, the application will be a Discretionary Development</del>	1.5
<b>Residential Density</b>		
5.1.7.	Maximum Density	125 Dwellings/ha
<b>Front Setback</b>		
5.1.8.	Minimum Front Setback	6.0 m
<b>Rear Setback</b>		
5.1.9.	Minimum Rear Setback	7.5 m
<b>Side Setback</b>		
5.1.10.	Minimum side Setback <del>The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, except that a total of at least 2.0 m shall be provided in all cases.</del>	2.0 m
5.1.11.	Minimum Flanking Side Setback <del>A Side Setback shall be not less than 4.5 m when it Abuts a flanking public roadway other than a Lane.</del>	4.5 m



<p><b>5.1.12.</b></p>	<p>Additional minimum side Setback distance for each Storey or partial Storey above 2 Storeys</p>	<p>1.0 m  <del>-except that a total of at least 2.0 m shall be provided in all cases</del></p>
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5.2. ~~Despite~~~~Notwithstanding~~ the other regulations of this Zone, where Multi-unit Housing or Row Housing developments Abut a Site zoned to allow Single ~~Detached Housing~~ or Semi-detached Housing as a Permitted Use, the following regulations ~~shall~~ apply:

- 5.2.1. a minimum ~~L~~Landscaped Setback of 7.5 m ~~is~~~~shall be~~ required from any Multi-unit Housing or Row House Dwelling to any property line common with Single or Semi-detached Housing. No surface parking or loading facilities ~~may~~~~shall~~ be located within this Setback area.
- 5.2.2. no outdoor parking, ~~waste~~~~trash~~ collection or outdoor storage areas ~~may~~~~shall~~ be developed within 3.0 m of any property line that Abuts a Site zoned to allow Single and Semi-detached Housing as a Permitted Use;
- 5.2.3. a screen Fence, 1.8~~3~~ m in ~~h~~Height, ~~may~~~~shall~~ be installed along all property lines that Abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;
- 5.2.4. design techniques including, but not limited to, the use of sloped roofs, variations in building ~~s~~Setbacks and articulation of building ~~Facades~~~~façades~~, ~~may~~~~shall~~ be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
- 5.2.5. building finishes ~~must~~~~shall~~ be complementary with the exterior finishing materials and colours typical of adjacent Single or Semi-detached Housing; and
- 5.2.6. where Multi-unit Housing is to be developed directly adjacent to a Site zoned to allow Single or Semi-detached Housing as a Permitted Use, the ~~portion of the building~~~~maximum building Height for the directly adjacent façade of such Multi-unit Housing shall not~~ exceeding 10.0 m, ~~in accordance with Section 52, except that such directly adjacent Multi-unit Housing may exceed this Height, to a maximum of 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52, provided that the portion of the building above 10.0 m, in accordance with Section 52 is~~ ~~must be~~ stepped back from the ~~Facade~~~~façade~~ so that the adjacent Single or Semi-detached Housing ~~is~~~~shall~~ not ~~be~~ adversely impacted by excessive building, massing, or sun/shadow.

## 6. Design Regulations

6.1. The Development ~~Planner~~~~Officer~~ ~~must~~~~shall~~ ensure that the following architectural and ~~s~~Site design regulations are incorporated in all developments within this ~~z~~Zone to improve the livability and appearance of ~~Multi-unit Housing~~~~multifamily developments~~ complexes in Ambleside. The intent is to enhance the character of the area through the design of buildings and the pedestrian environment ~~at~~by incorporating pedestrian scaled architecture and amenities.

### Site Planning and Design

- 6.2. The design of the project ~~must~~~~shall~~ establish a specific architectural theme over the entire ~~s~~Site ensuring consistency and continuity of design with regards to elements such as building design, layout and massing, finishing materials, and colours, signage and landscape treatments be applied to the proposed building(s), with minor variations, regardless of the staging sequence of the project.
- 6.3. New buildings should harmonize with adjacent developments by ensuring that siting and massing of new structures are compatible with (anticipated) building ~~s~~Street ~~w~~Wall and ~~s~~Setbacks.
- 6.4. Buildings and entrances should generally be located closer to the ~~s~~Street to enhance pedestrian interest and activity.
- 6.5. Organize the ~~s~~Site such that buildings frame and reinforce pedestrian circulation or to create view corridors between pedestrian destination within and adjacent to the ~~s~~Site including building entrances, transit stops, or public amenities.

- 6.6. In larger multiple building projects, ~~a~~Amenity ~~a~~Areas should be grouped to create at least one central "Commons" to serve as a central gathering place or focal points for the residents. Such spaces may be developed for active or passive recreation, for more formal courtyards or plazas or left in its natural state.

**Building Design and Architectural Standards**

- 6.7. The design of ~~Multi-unit Housing~~~~multifamily developments~~ should reflect the use of appropriate high quality materials and architectural expressions to reduce the impact of height, bulk and density on adjacent lower density development and contributes to the visual enhancement of the streetscape.
- 6.8. Building ~~f~~Facades ~~must~~shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.
- 6.9. The roof line of buildings ~~must~~shall consist of either:
- 6.9.1. sloped roofs of varying pitches and may include gable-ends, dormers or steeples, and be finished in any roofing material selected from metal, wood shakes, architectural asphalt shingles or clay tiles; ~~or~~~~OR~~
  - 6.9.2. flat roofs where such roofs are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme of the project.
- 6.10. All mechanical equipment, including roof mechanical units, ~~must~~shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building framework.
- 6.11. The predominant exterior finishing materials ~~must~~shall be applied consistently on all sides of a building and may be any combination of brick, siding, stucco, stone or other masonry materials having a similar character, with wood or metal trim limited as an accent, to ensure the overall development is consistently of a high quality compatible with surrounding residential areas.
- 6.12. ~~Low-rise~~Multi-unit Housing on ~~e~~Corner ~~l~~ots or visible from public amenities such as stormwater management facilities, ~~p~~Parks and dedicated major ~~Pathways~~~~Walkways~~ must incorporate architectural detailing and style consistent with the front elevation, as well as features and or elements to balance the overall massing in these highly visible locations. Elements may include ~~stepbacks~~~~setback~~ of the upper floor, projections for relief in wall plane and intentional roof lines between ~~g~~Ground and upper ~~f~~Floors, ~~and~~ appropriate wall ~~h~~Heights ~~and~~ window placement consistent with the front elevation.

**Pedestrian Environment**

- 6.13. Development within this ~~z~~Zone ~~must~~shall ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive and safe for human activity.
- 6.14. Buildings and ~~s~~Site amenities should be scaled to enhance the pedestrian environment.
- 6.15. ~~Development must~~ ~~P~~provide safe and direct pedestrian connections to unify urban design and landscape elements on ~~s~~Site and to ~~connect to~~ other neighbourhood facilities and amenities.

**Inclusive Design**

- 6.16. All buildings and public facilities ~~must~~shall be designed to be accessible to persons in wheelchairs, motorized scooters, and strollers.

**7. General Regulations**

**Landscaping**

- 7.1. A detailed Landscaping plan ~~must~~shall be submitted in ~~compliance~~~~accordance~~ with ~~Section 5.805 of the Zoning Bylaw~~ prior to the approval of any Development Permit, ~~which must~~ ~~This plan shall~~ include pedestrian connection and Fencing details, exterior lighting and street furniture elements, pedestrian seating areas, varied sizes and species of new plantings for the entire Site, and ~~including~~ special treatment to clearly delineate between the public and private realm and access to the public open spaces or pedestrian linkages.
- 7.2. All Fencing located on property lines adjacent to commercial and open space ~~a~~Amenity ~~a~~Areas, stormwater management facilities, and pedestrian corridors ~~must~~shall be consistent in design, materials, finishes, and colours with the Fencing styles established for the neighbourhood.

**Parking, Loading, Storage and Access**

- 7.3. Entrances to the Site from ~~Streets~~~~public roadways~~ **must**~~shall~~ provide an enhanced feature in the form of public art, on-~~s~~Site amenity, or architectural feature consistent in design, material, and construction with the overall project.
- 7.4. Convenient, safe, and attractive access to the building's entrances should be provided through appropriate lighting and security measures.
- 7.5. Internal circulation within project oriented ~~Multi-unit Housing~~~~multifamily developments~~ developments should be designed to facilitate access to building clusters, take advantage of views or amenities, and to reduce conflict with pedestrians.
- 7.6. Underground parking is ~~encouraged~~~~recommended~~ for low-rise Multi-unit Housing on smaller ~~s~~Sites to allow for more useable landscaped open space and amenities at ground level.
- 7.7. For multiple projects on a ~~s~~Site, surface parking ~~must~~~~should~~ be screened from view of adjacent ~~small scale~~~~low density~~ residential development, stormwater management facilities, open space ~~a~~Amenity ~~a~~Areas, corridors, or adjacent roadways. If surface ~~p~~Parking ~~a~~Areas are covered (~~P~~arking Garages), then such areas **must**~~shall~~ be integrated into the overall architectural theme of the associated residential buildings through the use of similar roof lines, materials, colours, and roof pitch.
- 7.8. Parking and loading facilities **must**~~shall~~ be located a minimum 3.0 ~~metres~~ from any public or pedestrian corridor and the ~~s~~Setback must be ~~l~~Landscaped and screened to the satisfaction of the Development ~~Planner~~~~Officer~~.

~~CPTED principles shall be used to design all public and private spaces and facilities, focusing on natural surveillance and access control to lessen the likelihood of crime within the precinct.~~

~~Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw;~~

**Retired - S.960.4.5.g**

CPTED Assessment related regulations are now included within the Safe Urban Environment Standards section of the draft Zoning Bylaw.

**Retired - S.960.4.4.j**

Separation space is no longer required within the draft Zoning Bylaw.

# 3.162 ASC - Ambleside Shopping Centre Zone

## Regulations

## Notes / Rationale

### 1. Purpose

~~To allow for a~~~~The purpose of this Zone is to establish a~~ high quality commercial precinct accommodating large format Uses designed in accordance with the Ambleside architectural and urban design objectives to serve the Windermere community, as well as a larger trade area. Residential, office, entertainment, and cultural Uses may also be included within the commercial precinct as larger shopping complexes or stand-alone pads comprehensively designed to improve the pedestrian and shopping environment.

#### Overview

- This draft Special Area Zone includes:
- Updated uses to reflect the new draft uses, where compatible;
  - Simplified language and regulations consistent with the rest of the draft Bylaw;
  - Removal of regulations that are covered in other sections of the Bylaw;
  - New cross references to other sections of the draft Bylaw; and
  - Formatting improvements to increase ease of use.

This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.

Rationales are provided for all changes to Uses, as well as key changes to regulations.

Additions that may impact regulation outcomes are highlighted in red.

Removals that may impact regulation outcomes are highlighted in red and ~~struck through~~.

### 2. Permitted Uses

#### Commercial Uses

- 2.1. Bar  
~~Neighbourhood Pubs, for less than 200 occupants and 240 m2 of Public Space~~
- 2.2. Body Rub Centre  
~~Personal Service Shops~~
- 2.3. Cannabis Retail Store  
~~Cannabis Retail Sales~~
- 2.4. Food and Drink Service  
~~Drive-in Food Services~~  
~~Restaurants, for less than 200 occupants and 240 m2 of Public Space~~  
~~Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space~~
- 2.5. Health Service
- 2.6. Indoor Sales and Service  
~~Business Support Services~~  
~~Commercial Schools~~  
~~Convenience Retail Stores~~  
~~General Retail Stores~~  
~~Market~~
- 2.7. Liquor Store
- 2.8. Minor Indoor Entertainment  
~~Major Amusement Establishments~~  
~~Minor Amusement Establishments~~

#### 2. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Commercial Uses

The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Minor Indoor Entertainment
- Indoor Sales and Services
- Vehicle Support Services

In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Equipment Rentals
- Media Studios
- Mobile Catering Food Services
- Private Clubs
- Secondhand Stores
- Veterinary Services
- Warehouse Sales
- Automotive and Equipment Repair Shops
- Rapid Drive-through Vehicle Services

<p>2.9. Nightclubs <del>for less than 200 occupants and 240 m<sup>2</sup> of Public Space, on a Site 2 ha or larger</del></p> <p>2.10. Office <del>Professional, Financial and Office Support Services</del></p> <p>2.11. Residential Sales Centre</p> <p>2.12. Spectator Entertainment Establishments</p> <p>2.13. Vehicle Support Service <del>Gas bars</del> <del>Minor Service Stations</del></p> <p><b>Community Uses</b></p> <p>2.14. Child Care Service</p> <p>2.15. Community Service <del>Government Services</del> <del>Indoor Participant Recreation Services</del></p> <p>2.16. Library <del>Public Libraries and Cultural Exhibits</del></p> <p>2.17. Special Event</p> <p><b>Agricultural Uses</b> <del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.18. Fascia Sign, limited to On-premises Advertising Signs</p> <p>2.19. Freestanding Sign, limited to On-premises Advertising Signs</p> <p>2.20. Projecting Sign, limited to On-premises Advertising Signs</p> <p>2.21. Portable Temporary Sign, limited to On-premises Advertising Signs</p>	<p><b>Retired - S.960.5.2.w</b> Residential Sales Centres are included as both a permitted and discretionary use within the current Zoning Bylaw. Residential Sales Centres have been retained as a permitted use.</p> <p><b>Community Uses</b> The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Community Services</li> <li>• Special Events</li> </ul> <p>In addition, several current discretionary community activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Carnivals</li> <li>• Religious Assembly</li> </ul> <p><b>Sign Uses</b> The sign uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Projecting Signs, limited to On-premises Advertising</li> </ul> <p>In addition, several current discretionary sign activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Roof On-premises Signs</li> </ul> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
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<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b></p> <p>3.1. Residential, limited to:</p> <p style="padding-left: 20px;">3.1.1. Multi-unit Housing</p> <p style="padding-left: 20px;">3.1.2. Row Housing</p> <p><b>Commercial Uses</b></p> <p>3.2. Custom Manufacturing <del>Breweries, Wineries and Distilleries</del> <del>Creation and Production Establishments</del></p> <p>3.3. Hotel <del>Apartment Hotels</del> <del>Hotels</del> <del>Residential Sales Centre</del></p>	<p><b>3. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b> Current discretionary residential uses in this draft zone are consistent with the current zone.</p> <p><b>Commercial Uses</b> The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Custom Manufacturing</li> <li>• Hotels</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Equipment Rentals</li> <li>• Media Studios</li> <li>• Mobile Catering Food Services</li> </ul>
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- ~~Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m2 of Public Space~~
- ~~Restaurants, for more than 200 occupants and 240 m2 of Public Space, on a Site 2 ha or larger~~
- ~~Specialty Food Services for more than 100 occupants and 120 m2 of Public Space~~
- ~~Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building~~
- ~~Media Studios~~
- ~~Mobile Catering Food Services~~
- ~~Nightclubs, for more than 200 occupants and 240 m2 of Public Space, on a site 2 ha or larger~~
- ~~Secondhand Stores~~
- ~~Veterinary Services~~
- ~~Warehouse Sales~~
- ~~Private Clubs~~
- ~~Automotive and Equipment Repair Shops~~
- ~~Rapid Drive-through Vehicle Services~~

**Community Uses**

- ~~Carnivals~~
- ~~Religious Assembly~~

**Basic Services Uses**

- 3.4. ~~Recycling Drop-off Centre~~
- ~~Recycled Materials Drop-off Centres~~

**Agricultural Uses**

- 3.5. ~~Urban Agriculture~~
- ~~Urban Indoor Farms~~
- ~~Urban Outdoor Farms~~

**Sign Uses**

- 3.6. ~~Fascia Sign, limited to Off-premises Advertising Signs~~
- 3.7. ~~Freestanding Sign, limited to Off-premises Advertising Signs~~
- 3.8. ~~Minor Digital Sign~~
- ~~Minor Digital Off-premises Signs~~
- ~~Minor Digital On-premises Signs~~
- ~~Minor Digital On-premises Off-premises Signs~~
- 3.9. ~~Projecting Sign, limited to Off-premises Advertising~~
- ~~Roof Off-premises Signs~~
- ~~Roof On-premises Signs~~
- 3.10. ~~Portable Temporary Sign, limited to Off-premises Advertising Signs~~

- Private Clubs
- Secondhand Stores
- Veterinary Services
- Warehouse Sales
- Automotive and Equipment Repair Shops
- Rapid Drive-through Vehicle Services
- Nightclubs

**Community Uses**

several current discretionary community activities have changed to permitted activities under the proposed broad use classes. These include:

- Carnivals
- Religious Assembly

**Basic Services Uses**

The discretionary basic services uses in this draft zone are consistent with the current zone.

**Agricultural Uses**

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

**Sign Uses**

The discretionary sign uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Projecting Signs, limited to Off-premises Advertising

**4. Additional Regulations for Specific Uses**

**Commercial Uses**

**4.1. Residential**

- 4.1.1. ~~Where provided, Multi-unit Housing must be developed~~~~may be permitted be~~ above an Office or Indoor Sales and Services Use as part of

~~a retail/commercial component of a~~ mixed Use building or shopping centre complex.

- 4.1.2. ~~Despite Subsection 4.1.1,~~ stand alone Multi-unit Housing ~~is will only be allowed/~~permitted adjacent to 9 Avenue N.W., transit stations, or stormwater lakes.
- 4.1.3. The residential component of any mixed Use development ~~must~~shall be designed and sited so as to minimize any impacts from the commercial component related to noise, traffic circulation, or loss of privacy.

**Commercial Uses**

**4.2. Bars, Food and Drink Services, and Nightclubs**

- 4.2.1. The maximum capacity is 200 occupants for each individual establishment.
- 4.2.2. The maximum Floor Area is 240 m2 of Public Space for each individual establishment.

4.3. **Body Rub Centres** must comply with Section 6.10.

4.4. **Cannabis Retail Stores** must comply with Section 6.20.

4.5. **Liquor Stores** must comply with Section 6.70.

4.6. **Vehicle Support Services** and **Uses with Drive-through Services** must comply with Section 6.110.

**Community Uses**

4.7. **Child Care Services** must comply with Section 6.30.

4.8. **Special Events** must comply with Section 6.100.

**Agricultural Uses**

**4.9. Urban Agriculture**

- 4.9.1. With the exception of outdoor display areas of products for sale, Urban Agriculture establishments must be located within or on a building.
- 4.9.2. The Development Planner may consider a variance to Subsection 4.9.1 based on the recommendations provided in an Environmental Site Assessment in compliance with Section 7.140.

**Sign Uses**

4.10. **Sign Uses** must comply with Subsections 3 and 6 of Section 6.80.

4.11. Signs ~~must~~shall be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural features of all buildings and create a unique and identifiable image for the entire precinct.

4.12. Directional signage is encouraged to provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits, and ~~a~~Amenity ~~a~~Areas.

**Floor Area and Capacity Exceptions**

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

- 4.13.1. measures specified in Subsection 2 of Section 5.60;
- 4.13.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
- 4.13.3. other similar measures.

**4.2 - Combined from S.960.5.2.s, S.960.5.2.v, S.960.5.2.r and S.960.5.2.z**  
Regulations requiring similar capacity and Floor Area requirements were combined into a single regulation to improve clarity.

Note: When separate activities within a broad use class had different requirements, the more permissive requirements were kept.

**5. Site and Building Regulations**

~~All Uses shall be part of a purpose designed shopping precinct developed in accordance with the Development and Design Regulations established herein.~~

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1.	Maximum Floor Area Ratio	1.0
<b>Height</b>		
5.1.2.	Maximum Height for Commercial buildings or the Commercial portion of a mixed use building  <del>The maximum building Height shall be 14.0 m for commercial / retail Uses.</del>	14.0 m
5.1.3.	Maximum Height for non-Commercial buildings or mixed use buildings  <del>This Height may be extended to 40.0 m for stand alone non-commercial / retail Uses or where the portion of the building above 14.0 m is non-commercial / retail Uses.</del>	40.0 m
<b>Setbacks</b>		
5.1.4.	Minimum Setback Abutting 9 Avenue NW	3.0 m
5.1.5.	Minimum Setback Abutting Anthony Henday Drive and 170 Street / Terwillegar Drive, except for the areas developed for public utility purposes	7.5 m

## 6. Design Regulations

- 6.1. The Development ~~Planner Officer~~ ~~must shall~~ ensure that the following architectural and ~~s~~Site design regulations are incorporated in all developments within this ~~z~~Zone to ensure that the design and distribution of land ~~U~~se activities associated with large format commercial operations support a pedestrian friendly, aesthetically pleasing, and functional environment and reduce the visual impact from ~~Streets~~public roadways.

### Site Planning and Design

- 6.2. Large format buildings ~~must should~~ be located at the perimeter of this commercial precinct, specifically adjacent to 170 Street and Anthony Henday Drive, and oriented or grouped to frame views, constructed amenities, public ~~s~~Streets, or entrance corridors, where practical. Variable building ~~s~~Setbacks, and the placement and design of the rear ~~Facade~~façade of structures ~~must should~~ minimize long expanses of walls, a monotonous appearance, or exposed service areas.
- 6.3. Unless part of a larger complex or mixed ~~U~~se development, small format or single Use ~~s~~Sites ~~must should~~ be oriented toward the primary interior access roads and designed to complement adjacent developments to maintain or establish a clear building edge. Parking will typically be in the interior of the block or behind the buildings. If designed as a shopping ~~s~~Street or multi-bay unit, some parallel or angled parking ~~is may be~~ allowed in front of the commercial building.
- 6.4. Building orientation at the intersection of access ~~s~~Streets along the south edge of the commercial precinct ~~must shall~~ be arranged to frame the corner of the intersection to create a "~~r~~sense of place", using building design, decorative architectural wall, ~~l~~Landscaping, and other focal points and site amenities, and arrival into the commercial centre.
- 6.5. A diversity of Site ~~A~~amenities and pedestrian ~~l~~Landscaping facilities such as public art, seating areas, street furniture, small ~~p~~Parks, squares, plazas, and greens ~~are should be~~ encouraged to create an inviting image for the development.
- 6.6. The design of the project ~~must shall~~ establish an architectural theme with complementary design elements, finishing materials and colours being applied to each building regardless of the staging sequence of the project.



- 6.7. Site amenities may be constructed as focal points, with complementary materials to the architecture of the development and within walking distance to transit stops and major tenants in the complex.
- 6.8. Parking ~~must~~ not dominate ~~s~~Street ~~f~~Frontages or access entry areas. ~~Off street parking should be provided as surface parking lots in interior lots.~~ To reduce the scale of parking and walking distance, parking may be located at the rear or sides of buildings not flanking access ~~s~~Streets.
- 6.9. The storage of materials and the piling of snow on ~~Surface~~ ~~p~~Parking ~~surface~~ ~~l~~Lots ~~must~~ be in a location away from the ~~Street~~ ~~public roadway~~ to improve safety and visibility.
- 6.10. No part of the ~~s~~Site ~~is permitted to~~ ~~shall~~ be developed as an enclosed shopping mall. The primary means of pedestrian circulation ~~must~~ be outdoor ~~Pathways~~ ~~Walkways~~.

**Building Design and Architectural Standards**

- 6.11. Buildings and ~~s~~Site amenities ~~must~~ emphasize ~~a~~Architectural ~~e~~Elements and ~~Facade~~ ~~façade~~ enhancements, particularly to the first and second levels of a project to create a pedestrian friendly environment. Lower floors ~~must~~ be strongly articulated to add variety, interest and a human scale dimension. Design elements may include placement of windows to allow for viewing into the building by pedestrians; entrance features; street furniture; canopies; and features that lend visual interest and create a human scale.
- 6.12. Smaller buildings are required to incorporate a similar level of architectural quality, materials and detailing as the larger format developments.
- 6.13. Development adjacent to Anthony Henday Drive and 170 Street and Terwillegar Drive ~~must~~ ensure appropriate and high quality ~~a~~Architectural and landscape design ~~e~~Elements to ensure an attractive interface providing visual interest and relief.
- 6.14. Design techniques including, but not limited to, variations in building ~~s~~Setbacks and articulation of building ~~Facades~~ ~~façades~~ ~~must~~ be employed in order to minimize the perception of massing of the building when viewed from adjacent Sites and ~~Streets~~ ~~public roadways~~.
- 6.15. Building ~~Facades~~ ~~façades~~ (all sides) ~~must~~ include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.
- 6.16. The roof line of buildings ~~must~~ consist of either:
  - 6.16.1. sloped roofs of varying pitches which may be finished in any combination of metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance, or ~~R~~
  - 6.16.2. flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest.
- 6.17. To reduce any perceived mass and linearity of large buildings and add architectural interest, the exterior finishing materials ~~must~~ incorporate combinations of brick, stone or other masonry materials, concrete, stucco, glazing or siding, having a similar character, with wood or metal trim, having regard to the objective of ensuring that the development is of a high quality, complementary theme.
- 6.18. Buildings are encouraged to incorporate exterior and decorative lighting to enhance building architecture, ~~l~~Landscaping elements, and focal points.

**Pedestrian Environment**

- 6.19. Development within this ~~z~~Zone ~~must~~ ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive, and safe for human activity.
- 6.20. A diversity of Site ~~A~~amenities and pedestrian oriented facilities such as public art, seating areas, street furniture, small ~~p~~Parks, squares, plazas and greens ~~must~~ be provided to create an inviting image for the development.
- 6.21. Building ~~Facades~~ ~~façades~~ ~~must~~ have pedestrian friendly features including transparency, decorative windows, wall niches, seating areas and entrances to complement an interesting pedestrian streetscape.
- 6.22. Pedestrian ~~p~~Pathways to building entrances, amenities and transit ~~must~~ be convenient, safe and well lit, with special paving or ~~l~~Landscaping to define the connections.
- 6.23. Pedestrians ~~must~~ be protected by weather protection or building entrances in the form of awnings, canopies, overhang, or covered ~~Pathways~~ ~~Walkways~~ where practical.

**6.8 - Revised from S.960.5.5.a.vii**  
 Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

**Inclusive Design**

6.24. All buildings and public facilities ~~must~~ be designed to be accessible to persons in wheelchairs, motorized scooters, and strollers.

**7. General Regulations**

**Landscaping**

- 7.1. A detailed Landscaping plan ~~must~~ be submitted in ~~compliance~~ with ~~Section 5.805 of the Zoning Bylaw~~ prior to the approval of any Development Permit. This plan ~~must~~ include ~~details on~~ pedestrian connection and Fencing ~~details~~, exterior lighting and street furniture elements, pedestrian seating areas, ~~and~~ varied sizes, and species of new plantings.
- 7.2. All Setbacks ~~must~~ contain minimum plantings as outlined in the following:
  - 7.2.1. one tree for each 17.5 m<sup>2</sup> and one shrub for each 10.0 m<sup>2</sup> of ~~ground level~~ Setback area ~~at grade~~; and
  - 7.2.2. one tree for each 17.5 m<sup>2</sup> and one shrub for each 7.5 m<sup>2</sup> of required ~~parking~~ ~~area~~ islands. In no case ~~will~~ there be less than one tree per required ~~parking~~ ~~area~~ island.
- 7.3. All planting ~~must comply with~~ ~~shall conform to~~ the following:
  - 7.3.1. The proportion of deciduous to coniferous trees and shrubs ~~must~~ be approximately 50:50 and the following mix of tree sizes ~~must~~ be used:
    - 7.3.1.1. 100% of required deciduous trees ~~must~~ be a minimum 75 mm caliper; and
    - 7.3.1.2. 75% of required coniferous trees ~~must~~ be a minimum of 2.5 m in Height and 25% ~~must~~ be a minimum 3.5 m in Height.
- 7.4. Coordinated and complementary streetscape enhancements ~~must~~ be applied throughout the commercial precinct, including street trees, Fencing, pedestrian scaled lighting, street furniture, and other amenities
- 7.5. Landscaping ~~must~~ be used to highlight major circulation patterns, pedestrian ~~pathways~~, and the overall development.
- 7.6. Landscaping in both the public and private realm should be coordinated to provide a cohesive appearance.
- 7.7. Along 170 Street and Anthony Henday Drive, the rear of private properties ~~must~~ reflect a more formalized landscape treatment to enhance views or screen parking lots and service areas from the traveling public.

**Parking, Loading, Storage and Access**

- 7.8. No parking, loading, storage, ~~waste~~ ~~trash~~ collection, outdoor service or display area ~~is~~ ~~shall be~~ permitted within a Setback.
- 7.9. Loading, storage and ~~waste~~ ~~trash~~ collection areas ~~must~~ be located to the rear or sides of the principal building and ~~must~~ be screened from view from any adjacent Sites, ~~Street~~ ~~public~~ ~~roadways~~ or Light Rail Transit lines, in ~~compliance~~ with ~~the provisions of sub~~ ~~Section 5.8055.4 of this Bylaw~~. If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and Abut a ~~R~~ Residential Zone or an ~~Alley~~ ~~Lane~~ serving a ~~R~~ Residential Zone, such areas ~~must~~ be screened in ~~compliance~~ with ~~the provisions of Section 5.80 subsection 55.4 of this Bylaw~~.
- 7.10. Access to developments within this Zone from ~~Streets~~ ~~public~~ ~~roadways~~ or primary internal access routes ~~must~~ provide safe, convenient vehic~~le~~ ~~ular~~ and pedestrian access and circulation patterns between parking, shopping and ~~a~~ ~~Amenity~~ ~~a~~ Areas.
- 7.11. ~~Establish~~ ~~pedestrian~~ friendly corridors and linkages ~~are required to connecting~~ the adjacent designated ~~UV~~ ~~Ca~~ areas ~~of the AUVC Zone~~ to shopping and amenities through the utilization of clearly demarcated ~~Pathways~~ ~~Walkways~~, lighting and signage systems to reduce pedestrian conflict and create a more pedestrian friendly image.
- 7.12. All developments ~~must~~ provide adequate ~~Pathways~~ ~~Walkways~~ along primary buildings, as well as pedestrian connections to ~~parking~~ ~~area~~ ~~s~~ Site amenities, public perimeter sidewalks and bus stops.
- 7.13. Parking ~~area~~ ~~s~~ ~~must~~ be designed for a safe and orderly flow of traffic as well as pedestrians to avoid pedestrian/vehic~~le~~ ~~ular~~ conflict and to include appropriate ~~l~~ ~~andscaping~~ to reduce the visual impact from ~~Streets~~ ~~public~~ ~~roadways~~, ~~a~~ ~~Amenity~~ ~~a~~ Areas and pedestrians.

- 7.14. Allow vehicular and pedestrian cross lot access and circulation within the commercial precinct to facilitate direct access to shopping.
- 7.15. A range of parking options should be explored including shared, multilevel, and underground parking.  
~~CPTED principles shall be used to design all public and private spaces and facilities, focusing natural surveillance and access control to lessen the likelihood of crime within the precinct.~~

**Retired - S.960.5.5.g**  
CPTED Assessment related regulations are now included within the Safe Urban Environment Standards section of the draft Zoning Bylaw.

# 3.163 AUVC - Ambleside Urban Village Commercial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for a <del>The purpose of this Zone is to establish a</del> high density, mixed use, pedestrian friendly urban village centre that will serve as a community gathering place in the Ambleside Neighbourhood, focusing on main street shopping, entertainment, office, community facilities, and <del>R</del>Residential <del>U</del>Uses. The intent is to enhance the character of the area through the design of buildings and the pedestrian environment by incorporating pedestrian scaled architecture, and amenities.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p><del>Minor Home Based Business</del></p> <p><del>Major Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <p>2.2.1. Multi-unit Housing</p> <p>2.2.2. Row Housing</p> <p>2.2.3. Secondary Suite</p> <p><b>Commercial Uses</b></p> <p>2.3. Bar</p> <p><del>Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m2 of Public Space</del></p> <p>2.4. Body Rub Centre</p> <p><del>Personal Service Shops</del></p> <p>2.5. Cannabis Retail Store</p> <p><del>Cannabis Retail Sales</del></p> <p>2.6. Custom Manufacturing</p> <p><del>Creation and Production Establishments</del></p> <p>2.7. Food and Drink Service</p> <p><del>Restaurants, for less than 200 occupants and 240 m2 of Public Space</del></p> <p><del>Specialty Food Services</del></p> <p>2.8. Health Service</p> <p>2.9. Hotel</p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Custom Manufacturing</li> <li>• Food and Drink Services</li> <li>• Hotels</li> <li>• Indoor Sales and Services</li> <li>• Minor Indoor Entertainment</li> <li>• Outdoor Sales and Services</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Animal Hospitals and Shelters</li> <li>• Automotive and Minor Recreation Vehicle Sales/Rentals</li> <li>• Breweries, Wineries and Distilleries</li> <li>• Drive-in Food Services</li> </ul>

- ~~Apartment Hotels~~
- ~~Hotels~~
- 2.10. Indoor Sales and Service
- ~~Business Support Services~~
- ~~Commercial Schools~~
- ~~Convenience Retail Stores~~
- ~~General Retail Stores~~
- ~~Market~~
- ~~Media Studios~~
- ~~Veterinary Services~~
- 2.11. Liquor Store
- 2.12. Nightclub
- ~~Nightclubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space, on a Site 2 ha or larger~~
- 2.13. Spectator Entertainment Establishment
- ~~Spectator Entertainment Establishments~~
- 2.14. Minor Indoor Entertainment
- ~~Major Amusement Establishments~~
- ~~Minor Amusement Establishments~~
- ~~Private Clubs~~
- 2.15. Office
- ~~Professional, Financial and Office Support Services, including drive through banks~~
- 2.16. Outdoor Sales and Service
- ~~Convenience Vehicle Rentals~~
- 2.17. Parking Facility
- ~~Vehicle Parking~~
- 2.18. Residential Sales Centre
- Community Uses**
- 2.19. Child Care Service
- 2.20. Community Service
- ~~Community Recreation Services~~
- ~~Government Services~~
- ~~Indoor Participant Recreation Services~~
- ~~Religious Assembly~~
- 2.21. Library
- 2.22. ~~Public Libraries and Cultural Exhibits~~
- 2.23. Outdoor Recreation Service
- ~~Outdoor Participant Recreation Services~~
- 2.24. School
- ~~Public Education Services~~
- ~~Private Education Services~~
- 2.25. Special Event
- ~~Carnival~~
- Agricultural Uses**
- 2.26. Urban Agriculture

**Community Uses**

The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Outdoor Recreation Services
- Special Events

**Agricultural Uses**

The agricultural uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:

- Urban Agriculture

In addition, several current discretionary agricultural activities have changed to permitted activities under the proposed broad use classes. These include:

- Urban Indoor Farms
- Urban Outdoor Farms

Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

**Sign Uses**

The sign uses permitted in this draft zone are consistent with the current zone, except

<p><del>Greenhouses, Plant Nurseries and Garden Centres</del></p> <p><del>Urban Outdoor Farms</del></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.27. Fascia Sign, limited to On-premises Advertising<del>Signs</del></p> <p>2.28. Fascia Sign, limited to Off-premises Advertising<del>Signs</del></p> <p>2.29. Freestanding Sign, limited to On-premises Advertising<del>Signs</del></p> <p>2.30. Freestanding Sign, limited to Off-premises Advertising<del>Signs</del></p> <p>2.31. Projecting Sign, limited to On-premises Advertising<del>Signs</del></p> <p><del>Roof On-premises Signs</del></p> <p>2.32. Projecting Sign, limited to Off-premises Advertising</p> <p><del>Roof Off-premises Signs</del></p> <p>2.33. Portable<del>Temporary</del> Sign, limited to On-premises Advertising<del>Signs</del></p>	<p>that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Projecting Signs, limited to On-premises Advertising</li> <li>• Projecting Signs, limited to Off-premises Advertising</li> </ul>
<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p><del>Automotive and Minor Recreation Vehicle Sales/Rentals</del></p> <p><del>Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m2 of Public Space</del></p> <p><del>Restaurants, for more than 200 occupants and 240 m2 of Public Space</del></p> <p><del>Nightclubs, for more than 200 occupants and 240 m2 of Public Space, on a Site 2 ha or larger</del></p> <p><del>Breweries, Wineries and Distilleries</del></p> <p><del>Drive-in Food Services</del></p> <p><del>Animal Hospitals and Shelters</del></p> <p>3.1. Vehicle Support Service</p> <p><del>Gas Bars</del></p> <p><del>Rapid Drive-through Vehicle Services</del></p> <p><b>Agricultural Uses</b></p> <p><del>Urban Indoor Farms</del></p> <p><del>Urban Outdoor Farm</del></p>	<p><b>3. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b></p> <p>Additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Vehicle Support Services</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Animal Hospitals and Shelters</li> <li>• Automotive and Minor Recreation Vehicle Sales/Rentals</li> <li>• Breweries, Wineries and Distilleries</li> <li>• Drive-in Food Services</li> </ul> <p><b>Agricultural Uses</b></p> <p>Current discretionary agricultural activities have changed to permitted activities under the Urban Agriculture use.</p>
<p><b>4. Additional Regulations for Specific Uses</b></p> <p><b>Residential Uses</b></p> <p>4.1. <b>Home Based Businesses</b> must comply with <u>Section 6.60</u>.</p> <p>4.2. <b>Residential</b></p> <p>4.2.1. Multi-unit<del>Apartment</del> Housing must be developed above an <del>shall be permitted above</del> Office or Indoor Sales and Services <del>Useretail components</del> as part of a shopping centre, or as a stand alone building adjacent to <del>an</del> Main <del>s</del>Street.</p> <p>4.2.2. The housing component of any mixed use building <del>must</del><del>shall</del> be designed and sited to minimize any impacts from the commercial component of the development related to noise, traffic circulation, or loss of privacy.</p> <p><b>Commercial Uses</b></p> <p>4.3. <b>Bars, Food and Drink Services, and Nightclubs</b></p>	

- 4.3.1. The maximum capacity is 200 occupants for each individual establishment.
- 4.3.2. The maximum Floor Area is 240 m<sup>2</sup> of Public Space for each individual establishment.
- 4.3.3. Nightclubs must be located on a Site that is 2 ha or larger
- 4.4. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.5. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 4.6. **Indoor Sales and Services** must not exceed 5,000 m<sup>2</sup> of Floor Area per individual establishment.  
~~No single General Retail Store shall exceed 5,000 m<sup>2</sup> of floor area.~~
- 4.7. **Liquor Stores** must comply with [Section 6.70](#).
- 4.8. **Vehicle Support Services** and **Uses with Drive-through Services** must comply with [Section 6.110](#).

**Community Uses**

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

**Agricultural Uses**

- 4.11. **Urban Agriculture**
  - 4.11.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
  - 4.11.2. The Development Planner may consider a variance to Subsection 4.11.1 based on the recommendations provided in an Environmental Site Assessment in compliance with [Section 7.140](#).

**Sign Uses**

- 4.12. **Sign Uses** must comply with Subsections 3 and 5 of [Section 6.80](#).  
~~Signs shall comply with the regulations found in Schedule 59E of this Bylaw, with the intent to complement the pedestrian-oriented commercial environment, except that:~~
- 4.13. Despite [Section 6.80](#), the following regulations apply:
  - ~~The maximum Height of a Freestanding Sign shall be 8.0 m.~~
  - ~~A Projecting Sign may be used to identify businesses.~~
  - 4.13.1. The top of a Projecting Sign on a building two sStoreys or higher ~~mustshall~~ not extend more than ~~0.8 m75 cm~~ above the floor of the second or third sStorey, nor higher than the windowsill of the second or third sStorey.
- 4.14. Signs ~~mustshall~~ be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural features of all buildings.
- 4.15. Directional signage is encouraged to provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits, and ~~aAmenity aAreas~~.

**Floor Area and Capacity Exceptions**

- 4.16. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 4.16.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 4.16.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 4.16.3. other similar measures.

**Retired - S.960.6.4.h.i**  
This is consistent with the requirements provided in Subsection 6 of Section 6.80 in the draft Zoning Bylaw

**Retired - S.960.6.4.h.ii**  
This is no longer prohibited under Section 6.80 of the draft Zoning Bylaw

**5. Site and Building Regulations**

~~All Uses shall be part of a purpose-designed high density mixed use urban village complex.~~

- 5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.1.1.	Maximum Height	60.0 m
<b>Floor Area Ratio</b>		
5.1.2.	Maximum Floor Area Ratio for non-Residential Uses  <del>The maximum Floor Area Ratio for non-residential uses for the site shall be 1.0. Residential uses in the form of row housing or Multi-unit Housing may be developed at a maximum Floor Area Ratio of 1.5 and 3.0, respectively.</del>	1.0
5.1.3.	Maximum Floor Area Ratio for Row Housing	1.5
5.1.4.	Maximum Floor Area Ratio for Multi-unit Housing	3.0
<b>Setbacks</b>		
5.1.5.	Minimum Setback Abutting 9 Avenue NW  <del>A minimum contiguous Setback of 3.0 m shall be required where the Site Abuts 9th Avenue NW.</del>	3.0 m

~~Floor Area may be developed in attic areas as additional space to a Dwelling, and not counted as a Storey, provided the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height.~~

**Revised - S.960.6.4.c**  
A portion of this regulation has been retired as the draft Zoning Bylaw no longer regulates by Storeys

## 6. Design Regulations

- 6.1. The Development ~~Planner~~~~Officer~~ ~~must~~~~shall~~ ensure that the following architectural and ~~s~~Site design guidelines are incorporated in all developments within this ~~z~~Zone to establish a street oriented and pedestrian friendly retail and entertainment development and improve the livability and viability of ~~in~~Ambleside.

### Site Planning and Design

- 6.2. The design of this mixed use commercial precinct ~~must~~~~shall~~ establish an appropriate ~~T~~town ~~C~~centre architecture with complementary ~~use~~activities, design elements, finishing materials, and colours being applied to each building regardless of the staging sequence of the project.
- 6.3. A diversity of Site ~~A~~amenities and pedestrian oriented facilities such as public art, seating areas, street furniture, small ~~p~~Parks, squares, plazas, and greens should be provided to create an inviting image for the development.
- 6.4. Site amenities may be constructed as focal points, with similar materials to the architectural theme of the development, and within walking distance to transit stops and major tenants in the complex.
- 6.5. Unless part of a larger complex or mixed use development, stand alone or single use buildings should be oriented toward the primary interior roads and designed to complement adjacent developments, to maintain or establish a clear building edge. Parking will typically be in the interior of the block, behind the buildings, although some parallel or angled parking may be allowed in a shopping street format.
- 6.6. Building orientation at the intersection of access ~~s~~Streets along the south edge of the commercial precinct ~~must~~~~shall~~ be arranged to frame the corner of the intersection to create a "sense of place", using building design, decorative architectural wall, ~~l~~Landscaping, and other focal points and ~~s~~Site amenities, and arrival into the commercial centre.
- 6.7. The storage of materials and the piling of snow on ~~Surface~~ ~~p~~Parking ~~surface~~ ~~l~~ots ~~must~~~~shall~~ be in a location away from the ~~Street~~~~public roadway~~ to improve safety and visibility.
- 6.8. No part of the ~~s~~Site ~~will~~~~shall~~ be developed as an enclosed shopping mall. The primary means of pedestrian circulation ~~must~~~~shall~~ be outdoor ~~Pathways~~~~Walkways~~.

Notes / Rationale



### Building Design and Architectural Standards

- 6.9. Design techniques including, but not limited to, the use of sloped roof, variations in building Setbacks and articulation of building ~~f~~Facades ~~mustshall~~ be utilized in order to minimize the perception of massing of the building when viewed from adjacent Sites and ~~Streetspublic roadways~~.
- 6.10. Building ~~f~~Facades (all sides) ~~mustshall~~ include design elements, finishing materials, and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.
- 6.11. The roof line of buildings ~~mustshall~~ consist of either:
- 6.11.1. sloped roofs of varying pitches which may be finished in any combination of metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance, ~~orOR~~
  - 6.11.2. flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest~~;~~.
- 6.12. To reduce any perceived mass and linearity of large buildings and add architectural interest, the exterior finishing materials ~~mustshall~~ incorporate vertical elements using a combinations of brick, stone, or other masonry materials, concrete, stucco, glazing or siding, having a similar character, with wood or metal trim, having regard to the objective of ensuring that the development is of a high quality and complementary theme. Abrupt and excessive differences in scale of adjacent buildings ~~mustshoud~~ be minimized through transitional building treatment.
- 6.13. Primary emphasis ~~mustshall~~ be placed on design elements and ~~Facadefaçade~~ enhancements, particularly to the first and second levels of buildings to create a pedestrian friendly environment. Lower floors should be strongly articulated to add variety, interest, and a human scale dimension. Design elements may include placement of windows to allow for viewing into the building by pedestrians, entrance features, street furniture, canopies, and features that lend visual interest and create a human scale.
- 6.14. Smaller buildings ~~mustshall~~ incorporate a similar level of complementary materials and architectural detailing as the larger format developments.
- 6.15. Buildings are encouraged to incorporate exterior and decorative lighting to enhance building architecture, ~~l~~Landscaping elements, and focal points.

### Pedestrian Environment

- 6.16. The development ~~mustshall~~ create a pedestrian friendly environment, focused on a shopping ~~s~~Street, which may include such things as entrance features, pedestrian signage, outdoor sitting areas, canopies, ~~l~~Landscaping, convenient parking, and other features that lend visual interest and a human scale to development along the ~~s~~Street.
- 6.17. Development within this ~~z~~Zone ~~mustshall~~ ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive, and safe for human activity.
- 6.18. A diversity of ~~s~~Site amenities and pedestrian oriented facilities such as public art, seating areas, street furniture, small ~~p~~Parks, squares, plazas, and greens ~~mustshoud~~ be provided to create an inviting image for the development.
- 6.19. Building ~~f~~Facades ~~mustshoud~~ have pedestrian friendly features including transparency, decorative windows, wall niches, seating areas, and entrances to complement an interesting pedestrian streetscape.
- 6.20. Pedestrian ~~p~~Pathways to building entrances, amenities and transit ~~mustshoud~~ be convenient, safe and well lit, with special paving or ~~l~~Landscaping to define the connections.
- 6.21. Pedestrians ~~mustshoud~~ be protected by weather protection or building entrances in the form of awnings, canopies, overhang, or covered ~~PathwaysWalkways~~ where practical.

### Inclusive Design

- 6.22. All buildings and public facilities ~~mustshall~~ be designed to be accessible to persons in wheelchairs, motorized scooters, and strollers.

## 7. General Regulations

### Landscaping

- 7.1. A detailed Landscaping plan ~~must~~ be submitted in ~~compliance~~ with ~~Section 5.8055 of the Zoning Bylaw~~ prior to the approval of any Development Permit. This plan ~~must~~ include pedestrian connection and Fencing details, exterior lighting and street furniture elements, pedestrian seating areas, ~~and~~ varied sizes and species of new plantings.
- 7.2. Landscaping, both hard and soft, ~~must~~ be used to tie developments together in this precinct.
- 7.3. Open space ~~must~~ feature high quality landscape architecture intended to make spaces comfortable and enjoyable including such features as trees, street furniture, public art, and water features.
- 7.4. Coordinated and complementary streetscape enhancements ~~must~~ be applied throughout the commercial precinct, including street trees, Fencing, pedestrian scaled lighting, street furniture, and other amenities.
- 7.5. Landscaping ~~must~~ be used to highlight major circulation patterns, pedestrian ~~p~~Pathways, and the overall development.
- 7.6. A minimum 1.5 m pedestrian ~~Pathway~~Walkway ~~must~~ be provided along the internal loop road.

### Parking, Loading, Storage and Access

- 7.7. No parking, loading, storage, ~~waste~~trash collection, outdoor service, or display area ~~is~~ permitted within a Setback.
- 7.8. Loading, storage and ~~waste~~trash collection areas ~~must~~ be located to the rear or sides of the principal building and ~~must~~ be screened from view from any adjacent Sites, ~~Streets, public roadways~~ or Light Rail Transit lines, in ~~compliance~~ with ~~the provisions of sub~~Section ~~5.80-55.4 of this Bylaw~~. If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and Abut a ~~R~~Residential Zone or an ~~Alley~~Lane serving a ~~R~~Residential Zone, such areas ~~must~~ be screened in ~~compliance~~ with ~~the provisions of Section 5.80 subsection 55.4 of this Bylaw~~.
- 7.9. All mechanical equipment, including roof mechanical units, ~~must~~ be concealed by screening.
- 7.10. Internal and perimeter ~~s~~Streets ~~must~~ be tree lined and lit with appropriate lighting.
- 7.11. The internal street system and pedestrian linkages ~~must~~ be designed to foster connectivity to the urban village core and various amenities and facilities within the neighbourhood.
- 7.12. All developments ~~must~~ provide adequate ~~Pathways~~Walkways along primary buildings, as well as pedestrian connections to ~~p~~Parking ~~a~~Areas, ~~s~~Site amenities, public perimeter sidewalks, and bus stops.
- 7.13. Parking ~~a~~Areas ~~must~~ be designed for a safe and orderly flow of traffic as well as pedestrians to avoid pedestrian/vehicle ~~le~~ular conflict and to include appropriate ~~l~~Landscaping to reduce the visual impact from ~~Streets~~public ~~roadways~~, ~~a~~Amenity ~~a~~Areas, and pedestrians
- 7.14. Site entrances and edges ~~must~~ receive special design attention to help ensure that the development provides an attractive and inviting face to surrounding areas.
- 7.15. The majority of off-~~s~~Street parking ~~must~~ be provided as surface parking in interior lots. To reduce the scale of parking and walking distance, parking should be located to the rear and side of buildings. Parking ~~must~~ not dominate ~~s~~Street ~~f~~Frontages or access entry areas.
- 7.16. Pedestrian friendly corridors and linkages ~~are required to~~ connecting the adjacent designated ~~C~~Ca areas of the ASC Zone to shopping and amenities through the utilization of clearly demarcated ~~Pathways~~Walkways, lighting, and signage systems ~~should be provided~~ to reduce pedestrian conflict and create a more pedestrian friendly image.
- 7.17. A range of parking options should be explored including shared, multilevel, and underground parking. However, parking lots ~~must~~ not be adjacent to "Main Street", or any village greens or commons.

~~CPTED principles shall be used to design all public and private spaces and facilities focusing natural surveillance and access control to lessen the likelihood of crime within the precinct.~~

#### Retired - S.960.6.5.g

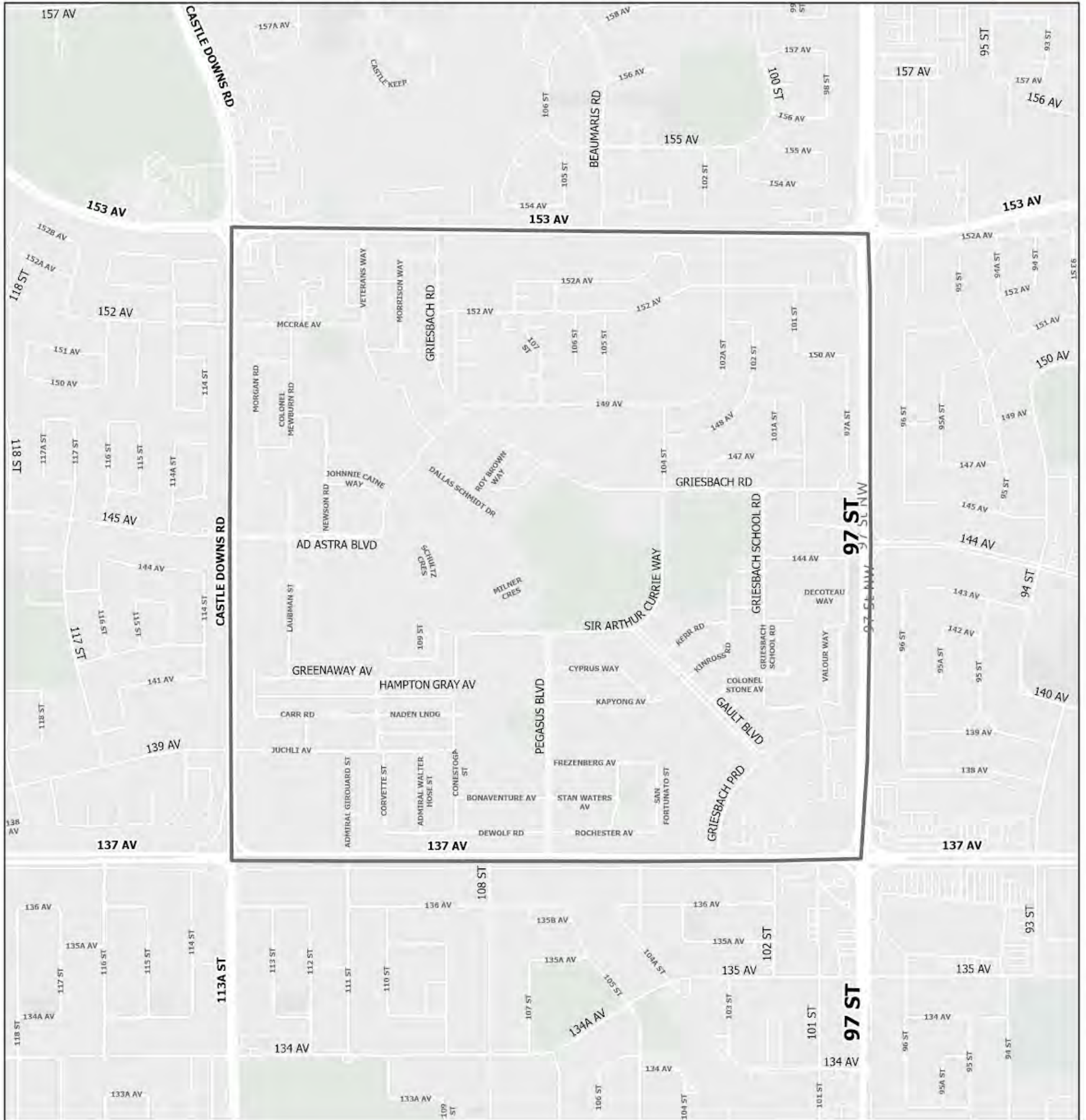
CPTED Assessment related regulations are now included within the Safe Urban Environment Standards section of the draft Zoning Bylaw.

# 3.170 Griesbach Special Area


Regulations	Notes / Rationale								
<p><b>1. General Purpose</b></p> <p><del>The purpose of this designation is to</del> To designate Griesbach <del>as shown on Appendix I to this Section,</del> as a Special Area and to adopt appropriate land use regulations <del>for this Special Area in order</del> to achieve the objectives of the Griesbach Neighbourhood Area Structure Plan., <del>as adopted by Bylaw 12936, as amended.</del></p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>								
<p><b>2. Application</b></p> <p>2.1. The <del>applicable designation,</del> location, and boundaries for the Griesbach Special Area are shown <del>of each underlying Land Use Zone affected or created through Section 940 shall apply as indicated in Appendix I to this Section.</del></p>									
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones, <del>as</del> contained in Sections <del>940.5 3.170 and 940.6,</del> have been created in conformance with <del>Section 7.70. 900.2(5) of this Bylaw.</del></p> <p><del>The development regulations of Subsections 940.7 and 940.8 shall be applied in place of, or in addition to, the regulations of RF5 (Section 160) and RA7 (Section 210) in this Bylaw.</del></p> <p><b>Mixed Use</b></p> <p><a href="#">3.171 (GVC) Griesbach Village Centre Zone</a></p> <p><b>Residential</b></p> <p><a href="#">3.172 (GLD) Griesbach Low Density Residential Zone</a>  <a href="#">3.173 (GRH) Griesbach Row Housing Zone</a>  <a href="#">3.174 (GLRA) Griesbach Low Rise Apartment Zone</a>  <a href="#">3.175 (GLDF) Griesbach Low Density Residential Flex Zone</a>  <a href="#">3.176 (GMRA) Griesbach Medium Rise Apartment Zone</a></p>									
<p><b>4. Griesbach Special Area Specific Use Definitions</b></p> <p>4.1. The following Use definitions apply to all Griesbach Special Area Zones:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Uses</th> <th style="text-align: center;">Definition</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"><b>Nightclubs</b></td> <td>means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the Site, in a facility where entertainment facilities take up more than 10% of the Floor Area. This Use typically has a limited menu from a partially equipped kitchen/preparation area and prohibits minors from lawfully utilizing the facility.</td> </tr> <tr> <td style="vertical-align: top;"><b>Spectator Entertainment Establishment</b></td> <td>means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures.</td> </tr> <tr> <td style="vertical-align: top;"><b>Spectator Sports Establishment</b></td> <td>means development providing facilities intended for sports and athletic events which are held primarily for public entertainment, where patrons attend on a recurring basis.</td> </tr> </tbody> </table>	Uses	Definition	<b>Nightclubs</b>	means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the Site, in a facility where entertainment facilities take up more than 10% of the Floor Area. This Use typically has a limited menu from a partially equipped kitchen/preparation area and prohibits minors from lawfully utilizing the facility.	<b>Spectator Entertainment Establishment</b>	means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures.	<b>Spectator Sports Establishment</b>	means development providing facilities intended for sports and athletic events which are held primarily for public entertainment, where patrons attend on a recurring basis.	<p><b>4.1 Revised</b></p> <p>The uses listed in this subsection have been transferred over from the equivalent Zoning Bylaw 12800 uses, with the removal of typical examples. These uses are required to minimize the land use impacts of Major Indoor Entertainment in Griesbach, and to allow for specific regulations to be applied to nightclubs.</p>
Uses	Definition								
<b>Nightclubs</b>	means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the Site, in a facility where entertainment facilities take up more than 10% of the Floor Area. This Use typically has a limited menu from a partially equipped kitchen/preparation area and prohibits minors from lawfully utilizing the facility.								
<b>Spectator Entertainment Establishment</b>	means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures.								
<b>Spectator Sports Establishment</b>	means development providing facilities intended for sports and athletic events which are held primarily for public entertainment, where patrons attend on a recurring basis.								
<p><b>4. Appendix I</b></p> <p><a href="#">Appendix I - Griesbach Special Area</a></p>									



# Griesbach Special Area Boundary



Zoning Bylaw Renewal  
Urban Planning & Economy  
February 2023 DRAFT

 Griesbach Special Area



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# 3.171 GVC - Griesbach Village Centre Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To <del>provide</del>allow for a mixed Use of businesses, residences, and institutional activitiesUses in a village centre format to promote a pedestrian oriented environment-promoting pedestrian orientation in accordance with the design objectives ofin the Griesbach Neighbourhood Area Structure Plan.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.1.1. Lodging House</li> <li>2.1.2. Multi Unit Housing <del>is permitted only in buildings where the first storey is used for commercial purposes</del></li> <li>2.1.3. Row Housing</li> <li>2.1.4. Supportive Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>2.2. Bar</p> <p><del>Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m2 of Public Space</del></p> <p>2.3. Body Rub Centre</p> <p>2.4. Cannabis Retail Store</p> <p>2.5. Custom Manufacturing</p> <p><del>Creation and Production Establishments</del></p> <p>2.6. Food and Drink Service</p> <p><del>Restaurants, for less than 200 occupants and 240 m2 of Public Space</del></p> <p><del>Specialty Food Services, for less than 100 occupants and 120 m2 of Public Space</del></p> <p>2.7. Health Service</p> <p>2.8. Hotel</p> <p><del>Hotels</del></p> <p><del>Apartment Hotels</del></p> <p>2.9. Indoor Sales and Service</p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone.</p> <p>However, the following discretionary residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:</p> <ul style="list-style-type: none"> <li>• Live Work Units</li> </ul> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Custom Manufacturing</li> <li>• Minor Indoor Entertainment</li> <li>• Food and Drink Service</li> <li>• Hotel</li> <li>• Indoor Sales and Service</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Animal Hospitals and Shelters</li> <li>• Breweries, Wineries and Distilleries</li> <li>• Drive-in Food Services</li> <li>• Vehicle Parking</li> <li>• Private Clubs</li> <li>• Restaurant, for more than 200 occupants and 240 m2 of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential or GLD</li> <li>• Secondhand Stores</li> </ul>

<p><del>Business Support Services</del></p> <p><del>Commercial Schools</del></p> <p><del>Household Repair Services</del></p> <p><del>General Retail Stores</del></p> <p><del>Market</del></p> <p><del>Personal Services Shops</del></p> <p><del>Veterinary Services</del></p> <p>2.10. Minor Indoor Entertainment</p> <p><del>Major Amusement Establishments</del></p> <p><del>Minor Amusement Establishment</del></p> <p>2.11. Office</p> <p><del>Professional, Financial and Office Support Services</del></p> <p><b>Community Uses</b></p> <p>2.12. Community Service</p> <p><del>Minor Indoor Entertainment</del></p> <p><del>Indoor Participant Recreation Services</del></p> <p>2.13. Library</p> <p><del>Public Libraries and Cultural Exhibits</del></p> <p>2.14. Special Event</p> <p><b>Agricultural Uses</b></p> <p>2.15. Urban Agriculture</p> <p><del>Urban Gardens</del></p> <p><del>Urban Indoor Farms</del></p> <p><b>Sign Uses</b></p> <p>2.16. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.17. Freestanding Sign, limited to On-premises Advertising <del>Freestanding On-premises Signs</del></p> <p>2.18. Projecting Sign, limited to On-premises Advertising <del>Projecting On-premises Signs</del></p> <p>2.19. Portable Sign</p> <p><del>Temporary Off-premises Signs</del></p> <p><del>Temporary On-premises Signs</del></p>	<p><b>Community Uses</b> The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Community Service</li> <li>• Special Event</li> </ul> <p><b>Agricultural Uses</b> The agricultural uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p> <p><b>Sign Uses</b> The sign uses permitted in this draft zone are consistent with the current zone.</p>
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<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b></p> <p><del>Live-work Units</del></p> <p><del>Multi-unit Housing</del></p> <p><b>Commercial Uses</b></p> <p><del>Animal Hospitals and Shelters</del></p> <p><del>Breweries, Wineries and Distilleries</del></p> <p><del>Drive-in Food Services</del></p> <p><del>Vehicle Parking</del></p> <p><del>Private Clubs</del></p> <p><del>Restaurant, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, provided the Site is not adjacent to or across a Lane from a Site-zoned residential or GLD</del></p> <p><del>Secondhand Stores</del></p>	<p><b>3. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b> Current discretionary residential activities have changed to permitted activities under the broader residential use class.</p> <p><b>Commercial Uses</b> The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Outdoor Sales and Service</li> <li>• Vehicle Support Service</li> </ul> <p>Several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Animal Hospitals and Shelters</li> </ul>
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<p>3.1. Outdoor Sales and Service <del>Convenience Vehicle Rentals</del></p> <p>3.2. Vehicle Support Service <del>Gas Bars</del> <del>Minor Service Stations</del></p> <p>3.3. Liquor Store</p> <p>3.4. <del>Nightclub, for less than 200 occupants and 240 m2 of Public Space if the Site is adjacent to or across a Lane from a Site zoned Residential or GLD</del> Spectator Entertainment Establishment Spectator Sports Establishment</p> <p>3.5. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>3.6. Child Care Service <del>Government Services</del> <del>Religious Assembly</del></p> <p><b>Basic Services Uses</b></p> <p>3.7. Recycling Drop-off Centre <del>Recycled Materials Drop-off Centres</del></p> <p><b>Agricultural Uses</b></p> <p><del>Greenhouses, Plant Nurseries and Garden Centres</del> <del>Urban Outdoor Farms</del></p> <p><b>Sign Uses</b></p> <p>3.8. Fascia Sign, limited to Off-premises Advertising <del>Fascia Off-premises Signs</del></p> <p>3.9. Freestanding Sign, limited to Off-premises Advertising <del>Freestanding Off-premises Signs</del></p> <p>3.10. Minor Digital Sign <del>Minor Digital Off-premises Signs</del> <del>Minor Digital On-premises Signs</del> <del>Minor Digital On-premises Off-premises Signs</del></p> <p>3.11. Projecting Sign <del>Roof Off-premises Signs</del> <del>Roof On-premises Signs</del></p>	<ul style="list-style-type: none"> <li>• Breweries, Wineries and Distilleries</li> <li>• Drive-in Food Services</li> <li>• Vehicle Parking</li> <li>• Private Clubs</li> <li>• Restaurant, for more than 200 occupants and 240 m2 of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential or GLD</li> <li>• Secondhand Stores</li> </ul> <p><b>Community Uses</b> The discretionary community uses in this draft zone are consistent with the current zone, except that the following activities have moved to permitted uses:</p> <ul style="list-style-type: none"> <li>• Government Services</li> <li>• Religious Assembly</li> </ul> <p><b>Basic Services Uses</b> The discretionary basic services uses in this draft zone are consistent with the current zone.</p> <p><b>Agricultural Uses</b> The discretionary agricultural uses in this draft zone have moved to permitted uses.</p> <p><b>Sign Uses</b> The discretionary sign uses in this draft zone are consistent with the current zone.</p>
<p><b>4. Additional Regulations for Specific Uses</b></p> <p><b>Residential Uses</b></p> <p>4.1. <b>Home Based Businesses</b> must comply with <a href="#">Section 6.60</a>.</p> <p>4.2. <b>Residential</b> in the form of Multi-unit Housing must not be on the Ground Floor.</p> <p><b>Commercial Uses</b></p> <p>4.3. <b>All Commercial Uses</b></p> <p>4.3.1. Commercial Uses, excluding Hotels, along the loop road are limited to the first two storeys. <del>Commercial development, excluding Hotels, along the loop road will be primarily limited to the first two storeys with residential development above.</del></p> <p>4.3.2. The maximum Floor Area for a permitted or discretionary Commercial Use, excluding Hotels and Nightclubs, <del>is shall be</del> 1,000 m2.</p>	

4.3.3. Despite Subsection 4.3.2, up to 2 Commercial Uses can have a maximum Floor Area of 2,500 m<sup>2</sup>, and 1 additional Commercial Use can have a maximum Floor Area of 5,000 m<sup>2</sup>.

~~except that the maximum Floor Area for no more than two Commercial Uses in this GVC Zone shall be 2500 m<sup>2</sup> and that the maximum Floor Area for one additional Commercial Use in this GVC Zone shall be 5000 m<sup>2</sup>.~~

**4.4. Nightclubs**

4.4.1. For Sites adjacent to or across an Alley from a Site zoned Residential:

- 4.4.1.1. the maximum Floor Area is 240 m<sup>2</sup> for each individual establishment; and
  - 4.4.1.2. The maximum capacity is 200 occupants for each individual establishment.
- ~~for less than 200 occupants and 240 m<sup>2</sup> of Public Space if the Site is adjacent to or across a Lane from a Site zoned Residential or GLD~~

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

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

~~Cannabis Retail Sales shall comply with Section 70 of this Bylaw~~

**4.7. Bars**

- 4.7.1. The maximum Floor Area is 240 m<sup>2</sup> of Public Space for each individual establishment.
- 4.7.2. The maximum capacity is 200 occupants for each individual establishment.

**4.8. Food and Drink Services**

- 4.8.1. The maximum Floor Area is 240 m<sup>2</sup> of Public Space for each individual establishment.
- 4.8.2. The maximum capacity is 200 occupants for each individual establishment.

~~Food and Drink Services must not be developed on a Site adjacent to or across an Alley from a Site in a Residential Zone.~~

~~Restaurant, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential or GLD~~

~~Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space~~

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

**4.10. Vehicle Support Services and Uses with Drive-through Services**

- 4.10.1. Vehicle Support Services and Uses with Drive-through Services must comply with [Section 6.110](#).
- 4.10.2. In addition to [Section 6.110](#), Vehicle Support Services and Uses with Drive-through Services must:
  - 4.10.2.1. not be in a standalone building;
  - 4.10.2.2. provide design, finishing, and siting that is compatible with surrounding development with a high standard of appearance; and
  - 4.10.2.3. not provide Drive-through Service windows within 15.0 m of any Residential Dwelling.

~~The following regulations shall apply to Drive-in Food Services and other developments having a drive-through service window:~~

~~the Drive-in Food Service shall not be in a freestanding building but shall be part of a multi-tenant building;~~

~~the location, orientation and Setback of drive-through service windows shall be to the satisfaction of the Development Officer in consultation with Transportation Services, having regard to the minimization of on-site and off-site traffic impacts, including safety and promotion of the pedestrian orientation of local shopping streets;~~

~~the location, orientation and Setback of drive-through service windows shall be oriented away from the front street and placed, wherever possible, at the rear of the building. It's location shall be to the satisfaction of the Development Officer, having regard to the orientation of the Use away from pedestrian-oriented shopping streets;~~

**4.7 - Revised**

This has been revised to simplify the regulations for Food and Drink Services, which may increase development potential for certain activities.

**4.9 - Revised**

This section has been revised to reduce redundancy with Section 6.110.



~~the design, finishing and siting of such development shall achieve a compatible relationship with surrounding development and a high standard of appearance when viewed from adjacent roadways;~~

~~the drive-through service window shall be located not less than 15.0 m from any Residential Dwelling;~~

~~a minimum of six in-bound queuing spaces shall be provided for vehicles approaching the drive-through service window. One out-bound queuing space shall be provided on the exit side of each service position and this space shall be located so as not to interfere with service to the next vehicle;~~

~~landscaping shall be used to screen and soften the impact of the Use.~~

**Community Uses**

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

**Agricultural Uses**

- 4.13. **Urban Agriculture**
  - 4.13.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
  - 4.13.2. The Development Planner may consider a variance to Subsection 4.10.1 based on the recommendations provided in an environmental site assessment in compliance with [Section 7.140](#).

~~Urban Indoor Farms shall comply with Section 98 of this Bylaw~~

~~Urban Outdoor Farms shall comply with Section 98 of this Bylaw.~~

~~Urban Gardens shall comply with Section 98 of this Bylaw.~~

**Sign Uses**

- 4.14. **Sign** Uses must comply with Subsections 3 and 5 [Section 6.80](#), except that:
  - ~~Signs shall comply with the regulations found in Schedule 59E of this Bylaw, with the intent to complement the pedestrian-oriented commercial environment, except that:~~
    - ~~the maximum Height of a Freestanding Sign shall be 6.0 m;~~
    - ~~a Projecting Sign may be used to identify businesses that are located entirely at or above the second Storey level; and~~
  - 4.14.1. the top of a Projecting Sign on a building 2 Storeys or higher ~~must~~**shall** not extend more than 75.0 cm above the floor of the 2nd or 3rd Storey, ~~nor~~ higher than the windowsill of the 2nd or 3rd Storey.

**Floor Area and Capacity Exceptions**

- 4.15. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 4.15.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 4.15.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 4.15.3. other similar measures.

**5. Site and Building Regulations**

- 5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
	Site Coverage	

<b>5.1.1.</b>	<p>Maximum Site Coverage</p> <p><del>The maximum Site Coverage shall be 35% except for Multi-unit Housing. The maximum site coverage can be increased to 40% for Commercial Uses with Multi-unit Housing located above the first storey.</del></p>	35%
<b>Unless the following applies:</b>		
<b>5.1.2.</b>	<p>Maximum Site Coverage for Multi-unit Housing with Commercial Uses on the Ground Floor</p>	50%
<b>Floor Area</b>		
<b>5.1.3.</b>	<p>Maximum Floor Area Ratio</p> <p><del>The maximum Floor Area Ratio shall be 3.5.</del></p>	3.5
<b>Unless the following applies:</b>		
<b>5.1.4.</b>	<p>Maximum Floor Area Ratio for Multi-unit Housing</p>	2.0
<b>Height</b>		
<b>5.1.5.</b>	<p>Maximum Height</p> <p><del>The maximum building Height shall not exceed 18.0 m, in accordance with Section 52, provided that no eave line shall have a Height greater than 14.0 m from Grade. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development.</del></p>	18.0 m
<b>5.1.6.</b>	<p>Despite <a href="#">Section 5.90</a>, Maximum Height for an eave line</p>	14.0 m
<b>Setbacks</b>		
<b>5.1.7.</b>	<p>Required Front Setback, Flanking Side Setback, and Interior Side Setback</p> <p><del>Buildings shall be built to the Front and Side Lot Lines except that buildings may have a maximum Setback of 3.0 m to accommodate street related activities, such as sidewalk cafes, architectural features and landscaping that contribute to the pedestrian-oriented shopping character of the area or to accommodate roadway design or to preserve existing trees.</del></p>	0 m
<b>Unless 1 or more of the following applies:</b>		
<b>5.1.8.</b>	<p>Maximum Front Setback, Flanking Side Setback, and Interior Side Setback to accommodate street related activities, such as sidewalk cafes, architectural features and landscaping that contribute to the pedestrian oriented shopping character of the area or to accommodate roadway design or to preserve existing trees</p>	3.0 m
<b>5.1.9.</b>	<p>Minimum Rear Setback or Interior Side Setback for Sites that Abut a Site in a Residential Zone</p> <p><del>A minimum Setback of 6.0 m shall be required where the Rear or Side Lot Line of the Site Abuts the lot line of a Site zoned residential or GLD.</del></p>	6.0 m

Frontage		
5.1.10.	<p>Minimum Frontage</p> <p><del>The minimum Site Frontage shall be 10.0 m.</del></p>	10.0 m

~~The following regulations shall apply to Apartment Housing developments:~~

~~the housing component shall have access at ground level, which is separate from the access for commercial premises;~~

~~Amenity Area shall be provided in accordance with Section 46 of this Bylaw;~~

~~the maximum Floor Area Ratio of Apartment Housing shall be 2.0;~~

~~the maximum site coverage shall be 50%.~~

## 6. Design Regulations

6.1. Multi-unit Housing must have a Ground Floor shared entrance that is separate from Commercial Uses.

~~the housing component shall have access at ground level, which is separate from the access for commercial premises;~~

6.2. All development ~~must~~shall create a pedestrian friendly environment on a shopping street, which may include such things as:

- 6.2.1. entrance features;
- 6.2.2. outdoor sitting areas;
- 6.2.3. canopies;
- 6.2.4. landscaping; and
- 6.2.5. other features that lend visual interest and a human scale to development along the Street.

6.3. Architectural treatment of buildings, except for Multi-unit Housing, ~~must~~shall ensure that each Storey has windows on the front Facade and that the placement and type of windows ~~shall~~ allow viewing into the building to promote a positive pedestrian-oriented shopping Street.

6.4. **On Corner Sites**, the Facade treatment ~~must~~shall wrap around the side of the building to provide a consistent profile when exposed to the Street.

6.5. Any business premises or multiple occupancy building having a Floor Area greater than 2,000 m<sup>2</sup> or a single wall length greater than 25.0 m visible from a ~~Street~~public road, ~~must~~shall comply with the following criteria:

- 6.5.1. the roof line and building Facade ~~must~~shall include design elements that reduce the perceived mass of the building and add architectural interest; and
- 6.5.2. landscaping adjacent to exterior walls ~~must~~shall be used to minimize the perceived mass of the building and to create visual interest.

~~All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building;~~

## 7. General Regulations

### Parking, Loading, Storage and Access

7.1. Vehicle access must be from an Abutting Alley. Where there is no Abutting Alley, vehicle access must be from the Flanking Street, other than an Arterial Road. Where there is no Flanking Street, other than an Arterial Road, there may be 1 vehicle access point.

~~Vehicular access to properties from a public roadway shall be restricted to the Abutting Lanes to preclude breaks in the street façade and strengthen the pedestrian-oriented character of the~~

~~area. Where there is no Abutting Lane, vehicular access shall be provided from a flanking public roadway other than an arterial roadway. Where there is no Lane or flanking roadway then the street access shall be limited to one access point.~~

- 7.2. ~~All on-site~~ Parking ~~must~~ shall be located at the rear of the site.
- 7.3. No parking, loading, storage, trash collection, outdoor service, or display area ~~is~~ shall be permitted within a Setback.
- 7.4. Loading, storage, and trash collection areas ~~must~~ shall be located to the rear or sides of the principal building and ~~must~~ shall be screened from view from any adjacent Sites, ~~Streets~~ public roadways, or Light Rail Transit lines. ~~in accordance with the provisions of Section 55.4.~~
- 7.5. If the rear or sides of a Site are used for parking, an outdoor service, or display area ~~or both~~, and Abut a Residential Zone, ~~GLD Zone or an Alley Lane~~ serving a Residential Zone ~~or GLD Zone~~, such areas ~~must~~ shall be screened. ~~in accordance with the provisions of subsection 55.4 of this Bylaw.~~  
~~Additional Landscaping shall be provided to the satisfaction of the Development Officer above the requirements of Section 55(3) to 55(8) of this Bylaw.~~

**Additional landscaping requirement - Retired**

This regulation has been retired as it did not provide guidance for when additional landscaping would be required.

# 3.172 GLD - Griesbach Low Density Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow <del>provide</del> for street oriented low density housing with <b>limited</b> opportunities for <del>a limited amount of</del> Row Housing and Secondary Suites <del>under certain conditions</del>, in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. <del>Home Based Business</del> <del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Duplex Housing</li> <li>2.2.2. <del>Backyard Housing Garden Suites</del></li> <li>2.2.3. <del>Supportive Housing, Restricted to Limited Supportive Housing</del></li> <li>2.2.4. <del>Row Housing, limited to four Dwellings per structure</del></li> <li>2.2.5. Secondary Suites</li> <li>2.2.6. Semi-detached Housing</li> <li>2.2.7. Single Detached Housing</li> </ul> <p><b>Agricultural Uses</b></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.3. <del>Fascia Sign, limited to On-premises Advertising Fascia On-premises Signs</del></p> <p>2.4. <del>Portable Sign, limited to On-premises Advertising Temporary On-premises Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Businesses</li> <li>• Residential</li> </ul> <p>The following discretionary residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:</p> <ul style="list-style-type: none"> <li>• Supportive Housing</li> <li>• Major Home Based Business</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b></p> <p><del>Supportive Housing</del></p> <p><del>Major Home Based Business</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The discretionary residential uses in this</p>

<p>3.1. Residential, limited to:</p> <p style="padding-left: 20px;">3.1.1. Lodging House</p> <p><b>Commercial Uses</b></p> <p>3.2. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>3.3. Child Care Service</p> <p>3.4. Special Event</p> <p><b>Agricultural Uses</b></p> <p>3.5. Urban Agriculture</p> <p style="padding-left: 20px;"><del>Urban Outdoor Farms</del></p>	<p>draft zone are consistent with the current zone, except that supportive housing and major home based businesses have moved to permitted activities under the new broad use classes.</p> <p><b>Commercial Uses</b> The discretionary commercial uses in this draft zone are consistent with the current zone.</p> <p><b>Community Uses</b> The discretionary community uses in this draft zone are consistent with the current zone.</p> <p><b>Agricultural Uses</b> The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul>
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## 4. Additional Regulations for Specific Uses

### Residential Uses

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).
- 4.2. **Residential**
- 4.2.1. The maximum number of Dwellings ~~per lot is shall be as follows:~~
- 4.2.1.1. 1 Dwelling per Lot for Single Detached Housing;
- ~~where Single Detached Housing is developed in this Zone, a maximum of one principal Dwelling per Lot;~~
- 4.2.1.2. 2 Dwellings per Lot for Semi-detached and Duplex Housing; and
- ~~where Semi-detached Housing, Duplex Housing are developed in this Zone, a maximum of two Dwellings per Lot shall be allowed; and~~
- 4.2.1.3. 16 Dwellings per Lot for Row Housing, with a maximum of 4 Dwellings per building.
- ~~where Row Housing is developed in this Zone, a maximum of sixteen principal Dwellings per Lot shall be allowed.~~
- ~~Row Housing, limited to four Dwellings per structure~~
- 4.2.2. The total number of Row Housing Dwellings ~~must~~ shall be less than or equal to ~~not exceed more than~~ 5% of the total estimated number of Dwellings in the GLD Zone.
- 4.2.3. Subdivision applications for Row Housing Dwellings must provide a calculation that determines the maximum potential number of Dwelling Units in the GLD Zone.
- ~~An application for subdivision to create lots intended for Row Housing Dwellings shall be accompanied by a calculation determining the maximum potential number of Dwelling units in the GLD Zone.~~
- ~~Secondary Suites shall comply with Section 86 of this Bylaw.~~
- 4.2.4. Backyard Housing must comply with [Section 6.50](#). Garden Suites shall comply with [Section 87](#) of this Bylaw.
- 4.2.5. Amenity Areas must comply with [Section 5.20](#). Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.

### Community Uses

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

**Agricultural Uses**

- 4.5. **Urban Agriculture** must not be the only Use in a principal building. ~~Urban Outdoor Farms shall comply with Section 98 of this Bylaw.~~  
~~Urban Gardens shall comply with Section 98 of this Bylaw.~~

**Sign Uses**

- 4.6. **Sign** Uses must comply with Subsections 3 and 4 of Section 6.80. ~~Signs shall comply with Schedule 59A.~~

**5. Site and Building Regulations**

- 5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Site Area</b>		
5.1.1.	Minimum Site area per Single Detached <del>Housing</del> Dwelling	270 m <sup>2</sup>
5.1.2.	Minimum Site area per Duplex <del>Housing</del> Dwelling	210 m <sup>2</sup>
5.1.3.	Minimum Site area per Semi-detached <del>Housing</del> Dwelling	240 m <sup>2</sup>
5.1.4.	Minimum Site area per Row Housing <del>Dwelling</del>	180 m <sup>2</sup>
<b>Site Width</b>		
5.1.5.	Minimum Site Width for Single Detached <del>Housing</del> Dwelling	9.0 m
5.1.6.	Minimum Site Width for Duplex <del>Housing</del> Dwelling	7.0 m
5.1.7.	Minimum Site Width for Semi-detached <del>Housing</del> Dwelling	8.0 m
5.1.8.	Minimum Site Width for Row Housing <del>Dwelling</del>	6.0 m
<b>Height</b>		
5.1.9.	Maximum Height <del>The maximum building Height shall not exceed 12.0 m, in accordance with Section 52, and provided that no eave line shall have a Height greater than 9.0 m from Grade.</del>	12.0 m
5.1.10.	Despite <u>Section 5.90</u> , Maximum Height for an eave line	9.0 m

- 5.2. Site Coverage must comply with Table 5.2:

Table 5.2. Site Coverage		
Subsection	Regulation	Value
5.2.1.	Maximum Total Site Coverage	53%
5.2.2.	Maximum <del>principal building</del> -Site Coverage <del>for principal buildings</del>	35%
5.2.3.	Maximum <del>Accessory building</del> -Site Coverage <del>for Accessory buildings</del>	18%

**Eave Line Regulation - Retired**  
The maximum height for eaves has been retired to be consistent with other zones in the draft zoning bylaw. The measurement of Height is covered in [Section 5.90](#).

5.2.4.	Maximum Site Coverage for Backyard Housing	18%
5.2.5.	Maximum Site Coverage for a Principal Building with attached Garage	53%

5.3. Despite Subsection 5.2.1, an additional Site Coverage of 2% is allowed to accommodate single Storey unenclosed front porches. ~~up to 2% of the Site Area, in addition to any increase allowed under section 87, to accommodate single Storey Unenclosed Front Porches.~~

5.4. Setbacks must comply with Table 5.4:

Table 5.4. Setbacks		
Subsection	Regulation	Value
<b>Front Setback</b>		
5.4.1.	Minimum Front Setback	3.0 m
<b>Unless the following applies:</b>		
5.4.2.	Minimum Front Setback for Row Housing	1.0 m
<b>Rear Setback</b>		
5.4.3.	Minimum Rear Setback	7.5 m
<b>Unless 1 or more of the following applies:</b>		
5.4.4.	Minimum Rear Setback for Corner <del>Sites-Lots</del>	4.5 m
5.4.5.	Minimum Rear Setback for an attached Garage	1.2 m
<b>Side Setback</b>		
5.4.6.	Minimum <del>Interior</del> Side Setback	1.2 m
5.4.7.	<del>Minimum Flanking Side Setback</del> <del>on a corner Site where the Dwelling fronts on a flanking public roadway other than a Lane, the minimum Side Setback Abutting the flanking public roadway shall be 3.0 m.</del>  <del>on a corner Site where the Dwelling fronts on the Front Yard, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 20% of the Site Width to a maximum of 3.0 m; and</del>	3.0 m

~~where there is no Lane Abutting the Site, one Side Setback shall be at least 3.0 m for vehicle access unless there is an attached Garage or a Garage that is an integral part of a Dwelling; Minimum distance from the Rear Lot Line to a detached garage where the vehicle doors face the Lane shall be 1.2 m.~~

**940.5.5.iii - Retired**

The regulation for side setbacks on corner sites have been simplified, and the 20% of site width option for the flanking side setback has been removed.

**940.5.5.h.ii - Retired**

The regulation requiring a larger side setback to accommodate potential future vehicle access has been retired, as minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

## 6. Design Regulations

6.1. Semi-detached Housing and Row Housing must provide definition through the use of architectural features such as individual rooflines or roofline features, projections or recessions of the Facade, individual porches or entrance features, and other treatments.

~~For Semi-detached Housing and Row Housing development, the following shall apply:~~

~~the identity of individual Semi-detached Housing or Row Housing Dwellings shall be defined through the use of architectural features that may include such things as individual rooflines or roofline features, projection or recession of the façade, individual porches or entrance features and other treatments within the context of a unified building;~~



<p><del>there shall be continuous Frontage of Dwellings along the Site Frontage;</del> <del>and</del></p> <p><del>each Dwelling, with street Frontage shall have an entrance that fronts onto the street.</del></p> <p>6.2. On Corner Sites, the principal building Facades facing a Street must use consistent exterior finishing materials and architectural features.</p> <p><del>On Corner Lots the façades of a structure that face the front and flanking public roadways shall have consistent design elements, in terms of building materials and architectural features.</del></p> <p>6.3. Each Dwelling that is adjacent to a <del>Street public roadway other than a Lane</del>, must<del>shall</del> have an entrance door or entrance feature such as a front porch, deck, or landing area that faces the Street. <del>oriented to the roadway.</del></p>	<p><b>940.5.5.k.iii - Retired</b> This regulation has been retired, as it is covered in Subsection 6.3.</p>
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## 7. General Regulations

### Parking, Loading, and Access

- 7.1. Vehicle access must be from an Alley where a Site Abuts an Alley. ~~Where the Site Abuts a Lane, vehicular access shall be from the Lane.~~

# 3.173 GRH - Griesbach Row Housing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for <del>The purpose of this Zone is to provide for</del> ground oriented housing.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p> <p>This zone combines regulations from RF5 and RF5g. Regulations from RF5 that overlap with RF5g are not included.</p>
<p><b>2. Permitted Uses</b></p> <p><del>The Uses listed as Permitted and Discretionary Uses in Section 160 of this Bylaw, being the (RF5) Row Housing Zone, shall be the Permitted and Discretionary Uses for this Zone.</del></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p style="padding-left: 20px;"><del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Multi-unit Housing</li> <li>2.2.2. Row Housing</li> <li>2.2.3. Secondary Suites</li> <li>2.2.4. Supportive Housing, <del>Restricted to Limited Supportive Housing</del></li> </ul> <p><b>Agricultural Uses</b></p> <p style="padding-left: 20px;"><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.3. Fascia Sign, limited to On-premises <del>Advertising Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Businesses</li> <li>• Residential</li> </ul> <p>The following discretionary residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:</p> <ul style="list-style-type: none"> <li>• Supportive Housing</li> <li>• Major Home Based Business</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b></p> <p style="padding-left: 20px;"><del>Supportive Housing</del></p> <p style="padding-left: 20px;"><del>Major Home Based Business</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The discretionary residential uses in this draft zone are consistent with the current</p>

- 3.1. Residential, limited to:
  - 3.1.1. Backyard Housing ~~Garden Suites~~
  - 3.1.2. Lodging House
  - 3.1.3. Semi-detached Housing
  - 3.1.4. Single Detached Housing

**Commercial Uses**

- 3.2. Residential Sales Centre

**Community Uses**

- 3.3. Child Care Service
- 3.4. ~~Community Service~~  
~~Religious Assembly~~
- 3.5. Special Event

**Agricultural Uses**

- 3.6. ~~Urban Agriculture~~  
~~Urban Outdoor Farms~~

**Sign Uses**

- 3.7. ~~Freestanding Sign, limited to On-premises Advertising~~  
~~Freestanding On-premises Signs~~
- 3.8. ~~Portable Sign, limited to On-premises Advertising~~  
~~Temporary On-premises Signs~~

zone, except that supportive housing and major home based businesses have moved to permitted activities under the new broad use classes.

**Commercial Uses**

The discretionary commercial uses in this draft zone are consistent with the current zone.

**Community Uses**

The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the community service use.

**Agricultural Uses**

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

## 4. Additional Regulations for Specific Uses

**Residential Uses**

- 4.1. **Home Based Businesses** must comply with [Section 6.60](#).
- 4.2. **Residential**
  - 4.2.1. Single Detached Housing and Semi-detached Housing in this Zone ~~must comply with the shall be developed in accordance with the provisions of the GLGDF Zone.~~
  - 4.2.2. Backyard Housing must comply with [Section 6.50](#).
  - 4.2.3. Amenity Areas must comply with [Section 5.20](#).

~~Amenity Area shall be provided in accordance with Section 46 of this Bylaw.~~

**Agricultural Uses**

~~Urban Gardens shall comply with Section 98 of this Bylaw.~~

- 4.3. **Urban Agriculture** must not be the only Use in a principal building.
- ~~Urban Outdoor Farms shall comply with Section 98 of this Bylaw.~~

**Sign Uses**

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

## 5. Site and Building Regulations

~~Except as expressly modified in Subsection 940.7(3), the development regulations specified in Section 160 of this Bylaw shall regulate development in this Zone.~~

~~The following development regulations shall apply to the development of RF5g Zones within the Griesbach Special Area as identified on Appendix I to this Section:~~

- 5.1. ~~The maximum~~ Site Coverage must comply with Table 5.1 ~~shall be as follows:~~

Table 5.1. Site Coverage		
Subsection	Regulation	Value
5.1.1.	Maximum Total Site Coverage	53%
5.1.2.	Maximum Site Coverage for Principal Dwelling/Buildings	35%
5.1.3.	Maximum Site Coverage for Accessory Buildings and Backyard Housing	18%
5.1.4.	Maximum Site Coverage for a Principal Building with an attached Garage	53%

5.2. Despite Subsection 5.2.1, an additional Site Coverage of 2% is allowed to accommodate single Storey unenclosed front porches.  
~~Notwithstanding subsection 940.7(3)(i), the Total Maximum Site Coverage may be increased by up to 2% of the Site Area, in addition to any increase allowed under section 87, to accommodate single Storey Unenclosed Front Porches.~~

5.3. Development must comply with Table 5.3:

Table 5.3. Site and Building Regulations		
Subsection	Regulation	Value
<b>Site Area</b>		
5.3.1.	Minimum Site Area <del>The minimum Site Area shall be 125 m<sup>2</sup> per principal Dwelling.</del>	125 m <sup>2</sup> /principal Dwelling
<b>Height</b>		
5.3.2.	Maximum Height <del>The maximum building Height shall not exceed 12.0 m, in accordance with Section 52, provided that no eave line shall have a Height greater than 9.0 m from Grade.</del>	12.0 m
5.3.3.	Despite <a href="#">Section 5.90</a> , Maximum Height for an eave line	9.0 m
<b>Site Dimensions</b>		
5.3.4.	Minimum Site Width	5.0 m
5.3.5.	Minimum Site Depth	30.0 m
<b>Density</b>		
5.3.6.	Minimum Density <del>The minimum Density shall be 35 Dwellings/ha.</del>	35 Dwellings/ha

5.4. Development must comply with Table 5.4:

Table 5.4. Setbacks		
Subsection	Regulation	Value
<b>Front Setbacks</b>		
5.4.1.	Minimum Front Setback <del>The minimum Front Setback shall be 1.0 m and the maximum shall not exceed 3.5 m except to accommodate existing housing and trees to be retained.</del>	1.0 m

5.4.2.	Maximum Front Setback, except to accommodate existing housing and trees	3.5 m
<b>Rear Setbacks</b>		
5.4.3.	Minimum Rear Setback <del>The minimum Rear Setback shall be 7.5 m, except that:</del>	7.5 m
<b>Unless 1 or more of the following applies:</b>		
5.4.4.	Minimum Rear Setback on a corner Site <del>in the case of a corner lot it shall be 4.5 m;</del>	4.5 m
5.4.5.	Minimum Rear Setback where an attached garage is provided <del>it may be reduced to 5.5 m where a rear attached garage forms a part of the developments; and</del>	5.5 m
5.4.6.	Minimum Rear Setback for buildings that are less than or equal to 7.5 m in Height <del>individual buildings that are 7.5 m or less in Height, may have a minimum Rear Setback of 1.2 m</del>	1.2 m
<b>Side Setbacks</b>		
5.4.7.	Minimum Interior Side Setback <del>Minimum Side Setbacks of 2.0 m each shall be provided, except that where the Side Yard Abuts a flanking roadway other than a Lane, not less than 3.0 m shall be provided.</del>	2.0 m
5.4.8.	Minimum Flanking Side Setback	3.0 m

## 6. Design Regulations

6.1. Dwellings in Semi-detached Housing must be individually defined through a combination of architectural features such as:

- 6.1.1. variations in the rooflines;
- 6.1.2. projection or recession of the Facade;
- 6.1.3. porches or entrance features;
- 6.1.4. building materials;
- 6.1.5. or other similar treatments.

~~Each principal Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.~~

6.2. On Corner Sites, the principal building Facades facing a Street must use consistent exterior finishing materials and architectural features and include features such as windows, doors, or porches.

~~On Corner Sites the Facades of a principal building Abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.~~

6.3. Side and front Facades ~~must~~ **shall** include design techniques including ~~but not limited to,~~ the use of varied rooflines **and** variations in building Setbacks and articulation of building Facades in order to minimize the perception of massing eliminate large

<p>uninterrupted expanses of wall and provide visual interest when the structure is viewed from an adjacent Lot or <del>road</del>roadway.</p> <p>6.4. Principal buildings adjacent to a <del>Street</del> must <del>public roadway, other than a Lane, shall</del> have an entrance feature facing the <del>Street. that public roadway.</del></p> <p>6.5. Where a building Facade with a length of 12.2 m or greater is adjacent to a <del>Street</del>public <del>roadway other than a Lane,</del> all principal Dwellings along this Facade <del>with Floor Area</del> at ground level <del>must</del>shall have an entrance doorways that fronts onto the <del>Street</del>roadway. Up to 2 Dwellings may share one of these entrance doorways. Sliding patio doors <del>must</del>shall not serve as this entrance.</p> <p>6.6. <del>Despite Notwithstanding</del> the other regulations in this Zone, <del>in the case of Multi-unit Project Developments, a building containing</del> rear detached Garages for Cluster Housing may exceed the maximum width and total number of Garages allowed. <del>as specified under subsection 160.4(14)(a) of this Zone, outside the boundaries of the Mature Neighbourhood Overlay (MNO).</del></p> <p>6.7. Where detached rear Garages are developed, the maximum width of the building containing the Garage <del>must</del>shall not exceed:</p> <p style="padding-left: 20px;">6.7.1. 25 m when less than or equal to 4 separate garages are provided, <del>provided that the building does not contain more than four separate Garages, outside of the boundaries of the Mature Neighbourhood Overlay (MNO);</del> or</p> <p style="padding-left: 20px;">6.7.2. 13 m when less than or equal to 2 separate garages are provided. <del>provided that the building does not contain more than two separate Garages. within the boundaries of the Mature Neighbourhood Overlay (MNO).</del></p>	
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## 7. General Regulations

### Other Regulations

- 7.1. Where the Site Abuts an ~~Alley~~Lane, vehicle access shall be from the ~~Alley~~Lane.  
~~Separation Space shall be provided in accordance with Section 48 of this Bylaw.~~
- 7.2. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide landscaping buffer is provided within the setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.
- 7.3. The average number of bedrooms per principal Dwelling in a development ~~must~~shall be at least 2.25

# 3.174 GLRA - Griesbach Low Rise Apartment Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To <del>allow provide a Zone for</del> low rise Multi-unit Housing.</p>	<p><b>Overview</b>                      This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p> <p>This zone combines regulations from RA7 and RA7g. Regulations from RA7 that overlap with RA7g are not included.</p>
<p><b>2. Permitted Uses</b></p> <p><del>The Uses listed as Permitted and Discretionary Uses in Section 210 of this Bylaw, being the (RA7) Low Rise Apartment Zone, shall be the Permitted and Discretionary Uses for this Zone.</del></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p><del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Supportive Housing</li> <li>2.2.2. Lodging Houses</li> <li>2.2.3. Multi-unit Housing</li> <li>2.2.4. Row Housing</li> <li>2.2.5. Secondary Suites</li> </ul> <p><b>Commercial Uses</b></p> <p>2.3. Indoor Sales and Service</p> <p><del>Convenience Retail Stores</del></p> <p><del>General Retail Stores</del></p> <p>2.4. Health Service</p> <p>2.5. Office</p> <p><del>Professional, Financial and Office Support Services</del></p> <p>2.6. Food and Drink Service</p>	<p><b>2. Revised</b>                      The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b>                      The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Businesses</li> <li>• Residential</li> </ul> <p>The following discretionary residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:</p> <ul style="list-style-type: none"> <li>• Major Home Based Business</li> <li>• Fraternity and Sorority Housing</li> </ul> <p><b>Commercial Uses</b>                      The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Indoor Sales and Service</li> <li>• Food and Drink Service</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Business Support Services</li> <li>• Personal Service Shops</li> <li>• Restaurants</li> </ul> <p><b>Community Uses</b></p>

<p><del>Specialty Food Services</del></p> <p><b>Community Uses</b></p> <p>2.7. Child Care Service</p> <p><b>Agricultural Uses</b></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.8. Fascia Sign, limited to On-premises Advertising Signs</p> <p>2.9. Projecting Sign, limited to On-premises Advertising Projecting On-premises Signs</p>	<p>The community uses permitted in this draft zone are consistent with the current zone</p> <p><b>Sign Uses</b> The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b></p> <p>3.1. Residential, limited to:</p> <ul style="list-style-type: none"> <li>3.1.1. Duplex Housing that existed prior to August 26, 2019</li> <li>3.1.2. <del>Backyard Housing-Garden Suites</del></li> <li>3.1.3. Semi-detached Housing that existed prior to August 26, 2019</li> <li>3.1.4. Single Detached Housing that existed prior to August 26, 2019</li> </ul> <p><del>Major Home Based Business</del></p> <p><del>Fraternity and Sorority Housing</del></p> <p><b>Commercial Uses</b></p> <p><del>Business Support Services</del></p> <p><del>Personal Service Shops</del></p> <p><del>Restaurants</del></p> <p>3.2. Body Rub Centre</p> <p>3.3. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>3.4. <del>Community Service</del></p> <p><del>Religious Assembly</del></p> <p>3.5. Special Event</p> <p><b>Agricultural Uses</b></p> <p>3.6. Urban Agriculture</p> <p><del>Urban Outdoor Farms</del></p> <p><b>Sign Uses</b></p> <p>3.7. Freestanding Sign, limited to On-premises Advertising <del>Freestanding On-premises Signs</del></p> <p>3.8. Portable Sign, limited to On-premises Advertising <del>Temporary On-premises Signs</del></p>	<p><b>2. Revised</b> The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b> The discretionary residential uses in this draft zone are consistent with the current zone.</p> <p>The following discretionary residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:</p> <ul style="list-style-type: none"> <li>• Major Home Based Business</li> <li>• Fraternity and Sorority Housing</li> </ul> <p><b>Commercial Uses</b> The discretionary commercial uses in this draft zone are consistent with the current zone.</p> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Business Support Services</li> <li>• Personal Service Shops</li> <li>• Restaurants</li> </ul> <p><b>Community Uses</b> The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the community service use.</p> <p><b>Agricultural Uses</b> The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p><b>Sign Uses</b> The discretionary sign uses in this draft zone are consistent with the current zone.</p>
<p><b>4. Additional Regulations for Specific Uses</b></p> <p><b>Residential Uses</b></p> <p>4.1. <b>Home Based Businesses</b> must comply with <u>Section 6.60</u>.</p> <p>4.2. <b>Residential</b></p> <ul style="list-style-type: none"> <li>4.2.1. <del>Amenity Areas</del> must comply with <u>Section 5.20</u>.</li> </ul> <p><del>Amenity Area shall be provided in accordance with Section 46 of this Bylaw.</del></p>	



**Commercial Uses**

- 4.3. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.4. **All Commercial Uses**
  - 4.4.1. Commercial Uses must not be located above the Ground Floor.
  - 4.4.2. The maximum Floor Area is 275 m2 for each individual establishment that does not face an Arterial Road.
  - 4.4.3. Commercial Uses must be in a building with a Residential Use.
  - 4.4.4. Commercial Uses must have an individual separate main entrance.

~~The following regulations shall apply to Commercial Uses:~~

~~Commercial Uses shall not be located above the ground floor;  
the total Floor Area of each commercial premises not fronting on an arterial road shall not exceed 275 m2; and  
these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. Their principal entrance shall be a separate, outside entrance.~~

**Community Uses**

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

**Agricultural Uses**

~~Urban Gardens shall comply with Section 98 of this Bylaw~~

- 4.7. **Urban Agriculture** must not be the only Use in a principal building.

**Sign Uses**

- 4.8. **Sign** Uses must comply with Subsections 3 and 4 of [Section 6.80](#). ~~Signs shall comply with the regulations found in Schedule 59B;~~

**Floor Area and Capacity Exceptions**

- 4.9. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 4.9.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 4.9.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 4.9.3. other similar measures.

**5. Site and Building Regulations**

~~Except as expressly modified in Subsection 940.8(3), the development regulations specified in Section 210 of this Bylaw shall regulate development in this Zone:~~

~~The following development regulations shall apply to the development of RA7g Zones within the Griesbach Special Area as identified on Appendix I to this Section:~~

~~The maximum building Height shall not exceed 18.0 m, in accordance with Section 52, provided that no eave line shall have a Height greater than 14.0 m from Grade. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development.~~

~~The minimum Front Setback shall be 3.0 m, except 1.0 m for Dwellings with direct access to ground level~~

~~The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, except that a total of at least 2.0 m shall be provided in all cases. The Side Setback shall not be less than 3.0 m when it Abuts a flanking roadway other than a Lane. Separation Space shall be provided in accordance with Section 48 of this Bylaw.~~

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.1.1.	Maximum Height	18.0 m
5.1.2.	Despite <a href="#">Section 5.90</a> , Maximum Height for an eave line	14.0 m
<b>Floor Area Ratios</b>		
5.1.3.	Maximum Floor Area Ratio	2.3
<b>Unless the following applies</b>		
5.1.4.	<p>Maximum Floor Area Ratio where:</p> <ul style="list-style-type: none"> <li>a minimum of 10 percent of Dwellings have a Floor Area greater than 100 m<sup>2</sup>; and</li> <li>the average number of bedrooms in these Dwellings is greater than or equal to 3.</li> </ul> <p><del>The maximum Floor Area Ratio shall be 2.3. The maximum Floor Area Ratio may be increased to 2.5 where:</del>                      a minimum of 10 percent of Dwellings have a Floor Area greater than 100 m<sup>2</sup>; and                      the average number of bedrooms in these Dwellings is at least 3.</p>	2.5
<b>Front Setback</b>		
5.1.5.	Minimum Front Setback	3.0 m
<b>Unless the following applies</b>		
5.1.6.	Minimum Front Setback for Dwellings with direct access at Ground Level	1.0 m
<b>Side Setbacks</b>		
5.1.7.	Minimum Interior Side Setback	2.0 m
5.1.8.	Minimum Flanking Side Setback	3.0 m
5.1.9.	Additional minimum Interior Side Setback and Flanking Side Setback distance for each Storey or partial Storey above 2 Storeys	1.0 m
<b>Rear Setbacks</b>		
5.1.10.	<p>Minimum Rear Setback</p> <p><del>The minimum Rear Setback shall be 7.5 m, except that individual buildings that are 6.5m or less in Height may have a minimum Rear Setback of 1.2m.</del></p>	7.5 m
<b>Unless the following applies</b>		
5.1.11.	Minimum Rear Setback for buildings that are less than or equal to 6.5 m in Height	1.2 m
<b>Density</b>		
5.1.12.	Minimum Density	45 Dwellings/ha

~~The minimum Density shall be 45 Dwellings/ha.~~

5.2. ~~Despite Subsection 5.1~~~~Notwithstanding Section 210.4(5) and 210.4(6)~~, for buildings on a Site larger than 1.0 ha Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, the following ~~applies shall apply~~:

- 5.2.1. The minimum Setback along that Abutting property line ~~is shall be~~ 7.5 m. This minimum Setback is permitted to be a minimum of 3.0 m where an acceptable landscaped buffer is provided. ~~In no case shall~~ The Setback ~~can not~~ be reduced where the proposed building Abuts the south property line of a neighbouring site.
- 5.2.2. For buildings over 10.0 m in Height, the portion of the building above this Height ~~must have shall require~~ a minimum Setback of 10.0 m from that Abutting property line, except that:
  - 5.2.2.1. This minimum Setback is permitted to be a minimum of 1.0 m per Storey, plus 2.5 m where variations in Yards and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, provide architectural interest, and is complementary to the surrounding development. ~~In no case shall~~ This Setback ~~cannot~~ be less than 5.5 m. ~~The Setback can not be reduced where the proposed building Abuts the south property line of a neighbouring site. nor shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site.~~

## 6. Design Regulations

- 6.1. Side, front, and rear Facades ~~must shall~~ include design techniques ~~such as including, but not limited to~~, the use of varied rooflines, variations in building Setbacks and articulation of building Facades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall, and provide visual interest when the structure is viewed from an adjacent Lot or road ~~way~~.
- 6.2. All principal Dwellings ~~must shall~~ have an individual Ground Floor entrance where:
  - 6.2.1. the Site Abuts a Street; ~~public roadway, other than a Lane;~~
  - 6.2.2. the building Facade that faces the Street ~~public roadway is greater than or equal to 12.2 m in length or longer;~~
  - 6.2.3. the Dwelling is located on the ~~Ground Floor first Storey;~~ and
  - 6.2.4. the Setback from the Street is less than 4.5 m. ~~the Site is located either within the boundaries of the Mature Neighbourhood Overlay; or outside the boundaries of the Mature Neighbourhood Overlay and is Setback less than 4.5 m from the public roadway, other than a Lane.~~
- 6.3. Principal Dwellings that have an individual ~~Ground Floor~~ ~~Ground Level~~ entrance:
  - 6.3.1. may share one of these entrance doors between 2 Dwellings; and
  - 6.3.2. sliding patio doors ~~can not shall not~~ serve as this entrance.

~~Upgrading of public pedestrian Walkway systems, roads, or Lanes adjacent to the Site may be required to the satisfaction of the Development Officer and the applicable City department.~~

~~All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.~~

~~The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.~~

**Additional site circulation - Retired**  
The regulation that required additional pedestrian walkway upgrades has been retired, as no guidance was given for when a Development Planner would consider requiring this.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. Where the Site Abuts an ~~Alley Lane~~, vehicle access ~~must shall~~ be from the ~~Alley Lane~~.

- 7.2. Principal buildings adjacent to a ~~Street public roadway, other than a Lane, must~~ shall have an entrance feature facing that ~~Street public roadway.~~
- 7.3. Surface Parking is not permitted to be located between any building and a ~~Street public roadway, other than a Lane.~~
- 7.4. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide soft landscaping buffer is provided within the Setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.

~~Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.~~

~~Separation Space shall be provided in accordance with Section 48 of this Bylaw.~~

# 3.175 GLDF - Griesbach Low Density Residential Flex Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow <del>for provide for</del> street oriented low density housing with opportunities for <b>Backyard Housing</b><del>Garden Suites</del>, Secondary Suites, <b>Row Housing</b>, and Multi-unit Housing under certain conditions, in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p><del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. <del>Backyard Housing</del><del>Garden Suites</del></li> <li>2.2.2. Duplex Housing</li> <li>2.2.3. Supportive Housing, <del>Restricted to Limited Supportive Housing</del></li> <li>2.2.4. Multi-unit Housing, <del>limited to four Dwellings per structure</del></li> <li>2.2.5. <b>Row Housing</b></li> <li>2.2.6. Secondary Suites</li> <li>2.2.7. Semi-detached Housing</li> <li>2.2.8. Single Detached Housing</li> </ul> <p><b>Community Uses</b></p> <p>2.3. Special Event</p> <p><b>Agricultural Uses</b></p> <p><del>Urban Gardens</del></p> <p><b>Sign Uses</b></p> <p>2.4. Fascia Sign, limited to On-premises Advertising <del>Fascia On-premises Signs</del></p> <p>2.5. Portable Sign, limited to On-premises Advertising <del>Temporary On-premises Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Businesses</li> <li>• Residential</li> </ul> <p>The following discretionary residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:</p> <ul style="list-style-type: none"> <li>• Major Home Based Business</li> <li>• Supportive Housing</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone</p> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>

### 3. Discretionary Uses

#### Residential Uses

- 3.1. Residential, limited to:
  - 3.1.1. Lodging Houses
  - ~~Major Home Based Business~~
  - ~~Supportive Housing~~

#### Commercial Uses

- 3.2. Residential Sales Centre

#### Community Uses

- 3.3. Child Care Service

#### Agricultural Uses

- 3.4. Urban Agriculture
- ~~Urban Outdoor Farms~~

#### 2. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Residential Uses

The discretionary residential uses in this draft zone are consistent with the current zone.

The following discretionary residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:

- Major Home Based Business
- Supportive Housing

#### Commercial Uses

The discretionary commercial uses in this draft zone are consistent with the current zone.

#### Community Uses

The discretionary community uses in this draft zone are consistent with the current zone.

#### Agricultural Uses

The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

### 4. Additional Regulations for Specific Uses

#### Residential Uses

- 4.1. **Home Based Businesses** must comply with Section 6.60.
- 4.2. **Residential**
  - 4.2.1. Multi-unit Housing is limited to four Dwellings per structure
  - 4.2.2. The total number of Multi-unit Housing Dwellings ~~must~~ **shall** be less than or equal to ~~not exceed more than~~ 5% of the total estimated number of Dwellings in the GLDF Zone.
  - 4.2.3. Subdivision applications for Multi-unit Dwellings must provide a calculation that determines the maximum potential number of Dwelling Units in the GLG Zone.  
  
~~An application for subdivision to create lots intended for Multi-unit Housing Dwellings shall be accompanied by a calculation determining the maximum potential number of Dwelling units in the GLG Zone.~~
- 4.3. For Semi-detached Housing and Multi-unit Housing development, the following ~~shall~~ **applies**:
  - 4.3.1. ~~The identity of individual~~ Semi-detached Housing or Multi-unit Housing Dwellings ~~must~~ **shall** be defined through the use of architectural features that may include ~~such things as~~ individual rooflines or roofline features, projection or recession of the Facade, individual porches, or entrance features and other treatments ~~within the context of a unified building~~.  
  
~~There shall be continuous Frontage of Dwellings along the Site Frontage; and~~
  - 4.3.2. Each Dwelling with Street Frontage ~~must~~ **shall** have an entrance that ~~faces the fronts onto~~ street.
- 4.4. **Amenity Areas** must comply with Section 5.20. ~~Amenity Area shall be provided in accordance with Section 46 of this Bylaw.~~
- 4.5. The maximum number of Dwellings ~~per lot is~~ **shall be as follows**:
  - 4.5.1. 1 Dwelling per Lot for Single Detached Housing;

~~where Single Detached Housing is developed in this Zone, a maximum of one principal Dwelling per Lot;~~

4.5.2. 2 Dwellings per Lot for Semi-detached and Duplex Housing; and

~~where Semi-detached Housing, Duplex Housing are developed in this Zone, a maximum of two Dwellings per Lot shall be allowed; and~~

4.5.3. 16 Dwellings per Lot for Row Housing, with a maximum of 4 Dwellings per building.

~~where Row Housing is developed in this Zone, a maximum of sixteen principal Dwellings per Lot shall be allowed.~~

~~Row Housing, limited to four Dwellings per structure~~

~~Secondary Suites shall comply with Section 86 of this Bylaw.~~

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

**Community Uses**

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

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

**Agricultural Uses**

4.8. **Urban Agriculture** must not be the only Use in a principal building. ~~Urban Outdoor Farms shall comply with Section 98 of this Bylaw. Urban Gardens shall comply with Section 98 of this Bylaw.~~

**Sign Uses**

4.9. **Sign** Uses must comply with Subsections 3 and 4 of [Section 6.80](#). ~~Signs shall comply with Schedule 59A.~~

**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1. Site Regulations		
Subsection	Regulation	Value
<b>Minimum Site area where Pprimary vehicleular access is not from an AlleyLane</b>		
5.1.1.	Single Detached Housing	243 m2
5.1.2.	Duplex Housing	189 m2
5.1.3.	Semi-detached Housing	202 m2
5.1.4.	Multi-unit Housing	135 m2
<b>Minimum Site area where Pprimary vehicleular access is from an AlleyLane</b>		
5.1.5.	Single Detached Housing	202 m2
5.1.6.	Duplex Housing	180 m2
5.1.7.	Semi-detached Housing	180 m2
5.1.8.	Multi-unit Housing	135 m2
<b>Minimum Site Width where Pprimary vehicleular access is not from an AlleyLane</b>		
5.1.9.	Single Detached Housing	9.0 m
5.1.10.	Duplex Housing	7.0 m
5.1.11.	Semi-detached Housing	7.5 m
5.1.12.	Multi-unit Housing	5.0 m
<b>Minimum Site Width where Pprimary vehicleular access is from an AlleyLane</b>		
5.1.13.	Single Detached Housing	7.5 m
5.1.14.	Duplex Housing	6.7 m

5.1.15.	Semi-detached Housing	6.7 m
5.1.16.	Multi-unit Housing	5.0 m

5.2. Development must comply with Table 5.2:

Table 5.2. Site Coverage		
Subsection	Regulation	Value
5.2.1.	Maximum Site Coverage for Principal Dwelling/Bbuildings	35%
5.2.2.	Maximum Site Coverage for Accessory Buildings	18%
5.2.3.	Maximum Site Coverage for Backyard Housing	18%
5.2.4.	Maximum Site Coverage for a Pprincipal Bbuildings with an attached Garage	53%
5.2.5.	Maximum Total Site Coverage	53%

5.3. Despite Subsection 5.2.1, an additional Site Coverage of 2% is allowed to accommodate single Storey unenclosed front porches.  
~~Notwithstanding subsection 940.9(5)(e)(i), the Total Maximum Site Coverage may be increased by up to 2% of the Site Area, in addition to any increase allowed under section 87, to accommodate single Storey Unenclosed Front Porches.~~

5.4. Development must comply with Table 5.4:

Table 5.4. Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.4.1.	Maximum Height <del>The maximum Height shall not exceed 23.0 m, in accordance with Section 52:</del>	23.0 m
<b>Front Setback</b>		
5.4.2.	Minimum Front Setback <del>The minimum Front Setback shall be 3.0 m, except it shall be 1.0 m for Multi-unit Housing:</del>	3.0 m
<b>Unless the following applies</b>		
5.4.3.	Minimum Front Setback for Multi-unit Housing	1.0 m
<b>Side Setbacks</b>		
5.4.4.	Minimum Interior Side Setback <del>Side Setbacks shall be established on the following basis:  Side Setbacks shall be a minimum of 1.2 m;  where there is no Lane Abutting the Site, one Side Setback shall be at least 3.0 m for vehicle access unless there is an attached Garage or a Garage that is an integral part of a Dwelling;  on a corner Site where the Dwelling fronts on the Front Yard, the minimum Side Setback</del>	1.2 m

**5.4.4 - Retired**  
 The regulation requiring a side setback to accommodate vehicle access has been retired, as minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw.



	<del>Abutting the flanking public roadway other than a Lane shall be 20% of the Site Width to a maximum of 3.0 m; and</del>	
	<del>on a corner Site where the Dwelling fronts on a flanking public roadway other than a Lane, the minimum Side Setback Abutting the flanking public roadway shall be 3.0 m.</del>	
<b>5.4.5.</b>	Minimum Flanking Side Setback	3.0 m
<b>Rear Setbacks</b>		
<b>5.4.6.</b>	Minimum Rear Setback <del>The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Lot it shall be 4.5 m. The minimum distance from the Rear Lot Line to a detached Garage where the vehicle doors face the Lane shall be 1.2m. Where a Garage is attached to or designed as an integral part of a Dwelling at the rear of the Dwelling, the minimum distance from the Rear Lot Line to the Garage shall be 4.5 m provided that any part of the principal building within 7.5 m of the Rear Lot Line does not exceed a Height of 4.6 m nor a width of 7.5 m.</del>	7.5 m
<b>Unless the following applies:</b>		
<b>5.4.7.</b>	Minimum Rear Setback for Corner Sites	4.5 m
<b>5.4.8.</b>	Minimum Rear Setback for an rear attached Garage where any portion of the principal building within 7.5 m of the Rear Lot Line has a Height less than or equal to 4.6 m or width of 7.5 m	4.5 m

This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

**5.4.5 - Revised**

These regulations have been revised to reduce complexity. This may lead to smaller side setbacks abutting a street, as the percentage requirement is no longer required.

## 6. Design Regulations

- 6.1. On Corner Sites, the principal building Facades facing a Street must use consistent exterior finishing materials and architectural features.  
~~On Corner Lots the façades of a structure that face the front and flanking public roadways shall have consistent design elements, in terms of building materials and architectural features.~~
- 6.2. Except for Backyard Housing Garden Suites and Secondary Suites, each Dwelling that is adjacent to a ~~Street public roadway other than a Lane, must~~ shall have an entrance door or entrance feature such as a front porch, deck, or landing area oriented to the ~~Street roadway.~~

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. ~~Vehicle access must be from an Alley where a Site Abuts an Alley. Where the Site Abuts a Lane, vehicular access shall be from the Lane.~~

# 3.176 GMRA - Griesbach Medium Rise Apartment Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for <del>The purpose of this Zone is to provide for</del> medium rise Multi-unit Housing.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through</del>.</p> <p>This zone combines regulations from RA8 and RA8g.</p>
<p><b>2. Permitted Uses</b></p> <p><del>The Uses listed as Permitted and Discretionary Uses in Section 220 of this Bylaw being the (RA8) Medium Rise Apartment Zone, shall be the Permitted and Discretionary Uses for this Zone.</del></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p><del>Minor Home Based Business</del></p> <p>2.2. Residential, limited to:</p> <ul style="list-style-type: none"> <li>2.2.1. Supportive Housing</li> <li>2.2.2. Lodging Houses</li> <li>2.2.3. Multi-unit Housing</li> <li>2.2.4. Row Housing</li> <li>2.2.5. Secondary Suites</li> </ul> <p><b>Commercial Uses</b></p> <p>2.3. Indoor Sales and Service</p> <p><del>Convenience Retail Stores</del></p> <p><del>General Retail Stores</del></p> <p>2.4. Health Service</p> <p>2.5. Office</p> <p><del>Professional, Financial and Office Support Services</del></p> <p>2.6. Food and Drink Service</p> <p><del>Specialty Food Services</del></p> <p><b>Community Uses</b></p> <p>2.7. Child Care Service</p> <p><b>Agricultural Uses</b></p> <p><del>Urban Gardens</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The residential uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Home Based Businesses</li> <li>• Residential</li> </ul> <p>The following discretionary residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:</p> <ul style="list-style-type: none"> <li>• Major Home Based Business</li> <li>• Fraternity and Sorority Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Indoor Sales and Service</li> <li>• Food and Drink Service</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Business Support Services</li> <li>• Personal Service Shops</li> <li>• Restaurants</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone</p> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>

<p><b>Sign Uses</b></p> <p>2.8. <del>Fascia Sign, limited to On-premises Advertising Fascia On-premises Signs</del></p> <p>2.9. <del>Projecting Sign, limited to On-premises Advertising Projecting On-premises Signs</del></p>	
<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b></p> <p><del>Major Home Based Business</del></p> <p>3.1. Residential, limited to:</p> <p>3.1.1. Duplex Housing that existed prior to August 26, 2019</p> <p><del>Fraternity and Sorority Housing</del></p> <p>3.1.2. Backyard Housing <del>Garden Suites</del></p> <p>3.1.3. Semi-detached that existed prior to August 26, 2019</p> <p>3.1.4. Single Detached Housing that existed prior to August 26, 2019</p> <p><b>Commercial Uses</b></p> <p><del>Business Support Services</del></p> <p><del>Personal Service Shops</del></p> <p>3.2. Body Rub Centre</p> <p>3.3. Residential Sales Centre</p> <p><del>Restaurants</del></p> <p><b>Community Uses</b></p> <p>3.4. Community Service</p> <p><del>Religious Assembly</del></p> <p>3.5. Special Event</p> <p><b>Agricultural Uses</b></p> <p>3.6. Urban Agriculture</p> <p><del>Urban Outdoor Farms</del></p> <p><b>Sign Uses</b></p> <p>3.7. <del>Freestanding Sign, limited to On-premises Advertising Freestanding On-premises Signs</del></p> <p>3.8. <del>Portable Sign, limited to On-premises Advertising Temporary On-premises Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Residential Uses</b></p> <p>The discretionary residential uses in this draft zone are consistent with the current zone.</p> <p>The following discretionary residential uses are proposed to be retired, as they are encompassed in the proposed residential use as a permitted use:</p> <ul style="list-style-type: none"> <li>• Major Home Based Business</li> <li>• Fraternity and Sorority Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>The discretionary commercial uses in this draft zone are consistent with the current zone.</p> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Business Support Services</li> <li>• Personal Service Shops</li> <li>• Restaurants</li> </ul> <p><b>Community Uses</b></p> <p>The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the community service use.</p> <p><b>Agricultural Uses</b></p> <p>The discretionary agricultural uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <p>The discretionary sign uses in this draft zone are consistent with the current zone.</p>
<p><b>4. Additional Regulations for Specific Uses</b></p> <p><b>Residential Uses</b></p> <p>4.1. <b>Home Based Businesses</b> must comply with <a href="#">Section 6.60</a>.</p> <p>4.2. <b>Residential</b></p> <p>4.2.1. <b>Amenity Areas</b> must comply with <a href="#">Section 5.20</a>.</p> <p><del>Amenity Area shall be provided in accordance with Section 46 of this Bylaw.</del></p> <p><b>Commercial Uses</b></p> <p>4.3. <b>Body Rub Centres</b> must comply with <a href="#">Section 6.10</a>.</p> <p>4.4. <b>All Commercial Uses</b></p> <p>4.4.1. Commercial Uses must not be located above the Ground Floor.</p> <p>4.4.2. The maximum Floor Area is 275 m2 for each individual establishment that does not face an Arterial Road.</p>	

4.4.3. Commercial Uses must be in a building with a Residential Use.

The following regulations shall apply to Commercial Uses:

- ~~Commercial Uses shall not be located above the ground floor;~~
- ~~the total Floor Area of each commercial premises not fronting an arterial road shall not exceed 275 m<sup>2</sup>;~~
- ~~these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. The principal entrance to these Uses shall be a separate, outside entrance.~~

**Community Uses**

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

**Agricultural Uses**

- 4.7. **Urban Agriculture** must not be the only Use in a principal building.  
~~Urban Outdoor Farms shall comply with Section 98 of this Bylaw.~~  
~~Urban Gardens shall comply with Section 98 of this Bylaw.~~

**Sign Uses**

- 4.8. **Sign** Uses must comply with Subsections 3 and 4 of [Section 6.80](#). ~~Signs shall comply with the regulations found in Schedule 59B.~~

**Floor Area and Capacity Exceptions**

- 4.9. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 4.9.1. measures specified in Subsection 2 of [Section 5.60](#);
  - 4.9.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 4.9.3. other similar measures.

## 5. Site and Building Regulations

~~Except as expressly modified in Subsection 940.10(3), the development regulations specified in Section 220 of this Bylaw shall regulate development in this Zone.~~

~~The following development regulations shall apply to the development of RA8g Zones within the Griesbach Special Area as identified on Appendix I to this Section:~~

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.1.1.	Maximum Height <del>The maximum Height shall not exceed 23.0 m, in accordance with Section 52.</del>	23.0 m
<b>Floor Area Ratios</b>		
5.1.2.	Maximum Floor Area Ratio	3.0
<b>Unless the following applies</b>		
5.1.3.	Maximum Floor Area Ratio where: <ul style="list-style-type: none"> <li>• a minimum of 10 percent of Dwellings have a Floor Area greater than 100 m<sup>2</sup>; and</li> </ul>	3.3

	<ul style="list-style-type: none"> <li>the average number of bedrooms in these Dwellings is greater than or equal to 3.</li> </ul> <p>The maximum Floor Area Ratio shall be 3.0. The maximum Floor Area Ratio may be increased to 3.3 where:</p> <ul style="list-style-type: none"> <li>a minimum of 10 percent of Dwellings have a Floor Area greater than 100 m<sup>2</sup>;</li> <li>and</li> <li>The average number of bedrooms in these Dwellings is at least 3.</li> </ul>			<p><b>MNO Locational Regulations - Retired</b></p> <p>Regulations that provided different setbacks depending on if a site is within the Mature Neighbourhood Overlay have been retired, as the MNO is proposed to be retired.</p>
<b>Front Setback</b>				
<b>5.1.4.</b>	<p>Minimum Front Setback</p> <p>The minimum Front Setback shall be 4.5 m, except:</p> <p>where the Site is located within the boundaries of the Mature Neighbourhood Overlay and Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, the minimum Front Setback shall be 6.0 m, or 1.5 m less than the average Front Setback on Abutting Lots, whichever is less. Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot; or</p> <p>where the Site is located within the boundaries of the Main Streets Overlay, does not Abut a Site zoned to allow Single Detached Housing as a Permitted Use, and the proposed development includes Commercial Uses at ground level, the minimum Front Setback shall be 1.0 m and the maximum Front Setback shall be 3.0 m.</p>	4.5 m		
<b>Unless the following applies</b>				
<b>5.1.5.</b>	Minimum Setback for Main Street Developments	1.0 m		
<b>5.1.6.</b>	Maximum Setback for Main Street Developments	3.0 m		
<b>Side Setbacks</b>				
<b>5.1.7.</b>	<p>Minimum Interior Side Setback</p> <p>The minimum Side Setback shall be 1.5 m, except:</p> <p>for buildings over 10.0 m in Height, the minimum Side Setback shall be 3.0 m; and</p> <p>where the Site Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, the minimum Side Setback from the Abutting Lot line for any portion of the building over 14.5 m in Height shall be 6.0 m; and</p> <p>for all buildings, the minimum Side Setback shall be 3.0 m Abutting a flanking public roadway other than a Lane:</p>	1.5 m		
<b>5.1.8.</b>	Minimum Flanking Side Setback	3.0 m		

<b>Unless the following applies:</b>		
<b>5.1.9.</b>	Minimum side Setback for buildings greater than 10.0 m in Height	3.0 m
<b>5.1.10.</b>	Minimum Interior Side Setback Abutting a Site zoned to allow for Single Detached Housing as a Permitted Use for any portion of the building over 14.5 m in Height	6.0 m
<b>Rear Setbacks</b>		
<b>5.1.11.</b>	Minimum Rear Setback <del>The minimum Rear Setback shall be 7.5 m, except that individual buildings that are 6.5 m or less in Height may have a minimum Rear Setback of 1.2 m.</del>	7.5 m
<b>Unless the following applies</b>		
<b>5.1.12.</b>	Minimum Rear Setback for buildings that are less than or equal to 6.5 m in Height	1.2 m
<b>Density</b>		
<b>5.1.13.</b>	Minimum Density <del>The minimum Density shall be 45 Dwellings/ha.</del>	75 Dwellings/ha

5.2. ~~Despite Subsection 5.1 Notwithstanding the other regulations in this Zone,~~ for buildings on a Site larger than 1.0 ha Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, the following ~~applies shall apply~~:

5.2.1. The minimum Setback along that Abutting property line ~~is shall be~~ 7.5 m. This minimum Setback is permitted to be a minimum of 3.0 m where an acceptable landscaped buffer is provided. ~~In no case shall~~ The Setback ~~can not~~ be reduced where the proposed building Abuts the south property line of a neighbouring site.

5.2.2. For buildings over 10.0 m in Height, the portion of the building above this Height ~~must have shall require~~ a minimum Setback of 10.0 m from that Abutting property line, except that:

5.2.2.1. This minimum Setback is permitted to be a minimum of 1.0 m per Storey, plus 2.5 m where variations in Yards and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, provide architectural interest, and is complementary to the surrounding development. ~~In no case shall~~ This Setback ~~cannot~~ be less than 5.5 m. ~~The Setback can not be reduced where the proposed building Abuts the south property line of a neighbouring site. nor shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site.~~

5.3. ~~Additional Development Regulations for Cluster Housing Multi-unit Project Development~~ on Sites Greater than 1.0 ha ~~must provide the following~~:

5.3.1. Buildings ~~must shall~~ address all Street Frontages, and may be configured in shapes such as an "L" or "U" in order to reduce the perceived massing of any particular elevation.

5.3.2. On-Site pedestrian circulation ~~must shall~~ be encouraged by ensuring that ~~Pathways Walkways~~, Amenity Areas, and parking areas are connected.

5.3.3. Perceived massing ~~must shall~~ be minimized through the following design elements:

5.3.3.1. building setback variations, building orientation, window placement, awnings, articulation around entrances, roof treatment, and the choice of exterior materials and colors;

5.3.3.2. landscaping situated so as to mitigate the perceived mass of the Street Facade;

5.3.3.3. the total length of any building Facade ~~is shall be~~ limited to 80 m.

## 6. Design Regulations

- 6.1. Side and front Façades ~~must~~shall include design techniques ~~such as including, but not limited to~~ the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest when the structure is Abutting an adjacent road~~way~~.
- 6.2. All principal Dwellings ~~must~~shall have an individual Ground Floor entrance, where:
- 6.2.1. the Site Abuts a Street; ~~public roadway, other than a Lane;~~
  - 6.2.2. the building Facade that faces the Street ~~public roadway is greater than or equal to 12.2 m in length or longer;~~
  - 6.2.3. the Dwelling is located on the ~~Ground Floor~~first Storey; and
  - 6.2.4. the Setback from the Street is less than 4.5 m. ~~the Site is located either within the boundaries of the Mature Neighbourhood Overlay; or outside the boundaries of the Mature Neighbourhood Overlay and is Setback less than 4.5 m from the public roadway, other than a Lane.~~
- 6.3. Principal Dwellings that have an individual ~~Ground Floor~~Ground Level entrance:
- 6.3.1. may share one of these entrance doors between 2 Dwellings; and
  - 6.3.2. sliding patio doors ~~can not~~shall not serve as this entrance.

~~Upgrading of public pedestrian Walkway systems, roads, or Lanes adjacent to the Site may be required to the satisfaction of the Development Officer and the applicable City department.~~

~~The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.~~

~~All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.~~

**Additional site circulation - Retired**  
The regulation that required additional pedestrian walkway upgrades has been retired, as no guidance was given for when a Development Planner would consider requiring this.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. Surface Parking is not permitted to be located between any building and a ~~Street~~public roadway, other than a Lane.
- 7.2. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide landscaping buffer, including vegetation such as trees or shrubs, is provided within the setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.
- 7.3. Where the Site Abuts an ~~Alley~~Lane, vehicle access ~~must~~shall be from the ~~Alley~~Lane.
- 7.4. Principal buildings adjacent to a ~~Street~~public roadway, other than a Lane, ~~must~~shall have an entrance feature facing that public roadway.

~~Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.~~

~~Separation Space shall be provided in accordance with Section 48 of this Bylaw.~~

# 3.180 Eilerslie Industrial Special Area

Regulations	Notes / Rationale								
<p><b>1. General Purpose</b></p> <p><del>To</del>The purpose of this designation is to designate a portion of the Eilerslie Area Structure Plan as shown <del>in</del> <a href="#">Appendix I to this Section</a>, as a Special Area and to adopt appropriate land use regulations <del>for this Special Area in order</del> to achieve the objectives of the Eilerslie Area Structure Plan, <del>as adopted under Bylaw 11870, as amended.</del></p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p> <p>This section has been updated with minor formatting and typographical changes, which are not specifically identified.</p> <p>Additions that impact regulation outcomes are highlighted in red.</p> <p>Removals that impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>								
<p><b>2. Application</b></p> <p>2.1. The <del>applicable</del> designation, location and boundaries <del>for Eilerslie Industrial Special Area of each underlying Land Use Zone affected or created through Section 930 shall apply as indicated on</del> are shown in <a href="#">Appendix I to this Section</a>.</p> <p>2.2. The Eilerslie Industrial Business Zone may be applied to all <del>L</del>lands within the Special Area and <del>must</del>shall be applied to all <del>L</del>lands in the Special Area that are adjacent to Parsons Road, a Commercial Zone, a <del>R</del>residential Zone, a stormwater management facility or the private open space corridor, defined in the Eilerslie Area Structure Plan.</p> <p>2.3. The Eilerslie Medium Industrial Zone may be applied to lands within the Special <del>Study</del> aArea that are located on <del>il</del>interior Sites, adjacent to local industrial roadways, and <del>must</del>shall not be applied to lands in the Special Area that are adjacent to Parsons Road, a Commercial Zone, a <del>R</del>residential Zone, a stormwater management facility or the private open space corridor, defined in the Eilerslie Area Structure Plan.</p> <p>2.4. The Eilerslie Commercial Business Zone may be applied to lands within the Special <del>Study</del> aArea that are located adjacent to Parsons Road and north of Eilerslie Road, defined in the Eilerslie Area Structure Plan.</p>									
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. <del>The Land Use</del>Zones, <del>as</del> contained in <del>Section 3.180</del>subsections 930.4 and 930.5, have been created in <del>conformance</del>accordance with <del>Section 7.70. 900 of this Bylaw</del>.</p> <p><a href="#">3.181 (EIB) Eilerslie Industrial Business Zone</a>  <a href="#">3.182 (EIM) Eilerslie Medium Industrial Zone</a>  <a href="#">3.183 (ECB) Eilerslie Business Commercial Zone</a></p>									
<p><b>4. Eilerslie Industrial Special Area Specific Definitions</b></p> <p>4.1. The following defined terms apply to all Zones in the Eilerslie Industrial Special Area:</p> <table border="1"> <thead> <tr> <th style="text-align: center;">Term</th> <th style="text-align: center;">Definition</th> </tr> </thead> <tbody> <tr> <td><b>Animal Hospitals and Shelter</b></td> <td>means development used for the temporary accommodation and care or impoundment of small animals within an enclosed building. This <del>activity</del>Use does not include <del>S</del>small <del>A</del>animal <del>B</del>breeding and <del>B</del>boarding <del>E</del>establishments.</td> </tr> <tr> <td><b>Auctioneering Establishment</b></td> <td>means development specifically intended for the auctioning of goods and equipment, including <del>T</del>temporary <del>S</del>storage of such goods and equipment. This <del>activity</del>Use does not include Markets.</td> </tr> <tr> <td><b>Business Support Service</b></td> <td>means development used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair or servicing of office equipment, furniture and machines.</td> </tr> </tbody> </table>	Term	Definition	<b>Animal Hospitals and Shelter</b>	means development used for the temporary accommodation and care or impoundment of small animals within an enclosed building. This <del>activity</del> Use does not include <del>S</del> small <del>A</del> animal <del>B</del> breeding and <del>B</del> boarding <del>E</del> establishments.	<b>Auctioneering Establishment</b>	means development specifically intended for the auctioning of goods and equipment, including <del>T</del> temporary <del>S</del> storage of such goods and equipment. This <del>activity</del> Use does not include Markets.	<b>Business Support Service</b>	means development used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair or servicing of office equipment, furniture and machines.	<p><b>4.1 - Revised</b></p> <p>The terms listed in this subsection have been transferred over from the equivalent Zoning Bylaw 12800 uses, with the removal of typical examples and exemptions, to minimize the land use impacts of commercial activities within the Eilerslie Industrial area.</p>
Term	Definition								
<b>Animal Hospitals and Shelter</b>	means development used for the temporary accommodation and care or impoundment of small animals within an enclosed building. This <del>activity</del> Use does not include <del>S</del> small <del>A</del> animal <del>B</del> breeding and <del>B</del> boarding <del>E</del> establishments.								
<b>Auctioneering Establishment</b>	means development specifically intended for the auctioning of goods and equipment, including <del>T</del> temporary <del>S</del> storage of such goods and equipment. This <del>activity</del> Use does not include Markets.								
<b>Business Support Service</b>	means development used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair or servicing of office equipment, furniture and machines.								



<b>Casinos and Other Gaming Establishment</b>	means development providing facilities for patrons to participate in gaming opportunities as the principal Use.
<b>Commercial School</b>	means development used for training and instruction in a specific trade, skill, service or artistic endeavour.
<b>Convenience Retail Store</b>	means development used for the retail sale of those goods required by area residents or employees on a day to day basis, from business premises which do not exceed 275 m2 in totalgross Floor Area. This activityUse does not include Cannabis Retail StoresSales.
<b>Equipment Rentals</b>	means development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items. This activityUse does not include the rental of motor vehicles or industrial equipment.
<b>Fleet Services</b>	means development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. This activityUse-Class includes ambulance services, taxi services, bus lines, messenger and courier services. This activityUse does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3 000 kg.
<b>General Retail Stores</b>	means development used for the retail or consignment sale of new goods or merchandise within an enclosed building, not including the sale of gasoline, heavy agricultural and industrial equipment, alcoholic beverages, or goods sold wholesale.
<b>Indoor Participant Recreation Services</b>	means development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis.
<b>Limited Contractor Services</b>	means development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the Aaccessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, and there are no Aaccessory manufacturing activities or fleet storage of more than four vehicles.
<b>Market</b>	means development used for the sale of new or used goods by multiple vendors renting tables or space either in an enclosed building or outdoors. Vendors may vary from day to day, although the general layout of space to be rented remains the same. The goods sold are generally household items, tools, electronic equipment, food products or concessions, plants, clothing and furniture. Common examples include: public markets and farmers markets.
<b>Media Studios</b>	means development used for the creation, rehearsal, or production of audio or visual materials that are broadcasted or otherwise communicated through technological means to an off-Site consumer.
<b>Mobile Catering Food Services</b>	means development using a fleet of three or more vehicles for the delivery and sale of food to the public.
<b>Nightclubs</b>	means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the Site, in a facility where entertainment facilities take up more than 10% of the Floor Area. This activityUse typically has a limited menu from a partially equipped kitchen/preparation area and prohibits minors from lawfully utilizing the facility.
<b>Personal Service Shops</b>	means development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects.
<b>Recycling Depots</b>	means development used for the buying and temporary storage of bottles, cans, newspapers and similar Hhousehold goods for reuse where all storage is contained within an enclosed building. Such establishments must not have more than four vehicles for the pick-up and delivery of goods.
<b>Special Industrial Uses</b>	means development used principally for one or more of the following activities: <ul style="list-style-type: none"> <li>the manufacture or assembly of products using innovative or advanced technology where substantial value is created or added to</li> </ul>

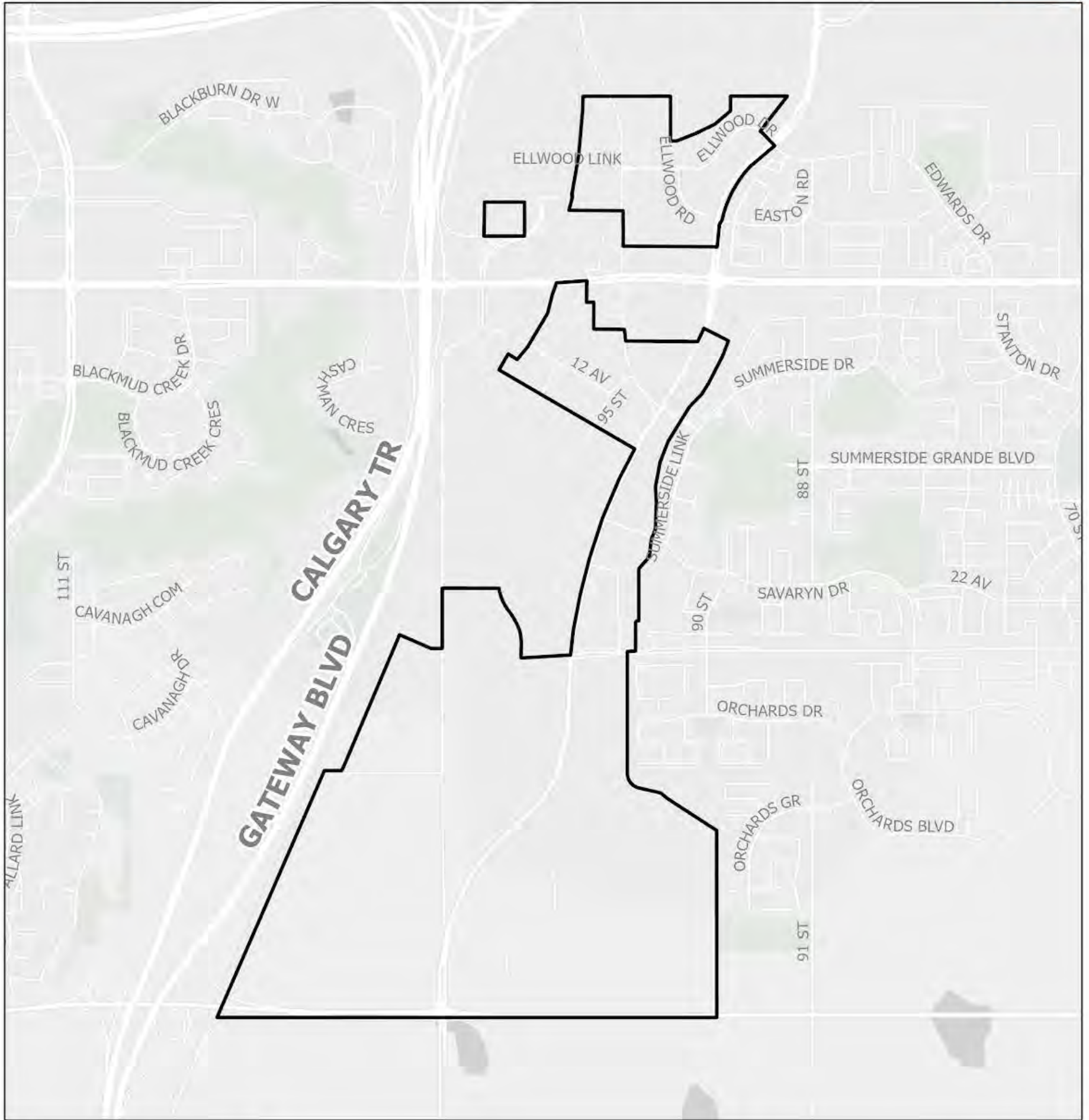
	<p>the product through the process of its manufacture or assembly; or</p> <ul style="list-style-type: none"> <li>research and development Uses in which innovative or advanced technologies are employed.</li> </ul> <p>Any indoor display, office, technical, administrative or employee support areas; or the storage, transshipment, distribution or sale of product must be Accessory to the Special Industrial Use activities identified above. This <del>activityUse</del> includes the manufacture or assembly of electronic or other high technology components and products. This <del>Use</del> does not include <del>activitiesUses</del> which process raw materials or petrochemical materials.</p>	
<p><b>Veterinary Services</b></p>	<p>means development used for the care and treatment of small animals where the veterinary services primarily involve out-patient care and minor medical procedures involving hospitalization for fewer than four days. All animals <del>mustshall</del> be kept within an enclosed building.</p>	
<p><b>Warehouse Sales</b></p>	<p>means development used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This <del>activityUse</del> includes developments where principal goods being sold are such bulky items as furniture, carpet, major appliances and building materials.</p>	

## 5. Appendix I

[Appendix I - Ellerslie Industrial Special Area](#)



# Ellerslie Industrial Special Area Boundary

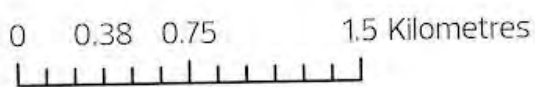


City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

 Ellerslie Industrial Special Area



This map is a draft proposal, subject to change, and is in no way binding upon any lands within the municipal corporate boundaries of the City of Edmonton. The City of Edmonton gives no warranty nor accepts liability from any incorrect, incomplete or misleading information or its use for any purpose. No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Urban Planning and Economy department.



# 3.181 EIB - Ellerslie Industrial Business Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>The purpose of this Zone is to provide for light industrial businesses and high technology development that carries out their operations such that no <del>N</del>uisance factor is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent <del>N</del>on-Industrial Zone.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. Cannabis Retail <del>Store</del>Sales</p> <p>2.2. Custom Manufacturing <del>Breweries, Wineries, and Distilleries</del></p> <p>2.3. Indoor Sales and Service, limited to:</p> <p style="padding-left: 20px;">2.3.1. Auctioneering Establishments;</p> <p style="padding-left: 20px;">2.3.2. Business Support Services; or</p> <p style="padding-left: 20px;">2.3.3. Equipment Rentals</p> <p><del>Auctioneering Establishments, provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building</del></p> <p><del>Business Support Services</del></p> <p><del>Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building</del></p> <p>2.4. Office <del>Professional, Financial and Office Support Services</del></p> <p>2.5. Vehicle Support Service <del>Major Service Stations</del> <del>Minor Service Stations</del></p> <p><b>Industrial Uses</b></p> <p>2.6. Minor Industrial, not including Fleet Services and Recycling Depots</p> <p>2.7. Indoor Self Storage <del>General Industrial Uses</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Custom Manufacturing</li> <li>• Vehicle Support Services</li> </ul> <p><b>Industrial Uses</b></p> <p>The industrial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Minor Industrial</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p>

<p style="color: red;">Special Industrial Uses</p> <p><b>Community Uses</b></p> <p>2.8. Special Event</p> <p><b>Sign Uses</b></p> <p>2.9. Fascia Sign, limited to On-premises Advertising Signs</p> <p>2.10. Freestanding Sign, limited to On-premises Advertising Signs</p> <p>2.11. Projecting Sign, limited to On-premises Advertising Signs</p> <p>2.12. Portable Temporary Sign, limited to On-premises Advertising Signs</p>	
<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p>3.1. Indoor Sales and Service, limited to:</p> <ul style="list-style-type: none"> <li>3.1.1. Automotive and Equipment Repair Shops;</li> <li>3.1.2. Rapid Drive-through Vehicle Services;</li> <li>3.1.3. Commercial Schools;</li> <li>3.1.4. Convenience Retail Stores;</li> <li>3.1.5. Limited Contractor Services;</li> <li>3.1.6. Market;</li> <li>3.1.7. Media Studios;</li> <li>3.1.8. Mobile Catering Food Services;</li> <li>3.1.9. Personal Service Shops; and</li> <li>3.1.10. Veterinary Services</li> </ul> <p>3.2. Outdoor Sales and Service</p> <p style="color: red;"><del>Automotive and Minor Recreation Vehicle Sales/Rentals</del></p> <p style="color: red;"><del>Convenience Vehicle Rentals</del></p> <p>3.3. Bar</p> <p style="color: red;"><del>Bars and Neighbourhood Pubs, not to exceed 200 occupants nor 240 m2 of Public Space, if adjacent to or across a Lane from a Site zoned residential</del></p> <p>3.4. Body Rub Centre</p> <p style="color: red;"><del>Personal Service Shops</del></p> <p>3.5. Food and Drink Service</p> <p style="color: red;"><del>Restaurants, not to exceed 200 occupants nor 240 m2 of Public Space, if adjacent to or across the Lane from a Site zoned residential</del></p> <p style="color: red;"><del>Specialty Food Services</del></p> <p>3.6. Health Service</p> <p>3.7. Major Indoor Entertainment, limited to Nightclubs</p> <p style="color: red;"><del>Nightclubs, not to exceed 200 occupants nor 240 m2 of Public Space, if adjacent to or across a Lane from a Site zoned residential</del></p> <p>3.8. Minor Indoor Entertainment</p> <p style="color: red;"><del>Private Clubs</del></p> <p>3.9. Residential Sales Centre</p> <p><b>Industrial Uses</b></p> <p>3.10. Minor Industrial</p> <p>3.11. Crematorium</p> <p style="color: red;"><del>Funeral, Cremation and Interment Services</del></p>	<p><b>3. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b></p> <p>The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Outdoor Sales and Services</li> <li>• Food and Drink Services</li> <li>• Minor Indoor Entertainment</li> </ul> <p><b>Industrial Uses</b></p> <p>The discretionary industrial uses in this draft zone are consistent with the current zone.</p> <p><b>Community Uses</b></p> <p>The discretionary community uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:</p> <ul style="list-style-type: none"> <li>• Outdoor Recreation Service</li> </ul> <p><b>Basic Services Uses</b></p> <p>The discretionary basic services uses in this draft zone are consistent with the current zone.</p> <p><b>Agricultural Uses</b></p> <p>The discretionary agricultural uses in this draft zone are consistent with the current zone.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p> <p><b>Sign Uses</b></p> <p>The discretionary sign uses in this draft zone are consistent with the current zone.</p>

**Community Uses**

- 3.12. Child Care Service
- 3.13. Community Service, limited to:
  - 3.13.1. Indoor Participant Recreation Services; and
  - 3.13.2. Religious Assembly

~~Indoor Participant Recreation Services~~
- 3.14. Outdoor Recreation Service
 

~~Outdoor Participant Recreation Services~~

**Basic Services Uses**

- 3.15. Recycling Drop-off Centre
 

~~Recycled Materials Drop-off Centres~~

**Agricultural Uses**

- ~~Urban Gardens~~
- 3.16. Urban Agriculture
 

~~Greenhouses, Plant Nurseries and Garden Centres~~

~~Urban Indoor Farms~~

~~Urban Outdoor Farms~~

**Sign Uses**

- 3.17. Minor Digital Sign
 

~~Minor Digital Off-premises Signs~~

~~Minor Digital On-premises Signs~~

~~Minor Digital On-premises Off-premises Signs~~

**4. Additional Regulations for Specific Uses**

**Commercial Uses**

- 4.1. **Bars, Food and Drink Services, and Nightclubs** must comply with the following, where adjacent to or across an Alley from a Site zoned residential:
  - 4.1.1. The maximum capacity is 200 occupants for each individual establishment.
  - 4.1.2. The maximum Floor Area is 240 m2 of Public Space for each individual establishment.
 

~~Bars and Neighbourhood Pubs, not to exceed 200 occupants nor 240 m2 of Public Space, if adjacent to or across a Lane from a Site zoned residential~~

~~Restaurants, not to exceed 200 occupants nor 240 m2 of Public Space, if adjacent to or across the Lane from a Site zoned residential~~

~~Nightclubs, not to exceed 200 occupants nor 240 m2 of Public Space, if adjacent to or across a Lane from a Site zoned residential~~
- 4.2. **Indoor Sales and Services, Convenience Retail Stores, Child Care Services, Food and Drink Services Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs, Personal Service Shops and Nightclubs** must shall be sited in accordance with the following: as part of an office or industrial project where such Discretionary Uses are intended to service and support a the principal Industrial or Office Use.
- 4.3. **Health Services, Indoor Participant Recreation Services and Outdoor Participant Recreation Services** must shall be sited in accordance with the following: on Sites located on major collector or higher standard Streets public roadways that provide access to a residential area or provide locational convenience to both residents and users of the industrial area.
- 4.4. The size, location, screening and Landscaping of the outdoor ~~vehicle~~ display areas for **Outdoor Sales and Services Automotive and Minor Recreational Vehicle Sales/Rentals** shall be

are subject to the approval of the Development Planner~~Officer~~, who ~~must~~shall ensure that development of the Site is compatible with the appearance of Site design of surrounding developments.

- 4.5. **Body Rub Centres** must comply with [Section 6.10](#).
- 4.6. **Cannabis Retail Stores** must comply with [Section 6.20](#).
- 4.7. **Vehicle Support Services** and **Uses with Drive-through Services** must comply with [Section 6.110](#).

~~Auctioneering Establishments, provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building~~

~~Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building~~

**Community Uses**

- 4.8. ~~Convenience Retail Stores, Child Care Services, Specialty Food Services, Restaurants, and Neighbourhood Pubs, Nightclubs and Personal Service Shops~~ mustshall be sited in accordance with the following: as part of an office or industrial project where such Discretionary Uses are intended to service and support ~~at~~the principal ~~i~~Industrial or ~~o~~Office Use.
- 4.9. ~~Health Services, Community Services~~ in the form of ~~I~~ndoor ~~P~~participant ~~R~~recreation ~~S~~ervices and **Outdoor Recreation Services**~~Outdoor Participant Recreation Services~~ mustshall be sited in accordance with the following: on Sites located on major collector or higher standard ~~Streets~~public roadways that provide access to a residential area or provide locational convenience to both residents and users of the industrial area.
- 4.10. The following regulations shall apply to **Community Services** in the form of ~~R~~religious ~~A~~sssembly developments:
  - 4.10.1. Sites ~~are~~shall be limited to those that are either adjacent to a major ~~a~~Arterial or ~~c~~ollector ~~r~~oadway, or located on the periphery of the industrial area;
 

~~where the development is to be located in an existing building that contains a number of bays, the Site size specified in Section 71 shall be considered to be the entire parcel upon which the building is sited; and~~
  - 4.10.2. ~~t~~The Development Planner~~Officer~~ may require additional building Setbacks, Landscaping, and screen planting requirements to ensure compatibility with adjacent Uses, having due regard to surrounding existing and future development allowed under this Zone.
  - 4.10.3. ~~However, t~~The Development Planner~~Officer~~ may refuse an application for **Community Services** in the form of a ~~R~~religious ~~A~~sssembly development if the adjacent industrial development is incompatible with the proposed development, having regard to ~~any Nuisance noise, odours or other performance characteristics~~ of the industrial development.
  - 4.10.4. Religious assemblies must not include rectories, manses, dormitories, convents, monasteries, and other associated residential buildings.
 

~~Religious Assembly, excluding rectories, manses, dormitories, covents, monasteries and other residential buildings~~
- 4.11. **Child Care Services** must comply with [Section 6.30](#).
- 4.12. **Special Events** must comply with [Section 6.100](#).

**Agricultural Uses**

- 4.13. **Urban Agriculture**
  - 4.13.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
  - 4.13.2. The Development Planner may consider a variance to Subsection 4.13.1 based on the recommendations provided in an Environmental Site Assessment in compliance with [Section 7.140](#).

**Sign Uses**

- 4.14. **Signs** must comply with Subsections 3 and 7 of [Section 6.80](#).

**Floor Area and Capacity Exceptions**

**Retired - S.930.4.2.1 & S.930.4.2.5**  
Auctioneering Establishments and Equipment Rentals have become permitted activities under the broader Indoor Sales and Services use class. Activities under this use must occur inside of a building.

**Retired - S.930.4.5.4.b**  
This regulation has been retired in alignment with Section 71 of the current zoning bylaw being proposed for retirement

**Note:** Administration is considering whether Subsection 7 of Section 6.80 is an appropriate replacement of the current Schedule 59J, or if those regulations need to be carried forward in the new Bylaw.

- 4.15. The Development Planner may consider a variance to the maximum Floor Area or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
- 4.15.1. measures specified in Subsection 2 of Section 5.60;
  - 4.15.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 4.15.3. other similar measures.

## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1.	Maximum Floor Area Ratio	1.2
<b>Height</b>		
5.1.2.	Maximum Height  <del>the maximum Height shall not exceed 12.0 m nor three Storeys,</del>	12.0 m or 3 Storeys
<b>Setbacks</b>		
5.1.3.	<del>a 6.0 m</del> Minimum Setback <del>of 6.0 m shall be required</del> where any Lot line of a Site Abuts: <ul style="list-style-type: none"> <li>• a <del>Street; public roadway; other than a Lane,</del></li> <li>• the property line of a Commercial Zone;;</li> <li>• <del>the property line of a Residential Zone;;</del> or</li> <li>• a stormwater management facility or the private open space corridor, as defined in the Ellerslie Area Structure Plan;</li> </ul>	6.0 m
5.1.4.	Minimum Setback Abutting all other Sites	0 m

- 5.2. ~~Where this Zone is applied along a major eCollector or Arterial Road~~ ~~higher standard public roadway~~, the minimum Site Frontage ~~is shall be~~ 30.0 m, unless access is provided from a service road.
- 5.3. Despite Subsection 6 of Section 7.100, the Development Planner may vary the maximum Height by increasing it up to 14.0 m to accommodate building features that are necessary to the operation of a proposed Minor Industrial Use.  
  
~~except that the Development Officer shall permit a greater Height for a building housing a General Industrial Use up to a maximum of 14.0 m where this is required to facilitate the industrial development of the Use involved;~~

**5.1.2 - Revised from S.930.4.4.6**  
A portion of this regulation has been retired as the draft Zoning Bylaw no longer regulates by Storeys

## 6. General Regulations

### Building Design Regulations

- 6.1. Where a building wall is associated with Indoor Self Storage, or is greater than 25.0 m in length and faces a Collector Road or Arterial Road, the Facade must be articulated using 2 or more design features to minimize the perception of massing, eliminate large blank walls, provide visual

**6.1 - 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



interest, and enhance the appearance of buildings during winter months. Design features may include:

- 6.1.1. variations in rooflines;
- 6.1.2. vertical or horizontal building wall projection or recessions;
- 6.1.3. visual breaks of building facades into smaller sections;
- 6.1.4. using a variety of finishing materials;
- 6.1.5. windows at regular intervals;
- 6.1.6. other similar features.

6.2. All mechanical and electrical equipment, transformers, ducts, cooling towers, materials handling equipment or other similar exposed projections must be screened from view from Abutting Streets and Sites in non-industrial Zones.

**Parking, Loading, Storage and Access**

- 6.3. ~~No~~ parking, loading, storage, ~~waste~~~~trash~~ collection, outdoor service, or display area ~~is~~~~shall be~~ permitted within a Setback;
- 6.4. ~~Despite Subsection 6.3, parking 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.~~
- 6.5. ~~All~~ storage, display, or ~~p~~arking ~~a~~reas ~~must~~~~shall~~ be ~~h~~ard ~~s~~urfaced in ~~conformance~~~~accordance~~ with ~~Section 5.100. subsection 54.6 of this Bylaw;~~
- 6.6. ~~All~~ display and storage areas that Abut any Zone, other than an Industrial Zone ~~must~~~~shall~~ be screened in ~~conformance~~~~accordance~~ with the provisions of ~~Section 5.80. subsection 55.4(4) of this Bylaw;~~
- 6.7. ~~Any~~ ~~waste~~~~trash~~ collection area, open storage area, or outdoor service area including any loading, unloading, or vehicle service area that is visible from any adjoining Site, ~~must~~~~shall~~ be screened from view from the adjoining Site. Landscaping, planting, berming, masonry walls, wood Fencing, or other man made features ~~must~~~~shall~~ be provided from the ground to a Height of 1.8 m to block the view from an ~~Abutting~~~~adjoining~~ Site;
- 6.8. ~~L~~ighting for ~~the~~ display, storage, and ~~p~~arking ~~a~~reas ~~must~~~~shall~~ be mounted on lamp standards or building walls and no exposed bulbs or strings of lights shall be used. Lighting ~~must~~~~shall~~ ~~comply~~~~be in accordance~~ with ~~Section 5.60.51 of this Bylaw;~~
- 6.9. Outdoor display areas visible from an Abutting Site in a residential Zone must be located, screened and Landscaped to be compatible with surrounding developments.

**Landscaping**

- 6.10. ~~All~~ Setbacks ~~must~~~~shall~~ be Landscaped in ~~conformance~~~~accordance~~ with ~~Section 5.80.55 of this Bylaw;~~  
  
~~all developments shall comply with the Performance Standards of Section 57 for the IB Zone;~~

Abutting Sites in non-Industrial Zones.

**6.2 - Revised 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.

**6.4 and 6.9 - Revised from S.57.1.1**  
These regulations have been revised from the general performance standards section. They are intended to support a high design standard and appearance from the street and minimize impacts to adjacent sites.

# 3.182 EIM - Ellerslie Medium Industrial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>To allow for</del><del>The purpose of this Zone is to establish</del> a high quality Industrial Zone for those manufacturing, processing, assembly, distribution, service, and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas. In general, any <del>n</del>Nuisance factor associated with the Uses in this Zone <del>must</del><del>shall</del> not extend beyond the boundaries of the Site and these Sites <del>must</del><del>shall</del> be located on Interior Sites adjacent to local industrial <del>Streets</del><del>public roadways</del>, such that these Uses are separated from nearby residential and community zones by a higher quality industrial business zone.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. <del>Custom Manufacturing</del> <del>Breweries, Wineries and Distilleries</del></p> <p>2.2. <del>Indoor Sales and Service, limited to:</del></p> <ul style="list-style-type: none"> <li>2.2.1. <del>Animal Hospitals and Shelters;</del></li> <li>2.2.2. <del>Auctioneering Establishments; or</del></li> <li>2.2.3. <del>Equipment Rentals</del></li> </ul> <p><b>Industrial Uses</b></p> <p>2.3. <del>Minor Industrial, not including Fleet Services and Recycling Depots</del> <del>General Contractor Services</del> <del>General Industrial Uses</del> <del>Vehicle and Equipment Sales/Rentals</del></p> <p><b>Community Uses</b></p> <p>2.4. <del>Special Event</del></p> <p><b>Agricultural Uses</b></p> <p>2.5. <del>Urban Agriculture</del> <del>Urban Indoor Farms</del></p> <p><b>Sign Uses</b></p> <p>2.6. <del>Fascia Sign, limited to On-premises Advertising Signs</del></p> <p>2.7. <del>Freestanding Sign, limited to On-premises Advertising Signs</del></p>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Custom Manufacturing</li> </ul> <p><b>Industrial Uses</b></p> <p>The industrial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Minor Industrial</li> </ul> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p><b>Agricultural Uses</b></p> <p>The agricultural uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Urban Agriculture</li> </ul> <p>In addition, several current discretionary industrial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Urban Outdoor Farms</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone</p>

<p>2.8. Projecting Sign, limited to On-premises Advertising Signs</p> <p>2.9. Portable Temporary Sign, limited to On-premises Advertising Signs</p>	<p>are consistent with the current zone.</p>
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### 3. Discretionary Uses

#### Commercial Uses

- 3.1. Indoor Sales and Service, limited to Markets
- 3.2. Vehicle Support Service
  - ~~Automotive and Equipment Repair Shops~~

#### Industrial Uses

- 3.3. Minor Industrial, limited to:
  - 3.3.1. Fleet Services
  - 3.3.2. Recycling Depots

#### Basic Services Uses

- 3.4. Recycling Drop-off Centre
  - ~~Recycled Materials Drop-off Centres~~

#### Agricultural Uses

- ~~Urban Gardens~~
- ~~Urban Outdoor Farms~~

#### Sign Uses

- 3.5. Minor Digital Sign
  - ~~Minor Digital Off-premises Signs~~
  - ~~Minor Digital On-premises Signs~~
  - ~~Minor Digital On-premises Off-premises Signs~~

### 3. Revised

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

#### Commercial Uses

The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Vehicle Support Services

#### Industrial Uses

The discretionary industrial uses are consistent with the current zone.

#### Basic Services Uses

The discretionary basic services uses in this draft zone are consistent with the current zone.

#### Agricultural Uses

All current discretionary agricultural activities have changed to permitted activities under the proposed broad use classes. These include:

- Urban Outdoor Farms

Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

#### Sign Uses

The discretionary sign uses in this draft zone are consistent with the current zone.

### 4. Additional Regulations for Specific Uses

#### Commercial Uses

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

#### Community Uses

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

#### Agricultural Uses

- 4.3. **Urban Agriculture**
  - 4.3.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
  - 4.3.2. The Development Planner may consider a variance to Subsection 4.3.1 based on the recommendations provided in an Environmental Site Assessment in compliance with [Section 7.140](#).

#### Sign Uses

- 4.4. **Signs** must comply with Subsections 3 and 7 of [Section 6.80](#).

**Note:** Administration is considering whether Subsection 7 of Section 6.80 is an appropriate replacement of the current Schedule 59J, or if those regulations need to be carried forward in the new Bylaw.

## 5. Site and Building Regulations

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1.	Maximum Floor Area Ratio	2.0
<b>Height</b>		
5.1.2.	Maximum Height	18.0 m
<b>Setbacks</b>		
5.1.3.	Minimum Setback Abutting a Street  <del>a minimum Setback of 3.0 m shall be required where any lot line of a Site Abuts a public roadway, other than a Lane;</del>	3.0 m
5.1.4.	Minimum Setback Abutting an Alley or an Abutting Site	0 m

## 6. General Regulations

### Parking, Loading, Storage and Access

- 6.1. ~~n~~No parking, loading, storage, ~~waste~~trash collection, outdoor service, or display area ~~is~~shall be permitted within a Setback;
- 6.2. Storage, waste collection and service 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:
  - 6.2.1. the Street is a Local Road serving a IH or IM Zone;
  - 6.2.2. the Abutting Site is within an IH or IM Zone.
- 6.3. ~~any trash collection area, open storage area, or outdoor service area, including any loading, unloading or vehicle service area that is visible from any adjoining Site shall be screened from view from the adjoining Site.~~ Screening from Abutting Sites must be in the form of Landscaping, planting, berming, masonry walls, wood Fencing, or other man made features. ~~shall be provided from the ground to a Height of 1.8 m to block the view from an adjoining Site;~~
- 6.4. The Height of screening specified in Subsections 6.2 and 6.3 must be a minimum of 1.8 m and a maximum of 3.7 m, except for trees or shrubs.
- 6.5. ~~a~~All display, and storage areas that Abut any Zone other than an Industrial Zone ~~must~~shall be screened in ~~conformance~~accordance with the provisions of ~~Section 5.80.subsection 55.4(4) of this Bylaw;~~
- 6.6. ~~l~~Lighting for display, storage, and ~~p~~Parking ~~a~~Areas ~~must~~shall be mounted on lamp standards or building walls and no exposed bulbs or strings of lights shall be used. Lighting ~~must~~shall ~~comply~~be in accordance with ~~Section 5.60.51 of this Bylaw;~~

### Landscaping

- 6.7. ~~a~~All Setbacks ~~must~~shall be Landscaped in ~~conformance~~accordance with ~~Section 5.80.55 of this Bylaw;~~  
  
~~all developments shall comply with the Performance Standards of Section 57 for the IM Zone;~~

### 6.2 - Transferred from S.57.1.2

This regulation is transferred from the general performance standards section with minor revisions in language and ease of interpretation

### 6.5 - Combined S.57.1.2.d and S.930.5.4.6

Regulations from the general performance standards section and the current EIM zone have been combined to improve clarity

# 3.183 ECB - Ellerslie Business Commercial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p><del>To allow</del><del>The purpose of this Zone is to provide</del> for commercial business <del>u</del>Uses and limited light industrial <del>u</del>Uses adjacent to major <del>Streets</del><del>public roadways</del> that provide good visibility and accessibility. Light industrial <del>u</del>Uses are intended to operate in such a manner that no nuisance factor is created or apparent outside an enclosed building.</p>	<p><b>Overview</b></p> <p>This draft Special Area Zone includes:</p> <ul style="list-style-type: none"> <li>• Updated uses to reflect the new draft uses, where compatible;</li> <li>• Simplified language and regulations consistent with the rest of the draft Bylaw;</li> <li>• Removal of regulations that are covered in other sections of the Bylaw;</li> <li>• New cross references to other sections of the draft Bylaw; and</li> <li>• Formatting improvements to increase ease of use.</li> </ul> <p>This section has been updated with formatting changes, typographical changes, capitalization changes, and grammatical changes, which may not be specifically identified.</p> <p>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>Additions that may impact regulation outcomes are highlighted in red.</p> <p>Removals that may impact regulation outcomes are highlighted in red and <del>struck through</del>.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. Bar <del>Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space</del></p> <p>2.2. Body Rub Centre <del>Personal Service Shops</del></p> <p>2.3. Cannabis Retail <del>Store</del>Sales</p> <p>2.4. Custom Manufacturing <del>Breweries, Wineries and Distilleries</del></p> <p>2.5. Food and Drink Service <del>Drive-in Food Services</del> <del>Restaurants</del> <del>Specialty Food Services</del></p> <p>2.6. Health Service</p> <p>2.7. Hotel</p> <p>2.8. Indoor Sales and Service, limited to:</p> <ul style="list-style-type: none"> <li>2.8.1. Business Support Services</li> <li>2.8.2. Convenience Retail Stores</li> <li>2.8.3. General Retail Stores</li> <li>2.8.4. Market</li> <li>2.8.5. Media Studios</li> <li>2.8.6. Personal Service Shops</li> <li>2.8.7. Veterinary Services</li> </ul>	<p><b>2. Revised</b></p> <p>The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.</p> <p><b>Commercial Uses</b></p> <p>The commercial uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Custom Manufacturing</li> <li>• Hotels</li> <li>• Vehicle Support Services</li> </ul> <p>In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Automotive and Equipment Repair Shops</li> <li>• Major Service Stations</li> <li>• Rapid Drive-through Vehicle Services</li> </ul> <p><b>Industrial Uses</b></p> <p>The industrial uses permitted in this draft zone are consistent with the current zone.</p> <p><b>Community Uses</b></p> <p>The community uses permitted in this draft zone are consistent with the current zone, except that additional activities are permitted under the following uses:</p> <ul style="list-style-type: none"> <li>• Special Events</li> </ul> <p><b>Sign Uses</b></p> <p>The sign uses permitted in this draft zone are consistent with the current zone.</p>

- 2.8.8. Warehouse Sales
  - 2.9. Liquor Store
  - 2.10. Major Indoor Entertainment, limited to Casinos and Other Gaming Establishments
  - 2.11. Office
    - ~~Professional, Financial and Office Support Services~~
  - 2.12. Vehicle Support Service
    - ~~Minor Service Stations~~
- Industrial Uses**
- 2.13. Minor Industrial, limited to Special Industrial Uses
    - ~~Special Industrial Uses~~
  - 2.14. Indoor Self Storage
    - ~~General Industrial Uses~~
    - ~~General Industrial Uses shall be limited to indoor self storage.~~
- Community Uses**
- 2.15. Community Services, limited to Indoor Participant Recreation Services
  - 2.16. Special Event
- Sign Uses**
- 2.17. Fascia Sign, limited to On-premises Advertising Signs
  - 2.18. Freestanding Sign, limited to On-premises Advertising Signs
  - 2.19. Projecting Sign, limited to On-premises Advertising Signs
  - 2.20. Portable Temporary Sign, limited to On-premises Advertising Signs

### 3. Discretionary Uses

**Commercial Uses**

- ~~Automotive and Equipment Repair Shops~~
  - ~~Rapid Drive-through Vehicle Services~~
  - ~~Major Service Stations~~
  - 3.1. Indoor Sales and Service, limited to:
    - 3.1.1. Auctioneering Establishments
    - 3.1.2. Commercial Schools
    - 3.1.3. Equipment Rentals
    - 3.1.4. Limited Contractor Services
    - 3.1.5. Mobile Catering Food Services
  - 3.2. Major Indoor Entertainment, limited to Nightclubs
  - 3.3. Minor Indoor Entertainment
    - ~~Private Clubs~~
  - 3.4. Outdoor Sales and Service
    - ~~Automotive and Minor Recreation Vehicle Sales/Rentals~~
    - ~~Convenience Vehicle Rentals~~
  - 3.5. Residential Sales Centre
- Industrial Uses**
- 3.6. Minor Industrial, limited to:
    - 3.6.1. Fleet Services
    - 3.6.2. Recycling Depots

**3. Revised**

The uses in this section have been updated to reflect the new use classes as defined in Section 8.10 in the draft Bylaw.

**Commercial Uses**

The discretionary commercial uses in this draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Outdoor Sales and Services
- Minor Indoor Entertainment

Several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Automotive and Equipment Repair Shops
- Major Service Stations
- Rapid Drive-through Vehicle Services

**Industrial Uses**

The discretionary industrial uses in this draft zone are consistent with the current zone.

**Community Uses**

The discretionary community uses in this draft zone are consistent with the current zone.

**Basic Services Uses**

The discretionary basic services uses in this draft zone are consistent with the current zone.

**Agricultural Uses**

The discretionary agricultural uses in this

**Community Uses**

- 3.7. Child Care Service
- 3.8. Community Service, limited to Religious Assembly

**Basic Services Uses**

- 3.9. Recycling Drop-off Centre  
Recycled Materials Drop-off Centres

**Agricultural Uses**

- Urban Gardens
- 3.10. Urban Agriculture  
Urban Indoor Farms  
Urban Outdoor Farms

**Sign Uses**

- 3.11. Minor Digital Sign  
Minor Digital Off-premises Signs  
Minor Digital On-premises Signs  
Minor Digital On-premises Off-premises Signs

draft zone are consistent with the current zone, except that additional activities are allowed under the following uses:

- Urban Agriculture

Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

**Sign Uses**

The discretionary sign uses in this draft zone are consistent with the current zone.

**4. Additional Regulations for Specific Uses**

**Commercial Uses**

- 4.1. **Bars** must comply with the following:
  - 4.1.1. The maximum Floor Area is 240 m2 of Public Space for each individual establishment.
  - 4.1.2. The maximum capacity is 200 occupants for each individual establishment.
- 4.2. **Body Rub Centres** must comply with Section 6.10.
- 4.3. **Cannabis Retail Stores** must comply with Section 6.20.
- 4.4. **Liquor Stores** must comply with Section 6.70.
- 4.5. **Nightclubs** must comply with the following, where adjacent to or across an Alley from a Site zoned residential:
  - 4.5.1. The maximum Floor Area is 240 m2 of Public Space for each individual establishment.

Nightclubs shall not exceed 240 m2 of Public Space, if Abutting or across a Lane from a Site zoned residential.
- 4.6. Outdoor display areas shall be limited to **Outdoor Sales and Services** and **Urban Agriculture**. Automotive and Minor Recreational Vehicle Sales/Rentals and
  - 4.6.1. The size, location, screening, and Landscaping of the outdoor vehicle display areas shall be subject to the approval of the Development Planner Officer, who shall ensure that development of the Site is compatible with the appearance of Site design of surrounding developments.
- 4.7. **Vehicle Support Services** and **Uses with Drive-through Services** must comply with Section 6.110.
- 4.8. The following **Vehicle Support Services** must be located within an enclosed building:
  - Auctioneering Establishments
  - Equipment Rentals
  - Limited Contractor Services
  - Automotive and Equipment Repair Shops
  - Major Service Stations

**4.8 - Revised from S.930.6.5.2**

Auctioneering establishments, equipment rentals, and limited contractor services have been removed as they are now permitted activities within the indoor sales and service use, where activities must occur inside of a building.

**Industrial Uses**

4.9. **Minor Industrial** in the form of Fleet Services and Recycling Depots must be located within an enclosed building.

~~Fleet Services~~

~~Recycling Depots~~

**Community Uses**

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

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

4.12. Religious assemblies must not include rectories, manses, dormitories, convents, monasteries, and other associated residential buildings.

~~Religious Assembly Uses shall not include rectories, manses, dormitories, convents, Monasteries, or other residential buildings.~~

**Basic Services Uses**

4.13. **Recycling Drop-off Centres** must be located within an enclosed building.

~~Recycled Materials Drop-off Centre~~

**Agricultural Uses**

4.14. **Urban Agriculture**

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

4.14.2. The Development Planner may consider a variance to Subsection 4.14.1 based on the recommendations provided in an Environmental Site Assessment in compliance with [Section 7.140](#).

**Sign Uses**

4.15. **Signs** must comply with Subsections 3 and 7 of [Section 6.80](#).

**Floor Area and Capacity Exceptions**

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

4.16.1. measures specified in Subsection 2 of [Section 5.60](#);

4.16.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or

4.16.3. other similar measures.

**Note:** Administration is considering whether Subsection 7 of Section 6.80 is an appropriate replacement of the current Schedule 59J, or if those regulations need to be carried forward in the new Bylaw.

**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Floor Area Ratio</b>		
5.1.1.	Maximum Floor Area Ratio	1.4
5.1.2.	Maximum Floor Area Ratio where parking is provided within an <del>U</del> nderground Parkade	2.0
<b>Height</b>		
5.1.3.	Maximum Height for flat, mansard, and gambrel roofs or any other roof type with a pitch of less than 4/12 (18.4 degrees)	14.5 m



<b>5.1.4.</b>	Maximum Height for a roof type with a pitch of 4/12 (18.4 degrees) or greater; <del>in accordance with Section 52.</del>	16.0 m
<b>5.1.5.</b>	Maximum Height for Hotels  <del>except the maximum height for a Hotels Use shall not exceed 30.0m, in accordance with Section 52. Hotels exceeding 16.0m in Height shall be a Class B discretionary Development;</del>	16.0 m
<b>Setbacks</b>		
<b>5.1.6.</b>	<del>a</del> Minimum Setback <del>of 6.0 m shall be required</del> where any Lot line of a Site Abuts: <ul style="list-style-type: none"> <li>• a <del>Street; public roadway, other than a Lane;</del></li> <li>• <del>Abuts</del> the property line of a Commercial Zone;</li> <li>• <del>the property line of a Residential Zone;</del> or</li> <li>• a stormwater management facility or the private open space corridor, as defined in the Ellerslie Area Structure Plan;</li> </ul>	6.0 m
<b>5.1.7.</b>	Minimum Setback Abutting all other Sites	0 m

5.2. ~~Despite 5.1.5 and Subsection 6 of Section 7.100, the Development Planner may vary the maximum Height of a Hotel by increasing it up to 30.0 m.~~

~~except the maximum height for a Hotels Use shall not exceed 30.0m, in accordance with Section 52. Hotels exceeding 16.0m in Height shall be a Class B discretionary Development;~~

## 6. Design Regulations

6.1. ~~a~~Any business premises or multiple occupancy building having a Floor Area greater than 3,000 m<sup>2</sup> or a single wall length greater than 25.0 m visible from a ~~Street; public road, other than a Lane,~~ ~~must~~ shall comply with the following criteria:

- 6.1.1. ~~t~~The roof line and building ~~Facade~~ ~~must~~ shall include design elements that reduce the perceived mass of the building and add architectural interest; and
- 6.1.2. ~~l~~Landscaping adjacent to exterior walls ~~must~~ shall be used to minimize the perceived mass of the building and to create visual interest.

## 7. General Regulations

### Building Design Regulations

7.1. All mechanical and electrical equipment, transformers, ducts, cooling towers, materials handling equipment or other similar exposed projections must be screened from view from Abutting Streets and Sites in non-industrial Zones.

### Parking, Loading, Storage and Access

- 7.2. ~~n~~No storage of equipment or materials ~~is~~ shall be permitted except within an enclosed building.
- 7.3. Surface Parking Lots, and loading, waste collection, storage, service, and display areas must not be located within a Setback.
- 7.4. Despite Subsection 7.4, parking 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.
- 7.5. ~~a~~Any ~~waste~~ trash collection area, open storage area, or outdoor service area including any loading, unloading, or vehicle service area that is visible from any adjoining Site, ~~must~~ shall be

### 7.1 - Revised 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.

### 7.3, 7.4, and 7.7 - Revised from S.57.1.1

These regulations have been revised from the general performance standards section. They are intended to support a high design standard and appearance from the street and minimize impacts to adjacent sites.

screened from view from the adjoining Site. Landscaping, planting, berming, masonry walls, wood Fencing, or other man made features ~~must~~ shall be provided from the ground to a Height of 1.8 m to block the view from an ~~Abutting~~ adjoining Site;

7.6. ~~L~~ighting for the display, storage, and ~~p~~Parking ~~a~~Areas ~~must~~ shall be mounted on lamp standards or building walls and no exposed bulbs or strings of lights shall be used.

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

~~Industrial development shall comply with the Performance Standards of Section 57.1.1 and shall supersede or add to the development regulations of this Zone;~~

# Draft Zoning Bylaw

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## Part 4 - Direct Control Zones

Edmonton

# Draft Zoning Bylaw

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## Part 5 - General Development Regulations

Edmonton

# 5.10 Accessory Uses, Buildings and Structures

## Regulations

## Notes / Rationale

1. Any Use may be Accessory to a listed Use in the Zone.
2. Despite Subsection 1, Signs must not be approved as an Accessory Use.
3. An Accessory building or structure must not be used for residential living purposes.
4. Where a building or structure on a Site is attached to a principal building:
  - 4.1. by a roof; or
  - 4.2. by a floor or a foundation greater than 1.0 m above Grade,
 it is a part of the principal building and is not an Accessory building.
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 5.130 of this Bylaw.
6. An Accessory building or structure in a non-residential Zone must comply with the development regulations of the underlying Zone.
7. For Zero Lot Line Development, an Accessory building or structure must not encroach on the easement area.
8. Unless otherwise specified in this Bylaw, Accessory buildings or structures located in residential Zones must comply with Table 8:

**Table 8. Accessory Building or Structures Regulations**

Subsection	Regulation	Value	Symbol
8.1.	Maximum Height	4.3 m	-
8.2.	Maximum Site Coverage	20%	-
<b>Setbacks</b>			
8.3.	Minimum Setback	0.6 m	<b>A</b>
<b>Unless 1 or more of the following applies:</b>			
8.4.	Minimum Setback from the Garage door of a detached Garage where the door faces an Alley	1.2 m	<b>B</b>
8.5.	Minimum Rear or Interior Side Setback for an Accessory building that has a maximum Height less than or equal to 2.4 m measured to the peak of the roof	0 m	-
8.6.	Minimum Setback between an Accessory building and at least 1 Interior Side Lot Line where a Site is developed as Reverse Housing	1.1 m	<b>C</b>
<p><b>Diagram for Section 8.3, 8.4, and 8.6</b></p>			
8.7.	Minimum Interior Side Setback where a mutual Garage is built on a common Lot line	0 m	-

- 1 - Revised from S.50.1.1**  
This regulation is transferred from Section 50 (Accessory Uses and Buildings) with minor revisions for clarity.
- 2 - Transferred from S.50.1.6**  
Minor revisions made for clarity.
- 3 - Revised from S.50.3.1**  
This regulation is revised to ensure that garages and sheds are not used for residential purposes because these spaces aren't specifically designed for people to live in safely.
- 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.50.2.1**  
This requires accessory buildings in non-Residential zones to comply with the base regulations of the zone.
- 7 - Revised from S.54.3.5**  
This regulation has been revised so that it applies to all accessory buildings (not just Garages).
- 8.1 - Transferred from S.50.3.3**  
This regulation is transferred from Section 50 (Accessory Uses and Buildings) with minor revisions for clarity.
- 8.2 - 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.
- 8.3 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.
- 8.4. New Regulation**  
This regulation aligns with the setback regulations of detached garages in the RS and RSF Zones.
- 8.5 - Transferred from S.50.3.5.(b)(iv)**  
This regulation is transferred from Section 50 (Accessory Uses and Buildings) with minor revisions for clarity. Based on engagement feedback, additional wording is added to clarify that these buildings can only be located on the property line where it's not obstructing a drainage swale that runs along the property.
- 8.6 - Transferred from S.50.3.5.b.ii**  
This regulation is transferred with minor revisions.
- 8.7 - Transferred from S.50.3.5.b.(i) and (ii)**

<b>8.8.</b>	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	-
<b>Accessory Building Location</b>			
<b>8.9.</b>	Accessory buildings are not permitted in a Front Yard	-	-
<b>8.10.</b>	Minimum distance between an Accessory building and any other building on the same Site	0.9 m	-
<b>8.11</b>	Accessory buildings must not obstruct a required drainage swale	-	-

This regulation is transferred from Section 50 (Accessory Uses and Buildings) with minor revisions for clarity.

**8.8 - Transferred from S.135.4.15.b.iii**  
This regulation is transferred from the Residential Low Density (RLD) Zone with minor revisions for clarity.

**8.9 - Revised from S.50.3.5.a, S.44.6**  
This regulation is revised for clarity. This regulation is revised based on engagement feedback to allow for structures such as arbours and pergolas in the front yard, but prohibit permanent swimming pools or hot tubs.

**8.10 - Transferred from S.50.3.5.d**  
This regulation is revised for clarity.

**8.11 - New Regulation**  
This regulation ensures that any accessory buildings that are constructed near property lines do not obstruct drainage swales and cause flooding issues for the subject property or adjacent sites.

**9 - Transferred from S.50.3.5.e**  
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.

**10 - Revised from S.44.6**  
This regulation is relocated from the Projections into Setbacks section and revised mainly for clarity about the intent to allow these accessory features to be located within a Setback.

**11 - 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.

**11.1 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.

9. 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.
10. Swimming pools, ornamental ponds, flagpoles, ornaments, or similar features may be located in a Setback, except that:
  - 10.1. Swimming pools and hot tubs are not permitted within a Front Setback.

**Solar Collectors**

11. Solar Collectors must comply with the following:
  - 11.1. Rooftop mounted Solar Collectors may project a maximum of 1.5 m in Height from the surface of the roof of a building in a residential Zone.
  - 11.2. Rooftop mounted Solar Collectors must not extend beyond the eave or the edge of a roof.
  - 11.3. Wall mounted Solar Collectors may project a maximum of 1.5 m into any required Setback except that they must maintain a minimum distance of 0.6 m from the Lot line.

## 5.20 Amenity Areas

Regulations	Notes / Rationale
<p>1. Developments with more than 8 Dwellings must provide a minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling, except that:</p> <p style="padding-left: 40px;">1.1. A minimum Amenity Area of 7.5 m<sup>2</sup> for every 3 Sleeping Units must be provided for Supportive Housing or Multi-unit Housing with more than 8 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 1.8 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><b>Outdoor Common Amenity Area Regulations</b></p> <p>6. Where required Amenity Area is provided as outdoor Common Amenity Areas it must:</p> <p style="padding-left: 40px;">6.1. have a minimum area of 50.0 m<sup>2</sup>. <i>If the total required Amenity Area on Site is less than 50.0 m<sup>2</sup>, then the minimum area is 30.0 m<sup>2</sup>;</i></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><b>Indoor Common Amenity Area Regulations</b></p> <p>7. Where required Amenity Area is provided as indoor Common Amenity Area, it must:</p> <p style="padding-left: 40px;">7.1. have a minimum area of 15.0 m<sup>2</sup>;</p> <p style="padding-left: 40px;">7.2. not include common circulation areas such as lobbies and corridors; and</p> <p style="padding-left: 40px;">7.3. include furniture and fixtures that allow for active or passive recreation.</p> <p>8. Where provided, indoor Common Amenity Areas are not included in the calculation of Floor Area Ratio.</p>	<p><b>1. Revised from S.46.1 and 46.2</b> 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. <i>The threshold for when this requirement is triggered is revised based on engagement feedback.</i></p> <p><b>1.1 Revised from S.46.7</b> 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><b>2. Transferred from S.46.8</b> Minor revisions to the wording for clarity.</p> <p><b>3. Transferred from S.46.3(a)</b> Establishes the minimum dimensions for an amenity area. <i>The minimum dimensions are increased to 1.8 m based on engagement feedback, which also aligns with recommendation from the City of Edmonton Access Design Guide.</i></p> <p><b>4. Transferred from S.46.5(a)</b> Provides minimum separation between an amenity area and an arterial road.</p> <p><b>5. Transferred from S.46.4</b> Maintains current requirements with minor revision to the wording.</p> <p><b>6. Transferred from S.46.9</b> 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><b>7. Transferred from S.46.11</b> Establishes a minimum size for indoor common amenity area.</p> <p><b>8. Transferred from S.46.12</b> Excludes common amenity area from the calculation of Floor Area Ratio as an incentive for providing it.</p>

## 5.30 Bare Land Condominium

Regulations	Notes / Rationale
<ol style="list-style-type: none"> <li>1. For the purpose of issuing a Development Permit, each Bare Land Condominium Unit must be considered an independent Site.</li> <li>2. Where a Bare Land Condominium is served by a private roadway, the following applies:               <ol style="list-style-type: none"> <li>2.1. A private roadway includes:                   <ol style="list-style-type: none"> <li>2.1.1. a Bare Land Condominium Unit; or</li> <li>2.1.2. Common Property or a portion of Common Property that may be created in compliance with the Condominium Property Act, RSA 2000, c. C-22;                       <p>created for the purpose of vehicle access and circulation throughout a development, including a bridge and any structure incidental to the private roadway.</p> </li> </ol> </li> <li>2.2. For the sole purpose of applying the regulations of this Bylaw, a private roadway, as described in Subsection 2.1, is deemed to be the same as a Street.</li> <li>2.3. A private roadway must:                   <ol style="list-style-type: none"> <li>2.3.1. allow for the safe and efficient movement of emergency vehicles; and</li> <li>2.3.2. be designed to a standard acceptable to the Development Planner or Subdivision Authority.</li> </ol> </li> </ol> </li> </ol>	<p><b>1 - Transferred from S.60.1</b> Minor changes are proposed mainly for clarity.</p> <p><b>2 - Transferred from S.60.3</b> Minor changes are proposed mainly for clarity</p> <p><b>Additional Regulations to be Retired</b> <b>Comprehensive Site Plan requirements</b> 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> <p><i>Note: The word “subdivision” is removed from this section to clarify that these regulations are not about the process of subdividing bare land condominium but regulating the components of a bare land condominium. Reference to “subdivision” is contained within the Bare Land Condominium definition.</i></p>



## 5.40 Excavation, Stripping and Grading

Regulations	Notes / Rationale
<ol style="list-style-type: none"> <li>1. For the purpose of this Section, excavation means excavation other than for construction or building purposes, including but not limited to:                             <ol style="list-style-type: none"> <li>1.1. sand and gravel mining;</li> <li>1.2. topsoil stripping;</li> <li>1.3. grading;</li> <li>1.4. construction of artificial bodies of water;</li> <li>1.5. Site remediation; and</li> <li>1.6. Natural Resource Developments.</li> </ol> </li> <li>2. To undertake Site excavation, stripping, or grading of land, an application for a Development Permit must provide:                             <ol style="list-style-type: none"> <li>2.1. the location and area of the Site where the excavation, stripping or grading is to take place;</li> <li>2.2. the existing land Use, vegetation, and any Abutting water courses;</li> <li>2.3. the type and dimensions of the excavation, stripping and grading to be made, and the effect on existing drainage patterns; and</li> <li>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:                                     <ol style="list-style-type: none"> <li>2.4.1. preventing, controlling or reducing the creation of erosion or dust from the land, and</li> <li>2.4.2. preventing siltation or erosion into surrounding water courses.</li> </ol> </li> </ol> </li> <li>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:                             <ol style="list-style-type: none"> <li>3.1. minimize dust and environmental disturbance;</li> <li>3.2. be reasonably necessary for the Use and development of the land in question, considering the need for:                                     <ol style="list-style-type: none"> <li>3.2.1. preservation of agricultural land;</li> <li>3.2.2. natural preservation; and</li> <li>3.2.3. soil on the Site;</li> </ol> </li> <li>3.3. not destroy, disturb, or alter any designated historical resource in compliance with the Alberta Historical Resources Act; and</li> <li>3.4. not make the Site undevelopable.</li> </ol> </li> <li>4. The Development Planner must apply conditions to ensure that:                             <ol style="list-style-type: none"> <li>4.1. the development complies with the applicable regulations of this Section;</li> <li>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</li> <li>4.3. where Site reclamation is carried out, the applicant obtain a letter of completion from the City department responsible for environmental planning.</li> </ol> </li> </ol>	<p><b>1 - Transferred from S. 56.1</b> 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</p> <p><b>2 - Transferred from S. 56.2</b> This regulation is revised to communicate what details are required for a Development Permit application for these types of activities.</p> <p><b>3 - Transferred from S. 56.3</b> This regulation is transferred to ensure that the impacts of the operations are minimized.</p> <p><b>4 - Transferred from S. 56.4</b> This regulation is transferred, with revisions in language, to allow Development Planners the ability to apply conditions to ensure the requirements of Subsection 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.</p> <p><b>4.3 - Transferred from S. 5</b> This regulation is transferred to continue to require that a letter of completion be provided by the City department responsible for environmental planning.</p>

# 5.50 Residential Fences and Privacy Screens

## Regulations

## Notes / Rationale

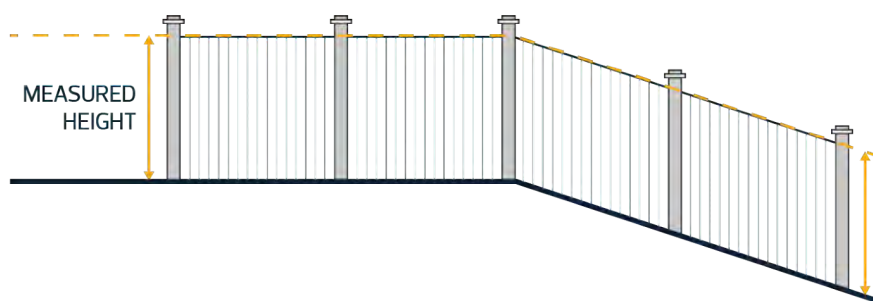
### 1. Application

1.1. Despite Section 7.40 of this Bylaw, this Section applies only 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, excluding structural posts, to the finished ground surface directly beneath the Fence at that point.

Diagram for Subsection 2.1



2.2. Maximum Fence Height must comply with Table 2.2:

Table 2.2. Fence Height Regulations			
Subsection	Regulation	Value	Symbol
2.2.1.	Maximum Height in Front Yards	1.3 m	A
2.2.2.	Maximum Height in all other Yards	2.0 m	B
<b>Unless the following applies:</b>			
2.2.3.	Maximum Height for the portion of the Fence between the Flanking Side Lot Line and the nearest wall of the principal building, not including projections, and extending from the Front Lot Line to the Rear Lot Line, on Corner Sites that provide vehicle access on the Flanking Street	1.3	C

Diagram for Subsection 2.2

Diagram Pending

2.3. To provide additional screening from Nuisances 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 2.6 m.

### 3. Privacy Screens

3.1. The Height of a Privacy Screen is measured from the highest point along the Privacy Screen, excluding structural posts, to the surface of the Platform Structure or Rooftop Terrace directly beneath that point.

#### 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. The height exception for 'decorative elements' has been removed in this draft. Elements such as decorative caps on top of structural posts, are considered part of the structural post.

#### 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 of a site on corner sites has been increased from 1.2 m to 2.0 m for additional privacy of amenity spaces which many residents are looking for. This is a regulation that is often varied.

An exception to the maximum height on the flanking side of a site has been added, where the maximum height is 1.3 m when vehicle access is from the flanking side. This is intended to maximize availability of private amenity space, while mitigating potential sightline concerns.

#### 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.

This regulation has been updated to apply to 'all other yards'.

#### 2.2.3 - New Regulation

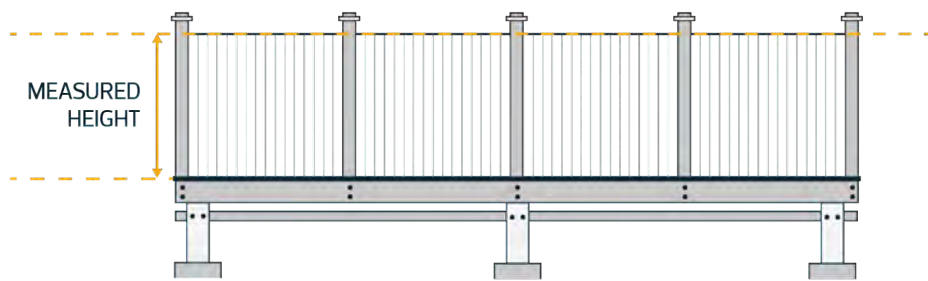
This regulation has been added to mitigate potential sightline concerns on corner sites where vehicle access is on the flanking street.

#### 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 nuisance issues. This regulation has been revised to specify that fence height may be varied to accommodate a Nuisance.

#### 2.3.1 - Revised from S. 49.1.f

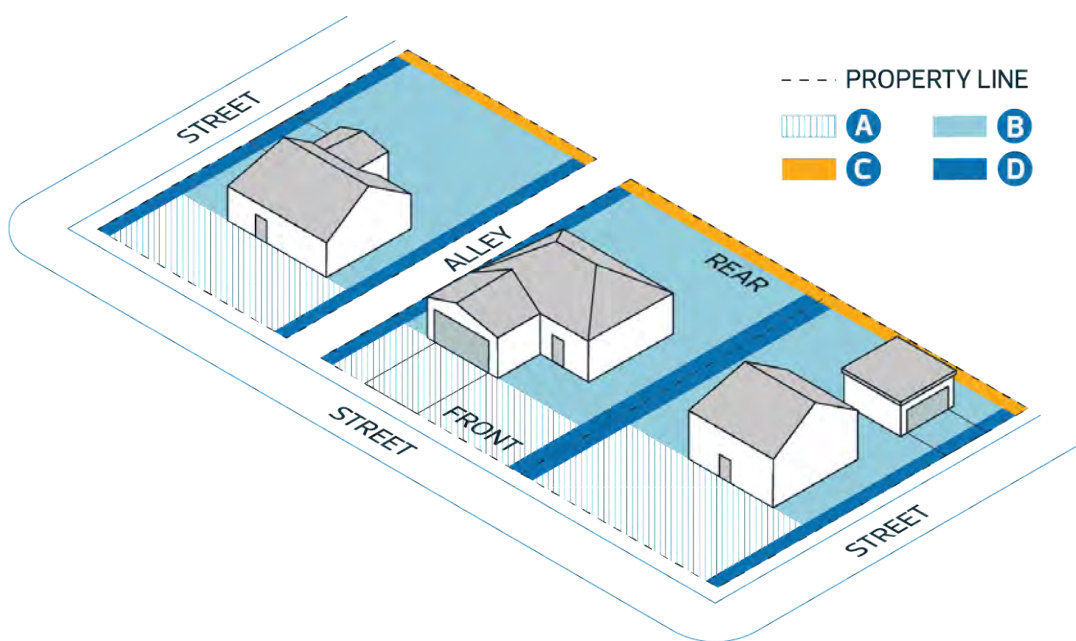
Diagram for Subsection 3.1



3.2. Privacy Screen Height must comply with Table 3.2:

Table 3.2. Privacy Screen Height Regulations			
Section	Regulation	Value	Symbol
3.2.1.	Maximum Height in Front Yards	1.3 m	A
3.2.2.	Maximum Height in all other Yards	2.0 m	B
<b>Unless 1 or more of the following applies:</b>			
3.2.3.	Maximum Height within 2.5 m of a Rear Lot Line	1.3 m	C
3.2.4.	Maximum height in required Side Setbacks	1.3 m	D

Diagram for Subsection 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.

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. In addition, based on engagement feedback the maximum Height a 2.0 m Fence can be varied has been reduced from 3.1 m from the previous draft to 2.6 m to support a more sensitive interaction with the public realm, while still allowing the potential for the development planner to consider a variance to fence height where appropriate.

**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. The height exception for 'decorative elements' has been removed in this draft. Elements such as decorative caps on top of structural posts, are considered part of the structural post.

**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. This regulation has been updated to apply to 'all other yards'.

**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.

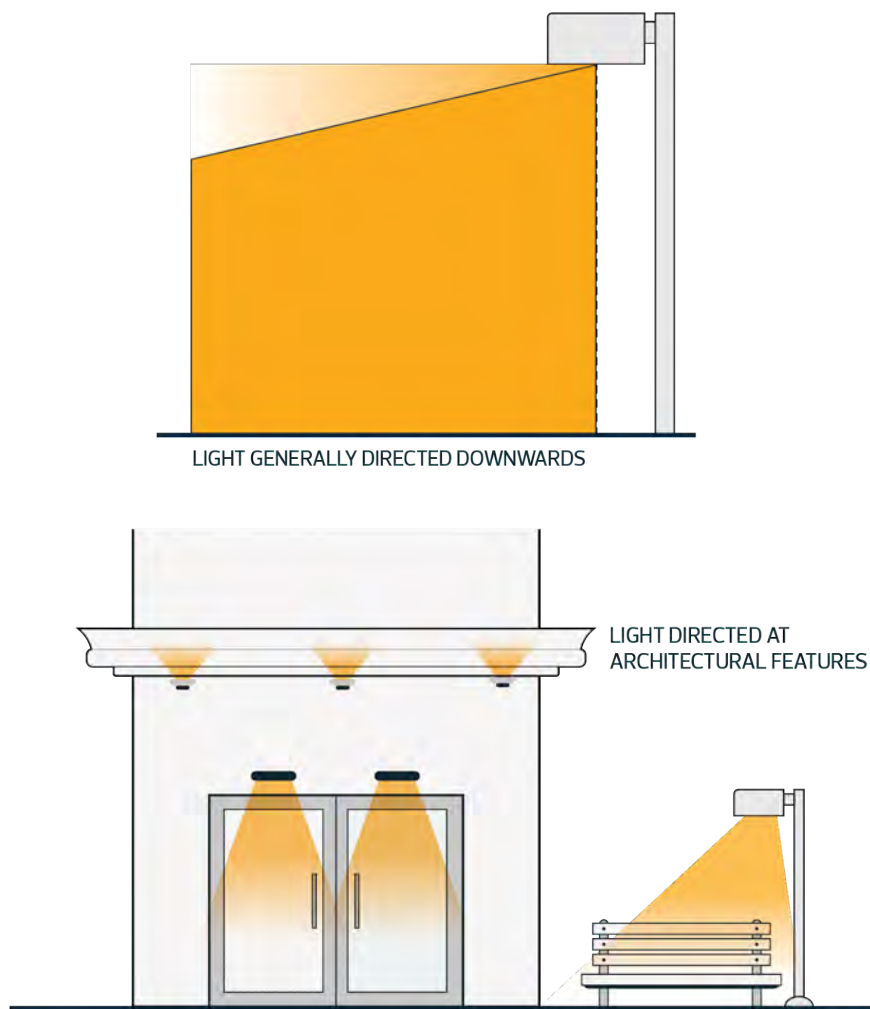
**Other Notes**

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.

## 5.60 Site Performance Standards

Regulations	Notes / Rationale
<p><b>1. Non-Industrial Development Standards</b></p> <p>1.1. Non-industrial development must comply with the following:</p> <ul style="list-style-type: none"> <li>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, Signs, and structures use materials similar to, or better than, the standard of surrounding developments.</li> <li>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.</li> <li>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.</li> <li>1.1.4. Venting systems for Parkades must be oriented away from Abutting Sites, on-Site Amenity Areas and pedestrian circulation areas.</li> <li>1.1.5. Fences that contain or are constructed of hazardous materials, such as barbed wire, are not permitted.</li> </ul>	<p><b>1.1.1 - Transferred from S. 57.3.1</b> This regulation is being carried forward to maintain minimum performance standards for non-industrial development.</p> <p><b>1.1.2 - Revised</b> 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.</p> <p><b>1.1.3 - New Regulation</b></p> <p><b>1.1.4 - New Regulation</b> 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.</p> <p><b>1.1.5 - New Regulation</b> This regulation has been added to prohibit hazardous fence materials for Non-Industrial development.</p>
<p><b>2. Nuisances</b></p> <p>2.1. Where a proposed non-Residential Use or Home Based Business may create a Nuisance, as determined 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:</p> <ul style="list-style-type: none"> <li>2.1.1. additional screening such as building walls, freestanding walls, berms, solid Fences, or Landscaping, to minimize visual Nuisances;</li> <li>2.1.2. additional features such as full cutoff lighting, building walls, freestanding walls, berms, solid Fences, or Landscaping to minimize lighting Nuisances;</li> <li>2.1.3. structural soundproofing, or limiting the use of outdoor speakers and amplification systems, to minimize noise Nuisances;</li> <li>2.1.4. ventilation systems or filters that treat emissions before being vented out of a building, to minimize odour or emission Nuisances; or</li> <li>2.1.5. other similar measures.</li> </ul> <p>2.2. The Development Planner may impose conditions on a Development Permit to implement mitigation measures to comply with Subsection 2.1.</p>	<p><b>2.1 - New Regulation</b> 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.</p> <p><b>2.2 - New Regulation</b> This regulation allows the development planner to impose any conditions on a development permit necessary to ensure that a project incorporates the necessary measures to mitigate a potential nuisance.</p>
<p><b>3. Lighting</b></p> <p>3.1. Outdoor lighting must:</p> <ul style="list-style-type: none"> <li>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;</li> <li>3.1.2. generally be directed downwards, except where directed towards the Site or architectural features located on the Site;</li> </ul>	<p><b>3.1.1. Transferred from S. 51.a.</b> This regulation is designed as a preventive measure and is kept from the original section due to its relevance.</p> <p><b>3.1.2. New regulation</b> 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.</p>

Diagram for Subsection 3.1.2



- 3.1.3. be designed to provide a well-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and
- 3.1.4. not interfere with the function of traffic control devices.

**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. 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, Driveways, Drive Aisles, Pathways, Site accesses, and the Abutting Site;
  - 4.1.4. be in a separate space from non-residential waste containers; and
  - 4.1.5. provide appropriate screening in compliance with Subsections 2, 4, and 5 of Section 5.80,

to the satisfaction of the Development Planner, in consultation with the City department responsible for waste services.

**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. Regulations apply only to residential or mixed-use development because the City is responsible for residential waste collection but not non-residential waste collection. It is the responsibility of the landowner of non-residential properties to maintain appropriate waste collection on-site. The City will continue to review non-residential sites to ensure that non-residential waste collection spaces do not impact site access and circulation.

**5. Vehicles Prohibited or Restricted in Residential Zones**

- 5.1. The following vehicles are not permitted to be parked on any part of a Site in a residential Zone:
  - 5.1.1. a Commercial Vehicle, loaded or unloaded, with a maximum gross vehicle weight rating (G.V.W.R.) greater than 4,600 kg; or
  - 5.1.2. more than 1 Commercial Vehicle with a maximum gross vehicle weight rating (G.V.W.R.) of 4,600 kg or less, for longer than reasonably necessary to load or unload the vehicle.
- 5.2. 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.
- 5.3. Despite Subsection 5.5, 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:
  - 5.3.1. that does not Abut an Alley; and

**5.1 - 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.

**5.2 and 5.3 - 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.

<p>5.3.2. 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.</p> <p>5.4. For the purposes of Subsections 5.5 to 5.6, a large Recreational Vehicle does not include:</p> <ul style="list-style-type: none"><li>5.4.1. small utility trailers;</li><li>5.4.2. camper van conversions;</li><li>5.4.3. tent trailers;</li><li>5.4.4. campers mounted on trucks; or</li><li>5.4.5. boats, snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.</li></ul>	<p><b>5.4 - Transferred from S.45.6</b> 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.</p>
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## 6. Cross-Lot Drainage

<p>6.1. Where developments, such as Row Housing, require stormwater drainage to cross 1 or more Lots must register a private drainage easement allowing the uninhibited flow of water across Lots.</p>	<p><b>6.1 - New regulation</b> This regulation ensures developments that result in cross-lot drainage are obligated to establish a drainage easement to ensure that stormwater can flow across the necessary lots into the city's drainage system.</p>
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# 5.70 Inclusive Design

Regulations	Notes / Rationale
<p><b>Application</b></p> <p>1.1. Where this Section is referenced in a Zone, development must achieve the minimum requirements for inclusive design outlined in this Section.</p> <p><b>Minimum Criteria for Access to a Building or Dwelling</b></p> <p>1.2. At least 1 Dwelling entrance must:</p> <ul style="list-style-type: none"> <li>1.2.1. be Barrier-free; and</li> <li>1.2.2. provide a minimum unobstructed doorway width of 0.9 m.</li> </ul> <p>1.3. The main entrance to a building in which the Dwelling is located must:</p> <ul style="list-style-type: none"> <li>1.3.1. be Barrier-free; and</li> <li>1.3.2. provide a minimum unobstructed doorway width of 0.9 m.</li> </ul> <p><b>Minimum Criteria for Access Within Shared Areas of a Building</b></p> <p>1.4. If the Dwelling entrance is not directly accessible from the Street, each Dwelling must be accessible by a Barrier-free path of travel from the main entrance of the building with a minimum width of 1.8 m.</p> <p>1.5. If the Dwelling entrance is not on the Ground Floor, it must be accessible by an elevator.</p> <p>1.6. Indoor Common Amenity Areas must be accessible by a Barrier-free path of travel from the Dwelling with a minimum width of 1.8 m.</p> <p>1.7. The impact of a long Barrier-free path of travel must be minimized by including areas for seating at regular intervals, which must not obstruct the Barrier-free path of travel.</p> <p>1.8. All doorways on a Barrier-free path of travel must provide a minimum unobstructed width of 0.9 m.</p> <p>1.9. A minimum 1.8 m unobstructed turning diameter must be provided along all areas of a Barrier-free path of travel.</p> <p><b>Minimum Criteria Within the Dwelling</b></p> <p>1.10. All areas of the Dwelling must provide a Barrier-free path of travel with a minimum width of 1.2 m.</p> <p>1.11. A minimum 1.5 m unobstructed turning diameter must be provided in all areas of the Dwelling, including:</p> <ul style="list-style-type: none"> <li>1.11.1. entrance areas;</li> <li>1.11.2. kitchens;</li> <li>1.11.3. stair landings;</li> <li>1.11.4. bedrooms;</li> <li>1.11.5. Sleeping Units;</li> <li>1.11.6. along Barrier-free paths; and</li> <li>1.11.7. bathrooms.</li> </ul> <p>1.12. Despite Subsection 1.11, balconies and patios must:</p> <ul style="list-style-type: none"> <li>1.12.1. be directly accessible from within the Dwelling; and</li> <li>1.12.2. provide a minimum 1.8 m unobstructed turning diameter.</li> </ul> <p>1.13. All doorways within the Dwelling must have a minimum unobstructed width of 0.9 m.</p> <p>1.14. The following must be included on the same floor as the Dwelling entrance:</p> <ul style="list-style-type: none"> <li>1.14.1. at least 1 bathroom that includes: <ul style="list-style-type: none"> <li>1.14.1.1. a Barrier-free tub or shower; and</li> <li>1.14.1.2. walls designed for the purpose of installing grab bars at the toilet, and at the tub or shower;</li> </ul> </li> <li>1.14.2. a kitchen;</li> <li>1.14.3. laundry facilities, if provided within the Dwelling; and</li> <li>1.14.4. a minimum of 1 bedroom, unless the Dwelling is designed as a studio.</li> </ul>	<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"> <li>• Density maximums have been removed from zones, making the incentives included in that section ineffective</li> <li>• Elements such as Inclusive Design, CPTED standards, and enhanced public realm features have been reflected in other sections in the bylaw</li> </ul> <p>This section has been reorganized to improve clarity and to separate requirements into requirements for access to a building or dwelling, access within shared areas of a building, and access within the dwelling. It has also been updated to reflect elements from the Edmonton Access Design Guide that pertain to residential development, which was referenced during engagement.</p> <p><b>1.1 - Transferred from S. 93.1</b> 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. This regulation has been updated to clarify how the Inclusive Design section is applied, based on engagement feedback.</p> <p><b>1.2 &amp; 1.3 - Transferred from S. 93.1.a</b> 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. This regulation has been separated into requirements for entrances to Dwellings, and main entrances into buildings where the Dwelling is located. Requirements for Sleeping Units have been removed from this section, as a Sleeping Unit is within the Dwelling. Sleeping Unit entry requirements are listed in Subsection 1.13.</p> <p><b>1.4, 1.6, &amp; 1.7 - Transferred from S. 93.1.g &amp; S. 94.1.iii</b> 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. Subsection 1.4 has been updated with the current 1.8 m Barrier-free path of travel width requirement as outlined in the Access Design Guide, and clarity has been provided regarding when a Barrier-free</p>

- 1.15. If a Dwelling contains more than 1 Storey, it must be designed to accommodate the installation of a stair lift or elevator.
- 1.15.1. To accommodate a stair lift, stairways must:
- 1.15.1.1. provide access between all floors of the Dwelling;
  - 1.15.1.2. be constructed in a straight line;
  - 1.15.1.3. have a minimum width of 1.0 m; and
  - 1.15.1.4. have a minimum clearance height of 3.0 m at all landings.
- 1.15.2. To accommodate an elevator at least 1 closet on each floor must:
- 1.15.2.1. have a minimum dimension of 2.0 m x 2.0 m;
  - 1.15.2.2. be vertically aligned with all closets of the same minimum dimensions on each floor; and
  - 1.15.2.3. be constructed to be able to function as a residential elevator shaft.

path of travel within buildings must be provided.  
 Subsection 1.6 has been updated to specify that Indoor Common Amenity Areas must be accessible by a Barrier-free path of travel with a width of 1.8 m.  
 Subsection 1.7 has been updated to specify that seating must not obstruct the Barrier-free path of travel.

**1.5 - New Regulation**

This regulation has been added to provide clarity regarding access to accessible Dwellings that are located off the Ground Floor.

**1.8 - New Regulation**

This regulation has been added to ensure that the doorways along a Barrier-free path have a minimum unobstructed width of 0.9 m.

**1.9 - New Regulation**

This regulation has been added to reflect elements from the Edmonton Access Design Guide, to ensure that Barrierfree paths within shared parts of a building provide a minimum turning diameter

**1.10 - 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. This regulation has been updated with an increased width requirement of 1.2 m to be consistent with the Edmonton Access Design Guide. Also, reference to Sleeping Units has been removed, as this regulation is not applicable to Sleeping Units, which are rooms within Dwellings.

**1.11 - 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. Sleeping Units, stair landings, bedrooms and areas along Barrier-free paths have been added. The turning diameter requirement has been increased to 1.8 m to be consistent with the Access Design Guide.

**1.12 - New Regulation**

This regulation has been added to ensure that where provided, balconies are accessible from within the Dwelling or Sleeping unit, and that an increased turning diameter is provided.

**1.13 - Transferred from S. 93.1.e**

**1.14 - Transferred from S. 93.1.f**

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. This regulation has been updated to ensure that the rooms and facilities listed are all on the same floor, and on the same floor as the Dwelling entrance, to ensure that the Dwelling is visitable by all users. Kitchens have also been added. References to Sleeping Units have been updated to be accurate with the Sleeping Unit definition.

**1.15, 1.16 & 1.17 - Revised from S.93.1.g**



This regulation has been updated for clarity and readability.

This regulation has been separated into 3 different regulations to increase clarity.

1.16.1 has been updated to ensure that where a stairlift is planned, that the stairway design would accommodate it between all floors. 1.16.4 has been updated to ensure a minimum landing height at the top and bottom of the stairwell. The area requirements for closets to accommodate an elevator has been updated and increased to be in closer alignment to the Alberta Building Code Barrier Free Design Guide for elevator dimensions.

# 5.80 Landscaping

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To ensure a baseline standard of Landscaping for development, from the initial placement of the Landscaping through to its maturity, and to help provide a positive overall experience for Edmontonians, encourage environmental stewardship, and to contribute to Edmonton’s urban forest, biodiversity, and The City Plan’s climate resiliency goals.</p>	<p>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.</p>
<p><b>2. General Landscaping Regulations</b></p> <p>2.1. The requirement for Landscaping must be a condition of a Development Permit, except where a proposed development:</p> <ul style="list-style-type: none"> <li>2.1.1. does not significantly increase or intensify the Use of an existing development;</li> <li>2.1.2. is for a Secondary Suite;</li> <li>2.1.3. is for a temporary Residential Sales Centre;</li> <li>2.1.4. is for a Special Event; or</li> <li>2.1.5. only involves interior alterations.</li> </ul> <p>2.2. All open space, including Yards, Setback areas, Amenity Areas at ground level, and Private Outdoor Amenity Areas must be Landscaped with trees, shrubs, grass, or other perennial ground cover, except where the open space is:</p> <ul style="list-style-type: none"> <li>2.2.1. designated for Pathways or parking and vehicle circulation;</li> <li>2.2.2. designated for decorative Hard Surfacing and architectural features for the purpose of on-Site Amenity Areas; or</li> <li>2.2.3. substituted with other forms of permeable ground cover, including washed rock, shale, mulch, or other similar treatments,</li> </ul> <p>to the satisfaction of the Development Planner.</p> <p>2.3. 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, landscape architect, or landscape architectural technologist.</p> <p>2.4. Landscaping on City-owned land must comply with applicable Traffic Bylaw 5590 and the City Design and Construction Standards, to the satisfaction of the Development Planner in consultation with the appropriate City department.</p>	<p><b>2.1 - Revised from S.55.5.1</b>                  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 Secondary Suites. <b>Notes:</b></p> <ul style="list-style-type: none"> <li>- Subsection 2.1.1 has been adjusted so it is more aligned with the current regulation in Section 55.5.1, which will also address any applications related to exterior alterations and change of use developments.</li> <li>- Subsection 2.1.2 has been adjusted to delete Backyard Housing as this form of development will be required to comply with Subsection 2.2.</li> </ul> <p><b>2.2 - Combined from S.55.2.1.g, S.55.2.1.h, 55.3.1.e</b>                  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. <b>Note:</b> this section has been adjusted to ensure Subsections 2.2.1, 2.2.2, and 2.2.3 are to the satisfaction of the Development Planner. Reference to decorative permeable pavers has been removed in Subsection 2.2.3, as decorative hard surfacing is addressed in Subsection 2.2.2.</p> <p><b>Note:</b> A previously proposed regulation, that clarified how the minimum tree and shrub quantities are determined based on rounding of numbers, is now proposed to be included in Section 7.20 - General Rules of Interpretation.</p> <p><b>2.3 - Transferred from S.55.5.15</b>                  To continue to enable the Development Planner to require a report from a landscape professional to justify variances to the landscaping regulations. <b>Notes:</b></p> <ul style="list-style-type: none"> <li>- Horticulturalists may provide advice related to horticultural/cultivation standards for plants required to be installed (related to plant hardiness,</li> </ul>

- sizes, etc.)
- Arborists may provide advice related to tree health and preservation
- Landscape architectural technologists may provide advice related to minor landscape variances related to the location, or type, of plant material proposed
- Landscape architects may provide advice related to any variance being requested to the landscaping regulations

**2.4 - Revised from S.55.5.11**

To continue to ensure that landscaping on City-owned land complies with applicable City Design and Construction Standards and the Traffic Bylaw. Where there are no applicable design standards for landscaping on City-owned sites, development must comply with the landscaping requirements in this Section. **Note:** Trees on public land, such as boulevard trees 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 Backyard Housing and Cluster Housing developments, must comply with Table 3.1:

Table 3.1. Minimum Trees and Shrubs		
Subsection	Measure	Minimum Tree and Shrub Requirements
<b>Single Detached Housing, Semi-detached Housing, and Duplex Housing</b>		
3.1.1.	Site Width less than 8.0 m	1 tree and 4 shrubs
3.1.2.	Site Width 8.0 m - 15.0 m	2 trees and 6 shrubs
3.1.3.	Site Width greater than 15.0 m	4 trees and 8 shrubs
<b>Row Housing</b>		
3.1.4.	Per principal Dwelling	1 tree and 4 shrubs

**Maximum Impermeable Materials**

- 3.2. The area covered by Impermeable Material must not exceed 70% of the total Lot area for:
  - 3.2.1. Single Detached Housing, Duplex Housing, Semi-detached Housing; and
  - 3.2.2. Row Housing, Multi-unit Housing or Cluster Housing up to 8 Dwellings.
- 3.3. Despite Subsection 3.2, the area covered by Impermeable Material must not exceed 75% of the total Lot area where Row Housing up to 8 Dwellings is developed with front attached Garages facing a Street.
- 3.4. Despite the definition of Impermeable Material, the area of building coverage developed with a Green Roof is not included in the calculation of Impermeable Material on a Site.

**3.1 - Revised from S.55.2.d:**

The minimum trees and shrubs required for small scale residential development is proposed to be simplified for easier interpretation. The previously proposed approach was to base the number of trees and shrubs based on site width, but could result in a complex calculation for applicants, residents and staff. The proposed requirement still incrementally increases the landscaping requirement based on site width, but is less complex than the previously proposed approach. The site width ranges take into consideration typical and proposed minimum lot widths; however, the number of trees and shrubs required are slightly less (reduced from 2 trees and 4 shrubs to 1 tree and 4 shrubs) for narrow lots for ease of implementation and enforcement.

**Notes:**

- Subsection 3.1 has been adjusted so that any non-residential only development (e.g., as proposed in the RS, RSF and RSM Zones) must comply with Subsection 4.
- Prior to 2016 there was no requirement in the Zoning 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.

**Note:** Previously proposed regulations that would have required a tree and a minimum 11 m<sup>2</sup> landscaped area to be provided in the front yard of sites that do not front onto a treed boulevard have been removed in consideration of engagement feedback and additional modeling indicating that smaller sites would not be able to meet the requirements.

**3.2, 3.3, 3.4 - Transferred from S.55.10**

To continue to limit impermeable surfaces

to help minimize impacts to drainage and reduce stormwater runoff.

## 4. Landscaping for all Other Development

4.1. Trees and shrubs for all other development not regulated in Subsection 3.1 must comply with Table 4.1:

**Table 4.1. Minimum Trees and Shrubs**

Subsection	Measure	Minimum Tree and Shrub Requirements
<b>All development, excluding development regulated in Subsection 3.1 and development on Sites in the A1, A2, A3, A4, A5, A6, AG, AJ, FD, PS, or PSN Zone</b>		
4.1.1.	Total Setback area, based on the Setbacks at ground level	1 tree and 2 shrubs per 30.0 m <sup>2</sup>
4.1.2.	Length of Pathways along internal Streets, for Sites greater than or equal to 2 ha that are in a Commercial or Mixed Use Zone	1 deciduous tree per 10.0 m
4.1.3.	The total Public Amenity Area or Park area with a depth greater than 3.0 m between a Lot line Abutting a Street and a building, for Sites in a Mixed Use Zone	1 tree and 2 shrubs per 30 m <sup>2</sup>
<b>Unless the following applies:</b>		
4.1.4.	The portion of the total Setback area, based on the Setbacks at ground level, that Abuts a Street and is directly in front of Ground Floor non-Residential Uses, for Sites in a Mixed Use Zone	No minimum
<b>Development on Sites in the PS or PSN Zone</b>		
4.1.5.	For non-City owned Sites, total area, excluding sports field playable areas, contained within the project boundary	55 trees per ha

4.2. For Sites in an industrial Zone, 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:

- 4.2.1. Anthony Henday Drive;
- 4.2.2. Calgary Trail N.W.;
- 4.2.3. Gateway Boulevard N.W.;
- 4.2.4. Manning Drive N.W.;
- 4.2.5. Mark Messier Trail N.W.;
- 4.2.6. Sherwood Park Freeway N.W.;
- 4.2.7. St. Albert Trail N.W.;
- 4.2.8. Stony Plain Road N.W.;
- 4.2.9. Whitemud Drive N.W.; and
- 4.2.10. 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 5.100](#) must be well suited to survive in high-traffic areas and comply with Table 4.4:

#### 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 m<sup>2</sup> 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 m<sup>2</sup> of setback area. **Note:** the ratio of trees and shrubs has been adjusted based on feedback to 1 tree and 2 shrubs per 30 m<sup>2</sup> of total setback area. This is a slight decrease for non-residential development, where the current tree calculation is 1 tree per 25 m<sup>2</sup>. The regulation has also been adjusted to clarify that the measurement is based on the required setbacks at ground level (as opposed to the upper-storey setbacks required for some developments).

#### 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 require trees for portions of development within the Mixed Use Zone that are proposing Public Amenity Area in order to be exempted from the maximum 3.0 m Setback requirement. This proposed requirement will also help support a more comfortable public realm where the Public Amenity Area is located between a street and a tower that extends to ground level.

#### 4.1.4 - 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.

#### 4.1.5 - New Regulation

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. **Notes:**

- Landscaping on City-owned land is subject to meeting the requirements of the Design and Construction Standards as specified in Subsection 2.4.
- This regulation has been adjusted based on feedback to exclude sports fields from the calculation area.
- This regulation has also been adjusted to remove its application to sites in the River Valley (A) Zone

#### 4.2 - Revised from S.55.3.1.f

Table 4.4. Minimum Trees and Shrubs

Subsection	Measure	Minimum Tree and Shrub Requirements
4.4.1.	Total Landscaped island area	1 tree and 2 shrubs per 22.0 m <sup>2</sup>
4.4.2.	Length of Pathways within Surface Parking Lots	1 deciduous tree per 10.0 m

- 4.5. At a minimum, each Landscaped island must contain the following:
  - 4.5.1. 1 tree and 2 shrubs for Landscaped islands less than 22.0 m<sup>2</sup>; or
  - 4.5.2. 2 trees and 4 shrubs for Landscaped islands 22.0 m<sup>2</sup> or greater.
- 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 or other Sites, except that:
  - 4.6.1. Subsection 4.6 does not apply to Sites in the IM or IH Zone, for portions of a Surface Parking Lot Abutting other Sites in an IM or IH Zone.
- 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.

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., St. Albert Trail N.W. and Whitemud Drive. 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 m<sup>2</sup> of parking island area). Subsection 4.4.2 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. **Notes:**

- The minimum requirement for 1 tree per 10 linear metres aligns with the City Design and Construction Standards for boulevard planting.
- Subsection 4.4.1 has been adjusted to change the ratio from 1 tree and 2 shrubs per 20 m<sup>2</sup> to 1 tree and 2 shrubs per 22 m<sup>2</sup>, and to remove the requirement for only deciduous trees within landscaped parking islands.

**4.5 - New Regulation**

This regulation has been adjusted to ensure that in each landscaped island there are a minimum number of trees provided. **Note:** the minimum 11.0 m<sup>2</sup> landscaped island area is proposed to be regulated in Subsection 4.7.3 in Section 5.100 Parking, Access and Site Circulation. This regulation ensures a minimum of 1 tree per landscaped island, and at least 2 trees for landscaped islands at the end or within a double parking aisle.

**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 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><b>4.6.1 - New Regulation</b> 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><b>4.7 - Revised from 55.5.6</b> 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 5.2.1.</p>
<p><b>5. Additional Landscaping to Minimize Negative Impacts</b></p> <p>5.1. The Development Planner may require additional Landscaping:</p> <ul style="list-style-type: none"> <li>5.1.1. to mitigate a Nuisance;</li> <li>5.1.2. to provide a Landscape Buffer to meet a requirement in this Bylaw; or</li> <li>5.1.3. on portions of a Site intended for future development, where the lack of Landscaping may create a negative visual impact on Abutting Sites or Streets.</li> </ul> <p>5.2. Landscape Buffers provided to meet a requirement in this Bylaw must comply with the following, to the satisfaction of the Development Planner:</p> <ul style="list-style-type: none"> <li>5.2.1. Landscape Buffers required to minimize impacts to privacy, lighting or other negative visual impacts must use tree and shrub plantings that provide an adequate height and width to screen the view from an Abutting Use, Street or Site.</li> <li>5.2.2. Landscape Buffers required to reduce the perception of building massing must use tree plantings that provide an adequate height and arrangement to reduce the perception of building massing from Abutting Sites and Streets.</li> <li>5.2.3. Landscape Buffers required to reduce wind related impacts must use tree or shrub plantings as identified in a Wind Impact Assessment.</li> </ul> <p>5.3. 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>5.4. Where, in the opinion of the Development Planner, a required Landscape Buffer for the purpose of screening is not reasonably expected to survive berms, masonry walls, Fences or other similar features may be used.</p>	<p><b>5.1 - Revised from S.55.5.2 and S.55.7.1.a</b> 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.). <b>Note:</b> this regulation has been adjusted to be more similar to S.55.5.2 to ensure the regulation can apply to both new and redeveloped sites.</p> <p><b>5.2 - New Regulation</b> To provide guidance for landscape buffers for different applications (screening, minimizing building massing, and minimizing wind impacts). The proposed regulations are intended to be 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. <b>Notes:</b></p> <ul style="list-style-type: none"> <li>- This regulation has been restructured and reworded for clarification.</li> <li>- Based on feedback a previous regulation that would have provided guidance for landscape buffers used to minimize noise impacts has been removed and replaced with a regulation that provides guidance for landscape buffers used to minimize wind impacts. Regulations have also been reworded for clarity.</li> </ul> <p><b>5.3 - Revised from S.55.7.3</b> 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><b>5.4 - Revised from S.55.5.6 and S.55.5.7</b> 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. <b>Note:</b> This regulation has been adjusted to remove the possibility of using berms, masonry walls and fences as an alternative to landscaping based on whether or not the height of outdoor storage areas would limit the effectiveness of screen planting.</p>

## 6. Minimum Plant Sizes and Ratio of Deciduous to Coniferous Plants

- 6.1. New trees and shrubs must comply with the following:
  - 6.1.1. Deciduous trees must have a minimum Caliper of 50 mm.
  - 6.1.2. Coniferous trees must have a minimum Height of 2.0 m.
  - 6.1.3. Deciduous shrubs must have a minimum Height of 300 mm (5 gallon pot).
  - 6.1.4. Coniferous shrubs must have a minimum spread of 450 mm (5 gallon pot).
  - 6.1.5. For non-Residential, Multi-unit Housing, and Cluster Housing development the proportion of deciduous to coniferous trees and shrubs must be as close to 50:50 as reasonably practical.

**Note:** The subtitle of this section has been adjusted for clarity.

**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.

**Note:** The minimum shrub sizes have been adjusted based on feedback to require that the minimum sizes for trees and shrubs match the minimums identified in the City's Design and Construction Standards for Landscaping.

**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 recent review of Development Permit Inspections for small scale residential development identified compliance issues associated with the deciduous and coniferous planting requirements.

**Note:** Previously proposed regulation that would have allowed up to 25% of the minimum required trees to be of a smaller size or that would have allowed the substitution of shrubs for trees has been removed. Based on feedback it was determined that the substitution of smaller planter material or shrubs for trees would compromise the intent of the landscaping requirements and should only be considered as a variance to the requirements on a case-by-case basis.

## 7. Preserving Existing Trees and Shrubs

- 7.1. Existing plant material should be preserved and protected unless removal is demonstrated to be necessary or desirable to accommodate a proposed development.
- 7.2. Tree and shrub requirements may be satisfied by preserving existing trees and shrubs at the rates specified in Table 7.2:

**Table 7.2. Substituting Required Trees or Shrubs**

Subsection	Requirement	Preserved Trees or Shrubs that can be Substituted
7.2.1.	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
7.2.2.	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
7.2.3.	1 shrub	1 existing deciduous shrub with a minimum Height of 300 mm; or 1 existing coniferous shrub with a minimum spread of 450 mm

- 7.3. The Development Planner must, where applicable, require mitigation measures in compliance with Subsections 8.6 and 8.7 to protect existing trees and shrubs intended to meet Landscaping requirements.

**7.1 - Transferred from S.55.6.1**  
 To continue to encourage tree preservation for all developments requiring landscaping.

**7.2 - Transferred from 55.6.2**  
 To incentivize preserving existing trees and shrubs.

**7.2.1 - 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.

**7.2.2 - 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.

**7.2.3 - Revised from S.55.6.5**  
 To provide a minimum size for deciduous or coniferous shrubs to count towards 1 required shrub.

	<p><b>7.3 - New Regulation</b> To ensure trees and shrubs proposed to be preserved to meet the minimum landscaping requirements are protected to ensure survival.</p>
<p><b>8. General Planting Regulations</b></p> <p>8.1. Trees and shrubs must be provided within a planting bed with proper mulch to support better growing conditions and plant survival.</p> <p>8.2. Proper soil depths and volumes in planting areas, including in planters and above Parkades, must be provided to support suitable growing conditions, plant survival, and to accommodate the Landscaping intended for plant materials and ground cover.</p> <p>8.3. Landscaping must integrate plant material that provides colour or interest throughout the year to enhance the appearance of the development during winter months.</p> <p>8.4. Plant material must:</p> <p>8.4.1. be hardy to the Edmonton area and to the Site conditions; and</p> <p>8.4.2. meet horticultural standards from the current edition of the “Canadian Nursery Stock Standard”, produced by the Canadian Nursery Landscape Association.</p> <p>8.5. Plant material must be installed at finished grade, except:</p> <p>8.5.1. where this is not practical, planters and Green Roofs with sufficient thermal insulation to support better growing conditions and plant survival may be used.</p> <p>8.6. 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 8.7, to:</p> <p>8.6.1. preserve and protect existing vegetation on-Site intended to meet Landscaping requirements; or</p> <p>8.6.2. provide an adequate growing environment for proposed required Landscaping.</p> <p>8.7. Mitigation measures to protect existing Landscaping or provide an adequate growing environment for required Landscaping may include:</p> <p>8.7.1. measures specified in a landscape or tree protection plan; or</p> <p>8.7.2. recommendations from an arborist or horticulturalist report.</p>	<p><b>8.1 - New Regulation</b> 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.</p> <p><b>8.2: Revised from S.55.5.9</b> 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 outline minimum topsoil depths for trees and shrubs in the range of 450 - 500 mm, more than 900 mm for trees in hardscaped areas (soil cells are recommended), and 300 mm for seed and sodded areas.</p> <p><b>8.3 - Transferred from 819.4.11</b> 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. <b>Note:</b> Based on feedback this regulation has been adjusted to also include plant material that provides ‘interest’ throughout the year.</p> <p><b>8.4.1 - Transferred from S.55.5.12</b> 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 <a href="#">Plant Hardiness Zone By Municipality</a> dated April 14, 2021.</p> <p><b>8.4.2 - Transferred from S.55.5.13</b> To ensure plants selected and installed meet nursery stock standards.</p> <p><b>8.5 - Transferred from S.55.5.8</b> To ensure plant material is installed at finished grade as it relates to lot grading and to support better growing conditions and survival of plant material.</p> <p><b>8.6 - Transferred from S.42.1</b> To support better growing conditions and survival of plant material.</p> <p><b>8.7 - New Regulation</b> To outline the types of mitigation measures to protect existing Landscaping to be preserved or to provide a healthy growing environment for new plants. <b>Note:</b> Trees on public land, such as boulevard trees within a Treed Landscaped Boulevard will be protected through the City’s <a href="#">Public Tree Bylaw 18825</a></p>



## 9. Maintenance Requirements

- 9.1. Required Landscaping for Single Detached Housing, Semi-detached Housing, Duplex Housing, and Row Housing where these developments are not part of a Cluster Housing development, or where Backyard Housing is the only development on the Site, must:
  - 9.1.1. be installed within 18 months of occupancy of the development; and
  - 9.1.2. be maintained in a healthy condition from the date of installation until a minimum of 42 months after the occupancy of the development.
- 9.2. Required Landscaping for Multi-unit Housing, Cluster Housing and all other 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.

### 9.1 - Transferred from S.55.2.1.a and S.55.2.1.b

To ensure that plants are installed and maintained within a reasonable time period after the occupancy of the development. **Note:** Subsection 9.1.2 has been revised to match the maintenance requirements in the current Zoning Bylaw in S.55.2.1.b. Because no landscape securities are collected for small scale residential development, the City is unable to verify when the landscaping has been installed to know when a 24 month maintenance period should commence. The 18 months for when landscaping must be installed takes into consideration that residents may require more time to complete required landscaping and fulfill lot grading obligations. If landscaping is installed 18 months after occupancy, the 42 month period ensures a minimum 24 month maintenance period for required trees and shrubs.

### 9.2 - 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 10 rather than the Development Permit Inspection process that does not generally align with the timing for when landscaping is installed.

## 10. Landscape Securities

### Landscape Security Requirements

- 10.1. As a condition of Development Permit approval, a landscape security in the form of an irrevocable letter of credit or cheque must be provided at the time of the Landscape inspection, as outlined in Subsection 10.5, for every application for Multi-unit Housing, Cluster Housing, and non-Residential development, excluding those listed in Subsection 2.1.
- 10.2. The amount of the landscape security must be sufficient to cover the cost to install and maintain the required Landscaping, as determined by the Development Planner based on the information provided with the landscape plan, except that:
  - 10.2.1. If at the time of the initial Landscape inspection the required Landscaping has been fully installed, the amount of the landscape security may be reduced to 20% of the Landscaping costs to ensure the required Landscaping is maintained in a healthy condition for a minimum of 24 months.
- 10.3. Where a landscape security is submitted in the form of a cheque or other secure form of payment, the following applies:
  - 10.3.1. The cheque must be cashed and held by the City, without interest payable, until the Development Planner confirms that the required Landscaping has been maintained in a healthy condition in compliance with Subsection 9.2.
  - 10.3.2. Despite Subsection 10.3.1, a portion of the landscape security may be released prior to the completion of the maintenance period after the installation of the required Landscaping, at the discretion of the Development Planner.
- 10.4. Where a landscape security is submitted in the form of a letter of credit, the following applies:
  - 10.4.1. The letter of credit must be in a form satisfactory to the Development Planner and must allow for partial draws by the City.
  - 10.4.2. The initial term of the letter of credit must be for at least 30 months and automatically renew until the landscape security is no longer required.
  - 10.4.3. The letter of credit must be fully released when the Development Planner determines that the required Landscaping has been maintained in a healthy condition in compliance with Subsection 9.2.
  - 10.4.4. The letter of credit may be amended to a reduced amount prior to the completion of the maintenance period after the installation of the required Landscaping, at the discretion of the Development Planner.

### 10.1 - Revised from S.55.8.1 and Transferred from S.55.8.3

Rewritten for clarity and to ensure the landscape security can sufficiently cover the costs to install the required landscaping in the event the landscaping is not installed by the applicant/property owner. This regulation also proposes to remove the current requirement that the landscape security be provided at the time of the Development Permit Inspection and instead requires it to be provided at the initial landscaping inspection as outlined in Subsection 10.5.

**Notes:** The Development Permit Inspection Section is proposed to be retired and undergoing a comprehensive review of Development Permit inspection services.

### 10.2 - Revised from S.55.8.2,

To carry forward the requirement that the landscape security must cover the cost of the landscaping; however, this has been adjusted to clarify that the costs include installation and maintenance. **Note:** The costs are based on the information and quantities of materials indicated on the landscape plan and a standardized price list used by Development Services.

### 10.2.1 - Transferred from S.55.8.6

Subsection 10.2.1 proposes to carry forward the reduced landscape security amount (20% of the total landscaping costs) provided that at the initial inspection, the landscaping has been fully installed.

### 10.3, 10.3.1 - Transferred from S.55.8.4

To establish the criteria for landscape securities in the form of a cheque to ensure the funds can be held by the City and drawn-upon, or released as required to ensure the required landscaping is installed

**Inspections and Maintenance Period**

- 10.5. To verify the installation of the required Landscaping and to initiate the maintenance period, the Development Planner:
  - 10.5.1. must conduct an inspection after the property owner provides notice to the City upon completion of the required Landscaping; or
  - 10.5.2. may conduct an inspection after the occupancy of a development or commencement of a Use.
- 10.6. Landscape inspections must occur during the growing season between May 01 and September 30. At the discretion of the Development Planner, inspections may occur before May 01 or after September 30 if the weather permits and the growing season is extended.

**Enforcement and Use of the Landscape Security**

- 10.7. The City may draw on the landscape security for the City's use absolutely to complete, maintain, or replace improperly maintained Landscaping required for the development if the Landscaping has not been:
  - 10.7.1. installed within 12 months after the occupancy of a development or commencement of a Use; or
  - 10.7.2. maintained in a healthy condition for a minimum of 24 months after the Landscaping has been determined to be installed in compliance with Subsection 10.5.

All expenses incurred by the City to renew or draw upon the security must be reimbursed by the property owner to the City by payment of an invoice or from the landscape security.

- 10.8. In the event the City uses funds from the landscape security to install, maintain, or replace improperly maintained Landscaping required for the development, the City must provide a report to the property owner or the owner's representative indicating how the funds from the landscape security were applied after installing, maintaining or replacing improperly maintained Landscaping required for the development.
  - 10.8.1. If the landscape security is insufficient, the property owner must pay the deficiency to the City immediately upon being invoiced.

and maintained.

**10.3.2 - Revised from S. 55.8.4**  
To allow for a portion of the landscape security to be released prior to the completion of the maintenance period after the required landscaping has been installed.

**10.4 - Revised from S.55.8.5**  
To establish the criteria for landscape securities in the form of letter of credits to ensure the letter of credit can be renewed, drawn-upon and released as required to ensure the required landscaping is installed and maintained. This regulation has been adjusted to only allow the letter of credit to be amended to a reduced amount prior to the completion of the maintenance period only after the required landscaping has been installed.

**10.5 - New Regulation**  
To establish and provide clarity for when landscape inspections will occur, and to initiate the maintenance period. This proposes to remove inspections associated with landscaping from the Development Permit Inspection process. **Note:** The Development Permit Inspection Section is proposed to be retired and undergoing a comprehensive review of Development Permit inspection services.

**10.6 - New Regulation**  
To reintroduce the criteria for when landscaping inspections occur, during the growing season so that inspectors can reasonably inspect plant material to determine its health and during the season when there is generally no snow coverage.

**10.7 - Transferred from S.55.8.7**  
To ensure that the City can draw on the security if needed to complete, maintain, or replace required landscaping.

**10.8 - Revised from S.55.8.8**  
To ensure the property owner has a detailed overview of how a guaranteed landscape security has been used to complete, maintain, or replace required Landscaping. The timing to provide this information (60 days of completing the required landscaping) is proposed to be removed to provide flexibility in providing this information.

**10.8.1 - Transferred from S.55.8.10**  
To ensure the City is compensated for any additional costs if needed to complete, maintain, or replace required landscaping.

**11. Landscape Plan Requirements**

- 11.1. 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:
  - 11.1.1. number, location, type and size of existing trees and shrubs;
  - 11.1.2. trees and shrubs proposed for preservation;
  - 11.1.3. number, type and size of proposed trees and shrubs; and
  - 11.1.4. proposed ground cover and Hard Surfacing areas.

**11.1 - Revised from S.55.2.1.c**  
To provide guidance for landscaping 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 3.2, 3.3 and 3.4.

**11.2 - Revised from S.55.4.1**

- 11.2. Every application for all other development not listed under Subsection 11.1, and excluding those specified in Subsection 2.1, must include a landscape plan.
- 11.3. Landscape plans must comply with:
- 11.3.1. Subsection 1.1.3 of [Section 7.130](#); and
  - 11.3.2. City Design and Construction Standards for Landscaping on City-owned land, where applicable.
- 11.4. 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.
- 11.5. The Development Planner may require the following information to ensure the Landscaping requirements of the Bylaw can be met:
- 11.5.1. existing grading and final Site grading, including the direction of Site drainage, and berming shown on a grading plan in 0.5 m contours;
  - 11.5.2. 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;
  - 11.5.3. a detailed landscape plan prepared by a landscape architect registered with the Alberta Association of Landscape Architects; and
  - 11.5.4. other similar information.
- 11.6. In addition to Subsection 11.5, a detailed landscape plan prepared by a landscape architect registered with the Alberta Association of Landscape Architects must be provided for development that include:
- 11.6.1. Green Roofs;
  - 11.6.2. Green Parking Lots; or
  - 11.6.3. Landscaping proposed above Parkades.
- 11.7. The Development Planner must require Landscaping to be installed in accordance with an approved landscape plan as a condition of the Development Permit for applications of development specified in Subsection 11.2. Any changes to an approved landscape plan must be approved by the Development Planner before the Landscaping is installed.

To provide clarity that a landscape plan is required for all development, which includes all non-residential development, Multi-unit Housing, and Cluster Housing, but does not include those identified in Subsection 2.1.

**11.3.1 - 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.

**11.3.2 - New Regulation**

To ensure landscape plans for any Landscaping on City-owned land comply with the City's Design and Construction Standards for Landscaping.

**11.4 - 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.

**11.5 - 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.

**11.6 - New Regulation**

Based on feedback to clarify when a landscape plan must be prepared by a registered landscape architect. **Notes:**

- This list intentionally does not include applications that require a variance to the landscaping regulations in consideration that some variances may be supported with information provided by another landscape professional (e.g., an arborist for variances relates to tree health/preservation). It is also anticipated that a landscape plan prepared by a landscape architect would also be provided when a landscape architect is providing justification for a variance.
- Although this list is limited, the Development Planner can still require a landscape plan to be prepared by a registered landscape architect to ensure the landscape requirements can be met, as outlined in Subsection 11.5.3.

**11.7 - 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.

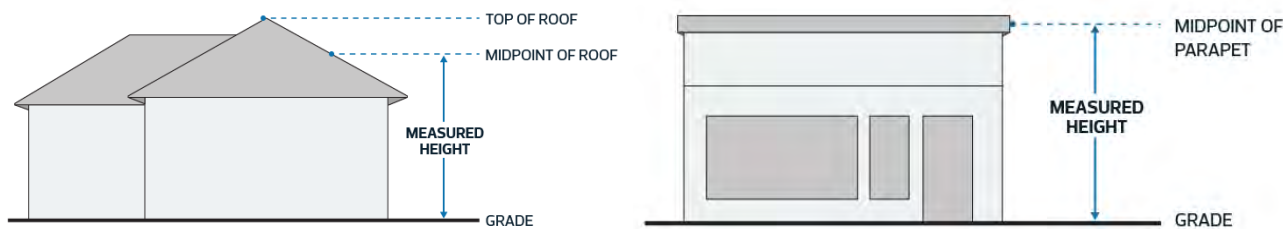
# 5.90 Measuring Height and Grade

## Regulations

## Notes / Rationale

### 1. Measuring Height

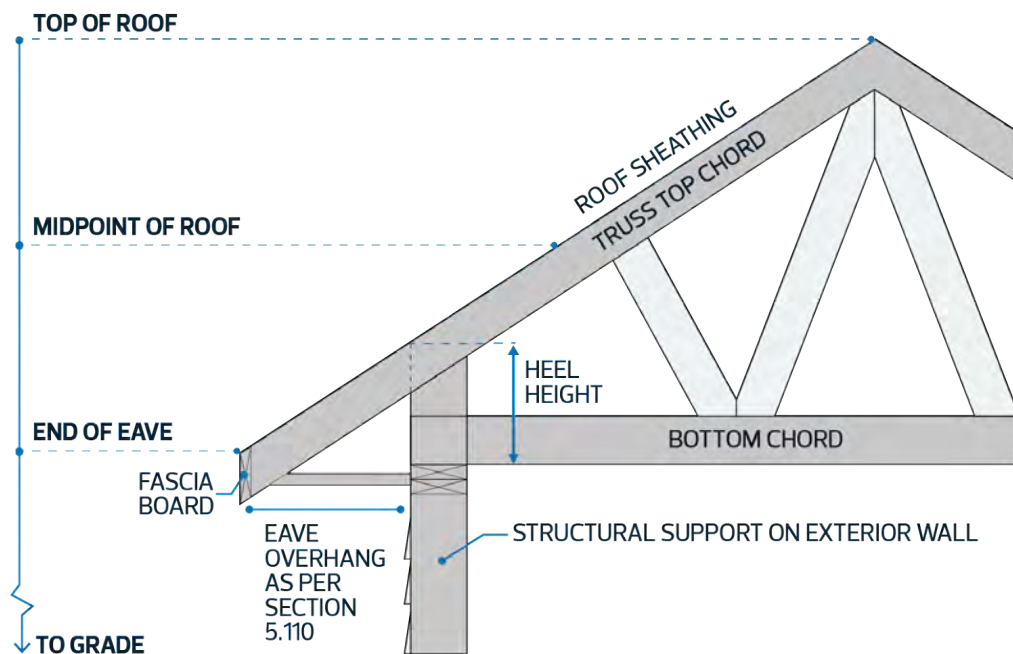
Diagram for Subsection 1.1 to 1.3



#### 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.
- 1.2. Despite Subsection 1.1, where a building contains one or more Dormers and the combined width of the Dormers is wider than 1/3 of the width of the building wall, the maximum Height of the roof of the building must be measured to the midpoint of the roof of the dormers.

Diagram for Subsection 1.1



#### Mansard or Gambrel Roofs

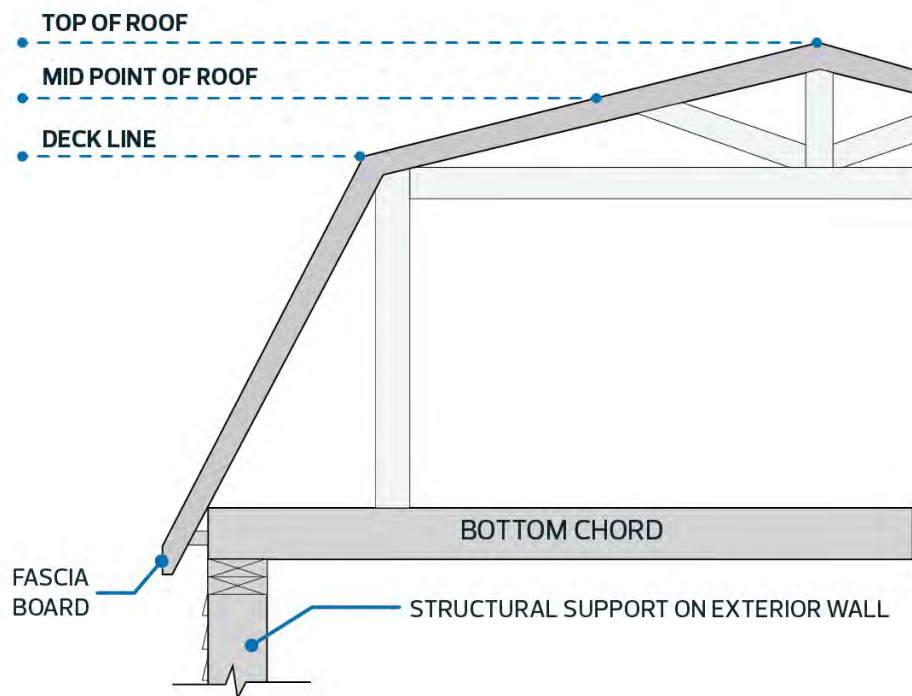
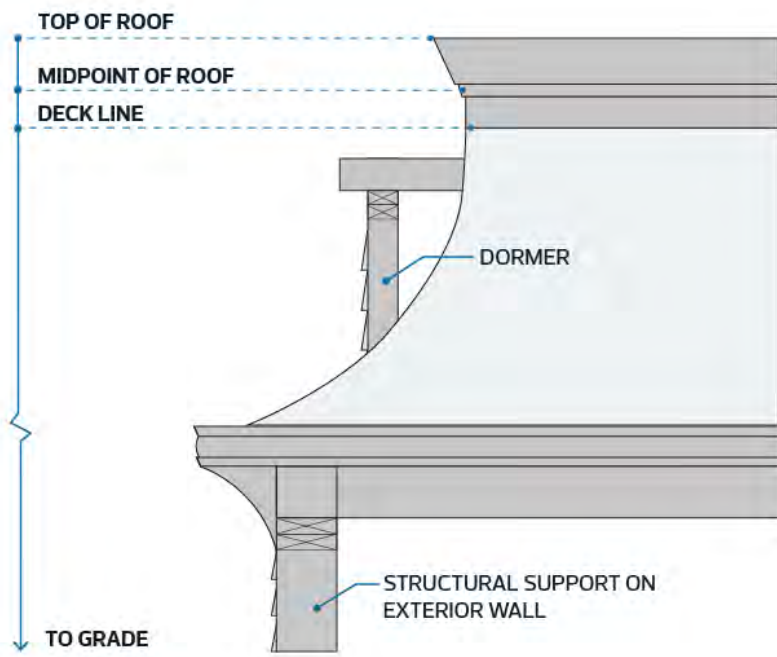
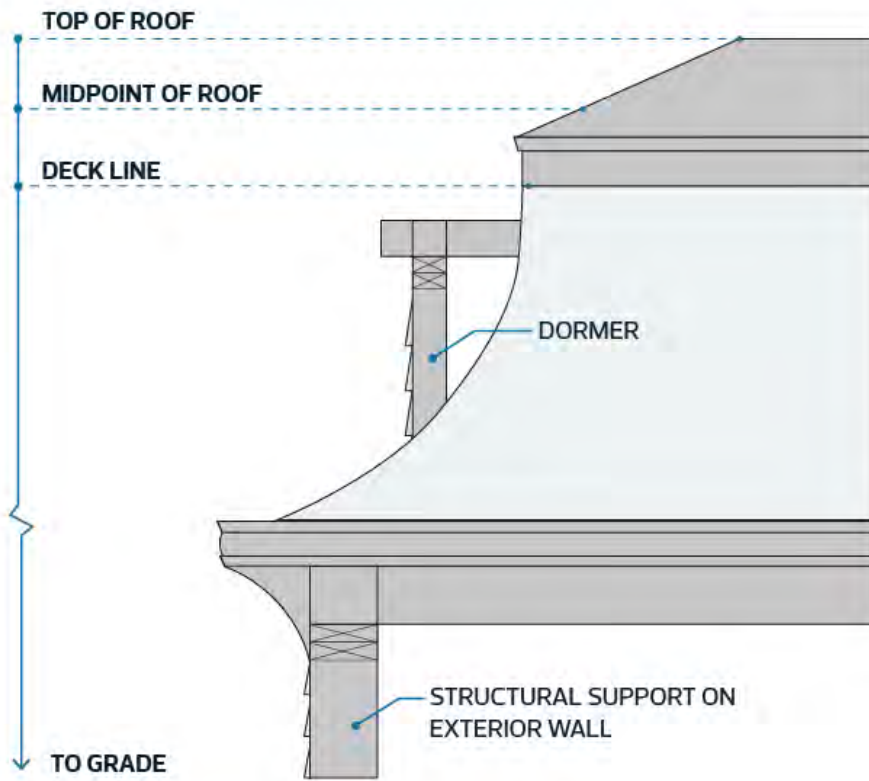
- 1.3. The Height of a building with a mansard or gambrel roof is measured from Grade to the midpoint of the highest roof. The midpoint of a roof is determined to be between the deck line and the top of the roof.

#### 1.1 to 1.4. - Transferred from S.52.1(a) to (c)

These regulations maintain current methods for measuring Height. It has been re-written mainly for clarity

Based on engagement feedback, a new regulation (1.2) is proposed to require the maximum height to be measured to the roof of the dormer instead of the main roof when dormers encompass more than 1/3 the width of the roof. This ensures the extra massing from larger dormers are accounted for in the height calculation.

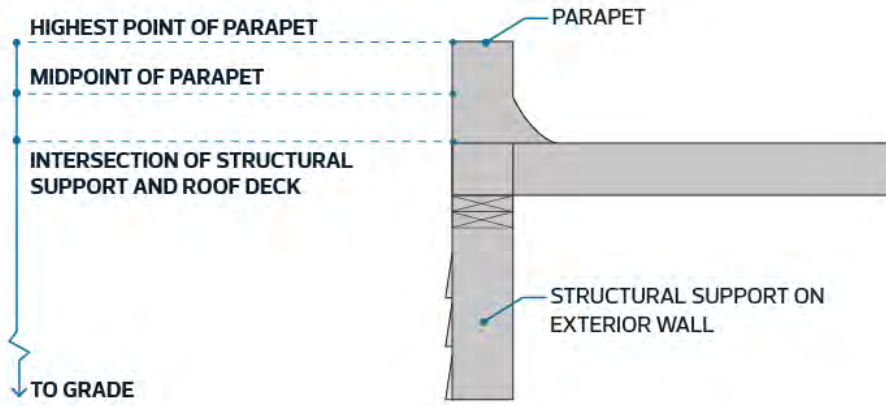
Diagrams for Subsection 1.3



Flat Roofs

- 1.4. 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 Subsection 1.4



**Other Roof Styles**

- 1.5. For all other roof styles, such as:
  - 1.5.1. saddle,
  - 1.5.2. dome,
  - 1.5.3. dual-pitch,
  - 1.5.4. shed,
  - 1.5.5. butterfly, and
  - 1.5.6. 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 1.4. The chosen method must balance development rights with the land use impact on adjacent properties.

**Other Structures**

- 1.6. For Platform Structures and unenclosed steps, including landings, Height is measured from the highest point at ground level to the top of the structure, excluding rails and artificial embankments.

**Height Exemptions**

- 1.7. The top of a roof is permitted to extend a maximum of 1.7 m above the maximum Height permitted in the applicable Zone.
- 1.8. Despite Subsection 1.7, 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.
- 1.9. The following building structures or features have no Height limit in any Zone:
  - 1.9.1. free-standing or roof mounted chimney stacks,
  - 1.9.2. steeples, belfries, domes, spires, minarets, and monuments,
  - 1.9.3. elevator housing and roof stairways,
  - 1.9.4. water or other tanks,
  - 1.9.5. ventilating equipment, plumbing stacks, and mechanical penthouse,
  - 1.9.6. skylights,
  - 1.9.7. fire walls,
  - 1.9.8. antenna structures and satellite dishes,
  - 1.9.9. masts, flag poles, and clearance markers, or
  - 1.9.10. other similar architectural features.
- 1.10. Despite Subsections 1.8 and 1.9, 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.
  - 1.10.1. A landing area within the rooftop enclosure must have a maximum width equal to the width of the associated stairway and elevator, where applicable, and a maximum depth of 1.5m.
  - 1.10.2. 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.

**1.5 - 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.

**1.6 - Transferred from S.52.6**  
 Height for non-building structures is measured to the top of the structure. The regulation is revised to add clarity to where the height measurement should start from.

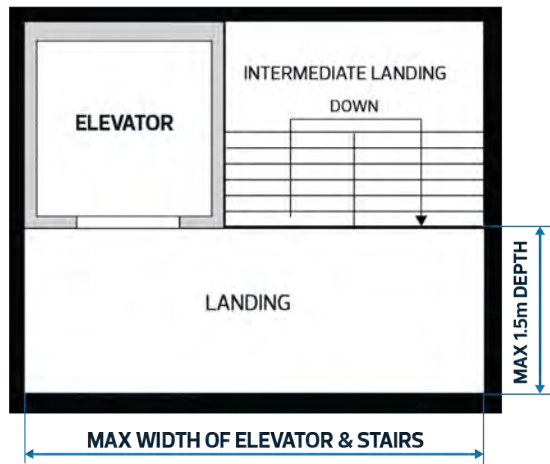
**1.7 - Transferred from S.52.2(c)**  
 This regulation maintains current height exemptions and are rewritten for clarity.

**1.8 - Transferred from 52.1(b)**  
 This regulation maintains current height exemptions and are rewritten for clarity.

**1.9 - Transferred from S.52.2(a) and (b)**  
 This regulation maintains current height exemptions and are rewritten for clarity.

**1.10 - 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. 1.10.1 is revised for clarity to reference the width of the stairway, not the length.

Diagram for Subsection 1.10.1

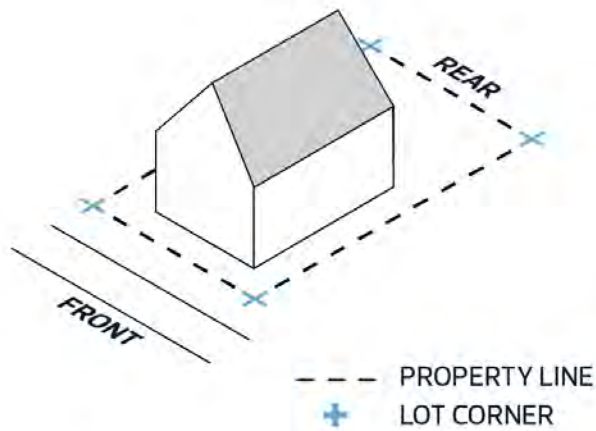


## 2. Determining Grade

2.1. Grade is determined by using 1 of the following methods that best ensures compatibility with surrounding development:

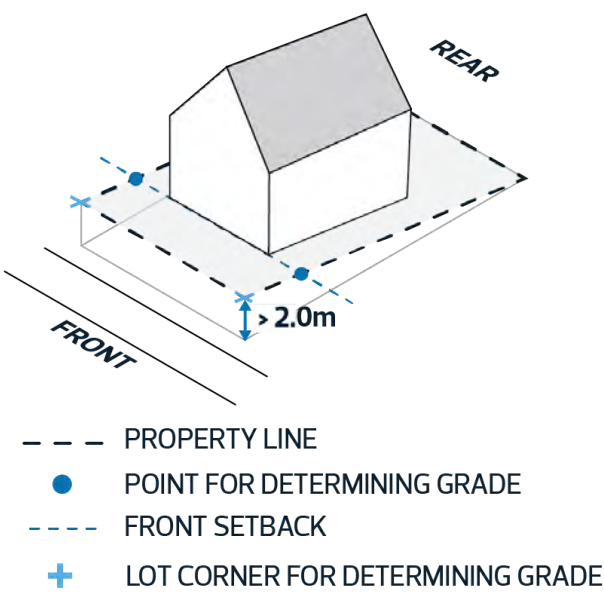
- 2.1.1. Grade may be determined by calculating the average of the elevation at the corners of a Site prior to construction as shown on the applicant's Site plan or plot plan.

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 in a residential Zone where the maximum Height is 12.0 m or less, 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



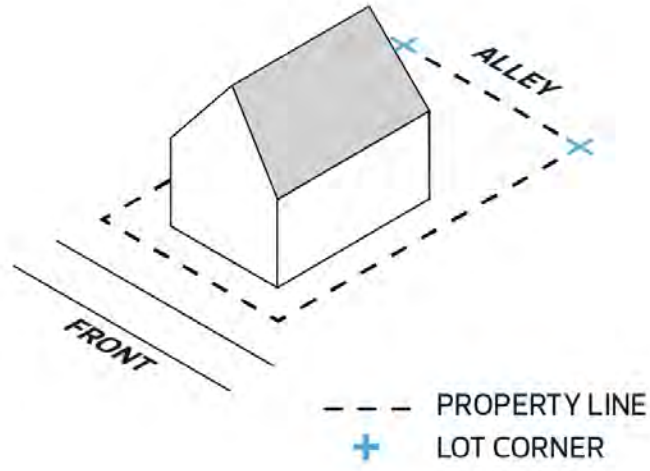
- 2.1.3. For a building facing an Alley, Grade may be determined by the average elevation of the corners of the Rear Lot Line Abutting an Alley before construction as shown on the applicant's Site plan or plot plan.

**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.

**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.

Diagram for Subsection 2.1.3



**Alternative Methods for Determining Grade**

- 2.2. The Development Planner may use an alternative method other than those described in Subsection 2.1 to determine Grade. Any Development Permit approved using this Subsection must be a Discretionary Development.

**Submitting a Grading Plan**

- 2.3. A grading plan is required to show the elevation at each corner of the Site and at each corner of the building before construction to accompany a Development Permit 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.

**2.2 - 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.



# 5.100 Parking, Access, and Site Circulation

Regulations	Notes / Rationale
<p><b>1. Access to Sites</b></p> <p>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.</p>	<p><b>1.1 - Transferred from S.53.1</b> This regulation is revised with minor language revisions to redirect the authority for approval to the Development Planner.</p> <p><b>S.53.2 and 53.3 Retired</b> These regulations are retired as the development planner and transportation will consult the locational criteria for vehicle accesses found in the <a href="#">Access Management Guidelines</a>.</p>
<p><b>2. Site Circulation and Parking Regulations for Small Scale Residential Development</b></p> <p>2.1. Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, and Row Housing, Cluster Housing and Multi-unit Housing with 8 Dwellings or less must comply with the following:</p> <p><b>Site Circulation</b></p> <p>2.1.1. 1 or more Pathways with a minimum width of 0.9 m must be provided from all main entrances of ground-oriented principal Dwellings directly to an Abutting sidewalk or a Driveway.</p> <p>2.1.2. The full width and length of the Pathway specified in Subsection 2.1.1 must be free of obstructions, except that:</p> <p>2.1.2.1. A Handrail on 1 side is permitted to project a maximum of 0.1 m into the Pathway.</p> <p><b>Driveways</b></p> <p>2.1.3. Where vehicle access is permitted from a Street, a maximum of 1 Driveway is permitted:</p> <p>2.1.3.1. in the Front Yard of any Dwelling that is not arranged as Cluster Housing; or</p> <p>2.1.3.2. in the Flanking Side Yard of a Corner Site.</p> <p>2.1.4. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area.</p> <p>2.1.5. A Driveway provided in the Front Yard or Flanking Side Yard must comply with the following:</p> <p>2.1.5.1. 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 or Parking Area, whichever is less.</p> <p>2.1.5.2. 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.</p> <p>2.1.6. Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within:</p> <p>2.1.6.1. a Front Yard; or</p> <p>2.1.6.2. a Flanking Side Yard.</p> <p>2.1.7. For Zero Lot Line Development, a Parking Area must not encroach on the easement area.</p>	<p><b>2.1 - New Regulation</b> This regulation is new to require a Pathway between ground-oriented Dwellings and the public sidewalk.</p> <p><b>Note:</b> The applicability of these regulations has been adjusted in order to capture developments up to a 4 unit row house, each with a secondary suite.</p> <p><b>2.1.1 New Regulation</b> This regulation ensures that small-scale residential developments provide adequate connections from the main entrance to the public realm.</p> <p><b>Note:</b> The regulation has been revised based on feedback to allow a driveway to be used as the required Pathway to minimize the amount of impervious surfaces and ensure sufficient space for landscaping.</p> <p>The regulation has been adjusted to clarify that the pathway requirement applies to principal dwellings and that pathways may be shared.</p> <p><b>2.1.3 - Revised from S.54.3.3</b> This regulation has been revised from current S.54.3.3 to improve readability.</p> <p><b>2.1.4 - Transferred from S.54.3.3.a</b> This regulation has been transferred with minor language updates to improve clarity.</p> <p><b>Note:</b> This regulation has been relocated from being nested under subsection 5.4.1 for clarity. The driveway widths specified in subsection 5.4.1 apply only to driveways in the front or flanking side yard.</p> <p><b>2.1.5 - Transferred S.54.3.3.b &amp; c</b> These regulations have been transferred with minor language updates to improve clarity.</p> <p><b>Note:</b> These regulations have been revised based on feedback to reflect current requirements. Where the site width is less than 10.0 m wide, the driveway width may be equal to the width of the garage, revised from the previous draft which limited the width to the width of the garage overhead door, or 4.3 m, whichever is less. This change supports the update to subsection 2.1.1 which now allows required pathways to lead to driveways to reduce the amount of impervious surfaces in the front yard.</p> <p><b>2.1.6 - Revised from S.54.3.4</b></p>

	<p>This regulation has been revised with minor edits to improve readability.</p> <p><b>2.1.7 - Revised from S.54.3.5</b></p> <p>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.</p>
<p><b>3. Site Circulation for All Other Development</b></p> <p>3.1. All non-Residential development and Residential development not listed in Subsection 2.1 must comply with the following:</p> <p>3.1.1. Vehicle, pedestrian and active mobility, including cycling and other non-motorized means, access and travel routes must be designed to provide clearly defined, safe, efficient, and convenient circulation patterns, and connectivity to adjacent Sites, where possible.</p> <p>3.1.2. Non-residential and mixed-use buildings must provide direct Pathways with a minimum width of 1.8 m to enable safe and convenient access for pedestrians and active mobility users from main building entrances to:</p> <p>3.1.2.1. Abutting public sidewalks, shared use paths, and transit stops;</p> <p>3.1.2.2. Parking Areas; and</p> <p>3.1.2.3. Public Amenity Areas.</p> <p>3.1.3. Residential development not listed in Subsection 2.1 must provide at least 1 Pathway with a minimum width of 1.8 m to enable safe and convenient access for pedestrians and active mobility users from the main entrance of principal buildings to each of the following:</p> <p>3.1.3.1. Abutting sidewalks, shared use paths, and transit stops;</p> <p>3.1.3.2. Parking Areas; and</p> <p>3.1.3.3. outdoor Common Amenity Areas, where not immediately accessible from another entrance to the building.</p> <p>3.1.4. Pathways provided in addition to those required under Subsection 3.1.2 and 3.1.3 must have a minimum width of 0.9 m.</p> <p>3.1.5. Pathways must be free from obstructions for the full width and length of the Pathway.</p> <p>3.1.6. To support a safer environment for pedestrians and active mobility users, Pathways crossing over Drive Aisles in Parking Areas must include pavement markings and crossing Signs. A curb ramp must be provided where a raised Pathway crosses a Drive Aisle.</p>	<p><b>3.1.1 - New Regulation</b></p> <p>This regulation is new and intended to support a safer environment for all site users.</p> <p><b>Note:</b> The regulation has been amended based on feedback to ensure the intent of the regulation (to capture all users) is realized.</p> <p><b>3.1.2 Revised from S.54.4.b&amp;c and S.55.5.4</b></p> <p>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 <a href="#">Complete Streets Design and Construction Standards</a>, and as prescribed in the <a href="#">Access Design Guide</a>.</p> <p>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.</p> <p><b>Note:</b> The regulation has been updated to revise the reference to non-residential uses to clarify that, where developed as part of a mixed-use development, these regulations apply to the non-residential uses.</p> <p>Shared use paths have been added to ensure that there are adequate connections to these off-site features.</p> <p>3.1.2 has been updated to clarify that this regulation applies to mixed use buildings.</p> <p><b>3.1.3 - Revised from S.55.5.4</b></p> <p>This regulation has been 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.</p> <p><b>Note:</b> The regulation has been updated to include mixed-use development to provide clarity for this form of development.</p> <p>Shared use paths have been added to ensure that there are adequate connections to these off-site features.</p> <p>It has also been revised to clarify that a</p>

pathway from the main entrance to an outdoor common amenity area is not required when that common amenity area is accessible from another building entrance.

**3.1.4 - New Regulation**

This regulation allows pathways that are not required to have a reduced width of 0.9 m to ensure circulation opportunities.

**Note:** This regulation is intended to apply to developments that include ground floor dwellings in multi-unit housing developments with 9 units or more. A typical example of this would be a row house in the podium of a tower.

**3.1.5 - Revised from S.54.4.c**

This regulation has been updated with specific examples of obstructions for clarity.

**3.1.6 - New Regulation**

This regulation is new and intended to support a safer environment for all users.

**Note:** The regulation has been adjusted to clarify that the required signs are crossing signs.

## 4. Parking Facility Design

### General Parking Facility Design

- 4.1. Surface Parking Lots and Parkades must be designed:
  - 4.1.1. to include adequate, safe, and convenient:
    - 4.1.1.1. vehicle access;
    - 4.1.1.2. provisions for pedestrians and active mobility users;
    - 4.1.1.3. private roads;
    - 4.1.1.4. Drive Aisles;
    - 4.1.1.5. ramps; and
    - 4.1.1.6. loading areas,
 to the satisfaction of the Development Planner in consultation with the City department responsible for transportation planning; and
  - 4.1.2. to include stormwater drainage facilities or provide stormwater retention, or detention facilities, where applicable.

### Parkade Design

- 4.2. A Parkade must:
  - 4.2.1. provide clear sightlines between the vehicle exit and any Abutting Pathway, Drive Aisle, sidewalk, or Street, to allow a clear view of approaching vehicles and pedestrians;
  - 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;
  - 4.2.3. provide pedestrian access at ground level that is separated from vehicle access;
  - 4.2.4. Incorporate 1 or more of the following design techniques:
    - 4.2.4.1. windows or wall openings at regular intervals along Ground Floor Facades facing a Street, Pathway, or Park;
    - 4.2.4.2. non-Residential Uses on the Ground Floor, with a minimum depth of 8.0 m, in order to screen the Parking Area from Abutting Streets; or
    - 4.2.4.3. a minimum 3.0 m Landscaped Setback between a Parkade and an Abutting Street;
  - 4.2.5. not have blank walls facing a Street;
  - 4.2.6. be designed so that Storeys above the Ground Floor are screened with building Facades or public art; and
  - 4.2.7. provide a minimum Ground Floor Height of 4.0 m, where located above ground.

**4.1.1 - Updated from S.54.1.2**

This regulation has been 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.

**Note:** This regulation is revised to align with proposed definition updates and for clarity based on feedback.

**4.1.2 - Transferred from S.54.1.3**

This regulation has been transferred with minor language updates.

**4.2 - Transferred from S.54.8.1 and S.54.8.4**

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.

**Note:** 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 5.80](#).

**4.2.1 - New Regulation**

This is a new regulation that requires vehicle and pedestrian access be separated, giving pedestrians priority.

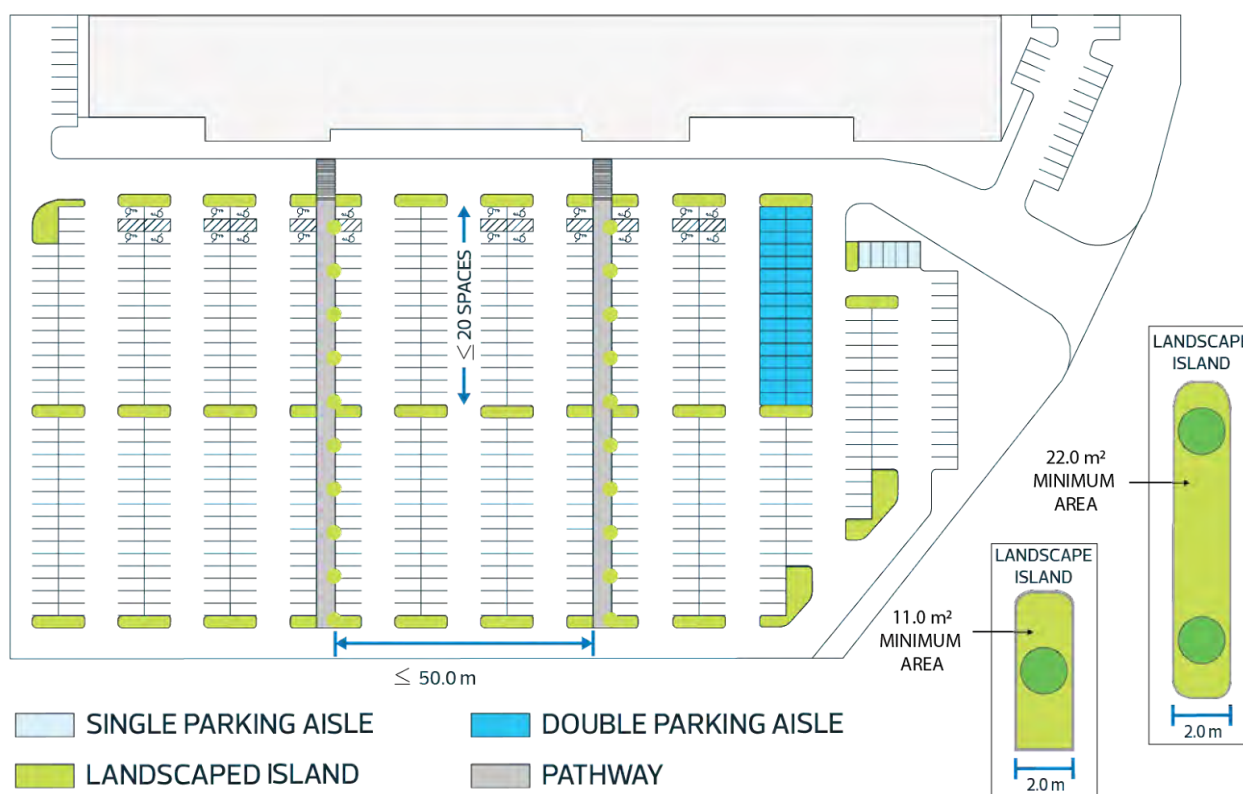
**4.2.4 - Revised from S.54.8.1.a.i**

This regulation has been updated for clarity. It is intended to be flexible and provide options to ensure that the ground floor or

**Surface Parking Lot Design**

- 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:
  - 4.3.1. Subsection 4.3 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 minimum required Setback Abutting a Street in the underlying Zone, 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 5.80](#).
- 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 m<sup>2</sup> 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 at a minimum:
    - 4.7.2.1. at the end of each parking aisle; and
    - 4.7.2.2. after a maximum of 20 parking spaces in a parking aisle.
  - 4.7.3. To ensure the vitality of trees and shrubs required in Subsection 4.5 of [Section 5.80](#), a Landscaped island must have a minimum width of 2.0 m and:
    - 4.7.3.1. a minimum area of 11.0 m<sup>2</sup> where at the end of or within a single parking aisle; or
    - 4.7.3.2. a minimum area of 22.0 m<sup>2</sup> where at the end of or within a double parking aisle.

**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 vehicle and pedestrian and active mobility areas from pedestrian and active mobility only areas.

area abutting the public realm is activated.

**4.2.4.1 - Revised from S.54.8.1.a.i**

This regulation has been revised to provide clarity that, where windows or wall openings are used to meet this regulation, they must be provided at regular intervals to ensure adequate activation and interaction from within the parkade with the public realm.

**4.2.4.2 - Revised from S.54.8.1.a.i.A**

This regulation has been revised to provide a minimum required depth for the ground floor uses and has been broadened to apply to sites in zones other than commercial. Where a Site is within a Mixed Use Zone or forms part of a main street development in a Commercial Zone, the requirement to provide ground floor uses is required in the zone and is not optional. **Note:** The minimum depth has been increased to 8.0 m to align with the mixed-use zone.

**4.2.5 and 4.2.6 - Revised from S.54.8.1.ii**

These regulations are intended to ensure that facades facing streets are activated.

**4.2.7 - Revised from S.54.8.1.a.iii**

This regulation has been revised to improve readability.

**4.3 - New Regulation**

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 4.6 of [Section 5.80](#). In Zoning Bylaw 12800, 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 has been 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**

Diagram for Subsection 4.8.1



This regulation has been transferred with minor language updates to improve clarity.  
**Note:** This regulation is intended to be flexible to ensure that the placement and orientation of the required pathways within parking lots best serves the needs of development.

**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 total number of trees and shrubs within surface parking lots based on the cumulative required landscaped island area and proposes to revise the minimum number of trees to be planted within each landscaped island by that landscaped island's area. The result of the proposed regulations is predictable outcomes through the minimum locational and size criteria while maintaining overall design flexibility.

**Note:** 4.7.2 has been updated to clarify that the listed locational criteria are not the only places that landscaped islands must be placed within a parking lot.

4.7.3 has been updated to clarify that where there are two parking aisles, the landscaped island must span both aisles and provides a minimum area for where a landscaped island spans two parking aisles. .

**4.8 - Revised from S.54.4.5**

This regulation is revised from the current S.54.4.5, with language updates to improve readability.

## 5. General Parking Regulations

### Parking Space Regulations

- 5.1. Provided parking spaces must:
  - 5.1.1. be clear of obstructions including vehicle accesses, 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;

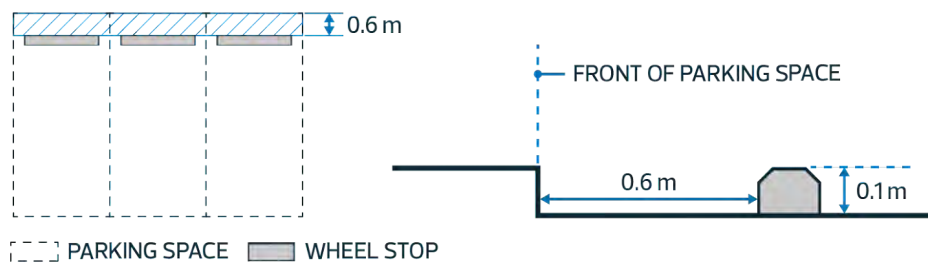
Diagram for Subsection 5.1.2

**5.1.1 - Transferred from S.54.1.5.a**

This regulation has been transferred from current S.54.1.5.a

**5.1.2 - New regulation**

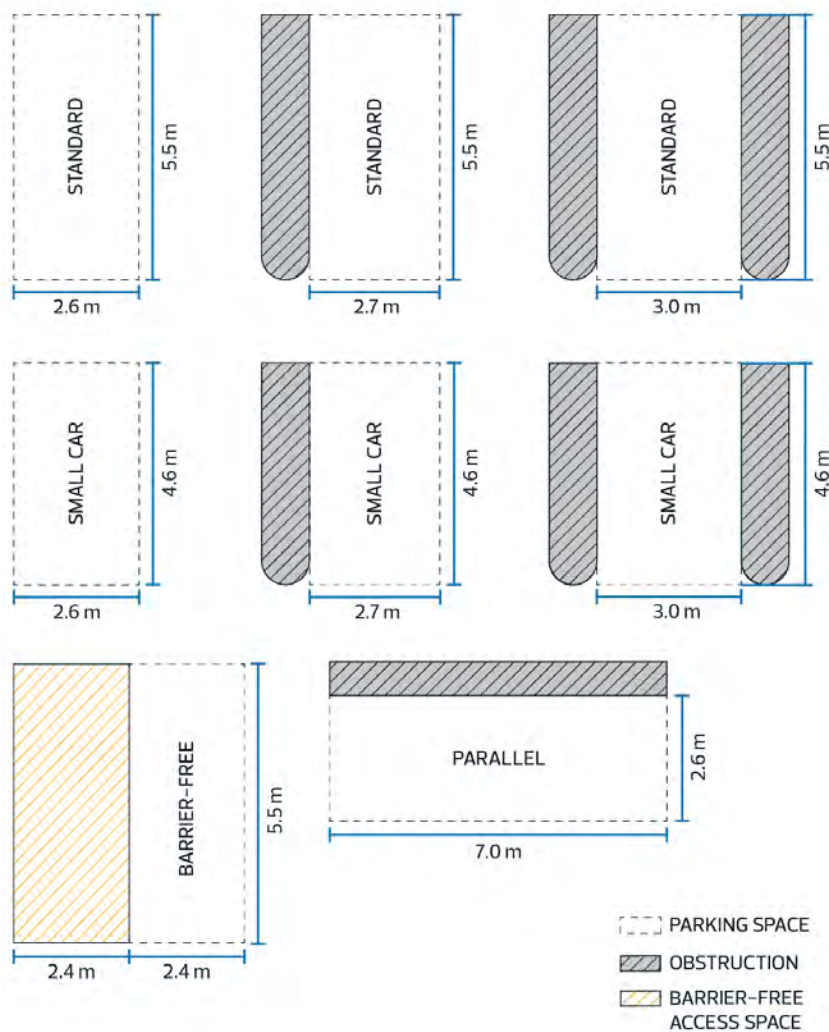
This regulation intends to protect the listed features from vehicle overhanging.



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



- 5.2. Small car parking spaces provided in compliance with Subsection 5.1.3.2 must:
  - 5.2.1. not be directly accessed from an Alley; 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 6.6 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:

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, where provided, are no longer required to be in the form of a 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

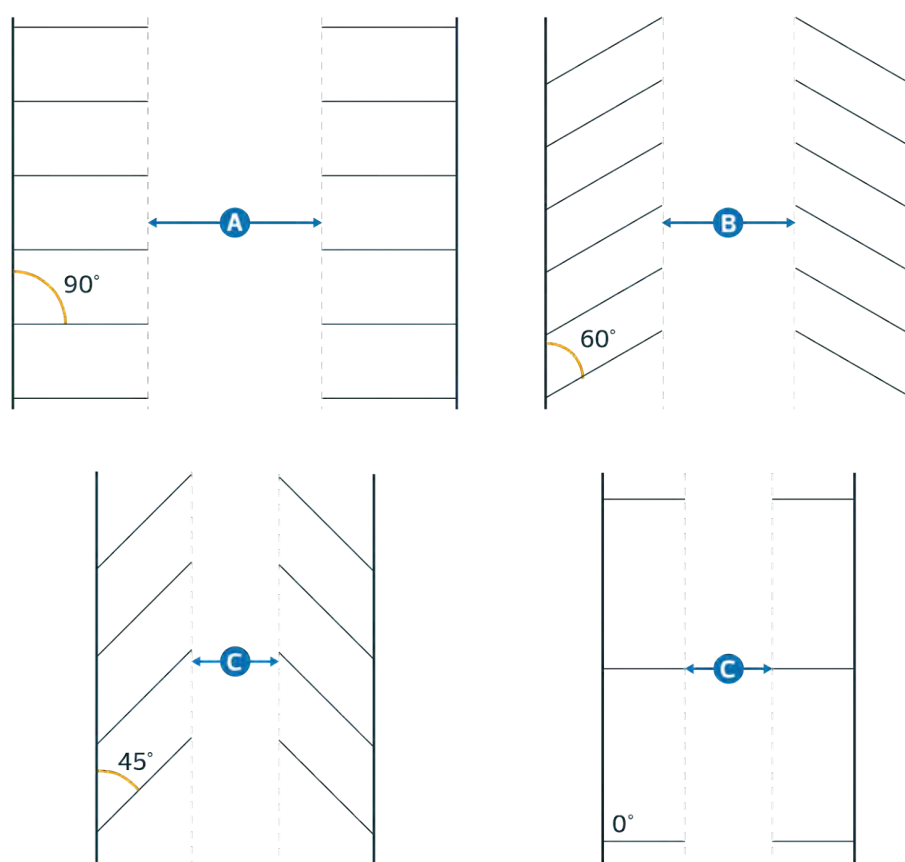
- 5.4.1. be visible from a main building entrance; and
- 5.4.2. be clearly identified as visitor parking spaces.

**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 Subsection 5.5**



5.6. Despite Subsection 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, vehicle access, 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 vehicle access is not Hard Surfaced and Hard Surfacing of the development would not be appropriate as determined by the Development Planner in consultation with the City department responsible for transportation; or
  - 5.8.2. for parking spaces and loading spaces at the rear or sides of Industrial 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 developments listed in Subsection 3.1 may be provided as Hard Surfaced tire tracks.

simplification and readability.

**Note:** The requirement that small car spaces make up no more than 30% of the total number of spaces has been removed based on feedback. Property owners may choose to provide parking spaces in the quantity and form they determine best suits the needs of their development.

A regulation to prohibit small car parking spaces accessed directly off an alley is introduced in order to mitigate the risk that vehicles parked in parking spaces that are accessed directly from an alley.

**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.

**5.6 - Revised**

This section has been 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.

**Note:** 5.8 has been updated to enable the development planner to consult with the city department responsible for transportation planning as part of their review to determine whether a surface parking lot or loading space need not be hard surfaced.

**5.9 - Transferred from S.54.3.2.a**

This section has been transferred from current S.54.3.2.a and includes minor language updates to improve readability.

## 6. Parking Quantities

### Parking Maximums

6.1. 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 6.1.1 and 6.1.2:

**Table 6.1.1. Maximum Number of Parking Spaces for Residential Uses Per Zone**

Subsection	Regulation	Zone							
		AED	CCA	CMU	HA	HDR	JAMSC	RMU	UW
6.1.1.1.	Per studio Dwelling	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
6.1.1.2.	Per 1 bedroom Dwelling	1.25	0.75	0.75	0.75	1.0	0.75	1.0	0.75
6.1.1.3.	Per 2 or more bedroom Dwelling	1.25	1.25	1.25	1.25	1.5	1.25	1.5	1.25
6.1.1.4.	Visitor parking spaces	10	10	10	10	10	10	10	10

**Table 6.1.2. Maximum Number of Parking Spaces for Non-Residential Uses Per Zone**

Subsection	Regulation	Zone							
		AED	CCA	CMU	HA	HDR	JAMSC	RMU	UW
6.1.2.1.	All Uses except those listed in 6.1.2.2, and 6.1.2.3 (number of parking spaces per Floor Area)	1.0 per 200 m <sup>2</sup>	1.0 per 200 m <sup>2</sup>	1.0 per 200 m <sup>2</sup>	1.0 per 200 m <sup>2</sup>	1.0 per 100 m <sup>2</sup>	1.0 per 100 m <sup>2</sup>	1.0 per 100 m <sup>2</sup>	1.0 per 200 m <sup>2</sup>
6.1.2.2.	Child Care Services (number of parking spaces per Floor Area)	1.0 per 200 m <sup>2</sup>							

**Note regarding parking maximums:**

Administration is still in the process of monitoring the outcomes established as part of the open option parking bylaw amendments in 2020. The parking maximums established through those amendments are maintained for areas within the boundaries of the Capital City Downtown Area Redevelopment Plan.

The applicability of parking maximums for sites outside the Capital City Downtown Area Redevelopment Plan is proposed to be adjusted to accommodate the retirement of the main streets overlay. Additional information on this can be found under Appendix I.

**6.1 - 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.



<b>6.1.2.3.</b>	<b>Urban Agriculture</b>	5
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6.1.3 Despite Subsections 6.1.2.1 and 6.1.2.2, 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 6.7 and 6.10.

6.2. All other Zones not listed in Tables 6.1.2.1 and 6.1.2.2 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.

6.3. Development on a Site outside the boundaries of the Capital City Downtown Area Redevelopment Plan must comply with the following:

6.3.1. The maximum number of parking spaces for Multi-Unit Housing where located within 600 m of a Mass Transit Station or on Sites within the boundaries of Appendix I must comply with Table 6.3.1:

Table 6.3.1. Maximum Number of Parking Spaces for Multi-unit Housing		
Subsection	Number of Bedrooms per Dwelling	Parking Spaces per Dwelling
<b>6.3.1.1.</b>	<b>0 - 1 bedroom</b>	1
<b>6.3.1.2.</b>	<b>2 bedrooms</b>	1.5
<b>6.3.1.3.</b>	<b>3 or more bedrooms</b>	1.75

6.3.2. The maximum number of parking spaces for non-Residential Uses where located within 200 m of a Mass Transit Station or on Sites within the boundaries of Appendix I must comply with Table 6.3.2:

Table 6.3.2. Maximum Number of Parking Spaces for Non-Residential Uses		
Subsection	Use	Number of Parking Spaces per Floor Area
<b>6.3.2.1.</b>	<b>non-Residential Uses</b>	1 per 50.0 m <sup>2</sup>

6.3.3. Despite Table 6.3.2, the maximum number of parking spaces does not apply to:

- 6.3.3.1. Public Park and Ride Facilities;
- 6.3.3.2. underground Parkades where the development does not include a Residential Use; and
- 6.3.3.3. passenger pick-up and drop-off spaces for Schools or Child Care Services as specified in Subsections 6.8 and 6.11.

6.4. The distances specified in Subsection 6.3.1 and 6.3.2 must be measured from the closest point of the Mass Transit Station to the closest point of the Lot line of the subject Site.

**6.1.3 - Revised S.54.2.1.b.ii**

This regulation has been removed from the 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.

**6.2 - Revised S.54.2.2.a.iv.A**

This section has been removed from current S.54.2.2.a for clarity.

**6.3.1 - 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 encourage 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.

**6.3.2 - Revised from S.54.2.2.b**

This section has been modified and reorganized for readability.

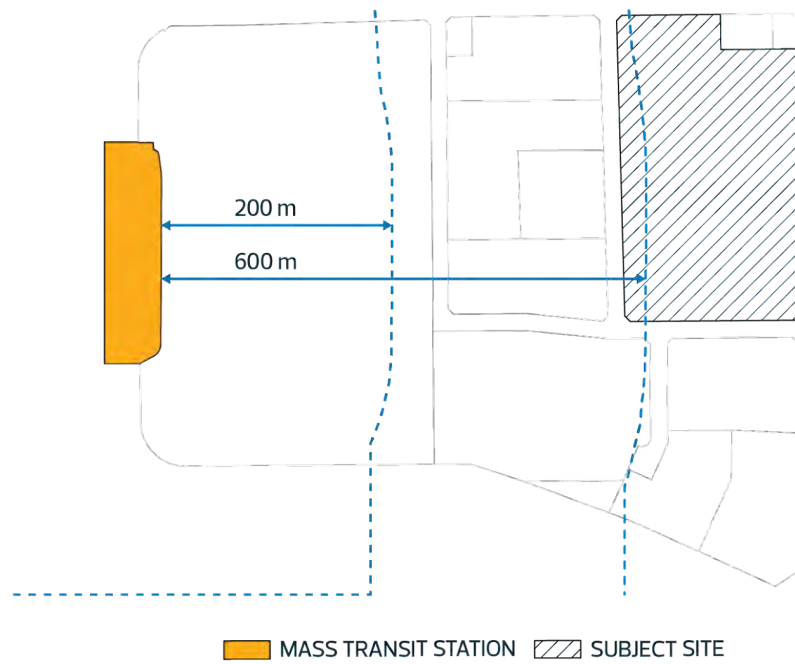
**6.3.3.2 - Revised S.54.2.2.b**

This regulation has been 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.

**6.4 - New regulation**

This regulation has been added to clarify how the specified distances are to be measured.

Diagram for Subsection 6.4



**Barrier-free Parking Spaces**

- 6.5. Barrier-free parking spaces must be constructed and identified in compliance with the applicable building code.
- 6.6. Table 6.6 specifies the deemed minimum parking space requirement, which must only be used to calculate the **minimum** number of required Barrier-free parking spaces in compliance with the applicable building code. It does not create a minimum requirement for **any other** parking spaces.

**Table 6.6. Deemed Minimum Parking Space Requirements**

Subsection	Uses	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
<b>6.6.1.</b>	<ul style="list-style-type: none"> <li>● Community Service</li> <li>● Crematorium</li> <li>● Indoor Sales and Service, in the form of a commercial school, or a funeral home</li> <li>● Library</li> <li>● Minor Indoor Entertainment</li> <li>● Major Indoor Entertainment, except in the form of a nightclub</li> <li>● Health Services</li> <li>● Outdoor Entertainment</li> <li>● Outdoor Recreation Service</li> <li>● Park</li> <li>● Residential Sales Centre</li> <li>● School</li> <li>● Special Event</li> </ul>	0 per the first 60.0 m2 of Floor Area and 1 per additional 30.0 m2 of Floor Area greater than 60.0 m2	1 per 10.0 m2 of Floor Area
<b>6.6.2.</b>	<ul style="list-style-type: none"> <li>● Bar</li> <li>● Custom Manufacturing</li> <li>● Food and Drink Service</li> </ul>	0 per the first 100.0 m2 of Floor Area and	1 per 16.0 m2 of Floor Area

**6.5 and 6.6 - 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 have generally been updated to align with the proposed new Use equivalencies.

**6.6.2 - Revised Table 54.2.3.b**

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

	<ul style="list-style-type: none"> <li>Major Indoor Entertainment in the form of a nightclub</li> </ul>	1 per additional 50.0 m2 of Floor Area greater than 100 m2		<p>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. 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 establishments have 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>
<b>6.6.3.</b>	<ul style="list-style-type: none"> <li>Body Rub Centre</li> <li>Cannabis Lounge</li> <li>Cannabis Retail Store</li> <li>Indoor Sales and Service, except those in the form of a commercial school or a funeral home</li> <li>Liquor Store</li> <li>Offices</li> <li>Outdoor Sales and Service</li> <li>Standalone Parking Facility</li> <li>Transit Facility</li> <li>Vehicle Support Service</li> </ul>	0 per the first 60.0 m2 of Floor Area and 1 per additional 100 m2 of Floor Area greater than 60 m2	1 per 30.0 m2 of Floor Area	
<b>6.6.4.</b>	<ul style="list-style-type: none"> <li>Agriculture</li> <li>Cemetery</li> <li>Child Care Service</li> <li>Detention Facility</li> <li>Emergency Service</li> <li>Essential Utility</li> <li>Health Care Facility</li> <li>Indoor Self Storage</li> <li>Major Industrial</li> <li>Major Utility</li> <li>Minor Industrial</li> <li>Minor Utility</li> <li>Natural Resource Development</li> <li>Protected Natural Area</li> <li>Recycling Drop-off Centre</li> <li>Urban Agriculture</li> </ul>	1 per 100 m2 of Floor Area	1 per 100 m2 of Floor Area	
<b>6.6.5.</b>	<ul style="list-style-type: none"> <li>Multi-unit Housing with 9 Dwellings or more</li> <li>Supportive Housing</li> <li>Hotel</li> </ul>	1 per 1.2 Dwellings or 1 per 5 Sleeping Units, whichever is greater	1 per 0.8 Dwellings or 1 per 3 Sleeping Unit, whichever is greater	

**6.6.5 - Revised Table 52.2.3.d.e**  
The threshold for deemed parking spaces for multi-unit housing has been increased from 5 dwellings to 9 dwellings or more to align with other regulations related to multi-unit housing in this section.

**Passenger pick-up and drop-off spaces for Schools**

6.7. Passenger pick-up and drop-off spaces for Schools must comply with Table 6.7:

Table 6.7. 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
<b>6.7.1.</b>	Elementary or junior high school	3 spaces per 100 students, or 5 spaces, whichever is greater	1 space per 100 students, or 5 spaces, whichever is greater
<b>6.7.2.</b>	High school	1.5 spaces per 100 students, or 5 spaces, whichever is greater	0.5 spaces per 100 students, or 5 spaces, whichever is greater

6.8. For the purpose of Table 6.7 "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

**6.7 - Revised S.54.7.1**  
The minimum rates for passenger pick up and drop off for schools are transferred unchanged from the current requirement. The regulation is revised with minor language updates to improve readability.

**6.8 and 6.9 - Revised from S.54.7.2**  
These regulations have been updated to improve readability.

drop-off spaces plus passenger pick-up and drop-off spaces located on a Street, where permitted.

- 6.9. Passenger pick-up and drop-off spaces may be located on a Street 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**

- 6.10. Passenger pick-up and drop-off spaces for Child Care Services must:
  - 6.10.1. not be located more than 100 m from the entrance used by the Child Care Service;
  - 6.10.2. contain signage indicating a maximum duration of 30 minutes or less; and
  - 6.10.3. comply with Table 6.10.3:

Table 6.10.3. Minimum Passenger Pick-up and Drop-off Spaces for Child Care Services		
Subsection	Number of Children	Passenger Pick-up and Drop-off Spaces
6.10.3.1.	Less than or equal to 10	2
6.10.3.2	Each additional 10	1

- 6.11. Despite Table 6.10.3, passenger pick-up and drop-off spaces for Child Care Services are not required:
  - 6.11.1. within the boundary of Appendix I, or the boundaries of the Capital City Downtown Area Redevelopment Plan; or
  - 6.11.2. where Child Care Services are on the same Site as a School.
- 6.12. Despite Table 6.10.3, an on-Street loading zone may satisfy a portion of the required passenger pick-up and drop-off spaces without a variance, subject to the approval of the Development Planner in consultation with the City department responsible for transportation planning.

**6.10 - Revised from 54.7.3**

The minimum rates for passenger pick up and drop off for child care services are unchanged from the current requirement. The regulations are revised to improve readability.

**6.11.2 - 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.

**6.12 - Transferred to S.54.7.3.a.i**

This section has been transferred with minor language updates to improve readability.

**Note:** This regulation was inadvertently omitted from the first draft.

## 7. Loading Spaces

### Loading Space Requirements

- 7.1. Loading spaces must:
- 7.1.1. 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;
  - 7.1.2. be wholly located on-Site;
  - 7.1.3. be arranged so that backing and turning movements do not interfere with access and traffic on Abutting Streets or Alleys; and
  - 7.1.4. comply with Table 7.1.4, measured to the nearest point of any obstruction where an obstruction is present:

Table 7.1.4. Minimum Loading Space Dimensions					
Subsection	Length	Width	Width with Obstruction on 1 Side	Width with Obstruction on Each Side	Vertical Clearance
7.1.4.1.	9.0 m	3.0 m	3.1 m	3.3 m	4.0 m

### Loading Space Quantities

- 7.2. Loading spaces must comply with Table 7.2:

Table 8.2. Minimum Loading Space Quantities		
Subsection	Threshold	Minimum Number of Loading Spaces
7.2.1.	Less than 2,500 m <sup>2</sup> of Floor Area in the case of non-Residential Uses or less than 100 Dwellings	0
7.2.2.	Between 2,500 m <sup>2</sup> and 7,500 m <sup>2</sup> of Floor Area in the case of non-Residential Uses or 100 to 199 Dwellings	1
7.2.3.	Greater than 7,500 m <sup>2</sup> of Floor Area in the case of non-Residential Uses or 200 Dwellings or greater	2

## 8. Bike Parking

### Bike Parking Space Design

- 8.1. Each Bike Parking Space must:
- 8.1.1. where not directly Abutting a Street, be accessible from off-Site by a Hard Surfaced unobstructed path of travel that is separate from vehicle access with a minimum width of 1.5 m;
  - 8.1.2. be located on a Hard Surfaced area;
  - 8.1.3. be located to maximize visibility and be well-lit to discourage theft and vandalism;
  - 8.1.4. be located within 15.0 m of a main building entrance, except that:
    - 8.1.4.1. Bike Parking Spaces may be located further than 15.0 m from a main building entrance provided there is wayfinding signage from the main entrance directing users to their location; and
  - 8.1.5. provide a method for ensuring bike security in the form of individual bike racks or mounting points or individual bike lockers in compliance with Subsection 8.3.
- 8.2. Bike Parking Spaces must comply with Table 8.2, measured to the nearest point of an obstruction where an obstruction is present:

#### 7.1.1 - Transferred from S.54.6.3

This section contains the regulations from current S.54.6.3 with updates to language to improve readability

#### 7.1.2 - Transferred from S.54.6.4

This section contains the regulation from S.54.6.4 with updates to language to improve readability.

#### 7.1.3 - 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 7.1.4 - 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.

#### 7.2 - Transferred from S.54.6.1

This section contains the regulations from the current S.54.6.1.

**Note:** The regulation has been revised to clarify that the Floor Area thresholds apply to non-residential uses and the number of dwellings apply to residential uses.

**Note:** the bike parking regulations have been reorganized to better group like regulations.

#### 8.1.1 - Revised from S.54.3.2.e

This regulation ensures that users of bike parking spaces have adequate access to the bike parking space that is safe and convenient. It has been simplified while still ensuring that each bike parking space abuts a hard surfaced area that is at least 1.5 m wide to ensure sufficient room to maneuver.

#### 8.1.2 - Revised from S.54.3.2.f

This regulation is revised to improve clarity. It is not intended to prescribe that the bike parking spaces be located outdoors, rather it is intended to provide a minimum standard to ensure that the bike parking spaces are visible and safe for all users.

**Table 8.2. Minimum Bike Parking Space Dimensions**

Subsection	Regulation	Horizontal	Vertical	Inclusive Bike Parking	Symbol
8.2.1.	Width	0.6 m	0.6 m	1.1 m	A
8.2.2.	Depth	1.8 m	1.4 m	3.0 m	B
8.2.3.	Vertical clearance	1.4 m	2.0 m	2.0 m	C

**Bike Rack Design**

- 8.3. Each bike rack must:
  - 8.3.1. include mounting points or racks that are **securely anchored** to the ground, floor, or wall;
  - 8.3.2. where for a horizontal Bike Parking Space, include mounting points that support a bike at least 1 point on the front wheel and 1 point on the frame at least 0.2 m apart horizontally so that the bicycle cannot fall or be pushed over;
  - 8.3.3. where for a vertical Bike Parking Space, include mounting points that support the bike by at least 1 wheel and 1 other point of contact so that the bicycle cannot fall or be pushed over; and
  - 8.3.4. be designed to secure the bike frame and wheel to the bike rack or mounting point through the use of a standard U lock.

**Diagrams for Subsections 8.1.1, 8.1.2, 8.2 and 8.3**

*Diagram in progress*

**General Bike Parking Quantities**

- 8.4. The minimum number of Bike Parking Spaces must comply with Table 8.4:

**Table 8.4. Minimum Number of Bike Parking Spaces**

Subsection	Use	Minimum Number of Bike Parking Spaces
8.4.1	Commercial Uses and Community Uses, where less than 2,500 m <sup>2</sup> of Floor Area	2.0 spaces for the first 280 m <sup>2</sup> of Floor Area and 1.0 space per additional 140 m <sup>2</sup> of Floor Area
8.4.2	Commercial Uses, and Community Uses, where greater than or equal to 2,500 m <sup>2</sup> of Floor Area	18.0 spaces for the first 2,500 m <sup>2</sup> of Floor Area and 1.0 space per additional 414 m <sup>2</sup> of Floor Area
8.4.3	Multi-unit Housing with 9 Dwellings or more	1.0 per Dwelling

- 8.5. Despite Table 8.4, 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.

**Long Term Bike Parking Quantities**

- 8.6. A minimum of 85% to a maximum of 90% of all required Bike Parking Spaces for Multi-unit Housing and Offices specified in Table 8.4 must be Long Term Bike Parking.
- 8.7. Where the minimum Bike Parking Space requirement for Commercial Uses, excluding Offices, and Community Uses specified in Table 8.4 is 10 spaces or more, a minimum of 10% of all required bike parking must be Long Term Bike Parking.

**8.1.3 - Revised from S.54.3.2. j**

This regulation has been revised for simplicity and to improve clarity.

**8.1.4 - Revised from S.54.3.2.h.iii**

This regulation has been updated to improve readability. This regulation does not require that the bike parking facilities must be located outdoors, instead it provides the requirement that they are sited within an accessible distance to the main building entrance, or have wayfinding directing users to their location from the main entrance in accordance with 8.1.4.1. Where developed as long term bike parking spaces, they are required to be within a weather protected, secure area which may be located indoors.

**8.1.4.1 - Revised from S.54.3.2.j**

This regulation has been revised to enable bike parking spaces further than the prescribed distance from a main entrance so long as there is wayfinding signage provided to direct users.

**8.1.5 - New regulation**

This regulation ensures that each bike parking space is accompanied by a bike rack or mounting point. The regulations relating to bike rack design are found in subsection 8.3.

**Table 8.2 - 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.

**8.2.2 and 8.2.3 - Revised from S.54.5.2.b**

The depth of vertical bike parking spaces has been increased from 1.1 m to 1.4 m, and the vertical clearance for these spaces has been decreased from 2.3 m to 2.0 m to accommodate flexible stacking options. **Note:** the vertical clearance has been adjusted to 2.0 m from 1.8 m to allow for better stacking options, based on feedback.

**8.2.3 - Revised from S.54.5.2.a**

The vertical clearance for horizontal bike parking spaces is reduced from 2.0 m to 1.4 m to accommodate double-stack horizontal bike parking.

**8.2.4 - New regulation**

This regulation is intended to prescribe where within the established bike parking space the racks or mounting points must be located. This ensures that the bike parking space itself is free from obstruction and is reserved for exclusive use by the bike.

**8.3.1 - Revised from S.54.3.3.b**

This regulation has been revised to clarify that the mounting points must be securely anchored to one of the listed surfaces.

**Inclusive Bike Parking Quantities**

- 8.8. A minimum of 10% of required Short Term Bike Parking Spaces, or 1 space, whichever is greater, must be Inclusive Bike Parking Spaces.
- 8.9. A minimum of 10% of required Long Term Bike Parking Spaces, or 1 space, whichever is greater, must be Inclusive Bike Parking Spaces.

**Horizontal Bike Parking Quantities**

- 8.10. A minimum of 50% of Short Term Bike Parking and Long Term Bike Parking spaces must be provided as horizontal Bike Parking Spaces.

**8.3.2 - Revised from S.54.5.3.a**

This regulation is revised to improve clarity.

**8.3.3 - New regulation**

This regulation is new to provide specific requirements for bike racks installed in vertical bike parking spaces.

**8.3.4 - Revised from S.54.5.3.a.ii**

This regulation is revised to improve clarity.

**Table 8.4 - 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.

**Note:** The bike parking rate for Multi-unit Housing is proposed to be increased from 0.7 per Dwelling in the previous draft bylaw to 1.0 per Dwelling based on feedback and to better reflect the average adult bike ownership rate of 1.21 per household.

Administration is currently developing Bike Parking Guidelines which, in addition to providing more detailed guidance on bike parking space design and placement, are intended to provide more detailed guidance on suggested bike parking rates based on the detailed nature of specific uses.

**8.5 - New regulation**

This regulation is added for those scenarios where space might be limited and public bike parking is close to the site.

**8.6 - Revised 54.5.1.e**

A minimum percentage range of bike parking spaces must be provided for long term bike parking. The remaining spaces must be provided for short term bike parking to ensure that there are adequate long-term facilities available for use by residents.

**Note:** this regulation has been revised based on feedback to include Offices. This revision recognizes that Offices generally have a much greater need for long term bike parking relative to other commercial uses

**8.7 - 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.

**8.8 & 8.9 - New regulations**

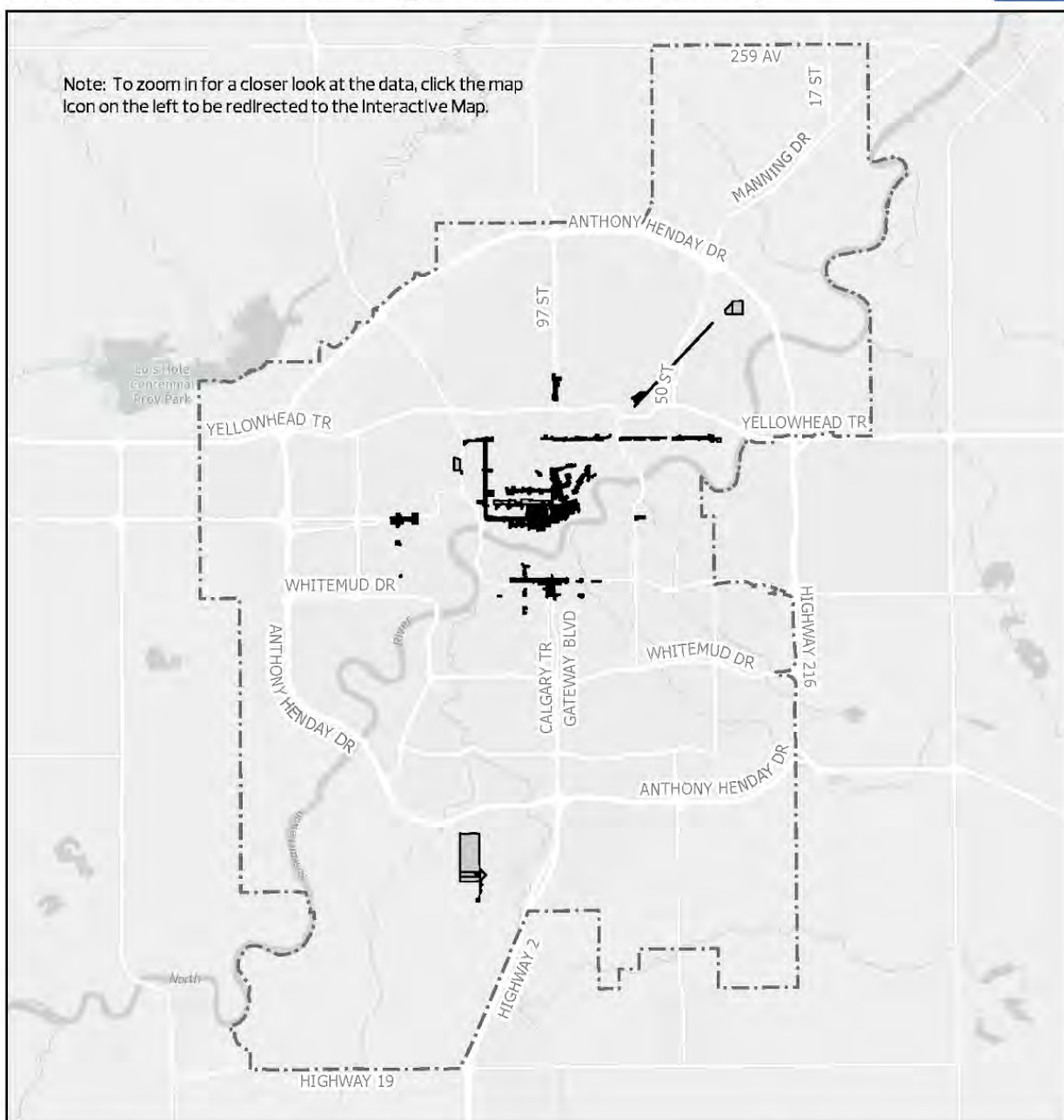
Of the provided short and long-term bike parking spaces, a minimum percentage must be provided in the form of an inclusive bike parking space to accommodate larger bikes. Where the minimum number of spaces is required for commercial and community uses, each of the long-term and short-term spaces must be inclusive spaces.

**8.10 - New regulation**

This regulation is intended to ensure that at least half of the required bike parking spaces are horizontal. Horizontal spaces ensure better accessibility because they do not require the lifting or maneuvering of bikes associated with vertical spaces, and accommodate a greater variety of bike types and sizes.

**Appendix I - Parking Maximums Map**

Appendix I | Parking Maximums Map

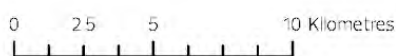


City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

Parking Maximums Boundary  
 City Boundary



This map is a draft proposal, subject to change, and is in no way binding upon any lands within the municipal corporate boundaries of the City of Edmonton. The City of Edmonton gives no warranty nor accepts liability from any incorrect, incomplete or misleading information or its use for any purpose. No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Urban Planning and Economy department.



The proposed Parking Maximums Map is intended to replace the Main Streets Overlay boundary for the 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 are encouraged to include commercial land uses oriented towards the street at the street level to support an active street-oriented frontage, and that discourages vehicle-oriented site design.

It is also anticipated that the new zoning map, to be published on [maps.edmonton.ca](https://maps.edmonton.ca) 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.

**Note:** the parking maximums map boundary represented in this map is subject to change to align with the updates currently underway by the District Planning team.

To see the map in detail, users will be encouraged to view from the interactive map.



# 5.110 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 0.6 m into a required Setback, except that:
  - 1.1. the minimum distance between the projection and a Lot line Abutting another Site must be 0.45 m; and
  - 1.2. for Zero Lot Line Development, eaves must not be closer than 0.9 m to the eaves of a building on an Abutting Lot.

### Diagrams for Subsection 1



### Unenclosed steps

2. Unenclosed steps may project into a required Setback where a minimum distance of 0.6 m is maintained from the Lot line and the unenclosed steps.
3. Despite Subsection 2, unenclosed steps that have a landing less than or equal to 1.5 m<sup>2</sup> and that provide Ground Floor access to a building may project into a required Setback where a minimum distance of 0.15 m is maintained from the Lot line to the unenclosed steps.
4. Unenclosed steps may only project into a required Interior Side Setback where they have a maximum Height of 1.0 m.
5. Despite Subsections 2 and 3, unenclosed steps must not project:
  - 5.1. into a required Setback used for vehicle access; or
  - 5.2. into a required drainage path on a Zero Lot Line Development.

### Platform Structures

6. Platform Structures may project a maximum of:
  - 6.1. 2.5 m into a required Front or Flanking Side Setback;
  - 6.2. 2.0 m into a required Rear or Interior Side Setback of 4.0 m or greater; and
  - 6.3. 0.9 m into a required Rear or Interior Side Setback less than 4.0 m.

### 1 - Revised from S.44.1(a)

In response to engagement feedback, this regulation is revised back to a maximum 0.6 m projection for eaves and other similar features.

### 1.1 - 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.

### 1.2 - New Regulation

This regulation aligns with safety code requirements to provide adequate spacing between eaves in the case of Zero Lot Line Development.

### 2 - Revised from S.44.1(a)

This regulation is revised in response to engagement feedback to allow more flexibility.

### 3 - Transferred from S.44.1(b)

This regulation is transferred with minor revisions for clarity.

### 4 - Revised from S.44.1(a)

This regulation is revised into a standalone clause.

### 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.

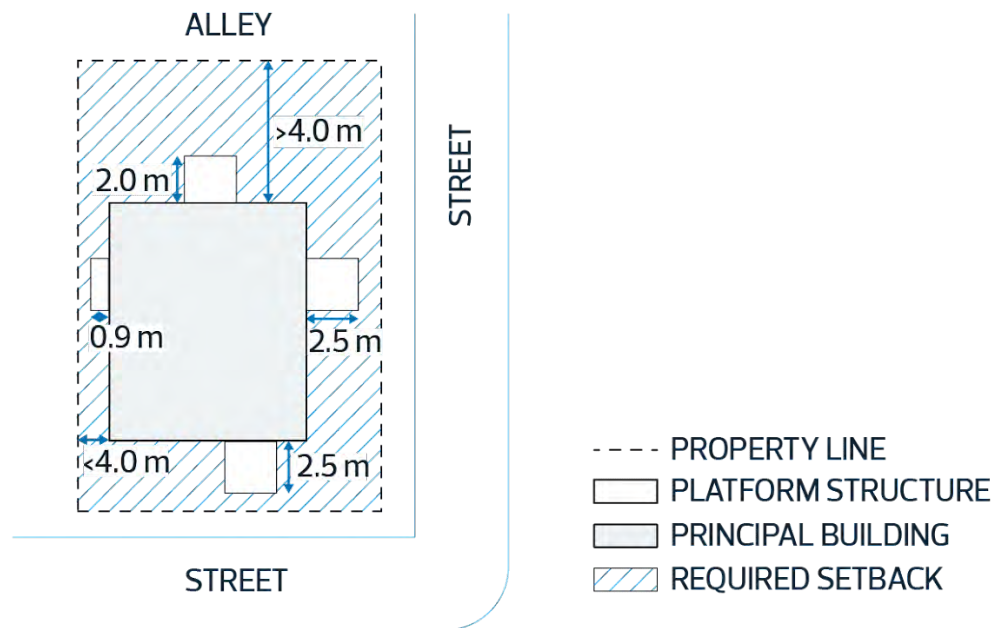
### 6.1 - Revised from S.44.3 (a)

This regulation is revised to allow a maximum 2.5 m projection into the flanking side setback.

### 6.2 - Revised from S.44.3 (b)

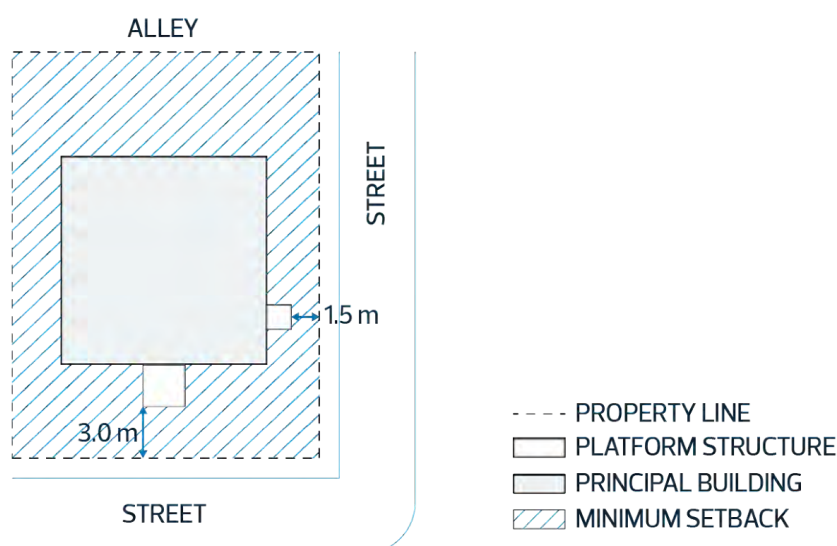
This regulation is revised so that it only

Diagram for Subsection 6



7. Despite Subsection 6:
  - 7.1. Platform Structures 1.2 m or less in Height may project to the Interior Side Lot Line or Rear Lot Line;
  - 7.2. Platform Structures that are attached to a principal building may be constructed to the common Interior Side Lot Line of Semi-detached Housing, Row Housing or Multi-unit Housing;
  - 7.3. 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;
  - 7.4. Platform Structures must not project into a required drainage path on a Zero Lot Line Development; and
  - 7.5. In residential Zones with a maximum Height of 12.0 m or less:
    - 7.5.1. Platform Structures may project into a required Front Setback where a minimum distance of 3.0 m is maintained from the Front Lot Line to the Platform Structure;
    - 7.5.2. Platform Structures may project into a required Flanking Side Setback where a minimum distance of 1.5 m is maintained from the Flanking Side Lot Line to the Platform Structure; and
    - 7.5.3. Platform Structures located above the first Storey must not project into a required Interior Side Setback.

Diagram for Subsection 7.5.1 and 7.5.2



**Cantilevers and other similar features**

8. Cantilevered projections may project into a required Setback a maximum of 0.6 m, except:
  - 8.1. a minimum distance of 0.6 m must be maintained from the Lot line to the outside wall of the projection; and
  - 8.2. cantilevered projections must not encroach into a private maintenance easement for Zero Lot Line Development.

applies to rear or interior side setbacks.

**6.3 - Revised from S.44.3 (c)**

This regulation is revised so that it only applies to rear or interior side setbacks. In response to engagement feedback, the maximum projection is proposed to increase to 0.9 m to provide space for a deeper platform structure.

**Note:** The definition of “Platform Structures” is proposed to be revised to incorporate unenclosed front porches (verandas) and other similar features (see [General Definitions Section 8.20](#)).

**7.1 - Transferred from S.44.3(d)**

This regulation is transferred with minor revisions to improve readability.

**7.2 - Transferred from S.44.3(e)**

This regulation is transferred with minor revisions to improve readability. Backyard Housing was removed from this regulation because it is a housing arrangement, not a building type.

**7.3 - Transferred from S.44.9**

This regulation is transferred with minor revisions to improve readability.

**7.4 - New Regulation**

This regulation ensures platform structures do not block private drainage swales for Zero Lot Line Housing. This regulation is consistent with the typical restrictions of the private maintenance easement for Zero Lot Line development.

**7.5 - New Regulation**

This regulation applies to small scale residential zones for all types of platform structures, including front porches and verandas. This regulation incorporates rules from the Mature Neighbourhood Overlay.

**7.5.1 - Revised from S.814.3(10)**

This regulation is revised to remove the maximum projection because minimum setbacks are no longer proposed to be contextual.

**7.5.2 - Revised from S.814.3(11)**

This regulation is revised to remove the maximum projection because minimum setbacks are no longer proposed to be contextual.

**7.5.3 - New Regulation**

This regulation does not allow projections (such as balconies) to project into interior side setbacks above the first storey in small scale residential zones.

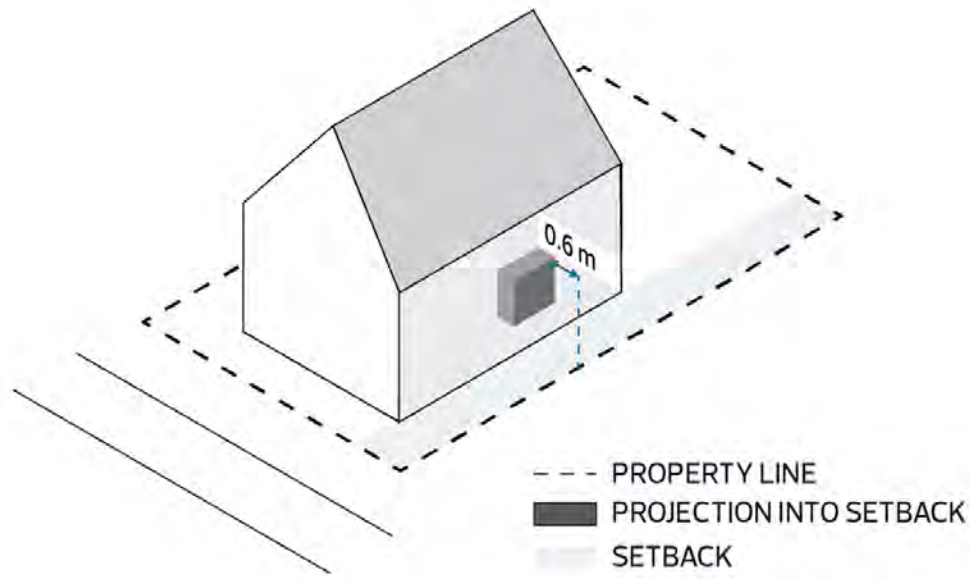
**8 and 8.1 - Transferred from S.44.2(a)**

This regulation is transferred with minor revisions to improve readability.

**8.2 - New Regulation**

This regulation is consistent with the typical restrictions of the private maintenance easement for Zero Lot Line housing.

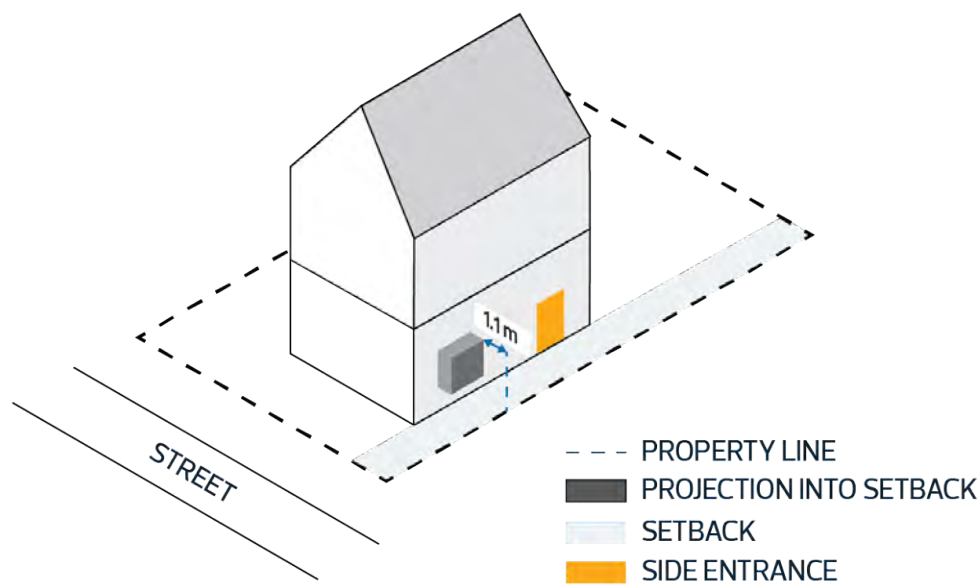
Diagram for Subsection 8.1



9. Despite Subsection 8.1, at least one side of the building must maintain a minimum distance of 1.1 m from the Interior Side Lot Line to the outside wall of all projections on the first Storey where:

- 9.1. a side or rear main entrance to another Dwelling on the Lot is provided further from the Street than the projection; or
- 9.2. a Backyard House is provided on a Site with no Alley access.

Diagram for Subsection 9

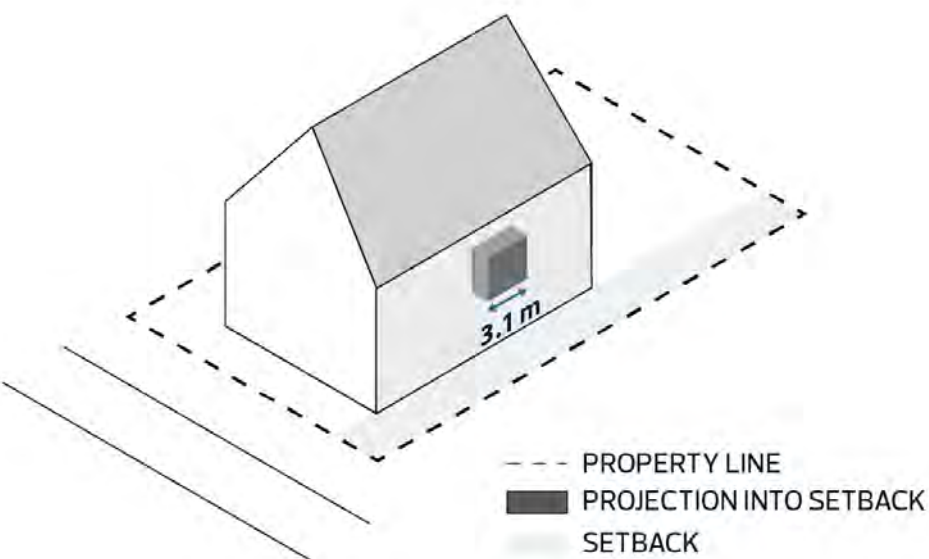


**9 - Revised from S.814.3.12**

This ensures that a minimum of 1.1 m is available for access to main entrances located at the side or rear of a Dwelling for users and emergency services, in alignment with the Small Building Access policy.

10. Where a cantilevered projection is proposed in a required Interior Side Setback, the maximum length of the projection is 3.1 m.

Diagram for Subsection 10

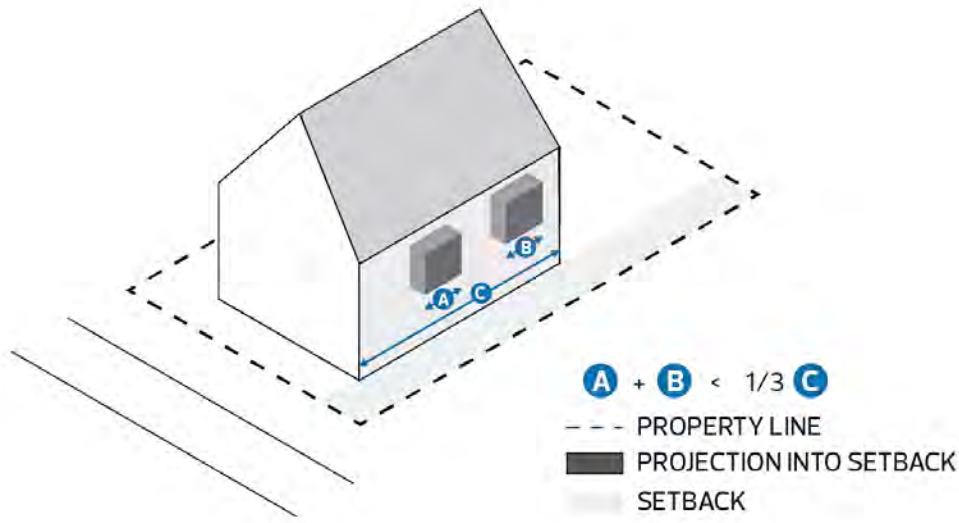


**10 and 11 - Transferred from S.44.2(b)**

This regulation is transferred with minor revisions to improve readability.

11. Where more than 1 cantilevered projection is proposed in a required 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.

Diagram for Subsection 11



**Accessibility Ramps**

- 12. An accessibility ramp may project without limits into a required Setback where:
  - 12.1. the maximum ramp width is 1.5 m;
  - 12.2. the ramp is not located in a Setback area used for vehicle access; and
  - 12.3. the ramp provides Ground Floor access to a building.

**12.1 - Revised from S.44.5(b)(iii)**

This regulation is revised to align with the minimum ramp width as recommended by the City of Edmonton Access Design Guide.

**12.2 - New Regulation**

This prevents conflicts with vehicles where the ramp access is established.

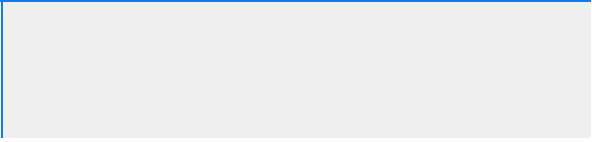
**12.3 - Revised from S.44.5(a)**

The ramp should be designed for access to ground level.

# 5.120 Safe Urban Environments

Regulations	Notes / Rationale
<p><b>1. General Regulations</b></p> <p>1.1. All developments must include the following design elements to promote a safe urban environment by providing natural surveillance, clear sightlines and wayfinding:</p> <ul style="list-style-type: none"> <li>1.1.1. Outdoor spaces must be well-lit.</li> <li>1.1.2. Entrapment spots and blind corners must be avoided or sufficiently mitigated.</li> <li>1.1.3. Pathways and building access points, where provided, must be clearly defined.</li> <li>1.1.4. Developments must provide clear signage, or other wayfinding techniques, where applicable.</li> </ul> <p>1.2. Despite Subsection 1.1, this Section does not apply to:</p> <ul style="list-style-type: none"> <li>1.2.1. Single Detached Housing;</li> <li>1.2.2. Semi-detached Housing;</li> <li>1.2.3. Duplex Housing;</li> <li>1.2.4. Backyard Housing; and</li> <li>1.2.5. Row Housing,</li> </ul> <p>except where in the form of Cluster Housing.</p>	<p><b>1.1 - Revised from S. 58.1.1</b> This regulation has been revised to clarify the wording, intent and application of this regulation.</p> <p><b>1.1.1 to 1.1.4 - New regulations</b> These regulations have been added because they are important elements of Crime Prevention Through Environmental Design (CPTED). Some of the examples from the former list of CPTED elements have been removed because they are difficult to enforce or are unclear.</p> <p><b>1.2 - New Regulation</b> This regulation has been added to exclude small scale residential developments from meeting the requirements of 1.1 above for the purpose of their development permit application but it is encouraged that all developments, including small scale residential development, take a safety lens when designing their development. The regulation has been revised to clarify that this section does apply where the housing forms listed are in the form of Cluster Housing.</p>
<p><b>2. Crime Prevention Through Environmental Design (CPTED) Assessments</b></p> <p>2.1. The Development Planner must require a Crime Prevention Through Environmental Design (CPTED) assessment as part of a Development Permit application where the proposed development includes:</p> <ul style="list-style-type: none"> <li>2.1.1. a Parkade; or</li> <li>2.1.2. a Body Rub Centre.</li> </ul> <p>2.2. The Development Planner may require a CPTED assessment as part of a Development Permit application to determine if a development complies with Subsection 1.1.</p> <p>2.3. CPTED assessments must be prepared by a qualified security consultant, architect, or similar professional.</p> <p>2.4. CPTED assessments must include the following content and recommended mitigation measures, where applicable:</p> <ul style="list-style-type: none"> <li>2.4.1. Site context, including: <ul style="list-style-type: none"> <li>2.4.1.1. Site location; and</li> <li>2.4.1.2. surrounding developments;</li> </ul> </li> <li>2.4.2. project overview;</li> <li>2.4.3. building design, including: <ul style="list-style-type: none"> <li>2.4.3.1. stairwells; and</li> <li>2.4.3.2. building access points;</li> </ul> </li> <li>2.4.4. Parking Areas;</li> <li>2.4.5. security features and access controls;</li> <li>2.4.6. outdoor lighting;</li> <li>2.4.7. outdoor signage, or other wayfinding techniques;</li> <li>2.4.8. sightlines, blind corners, and potential entrapment spots;</li> <li>2.4.9. Pathways;</li> <li>2.4.10. Landscaping;</li> <li>2.4.11. public spaces; and</li> <li>2.4.12. any other relevant content.</li> </ul>	<p><b>2.1 - Revised from S. 58.1.2</b> 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.</p> <p><b>2.1.2 - New regulation</b> This regulation has been added to this section for ease of access to the applicant as it is also a requirement of the proposed Body Rub Centres section.</p> <p><b>2.2 - Revised from S.58.1.2</b> This regulation has been revised to provide clearer rationale for why a Development Planner may require a CPTED assessment.</p> <p><b>2.3 - Revised from S. 58.1.1</b> This regulation has been separated into its own individual regulation for simplicity and revised to include project architect.</p> <p><b>2.4 - New regulation</b> 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.</p> <p><b>2.5 - Transferred from S. 58.1.1</b> This regulation has been separated into its own individual regulation for simplicity. This regulation is flexible to enable appropriate conditions to be placed on a development permit to fit the specific context.</p>

2.5. The Development Planner may apply conditions to a Development Permit based on the recommendations of a CPTED assessment.



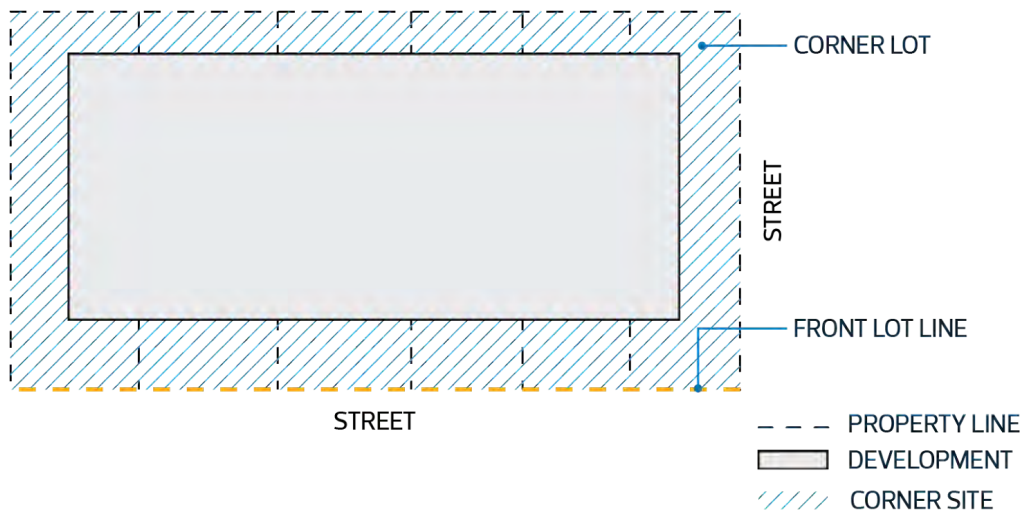
# 5.130 Unique Lot Conditions

## Regulations

## Notes / Rationale

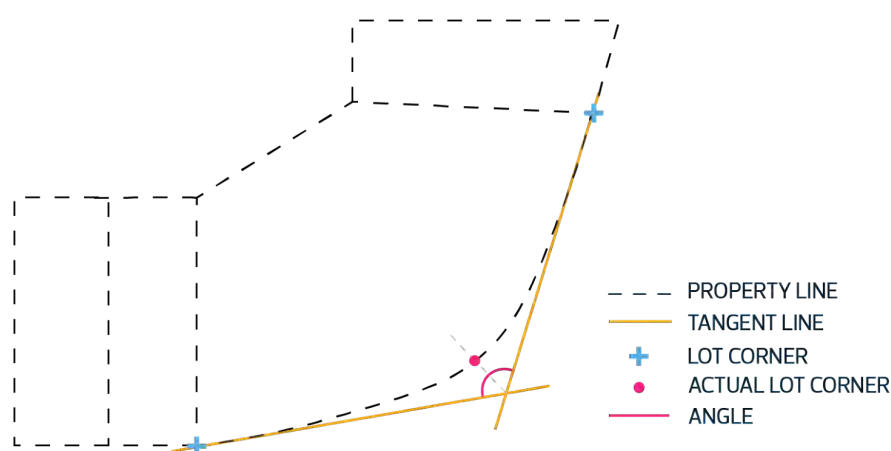
1. On Corner Sites consisting of more than 1 Lot, the Front Lot Line of the Site is the same as the Front Lot Line of the Corner Lot.

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 and 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. To determine if a Lot or Site along a curved Street is a Corner Lot or Corner Site, the Development Planner must take into account the angle where the lines tangent to each of the two endpoints of the curved Lot or Site intersect.
6. The corner of a Corner Lot or Corner Site is the point on the curved Lot line(s) that is closest to the two intersecting tangent lines described in Subsection 6.

Diagram for Subsection 5 and 6



### 1 - Revised from S.43.1(a)

Minor change to the regulation for clarity. Current section 43 regulates the location of front yards on corner sites. By definition, front yards are the area between a principal building and the front lot line. The proposed regulation is intended to add clarity by revising the point of reference from yards to front lot lines.

### 2 - Revised from S.43.1(b)

Minor changes to the regulation for clarity.

### 3 - Revised from S.43.2

No change to the outcomes prescribed in this regulation, but revisions are proposed to align with the changes in subsection 1.

### 4 - Revised from S.43.3

No change to the outcomes prescribed in this regulation but revisions are proposed to align with the changes in subsection 1.

### 5 - 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.

### 6 - 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

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## Part 6 - Specific Development Regulations

Edmonton



# 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 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
	<b>From Sites Zoned:</b>		
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



- 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 appropriate City department.
- 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 development regulations for Safe Urban Environment Standards.

**1 - Transferred From S.97.1 and S.97.2**  
 To maintain current separation distance requirements between Body Rub Centres and Schools, Child Care Services, Hospitals, Bars, neighbourhood parks in the Parks and Services (PS) Zone and Neighbourhood Parks and Services (PSN) Zone, and open spaces in the River Valley (A) Zone.

- Notes:**
- Separation distances from Child Care Services, Schools, neighbourhood parks, and Health Care Facilities are intended to reduce exposure of youth and vulnerable persons to Body Rub Centres.
  - Separation distances from Bars are intended to support employee security for Body Rub Centre service providers.
  - Separation distances from Residential Uses and limiting the clustering of Body Rub Centres by allowing them in a variety of zones are intended to support neighbourhood revitalization efforts.

**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 appropriate City departments such as Edmonton Police Service or the 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

1. 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
	<b>From Sites Zoned:</b>			
1.8.	PS, PSN, or A			x

2. For the purposes of Subsection 1, when measuring separation distances:
  - 2.1. 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
  - 2.2. 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**



3. The Development Planner may vary the minimum separation distance in Subsection 1.1 by up to 20.0 m. No other variance to Subsection 1.1 is permitted.
4. 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:
  - 4.1. Subsection 1.1 does not apply; and
  - 4.2. the distances specified in Section 105(3) of the Gaming, Liquor and Cannabis Regulation are expressly varied to 0 m.
5. 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.
6. For the purposes 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

**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.

6.2. 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 - 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.

## 6.30 Child Care Services

Regulations	Notes / Rationale
<ol style="list-style-type: none"> <li>1. At the time a Development Permit application is submitted, a Child Care Service must:                             <ol style="list-style-type: none"> <li>1.1. not be located in a building bay Abutting a Minor Industrial Use; and</li> <li>1.2. not be located on a Site Abutting a Major Industrial Use or a Major Utilities Use.</li> </ol> </li> <li>2. Where required, risk assessments for Child Care Services must be provided in compliance with <a href="#">Section 7.140</a>.</li> <li>3. On-Site outdoor play spaces for Child Care Services must comply with the following:                             <ol style="list-style-type: none"> <li>3.1. Play spaces must be designed, located, Landscaped, and screened to enhance safety and mitigate a Nuisance from other on-Site Uses, waste collection areas, Surface Parking Lots, outdoor storage areas, queuing spaces, loading spaces, rail lines, Streets, Alleys, mechanical equipment and exhaust systems;</li> <li>3.2. Play spaces must be located a minimum of 2.0 m away from mechanical equipment and exhaust systems;</li> <li>3.3. Play spaces at ground level must be Fenced on all sides and all gates must be self-latching; and</li> <li>3.4. Play spaces above ground level must have secure perimeter railings or walls with a minimum Height of 1.8 m.</li> </ol> </li> <li>4. Despite Subsection 3.3, Fencing is not required where:                             <ol style="list-style-type: none"> <li>4.1. outdoor play space is proposed to share existing play equipment on Sites Zoned PS and PSN; or</li> <li>4.2. an exemption is permitted by the Government of Alberta.</li> </ol> </li> </ol>	<p><b>1.1 Revised from S.80.2(a)</b> Intended to reduce direct impact from 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.</p> <p><b>1.2 Revised from S.80.2(b)</b> Provides separation from uses that could create significant nuisances.</p> <p><b>2 New Cross-Reference</b> For ease of reference to applicable regulations.</p> <p><b>3 Revised from S.80.2(d) and 80.3(b)</b> This regulation requires that daycares are designed to reduce impacts from site features, rail lines, or streets and provide minimum enclosure requirements In response to feedback, 3.1 is revised to ensure the Development Planner considers other on-site uses and queuing spaces when reviewing plans for outdoor play spaces.</p> <p><b>4 Revised from S.80.3(a)</b> Minor revisions made for clarity.</p> <p>Revision: The previous draft Zoning Bylaw proposed to require a minimum separation distance of 100 m from Body Rub Centres and 300 m from Crematoriums. This is proposed to be removed to avoid adding more restrictions for Child Care Services.</p>

## 6.40 Crematoriums

### Regulations

### Notes / Rationale

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. The Development Planner may, as a condition of a Development Permit, require that cremation systems be installed as per the manufacturer's specification in order to mitigate a Nuisance.

#### 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 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 to address potential nuisances to sensitive uses 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 provide an enforcement mechanism to ensure cremation systems are installed as per manufacturer's specifications where necessary to mitigate a Nuisance.

**Note:** Previously proposed regulations that would have directed the Development Planner to require an environmental site assessment for proposed Crematoriums that do not meet the separation distances outlined in Subsection 1 have been deleted. This is in consideration due to the absence of provincial emission standards for crematoriums licensed under the Cemeteries Act a professional engineer may not be able to appropriately recommend mitigation measures to support a variance to the 300 m separation distance requirement.

# 6.50 Backyard Housing

## Regulations

## Notes / Rationale

1. Backyard Housing must comply with Table 1:

Table 1. Building Regulations			
Subsection	Regulation	Value	Symbol
<b>Height</b>			
1.1.	Maximum Height	6.8 m	-
<b>Unless the following applies:</b>			
1.2.	Maximum Height where the Rear Lot Line Abuts a Site in a residential Zone that has a maximum Height of 12.0 m or less	4.3 m	-
<b>Site Coverage</b>			
1.3.	Maximum Site Coverage	20%	-
<b>Floor Area</b>			
1.4.	Maximum second Storey Floor Area per Dwelling	60.0 m <sup>2</sup>	-
<b>Unless the following applies:</b>			
1.5.	Maximum second Storey Floor Area per Dwelling where the Backyard Housing complies with the Inclusive Design requirements of <a href="#">Section 5.70</a>	70.0 m <sup>2</sup>	-
<b>Building Length</b>			
1.6.	Maximum total length of any second Storey building wall containing Backyard Housing	15.0 m	-
<b>Setbacks</b>			
1.7.	Minimum Setback, despite the regulations of the applicable Zone	1.2 m	<b>A</b>
<b>Unless 1 or more of the following applies:</b>			
1.8.	Minimum Rear Setback Abutting an Alley where there is no Garage or where a Garage door does not face the Alley, despite the regulations of the applicable Zone	0.6 m	<b>B</b>
1.9.	Minimum Setback from a Flanking Side Lot Line, despite the regulations of the applicable Zone	2.0 m	<b>C</b>
<a href="#">Diagram for Subsections 1.7, 1.8 and 1.9</a>			

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 - Revised from S.87.2(a) and (b)**  
Based on engagement feedback, the maximum height for backyard housing is increased slightly to help accommodate more standard roof pitches and space necessary for the function and operation of 2nd floor backyard housing.

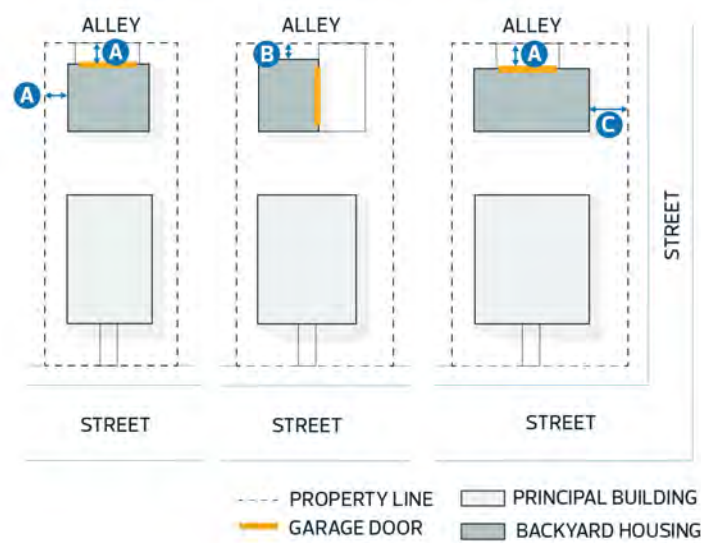
**1.2 - Revised from S.87.2(d)**  
These regulations are clarified to indicate that the current higher height limits for backyard housing occur where the massing has less effect, such as when it faces alleys, non-residential sites, and larger scale residential sites. Backyard housing is restricted to a lower height limit where it is likely to be adjacent to other small scale residential sites.

**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 m<sup>2</sup> 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 wall for the second storey to limit the massing impacts of buildings in this space.



**Building Separation**

<b>1.10</b>	Minimum distance between Backyard Housing and any other principal Dwelling on the same Site	3.0 m		
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**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. 50.3.5(b),(c),(f), S.87.7**  
These setback regulations are refined to align with the accessory setback requirements in the proposed RS and RSF Zones. 1.8 is an exception when the Backyard Housing is part of a garage and is oriented away from the alley. 1.9 applies a different setback for any Backyard House abutting a flanking street.

**1.10 Revised from S.87.9**  
This regulation is being reintroduced based on engagement feedback to mitigate concerns with massing and to ensure space is available for amenity purposes.

**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 - Revised from S.50.3.5(b)**  
This regulation has been adapted from the Accessory Building Section to apply to Backyard Housing.

**4. 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.

**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. This regulation is revised based on engagement feedback to clarify that a Bareland condominium, which can result in individual lots, is not intended to be permitted. However, this regulation may continue to evolve as a result of further analysis into different condominium scenarios.

**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 and 8 - Revised from S.87.15**  
This regulation requires Backyard Housing to incorporate at least 2 design techniques into the building's facades. This regulation is revised based on engagement feedback, with the Building Facade Design Section (5.40) proposed to be removed in its entirety. It is proposed to be replaced with a regulation similar to what's existing in Zoning Bylaw 12800. The proposed regulation now applies generally

2. For the purposes of Subsection 1.4 and 1.5, Floor Area does not include:
  - 2.1. a maximum of 6.0 m<sup>2</sup> of the area covered by elevators and any associated landing area on each Storey; and
  - 2.2. a maximum of 6.0 m<sup>2</sup> of the area covered by internal stairs.
3. Despite Subsection 1.7, the minimum Interior Side Setback for Backyard Housing is 0 m where:
  - 3.1. more than 1 Backyard Housing Dwellings are attached along a common Lot line; or
  - 3.2. the 0 m Interior Side Setback is the same Setback as a Zero Lot Line Development and:
    - 3.2.1. the eaves are not closer than 0.9 m to the eaves of a building on an Abutting Lot; and
    - 3.2.2. roof drainage from the Backyard Housing is directed towards a Street, Alley, or private drainage system, and no roof leader discharge is directed to the private easement.
4. Despite the definition of Backyard Housing, where Backyard Housing is constructed prior to the construction of other principal buildings on a Site:
  - 4.1. it is not required to be located within a Rear Yard; and
  - 4.2. it must be located within the rear 50% of the Lot, as determined by the Rear Lot Line.
5. Backyard Housing must not be subdivided from other principal Dwellings on a Site or be part of a Bare Land Condominium.
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. All Facades must be articulated using 2 or more design features to minimize the perception of massing, eliminate blank walls and provide visual interest. Design features may include:
  - 7.1. variations in rooflines;
  - 7.2. vertical or horizontal building wall projection or recessions;
  - 7.3. visual breaks of building facades into smaller sections;
  - 7.4. features such as windows, balconies, or porches;
  - 7.5. using a combination of finishing materials; or
  - 7.6. other similar features.
8. Despite Subsection 7, for Backyard Housing less than or equal to 4.3 m in Height, only the Facades facing a Street or Alley must be articulated using 2 or more design features.
9. Elevator access to a Rooftop Terrace is only permitted where the Dwelling complies with the inclusive design requirements of [Section 5.70](#).
10. Backyard Housing must provide a main entrance separate from a Garage door.
11. Backyard Housing must provide a covered entrance feature over the main entrance.

12. Backyard Housing Facades facing an Alley must have outdoor lighting that complies with [Section 5.60](#).

to all facades for backyard housing. An exception occurs where backyard housing is 4.3 m in height or less, only the facade facing a street or alley is required to provide additional design considerations. Note that “other similar features” can also include windows or balconies where the regulation’s objectives are met.

**9 - New Regulation**

This regulation only allows the portion of the building containing an elevator that accesses a rooftop terrace to exceed the maximum height if the unit is inclusively designed. The intent is to only allow this height exemption where an elevator is provided for accessibility purposes to access a rooftop terrace.

**10 - Revised from S.87.10**

This regulation requires Backyard Housing to have their own entrance to provide independent access. No change from current rules

**11 - 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.

**12 - 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.

**Garden Suite and Secondary Suite Limitations**

Currently, only one of a garden suite or secondary suite is permitted with a principal Dwelling (except in the RF1, RF2, RF3, GLG, and GLD Zones). This regulation is proposed to be removed to allow both a garden suite and secondary suite where the regulations of the zoning bylaw (including minimum site area and amenity area requirements) are met.

## 6.60 Home Based Businesses

Regulations	Notes / Rationale
<ol style="list-style-type: none"> <li>1. Home Based Businesses may occupy a total maximum floor area of 60 m<sup>2</sup> of Accessory buildings on the Site.</li> <li>2. Any external appearance of a Home Based Business must be visually consistent with the principal Dwelling or Accessory building in which it operates, using techniques such as applying similar colours, materials, or architectural features.</li> <li>3. A maximum of 2 employees or business partners who do not live in the Dwelling associated with the Home Based Business may work on-site for the Home Based Business.</li> <li>4. A maximum of 1 enclosed storage trailer occupying a maximum area of 5.5 m x 2.6 m is permitted to be stored outdoors for a Home Based Business in compliance with Subsection 5 of <a href="#">Section 5.60</a>.</li> <li>5. Commercial Vehicles operated by the Home Based Business are only permitted to park on Site in compliance with Subsection 5 of <a href="#">Section 5.60</a>.</li> <li>6. Industrial vehicles, equipment, and materials, and commercial equipment and materials are not permitted to be stored outdoors on a Site with a Home Based Business.</li> <li>7. Outdoor speakers and amplification systems are not permitted for a Home Based Business.</li> <li>8. Outdoor business activity is not permitted for a Home Based Business, except for Home Based Child Care.</li> <li>9. Dangerous Goods in type or quantity that are not typically used for residential purposes are not permitted as part of a Home Based Business.</li> <li>10. A Home Based Business must not create a Nuisance.</li> <li>11. Signs for Home Based Businesses are limited to Fascia Signs and must comply with <a href="#">Section 6.80</a>.</li> <li>12. The Development Planner may impose conditions on a Development Permit to prescribe the hours of operation and the number of people that may visit a Home Based Business concurrently to mitigate potential Nuisances.</li> </ol>	<p><b>1 - New Regulation</b> 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><b>2 - New Regulation</b> 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><b>3 - Transferred from S.75.4</b> Allows 2 non-residents to work at the home based business. There is no change from current rules. The wording is revised to clarify and ensure that it meets the intent of the regulation to allow for additional employees of the home based business to work off-site.</p> <p><b>4 - New Regulation</b> 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. The wording is revised based on engagement feedback to clarify the trailer must be enclosed and the restriction is based on storing it outdoors.</p> <p><b>5 - New Regulation</b> This regulation requires all vehicles related to a home based business to be parked on a Residential site.</p> <p><b>6 to 7 - Revised from S.74.g, S.75.5</b> This revises the current regulations to prohibit industrial and commercial equipment, vehicles, and materials from being stored outside.</p> <p>Outdoor speakers and amplification systems are prohibited to reduce impacts to neighbours.</p> <p><b>8 - New Regulation</b> This regulation is intended prevent home based businesses from conducting any business activity outdoors but still allow Home Based Child Care operators to have play areas and equipment outside.</p> <p><b>9. New Regulation</b> This regulation prevents home based businesses from storing large amounts of hazardous materials in a residential setting.</p> <p><b>10 - Revised from S.74.e, S.75.2, S.75.3</b> This regulation provides guidance that home based businesses should not create nuisances to adjacent properties.</p> <p><b>11 - New Regulation</b> 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 permit fascia on-premises signs, and will prohibit any illumination.</p>

**12 - New Regulation**

This regulation allows the Development Planner to add conditions for a Permitted Home Based Business related to hours of operation and how business visits may occur to limit potential impacts from the business towards neighbouring properties.

**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

## Notes / Rationale

- At the time a Development Permit application is submitted, a Liquor Store must be located to provide minimum separation distances 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
	<b>From Sites Zoned:</b>		
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 Subsection 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 I, if:
  - at least 1 Liquor Store is located on a Site greater than or equal to 2.5 ha that is Zoned CG, CB, 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 m<sup>2</sup> 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.

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, Liquor Stores and Schools, Liquor Stores and neighbourhood parks in the Parks and Services (PS) Zone and Neighbourhood Parks and Services (PSN) Zone, and Liquor Stores and open spaces in the River Valley (A) Zone. The regulations are arranged in a table format for clarity. The separation distances are proposed to be revised from applying separation distances specifically to community recreation services and instead only to sites zoned for neighbourhood parks where community recreation services and community leagues are located.

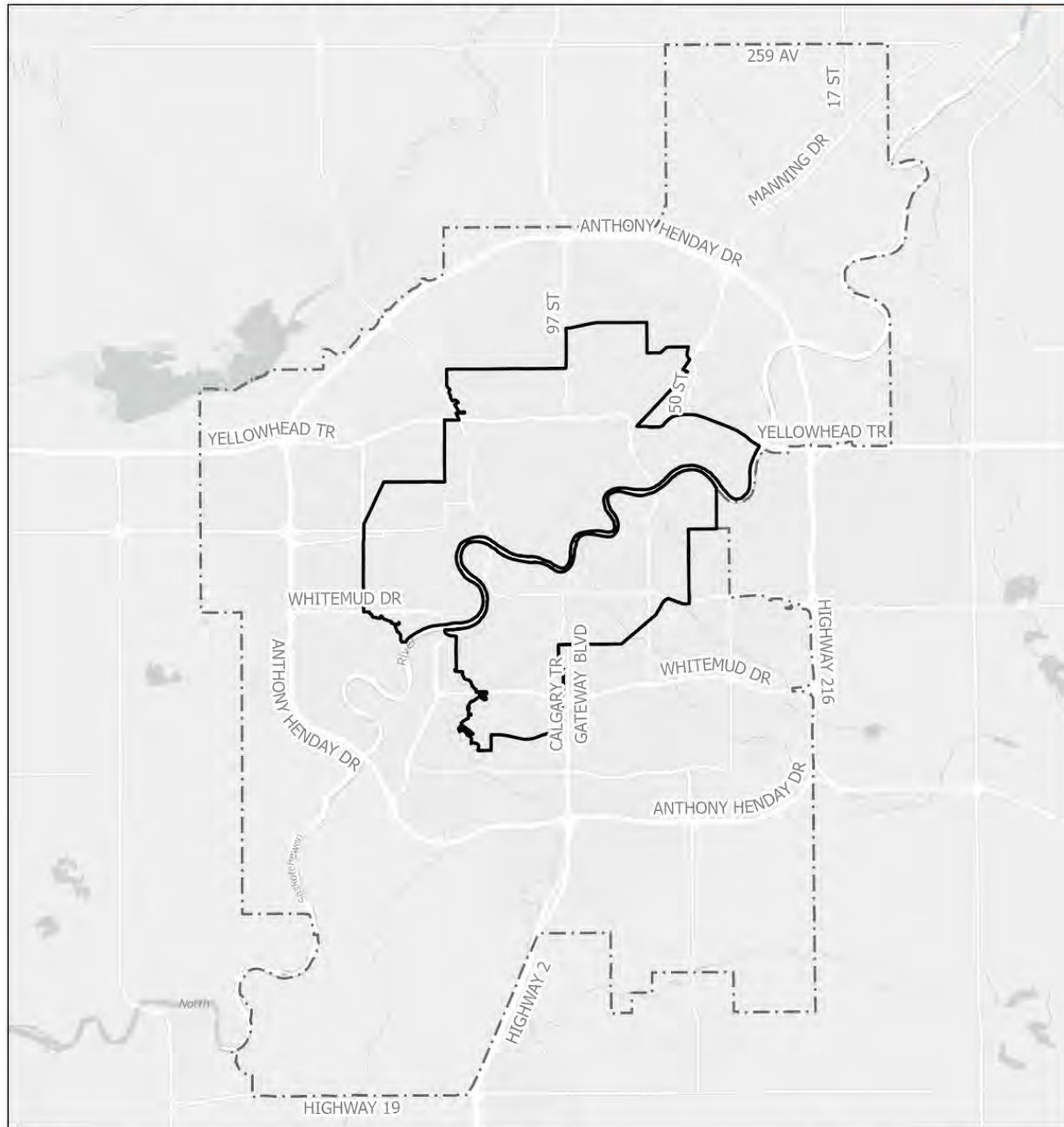
**2 - Revised from S.85.3 and 85.4**  
This combines the regulations describing how the distances should be measured if it's "store to store" or "site to site".

**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.

**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 m<sup>2</sup>.  
Appendix I  
Note: Map is to be replaced with a new look. To see the location of the boundary

## Appendix I: Liquor Stores Non-exemption Area to 500m Separation Distance

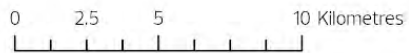


City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

500m Non-exemption Area  
 City Boundary



This map is a draft proposal, subject to change, and is in no way binding upon any lands within the municipal corporate boundaries of the City of Edmonton. The City of Edmonton gives no warranty nor accepts liability from any incorrect, incomplete or misleading information or its use for any purpose. No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Urban Planning and Economy department.



and areas previously shown with inset maps, users will be encouraged to view from the interactive map.

# 6.80 Signs

## Regulations

## Notes / Rationale

### 1. Purpose

To balance the need for signage and visual expression with safety and excellence in urban design, provide opportunities for the identification of businesses, organizations and buildings, enable opportunities for advertising to support the local economy, and to prevent excessive Sign proliferation to ensure that effectiveness of informational and identification Signage is not undermined.

#### 1. New regulation

To provide a purpose statement of why signs are regulated within the Zoning Bylaw. In the absence of a corporate general sign policy, the new purpose statement is intended to provide direction to development permit applicants and assist development planners review of discretionary developments.

Work is currently underway to develop a Digital Sign Policy. Future amendments to the sign section may be required to ensure that regulations align with this policy.

The purpose statement has been updated based on feedback received to acknowledge the role signs play in supporting the local economy.

#### Equivalent Section in Zoning Bylaw 12800:

Section 59, Sign Regulations

#### Proposed Retired Schedules:

59I - This schedule contains regulations for the Municipal Airport Zones which are proposed to be rezoned to the FD, BE and CG Zones.

59J - This schedule contains regulations for the Ellerslie Special Area Zones - these Zones will no longer have their own specific sign regulations and will instead reference a standard subsection.

59K - This schedule contains the regulations for the NA Zone.

### 2. Applicability

2.1. Unless specifically exempt from the requirement to obtain a Development Permit, all Signs and any change to, or relocation of an existing Sign must comply with the regulations of this Section.

#### 2.1 Transferred from S. 59.1

#### Zones not captured in the Specific Subsections:

**A Zone** - Subsection 3 in the sign section and subsection 5.1 within that Zone provide the regulatory framework for signs.

**AJ Zone** - Where a sign is a permitted use (all signs with on-premises advertising are Permitted Uses) a development permit is not required. Where a sign contains off-premises advertising, the specific sign regulations of the most restrictive abutting zone apply.

**NA Zone** - Sign regulations are proposed to be incorporated into the zone.

#### Special Areas and Direct Control Zones -

Each subsection in the sign includes a regulation under the area of applicability: "Any other zone that refers to this subsection." This is intended to capture where special areas and direct control zones include a specific subsection reference. The existing special area zones contain specific references to a subsection in the zone. Where a direct control zone does not include a specific subsection reference, subsection 9 applies.

### 3. General Sign Regulations

- 3.1. A Sign must be constructed so that it does not:
  - 3.1.1. due to its position, shape, colour, format or illumination, obstruct the view of, or be confused with, official traffic signage, signals or devices, as determined by the Development Planner in consultation with the department responsible for transportation planning;
  - 3.1.2. display lights resembling the flashing lights associated with those used by police, fire rescue, ambulance and other emergency vehicles; or
  - 3.1.3. use spot or reflector lights directed at on-coming traffic or display travelling or flashing messages that create a hazard to traffic on a Street where the Sign is visible.
- 3.2. A Sign must be located so that it does not interfere with Site access or circulation.
- 3.3. Unless otherwise stated in this Bylaw, Signs are not permitted on Fences or Privacy Screens.
- 3.4. A Sign **Abutting** or above a **vehicle access, Driveway, Drive Aisle** or path of travel intended for pedestrians and active mobility users, must maintain a minimum clearance of 2.5 m, except that this does not apply to:
  - 3.4.1. a **Fascia Sign or Projecting Sign** that extends less than 0.1 m from the surface of the wall above or **Abutting** a path of travel intended for pedestrians and active mobility users, in which case the clearance must be less than 0.7 m; and
  - 3.4.2. a **Fascia Sign or Projecting Sign** **Abutting** or above a vehicle access, Driveway or Drive Aisle that is a fire department access route, in which case the minimum clearance must be 5.0 m.

#### Diagram for Subsection 3.4

*Diagram in progress*

- 3.5. Signs requiring a Development Permit on a Site with a designated historical resource or that is listed on the Inventory of Historical Resources of Edmonton must be developed to the satisfaction of the Development Planner in consultation with the City department responsible for heritage planning.
- 3.6. Landscaping must not be removed or damaged to:
  - 3.6.1. install a Sign;
  - 3.6.2. improve the visibility of a Sign; or
  - 3.6.3. maintain a Sign; or
  - 3.6.4. remove a Sign.
- 3.7. Despite Subsection 3.6, where the location of a proposed Sign conflicts with existing or approved Landscaping, Landscaping may be removed or relocated provided a Development Permit approving the removal or relocation of the existing or approved Landscaping is issued prior to the Development Permit application for the Sign being approved.
- 3.8. A Sign must not be located on a parked vehicle or trailer on a Site where the primary purpose of the vehicle or trailer is the display of the Sign.
- 3.9. Signs 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.
- 3.10. Signs with Off-premises Advertising and Signs with Digital Copy 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, shown in Appendix I of this Section.

#### Sign Illumination Regulations

- 3.11. An illuminated Sign must not:
  - 3.11.1. shine or reflect light onto **Abutting** or adjacent Sites containing a Residential Use;
  - 3.11.2. face an **Abutting** or adjacent Residential Use or Health Care Facility; or
  - 3.11.3. be flashing or strobing.
- 3.12. An illuminated Sign that is:
  - 3.12.1. located within 30.0 m of a Dwelling on the same Site,
  - 3.12.2. within 30.0 m of a Site within a Residential Use; or
  - 3.12.3. **Abutting** or adjacent to a Protected Natural Area, or Park,
 must be turned off daily between 12:00 AM and 5:00 AM.

#### Diagram for Subsections 3.12.1 and 3.12.2

**Note:** Based on engagement feedback the sign section has undergone significant organizational changes since the first draft including:

- reconsideration of the organization of subsection 3 and
- consolidation of regulations where possible, and relocation of regulations that apply to all signs regardless of zone into the subsection 3.

#### 3.1 - Revised from S.59.2.1

This regulation is revised to apply to all sign development to ensure that a sign does not impact the safety of motorists and active mobility users.

#### 3.2 - Revised regulation

This regulation is revised, consolidated and relocated from a number of sign schedules to ensure that any sign does not interfere with site access or circulation.

#### 3.3 - New regulation

This regulation is added to help address enforcement challenges. When a sign is located on a fence, it can be difficult to determine the ownership of the fence. These signs tend to face the public roads and often span the entire length of a fence, which may contribute to sign proliferation. This new regulation is intended to limit sign proliferation.

#### 3.4 and 3.4.1 - Revised regulation

This regulation is revised, consolidated and relocated from a number of sign schedules. The minimum clearance is updated from 2.4 m to 2.5 m, which is the minimum clearance for hoarding on public roads. This regulation is also updated to provide clarity of when signs are not required to meet this minimum clearance.

#### 3.4.2 - New regulation

This regulation is added to ensure signs do not interfere with emergency access routes.

#### 3.5 - Transferred from S. 59H.2.1.d

#### 3.6 and 3.7 - New regulation

These regulations are added to provide clarity to the process for situations when a proposed sign location conflicts with the landscaping of the site.

#### 3.8 - New regulation

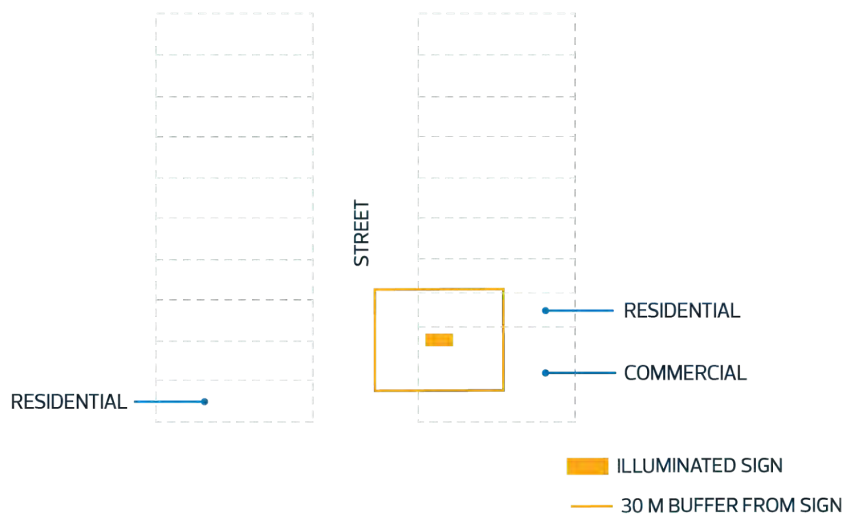
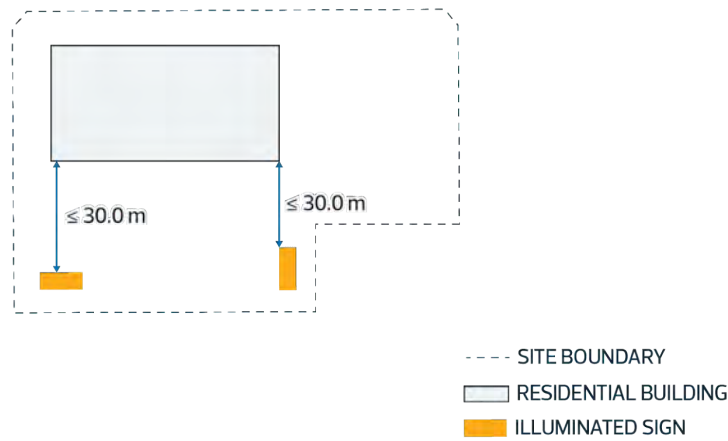
This regulation is added based on feedback to address this type of sign's transient nature and to minimize sign proliferation.

#### 3.9 - Revised regulation

This regulation is revised, consolidated and relocated from a number of sign schedules. **Note:** this regulation has been revised to encompass all signs as opposed to limiting this requirement to projecting signs to ensure that structural support elements are designed or concealed as part of the overall sign design.

#### 3.10 - Transferred regulation

This regulation is consolidated and relocated from a number of sign schedules. It is proposed to be maintained in order to ensure that digital signs are sensitive and



- 3.13. Where a Sign creates a Nuisance at the time of the Development Permit application, 1 or more of the following mitigation measures must be provided:
- 3.13.1. the Sign must contain External Illumination instead of an internally illuminated Sign;
  - 3.13.2. cutoff lighting must be used to minimize lighting Nuisances;
  - 3.13.3. the Sign must be developed with dimming capabilities; or
  - 3.13.4. other similar measures.
- 3.14. The Development Planner may impose conditions on a Development Permit to require mitigation measures to comply with Subsection 3.13.
- 3.15. Major Digital Signs and Minor Digital Signs must use automatic light level controls to adjust light levels under darkened outdoor conditions to reduce light pollution, in compliance with the following:
- 3.15.1. Ambient light monitors must automatically adjust the brightness level of the Digital Copy area based on ambient light conditions. The level of ambient light must not be increased by more than 32 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.
  - 3.15.2. 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.

**Separation Distance Regulations**

- 3.16. To minimize Sign proliferation, the following regulations apply:
- 3.16.1. Freestanding Signs, Major Digital Signs and Minor Digital Signs must not be closer than 45.0 m from another Freestanding Sign, Major Digital Sign and Minor Digital Sign on the same Site.
  - 3.16.2. Portable Signs are limited to Sites that have a Frontage greater than 30.0 m and must not be closer than 30.0 m from another Portable Sign on the same Site.

**Diagram for Subsections 3.16.1 and 3.16.2**

sympathetic in design to the arts and cultural core in the civic precinct area.

**3.11 - Revised from S. 59.2.3**

This regulation is revised and broadened to apply to all illuminated signs, including digital signs.

**3.12 - Revised from S.59.2.5.c**

This regulation is revised to apply to all signs to mitigate the impact of illuminated signs on neighbouring natural areas and parks.

**3.13 and 3.14 - New regulations**

These regulations are added to enable the development planner to require additional mitigation measures to prevent or limit 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.

**3.15 - Revised from S.59.2.5**

This regulation is revised with updates to language to improve readability.  
**Note:** The City of Edmonton is currently undertaking development of a Digital Sign Policy. Further refinements to these regulations may be required to align with the direction outlined in that policy.

**3.16.1 - Revised from S. 59.2.21**

This regulation is revised with updated terms.

**3.16.2 - Revised regulation**

This regulation is revised, consolidated and relocated to ensure that portable signs are only allowed on a site that has a frontage greater than 30.0 m and are subject to the same separation distance.

**3.16.3 - Revised regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules.

**3.17 and 3.18 - Revised from S. 59.2.16 and .17**

This regulation is revised to update the language to align with proposed section [7.150, conditions attached to development permits](#) and section [7.200 enforcement and penalties](#).

**3.19 - Revised**

This regulation is re-introduced to set a maximum time these developments can be granted permits. This maximum duration enables the development planner to consult with traffic safety for major and minor digital signs to ensure that they continue to not pose traffic safety issues.

**3.20 - New regulation**

This regulation is adapted from the height (signs) general definition to provide guidance on how to measure the height of a sign.

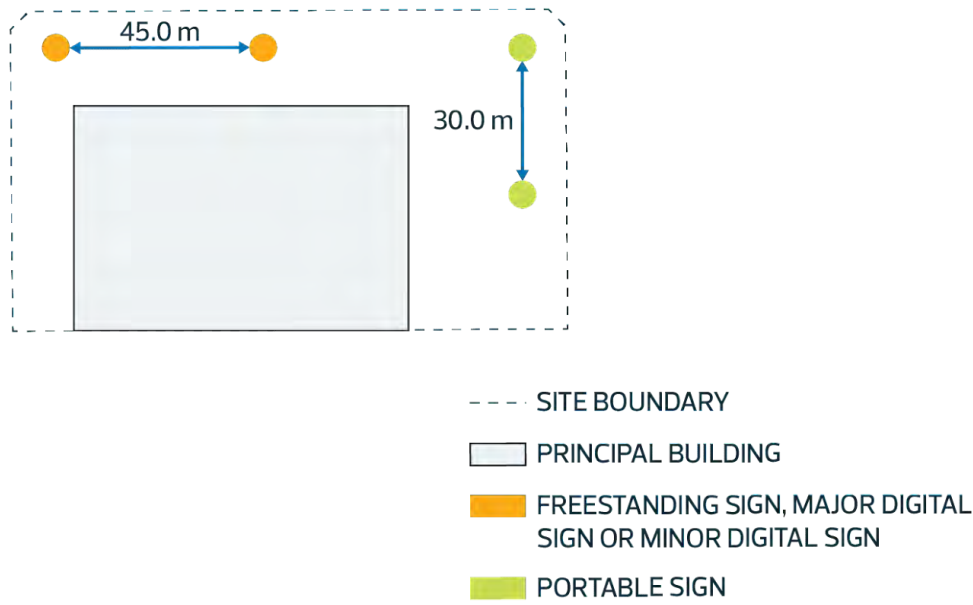
**3.20.1 - Revised from S. 89.2.14**

This regulation is revised with updates to language to improve readability.

**3.21 - Transferred from S. 819.5.1**

This regulation is transferred from the





3.16.3. Signs with a Digital Copy area greater than 8.0 m<sup>2</sup> and Signs with Off-premises Advertising, must be separated from a Sign with a Digital Copy area greater than 8.0 m<sup>2</sup> or a Sign with Off-premises Advertising in compliance with Table 3.16.3:

Table 3.16.3. Separation Distance		
Subsection	Sign Area	Minimum separation distance
3.16.3.1	Less than 20.0 m <sup>2</sup>	100 m
3.16.3.2	20.0 m <sup>2</sup> to 40.0 m <sup>2</sup>	200 m
3.16.3.3	Greater than 40.0 m <sup>2</sup>	300 m

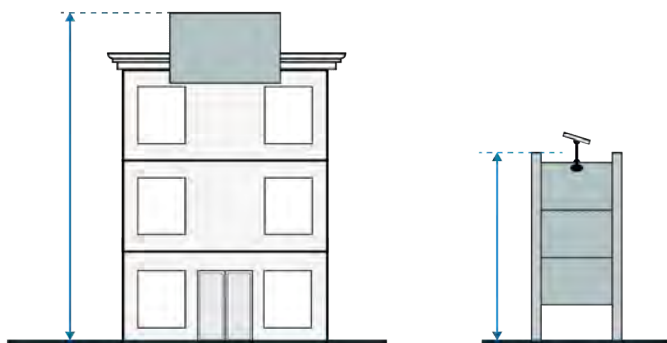
**Maximum Development Permit Duration Regulations**

- 3.17. The maximum duration of the validity of a Development Permit for Portable Signs with On-premises Advertising is 365 days.
- 3.18. The maximum duration of the validity of a Development Permit for Portable Signs with Off-premises Advertising is 30 days.
- 3.19. The maximum duration of the validity for a Development Permit for Major Digital Signs or Minor Digital Signs is 5 years.

**Measuring Height for Signs**

- 3.20. The Height of a Sign must be measured from the finished ground surface directly under the Sign to the highest point of the Sign, except:
  - 3.20.1. photovoltaic cells, Solar collectors and their accessory equipment installed on a Sign to provide electrical power solely to the Copy Area are excluded from the maximum Sign Height.

Diagram for Subsection 3.20



**Comprehensive Sign Design Plan**

- 3.21. A Development Permit application for a Comprehensive Sign Design Plan, with a focus on Street-oriented signs and promoting building identity must be provided:
  - 3.21.1. where a Site is Zoned MU or MUN, and for Main Street Developments where a Site is Zoned CN, for any of the following types of development:

Main Streets Overlay to equivalency areas in the new Zoning Bylaw as well as areas identified for Main Street Developments in the CN Zone.

**3.22 - New regulation**  
 This regulation is added to identify when 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 of 3.24

**3.23 - New regulation**  
 This regulation identifies the information required upon submission of a comprehensive sign design plan.

**3.24 - 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.

**3.25 - Transferred from S. 59.3.1**

**3.26 - 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.

**3.27, 3.28 and 3.29 - New regulations**  
 These regulations are added to provide clarity on the purpose and intent of a Comprehensive Sign Design Plan. The eventual development of each sign requires a separate development permit application, and that their development must comply with the plan.

**3.30 - New regulation**  
 This regulation is added to provide the process by which a non-compliant sign development permit application may be approved.

- 21.1.1. Redevelopment of a Site.
- 21.1.2. Construction of new principal buildings.
- 21.1.3. Exterior alteration of 1 or more building Facades.
- 3.21.2. Sites Zoned Direct Control, where one is required in the Zone.
- 3.22. A Development Permit application for a Comprehensive Sign Design Plan may be required for the following:
  - 3.22.1. Where 1 or more variances to the applicable Sign Subsection are requested where the Site is in a Zone under Part 2 or Part 3.
  - 3.22.2. Sites in any Zone under Part 4, to the satisfaction of the Development Planner.
- 3.23. A Comprehensive Sign Design Plan must include coloured drawings that identify:
  - 3.23.1. the maximum number of Signs and their Sign Uses;
  - 3.23.2. the type of illumination;
  - 3.23.3. the proposed Sign Area; and
  - 3.23.4. the location of each individual Sign Use proposed as part of the development.
- 3.24. In addition to the plans required in Subsection 3.23, a Comprehensive Sign Design Plan must include a statement that explains how the Comprehensive Sign Design Plan:
  - 3.24.1. achieves a Street-focused design, as required in Subsection 3.21; and
  - 3.24.2. is compatible with the architectural character of the building and Site design.
- 3.25. The Comprehensive Sign Design Plan must comply with the applicable Sign Subsections.
- 3.26. Despite 3.25, the Development Planner may consider a variance to a regulation in the applicable Sign Subsection where a proposed Comprehensive Sign Design Plan:
  - 3.26.1. complies with the purpose of the Zone; and
  - 3.26.2. is compatible with the architectural character of the building and Site design.
- 3.27. A Development Permit for a Comprehensive Sign Design Plan only approves in concept the criteria established in Subsection 3.24.
- 3.28. Despite Subsection 3.23, a separate Development Permit application is required for each Sign Use.
- 3.29. 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.
- 3.30. 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.

## 4. Specific Regulations for Small and Medium Scale Residential and Agriculture Zones

### Area of Applicability

- 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. [RR - Rural Residential Zone](#);
  - 4.1.6. [AG - Agriculture Zone](#);
  - 4.1.7. [FD - Future Urban Development Zone](#); and
  - 4.1.8. Any other Zone that refers to this Subsection.
- 4.2. Additional Sign regulations may also be listed within the applicable Zone or Specific Development Regulation. In case of a conflict between the regulations in the Zone or Specific Development Regulation and this Subsection, the regulations within the specific Zone or Specific Development Regulation must take precedence.

### Fascia Signs

- 4.3. A maximum of 1 Fascia Sign is permitted for:
  - 4.3.1. each individual non-Residential Use;
  - 4.3.2. each individual Home Based Business, limited to an Identification Sign; and
  - 4.3.3. each individual building for the purposes of building identification.
- 4.4. Fascia Signs may be illuminated, except that:

### Equivalent Schedules in Zoning Bylaw 12800:

Schedules 59A (that applies to RF1, RF2, RF3, RF4, RF5, RF6, RPL, RSL, RR, UCRH, AG, AGU, AGI) and 59B (that applies to RA7, RA8)

#### 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 subsection as the regulations are similar.

#### 4.2 - New regulation

This regulation is added to provide clarity in process, where there is a conflict between the regulations in the zone or specific development regulations and this subsection.

#### 4.3 - Revised regulation

This regulation is revised to prescribe a maximum number of signs for each of these activities and purposes.

#### 4.4.1 - Revised regulation

This regulation is revised to limit illumination to external illumination to mitigate impact of sign illumination to surrounding residential areas.

- 4.4.1. illumination is limited to External Illumination only; and
- 4.4.2. Fascia Signs for Home Based Businesses must not be illuminated.
- 4.5. The top of a Fascia Sign must not extend above the Ground Floor.
- 4.6. The maximum Sign Area for Fascia Signs is:
  - 4.6.1. 3.0 m2 for Fascia Signs other than for a Home Based Business; and
  - 4.6.2. 1.0 m2 for Fascia Signs for a Home Based Business.

**Freestanding Signs**

- 4.7. A maximum of 2 Freestanding Signs on a Site with an approved Development Permit for a non-Residential Use are permitted.
- 4.8. Freestanding Signs may be illuminated, except that:
  - 4.8.1. illumination is limited to External Illumination only.
- 4.9. Freestanding Signs must not be located within required Interior Side Setbacks.
- 4.10. The maximum Sign Area for Freestanding Signs is 3.0 m2.
- 4.11. The maximum Height for Freestanding Signs is 1.8 m.

**Portable Signs with On-premises Advertising**

- 4.12. A maximum of 2 Portable Signs are permitted on a Site with an approved Development Permit for a:
  - 4.12.1. Community Services Use;
  - 4.12.2. Child Care Services Use; or
  - 4.12.3. Libraries Use.
- 4.13. Portable Signs may be illuminated, except that:
  - 4.13.1. illumination is limited to External Illumination only.
- 4.14. The maximum Sign Area for Portable Signs is 3.0 m2.
- 4.15. The maximum Height for Portable Signs is 1.8 m.

**Projecting Signs**

- 4.16. Each individual non-Residential establishment located on the Ground Floor is permitted a maximum of 1 Projecting Sign per Frontage.
- 4.17. Projecting Signs may be illuminated, except that:
  - 4.17.1. illumination is limited to External Illumination only.
- 4.18. The maximum projection of a Projecting Sign from the building wall is 1.5 m.
- 4.19. The top of a Projecting Sign must not extend above the Ground Floor.

**4.4.2 - New regulation**  
 This regulation is added to limit the type of illumination for home based businesses. While non-residential uses are limited to areas that are abutting existing commercial uses, home based businesses can occur within neighbourhoods. In order to mitigate the impact of signs to surrounding residential areas, it is proposed that signs for home based businesses are not illuminated.

**4.5 - Revised from S. 59A.2.2**  
 This regulation is revised for simplicity and to continue to limit fascia signs to the ground floor in a residential context.

**4.6.1 - Revised regulation**  
 This regulation is revised to align with the maximum sign area for freestanding signs and portable signs.

**4.6.2 - Revised from S. 75.1**  
 This regulation is revised for simplicity. The maximum sign area is currently 20 cm x 30.5 cm for a major home based business and this is proposed to be rounded-up to 1.0 m2 for simplicity.

**4.7 - Transferred from S. 59A.3.1**

**4.8.1 - New regulation**  
 This regulation is revised to limit illumination to external illumination to mitigate impact of sign illumination to surrounding residential areas.

**4.9 - New regulation**  
 This regulation is added in order to prevent sign proliferation in the required interior side setbacks. This is to mitigate situations where a freestanding sign is within 45.0 m of another freestanding sign as a result of two sites abutting each other. Separation space applies only within each site.

**4.10 and 4.11 - Transferred from S. 59A.3.1**

**4.12 - Revised regulation**  
 This regulation is revised to allow portable signs for child care services and libraries.

**4.13.1 - New regulation**  
 This regulation is revised to limit illumination to external illumination to mitigate impact of sign illumination to surrounding residential areas.

**4.14 and 4.15 - Revised regulation**  
 This regulation is revised to align the maximum sign area and height for portable signs with freestanding signs.

**4.16 - New regulation**  
 This regulation is added to provide a maximum number for projecting signs per individual establishment.

**4.17.1 - New regulation**  
 This regulation is revised to limit illumination to external illumination to mitigate impact of sign illumination to surrounding residential areas.

**4.18 - Transferred from S. 59B.4.c**

**4.19 - Transferred from S. 59B.4.b**

This regulation is transferred with minor updates to improve clarity.

## 5. Specific Regulations for Large Scale Residential, Mixed Use and Neighbourhood Commercial Zones

### Area of Applicability

- 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](#)
  - 5.1.4. [RL - Large Scale Residential Zone](#)
  - 5.1.5. Any other Zones that refer to this Subsection
- 5.2. Additional Sign regulations may also be listed within the applicable Zone or Specific Development Regulation. In case of a conflict between the regulations in the Zone or Specific Development Regulation and this Subsection, the regulations within the specific Zone or Specific Development Regulation must take precedence.

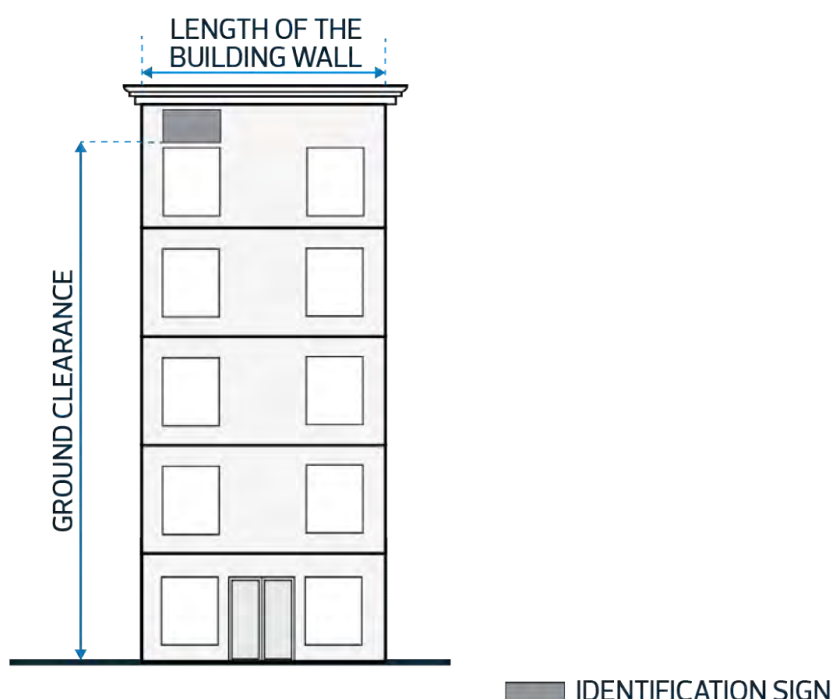
### General Regulations

- 5.3. No more than 4 total of the following Signs may be permitted on a Site:
  - 5.3.1. Freestanding Signs;
  - 5.3.2. Projecting Signs in the form of a Roof Sign;
  - 5.3.3. Major Digital Signs; and
  - 5.3.4. Minor Digital Signs.

### Fascia Signs

- 5.4. Fascia Signs may be illuminated.
- 5.5. No portion of the Fascia Sign may be located above:
  - 5.5.1. the eaveline or roofline on a building with 1 or 2 Storeys; or
  - 5.5.2. the second Storey on a building with greater than 2 Storeys.
- 5.6. The maximum Sign Area for each individual Fascia Sign is 20.0 m2.
- 5.7. The total cumulative Sign Area for all Fascia Signs and Projecting Signs that are parallel to the building wall is a maximum of 50% of the Facade.
- 5.8. Where Fascia Signs contain On-premises Advertising:
  - 5.8.1. despite Subsection 5.5.2, 1 Fascia Sign per Facade may be located above the second Storey if:
    - 5.8.1.1. the Fascia Sign is an Identification Sign; and
    - 5.8.1.2. 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 length of the building wall.

Diagram for Subsection 5.8.1



### Equivalent Schedules in Zoning Bylaw 12800:

Schedules 59D (that applies to CNC), 59E (that applies to CSC and the Main Street Overlay) and 59F (that applies to CB1, CB2)

**Note:** Where a regulation is revised or transferred from more than two regulations, references will not specify the specific regulations that are revised/transferred and instead will note that the regulation is revised, consolidated and relocated from a number of sign schedules.

#### 5.1 - New regulation

This regulation is added to outline what zones this subsection applies to. This Subsection combines the regulations outlined in schedule 59D, schedule 59E, and schedule 59F to simplify the amount of regulation contained with this subsection.

#### 5.2 - New regulation

This regulation is added to provide clarity in process, where there is a conflict between the regulations in the zone or specific development regulations and this subsection.

#### 5.3 - Revised regulation

This regulation is revised, consolidated and relocated from a number of sign schedules. This regulation is broadened to include all freestanding and roof signs, regardless of whether they include on-premises advertising or off-premise advertising with the intent to prevent sign proliferation on a site.

#### 5.4 - Transferred regulation

This regulation is consolidated and relocated from a number of sign schedules with minor adjustments to apply to both on-premises advertising and off-premises advertising.

#### 5.5 - Revised regulation

This regulation is revised, consolidated and relocated from a number of sign schedules with updates to language to improve readability and simplify interpretation of where a fascia sign may be located on a building.

#### 5.6 - Revised from S. 59E.3.3.c

This regulation is revised to establish a maximum size for all fascia signs regardless of whether they include on-premises advertising or off-premises advertising. This size is adapted from the current maximum size in schedule 59E, which includes the regulations for signs within main streets overlay. This size is intended to ensure that signs align with the scale of these zones. This regulation, in addition to subsection 5.7, is intended to mitigate sign proliferation on buildings.

#### 5.7 - Revised from S. 59D.2.1.d and S. 59E.2.1.d.

This regulation is revised, consolidated and relocated from a number of sign schedules to limit the sign proliferation of both on-premises and off-premises advertising

- 5.9. Where Fascia Signs contain Off-premises Advertising:
  - 5.9.1. they must be located on Sites greater than or equal to 1 ha; and
  - 5.9.2. they must face an Arterial Road or a Collector Road.

**Freestanding Signs**

- 5.10. Freestanding Signs may be illuminated.
- 5.11. Freestanding Signs must not be located within required Interior Side Setbacks, or must be a minimum of 3.0 m from the Interior Side Lot Line, whichever is greater.
- 5.12. The maximum Sign Area for Freestanding Signs is 20.0 m<sup>2</sup>.
- 5.13. The maximum Height for Freestanding Signs is 6.0 m.
- 5.14. Where Freestanding Signs contain Off-premises Advertising:
  - 5.14.1. they must be located on Sites greater than or equal to 1 ha; and
  - 5.14.2. they must be located adjacent to an Arterial Road or a Collector Road.

**Portable Signs**

- 5.15. Portable Signs may be illuminated.
- 5.16. The maximum number of Portable Signs is 5 per Site, except that where the Site Frontage is greater than 300 m the Development Planner may consider a variance to the maximum number of Portable Signs.
- 5.17. Portable Signs with Off-premises Advertising are limited to Sites greater than or equal to 1 ha.
- 5.18. The maximum Sign Area for Portable Signs is 5.0 m<sup>2</sup>.
- 5.19. The maximum Height for Portable Signs is 3.0 m.

**Projecting Signs**

- 5.20. Projecting Signs may be illuminated.
- 5.21. Where a Projecting Sign is not in the form of a Roof Sign and is oriented perpendicular to the building wall:
  - 5.21.1. a maximum of 2 Projecting Signs is allowed for each individual Ground Floor establishments;
  - 5.21.2. a maximum of 1 Projecting Sign is allowed per building for the purpose of advertising businesses that do not have access at ground level;
  - 5.21.3. the maximum projection from the building wall is 2.0 m; and
  - 5.21.4. the top of a Projecting Sign must not be located:
    - 5.21.4.1. above the eaveline or roofline on a building with 1 or 2 Storeys; or
    - 5.21.4.2. above the second Storey on a building with greater than 2 Storeys.
- 5.22. Where a Projecting Sign is not in the form of a Roof Sign and is parallel to the building wall
  - 5.22.1. No portion of the Projecting Sign may be located above:
    - 5.22.1.1. the eaveline or roofline on a building with 1 or 2 Storeys; or
    - 5.22.1.2. the second Storey on a building with greater than 2 Storeys.
  - 5.22.2. The maximum Sign Area for each individual Projecting Sign is 20.0 m<sup>2</sup>.
  - 5.22.3. The total cumulative Sign Area for all Projecting Signs and Fascia Signs is a maximum of 50% of the Facade.
- 5.23. Where a Projecting Sign is in the form of a Roof Sign:
  - 5.23.1. it must be located on a Site greater than 2 ha;
  - 5.23.2. the maximum Sign Area for the Roof Sign is 20.0 m<sup>2</sup>; and
  - 5.23.3. the maximum Height of the Roof Sign must not exceed the maximum Height of the applicable Zone.

**Minor Digital Signs and Major Digital Signs**

- 5.24. Minor Digital Signs and Major Digital Signs must be located on Sites greater than or equal to 1 ha.
- 5.25. The maximum Height is 6.0 m.
- 5.26. The maximum width is 8.0 m.
- 5.27. Minor Digital Signs and Major Digital Signs in the form of a Wall Sign must comply with the following:
  - 5.27.1. They must face an Arterial Road or a Collector Road.
  - 5.27.2. The maximum Sign Area for each individual Wall Sign is 20.0 m<sup>2</sup>.
  - 5.27.3. The cumulative total Sign Area for all Wall Signs is a maximum of 25% of the Facade.

on a building. It is also broadened to apply to projecting signs that are parallel to the building wall, as is the case for signs that project up from an “eyebrow” or other architectural feature.

**5.8.1 and 5.8.1.1 - New regulation**

These regulations are added to allow taller buildings to place one fascia sign for the purposes of building identification per building face above the second storey while ensuring the size of the sign is of an appropriate scale relative to the size of the building facade.

**5.9.1 - New regulation**

This regulation is added in order to limit off-premises advertising to larger sites which are typically not within residential neighbourhoods, where off-premises advertising is more suitable.

**5.9.2 - New regulation**

This regulation is added to limit impacts of off-premises advertising on nearby residential uses by ensuring that signs with off-premises advertising are oriented towards arterial and collector roads.

**5.10 - Revised regulation**

This regulation is consolidated and relocated from a number of sign schedules and is broadened to apply to all freestanding signs regardless of the type of advertising.

**5.11 - New regulation**

Freestanding signs have minimum separation distances where located on the same site, but not from other signs on other sites. This regulation is added in order to ensure that freestanding signs on abutting sites are not situated immediately beside each other.

**5.12 - Revised regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules. Currently the maximum sign area of 20.0 m<sup>2</sup> applies only to on-premises advertising. As discretionary uses will be phased out in the majority of the zones, it is proposed that the 20.0m<sup>2</sup> is used as a maximum level of acceptability for both on-premises and off-premises signs.

**5.13 - Revised regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules to establish a maximum size for height of all freestanding signs in these zones. The maximum height depends on the specific zone, and whether a site is within the main streets overlay. For simplicity, and to align with the street-oriented nature of these zones, it is proposed to reduce the maximum height to 6.0 m as is currently prescribed for sites within the main streets overlay.

**5.14.1 - New regulation**

This regulation is added in order to limit off-premises advertising to larger sites which are typically not within residential neighbourhoods, where a billboard may be suitable.

**5.14.2 - New regulation**

- 5.28. Minor Digital Signs and Major Digital Signs in the form of a Ground Sign must comply with the following:
- 5.28.1. They must be located adjacent to an Arterial Road or a Collector Road.
  - 5.28.2. The maximum Digital Copy Area is 10.0 m2.
  - 5.28.3. The total maximum Sign Area is 20.0 m2.
  - 5.28.4. Ground Signs must not be located within required Interior Side Setbacks, or must be a minimum of 3.0 m from the Interior Side Lot Line, whichever is greater.

This regulation is added to limit impacts of off-premises advertising on nearby residential.

**5.15 - Revised regulation**

This regulation is consolidated and relocated from a number of sign schedules and is revised to apply to all portable signs regardless of the type of advertising.

**5.16 - Revised regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules to simplify the regulations and apply it to all portable signs regardless of the type of advertising. The distinction between single tenant sites and multiple tenant sites is proposed to be removed to reduce complexity and enable the maximum number of portable signs to be limited to 5.

**5.17 - New regulation**

This regulation is added in order to limit off-premises advertising to larger sites in the MU Zone.

**5.18, 5.19, 5.20 - Revised regulations**

These regulations are revised, consolidated and relocated from a number of sign schedules and applies to all portable signs regardless of the type of advertising.

**5.21.1 - Revised regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules to clarify that this regulation applies to each individual business establishment that is located on the ground floor.

The proposed definition of projecting signs now include signs that project from an "eyebrow" or other architectural feature. Under the current zoning bylaw these kinds of signs are generally considered "fascia signs" even though they project further than 0.4m from the building wall. As it has become increasingly common to use a projecting sign extending above the eyebrow or other architectural feature, as opposed to a fascia sign, this regulation is revised to allow for 2 projecting signs rather than 1.

**5.21.2 - Transferred from S. 819.5.2.b**

**5.21.4 - Revised regulation**

This regulation is revised to be consistent with what is allowed for fascia signs.

**5.22 - New regulation**

This regulation is added to regulate projecting signs that are located above a canopy, eyebrow or other architectural feature, where the sign is parallel to the building wall.

**5.22.1, 5.22.1.1 and 5.22.1.2 - New regulations**

These regulations are added to regulate where the sign may be located on the building.

**5.22.2 - New regulation**

This regulation is added to limit the size of these signs and aligns with what is allowable for fascia signs. This size adapted from the current maximum size in schedule 59E and to align with the scale of these

zones. This regulation, in addition to 5.22.3, is intended to mitigate sign proliferation on buildings.

**5.22.3 - New regulation**

This regulation is added to apply to both projecting signs that are parallel to the building wall and fascia signs. It is proposed to limit the sign proliferation on a building.

**5.23.1 - Revised from S. 59D.3.1.a and S. 59E.3.1.a**

This regulation is revised, consolidated and relocated from a number of sign schedules to language to improve readability. Limiting roof signs to sites greater than 2 ha ensures that these signs are developed on sites where large roof signs are more appropriate.

**5.23.2 - Transferred regulation**

**5.23.3 - Revised from regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules to language to improve readability.

**5.24 - New regulation**

This regulation is added in order to limit off-premises advertising to larger sites in the MU zone, where a digital sign may be suitable.

**5.25 - Revised regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules to establish a maximum size for height of all freestanding signs in these zones. The maximum height depends on the specific zone, and whether a site is within the main streets overlay. For simplicity, and to align with the street-oriented nature of these zones, it is proposed to reduce the maximum height to 6.0 m as is currently prescribed for sites within the main streets overlay.

**5.26 - Transferred regulation**

**5.27.1 - New regulation**

This regulation is added to limit impacts of off-premises advertising on nearby residential.

**5.27.2 and 5.27.3 - Revised regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules to apply to both minor digital signs and major digital signs to limit sign proliferation.

**5.28.1 - New regulation**

This regulation is added to limit impacts of digital signs on nearby residential.

**5.28.2 - Revised regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules to apply to both minor digital signs and major digital signs. It is proposed to limit the digital copy to 10.0 m<sup>2</sup> to align with the maximum digital copy area for digital signs that are a wall sign.

**5.28.3 - Revised regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules to apply to both minor digital signs and

major digital signs.

**5.28.4 - New regulation**

Signs with digital copy that are less than 8.0 m<sup>2</sup> are not subject to the separation distance from other signs with digital copy or signs with off-premises advertising, but are subject to minimum separation distances from other freestanding and digital signs on the same site. This regulation is added in order to ensure that smaller signs with digital copy and other freestanding signs on abutting sites are not situated immediately beside each other.

## 6. Specific Regulations for General Commercial and Business Employment Zones

### Area of Applicability

- 6.1. Subsection 6 applies to the following Zones:
  - 6.1.1. [CG - General Commercial Zone](#)
  - 6.1.2. [CB - Business Commercial Zone](#)
  - 6.1.3. [BE - Business Employment Zone](#)
  - 6.1.4. Any other Zones that refer to this Subsection
- 6.2. Additional Sign regulations may also be listed within the applicable Zone or Specific Development Regulation. In case of a conflict between the regulations in the Zone or Specific Development Regulation and this Subsection, the regulations within the specific Zone or Specific Development Regulation must take precedence.

### General Regulations

- 6.3. No more than 4 total of the following Signs may be permitted on a Site:
  - 6.3.1. Freestanding Signs;
  - 6.3.2. Projecting Signs in the form of a Roof Sign;
  - 6.3.3. Major Digital Signs; and
  - 6.3.4. Minor Digital Signs.

### Fascia Signs

- 6.4. Fascia Signs may be illuminated.
- 6.5. No portion of a Fascia Sign may be located:
  - 6.5.1. above the eaveline or roofline on a building with 1 or 2 Storeys; or
  - 6.5.2. above the second Storey on a building with greater than 2 Storeys.
- 6.6. The maximum Sign Area for each individual Fascia Sign is 20.0 m<sup>2</sup>.
- 6.7. The total cumulative Sign Area for all Fascia Signs and Projecting Signs that are parallel to the building wall is a maximum of 50% of the Facade.
- 6.8. Where Fascia Signs contain On-premises Advertising:
  - 6.8.1. despite Subsection 6.5.2, 1 Fascia Sign per building face may be located above the second Storey if:
    - 6.8.1.1. the Fascia Sign is an Identification Sign; and
    - 6.8.1.2. 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 length of the building wall.
- 6.9. Where Fascia Signs contain Off-premises Advertising, they must face an Arterial Road or a Collector Road.

### Freestanding Signs

- 6.10. Freestanding Signs may be illuminated.
- 6.11. Freestanding Signs must not be located within a required Interior Side Setback, or a minimum of 3.0 m from the Interior Side Lot Line, whichever is greater.
- 6.12. The maximum Sign Area for Freestanding Signs is 20.0 m<sup>2</sup>.
- 6.13. The maximum Height for Freestanding Signs is 8.0 m.
- 6.14. Where Freestanding Signs have On-premises Advertising:

### Equivalent Schedules in Zoning Bylaw 12800:

Schedules 59F (that applies to CB2, CHY, IB and IL) and 59E (that applies to CSC)

**Note:** Where a regulation is revised or transferred from more than two regulations, references will not specify the specific regulations that are revised/transferred and instead will note that the regulation is revised, consolidated and relocated from a number of sign schedules.

**6.1 - New regulation**

This regulation is added to outline what zones this subsection applies to. This subsection combines the regulations outlined in schedule 59F and 59E to simplify the amount of regulation contained with this subsection.

**6.2 - New regulation**

This regulation is added to provide clarity in process, where there is a conflict between the regulations in the zone or specific development regulations and this subsection.

**6.3 - Revised regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules. This regulation is revised from an existing regulation to include all freestanding and roof signs, regardless of whether they include on-premises advertising or off-premise advertising with the intent to prevent sign proliferation on a site.

**6.4 - Transferred from S. 59E.2.1.e and S. 59F.2.1.d**

This regulation is consolidated and relocated from a number of sign schedules and applies to all fascia signs regardless of the type of advertising.

**6.5 - Revised from S. 59E.2.1.b and S. 59F.2.1.b**

This regulation is revised, consolidated and relocated from a number of sign schedules with updates to language to improve readability and simplify interpretation of where a fascia sign may be located on a building.

**6.6 - Revised regulation**

This regulation is revised to limit the size of all fascia signs, regardless of whether they include on-premises advertising or off-premises advertising. This size is adapted from what is currently allowed for permitted uses in schedule 59E. This regulation, in addition to subsection 6.6,



6.14.1. Despite Subsection 6.13, if the Freestanding Sign is not located within 60.0 m of a Site Zoned residential, the maximum Height is 10.0 m. The distance must be measured from the Sign location to the nearest point of the Site Zoned residential.

6.15. Where Freestanding Signs contain Off-premises Advertising, they must be located adjacent to an Arterial Road or a Collector Road.

**Portable Signs**

6.16. Portable Signs may be illuminated.

6.17. The maximum number of Portable Signs is 5 per Site, except that where the Frontage is greater than 300 m the Development Planner may consider a variance to the maximum number of Portable Signs.

6.18. Portable Signs with Off-premises Advertising are limited to Sites greater than or equal to 1 ha.

6.19. The maximum Sign Area for Portable Signs is 5.0 m<sup>2</sup>.

6.20. The maximum Height for Portable Signs is 3.0 m.

**Projecting Signs**

6.21. Projecting Signs may be illuminated.

6.22. Where a Projecting Sign is not in the form of a Roof Sign and is oriented perpendicular to the building wall:

- 6.22.1. a maximum of 2 Projecting Sign is allowed for each individual Ground Floor establishment;
- 6.22.2. a maximum of 1 Projecting Sign is allowed per building for the purpose of advertising businesses that do not have access at ground level;
- 6.22.3. the maximum projection from the building wall is 2.0 m; and
- 6.22.4. the top of a Projecting Sign must not be located:
  - 6.22.4.1. above the eaveline or roofline on a building with 1 or 2 Storeys; or
  - 6.22.4.2. above the second Storey on a building with greater than 2 Storeys.

6.23. Where a Projecting Sign is not in the form of a Roof Sign and is parallel to the building wall

- 6.23.1. No portion of the Projecting Sign may be located above:
  - 6.23.1.1. the eaveline or roofline on a building with 1 or 2 Storeys; or
  - 6.23.1.2. the second Storey on a building with greater than 2 Storeys.
- 6.23.2. The maximum Sign Area for each individual Projecting Sign is 20.0 m<sup>2</sup>.
- 6.23.3. The total cumulative Sign Area for all Projecting Signs and Fascia Signs is a maximum of 50% of the Facade.

6.24. Where a Projecting Sign is in the form of a Roof Sign:

- 6.24.1. the maximum Sign Area for the Roof Sign is 20.0 m<sup>2</sup>; and
- 6.24.2. the maximum Height of a Roof Sign must not exceed the maximum Height of the applicable Zone.

**Minor Digital Signs**

6.25. The maximum Height is 8.0 m.

6.26. The maximum width is 8.0 m.

6.27. Minor Digital Signs in the form of a Wall Sign must comply with the following:

- 6.27.1. They must face an Arterial Road or a Collector Road.
- 6.27.2. The maximum Sign Area for each individual Wall Sign is 20.0 m<sup>2</sup>
- 6.27.3. The total cumulative Sign Area for all Wall Signs is a maximum of 25% of the Facade.

6.28. Minor Digital Signs in the form of a Ground Sign must comply with the following:

- 6.28.1. They must be located adjacent to an Arterial Road or a Collector Road.
- 6.28.2. The maximum Digital Copy Area is 20.0 m<sup>2</sup>.
- 6.28.3. The total maximum Sign Area is 30.0 m<sup>2</sup>.
- 6.28.4. Ground Signs must not be located within a required Interior Side Setback, or must be a minimum of 3.0 m from the Interior Side Lot Line, whichever is greater.

**Major Digital Signs**

6.29. The maximum Height is 8.0 m.

6.30. The maximum width is 8.0 m.

6.31. Major Digital Signs in the form of a Wall Sign must comply with the following:

- 6.31.1. They must face an Arterial Road or a Collector Road.
- 6.31.2. The maximum Sign Area for each individual Wall Sign is 12.0 m<sup>2</sup>.

will help mitigate sign proliferation on buildings.

**6.7 - Revised regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules and applies to all fascia signs regardless of the type of advertising. It is revised to apply to projecting signs that are parallel to the building wall.

**6.8.1 and 6.8.1.1 - New regulation**

This regulation is added to allow towers to place one fascia sign per building face above the second storey for building identification

**6.8.1.2 - New regulation**

This regulation is added to provide size criteria that are dependent on the size of the building facade.

**6.9 - New regulation**

This regulation is added to limit impacts of off-premises advertising on nearby residential by ensuring that signs with off-premises advertising are oriented towards arterial and collector roads.

**6.10 - Revised regulation**

This regulation is consolidated and relocated from a number of sign schedules and applies to all freestanding signs regardless of the type of advertising.

**6.11 - New regulation**

Freestanding signs have minimum separation distances where located on the same site, but not from other signs on other sites. This regulation is added in order to ensure that freestanding signs on abutting sites are not situated immediately beside each other.

**6.12 - Revised regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules. As discretionary uses will be phased out in the majority of the zones, it is proposed that the 20.0m<sup>2</sup> is used as a maximum level of acceptability for both on-premises and off-premises signs.

**6.13 - Transferred regulation**

**6.14.1 - Transferred from S. 59E.2.3.a and S. 59F.2.3.a**

**6.15 - New regulation**

This regulation is added to limit impacts of off-premises advertising on nearby residential by ensuring that signs with off-premises advertising are oriented towards arterial and collector roads.

**6.16 - Transferred from regulation**

This regulation is consolidated and relocated from a number of sign schedules and applies to all portable signs regardless of advertising type.

**6.17 - Revised regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules to simplify the regulations and apply it to all portable signs regardless of the type of advertising. The distinction between single tenant sites and multiple tenant sites is

<p>6.31.3. The total cumulative Sign Area for all Wall Signs is a maximum of 25% of the Facade.</p> <p>6.32. Major Digital Signs in the form of a Ground Sign must comply with the following:</p> <p>6.32.1. They must be located adjacent to an Arterial Road or a Collector Road.</p> <p>6.32.2. The maximum Digital Copy Area is 12.0 m2.</p> <p>6.32.3. The total maximum Sign Area is 30.0 m2.</p> <p>6.32.4. Ground Signs must not be located within a required Interior Side Setback, or a minimum of 3.0 m from an Interior Side Lot Line, whichever is greater.</p>	<p>proposed to be removed to reduce complexity and enable the maximum number of portable signs to be limited to 5.</p> <p><b>6.18 - New regulation</b> This regulation is added in order to limit off-premises advertising to larger sites.</p> <p><b>6.19, 6.20, 6.21 - Revised regulations</b> These regulations are revised, consolidated and relocated from a number of sign schedules and apply to all portable signs regardless of the type of advertising.</p> <p><b>6.22.1 - Revised regulation</b> This regulation is revised, consolidated and relocated from a number of sign schedules to clarify that this is for each individual business establishment that is located on the ground floor.</p> <p><b>6.22.2 - Transferred from S. 819.5.2.b</b></p> <p><b>6.22.3 - Transferred regulation</b></p> <p><b>6.22.4 - Revised regulation</b> This regulation is revised, consolidated and relocated from a number of sign schedules with updates to language to improve readability and simplify interpretation.</p> <p><b>6.23 - New regulation</b> This regulation is added to regulate projecting signs that are located above a canopy, eyebrow or other architectural feature, where the copy is parallel to the building wall.</p> <p><b>6.23.1, 6.23.1.1 and 6.23.1.2 - New regulations</b> These regulations are added to regulate where the sign may be located on the building.</p> <p><b>6.23.2 - New regulation</b> This regulation is added to limit the size of these signs and aligns with what is allowable for fascia signs. This size is adapted from schedule 59E and to align with the scale of the zone.</p> <p><b>6.23.3 - New regulation</b> This regulation is added to apply to both projecting signs that are parallel to the building wall and fascia signs. It is proposed to limit the sign proliferation on a building.</p> <p><b>6.24.1 - Transferred regulation</b></p> <p><b>6.24.2 - Transferred regulation</b></p> <p><b>6.25 - Transferred regulation</b></p> <p><b>6.26 - Transferred regulation</b></p> <p><b>6.27.1 - New regulation</b> This regulation is added to limit impacts of off-premises advertising on nearby residential.</p> <p><b>6.27.2 and 6.27.3 - Revised regulations</b> These regulations are revised, consolidated and relocated from a number of sign schedules and applies to minor digital signs regardless of the type of advertising.</p> <p><b>6.28.1 - New regulation</b> This regulation is added to limit impacts of</p>
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	<p>off-premises advertising on nearby residential.</p> <p><b>6.28.2 and 6.28.3 - Revised regulations</b> These regulations are revised, consolidated and relocated from a number of sign schedules and applies to minor digital signs regardless of the type of advertising.</p> <p><b>6.28.4 - New regulation</b> This regulation is added in order to reduce situations where a ground sign is located immediately next to another ground sign located in the abutting site.</p> <p><b>6.29 - Transferred regulation</b></p> <p><b>6.30 - Transferred regulation</b></p> <p><b>6.31.1 - New regulation</b> This regulation is added to limit impacts of off-premises advertising on nearby residential.</p> <p><b>6.31.2 and 6.31.3 - Revised regulations</b> These regulations are revised, consolidated and relocated from a number of sign schedules and applies to major digital signs regardless of the type of advertising.</p> <p><b>6.32.1 - New regulation</b> This regulation is added to limit impacts of off-premises advertising on nearby residential.</p> <p><b>6.32.2 and 6.32.3 - Revised regulations</b> These regulations are revised, consolidated and relocated from a number of sign schedules and applies to major digital signs regardless of the type of advertising</p> <p><b>6.32.4 - New regulation</b> Signs with digital copy that are less than 8.0 m<sup>2</sup> are not subject to the separation distance from other signs with digital copy or signs with off-premises advertising, but are subject to minimum separation distances from other freestanding and digital signs on the same site. This regulation is added in order to ensure that smaller signs with digital copy and other freestanding signs on abutting sites are not situated immediately beside each other.</p>
<p><b>7. Specific Regulations for Industrial Zones</b></p> <p><b>Area of Applicability</b></p> <p>7.1. Subsection 7 applies to the following Zones:</p> <p>7.1.1. <a href="#">IM - Medium Industrial Zone</a></p> <p>7.1.2. <a href="#">IH - Heavy Industrial Zone</a></p> <p>7.1.3. Any other Zone that refers to this Subsection.</p> <p>7.2. Additional Sign regulations may also be listed within the applicable Zone or Specific Development Regulation. In case of a conflict between the regulations in the Zone or Specific Development Regulation and this Subsection, the regulations within the specific Zone or Specific Development Regulation must take precedence.</p> <p><b>General Regulations</b></p> <p>7.3. Where the Site is less than 1 ha, no more than 4 total of the following Signs may be permitted on a Site:</p> <p>7.3.1. Freestanding Signs;</p> <p>7.3.2. Projecting Signs in the form of a Roof Sign;</p> <p>7.3.3. Major Digital Sign; and</p>	<p><b>Equivalent Schedule in Zoning Bylaw 12800:</b> Schedule 59G (that applies to IM and IH)</p> <p><b>7.1 - New regulation</b> This regulation is added to outline what zones this subsection applies to.</p> <p><b>7.2 - New regulation</b> This regulation is added to provide clarity in process, where there is a conflict between the regulations in the zone or specific development regulations and this subsection.</p> <p><b>7.3 - Revised regulation</b> This regulation is revised and consolidated to include all freestanding and roof signs, regardless of whether they include on-premises advertising or off-premise advertising with the intent to prevent sign proliferation on a site.</p> <p><b>7.4 - Transferred from S. 59G.2.d</b></p>

- 7.3.4. Minor Digital Signs.
- Fascia Signs**
- 7.4. Fascia Signs may be illuminated.
- 7.5. No portion of a Fascia Sign may be located:
- 7.5.1. above the eaveline or roofline on a building with 1 or 2 Storeys; or
- 7.5.2. above the second Storey on a building with greater than 2 Storeys.
- 7.6. Where a Fascia Sign contains Off-premises Advertising:
- 7.6.1. The maximum Sign Area for the Fascia Sign is 20.0 m<sup>2</sup> except that:
- 7.6.1.1. the Development Planner may vary the maximum Sign Area up to 40.0 m<sup>2</sup>.
- 7.7. Where Fascia Signs contain Off-premises Advertising, they must face an Arterial Road or a Collector Road.
- Freestanding Signs**
- 7.8. Freestanding Signs may be illuminated.
- 7.9. The maximum Sign Area for Freestanding Signs is 30.0 m<sup>2</sup> except that:
- 7.9.1. the Development Planner may vary the maximum Sign Area up to 40.0 m<sup>2</sup>.
- 7.10. Freestanding Signs must not be located within a required Interior Side Setback, or a minimum of 3.0 m from the Interior Side Lot Line, whichever is greater.
- 7.11. The maximum Height for Freestanding Signs is 10.0 m.
- 7.12. Where Freestanding Signs contain Off-premises Advertising, they must be located adjacent to an Arterial Road or a Collector Road.
- Portable Signs**
- 7.13. Portable Signs may be illuminated.
- 7.14. The maximum number of Portable Signs is 5 per Site, except that where the Site Frontage is greater than 300 m the Development Planner may consider a variance to the maximum number of Portable Signs.
- 7.15. Portable Signs with Off-premises Advertising are limited to Sites greater than or equal to 1 ha.
- 7.16. The maximum Sign Area for Portable Signs is 5.0 m<sup>2</sup>.
- 7.17. The maximum Height for Portable Signs is 3.0 m.
- Projecting Signs**
- 7.18. Projecting Signs may be illuminated.
- 7.19. Where a Projecting Sign is not in the form of a Roof Sign:
- 7.19.1. the maximum projection from the building wall is 2.0 m; and
- 7.19.2. the top of a Projecting Sign must not be located above the Ground Floor.
- 7.20. Where a Projecting Sign is not in the form of a Roof Sign and is parallel to the building wall
- 7.20.1. No portion of the Projecting Sign may be located above:
- 7.20.1.1. the eaveline or roofline on a building with 1 or 2 Storeys; or
- 7.20.1.2. the second Storey on a building with greater than 2 Storeys.
- 7.20.2. The maximum Sign Area for each individual Projecting Sign is 20.0 m<sup>2</sup>.
- 7.20.2.1. the Development Planner may vary the maximum Sign Area up to 40.0 m<sup>2</sup>.
- 7.21. Where a Projecting Sign is in the form of a Roof Sign:
- 7.21.1. the maximum Sign Area is 20.0 m<sup>2</sup>; and
- 7.21.2. the maximum Height must not exceed the maximum Height of the applicable Zone.
- Minor Digital Signs**
- 7.22. The maximum Height is 8.0 m.
- 7.23. The maximum width is 8.0 m.
- 7.24. Minor Digital Signs in the form of a Wall Sign must comply with the following:
- 7.24.1. They must face an Arterial Road or a Collector Road.
- 7.24.2. The maximum Sign Area for each individual Wall Sign is 20.0 m<sup>2</sup>.
- 7.24.3. The total cumulative Sign Area for Wall Signs is a maximum of 25% of the Facade.
- 7.25. Minor Digital Signs in the form of a Ground Sign must comply with the following:
- 7.25.1. They must be located adjacent to an Arterial Road or a Collector Road.
- 7.25.2. The maximum Digital Copy Area is 20.0 m<sup>2</sup>.
- 7.25.3. The total maximum Sign Area is 30.0 m<sup>2</sup>.

This regulation is consolidated and relocated from a number of sign schedules and applies to all fascia signs regardless of the type of advertising.

**7.5 - Revised from S. 59G.2.b**

This regulation is revised with updates to language to improve readability.

**7.6.1 - Revised regulation**

This regulation is revised, consolidated and relocated to include both on-premises and off-premises advertising. As discretionary uses will be phased out in the majority of the zones, it is proposed that the 20.0m<sup>2</sup> is used as a maximum level of acceptability for both on-premises and off-premises signs.

**7.7 - New regulation**

This regulation is added to limit impacts of off-premises advertising on nearby residential by ensuring that signs with off-premises advertising are oriented towards arterial and collector roads.

**7.8 - Transferred regulation**

This regulation is consolidated and relocated from a number of sign schedules and applies to all freestanding signs regardless of the type of advertising.

**7.9 and 7.9.1 - Revised regulation**

This regulation is revised, consolidated and relocated to include both on-premises and off-premises advertising. As discretionary uses will be phased out in the majority of the zones, it is proposed that the 30.0m<sup>2</sup> is used as a maximum level of acceptability for both on-premises and off-premises signs.

**7.10 - New regulation**

Freestanding signs have minimum separation distances where located on the same site, but not from other signs on other sites. This regulation is added in order to ensure that freestanding signs on abutting sites are not situated immediately beside each other.

**7.11 - Transferred from S. 59G.2.3.a**

This regulation is consolidated and relocated from a number of sign schedules and applies to freestanding signs regardless of their type of advertising.

**7.12 - New regulation**

This regulation is added to limit impacts of off-premises advertising on nearby residential by ensuring that signs with off-premises advertising are oriented towards arterial and collector roads.

**7.13 - Transferred from S. 50G.2.7.e and S. 59G.3.8.e**

**7.14 - Revised regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules to simplify the regulations and apply it to all portable signs regardless of the type of advertising. The distinction between single tenant sites and multiple tenant sites is proposed to be removed to reduce complexity and enable the maximum number of portable signs to be limited to 5.

- 7.25.4. Ground Signs must not be located within a required Interior Side Setback or a minimum of 3.0 m from an Interior Side Lot Line, whichever is greater.

**Major Digital Signs**

- 7.26. The maximum Height is 8.0 m.
- 7.27. The maximum width is 8.0 m.
- 7.28. Major Digital Signs in the form of a Wall Sign must comply with the following:
  - 7.28.1. They must face an Arterial Road or a Collector Road.
  - 7.28.2. The total cumulative Sign Area for Wall Signs is a maximum of 25% of the Facade.
  - 7.28.3. The maximum Sign Area for each individual Wall Sign is 12.0 m2
- 7.29. Major Digital Signs in the form of a Ground Sign must comply with the following:
  - 7.29.1. They must be located adjacent to an Arterial Road or a Collector Road.
  - 7.29.2. The maximum Digital Copy Area is 12.0 m2.
  - 7.29.3. The total maximum Sign Area is 30.0 m2.
  - 7.29.4. The Ground Sign must not be located within a required Interior Side Setback or a minimum of 3.0 m from an Interior Side Lot Line, whichever is greater.

**7.15 - New regulation**

This regulation is added in order to limit off-premises advertising to larger sites.

**7.16, 7.17, 7.18 - Revised regulations**

This regulation is consolidated and relocated from a number of sign schedules and apply to all projecting signs regardless of the type of advertising.

**7.19.2 - Revised from S. 59G.2.2.b**

This regulation is revised with updates to language to improve readability.

**7.20 - New regulation**

This regulation is added to regulate projecting signs that are located above a canopy, eyebrow or other architectural feature, where the copy is parallel to the building wall.

**7.20.1, 7.20.1.1 and 7.20.1.2 - New regulations**

These regulations are added to regulate where the sign may be located on the building.

**7.20.2 - New regulation**

This regulation is added to limit the size of these signs and mirrors what is allowable for fascia signs. This size is adapted from schedule 59E and to align with the scale of the zone.

**7.21.1 - Transferred from S. 59G.3.2.a**

**7.21.2 - Transferred from S. 59G.2.4.a**

**7.22 and 7.23 - Revised regulations**

These regulations are revised, consolidated and apply to minor digital signs regardless of the type of advertising.

**7.24.1 - New regulation**

This regulation is added to limit impacts of off-premises advertising on nearby residential by ensuring that signs with digital copy are oriented towards arterial and collector roads.

**7.24.2 and 7.24.3 - Revised regulations**

These regulations are revised, consolidated and apply to minor digital signs regardless of the type of advertising.

**7.25.1 - New regulation**

This regulation is added to limit impacts of off-premises advertising on nearby residential by ensuring that signs with digital copy are oriented towards arterial and collector roads.

**7.25.2 and 7.25.3 - Revised regulations**

These regulations are revised, consolidated and apply to minor digital signs regardless of the type of advertising.

**7.25.4 - New regulation**

Signs with digital copy that are less than 8.0 m2 are not subject to the separation distance from other signs with digital copy or signs with off-premises advertising, but are subject to minimum separation distances from other freestanding and digital signs on the same site. This regulation is added in order to ensure that smaller signs with digital copy and other freestanding signs on abutting sites are not

situated immediately beside each other.

**7.26 and 7.27 - Revised regulations**

These regulations are revised, consolidated, and relocated to apply to both on-premises and off-premises advertising.

**7.28.1 - New regulation**

This regulation is added to limit impacts of off-premises advertising on nearby residential by ensuring that signs with digital copy are oriented towards arterial and collector roads.

**7.28.2 and 7.28.3 - Revised regulations**

This regulation is revised, consolidated and relocated from a number of sign schedules to apply to both minor digital signs and major digital signs. It is proposed to limit the sign proliferation of both on-premises and off-premises advertising on a building.

**7.29.1 - New regulation**

This regulation is added to limit impacts of off-premises advertising on nearby residential by ensuring that signs with off-premises advertising are oriented towards arterial and collector roads.

**7.29.2, 7.29.3 - Revised regulations**

These regulations are revised, consolidated, and relocated and apply to major digital signs regardless of the type of advertising.

**7.29.4 - New regulation**

Signs with digital copy that are less than 8.0 m<sup>2</sup> are not subject to the separation distance from other signs with digital copy or signs with off-premises advertising, but are subject to minimum separation distances from other freestanding and digital signs on the same site. This regulation is added in order to ensure that smaller signs with digital copy and other freestanding signs on abutting sites are not situated immediately beside each other.

## 8. Specific Regulations for Open Space and Urban Services Zones

### Area of Applicability

- 8.1. Subsection 8 applies to the following Zones:
  - 8.1.1. [PS - Parks and Services Zone](#)
  - 8.1.2. [PSN - Neighbourhood Parks and Services Zone](#)
  - 8.1.3. [PU - Public Utility Zone](#)
  - 8.1.4. [UF - Urban Facilities Zone](#)
  - 8.1.5. Any other Zone that refers to this Subsection.
- 8.2. Additional Sign regulations may also be listed within the applicable Zone or Specific Development Regulation. In case of a conflict between the regulations in the Zone or Specific Development Regulation and this Subsection, the regulations within the specific Zone or Specific Development Regulation must take precedence.

### Fascia Signs

- 8.3. Fascia Signs may be illuminated.
- 8.4. The top of a Fascia Sign must not extend above the eaveline or roofline.
- 8.5. The maximum Sign Area for Fascia Signs is 3.0 m<sup>2</sup> except that:
  - 8.5.1. Where the Sign is located 60.0 m or more from a Site Zoned residential and is facing an Arterial Road or a Commercial Zone the maximum Sign Area is 20.0 m<sup>2</sup>.

**Equivalent Schedule in Zoning Bylaw 12800:**

Schedule 59C (that applies to AP, PU, US)

**8.1 - New regulation**

This regulation is added to outline what zones this subsection applies to.

**8.2 - New regulation**

This regulation is added to provide clarity in process, where there is a conflict between the regulations in the zone or specific development regulations and this subsection.

**8.3 - Revised regulation**

This regulation is revised, consolidated to apply to on-premises advertising and off-premises advertising.

**8.4 - Revised regulation**

This regulation is revised, consolidated and with updates to language to improve readability.

**8.5 - Revised regulation**

This regulation is revised to provide opportunity for greater sign area if it is

8.6. A maximum of 25% of the Sign Area may be used for corporate sponsor’s Logo.

**Freestanding Signs**

- 8.7. Freestanding Signs may be illuminated.
- 8.8. Freestanding Signs must be located in a Yard Abutting a Street with a maximum of 2 per Site.
- 8.9. Freestanding Signs must not be located within a required Interior Side Setback or a minimum of 3.0 m from an Interior Side Lot Line, whichever is greater.
- 8.10. Where the Freestanding Sign is located less than or equal to 60.0 m from a residential Zone and not separated by an Arterial Road:
  - 8.10.1. the maximum Sign Area is 3.0 m<sup>2</sup>; and
  - 8.10.2. the maximum Height is 3.0 m.
- 8.11. Where the Freestanding Sign is located more than 60.0 m from a residential Zone and faces an Arterial Road or a Commercial Zone:
  - 8.11.1. the maximum Sign Area is 20.0 m<sup>2</sup>; and
  - 8.11.2. the maximum Height is 8.0 m.
- 8.12. A maximum of 25 % of the Sign Area may be used for corporate sponsor’s Logo.

**Portable Signs**

- 8.13. Portable Signs may be illuminated.
- 8.14. A maximum of 2 Portable Signs are allowed on a Site.
- 8.15. The maximum Sign Area for Portable Signs is 5.0 m<sup>2</sup>.
- 8.16. The maximum Height for Portable Signs is 3.0 m.

**Projecting Signs**

- 8.17. Projecting Signs may be illuminated.
- 8.18. The maximum Sign Area for Projecting Signs is 3.0 m<sup>2</sup>.
- 8.19. The maximum projection from the building wall is 1.5 m.
- 8.20. The top of a Projecting Sign must not extend above the eaveline or roofline.

**Minor Digital Sign**

- 8.21. Minor Digital Signs must face away from Abutting Sites in residential Zones or Sites with existing Residential Uses.
- 8.22. The maximum Height is 8.0 m.
- 8.23. The maximum width is 8.0 m.
- 8.24. Minor Digital Signs in the form of a Wall Sign must comply with the following:
  - 8.24.1. The maximum Sign Area for Wall Signs is 3.0 m<sup>2</sup>.
  - 8.24.2. The Wall Sign must face a Street.
- 8.25. Minor Digital Signs in the form of a Ground Sign must comply with the following:
  - 8.25.1. They must be located in a Yard Abutting a Street.
  - 8.25.2. They must not be located within a required Interior Side Setback or a minimum of 3.0 m from an Interior Side Lot Line, whichever is greater.
  - 8.25.3. The maximum Digital Copy Area is 8.0 m<sup>2</sup>.
  - 8.25.4. The total maximum Sign Area is 20.0 m<sup>2</sup>.

separated from residential and facing an arterial road or commercial zone.

**8.6 - New regulation**

This regulation is added to provide opportunity for sponsorship logos.

**8.7 - Revised from S. 59C.3.e**

This regulation is revised, consolidated and applies to freestanding signs regardless of their advertising type

**8.8 - Revised regulation**

This regulation is revised to allow for two freestanding signs.

**8.9 - New regulation**

Freestanding signs have minimum separation distances where located on the same site, but not from other signs on other sites. This regulation is added in order to ensure that freestanding signs on abutting sites are not situated immediately beside each other.

**8.10.1, 8.10.2, 8.11.1 and 8.11.2 - Revised regulations**

These regulations are revised, consolidated and apply to freestanding signs regardless of the type of advertising.

**8.12 - Transferred from S. 59C.3.f**

**8.13 - Revised regulation**

These regulations are revised, consolidated and apply to portable signs regardless of the type of advertising.

**8.14 - Revised from S. 59C.2.3.b**

This regulation is revised and applies to portable signs regardless of the type of advertising.

**8.15 and 8.16 – Revised from S. 59C.2.3.d**

These regulations are revised and apply to portable signs regardless of the type of advertising.

**8.17 - Revised regulation**

This regulation is revised and applies to projecting signs regardless of the type of advertising.

**8.18 - Transferred from S. 59C.2.2.b**

**8.19 - Transferred from S. 59C.2.2.e**

**8.20 - Revised from S. 59C.2.2.d**

This regulation is revised and applies to projecting signs regardless of the type of advertising.

**8.21 - New regulation**

This regulation is added to limit impacts of digital copy on abutting residential sites or sites with residential uses.

**8.22 and 8.23 - Transferred from S. 59C.3.3.a and S. 59C.3.3.b**

**8.24.1 - Transferred from S. 59C.3.3.c.i**

**8.24.2 - New regulation**

This regulation is added to mitigate impact on surrounding residential.

**8.25.1 and 8.25.2 - New regulations**

Signs with digital copy that are less than 8.0

	<p>m2 are not subject to the separation distance from other signs with digital copy or signs with off-premises advertising, but are subject to minimum separation distances from other freestanding and digital signs on the same site. This regulation is added in order to ensure that smaller signs with digital copy and other freestanding signs on abutting sites are not situated immediately beside each other.</p> <p><b>8.25.3 and 8.25.4 - Revised from S. 59C.3.3.c.ii</b> This regulation is revised, consolidated and applies to signs with digital copy regardless of their advertising type.</p>
<p><b>9. Specific Regulations for Urban Institution, Heritage Area and Direct Control Zones</b></p> <p><b>Area of Applicability</b></p> <p>9.1. Subsection 9 applies to the following Zones:</p> <ul style="list-style-type: none"> <li>9.1.1. <a href="#">UI - Urban Institution Zone</a>;</li> <li>9.1.2. <a href="#">Direct Control Zone</a>, unless otherwise stated in the Direct Control Zone;</li> <li>9.1.3. HA - Heritage Area Zone;</li> <li>9.1.4. Any other Zone that refers to this Subsection.</li> </ul> <p>9.2. Additional Sign regulations may also be listed within the applicable Zone or Specific Development Regulation. In case of a conflict between the regulations in the Zone or Specific Development Regulation and this Subsection, the regulations within the specific Zone or Specific Development Regulation must take precedence.</p> <p>9.3. The Development Planner, when considering a Development Permit application for a Sign, must have regard for all or any of the following:</p> <ul style="list-style-type: none"> <li>9.3.1. Sign criteria specified within the Direct Control Zone to regulate the Use and development of the Site where the Sign is proposed;</li> <li>9.3.2. 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; and</li> <li>9.3.3. the Sign provisions of the Sign regulations applicable to the Zones abutting the Direct Control Zone Site where the proposed Sign is to be erected.</li> </ul>	<p><b>Equivalent Schedule in Zoning Bylaw 12800:</b> Schedule 59H (that applies to UI, DC1 and DC2 and HA)</p> <p><b>9.1 - New regulation</b> This regulation is added to outline which zones this subsection applies to.</p> <p><b>9.3 - Revised from S. 59H.2.2</b> This regulation is revised to not be specific to direct controls. It is proposed to apply to Urban Institution, Direct Control Zones, Heritage Area Zone and any other Zone that refers to this subsection. It is also revised to not require that signs requiring a development permit in a direct control be discretionary developments.</p>



## 10. Appendix I

### 10.1. Appendix I: Civic Centre Area Boundary

#### 10.1 - Revised

This appendix is added to provide additional clarity on where this boundary applies.

## Appendix I | Civic Centre Area Boundary



City of Edmonton  
Urban Planning & Economy  
Map Last Updated: April 2023

Civic Centre Area Boundary



This map is a draft proposal, subject to change, and is in no way binding upon any lands within the municipal corporate boundaries of the City of Edmonton. The City of Edmonton gives no warranty nor accepts liability from any incorrect, incomplete or misleading information or its use for any purpose. No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Urban Planning and Economy department.

0 0.25 0.5 Kilometres

# 6.100 Special Events

Regulations	Notes / Rationale
<ol style="list-style-type: none"> <li>1. Special Events, including set-up and take-down, can occur for a maximum of 45 consecutive days, <b>except for Special Events as specified in Subsection 6.8 of <a href="#">Section 7.120</a>.</b></li> <li>2. Special Events for the purpose of seasonal plant sales <b>Accessory to a non-Residential Use</b> can occur for a maximum of 125 consecutive days.</li> <li>3. Outdoor lighting for Special Events must comply with Subsection 3 of <a href="#">Section 5.60</a>.</li> <li>4. Outdoor waste collection areas for Special Events must be screened from view from Abutting Streets and Sites.</li> <li>5. Despite <a href="#">Section 5.10</a>, temporary structures built for Special Events:             <ol style="list-style-type: none"> <li>5.1. must not exceed the maximum Height of the Zone;</li> <li>5.2. do not count toward the calculation of Site Coverage or Floor Area Ratio requirements of the Zone; and</li> <li>5.3. must comply with minimum Setbacks of the Zone where Abutting a residential Zone, except for Sites within the Special Area Downtown.</li> </ol> </li> <li>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.</li> <li>7. <b>Where provided, Signs associated with a Special Event are limited to Temporary Signs and must:</b> <ol style="list-style-type: none"> <li>7.1. not contain Digital Copy; and</li> <li>7.2. be located on the same Site as the Special Event for no longer than the duration of the Special Event.</li> </ol> </li> <li>8. The Development Planner may consider a variance to Subsections 1 and 2 , 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"> <li>8.1. where the Special Event is located on the Site;</li> <li>8.2. the location, size and Height of temporary structures and Signs;</li> <li>8.3. whether the location and occurrence of a Nuisance will negatively affect nearby Residential Uses;</li> <li>8.4. screening and buffering; and</li> <li>8.5. hours of operation.</li> </ol> </li> </ol>	<p><b>1 - Revised from S. 91.2.a</b> To provide flexibility the maximum duration has been revised to remove the maximum 45 days per calendar year requirement. <b>Note:</b> the maximum duration of a Special Event outlined in Subsections 1 and 2 do not apply to Special Events that do not require a Development Permit on City owned land Zoned A, A1, A2, A3, A4, A5, A6, PS, PSN, PU, or US, as outlined in <a href="#">Section 7.120</a>.</p> <p><b>2 - Revised from S. 91.2.b</b> To provide flexibility for seasonal plant sales the maximum duration is not limited to specific months or cultural events. <b>Note:</b> this Section has been adjusted to clarify seasonal plant sales must be accessory to non-residential uses.</p> <p><b>3 - Transferred from S. 91.1.a</b> No change from current rules. <b>Note:</b> This cross-reference is included to ensure lighting requirements are still complied with for Special Events that do not require a Development Permit as outlined in <a href="#">Section 7.120</a>.</p> <p><b>4 - Revised from S. 91.1.b</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><b>5 - Transferred from S. 91.1.d</b> No change from current rules.</p> <p><b>5.3 - Revised from S.91.1.d.iii</b> 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><b>6 - Transferred from S. 91.1.c</b> No change from current rules.</p> <p><b>7 - Transferred from S. 12.2.1.bb</b> Sign regulations for Special Events have been added to the Special Events section for ease of reference. Signs associated with Special Events that comply with these regulations are proposed to continue to be exempt from requiring a Development Permit as outlined in <a href="#">Section 7.120</a>.</p> <p><b>8 - Transferred from S. 91.3</b> No change from current rules. <b>Note:</b> this regulation has been adjusted to clarify that longer duration events do trigger a variance to Subsections 1 and 2.</p>

# 6.110 Vehicle Support Services and Uses with Drive-through Services

Regulations	Notes / Rationale
<p><b>Location Criteria and Minimum Site Dimensions</b></p> <ol style="list-style-type: none"> <li>1. Where provided, Vehicle Support Services and Uses with Drive-through Services must be located:                             <ol style="list-style-type: none"> <li>1.1. on a Corner Site Abutting a Collector Road or Arterial Road;</li> <li>1.2. on a Site equal to or greater than 1 ha; or</li> <li>1.3. in conjunction with any other commercial development on a Site Abutting a Collector Road or Arterial Road, in compliance with Subsection 12.</li> </ol> </li> <li>2. Subsection 1 does not apply to Vehicle Support Services in an Industrial Zone.</li> <li>3. The minimum Site Width and Site Depth for Vehicle Support Services and Uses with Drive-through Services is 30.0 m.</li> <li>4. Uses with Drive-through Services are not permitted in residential Zones.</li> </ol> <p><b>Fuel Pump Islands and Canopy Regulations</b></p> <ol style="list-style-type: none"> <li>5. Fuel pump islands associated with Vehicle Support Services must:                             <ol style="list-style-type: none"> <li>5.1. have a minimum Setback of 6.0 m from Abutting Sites, Streets, and Alleys;</li> <li>5.2. be located a minimum of 6.0 m from the outer edge of any Drive Aisle or lane intended to control traffic circulation on the Site; and</li> <li>5.3. be located a minimum of 6.0 m from the outer edge of any Landscaped island in Surface Parking Lots.</li> </ol> </li> <li>6. Canopies over fuel pump islands must 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.</li> </ol> <p><b>Queuing Space Regulations</b></p> <ol style="list-style-type: none"> <li>7. 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.</li> <li>8. Vehicle Support Services in the form of 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"> <li>8.1. The 5 inbound queuing spaces for Food and Drink Services with Drive-through Services must be provided from where customers place their order.</li> </ol> </li> </ol> <p><b>Performance Standards and Minimizing On and Off-Site Impacts</b></p> <ol style="list-style-type: none"> <li>9. 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"> <li>9.1. including queuing spaces, canopies, pump islands, Drive Aisles and other similar features, provide a minimum 7.5m Setback from the Lot line that is facing the residential Zone or Residential Use;</li> <li>9.2. provide a solid wood screen Fence or equivalent, with a minimum height of 1.8 m to screen the view of vehicular traffic from the residential Zone or Residential Use; and</li> <li>9.3. provide a Landscape Buffer within the minimum 7.5 m Setback area described in Subsection 9.1, to screen and enhance the visual appearance of the development, and to minimize Nuisances.</li> </ol> </li> <li>10. Vehicle Support Services in the form of automated car washes that 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:                             <ol style="list-style-type: none"> <li>10.1. provide a minimum 15.0 m building Setback from the Lot line that is facing the residential Zone or Residential Use; and</li> <li>10.2. where the location and orientation of the automated car wash and associated mechanical components may create a Nuisance, provide mitigation measures, as identified through Subsection 11, necessary to ensure sounds associated with the automated car wash do not exceed 65 decibels between 7 a.m. and 10 p.m., or 50 decibels before 7 a.m. or after 10 p.m., as measured at the Lot line facing the residential Zone or Residential Use.</li> </ol> </li> </ol>	<p>The Vehicle Support Services regulations have been rewritten for clarity. Subheaders have been added for easier navigation of the regulations.</p> <p>Previous regulations related to required separation distances from a gas bar or service station to a Child Care Service development 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 in places where people may work.</p> <p><b>1 - Revised from S. 72.2.1</b>                  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 Vehicle Support Services and Uses with Drive-through Services on 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 as outlined in Subsection 12, which is intended to align with the location criteria in the current Zoning Bylaw in S. 72.2.1.c.</p> <p><b>2 - New Regulation</b>                  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><b>3 - Revised from S. 72.2.2, S.72.2.3, S. 72.2.4</b>                  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><b>4 - New Regulation</b>                  This regulation prohibits any businesses, including home based businesses, that may be proposed with a drive-thru to be located in residential areas as this type of activity is not appropriate to the context of the area.</p> <p><b>5.1 - Transferred from S. 72.2.6.a</b>                  To carry forward setback requirements for fuel pump islands in order to accommodate room for landscaping, screening, and</p>

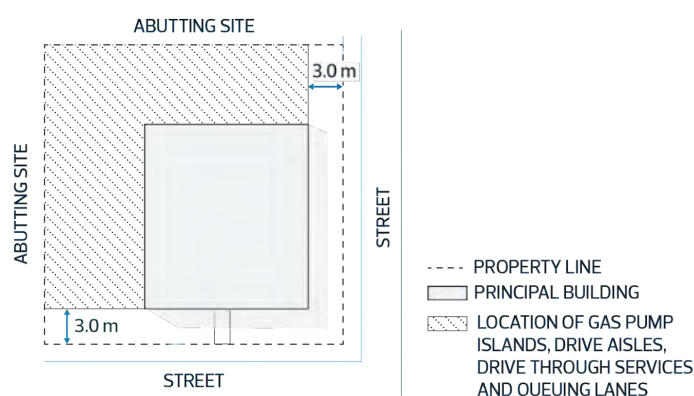
11. To determine appropriate mitigation measures, described in Subsection 10.2, which the Development Planner may impose as conditions on a Development Permit, applications for automated car washes specified in Subsection 10 must include a noise impact assessment with the following information:
  - 11.1. the anticipated noise impacts of the development as identified in the manufacturer's specifications; and
  - 11.2. noise attenuation measures necessary to comply with Subsection 10.2.
12. 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:
  - 12.1. vehicle access;
  - 12.2. Drive Aisles;
  - 12.3. queuing spaces;
  - 12.4. drive-through service windows and speakers; and
  - 12.5. on-Site circulation

to the satisfaction of the Development Planner, in consultation with the City department responsible for transportation services. Landscaping for remaining open space areas must comply with [Section 5.80](#).

**Additional Regulations for Mixed Use Zones and Main Street Developments**

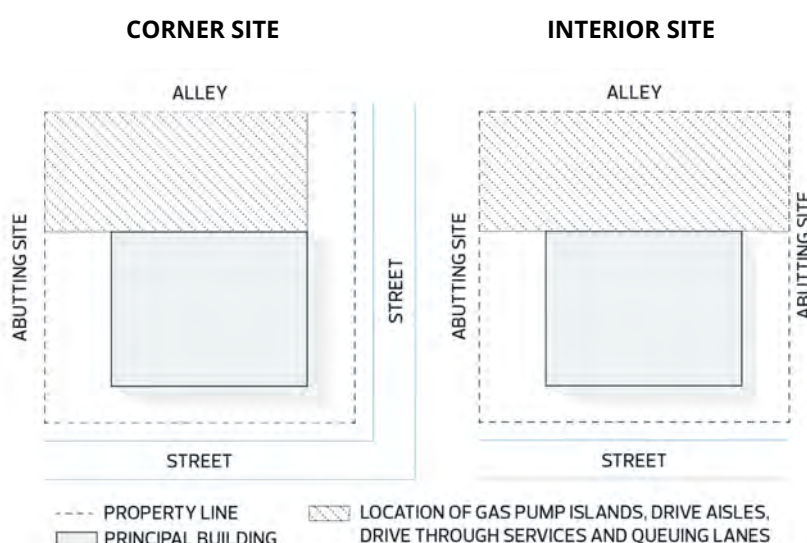
13. Where provided on a Site with a Main Street Development or on a Site Zoned mixed use, Vehicle Support Services and Uses with Drive-through Services must comply with the following:
  - 13.1. Vehicle Support Services must not be the only Use on a Site.
  - 13.2. Freestanding structures, fuel pump islands, Drive Aisles, Drive-through Services, and queuing lanes must:
    - 13.2.1. except where specified in Subsection 5.1, 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 13.2.1**



- 13.2.2. unless otherwise specified, be located at the rear of the building on Interior Sites or on Corner Sites that Abut an Alley.

**Diagram for Subsection 13.2.2**



- 13.3. 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.

additional space to minimize negative impacts to abutting streets, alleys and sites.

**5.2 - 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).

**5.3 - 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.

**6 - Revised from S. 72.2.6.b**

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. **Note:** a previously proposed regulation that would have required canopies to be designed, finished and have a height consistent with the principal building has been deleted in consideration that canopies associated with vehicle support service uses (e.g., gas stations) typically replicate a design based on corporate branding and business needs.

**7 - Transferred from S. 72.2.5.d**

To ensure minimum space required for the queuing of vehicles.

**8 - 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. **Note:** the space abutting the where customers place their order is considered an inbound queuing space.

**8.1 - 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).

**9 - 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. **Notes:**

- Subsection 9.1 and 9.3 have been adjusted to clarify the 7.5 m Setback is a minimum Setback.
- A previously proposed regulation that would have required Facades and canopies to incorporate 2 building facade design techniques has been deleted in consideration that buildings and structures associated with vehicle support service uses (e.g., gas stations, car washes, etc.) typically replicate a design based on corporate branding

and business needs.

**10 - Revised from S. 72.2.7.b and S. 72.2.8.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. **Note:** Section 10 has been adjusted to include a 15 m Setback for automated car washes, which carries forward a setback required in the current bylaw (S. 72.2.8.b). This section has also been updated to clarify that mitigation measures must be provided when the Development Planner determines a Nuisance may be created, and incorporates the maximum decibel limits that were previously referenced in the Community Standards Bylaw.

**11 - Revised from S.72.2.7.b**

To enable the Development Planner to request a noise impact assessment when a Nuisance related to the automated car wash may be created. **Note:** This section has been adjusted to remove the requirement for the Development Planner to consult with transportation services as it relates to a noise impact assessment, and clarifies that the noise impact assessment is used to determine appropriate mitigation measures that the Development Planner may impose as conditions on a Development Permit.

**12 - 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. **Note:** Subsection 12 has been adjusted to include a cross-reference to the general landscaping regulations section, which requires all open space not dedicated for parking and vehicle circulation to be landscaped with trees, shrubs, grass, or other perennial ground cover.

**13.1 - Revised from S. 819.3.11.a**

To prevent vehicle support services from being the only Use on a site within a mixed use zone or sites intended for main street development that are intended to support and enhance pedestrian oriented development.

**13.2 - 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. **Note:** Subsection 13.2.1 has been adjusted to ensure that fuel pumps maintain the minimum 6.0 m setback described in Subsection 5.1.

**13.3 - 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.

## 6.120 Lodging Houses and Supportive Housing

Regulations	Notes / Rationale
<ol style="list-style-type: none"> <li>1. Where a Residential Use is in the form of Supportive Housing or a Lodging House, the Use must comply with the regulations in the Bylaw for the applicable building type in which the Use is located.</li> <li>2. A Residential Use in the form of Supportive Housing or a Lodging House must only be located in the following building types and only where those building types are permitted in the Zone: Single Detached Housing, Semi-detached Housing, Duplex House, Row Housing, or Multi-unit Housing.</li> <li>3. Despite Subsection 2, a Residential Use in the form of Supportive Housing may be located in a building containing, or which previously contained, a Hotel Use.</li> </ol>	<p><b>1 - New Regulation</b>                      This regulation ensures that a lodging house or supportive house that is built within different types of buildings adheres to the regulations in the zone specific to those types of buildings. For example, a lodging house operating in a single detached house must comply with the relevant regulations for a single detached house.</p> <p><b>2 - New Regulation</b>                      This regulation indicates the types of buildings supportive housing and lodging houses can operate in. Where certain types of buildings are restricted in a zone, these would also be restricted in the same manner.</p> <p><b>3 - New Regulation</b>                      This allows for hotel conversions to supportive housing in certain zones and to ensure these developments comply with subsections 1 and 2.</p>

# Draft Zoning Bylaw

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## Part 7 - Administrative and Interpretive Regulations

Edmonton

## 7.10 Repeal, Enactment and Transition Procedures

Regulations	Notes / Rationale
<ol style="list-style-type: none"> <li>1. Edmonton Zoning Bylaw 12800, as amended, is repealed.</li> <li>2. The regulations of this Bylaw come into effect on January 1, 2024 (the "effective date").</li> <li>3. The regulations of this Bylaw apply from the effective date onward:               <ol style="list-style-type: none"> <li>3.1. subject to the regulations for non-conforming Uses as outlined in the Municipal Government Act; and</li> <li>3.2. despite the effect it might have on rights, vested or otherwise.</li> </ol> </li> <li>4. Regulations for zoning, land use, or development in any other Bylaw must not apply to any part of the city described in this Bylaw.</li> <li>5. Development Permit applications must be evaluated under the regulations of this Bylaw as of the effective date, even if the application was received before this date.</li> <li>6. Any Direct Control Zone regulations that were in effect immediately prior to the effective date of this Bylaw will continue to be in full force and effect and are hereby incorporated into Part 4 of this Bylaw.</li> <li>7. Despite Subsection 4, unless there is an explicit statement to the contrary in a Direct Control Zone, any specific reference in a Direct Control Zone to a land use bylaw is deemed to be a reference to the land use bylaw that was in effect at the time of the creation of the Direct Control Zone.</li> </ol>	<p><b>1 - Revised from S.2.2</b>            This regulation has been revised to repeal Zoning Bylaw 12800. Direct Control Zones that were passed under any previous bylaw, including Zoning Bylaw 12800 will continue to remain in effect through proposed subsection 7 which ensures that all existing Direct Control Zones are proposed to form part of Zoning Bylaw 20001.</p> <p><b>2 - Revised from S.2.3</b>            This regulation establishes the date that this bylaw proposed to come into effect.</p> <p><b>3 - Revised from S.2.4</b>            Subsection 3.1 clarifies that the non-conforming regulations in section 643 of the Municipal Government Act apply.</p> <p>Subsection 3.2 clarifies that this bylaw establishes the framework through which development is approved in accordance with the Municipal Government Act,.</p> <p><b>4- Revised from S.2.1</b>            This regulation establishes from the effective date, this new bylaw is the only bylaw that governs matters related to land use, zoning and development within the city of Edmonton and has been revised to improve readability.</p> <p><b>5 - Revised from S.2.4</b>            This regulation states that development permit applications must be reviewed against the regulations within this bylaw even if the application was submitted before this This regulation has been adapted from the current S.2.4.</p> <p><b>6 - Transferred from S.2.6</b>            Direct control zones that were passed under any previous bylaw generally form part of that bylaw. This regulation ensures that when bylaw 12800 is repealed, the direct control zones that formed part of that bylaw remain in effect, and now form part of this bylaw.</p> <p><b>7 - Revised from S. 2.7</b>            This regulation ensures that specific references to sections of the bylaw that were in effect at the time the direct control zone was passed continue to reference that specific bylaw. Specific references to regulations in direct control zones imply a specific intent or development outcome for that development. Maintaining that link to past bylaws is important to ensure that Council's intent for that particular development or site continues to be realized..</p>



# 7.20 General Rules of Interpretation

Regulations	Notes / Rationale
<p><b>1. General Interpretation</b></p> <p><b>Grammatical Reference Regulations</b></p> <p>1.1. Words that are capitalized in this Bylaw refer to:</p> <ul style="list-style-type: none"> <li>1.1.1. General Definitions in Part 8</li> <li>1.1.2. Use Definitions in Part 8</li> <li>1.1.3. Titles of Zones, Direct Control Zones, Overlays, and Special Areas; and</li> <li>1.1.4. Headings and titles within this Bylaw.</li> </ul> <p>1.2. Words that are not capitalized should be given their plain and ordinary meaning as the context requires.</p> <p>1.3. When a word or expression is defined in this Bylaw, other parts of speech and grammatical forms of the same word or expression have corresponding meanings.</p> <p><b>General Reference Regulations</b></p> <p>1.4. Zone is to be interpreted as the same as District and a Rezoning Amendment is to be interpreted as the same as a Redistricting Amendment.</p> <p>1.5. Direct Control Provision is to be interpreted as the same as Direct Control Zone.</p> <p>1.6. “Section” in this Bylaw means a reference to a contained set of regulations within a Part of this Bylaw.</p> <p>1.7. “Subsection” in this Bylaw means a reference to a specific regulation or set of regulations within a Section.</p> <p>1.8. A reference to:</p> <ul style="list-style-type: none"> <li>1.8.1. “commercial building” means a building with a valid Development Permit for a Commercial Use;</li> <li>1.8.2. “commercial Zone” means a Zone where the Purpose is to primarily enable Commercial Uses;</li> <li>1.8.3. “industrial building” means a building with a valid Development Permit for an Industrial Use;</li> <li>1.8.4. “industrial Zone” means a Zone where the Purpose is to primarily enable Industrial Uses;</li> <li>1.8.5. “mixed-use building” means a building with a valid Development Permit for a mix of 1 or more non-Residential Uses with a Residential Use;</li> <li>1.8.6. “mixed-use Zone” means a Zone where the Purpose is to primarily enable mix of non-Residential Uses and Residential Use;</li> <li>1.8.7. “non-residential building” means a building with a valid Development Permit for a non-Residential Use;</li> <li>1.8.8. “non-residential Zone” means a Zone where the Purpose is to primarily enable non-Residential Uses;</li> <li>1.8.9. “residential Zone” means a Zone where the Purpose is to primarily enable Residential Uses;</li> <li>1.8.10. “residential building” means a building with a valid Development Permit for a Residential Use.</li> </ul> <p>1.9. A Residential Use may be arranged in any housing arrangement except as otherwise restricted by the definition of that housing arrangement or by a regulation in this Bylaw.</p> <p>1.10. Despite any other regulation of this Bylaw or any other Bylaw passed by City Council to the contrary, headings and titles within this Bylaw are deemed to form a part of the text of this Bylaw.</p> <p><b>Interpreting Conflicts</b></p> <p>1.11. In the case of any conflict between the text of this Bylaw and any maps, photos, diagrams, or drawings used to illustrate any aspect of this Bylaw (including Part I, Zoning Map), the text takes precedence.</p> <p>1.12. In the case of any conflict between a number written in numerals and a number written in letters, the number written in numerals must govern.</p>	<p><b>1.1 - Revised from S.3.5.1</b> This section is updated to align with the new bylaw structure.</p> <p><b>1.2, 1.3, 1.4 - Transferred from S.3.5.2, S.3.5.3 and S.3.5.4</b> These regulations are transferred with minor updates to improve readability.</p> <p><b>1.5 - New regulation</b> The term Direct Control Provision is replaced with Direct Control Zone. This regulation ensures that references to Direct Control Zones captures Direct Control Provisions passed prior to the adoption of this Bylaw.</p> <p><b>1.6 &amp; 1.7 - New regulations</b> These regulations are added to clarify references to specific regulations and to the sections within the bylaw.</p> <p><b>1.8 - New regulation</b> This regulation is added to clarify that where a reference to a group of zones is not capitalized, the regulation is not limited to the zone headings in part 2 of the bylaw, but is also intended to apply to special area zones and direct control zones in parts 3 and 4 where those zones’ purpose meets the reference.</p> <p><b>1.9 - New regulation</b> This regulation clarifies that different types of housing, such as single-detached housing, row housing, etc., can be in different types of housing arrangements, such as backyard housing, cluster housing, zero lot line development, etc. based on what is permitted in the zone.</p> <p><b>1.10 - Revised from S.3.4.1</b> This regulation is transferred with minor updates to improve readability.</p> <p><b>1.11 - Revised from S.3.3.1</b> This regulation is updated to align with the new bylaw structure and to improve readability.</p> <p><b>1.12 - Transferred from S.3.3.2</b> This regulation is transferred with minor updates to improve readability.</p> <p><b>1.13 - Transferred from S.3.3.3</b> This regulation is transferred with minor updates to improve readability.</p> <p><b>1.14 - Revised from S.3.3.4</b> This regulation is revised to improve readability.</p> <p><b>1.15 - Transferred from S.3.6.1</b> This regulation is transferred with no changes.</p> <p><b>1.16 - New Regulation</b> This regulation is revised to apply to all regulations that contain calculations.</p> <p><b>S.3.6.2 - Retired</b> Current S.3.6.2, which prohibits the rounding of Site Width measurements, is</p>

<p>1.13. In the case of any conflict between information expressed in metric units and in imperial units, the metric must govern.</p> <p>1.14. Where a regulation references a City department that no longer exists, it must be interpreted as the department that is most appropriate.</p> <p><b>Rounding Numbers</b></p> <p>1.15. Unless specified elsewhere in this Bylaw, units must be rounded to the tenth decimal place.</p> <p>1.16. Unless specified elsewhere in this Bylaw, in a calculation with a value of 0.5 or greater, the value must be rounded up to the next whole number.</p>	<p>proposed to be retired as it has little impact to practical outcomes. For example, a Site with a Site Width of 7.46 m is rounded to 7.5 m. For reference the practical difference between a Site Width measured at 7.46 m and 7.5 m is 4 cm. It is proposed to be retired due to the granular nature of the regulation for a specific form of housing, which does not align with the goals of the Zoning Bylaw Renewal.</p>
<p><b>2. Electronic Notices and Approving Forms and Fees</b></p> <p>2.1. Any application form, application fee or other form referenced in this Bylaw must be approved by the City Manager.</p> <p>2.2. Unless otherwise specified, a notice or acknowledgment issued under this Bylaw may be sent by electronic means.</p>	<p><b>2.1 - Revised from 19.1.2</b> This regulation is added to streamline the bylaw. By including it in this subsection “approved by the City Manager” will no longer have to be included each time the bylaw references an application form, application fee, or other similar forms.</p> <p><b>2.2 - Revised from 11.7.1</b> This regulation is added and intended to replace similar language found in the current version of Section 11 of this Bylaw. It clarifies that a notification or acknowledgement required under this Bylaw may be sent electronically.</p>
<p><b>3. Use Definitions Regulations</b></p> <p>3.1. Uses, as set out in <a href="#">Section 8.10</a>, are grouped according to common functional or physical impact characteristics.</p> <p>3.2. Use definitions are used to define the range of Uses that are Permitted Uses or Discretionary Uses, within the Zones of this Bylaw.</p> <p>3.3. When interpreting the Use definitions as set out in <a href="#">Section 8.10</a>:</p> <p>3.3.1. the typical examples that may be listed in the definitions are not intended to be exclusive or restrictive;</p> <p>3.3.2. where specific purposes or activities do not conform to any Use definition or generally conform to the wording of 2 or more Use definitions, the Development Planner may deem the purposes or activities to conform to a Use they consider to be the most appropriate. In this situation, despite any other Section of this Bylaw, the Use is always considered a Discretionary Use, whether or not the Use is listed as a Permitted Use or Discretionary Use within the applicable Zone; and</p> <p>3.3.3. the headings such as “Residential Uses” or “Commercial Uses” do not mean that the Uses listed under these headings are allowed only in residential or commercial Zones of this Bylaw. The list of Uses within each Zone determines the types of activities allowed within each Zone.</p>	<p><b>3 - Revised from S.7.1</b> These regulations are relocated from the current use definitions section with minor updates to improve readability. The direction and general outcomes remain the same.</p>
<p><b>4. Existing Development Permits and Direct Control Zones</b></p> <p>4.1. For the purpose of any Direct Control Zone passed on or before December 31, 2023, the definitions of the listed Uses in the Direct Control Zone must be interpreted in compliance with either Land Use Bylaw 5996 as it appeared on June 13, 2001, or Zoning Bylaw 12800 as it appeared on December 31, 2023, whichever is applicable.</p> <p>4.2. Where there is a discrepancy between this Bylaw and any previous land use bylaw, the existing Direct Control Zone must not be interpreted to provide any additional rights than are otherwise contemplated in the Direct Control Zone.</p> <p>4.3. For the purpose of any Development Permit issued on or before December 31, 2023, the Use identified in the permit is interpreted to have the same Use definition as set out in the applicable previous land use bylaw on the date on which the Development Permit was issued.</p> <p>4.4. Daytime Child Care Services is deemed to be Child Care Services as defined in Zoning Bylaw 12800 on December 31, 2023, and must be developed in compliance with Section 80 of Zoning Bylaw 12800 as it appeared on December 31, 2023.</p> <p>4.5. For all Direct Control Zones created prior to August 24, 1998, that contain Single Detached Housing, Semi-detached Housing, Duplex Housing or Secondary Suite as a listed Use:</p>	<p><b>4.1 - New Regulation</b> This regulation is added to ensure that uses listed in direct control zones passed under zoning bylaw 12800 continue to refer to the definition immediately prior to the repeal of that bylaw.</p> <p><b>4.2 - New Regulation</b> This regulation is added to ensure that council’s intended development outcomes are maintained.</p> <p><b>4.3 - New Regulation</b> This regulation is added to ensure that the scope of development permits are not retroactively altered.</p> <p><b>4.4 - Revised from 3.2.2</b> This regulation is revised to ensure that where a direct control zone lists daytime child care services as a use, that the use is reviewed against the child care services special land use provisions in zoning bylaw</p>

- 4.5.1. the maximum number of Single Detached Housing Dwellings per Lot is 1;
- 4.5.2. the maximum number of Semi-detached Housing or Duplex Housing Dwellings per Site is 2;
- 4.5.3. and the maximum number of Secondary Suites per principal Dwelling is 1 unless specifically noted otherwise in the Direct Control Zone.

12800 and not the special land use provisions in land use bylaw 5996 that contained more prescriptive regulations relating to things like window placement and percentage of natural lighting.

**4.5 - Transferred from 3.2.3**

This regulation is transferred with minor updates to improve readability. The reference to the bylaw has been replaced with the bylaw's effective date to improve clarity around when this regulation applies.

## 7.30 Interpretation of the Zoning Map

Regulations	Notes / Rationale
<p><b>Interpreting the Zoning Map</b></p> <p>1.1. Section 1.20, the Zoning Map, divides the city into Zones and specifies the Zones that apply to particular lands.</p> <p><b>Zoning and Overlay Boundaries</b></p> <p>1.2. If there is uncertainty or dispute about the precise location of any Zone or Overlay boundary as depicted on the Zoning Map, the location is determined by applying the following rules:</p> <p>1.2.1. Where a Zone or Overlay boundary is shown as approximately following the centre of Streets, Alleys, or other public thoroughfares, it is deemed to follow their centre lines.</p> <p>1.2.2. Where a Zone or Overlay boundary is shown as approximately following the boundary of a Site, the Site boundary is deemed to be the boundary of the Zone or Overlay.</p> <p>1.2.3. Where a Zone or Overlay boundary is shown as approximately following city limits, it is deemed to be following city limits.</p> <p>1.2.4. Where a Zone or Overlay boundary is shown as approximately following the centre of pipelines, railway lines, or utility easements, it is deemed to follow the centre line of these right-of-ways.</p> <p>1.2.5. Where a Zone or Overlay boundary is shown as approximately following the edge or shore lines of the North Saskatchewan River, or other bodies of water, it is deemed to follow those lines and is deemed to change based on any movement of those lines.</p> <p>1.2.6. Where a Zone or Overlay boundary is shown as being parallel to or as an extension of features noted above, it will be interpreted as such.</p> <p>1.2.7. Where a Zone or Overlay boundary is shown as approximately following a topographic contour line or a top of bank line, it is deemed to follow that line. The boundary is deemed to change based on any movement of that line.</p> <p>1.2.8. Where features on the ground are different from those shown on the Zoning Map, map appended to an Overlay, or in other circumstances not mentioned above, the Development Planner must interpret the Zone or Overlay boundaries. This decision will result in a Discretionary Development.</p> <p>1.2.9. Where a Zone or Overlay boundary does not conform to Subsections 1.2.1 to 1.2.7, and results in dividing or splitting a registered parcel of land, the boundary is determined by dimensions indicated on the Zoning Map, the map appended to an Overlay, or by measurements directly scaled from that Map.</p> <p><b>Street and Highway Boundaries</b></p> <p>1.3. Despite the regulations in this Bylaw, no Zone is deemed to apply to any public roadway and any public roadway that may be designed, constructed, widened, altered, redesigned and maintained in a manner determined by the City.</p> <p>1.4. Where any public roadway is closed according to the Municipal Government Act, that land is deemed to be the same Zone as the Abutting land, including if the Abutting land is designated as a Direct Control Zone.</p> <p>1.4.1. Where the Abutting lands are governed by different Zones, the centre line of the public roadway is deemed to be the Zone boundary.</p> <p>1.4.2. When Subsection 1.4 results in the boundaries of a Direct Control Zone being extended to include a closed portion of a public roadway, the Area of Application as set out in the Direct Control Zone regulations must be amended by the Development Planner to include the closed portion of the public roadway.</p>	<p><b>1.1 - Revised from S.4.1.1</b> This regulation is revised to align with the new bylaw structure.</p> <p><b>1.2 to 1.2.9 - Revised from S.4.2.1</b> These regulations have been revised to improve readability.</p> <p><b>1.3 and 1.4 - Revised from S.4.3</b> These regulations are revised to improve readability.</p>

## 7.40 Application of General and Specific Development Regulations

Regulations	Notes / Rationale
<p><b>1. General Development Regulations</b></p> <p>1.1. The General Development Regulations in Part 5 apply to all developments 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><b>1.1 Transferred from S.40</b>                      These regulations have been transferred from Section 40 with minor language updates.</p>
<p><b>2. Specific Development Regulations</b></p> <p>2.1. The Specific Development Regulations in Part 6 apply to all Sites for 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><b>2.1 Transferred from S.69.1</b>                      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><b>1. Text Amendment Applications</b></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"> <li>1.1.1. the appropriate application form;</li> <li>1.1.2. the required fees;</li> <li>1.1.3. the proposed Text Amendment;</li> <li>1.1.4. a written statement by the applicant to support their application, and reasons for applying; and</li> <li>1.1.5. where concerning a Special Area, the additional requirements specified in <a href="#">Section 7.70</a>.</li> </ul> <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 must not 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><b>1.1. - Revised from S. 24.1.1</b> This regulation is revised to improve readability and includes a new defined term for text amendment (see <a href="#">Section 8.20</a>, General Definitions). The regulation related to submitting the application to City Council is relocated to subsection 3.3.</p> <p><b>1.1.3 - New Regulation</b> This regulation is added to clarify that the applicant is responsible for drafting the proposed text amendment.</p> <p><b>1.1.5 - New Regulation</b> This regulation is added to highlight the specific requirements for Special Area Text Amendments.</p> <p><b>1.2 - Revised from S. 24.1.3</b> 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><b>1.3 - Revised from S. 24.1.4</b> 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"> <li>1. Publish at least once a week for 2 consecutive weeks in at least one newspaper or other publication circulating in the area,</li> <li>2. Mailed notices to every residence in the area, or</li> <li>3. Alternative notification option provided in Charter Bylaw 18226, Public Notification Bylaw.</li> </ol> <p>The City will continue to advertise text amendments in a newspaper.</p> <p><b>S.24.1.2 Retired</b> This Section is retired because Section 1.1 states that anyone applying for a Text Amendment must apply in writing to the Development Planner.</p>
<p><b>2. Rezoning Amendment Applications</b></p> <p>2.1. Any person applying to amend the Zoning Map of this Bylaw must apply in writing to the Development Planner for a Rezoning Amendment. The application must include:</p> <ul style="list-style-type: none"> <li>2.1.1. a Certificate of Title which has been issued no more than 30 days before receipt of the Rezoning Amendment application;</li> <li>2.1.2. the appropriate application form;</li> <li>2.1.3. the required fees;</li> <li>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</li> <li>2.1.5. where applicable, the proposed Direct Control Zone, including the additional requirements specified in <a href="#">Section 7.80</a>.</li> </ul> <p>2.2. Upon receipt of an application for a Rezoning Amendment, the Development Planner must send a written notice of the application to:</p>	<p><b>2.1 - Revised from S. 24.2.1 and S.24.3.6</b> This regulation is revised to include a new defined term for 'zoning map' (see <a href="#">Section 8.20</a>, General Definitions).</p> <p><b>2.1.4 - Revised from S.24.2.1.e</b> This regulation is revised to improve readability.</p> <p><b>2.1.5 - New Regulation</b> This regulation is added for better awareness that applicants are to prepare direct control zones in alignment with direct control application requirements.</p> <p><b>2.2 - Revised from S. 24.2.2</b> This regulation is revised to improve readability.</p> <p><b>2.2.1 - New Regulation</b></p>

<p>2.2.1. the assessed owner of land that is subject to the Rezoning Amendment;</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 that is subject to 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;</p> <p>an application on the same Site, that has been refused by Council within the previous 12 months.</p>	<p>This regulation is added to clarify that written notices are sent to the property owner that is subject to the rezoning amendment.</p> <p><b>2.2.2 - Revised from S. 24.2.2.a</b> 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 who are not property owners.</p> <p><b>2.2.3 - Revised from S.24.2.2.b</b> This regulation is revised to clarify that only applicable community leagues must be notified.</p> <p><b>2.2.4 - Revised from S.24.2.2.c</b> This regulation is revised to improve readability.</p> <p><b>2.3 - Revised from S.24.2.3</b> This regulation is revised to improve readability.</p> <p><b>2.4 - Revised from S.24.3.7</b> 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><b>2.5 - Revised from S. 24.2.5</b> This regulation is revised to provide more clarity about the limitations for re-submitting a rezoning amendment application.</p> <p><b>S. 24.2.1.b - Retired</b> 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><b>S. 24.2.1.c - Retired</b> This regulation is retired. Fee requirements have been consolidated under subsection 2.1.3.</p>
<p><b>3. Review and Processing of Amendments</b></p> <p><b>Review of Amendments</b></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><b>Analysis of Rezoning Amendment</b></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</p>	<p><b>3.1 - Revised from S. 24.3.1</b> This regulation is revised to improve readability.</p> <p><b>3.1.1 - Revised from S. 24.3.1a</b> This regulation is revised to clarify that the development planner may request additional information from the applicant during the review process.</p> <p><b>3.1.3 - Revised from S. 24.3.1.c</b> This regulation combines current S. 24.3.1.c.i through S. 24.3.1.c.iv. to simplify and improve readability.</p> <p><b>3.2 - Revised from S. 24.2.4</b> This regulation is revised to clarify the analysis must consider potential impacts to the relevant sections of the bylaw.</p> <p><b>3.2.2 - Transferred from S. 24.2.4.c</b> This regulation has been transferred with minor adjustments to improve clarity. 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>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>3.2.3. compatibility with surrounding development in terms of Use, function, and scale of development;</p> <p>3.2.4. relationship to, or impacts on, transportation networks including but not limited to bicycles, pedestrians, transit, and vehicles;</p> <p>3.2.5. microclimate impacts, including but not limited to sun, shadow, and wind;</p> <p>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;</p> <p>3.2.7. relationship to municipal land, right-of-way, or easement requirements;</p> <p>3.2.8. effect on stability, retention, and rehabilitation of desirable existing Uses, buildings, or both in the area;</p> <p>3.2.9. necessity and appropriateness of the proposed Zone in view of the stated intentions of the applicant;</p> <p>3.2.10. documented opinions related to land use impacts raised by area residents regarding the application; and</p> <p>3.2.11. the potential impacts on municipalities within referral and notification areas as identified in the Municipal Development Plan.</p> <p><b>Advisement to Applicant and Proceeding to Council</b></p> <p>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:</p> <p>3.3.1. they wish the proposed amendment to proceed to Council; or</p> <p>3.3.2. they do not wish to proceed to Council with the proposed amendment, in which case the application is considered cancelled.</p> <p>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.</p> <p>3.5. If requested by the applicant, the Development Planner must submit the proposed amendment to Council, accompanied by the report and recommendations prepared by the Development Planner.</p> <p>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.</p>	<p><b>3.2.4 - Revised from S. 24.2.4.e</b> This regulation is revised to clarify that traffic impacts include multiple forms of transportation.</p> <p><b>3.2.5 - New regulation</b> This regulation is added to formalize current practice to consider microclimate impacts in the analysis.</p> <p><b>3.2.10 - Revised from S. 24.2.4.j</b> This regulation is revised to clarify that opinions raised by area residents that relate to land use impacts are considered in the analysis.</p> <p><b>3.3 - Revised from S. 24.3.2</b> This regulation is revised to improve readability.</p> <p>3.3.1 is revised to remove reference to advertising fees. Fee requirements are consolidated under subsections 1.1.2 and 2.1.3.</p> <p><b>3.4 Revised from S. 24.3.3</b> This regulation has been revised to give the Development Planner discretion on whether to cancel an application after 1 year.</p> <p><b>3.5 Transferred from S.24.3.4</b> This regulation has been transferred with minor adjustments to improve clarity.</p> <p><b>3.6 - Revised from S. 24.3.5</b> This regulation is revised to improve readability. The term 'may' allows the development planner to exercise discretion.</p>
<p><b>4. Notification of Rezoning Amendments</b></p> <p><b>Written Notice</b></p> <p>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.</p> <p>4.2. For the purposes of Subsection 4.1, the Development Planner must send a written notice by ordinary mail to:</p> <p>4.2.1. the applicant;</p> <p>4.2.2. the address of the assessed owner of the land subject to the proposed Rezoning Amendment;</p> <p>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:</p> <p>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</p> <p>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;</p> <p>4.2.4. the president of the applicable community leagues; and</p> <p>4.2.5. the executive director of the applicable business improvement areas.</p>	<p><b>4.1 - Revised from S. 24.4.1</b> This regulation is revised to improve readability. The notice requirements are separated into a new regulation in subsection 4.2.</p> <p><b>4.2 - Transferred from S. 24.4.1</b> This regulation is revised to clarify existing practice and improve readability. The Municipal Government Act requires written notification.</p> <p><b>4.2.2. - Revised from S. 24.4.1.b</b> This regulation is revised to use 'assessed owners of land' to be consistent with language used throughout this section.</p> <p><b>4.2.3 - Revised from S. 24.4.1.c</b> 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 both tenants and property owners located within 60 m of the boundaries of the site.</p> <p><b>4.2.3.1 and 4.2.3.2 - Transferred from S. 24.4.1.c</b> These regulations have been transferred with minor adjustments to improve clarity.</p>



- 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.

**Rezoning Amendment Application 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.
- 4.6. Despite Subsection 4.5, the Development Planner may waive the requirement to provide a Rezoning Amendment application information Sign for:
  - 4.6.1. applications that propose to rezone lands in conformity with a Statutory Plan; or
  - 4.6.2. City-initiated Rezoning Amendments for land brought into the City through annexation.
- 4.7. Where a Site is Abutting more than 1 Street, 1 or more Signs may be required so that the information is visible from each Street.
- 4.8. Where a Rezoning Amendment application information Sign is required, the Sign must be posted for a minimum of 21 days before the application can proceed to a public hearing, unless otherwise directed by City Council.
- 4.9. The Rezoning Amendment application information Sign must:
  - 4.9.1. 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;
  - 4.9.2. remain posted and readable until the relevant Rezoning Amendment application is approved or refused by Council, struck from Council's agenda, or withdrawn;
  - 4.9.3. not exceed 3.0 m in Height; and
  - 4.9.4. have a minimum Sign Area of 1.0 m<sup>2</sup> and a maximum Sign Area of 3.0 m<sup>2</sup>.
- 4.10. The design and Copy of a Rezoning Amendment application information Sign must contain the following information:
  - 4.10.1. the municipal address of the Site;
  - 4.10.2. the present Zone applicable to the Site;
  - 4.10.3. the Zone proposed for the Site;
  - 4.10.4. a general description of the type and scale of development activities that could happen within the proposed Zone;
  - 4.10.5. a reference to the City's website where more information regarding the Rezoning Amendment application may be found;
  - 4.10.6. the telephone number and email address of the Development Planner for public inquiries regarding the Rezoning Amendment;
  - 4.10.7. applicant name and contact information;
  - 4.10.8. a graphic showing the location and boundaries of the subject Site; and
  - 4.10.9. any other similar information as required by the Development Planner.
- 4.11. Within 7 days of the placement of the Rezoning Amendment application information Sign, the applicant must contact the Development Planner in writing indicating that the Sign has been placed in accordance with the requirements of this Bylaw.
- 4.12. 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 4.9.1, on public property adjacent to the subject Site.
- 4.13. 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 or the date of withdrawal of the application.

**4.2.4 - Revised from S. 24.4.1.d**  
This regulation is revised to clarify that only applicable community leagues must be notified.

**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.

**4.4 - Revised S.24.4.2**  
This regulation is revised to allow 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 notification of development permit decisions.

**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.24.4.5**  
This regulation has been separated from 4.5 to improve readability.

**4.7 - Revised from S.24.4.8**  
This regulation is revised to improve readability.

**4.8 - Revised from S.24.4.6**  
This regulation is revised to improve readability.

**4.9 - Revised from 24.4.7 and S. 24.4.9**  
This regulation is revised to improve readability and simplify the requirements for the placement of rezoning signs.

**4.10 - Revised from S. 24.4.10**  
This regulation is revised to improve readability

**4.10.4 - Revised from S. 24.4.10.d**  
This regulation is revised to allow more flexibility in how the rezoning amendment is described on the sign. This change would allow for use of plain language to describe what changes are proposed in the application.

**4.10.6. - Revised from S. 24.4.10.f**  
This regulation is revised to add the email address of the development planner handling the application.

**4.10.7 - 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.

**4.10.9 - 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 the application.

**4.11, 4.12 and 4.13 - Revised from S. 24.4.11, S. 24.4.12 and S. 24.4.13.**

These regulations are revised to improve readability

4.13 is revised to clarify that the sign must also be removed within 30 days of withdrawal of an application.

**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.

**S. 24.4.7.a - Retired**

The detailed requirements for the placement of a rezoning amendment application information sign are retired. The proposed regulations ensure the sign is readable from public streets at a distance of 15.0 m.

## 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 Zoning Bylaw.

## 7.60 Application of Overlays

Regulations	Notes / Rationale
<p><b>1. Purpose</b></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><b>1 - Revised from S.800.1</b>                      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><b>Equivalent Section in Zoning Bylaw 12800:</b> (800) City-Wide Master Overlay</p>
<p><b>2. Application</b></p> <p>2.1. An Overlay must only be applied to Zones through a Text Amendment and must include:</p> <ul style="list-style-type: none"> <li>2.1.1. the name of any applicable Statutory Plan and its boundary;</li> <li>2.1.2. a map of the Overlay boundary at an appropriate scale; and</li> <li>2.1.3. development regulations specified or altered by the Overlay.</li> </ul> <p>2.2. An Overlay must not be used:</p> <ul style="list-style-type: none"> <li>2.2.1. to amend a Direct Control Zone;</li> <li>2.2.2. to alter a Permitted Use or Discretionary Use;</li> <li>2.2.3. where proposed regulations or alterations to regulations in an underlying Zone:                             <ul style="list-style-type: none"> <li>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;</li> <li>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</li> <li>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;</li> </ul> </li> <li>2.2.4. to alter the following Parts or Sections of this Bylaw:                             <ul style="list-style-type: none"> <li>2.2.4.1. Part 1;</li> <li>2.2.4.2. <a href="#">Section 5.50</a>;</li> <li>2.2.4.3. <a href="#">Section 5.70</a>;</li> <li>2.2.4.4. Part 7; and</li> <li>2.2.4.5. Part 8.</li> </ul> </li> </ul>	<p><b>2.1 Transferred from S.800.2.1</b>                      This regulation has been transferred with adjustments to improve wording and readability.</p> <p><b>2.2 Transferred from S.800.2.2</b>                      This regulation has been transferred with adjustments to improve wording and readability.</p> <p><b>2.2.4 Revised from S.800.2.2.e</b>                      This subsection has been updated to align with the proposed new bylaw structure.</p>
<p><b>3. Development Regulations</b></p> <p>3.1. Where a regulation in an Overlay alters a regulation in the underlying Zone, the regulations prescribed in the 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 establish the following regulations and associated submission requirements, and may specify when the regulations apply:</p> <ul style="list-style-type: none"> <li>3.4.1. Density;</li> <li>3.4.2. Site dimensions and area;</li> <li>3.4.3. Height;</li> <li>3.4.4. Floor Area restrictions and Floor Area Ratio;</li> <li>3.4.5. Setbacks;</li> <li>3.4.6. Amenity Area;</li> </ul>	<p><b>3.1 - Revised S.800.4.1</b>                      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><b>3.2 - Revised S.800.4.1</b>                      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><b>3.3 Revised S.800.4.2</b>                      The proposed Airport Protection 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><b>3.4 Revised S.800.4.3</b>                      This regulation has been transferred with minor adjustments to improve wording and clarity.</p>

<ul style="list-style-type: none"><li>3.4.7. maximum parking;</li><li>3.4.8. architectural and Site design;</li><li>3.4.9. performance standards;</li><li>3.4.10. Landscaping;</li><li>3.4.11. Accessory buildings or structures;</li><li>3.4.12. Signs;</li><li>3.4.13. special environmental considerations, which may include geotechnical, flood proofing, noise attenuation and servicing requirements in compliance with <a href="#">Section 7.140</a>; and</li><li>3.4.14. special public consultation requirements for a Development Permit application.</li></ul>	
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## 7.70 Application of Special Areas

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>A Special Area is a defined geographic region with special or unique attributes. Special Area Zones may be applied within a Special Area to regulate the use, design and intensity of development where the objectives of a Statutory Plan cannot be satisfactorily achieved through standard Zoning.</p>	<p><b>1 - Transferred from S.900.1</b> This regulation has been transferred with minor adjustments to improve wording and clarity. The purpose statement is revised to clarify the difference between a Special Area and a Special Area Zone.</p> <p><b>Equivalent Section in Zoning Bylaw 12800:</b> (Section 900) Special Areas General Provisions</p>
<p><b>2. Application</b></p> <p>2.1. A Special Area may only be established in the following cases:</p> <p>2.1.1. where an approved Statutory Plan, in effect at the time of passage of the Special Area, states that a Special Area may be established to achieve clearly stated objectives;</p> <p>2.1.2. for the River Valley Special Area to apply to specified lands within the boundaries of the North Saskatchewan River Valley Area Redevelopment Plan; or</p> <p>2.1.3. for Edmonton South Special Area to apply to lands annexed from Leduc County on January 1, 2019.</p> <p>2.2. All Special Area Zones created for a Special Area must only be used within the boundaries of the Special Area.</p> <p>2.3. This Section only applies to Special Areas and Special Area Zones and does not apply to standard Zones or Direct Control Zones located within the boundary of a Special Area.</p> <p>2.4. Special Areas and Special Area Zones must not be used:</p> <p>2.4.1. where the proposed regulations:</p> <p>2.4.1.1. are minor changes from the regulations of the closest equivalent standard Zone;</p> <p>2.4.1.2. are not related to unique local planning objectives;</p> <p>2.4.1.3. have sufficient City-wide application so that a Text Amendment to a standard Zone would be more appropriate; or</p> <p>2.4.1.4. 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>2.4.2. to alter the following Parts or Sections of this Bylaw:</p> <p>2.4.2.1. Part 1;</p> <p>2.4.2.2. <a href="#">Section 5.40</a>;</p> <p>2.4.2.3. <a href="#">Section 5.60</a>;</p> <p>2.4.2.4. Part 7;</p> <p>2.4.2.5. <a href="#">Section 8.10</a>, except that new Uses may be added and listed in Special Area Zones; or</p> <p>2.4.2.6. <a href="#">Section 8.20</a>, except Edmonton South Special Area may contain its own General Definitions.</p>	<p><b>2.1 - Transferred from S.900.2.1.a</b> This regulation has been transferred with minor adjustments to improve wording and clarity. This regulation is revised to move the explanation for why the Special Area is needed into the application requirements section (3.2.3).</p> <p><b>2.1.2 - New Regulation</b> This regulation has been added to allow for establishment of the River Valley Special Area.</p> <p><b>2.1.3 - Transferred from S.900.2.1.b</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>2.2 - Transferred from S.900.2.6</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>2.3 - New Regulation</b> This regulation has been added for clarity.</p> <p><b>2.4.1 - Revised from S.900.4.3.a. and b.</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><b>2.4.2 - Transferred from S.900.4.3.d.</b> This subsection has been updated to align with the proposed new bylaw structure.</p> <p>2.4.2.6 is revised to acknowledge the general definitions contained in the Edmonton South Special Area.</p>

### 3. Application Requirements

- 3.1. Special Areas and Special Area Zones must only be established through an amendment to the Zoning Bylaw.
- 3.2. In addition to the application requirements detailed in Subsection 1.1 of [Section 7.50](#), a Special Area Text Amendment application must include:
  - 3.2.1. a map of the Special Area boundary;
  - 3.2.2. the purpose of the Special Area;
  - 3.2.3. a statement explaining why a standard Zone could not implement the special or unique development objectives of the specified geographic area;
  - 3.2.4. a statement explaining how the proposed Special Area complies with the applicable Statutory Plan; and
  - 3.2.5. Special Area Zones created for use within the Special Area.
- 3.3. Special Area Zones created for use within the Special Area must:
  - 3.3.1. have a name that would not be confused with any standard Zone;
  - 3.3.2. include a statement describing the purpose of the Zone;
  - 3.3.3. include a list of Permitted or Discretionary Uses, or both;
  - 3.3.4. contain regulations related to the listed Uses; and
  - 3.3.5. contain any additional regulations that may be necessary.

#### 3.1 - Revised from S.900.2.2

This regulation is proposed to be revised by moving the application requirements under 3.2.

#### 3.2 Revised Regulation from S.900.2.2

This regulation is proposed to be revised by:

- 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.
- removing the ability to vary the regulations of conventional zones in Special Areas. Instead, a special area zone must be created with its own regulations that are independent of a conventional zone and substantially different from a conventional zone.
- adding a cross-reference to Section 7.50
- adding subsection 3.2.3.

#### 3.3 - 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.

### 4. Development Regulations

- 4.1. Special Area Zones must conform to an applicable Statutory Plan.
- 4.2. Where there is a conflict between the provisions of an Overlay and a Special Area, the Special Area regulations take precedence, except:
  - 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.

#### 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.

#### 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.

# 7.80 Application of Direct Control Zones

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To provide 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 <a href="#">Section 7.50</a>. New Direct Control Zone-specific variance authority for the Development Planner is located in proposed <a href="#">Section 7.100</a>.</p> <p>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><b>1 - Transferred from S.720.1</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>Equivalent Section in Zoning Bylaw 12800:</b> (710) (DC1) Direct Development Control Provision (720) (DC2) Site Specific Direct Control Provision</p>
<p><b>2. Application</b></p> <p>2.1. A Direct Control Zone must only be used to regulate development where:</p> <ul style="list-style-type: none"> <li>2.1.1. the proposed development exceeds the development regulations of the closest equivalent standard Zone;</li> <li>2.1.2. the proposed development requires specific or comprehensive regulations to mitigate land use conflicts with neighbouring Sites;</li> <li>2.1.3. the proposed development is located on a Site that has unique characteristics that require specific regulations;</li> <li>2.1.4. the ongoing operation of the proposed development requires specific regulations;</li> <li>2.1.5. the Site or area has a special environmental concern, as identified in a Statutory Plan; or</li> <li>2.1.6. the Site or area concerns a designated historic resource of special historical, cultural, paleontological, archeological, prehistorical, natural, scientific, or aesthetic interest.</li> </ul>	<p><b>2.1.1 - 2.1.4 - Transferred from S.720.2</b> These regulations are transferred from the DC2 Zone to the new consolidated Direct Control Zone to simplify regulations.</p> <p><b>2.1.5 - 2.1.6 - Transferred from S.710.1.1 &amp; 2</b> 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 <a href="#">section 7.70</a>. 2.1.6 is revised to align language with the definition of a historical resource under the Historical Resources Act.</p>
<p><b>3. Pre-Application Notification Requirements</b></p> <p>3.1. At least 21 days before submitting a Direct Control Rezoning Amendment application as detailed in <a href="#">Section 7.50</a>, an applicant must send a notice to:</p> <ul style="list-style-type: none"> <li>3.1.1. the assessed owner of land that is subject to the Direct Control Rezoning Amendment;</li> <li>3.1.2. the municipal address and the address of the assessed owners of land that are wholly or partly within 60.0 m of the boundaries of the Site;</li> <li>3.1.3. the president of the applicable community leagues; and</li> <li>3.1.4. the executive director of each business improvement area operating within 60.0 m of the Site.</li> </ul> <p>3.2. The notice required in Subsection 3.1 must:</p> <ul style="list-style-type: none"> <li>3.2.1. include information about the Rezoning Amendment application; and</li> <li>3.2.2. request feedback on the information provided in Subsection 3.2.1.</li> </ul>	<p><b>3 - Transferred from S.720.4.1.c &amp; d</b> This step must be completed before an application as detailed in subsection 4. may be submitted.</p> <p><b>3.1.1 - New Regulation</b> This regulation is added to clarify that written notices are sent to the property owner that is subject to the rezoning amendment.</p> <p><b>3.1.2 - Revised from S.720.4.1.c</b> 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. The regulation is revised to align language with the Municipal Government Act.</p> <p><b>3.2 - Transferred from 720.4.1.c &amp; d</b> This regulation is updated to improve clarity.</p>

3.3. Despite Subsection 3.1, pre-application notification is not required for Direct Control Rezoning Amendment applications for designated historic resources, where the character of the development is not significantly altered or the Use is not being changed or significantly intensified.

**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 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.

## 4. Application Requirements

- 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:
- 4.1.1. the proposed Direct Control Zone, which must include:
    - 4.1.1.1. the Purpose of the Zone;
    - 4.1.1.2. the area of application;
    - 4.1.1.3. Uses;
    - 4.1.1.4. development regulations;
    - 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
    - 4.1.1.6. building elevations, to be appended to the Direct Control Zone, that illustrate the specific development outcomes that are proposed;
  - 4.1.2. a statement explaining:
    - 4.1.2.1. why a standard Zone cannot achieve the desired outcomes, and why a Direct Control Zone is needed in compliance with Subsection 2.1;
    - 4.1.2.2. how the proposed Direct Control Zone complies with the applicable Statutory Plans in compliance with Subsection 5.2; and
    - 4.1.2.3. how the proposed Direct Control Zone complies with City policy, where applicable;
  - 4.1.3. 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
  - 4.1.4. additional information as required by the Development Planner to determine whether the proposed Use or development is consistent with an approved Statutory Plan.
- 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.

**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.

**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.

**4.1.1.1 - New regulation**  
The proposed Direct Control Zone must include a Purpose; this regulation formalizes this requirement.

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.

**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.

**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.

**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.

**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.

**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.

**4.1.2.3 - New regulation**  
Applicants must, where applicable, confirm that their application complies with City policies.

**4.1.3 - 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><b>4.1.4 - Transferred from S.710.5.3</b> This allows the Development Planner the opportunity to ask for additional information beyond the minimum requirements in order to determine the suitability of the proposed Direct Control Zone.</p> <p><b>4.2 - New regulation</b> 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><b>Retired S.710.5.2</b> This regulation is retired. The Minister's or Council's written approval is not required to submit a rezoning application.</p>
<p><b>5. Development Regulations</b></p> <p>5.1. Unless specifically excluded or modified by a regulation of a Direct Control Zone, all regulations in the Zoning Bylaw 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. Unless otherwise specified in a Direct Control Zone, Sign Uses must comply with Subsections 3 and 9 of <a href="#">Section 6.80</a>.</p>	<p><b>5.1 - Revised from S.710.4.5, S.720.3.2 &amp; S.720.3.3</b> 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><b>5.2 - Transferred from S.710.4.1</b> 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><b>5.3 - Revised from S.710.4.4 and S.720.3.4</b> This regulation establishes a default sign schedule where the Direct Control Zone does not refer to another schedule.</p> <p><b>Retired S.710.4.2</b> This regulation is retired. This requirement is outlined under s.26(6) of the Historical Resources Act.</p>

# 7.90 Responsibility of the Subdivision Authority

Regulations	Notes / Rationale
<p><b>1. Acknowledgement of Complete Subdivision Applications</b></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"> <li>1.1.1. issue a written acknowledgment to the applicant advising that the application is complete; or</li> <li>1.1.2. 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.</li> </ul> <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. If 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><b>1. - Transferred from S. 11.6</b> This subsection contains minor language updates to improve readability only.</p>
<p><b>2. Acknowledgement and Notice Requirements</b></p> <p>2.1. An acknowledgement or notice issued under Subsection 1 must include:</p> <ul style="list-style-type: none"> <li>2.1.1. the date that the acknowledgement or notice was issued;</li> <li>2.1.2. contact information for the City;</li> <li>2.1.3. the municipal address of the property subject to the application;</li> <li>2.1.4. the City file number for the application; and</li> <li>2.1.5. any other information at the discretion of the Subdivision Authority.</li> </ul>	<p><b>2. - Revised from S.11.7</b> The title of this subsection is renamed to reflect the change in content.</p> <p><b>S.11.7.2 Transferred to Subsection 2 of Section 7.20</b> This regulation is transferred out of this subsection and is proposed to be located in subsection 2 of <a href="#">section 7.20</a>. The regulation is proposed to be revised to provide clarity that notifications required under this proposed bylaw may 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><b>1. Duties Relating to Development Permit Applications</b></p> <p>1.1. The Development Planner:</p> <ul style="list-style-type: none"> <li>1.1.1. must receive all applications;</li> <li>1.1.2. must ensure that a register of applications is maintained, and is made available to any interested person during normal office hours;</li> <li>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;</li> <li>1.1.4. must confirm in writing that an application has been received if requested by the applicant;</li> <li>1.1.5. must review each application to determine its appropriate Use, and may require the applicant to apply for a different Use;</li> <li>1.1.6. must approve an application for a Permitted Use, with or without conditions in compliance with <a href="#">Section 7.150</a>, provided the development complies with the regulations of this Bylaw;</li> <li>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 in compliance with Subsections 3, 4 and 5;</li> <li>1.1.8. may vary a regulation in a Zone or other Sections of this Bylaw: <ul style="list-style-type: none"> <li>1.1.8.1. in compliance with the regulations contained in that Zone or Section; and</li> <li>1.1.8.2. in compliance with Subsections 3, 4 and 5, and in such case, the application is for a Discretionary Development;</li> </ul> </li> <li>1.1.9. when considering an application for a Discretionary Development, may approve the application with or without conditions, in compliance with <a href="#">Section 7.150</a>.</li> <li>1.1.10. may refuse an application for Discretionary Development even if it meets the requirements of this Bylaw;</li> <li>1.1.11. may, in compliance with the regulations of this Bylaw: <ul style="list-style-type: none"> <li>1.1.11.1. refuse; or</li> <li>1.1.11.2. approve, with or without conditions; an application in a Direct Control Zone; and</li> </ul> </li> <li>1.1.12. must give notice of their decision on applications in compliance with <a href="#">Section 7.160</a>.</li> </ul> <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> <ul style="list-style-type: none"> <li>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;</li> <li>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</li> <li>1.2.3. may impose conditions for a Permitted Development as specified in this Bylaw.</li> </ul>	<p><b>1.1.1 - Transferred from S. 11.1.1</b> This regulation is transferred to improve readability.</p> <p><b>1.1.3 - 1.1.7 - Revised from S. 11.1.1.b,c,d,e</b> These regulations are revised to improve readability.</p> <p><b>1.1.8 - Revised from S. 11.1.1.f</b> This regulation is revised 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 <a href="#">Section 7.110</a> for more details.</p> <p><b>1.1.9 and 1.1.10 - Revised from S. 11.1.1.g</b> 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><b>1.1.11 - Revised from S. 11.1.1.h</b> This regulation is revised to improve readability.</p> <p><b>1.1.12 - Revised from S. 11.1.1.i.ii</b> This regulation is revised to improve readability. 'Ordinary mail' is removed for clarity as it is proposed in subsection 2 of <a href="#">section 7.20</a> 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><b>S.11.1.1.i.iii - Retired</b> 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><b>1.2 - Revised from S. 11.1.2</b> This regulation is revised to remove the reference to current S. 14. It is now simplified to reference any information requirements of this bylaw, such as zones and overlays.</p> <p><b>1.2.1 - Revised from S. 11.1.2.a</b> This regulation is revised to remove the ability for the development planner to impose 'any' condition on a permitted use, where additional information is required, any associated conditions must be in compliance with the authority provided in that section.</p> <p><b>1.2.2 - Revised from S. 11.1.2.b</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</p>

	<p>proposed bylaw allow for the ability to request information and this is the mechanism to determine site suitability.</p> <p><b>1.2.3 - New Regulation</b> This regulation is added to be clear that conditions may only be added to a permitted development if they are explicitly identified in <a href="#">Section 7.140</a>.</p> <p><b>S. 11.1.3 &amp; S. 11.1.4 - Retired</b> 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><b>2. Acknowledgement of Complete Development Permit Applications</b></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 in compliance with Subsection 2.1.2 of <a href="#">Section 7.130</a>; 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><b>2.1, 2.2, 2.3, 2.4 - Transferred from S. 11.2</b></p> <p><b>2.5 - Transferred from S. 16</b> This regulation is transferred from current S. 16 and revised to improve readability.</p>
<p><b>3. Acknowledgment and Notice Requirements</b></p> <p>3.1. An acknowledgment or notice issued under Subsection 2 must include:</p> <p>3.1.1. the date that the notice or acknowledgment or notice was issued;</p> <p>3.1.2. contact information for the City;</p> <p>3.1.3. the municipal address of the property subject to the application;</p> <p>3.1.4. the City file number for the application; and</p> <p>3.1.5. any other information at the discretion of the Development Planner.</p>	<p><b>3. - Revised from S.11.7</b> The title of this subsection is renamed to reflect the change in content.</p> <p><b>S.11.7.2 Transferred to Subsection 7 of Section 7.20</b> This regulation is transferred out of this subsection and is proposed to be located in subsection 2 of <a href="#">section 7.20</a>. The regulation is revised to provide clarity that notifications required under this proposed bylaw may be sent electronically, unless otherwise specified by the Municipal Government Act.</p>
<p><b>4. Variance to Regulations</b></p> <p>4.1. 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 5 and 6.</p>	<p><b>4.1 and 4.2 - Revised from S. 11.3.1 and S. 11.3.2</b> These regulations are revised, reorganized and simplified within subsection 4 and subsection 5 to provide better guidance for how variances are evaluated by the development planner.</p>

- 4.2. The Development Planner may approve a Development Permit application, with or without conditions, for an enlargement, alteration or addition to a non-conforming building by granting a variance in compliance with Subsections 5 and 6.
- 4.3. 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:
  - 4.3.1. within the Direct Control Zone;
  - 4.3.2. within an applicable regulation of a prior Zoning Bylaw where such regulation has been referred to in the Direct Control Zone; or
  - 4.3.3. within an applicable regulation of this Bylaw.
- 4.4. In case of a conflict between Subsection 4.3 and the applicable Direct Control Zone, the Development Planner must comply with the provisions of the applicable Direct Control Zone.
- 4.5. A Development Permit application approved with a variance is considered a Discretionary Development.

**4.3 - 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:

- 4.3.1 - where specifically identified within that direct control, or
- 4.3.2 - where prescribed within a 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
- 4.3.3 - where this proposed bylaw allows for variances to the general development regulations that apply to all zones.

**4.4 - 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.

**4.5 - Transferred from S. 11.3.1**

This content is transferred as a stand-alone regulation to improve clarity and readability.

**5. Tests for Granting a Variance**

- 5.1. Before the Development Planner considers a variance, the applicant must submit written justification specifying:
  - 5.1.1. the reasons for the variance request; and
  - 5.1.2. any other justification as required by the Development Planner.
- 5.2. To grant a variance, the Development Planner must be satisfied that the proposed development:
  - 5.2.1. would not:
    - 5.2.1.1. unduly interfere with the amenities of the neighbourhood; or
    - 5.2.1.2. materially interfere with or affect the use, enjoyment or value of neighbouring properties;
  - 5.2.2. conforms with the Use prescribed for that land or building in this Bylaw; and
  - 5.2.3. conforms with any other applicable variance requirements specified in this Bylaw.
- 5.3. In addition to the criteria listed in Subsection 5.2, the Development Planner must also be satisfied that the proposed development:
  - 5.3.1. complies with the Municipal Development Plan and any other applicable Statutory Plan;
  - 5.3.2. conforms to the Purpose of the Zone and any applicable Overlay; and
  - 5.3.3. is consistent with sound land use planning principles.
- 5.4. The Development Planner may consider the following additional criteria when making a decision to grant a variance 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 regulations of this Bylaw.

**5.1 - New Regulation**

This regulation requires the applicant to provide a written explanation why a variance is being requested for the development planner to review and make a decision.

The proposed regulation is adjusted based on feedback received to remove some of the details that the applicant is required to provide. This acknowledges that not all users of the Bylaw have the technical knowledge to provide this information. It does not remove the opportunity for the development planner to request this information of the applicant on a case-by-case basis in compliance with proposed subsection 5.2. The Development Planner must still consider compliance with the municipal development plan, statutory policies, and the purpose of the zone or overlay in making their decision, as required in subsection 5.3.

**5.2 - Transferred from S. 11.3**

The Municipal Government Act test for a variance is transferred to subsection 5.2.

**5.2.1 - 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.

**5.2.3 - 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 3.17 of the [BE zone](#) specifies how a variance to floor area can be considered as long as other development criteria are met.

**5.3 - New Regulation**

If the application meets the test in subsection 5.2, the development planner must then be satisfied that three criteria are met in order to consider granting any variance.

**5.3.1 - 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.

**5.3.2 - New Regulation**

The second criteria is to ensure the proposed development conforms to the general purpose of the zone and any applicable overlay.

**5.3.3 - 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.

**5.4 - Revised from S. 11.4.1.a**

This regulation is revised to establish additional criteria that the Development Planner may consider, but does not necessarily need to be met in order to grant a variance. To improve clarity, the term ‘hardship’ is removed. This regulation now provides several examples of site constraints that could result in a need for a variance request.

**Note: 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.

**6. Limitation of Variance**

- 6.1. In approving a Development Permit application under Subsection 4, the Development Planner must not vary:
  - 6.1.1. maximum Height, maximum Floor Area Ratio or maximum Density regulations, except as otherwise stated in this Bylaw; or
  - 6.1.2. the Purpose of the applicable Zone or Overlay.

**6.1.1. - Revised from S. 11.4.1.b**

This regulation is revised to improve readability.

**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.

**6.1.2 - 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’.

# 7.110 Approvals Required and Development Categories

Regulations	Notes / Rationale
<p><b>1. Approval Required for Development</b></p> <p>1.1. No person may:</p> <p style="margin-left: 20px;">1.1.1. undertake, or cause or allow to be undertaken, a development; or</p> <p style="margin-left: 20px;">1.1.2. carry on, or cause or allow to be carried on, a development,</p> <p>without a Development Permit issued under this Section.</p> <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><b>1.1 and 1.2 - Revised from S. 5.1</b> 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><b>1.1.1 - Revised S. 5.1.1</b> This regulation is revised to improve readability.</p> <p><b>1.2 - New regulation</b> 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><b>2. Scope of Development Permit Issuance</b></p> <p>2.1. An issued 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> <p style="margin-left: 20px;">2.1.1. the Municipal Government Act;</p> <p style="margin-left: 20px;">2.1.2. the Safety Codes Act;</p> <p style="margin-left: 20px;">2.1.3. the Historical Resources Act; or</p> <p style="margin-left: 20px;">2.1.4. caveats, restrictive covenants, or easements that may be attached to the Site.</p>	<p><b>2.1 - Transferred from S. 5.2.1</b> This regulation is transferred and revised to improve readability.</p>
<p><b>3. Development Categories</b></p> <p>3.1. This Bylaw allows the following development categories:</p> <p style="margin-left: 20px;">3.1.1. Permitted Development;</p> <p style="margin-left: 20px;">3.1.2. Discretionary Development; and</p> <p style="margin-left: 20px;">3.1.3. No Development Permit Required.</p> <p>3.2. A Permitted Development includes a development that:</p> <p style="margin-left: 20px;">3.2.1. is a Permitted Use;</p> <p style="margin-left: 20px;">3.2.2. is Accessory to a Permitted Use; or</p> <p style="margin-left: 20px;">3.2.3. is in a Direct Control Zone,</p> <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> <p style="margin-left: 20px;">3.4.1. is a Discretionary Use;</p> <p style="margin-left: 20px;">3.4.2. is Accessory to a Discretionary Use;</p> <p style="margin-left: 20px;">3.4.3. despite Subsection 3.2.2, is an Accessory Use to a non-Residential Use in a residential Zone;</p> <p style="margin-left: 20px;">3.4.4. requires a variance to 1 or more regulations of this Bylaw; or</p>	<p><b>3 - Transferred from S. 12.3 &amp; S. 12.4</b> 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><b>3.1 - Transferred from S. 12</b> This section is transferred from the current S.12.</p> <p><b>3.1.3 - New regulation</b> This regulation is new to capture development that is exempt from requiring a Development Permit.</p> <p><b>3.2 - Revised S.12.3</b> This regulation is revised to improve readability.</p> <p><b>3.2.3 - New regulation</b> This regulation re-categorizes all development in Direct Control Zones as</p>

- 3.4.5. is indicated as a Discretionary Development in this Bylaw.
- 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.
- 3.6. No Development Permit Required means a development that complies with the criteria specified in [Section 7.120](#) of this Bylaw.

Permitted Development. As Direct Control Zones require Council approval through 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.

**3.4.3 - New regulation**

This regulation is added to establish that any accessory use (one that is not listed in the Zone) to a non-residential permitted use in a residential zone is a discretionary development and is subject to policy review and notification requirements.

**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><b>1. General Regulations</b></p> <p>1.1. All development requires a Development Permit, except for those listed in Subsections 1.4 through 9.</p> <p>1.2. Minor developments within a Direct Control Zone that are similar to other developments specified in Subsections 1.4 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 building, Platform Structure, or structure;</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 the City Manager on a temporary basis where a state of local emergency has been declared by Council does not require a Development Permit for the duration of that state of local emergency.</p>	<p><b>Revised from S. 12.2</b> This section is reorganized using new headings. Content is grouped to make it easier to locate exemptions for specific development types and to improve overall readability.</p> <p><b>1.1 - New cross-reference</b> This regulation is stated in current S. 5.1. It is revised and added here to provide clarity and improve readability.</p> <p><b>1.2 - Revised from S. 12.2.1.u</b> This regulation is revised and is updated for clarity.</p> <p><b>1.2.1 - New Regulation</b> 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><b>1.3 - Transferred from S. 12.2.2</b></p> <p><b>1.3.2 - Revised from S. 12.2.2.b</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><b>1.4 - New regulation</b> 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><b>2. Demolition Exemptions</b></p> <p>2.1. Demolition of a building or structure where a Development Permit has been issued 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><b>2.1 - Transferred from S. 12.2.1.p</b></p>
<p><b>3. Accessory Buildings and Structures Exemptions</b></p> <p>3.1. An Accessory building less than or equal to 10.0 m<sup>2</sup> in area, provided it:</p> <p>3.1.1. complies with the regulations of this Bylaw;</p> <p>3.1.2. is not in the NA Zone; and</p> <p>3.1.3. 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 it complies with the regulations of 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, lawn sculpture, or Water Retention Structure.</p>	<p><b>3.1 - Revised from 12.2.1.c</b> This regulation is revised to improve clarity and to add a new exception criteria to ensure that all structures, regardless of their size, in the NA zone are subject to a development permit application requirement in order to ensure that it complies with the natural area management plan.</p> <p><b>3.2 - Transferred from 12.2.1.j</b> This regulation is intended to maintain an existing exemption for temporary structures that are required as part of the construction of an approved development. Examples include scaffolding, outbuildings or construction trailers.</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 <a href="#">on a building</a> that:</p> <p>3.6.1. is not listed on the Inventory or Register of Historic Resources in Edmonton; and</p> <p>3.6.2. complies with this Bylaw.</p>	<p><b>3.3 - Transferred from 12.2.1.s</b> These regulations are transferred with minor updates for clarity.</p> <p><b>3.4 - Revised from 12.2.1.o</b> This regulation has been revised to improve readability and has increased from 1.85 m to 2.0 m to align with the change made to residential fence heights.</p> <p><b>3.6 - Revised from S.12.2.1.w</b> This regulation is revised 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 <a href="#">section 5.10</a>. <b>Note:</b> This regulation is revised based on feedback to apply to all solar collectors installed on a building.</p>
<p><b>4. Residential Exemptions</b></p> <p>4.1. Interior alterations and maintenance to a residential building <a href="#">including mechanical or electrical work</a>, 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. the operation of a Lodging House;</p> <p>4.1.3. a change of Use; or</p> <p>4.1.4. the addition of a new Use <a href="#">except a Home Based Business that complies with Subsection 4.6</a>.</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 <a href="#">Section 5.60</a>.</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 is a Permitted Use in the Zone or a listed Use in a Direct Control Zone;</p> <p>4.6.2. it complies with the regulations of this Bylaw;</p> <p>4.6.3. the only <a href="#">on-Site</a> employees of the Home Based Business live in the Dwelling where it operates;</p> <p>4.6.4. the Home Based Business occurs only within the Dwelling or an Accessory building;</p> <p>4.6.5. the maximum number of business associated visits per day is 6;</p> <p>4.6.6. the external appearance of the Dwelling and <a href="#">Accessory building</a> are unchanged, excluding <a href="#">Signs in compliance with Subsection 4.6.7</a>;</p> <p>4.6.7. the maximum Sign Area for a Fascia Sign advertising a Home Based Business is 0.3 m x 0.4 m; and</p> <p>4.6.8. despite Subsection 4.6.4, in the case of a Home Based Child Care, care is provided for 6 children or less and is primarily located within a Dwelling.</p>	<p><b>4.1 - Revised from S. 12.2.1.d</b> This regulation is revised to improve readability and split into subsections 4.1.1 through 4.1.4. Examples of interior alterations may include basement development, reconfiguration of rooms, and other home improvement projects. Where a home based business is exempt from requiring a development permit, any associated interior alterations are also exempt from requiring a development permit.</p> <p><b>4.1.1 - Revised from S. 12.2.1.d</b> 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><b>4.1.2 - New regulation</b> This regulation is introduced to ensure that residential conversions to a lodging house that require interior alterations would require a development permit.</p> <p><b>4.1.4 - Revised from S. 12.2.1.d</b> This regulation provides an exemption for interior alterations to residential buildings, and has been revised to enable interior alterations of residential buildings for the purpose of developing a home based business that is also exempt from requiring a development permit.</p> <p><b>4.2 - Revised from S. 12.2.1.h</b> This regulation is revised to improve readability. Specific references to Heights were removed from this regulation as the allowable height depends on where on a site the fence is developed. Fence regulations are found in <a href="#">section 5.50</a>.</p> <p><b>4.3 - Revised from S. 12.2.1.i</b> This regulation is revised to improve readability. Privacy screen regulations are found in <a href="#">section 5.50</a>.</p>

**4.4 - Revised from S. 12.2.1.l**  
This regulation is revised to improve readability and update equivalent section references.

**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.

**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.

**S.12.1.y - Retired**  
This regulation is removed because foster homes will be considered as a residential use in this bylaw.

**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 4.6.1 through 4.6.8 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. Additional criteria related to signage and number of visits are added to clarify when a home based business is not required to obtain a development permit.

**4.6.8 - Revised from S. 12.2.1.gg**  
This regulation is revised to clarify the exemption criteria for home based child care. 4.6.5 is added to limit the number of employees and ensure the operation remains low impact. The criteria that limits the number of children to 6 or less is maintained, which do not include the provider's own children.

## 5. Non-Residential Change of Use Exemptions

- 5.1. A change of Use, provided that:
- 5.1.1. it is a change of Use from 1 or more non-Residential Uses to 1 or more of the following Uses:
    - 5.1.1.1. Community Service, excluding Year-round Shelter and Seasonal Shelter;
    - 5.1.1.2. Food and Drink Service;
    - 5.1.1.3. Health Service;
    - 5.1.1.4. Indoor Sales and Service;
    - 5.1.1.5. Library;
    - 5.1.1.6. Minor Indoor Entertainment; or
    - 5.1.1.7. Office.
  - 5.1.2. it does not result in exterior alterations to the building or Site;
  - 5.1.3. it does not result in additional Floor Area to the building;
  - 5.1.4. the new Use is a Permitted Use in the Zone or is a listed Use in a Direct Control Zone; and

**5.1.1 - Revised from S. 12.2.1.f.v**  
This regulation is revised to provide clarity that this list of change of use exemptions is only applicable to non-residential uses.  
**Note:** The list of Use exemptions has been updated to align with the proposed equivalencies. This results in new activities being exempt from requiring a development permit, where they are a permitted use in the zone and comply with all applicable regulations, including religious assemblies, an animal hospital where there are no outdoor activities, or a second hand store. Year-round Shelters and Seasonal Shelters always require a development permit where they are occupying a space that was not previously a Community Service Use to ensure the space is safe and appropriate for the vulnerable clients who may be using the space.

<p>5.1.5. it complies with regulations that restrict the size and location of the Use in the applicable Zone.</p>	<p><b>5.1.2 and 5.1.3 - Revised from S. 12.2.1.f.i and 12.2.1.f.ii</b> This regulation is revised to improve readability.</p> <p><b>5.1.4 - Revised from S. 12.2.f.iii</b> This regulation is revised 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><b>5.1.5 - Transferred from S. 12.2.1.f.iv</b></p>
<p><b>6. Non-Residential Exemptions</b></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"> <li>6.1.1. change of Use;</li> <li>6.1.2. change to the intensity of the Use; or</li> <li>6.1.3. addition of a new Use,</li> </ul> <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. A Protected Natural Area Use that does not include a new building or structure.</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 development.</p> <p><b>Telecommunications and Transmitting Structures</b></p> <p>6.7. The construction and placement of towers and poles, television and other communications aerials, masts or transmitting structures, where they are located on a Site that is not Zoned residential.</p> <p><b>Special Events</b></p> <p>6.8. A Special Event that complies with the regulations of Subsections 3, 4, 5 and 6 of <a href="#">Section 6.100</a> and:</p> <ul style="list-style-type: none"> <li>6.8.1. is on a Site owned by the City of Edmonton Zoned A, A1, A2, A3, A4, A5, A6, PS, PSN, PU, or UF;</li> <li>6.8.2. is for the purpose of seasonal plant sales Accessory to a non-Residential Use and complies with Subsection 2 of <a href="#">Section 6.100</a>; or</li> <li>6.8.3. does not exceed 7 consecutive days, or 7 cumulative days per calendar year.</li> </ul> <p><b>Outdoor Patio Spaces</b></p> <p>6.9. Exterior alterations for the development of a patio that is Accessory to a Bar, Food and Drink Service, or Custom Manufacturing Use in the form of microbreweries, wineries and distilleries, that is operating under an existing valid Development Permit where:</p> <ul style="list-style-type: none"> <li>6.9.1. the new or expanded patio space complies with the requirements of this Bylaw except as otherwise provided for in Subsection 6.9.2;</li> <li>6.9.2. located within a Setback, despite any regulation prohibiting development within a Setback, except for a required Setback Abutting a Site Zoned residential;</li> <li>6.9.3. existing trees and shrubs are not removed or damaged;</li> <li>6.9.4. the required number of designated Barrier-free parking spaces remain available for parking use;</li> <li>6.9.5. Fences and barriers, planters, and Platform Structures such as decks or stages comply with this Bylaw and are less than or equal to 1.3 m in Height;</li> <li>6.9.6. no part of the patio, including exit gates, opens or encroaches into road right-of-way, unless approval is given by the appropriate City department; and</li> <li>6.9.7. the use of any audio-visual equipment, including but not limited to television, speakers, and video displays are:</li> </ul>	<p><b>6.1 - Revised from S. 12.2.1.e</b> This regulation is revised to improve readability and split into subsections 6.1.1 through 6.1.3.</p> <p><b>6.2 - Revised from S. 12.2.1.a</b> 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><b>6.3 - Transferred from S. 12.2.1.b</b></p> <p><b>6.4 - New Regulation</b> 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. <b>Note:</b> this exemption has been revised based on feedback to clarify that a Protected Natural Area Use with a new building or structure requires a development permit.</p> <p><b>6.5 - Revised from S. 12.2.1.g</b> This regulation is revised to improve readability.</p> <p><b>6.6 - Revised from S. 12.2.1.m</b> This regulation is revised to the latest defined term.</p> <p><b>6.7 - Revised from S. 12.2.1.k</b> This regulation is revised to improve readability. <b>Note:</b> Specific references to the other regulations that must be followed has been removed as proposed subsection 7.110.2.1 details the scope of development permit reviews.  Specific requirement that the structure not cause a load to be placed on the building is removed</p> <p><b>6.8 - Revised from S. 12.2.1.aa</b> This regulation is revised to improve readability and update special event exemptions to the latest equivalent zones and section references. <b>Note:</b> the maximum duration of a Special Event outlined in Subsections 1 and 2 in Section 6.100 do not apply to Special Events City owned land Zoned</p>

- 6.9.7.1. not installed at a Height greater than 2.1 m, measured from the highest portion of the device, including any structural posts, to the ground directly beneath the device at that point;
- 6.9.7.2. not attached to a building;
- 6.9.7.3. facing away from vehicle traffic; and
- 6.9.7.4. not arranged consecutively to create a wall or visual barrier where Abutting a Street.

**Outdoor Retail Spaces**

- 6.10. 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 where:
  - 6.10.1. all aspects of the new or expanded outdoor retail space comply with this Bylaw except as otherwise provided for in Subsection 6.10.2;
  - 6.10.2. located within a Setback, despite any regulation prohibiting development within a Setback, except for a required Setback Abutting a Site Zoned residential.
  - 6.10.3. existing trees and shrubs are not removed or damaged;
  - 6.10.4. the required number of designated Barrier-free parking spaces must remain available for parking use;
  - 6.10.5. Fences and barriers, planters, and Platform Structures such as decks or stages comply with this Bylaw and are less than or equal to 1.3 m in Height;
  - 6.10.6. the sale and on-site consumption of alcohol, tobacco, or cannabis are not taking place within the outdoor retail space;
  - 6.10.7. cooking and food and drink preparation areas are not within an outdoor retail space;
  - 6.10.8. no part of the patio, including exit gates, opens or encroaches into road right-of-way, unless approval is given by the appropriate City department; and
  - 6.10.9. there are no outdoor speakers and amplification systems within the outdoor retail space.

A, A1, A2, A3, A4, A5, A6, PS, PSN, PU, or UF.

**6.9 - Revised from S. 12.2.1.dd**

This regulation is revised to update the uses for patio exemptions to the latest equivalents.

**6.9.1 - 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.

**6.9.2 - Revised from S. 12.2.1.dd.ii**

This regulation is revised to improve readability and to clarify that this exemption is allowing the development of outdoor patios within setbacks where it would otherwise have been prohibited in the zone. Patios are not permitted without a development permit within setbacks that abut residential zones to ensure that any potential impact on those sites are mitigated.

**6.9.3 - 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.

**6.9.4 - Revised from S. 12.2.1.dd.iii**

This regulation is revised to improve readability.

**6.9.5 - 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 1.3 m in height will require a development permit.

**Note:** the maximum fence height in this exemption is increased to 1.3 to align with the maximum fence height in front yards.

**6.9.6 - 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.

**6.9.7 - Revised from S. 12.2.1.dd.vi**

This regulation is revised into subsections to improve readability and to clarify how height is measured for audio-visual equipment.

**6.9.7.4 - 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.

**6.10 - 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.

**6.10.1 - Revised from S. 12.2.1.ee.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 outdoor retail space must comply with the bylaw, including but not limited to structures and fences.

**6.10.2 - Revised from S. 12.2.1.ee.ii**

This regulation is revised to improve readability and to clarify that this exemption is allowing the development of outdoor retail spaces within setbacks where it would otherwise have been prohibited in the zone. Outdoor retail spaces are not permitted without a development permit within setbacks that abut residential zones to ensure that any potential impact on those sites are mitigated.

**6.10.3 - 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.

**6.10.4 - 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.

**6.10.5 - 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 1.3 m in height will require a development permit.

**Note:** the maximum fence height in this exemption is increased to 1.3 to align with the maximum fence height in front yards.

**6.10.6 & 6.10.7 - 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.

**6.10.8 - Revised from S. 12.2.1.ee.vii**

	<p>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><b>6.10.9 - Revised from S. 12.2.1. ee.viii</b> This regulation is revised to improve readability.</p>
<p><b>7. Landscaping, Parks, Urban Agriculture and Parking Exemptions</b></p> <p>7.1. Landscaping, where the existing Grade and natural surface drainage pattern is not materially altered, provided the Landscaping complies with <a href="#">Section 5.80</a>, except where Landscaping forms part of a development that requires a Development Permit.</p> <p>7.2. A Park Use that:</p> <p>7.2.1. is on a Site owned by the City of Edmonton Zoned PS, and PSN;</p> <p>7.2.2. complies with the regulation of the Zone; and</p> <p>7.2.3. does not include the development of buildings or structures greater than 10.0 m<sup>2</sup> or an open play apparatus.</p> <p>7.3. An Urban Agriculture Use that:</p> <p>7.3.1. is a Permitted Use in the Zone or a listed Use in the Direct Control Zone;</p> <p>7.3.2. complies with the regulations of the Zone;</p> <p>7.3.3. is located outdoors or within an existing building with a valid Development Permit for the building that does not result in exterior alterations to the building; and</p> <p>7.3.4. does not include the development of buildings or structures greater than 10.0 m<sup>2</sup>.</p> <p>7.4. A Parking Facilities Use that:</p> <p>7.4.1. does not result in exterior alterations to the Site or Parkade; and</p> <p>7.4.2. does not result in additional Floor Area within a Parkade, where applicable.</p>	<p><b>7.1 - Revised from S. 12.2.1.n</b> This regulation is revised to improve readability.</p> <p><b>7.2 - New regulation</b> This regulation is added based on feedback because these developments are subject to a comprehensive review by other City departments at other stages in the development process such as the subdivision and servicing agreement.</p> <p><b>7.3 - Revised from S. 12.2.1.x</b> This regulation is revised because the urban agriculture use replaces the current definitions for urban outdoor farms. Urban gardens are no longer regulated. Urban agriculture activity is proposed to not require a development permit where it occurs outdoors or within an existing building because it is not expected to generate nuisances, similar to other non-residential change of use exemptions that are proposed. This simplifies the process to further enable and encourage this activity to support local food production.</p> <p><b>7.4 - Revised from S. 12.2.1.ff</b> This regulation is revised to replace 'vehicle parking' with 'parking facilities'. The reference that this use must be a '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. <b>Note:</b> Additional criteria is added to clarify that only the use of existing parking facility developments are exempted from requiring a development permit. Any exterior alteration to a parking facility requires a development permit application.</p>
<p><b>8. Signs and Related Exemptions</b></p> <p><b>General Sign Exemptions</b></p> <p>8.1. An official notice, Sign, placard or bulletin required or permitted to be displayed in compliance with federal, provincial or municipal legislation.</p> <p>8.2. A Sign used for the direction or control of traffic or pedestrian or active mobility users' movement, where authorized by the City department responsible for transportation planning.</p> <p>8.3. A Rezoning Amendment application sign required by <a href="#">Section 7.50</a>.</p> <p>8.4. A Development Permit notification sign required by <a href="#">Section 7.160</a>.</p> <p>8.5. Municipal address numbers or letters displayed on the premises to which they refer.</p> <p>8.6. A Flag.</p> <p>8.7. A Mural.</p> <p>8.8. A Mural Sign:</p>	<p><b>8.1 - Revised from S. 12.2.1.t.i</b> This regulation is revised to improve readability.</p> <p><b>8.2 - Revised from S. 12.2.1.t.ii</b> This regulation is revised to improve readability. Signs placed on the authority of the city department responsible for transportation planning generally follow the <a href="#">Manual of Uniform Traffic Control Devices for Canada</a>.</p> <p><b>8.3 - New regulation</b> This regulation is added to clarify that signs placed on a site where required as part of a rezoning application do not require a development permit.</p> <p><b>8.4 - Revised from S. 12.2.1.t.xiv</b> This regulation is revised to improve</p>

- 8.8.1. where the text is limited to the artist's name and is less than 10% of the Sign Area; or
- 8.8.2. where the text includes the artist's name and other historical, cultural, educational or wayfinding information and is less than 25% of the Sign Area.
- 8.9. Seasonal or Holiday Decorations.
- 8.10. A Sign placed inside a building that is intended to be viewed from within the interior of that building.
- 8.11. A Sign associated with a Special Event that complies with Subsection 7 of [Section 6.100](#).
- 8.12. A Fascia Sign associated with a Home Based Business that:
  - 8.12.1. is non-illuminated;
  - 8.12.2. is less than or equal to 0.3 m x 0.4 m; and
  - 8.12.3. meets the regulations of this Bylaw.
- 8.13. A Temporary Sign associated with Urban Agriculture that:
  - 8.13.1. is non-illuminated;
  - 8.13.2. has a maximum Sign Area of 1.0 m<sup>2</sup>; and
  - 8.13.3. is less than or equal to 1.5 m in Height.
- 8.14. A Ground Sign that:
  - 8.14.1. complies with Subsection 3 of Section 6.80;
  - 8.14.2. is less than or equal to 3.0 m in Height;
  - 8.14.3. is located on the interior of a Site; and
  - 8.14.4. is not intended to be viewed from the Abutting Street or Alley.
- 8.15. Unless otherwise stated in this Bylaw, changing the Copy of an existing Sign that has a valid Development Permit, provided it does not change the:
  - 8.15.1. Use;
  - 8.15.2. location;
  - 8.15.3. size;
  - 8.15.4. Height;
  - 8.15.5. general design of the overall Sign; or
  - 8.15.6. method of illumination.
- 8.16. A Temporary Sign that:
  - 8.16.1. contains On-premises Advertising used for real estate sales or leasing;
  - 8.16.2. is non-illuminated;
  - 8.16.3. is less than or equal to 2.0 m in Height; and
  - 8.16.4. has a maximum Sign Area of 5.0 m<sup>2</sup>.
- 8.17. A Sign that:
  - 8.17.1. contains On-premises Advertising;
  - 8.17.2. is non-illuminated; and
  - 8.17.3. is implicit to the construction or alteration of a development, where the development has a valid Development Permit.

**Specific Sign Exemptions in Residential Zones**

- 8.18. A Directional Sign that:
  - 8.18.1. is located in a residential Zone;
  - 8.18.2. is non-illuminated;
  - 8.18.3. is a Temporary Sign;
  - 8.18.4. is less than or equal to 1.2 m in Height; and
  - 8.18.5. has a maximum Sign Area of 1.0 m<sup>2</sup>.
- 8.19. A maximum of 2 Ground Signs with On-premises Advertising are permitted at each entrance to a subdivision or neighbourhood provided that:
  - 8.19.1. they do not contain Digital Copy;
  - 8.19.2. the Copy is limited to the marketing name of the subdivision and includes the official municipal name of the neighbourhood;
  - 8.19.3. they are located entirely on private property within the area they refer, unless approval is granted by the appropriate City department; and
  - 8.19.4. the marketing name is not the same as an official municipal name previously assigned to another neighbourhood in the City of Edmonton.

readability.

**8.5 - Transferred from S. 12.2.1.t.iii**

**8.6 - New regulation**

This regulation is intended to provide clarity and remove barriers for municipalities and provinces, and institutions from installing Flags.

**8.7 - New regulation**

This regulation is intended to clarify that works of art that contain no text do not require a development permit.

**8.8 - New regulation**

This new mural sign definition and exemption clarifies that where a work of art meets the general sign definition, they are considered murals signs, and are exempt from requiring a permit under certain conditions. If the sign area containing text on the mural sign is greater than the exemption criteria, the sign is considered a fascia sign and would require a permit.

**8.9 - Transferred from S. 12.2.1.t.iv**

**8.10 - Revised from S. 12.2.1.v**

This regulation is revised to improve readability.

**8.11 - Revised from S. 12.2.1.bb**

This regulation is revised to update to the latest defined terms and to improve readability.

**8.12 - New regulation**

This is a new regulation 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.

**8.13 - 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.

**8.14 - Revised from S. 12.2.1.t.vi**

This regulation is revised to improve readability. This exemption is intended to capture signs like menu board signs at drive through windows, or building identification signs within a cluster housing development. These signs must also comply with the general sign related regulations to ensure that they do not create a nuisance to surrounding development.

**8.15 - 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



**Specific Sign Exemptions in Non-Residential Zones**

- 8.20. A Ground Sign, that:
  - 8.20.1. contains On-premises Advertising;
  - 8.20.2. is located in a non-residential Zone;
  - 8.20.3. does not contain Digital Copy;
  - 8.20.4. is less than or equal to 1.5 m in Height; and
  - 8.20.5. has a maximum Sign Area of 1.0 m<sup>2</sup>.
- 8.21. A Window Sign that:
  - 8.21.1. contains On-premises Advertising;
  - 8.21.2. is located in a non-residential Zone;
  - 8.21.3. is a Temporary Sign installed for less than 30 days;
  - 8.21.4. does not contain Digital Copy; and
  - 8.21.5. complies with applicable regulation in this Bylaw.
- 8.22. A maximum of 1 Banner Sign per individual business premises announcing the opening of a new business, closing of a business, or change in management that:
  - 8.22.1. contains On-premises Advertising;
  - 8.22.2. it is located in a non-residential Zone;
  - 8.22.3. is a Temporary Sign installed for less than 30 days;
  - 8.22.4. is not installed on, or above a roof or parapet of a building; and
  - 8.22.5. has a maximum Sign Area of 5.0 m<sup>2</sup>.
- 8.23. A Fascia Sign that:
  - 8.23.1. contains On-premises Advertising;
  - 8.23.2. is located in a non-residential Zone;
  - 8.23.3. is non-illuminated; and
  - 8.23.4. is less than or equal to 0.5 m<sup>2</sup> in Sign Area.
- 8.24. A maximum of 3 Flag Signs per Site that:
  - 8.24.1. contain On-premises Advertising;
  - 8.24.2. are located in a non-residential Zone;
  - 8.24.3. do not extend higher than the maximum Height allowed for a Freestanding Sign as specified in [Section 6.80](#); and
  - 8.24.4. have a maximum Sign Area of 2.0 m<sup>2</sup>.

subsequent development permit to change its copy, provided the exemption criteria are met. See sign related use definitions and general definitions for more information.

**8.16 - Revised from S. 12.2.1.t.xii**  
 This regulation is revised to update to the latest defined terms and to improve readability. It is intended to enable a sign to be placed and removed at the end of a real estate transaction.

**8.17 - New Regulation**  
 This regulation is added in order to enable signs on address construction hoarding 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.

**8.18 - Revised from S. 12.2.1.t.x**  
 This regulation is revised to update to the latest defined terms and to improve readability. Typical examples of signs exempted under this regulation would be garage sale signs or a directional sign for a show home or community event.

**8.19 - New regulation**  
 This new exemption is adapted from the current S. 59A.2.3 in order to continue to remove barriers for the installation of freestanding subdivision signs at the entrance of subdivisions and neighbourhoods. The review and approval of these signs is carried out at the subdivision stage.

**8.20 - Revised from S. 12.2.1.t.xi**  
 This regulation is revised to update to the latest defined terms and to improve readability.

**8.21 - Revised from S. 12.2.1.t.xiii**  
 This regulation is revised to improve readability and clarifies that the sign must comply with other regulations in the bylaw related to window coverage, like subsection 6.1.2 of the CG Zone.

**8.22 - New regulation**  
 This regulation is added to reduce requirements for businesses when there is a change in operations, by allowing a banner sign to be placed without a development permit when certain criteria are met.

**8.23 - Revised from S. 12.2.1.t.ix**  
 This regulation is revised to update to the latest defined terms and to improve readability and is revised to clarify that this exemption applies only to non-residential zones.

**8.24 - 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 generally have a lower impact than other ground signs.

## 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. An Accessory building less than or equal to 10.0 m<sup>2</sup> 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. A deck up to 40.0 m<sup>2</sup> with a floor level less than or equal to 0.6 m above building grade.
  - 9.1.4. The demolition of a building or structure where the demolition is implicit in an issued Development Permit for new development on the Site.
  - 9.1.5. A 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. A foster home approved by the Province.
  - 9.1.7. A Home Based Business – Type 1.
  - 9.1.8. An 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup>, 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. A 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. The 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.

**Landscaping**

- 9.1.19. Landscaping,
  - 9.1.19.1. where the amount of topsoil or similar material being deposited, is less than or equal to 100 m<sup>3</sup>, 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; and
  - 9.1.19.2. where a maximum of 10.0 m<sup>3</sup> 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).
- 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 9.1.20, 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><b>1. Development Permit Application Requirements</b></p> <p>1.1. When applying for a Development Permit, the applicant must submit:</p> <ul style="list-style-type: none"> <li>1.1.1. the appropriate Development Permit application fee;</li> <li>1.1.2. the appropriate application form fully and accurately completed; and</li> <li>1.1.3. the required documentation and information, as specified by:                             <ul style="list-style-type: none"> <li>1.1.3.1. the appropriate City department;</li> <li>1.1.3.2. <a href="#">Section 7.140</a>; and</li> <li>1.1.3.3. 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.</li> </ul> </li> </ul> <p>1.2. For any agreement executed under <a href="#">Section 7.150</a> of this Bylaw, a fee may be required.</p>	<p><b>1.1 - New regulations</b>                      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 S.13.2 to S.13.5 will be retired.</p> <p><b>1.1.1 - Transferred from S.19.1.1</b>                      This regulation is relocated for ease of access to this information and to group all development permit application requirements in one location. The current S.19 will be retired.</p> <p><b>1.1.2 - Revised from S.13.1.7</b>                      This new regulation incorporates language and the intent of S.13.1.7 regarding submission documents standards.</p> <p><b>1.2 - Revised from S.19.2.1</b>                      This regulation has been revised to improve readability.</p>
<p><b>2. Development Permit Application Submissions</b></p> <p>2.1. For the purposes of <a href="#">Section 7.100</a> of this Bylaw:</p> <ul style="list-style-type: none"> <li>2.1.1. an application for a Development Permit is considered to be received when the applicant:                             <ul style="list-style-type: none"> <li>2.1.1.1. has submitted an application for development; and</li> <li>2.1.1.2. has paid the required application fee.</li> </ul> </li> <li>2.1.2. an application for a Development Permit is considered to be complete for review when:                             <ul style="list-style-type: none"> <li>2.1.2.1. the application has been received in compliance with Subsection 2.1.1;</li> <li>2.1.2.2. the applicant has submitted all required documentation and information for the proposed development in compliance with Subsection 1.1.3; and</li> <li>2.1.2.3. 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.</li> </ul> </li> </ul> <p>2.2. Despite Subsection 2.1.2:</p> <ul style="list-style-type: none"> <li>2.2.1. An incomplete application may be accepted if the Development Planner is satisfied that a decision can be made without all of the documentation and information required by the appropriate City department.</li> <li>2.2.2. The applicant may be required to submit additional documentation and information that the Development Planner considers necessary to review the application.</li> </ul> <p>2.3. 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</p>	<p><b>2.1 Revised from S.13.1.1</b>                      These regulations are revised to improve readability.</p> <p><b>2.2.1, 2.2.3 - Revised from S.13.1.2, S.13.1.3</b>                      These regulations are revised to improve readability.</p> <p><b>2.3 - Revised from S.13.1.4</b>                      This regulation is revised to improve readability. It clarifies that, regardless of the error, it does not prevent the Development Planner from taking actions to bring the development into compliance with this Bylaw.</p> <p><b>2.4 Revised from S13.1.1.6</b>                      This regulation is revised to improve readability.</p> <p><b>Note:</b> S.13.1.1.5 has been relocated to the general rules of interpretation, <a href="#">subsection 2.1 of section 7.20</a>.</p>

Development Planner is not prohibited from taking corrective action under [Section 7.200](#) of this Bylaw.

- 2.4. 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
<p><b>1. Drainage Information</b></p> <p>1.1. The Development Planner <b>may</b> require information relating to the proposed drainage of a Site or an Abutting Site to be submitted as part of a Development Permit application for new building construction of:</p> <ul style="list-style-type: none"> <li>1.1.1. all Residential Uses, except in the form of Secondary Suites, located within the boundaries of Redeveloping Areas, as identified in the Municipal Development Plan;</li> <li>1.1.2. Commercial Uses;</li> <li>1.1.3. Industrial Uses;</li> <li>1.1.4. Community Uses; and</li> <li>1.1.5. Basic Service Uses.</li> </ul> <p>1.2. Drainage information specified in Subsection 1.1 must be prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department.</p> <p>1.3. Drainage information specified in Subsection 1.1 may include, but is not limited to:</p> <ul style="list-style-type: none"> <li>1.3.1. lot grading plans;</li> <li>1.3.2. Site mechanical plans;</li> <li>1.3.3. flood control plans;</li> <li>1.3.4. stormwater management plans and calculations; or</li> <li>1.3.5. 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.</li> </ul> <p>1.4. The Development Planner:</p> <ul style="list-style-type: none"> <li>1.4.1. must consider the drainage information before making a decision on a Development Permit application; and</li> <li>1.4.2. in consultation with the appropriate City department, may impose conditions on the Development Permit necessary to mitigate impacts identified in the drainage information.</li> </ul>	<p>This section has been reorganized alphabetically to improve navigation.</p> <p><b>S. 14.4 - Transferred to S. 2.24</b> Current S.14.4 is transferred from this section to FPO - <a href="#">Floodplain Protection Overlay</a> 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.</p> <p><b>S. 14.8 - Transferred to S. 2.15</b> Current S.14.8 is transferred from this section to NA - <a href="#">Natural Areas Zone</a> 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> <p><b>1.1 - Revised from S. 14.10.1</b> This regulation is revised to improve readability and to provide specific criteria for when this information may be requested.</p> <p><b>1.1.1. - New regulation</b> To provide more certainty, this regulation specifies the types of residential development and geographic areas that may require additional drainage information.</p> <p><b>1.1.2 through 1.1.5 - New regulation</b> 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><b>1.2 - New regulation</b> This regulation clarifies that the development planner may refuse drainage information if it is not prepared to applicable standards.</p> <p><b>1.3 - Transferred from 14.10.1.a through 14.10.1.e</b></p> <p><b>1.4 - New regulation</b> 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><b>2. Edmonton Design Committee</b></p> <p>2.1. The Development Planner must refer all Development Permit applications to the Edmonton Design Committee, where required by the Edmonton Design Committee Bylaw.</p>	<p><b>2.1 - Revised from S. 14.7</b> This regulation is revised to improve readability.</p> <p><b>2.2 - Revised from S 14.7</b> This regulation refines the discretion of the</p>

<p>2.2. The Development Planner may refer a Development Permit application for a <b>Minor Digital Sign</b> or <b>Major Digital Sign</b> to the Edmonton Design Committee, where specified in this Bylaw.</p> <p>2.3. The Development Planner:</p> <p>2.3.1. must consider the Edmonton Design Committee’s recommendations before making a decision on the Development Permit application; and</p> <p>2.3.2. may impose conditions on the Development Permit based on the recommendations provided by the Edmonton Design Committee.</p>	<p>development planner by limiting digital sign referrals to cases where this bylaw specifies the ability to do so.</p> <p><b>2.3.1 - Revised from S. 14.7</b> This regulation is revised to improve readability.</p> <p><b>2.3.2 - New regulation</b> This regulation clarifies the ability of the development planner to add conditions that relate to the Edmonton Design Committee’s comments.</p>
<p><b>3. Environmental Assessment Information</b></p> <p>3.1. The Development Planner may require an environmental assessment as part of a Development Permit application where:</p> <p>3.1.1. the Development Planner has reason to believe that contaminants may exist; or</p> <p>3.1.2. this requirement is specified in this Bylaw.</p> <p>3.2. The environmental assessment information specified in Subsection 3.1 may include, but is not limited to:</p> <p>3.2.1. environmental site assessments;</p> <p>3.2.2. remedial action plans; and</p> <p>3.2.3. risk management plans.</p> <p>3.3. The environmental assessment information must be:</p> <p>3.3.1. 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>3.3.2. prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department.</p> <p>3.4. The Development Planner:</p> <p>3.4.1. must consider the environmental assessment <b>information</b> before making a decision on a Development Permit application; and</p> <p>3.4.2. in consultation with the appropriate City department, may impose conditions on the Development Permit necessary to mitigate impacts identified in the environmental assessment.</p>	<p><b>3 - Environmental Assessment Information</b> 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><b>3.1 - Revised from S. 14.9</b> This subsection removed references to ‘risk assessments’ to better distinguish the differences between subsections 3, 4 and 8.</p> <p><b>3.1.1 and 3.1.2 - New regulations</b> 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><b>3.2 - Revised from S. 14.9.1</b> These regulations are revised to improve readability. ‘Exposure control plans’ are removed because this information forms part of the risk management plan.</p> <p><b>3.3.1, 3.3.2 - New regulations</b> 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><b>3.4.1, 3.4.2 - New regulation</b> These regulations are added to clarify how the development planner uses the information collected under subsection 3.1.</p>
<p><b>4. Environmental Impact Assessment</b></p> <p>4.1. The Development Planner may require an environmental impact assessment as part of a Development Permit application where:</p> <p>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</p> <p>4.1.2. this requirement is specified in this Bylaw.</p> <p>4.2. The environmental impact assessment must::</p> <p>4.2.1. be prepared by a qualified environmental professional who specializes in and can demonstrate extensive experience in environmental imps;</p> <p>4.2.2. be prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department;</p> <p>4.2.3. identify the nature and quantities of substance releases;</p> <p>4.2.4. identify the provincial standards for the proposed industrial operation;</p> <p>4.2.5. identify any Uses that could be detrimentally impacted by the substance releases;</p>	<p><b>4 - Environmental Impact Assessment</b> 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.</p> <p><b>4.1 - Revised from S. 14.5.1</b> 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.</p> <p><b>4.2.1 - Revised from S. 14.5.1</b> This regulation is revised to improve readability and references to specific types</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>of professions are removed. The person preparing the environmental impact assessment must have adequate experience.</p> <p><b>4.2.2 - New regulation</b> This regulation clarifies that the development planner may refuse an environmental impact assessment if the information is not prepared to applicable standards.</p> <p><b>4.2.3 through 4.2.7 - Transferred from S. 14.5.2.a through 14.5.2.e</b></p> <p><b>4.3.1 - New regulation</b> This regulation is added for clarity.</p> <p><b>4.3.2 - Revised from S. 14.5.1</b> This regulation is revised to improve readability.</p>
<p><b>5. Geotechnical Engineering Information</b></p> <p>5.1. The Development Planner may require a detailed geotechnical engineering study to be submitted as part of a Development Permit application where a proposed development is located on a Site:</p> <p>5.1.1. partially or wholly located within the area of application of the North Saskatchewan River Valley and Ravine System Protection Overlay; or</p> <p>5.1.2. that may be impacted by slope instability or other geotechnical hazards, as determined by the Development Planner, in consultation with the appropriate City department.</p> <p>5.2. The geotechnical engineering study must:</p> <p>5.2.1. 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;</p> <p>5.2.2. be prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department;</p> <p>5.2.3. 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; and</p> <p>5.2.4. 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.</p> <p>5.3. The Development Planner:</p> <p>5.3.1. must consider the recommendations of the geotechnical engineering study before making a decision on a Development Permit application; and</p> <p>5.3.2. 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.</p>	<p><b>5.1 and 5.1.1 - Revised from S. 14.1.1</b> 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 <a href="#">subsection 3.4 of section 2.260</a>, the North Saskatchewan River Valley and Ravine System Protection Overlay, as it is more appropriately located there.</p> <p><b>5.1.2 - Revised from S. 14.1.1</b> 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.</p> <p><b>5.2.1 - Revised from S. 14.1.2</b> This regulation is revised to improve readability and updates references to professional engineer work products to reflect best practices.</p> <p><b>5.2.2 - New regulation</b> This regulation clarifies that the development planner may <b>not accept</b> a geotechnical engineering study if the information is not prepared to applicable standards.</p> <p><b>5.2.3 - New regulation</b> This new regulation clarifies what information must be included in the study.</p> <p><b>5.2.4 - Revised from S. 14.1.3</b> This regulation is revised to improve clarity and specify that recommendations focus on all aspects of the development and not just the foundation.</p> <p><b>5.3, 5.3.1 &amp; 5.3.2 - Revised from S. 14.1.5</b> This regulation is revised to improve readability.</p>



## 6. Municipal Historic Evaluation

- 6.1. The Development Planner, in consultation with the City department responsible for heritage planning, may require the applicant of a Development Permit to submit a municipal historic evaluation where a Development Permit application is for the demolition of, exterior alteration or addition to a structure on the Inventory of Historic Resources in Edmonton.
- 6.2. The municipal historic evaluation must include:
  - 6.2.1. 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);
  - 6.2.2. photographs of elevations of all sides of the structure;
  - 6.2.3. photographs of the structure in context with its surrounding streetscape with the perspective of the photograph identified;
  - 6.2.4. 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;
  - 6.2.5. 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 6.2.2 and 6.2.3, such as roof gable(s), decorative mouldings, corbelled chimney, window trims, and entrance features;
  - 6.2.6. 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;
  - 6.2.7. original plans or blueprints, or a scaled and dimensioned floor plan and line drawings of all elevations of the structure;
  - 6.2.8. current Certificate of Title;
  - 6.2.9. copies of real estate documents with information such as square footage, size of the Lot, and placement of the structure on the Lot;
  - 6.2.10. information on materials of construction and information about the amenities of the structure, such as the number of rooms, bathrooms, fireplaces, and basement development
  - 6.2.11. a summary of the reason for the proposed demolition; and
  - 6.2.12. any other information that may assist in recording the history of the structure, to the satisfaction of the Development Planner, in consultation with the City department responsible for heritage planning.
- 6.3. The Development Planner must receive the information specified in Subsection 6.2 before making a decision on the Development Permit application for demolition of, exterior alteration or addition to a structure on the Inventory of Historic Resources in Edmonton.

### 6.1 - Revised from 14.2.1

This regulation is revised to improve readability and is broadened to enable the Development Planner to request a municipal historic evaluation for development permit applications for exterior alterations or additions to structures on the inventory of historic resources in Edmonton.

### 6.2 - Transferred from S. 14.12.1.a through 14.12.1.l

### 6.3 - Revised from 14.12.1

This regulation is revised to improve readability.

## 7. Parking and Traffic Information

- 7.1. The Development Planner may require parking and traffic information as part of a Development Permit application where:
  - 7.1.1. the application is for a Discretionary Development; or
  - 7.1.2. this requirement is specified in this Bylaw.
- 7.2. Parking and traffic information specified in Subsection 7.1 may include, but is not limited to:
  - 7.2.1. a parking impact assessment;
  - 7.2.2. a parking demand and management study;
  - 7.2.3. a parking utilization count;
  - 7.2.4. a traffic impact assessment;
  - 7.2.5. a traffic study; and
  - 7.2.6. similar information necessary to determine the land use impact of vehicle parking or traffic for the full range of Uses proposed in the Development Permit application.
- 7.3. The parking and traffic information must:
  - 7.3.1. be an authenticated and validated professional work product, prepared by a qualified Professional Engineer (P Eng.) licensed by the Association of Professional Engineers

### 7.1, 7.1.1, 7.1.2 - 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.

This section is broadened to include traffic related information to enable the development planner in consultation with the city department responsible for transportation to mitigate any traffic impacts as a result of a development and to help inform the number and placement of vehicle accesses a development needs.

### 7.2 - Revised from S. 14.11

This regulation is revised to improve readability and to include traffic-related information

### 7.3.1 - Revised from 14.11.3

This regulation is revised to improve readability and updates references to professional engineer work products to

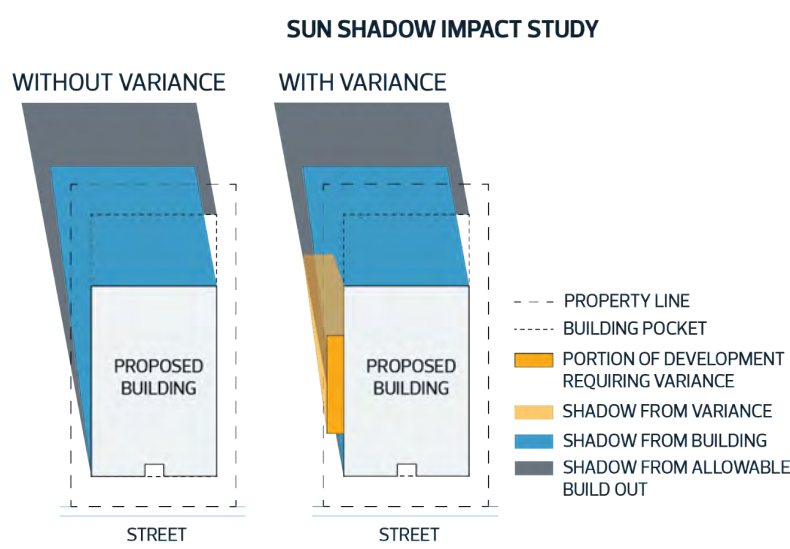
<p>and Geoscientists of Alberta to practice in Alberta, to the satisfaction of the appropriate City department; and</p> <p>7.3.2. be prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department.</p> <p>7.4. The Development Planner:</p> <p>7.4.1. must consider the parking and traffic information before making a decision on a Development Permit application; and</p> <p>7.4.2. 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>reflect best practices.</p> <p><b>7.3.2 - New regulation</b> This regulation clarifies that the development planner may refuse parking information if it is not prepared to acceptable standards.</p> <p><b>7.4.1 - Revised from 14.11.2</b> This regulation is revised to improve readability and to include traffic-related information</p> <p><b>7.4.2 - Revised from 14.11.2</b> This regulation is revised to improve readability.</p>
<p><b>8. Risk Assessment</b></p> <p>8.1. The Development Planner may require a risk assessment as part of a Development Permit application where a proposed development:</p> <p>8.1.1. involves the use, manufacturing, storage, or transportation of Dangerous Goods or hazardous substances; or</p> <p>8.1.2. includes a Sensitive Use; and the Site is:</p> <p>8.1.2.1. within 500 m of a rail line, high pressure pipeline, or Dangerous Goods route; or</p> <p>8.1.2.2. within 1.5 km of a Site zoned Heavy Industrial or is associated with storing or manufacturing Dangerous Goods or hazardous substances.</p> <p>8.2. The risk assessment must:</p> <p>8.2.1. be prepared by a qualified professional who specializes in and can demonstrate extensive experience in risk assessment;</p> <p>8.2.2. be prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department; and</p> <p>8.2.3. include mitigation recommendations.</p> <p>8.3. The Development Planner:</p> <p>8.3.1. must consider the recommendations of the risk assessment before making a decision on a Development Permit application; and</p> <p>8.3.2. 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.</p>	<p><b>8 - Risk Assessment</b> Risk assessments may be required where the proposed development meets the criteria specified in the <a href="#">City of Edmonton Risk Assessment Guidebook</a>. 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.</p> <p><b>8.1 - Revised from S. 14.6.1</b> This regulation is revised to improve readability and provides specific criteria when a development permit application may require a risk assessment.</p> <p><b>8.1.1 &amp; 8.1.2 - New regulations</b> The criteria for when a risk assessment may be required is consistent with the City of Edmonton Risk Assessment Guidebook.</p> <p><b>8.2 &amp; 8.2.1 - Revised from S. 14.6.1</b> 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.</p> <p><b>8.2.2 - New regulation</b> This regulation clarifies that the development planner may not accept a risk assessment if the information is not prepared to acceptable standards.</p> <p><b>8.2.3 - Revised from S. 14.6.2.a through 14.6.2.f</b> 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.</p> <p><b>8.3.1 and 8.3.2 - Revised from S. 14.6.1</b> These regulations are revised to improve readability. They specify how the development planner, in consultation with the appropriate City department, can use</p>

the information from the risk assessment to add conditions, or require changes to an application to ensure the proposed development is appropriately sited.

## 9. Sun Shadow Impact Study

- 9.1. The Development Planner may require a sun shadow impact study to be submitted as part of a Development Permit application where the proposed development is a Discretionary Development.
- 9.2. The sun shadow impact study must:
  - 9.2.1. 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 be sealed, dated and signed by an Alberta Association of Architects Authorized Entity or registered Architect;
  - 9.2.2. be prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department; and
  - 9.2.3. 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.
- 9.3. The Development Planner:
  - 9.3.1. 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;
  - 9.3.2. may refuse the Development Permit application for a Discretionary Development based on the sun shadow impact study; and
  - 9.3.3. may require a Discretionary Development to revise the proposed development necessary to mitigate the impacts identified in the sun shadow impact study, including but not limited to building design and Site design.

Diagram for Subsection 9



### 9.1 - Revised from S. 14.3.1

This regulation is revised to improve readability for when a study may be required. 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. The requirement to provide a sun shadow study where required in a statutory plan is removed since the development planner would only be required to consult with a statutory plan where the application is for a discretionary development.

### 9.2.1 - 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.

### 9.2.2 - New regulation

This regulation clarifies that the development planner may not accept a sun shadow impact study if the information is not prepared to applicable standards.

### 9.2.3 - 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).

### 9.3.1 - 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.

### 9.3.2 - Transferred from S. 14.3.3

### 9.3.3 - 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.

## 10. Wind Impact Assessment

- 10.1. The Development Planner must require a wind impact assessment to be submitted as part of a Development Permit application where a proposed development meets the criteria specified in Table 10.1:

### 10.1 - 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

**Table 10.1 - Wind Impact Assessment Requirements**

Subsection	Regulation	Requirement
10.1.1.	Where a building Height is at least 20.0 m but less than 40.0 m	<ul style="list-style-type: none"> <li>• Provide a wind impact statement.</li> <li>• A subsequent wind impact study may be required depending on the statement's recommendation.</li> </ul>
10.1.2.	Where a building Height is 40.0 m or greater	<ul style="list-style-type: none"> <li>• Provide a qualitative wind impact study (computational fluid dynamics study).</li> <li>• A subsequent quantitative wind impact study (wind tunnel study) may be required depending on the study's recommendation.</li> </ul>

10.2. The wind impact assessment must:

- 10.2.1. 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
- 10.2.2. be prepared to the satisfaction of the Development Planner.

10.3. 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.

10.4. The Development Planner:

- 10.4.1. must consider the recommendations of the wind impact assessment before making a decision on the Development Permit application; and
- 10.4.2. 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.

managed effectively and because the proposed bylaw contains mostly permitted development.

**Table 10.1 - Revised from Table 14.2.1**  
This table is revised to improve readability and formatting only.

**S. 14.2.2 - Retired**  
The requirement that wind impact studies only apply to discretionary development applications is removed. See the rationale for subsection 10.1 for more information.

**10.2 - Revised from S. 14.2.3**  
This regulation is revised to improve readability.

**10.2.2 - New Regulation**  
This regulation clarifies that the development planner may not accept a wind impact assessment if the information is not prepared to applicable standards [that can be found in the wind impact assessments terms of reference.](#)

**10.3 - 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.

**10.4 - 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.

## 7.150 Conditions Attached to Development Permits

Regulations	Notes / Rationale
<ol style="list-style-type: none"> <li>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 with which the development must comply.</li> <li>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 Uses and Discretionary Uses.</li> <li>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, applicable Statutory Plans, and the regulations of this Bylaw.</li> <li>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.</li> <li>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"> <li>5.1. to construct, or pay for the construction of, a public roadway required to give access to the development;</li> <li>5.2. to construct, or pay for the construction of: <ol style="list-style-type: none"> <li>5.2.1. a pedestrian walkway system to serve the development; or</li> <li>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;</li> </ol> </li> <li>5.3. to specify the location and number of vehicle and pedestrian access points to Sites from public roadways;</li> <li>5.4. to install, or pay for the installation of, utilities that are necessary to serve the development;</li> <li>5.5. to construct, or pay for the construction of, off-Street or other parking facilities, or loading and unloading facilities; or</li> <li>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.</li> </ol> </li> <li>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.</li> <li>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.</li> <li>8. The Development Planner may require an agreement entered into as specified in Subsections 4 and 5 to be registered on the current title for the Site at the Alberta Land Titles Office.</li> <li>9. The Development Planner may, as a condition of issuing a Development Permit, require that an applicant post a minimum of 1 Development Permit notification sign on-Site in compliance with Subsection 2 of <a href="#">Section 7.160</a>.</li> </ol>	<p><b>1. - Revised from S. 15.1</b> This regulation is revised to improve readability.</p> <p><b>2. - Revised from S. 15.2</b> 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 either stated elsewhere in this proposed bylaw, or if the applicant has indicated an intention to have a temporary development.</p> <p><b>3. - Revised from S. 15.3</b> This regulation is revised to clarify that a development planner must comply with the Municipal Development Plan when imposing conditions.</p> <p><b>4 - Transferred from S.15.4</b> This regulation is transferred with no changes.</p> <p><b>5. - Revised from S.15.5</b> 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><b>5.2.1 &amp; 5.2.2 - Revised from S. 15.5.b.i and S. 15.5.b.ii</b> These regulations are revised to be consistent with the wording used in the Municipal Government Act.</p> <p><b>6. Transferred from S.15.6</b> This regulation is transferred with no changes.</p> <p><b>7. - Revised from S. 15.7</b> 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 a non-compliant structure.</p> <p><b>8. - Revised from S. 15.8</b> This regulation is revised to improve readability.</p>

# 7.160 Notification of Development Permit Decisions

Regulations	Notes / Rationale
<p><b>1. Development Permit Notice Requirements</b></p> <p>1.1. On the same day a Development Permit application is approved, the Development Planner must send a notice to the applicant containing:</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><b>Discretionary Development</b></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. The Development Planner must increase the 60.0 m notification boundary required in Subsection 1.3.2 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 1.3 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><b>Refused Development Permit Applications</b></p> <p>1.6. On the same day a Development Permit application is refused, the Development Planner must send a notice to the applicant containing:</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><b>Mail Delivery Stoppage</b></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><b>1. - Revised from S. 20.1</b> The heading is revised to better reflect the content of this subsection.</p> <p><b>1.1 - Revised from S. 20.1.1</b> 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><b>1.2 - New Regulation</b> 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><b>S.20.2 - Retired</b> 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"> <li>• 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.</li> <li>• The City incurs extra expenses related to mailing of these notices.</li> <li>• 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.</li> <li>• Development permit notice signs will continue to be required on site for certain types of applications.</li> <li>• 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</li> </ul>

	<p>receive notifications.</p> <p><b>1.3 - Revised from S. 20.3.1</b> 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.</p> <p><b>1.4 - Transferred from S. 20.3.3</b> This regulation is organized within this subsection to improve readability.</p> <p><b>1.5 - Revised from S. 20.3.2</b> This regulation is revised to improve readability.</p> <p><b>1.6 - Revised from S. 20.4</b> 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 <a href="#">subsection 7 of section 7.20</a> that unless otherwise stated, notifications and acknowledgements in this bylaw can be sent electronically. This revision does not result in any change in practice.</p> <p><b>1.7 - Revised from S. 20.5</b> This regulation is revised to improve readability.</p>
<p><b>2. Development Permit Notification Signs</b></p> <p>2.1. Regulations specified in Subsection 2 apply to:</p> <p>2.1.1. all lands zoned RS, RSM, RM, RL, CN, MUN, or MU; or</p> <p>2.1.2. any Site, at the discretion of the Development Planner.</p> <p>2.2. Development Permit notification signs must comply with the following:</p> <p>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.</p> <p>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.</p> <p>2.2.3. Signs must be placed within 14 days of a Development Permit becoming valid in compliance with <a href="#">Section 7.190</a>, and prior to any construction or demolition on-Site.</p> <p>2.2.4. Signs must remain posted and readable on-Site until final occupancy has been issued by the City.</p> <p>2.2.5. Signs must have a minimum Sign Area of 0.2 m<sup>2</sup> and a maximum Sign Area of 1.5 m<sup>2</sup>.</p> <p>2.2.6. The design and Copy of the sign must be to the satisfaction of the Development Planner and include:</p> <p>2.2.6.1. contact information for the applicant, contractor, or property owner;</p> <p>2.2.6.2. contact information for the City;</p> <p>2.2.6.3. the municipal address of the Site of the Development Permit;</p> <p>2.2.6.4. a description of the approved development, including the Use;</p> <p>2.2.6.5. the City file number for the Development Permit; and</p> <p>2.2.6.6. any other information as required by the Development Planner.</p>	<p><b>S. 20.6.1 - Retired</b> This heading titled "area of application" is retired to improve readability.</p> <p><b>2.1.1 - Revised from S. 20.6.1.1.a</b> This regulation is revised to reflect the removal of the mature neighbourhood overlay and replaced with the closest equivalent zones.</p> <p><b>2.2 - Revised from S. 20.6.2</b> The heading of this regulation is revised to better reflect the content of this section.</p> <p><b>2.2.1 - Revised from S. 20.6.2.1</b> This regulation is revised to improve readability.</p> <p><b>2.2.2 - Revised from S. 20.6.2.2</b> This regulation is revised to improve readability and includes the new definition for 'street' which is proposed to exclude lanes.</p> <p><b>2.2.3 - Revised from S. 20.6.2.3</b> This regulation is revised to improve readability.</p> <p><b>2.2.6 - Revised from S. 20.6.2.6</b> This regulation is revised to improve readability.</p> <p><b>2.2.6.3 - Revised from S. 20.6.2.6.c</b> This regulation is revised to improve readability.</p> <p><b>2.2.6.6 - Revised from S. 20.6.2.6.f</b> This regulation is revised to improve readability.</p>

# 7.170 Development Permit Appeals

Regulations	Notes / Rationale
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. If a Development Permit application is refused in accordance with <a href="#">Subsection 2.5 of Section 7.100</a>, 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.</li> </ol>	<p><b>1. Revised from S.21.1</b> This regulation is revised to improve readability.</p> <p><b>2. Revised from S.21.2</b> This regulation is revised to improve readability.</p> <p><b>3. Revised from S.21.3</b> This regulation is revised to improve readability.</p>



# 7.180 Development Permit Application Resubmissions

Regulations	Notes / Rationale
<p>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:</p> <ol style="list-style-type: none"> <li>1.1. within 6 months of the date of a refusal by the Development Planner;</li> <li>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;</li> <li>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</li> <li>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.</li> </ol> <p>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:</p> <ol style="list-style-type: none"> <li>2.1. the Development Planner;</li> <li>2.2. the Subdivision and Development Appeal Board;</li> <li>2.3. the Alberta Court of Appeal;</li> <li>2.4. the Supreme Court of Canada; or</li> <li>2.5. any combination of the above;</li> </ol> <p>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.</p> <p>3. Subsections 1 and 2 do not apply to:</p> <ol style="list-style-type: none"> <li>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</li> <li>3.2. an application that has been refused or deemed refused under Subsection 2.3 of <a href="#">Section 7.100</a> of this Bylaw.</li> </ol> <p>4. If during the review of any Development Permit application, the Development Planner determines that Subsections 1 or 2 apply, 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.</p>	<p><b>1 - Revised S.18.1</b> This regulation is revised to improve readability only.</p> <p><b>2 - Revised S.18.4</b> This regulation is revised to improve readability.</p> <p><b>3 - Revised S.18.2</b> This regulation is revised to improve readability.</p> <p><b>4 - Revised S.18.3</b> This regulation is revised and reorganized to improve readability.</p>

# 7.190 Validity, Expiry and Cancellation of Development Permits

Regulations	Notes / Rationale
<p><b>1. Date of Development Permit Issuance</b></p> <p>1.1. The date of Development Permit issuance is:</p> <p>1.1.1. the date the Development Planner approved the Development Permit application;</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><b>7.190 - Revised from S. 17 and S. 22</b> The heading and content in this section is revised to improve readability. Regulations from current S. 17 and S. 22 are consolidated here to help improve readers' understanding of the interrelated concepts of validity, expiry and cancellation of a Development Permit.</p> <p><b>1. - Revised from S. 22.1</b> This regulation is revised to improve readability and to reflect current legal terminology.</p>
<p><b>2. Validity and Suspension of a Development Permit</b></p> <p>2.1. A Development Permit issued by the Development Planner 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 <a href="#">Section 7.170</a> has passed.</p> <p>2.2. A Development Permit issued by the Subdivision and Development Appeal Board is not valid until any conditions of approval, except those of a continuing nature, have been fulfilled.</p> <p>2.3. A Development Permit issued 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 <a href="#">Section 7.170</a>. 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><b>2. - Transferred from S. 17.1</b> This regulation is transferred with edits to improve readability.</p> <p><b>2.1 - Transferred from S. 17.1.1</b> This regulation is transferred with minor edits to improve readability.</p> <p><b>2.2 - Transferred from S. 17.1.2</b> This regulation is transferred with minor edits to improve readability.</p> <p><b>2.3 - Transferred from S. 17.1.4</b> This regulation is revised to improve readability.</p> <p><b>2.4 - Transferred from S. 17.1.3</b> This regulation is transferred with minor edits to improve readability and removes the reference to the Municipal Government Act; all aspects of this Bylaw must comply with the Municipal Government Act.</p>
<p><b>3. Development Permit Expiry</b></p> <p>3.1. A Development Permit remains in effect until:</p> <p>3.1.1. it expires, in cases where it was issued 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 2.4.</p> <p>3.2. Where a Development Permit has been issued for a Site, or a development that is exempt from a Development Permit under <a href="#">Section 7.120</a> has commenced, any previous Development Permits for that Site are considered expired if:</p> <p>3.2.1. the physical aspects of the developments cannot exist at the same time; or</p>	<p><b>3. - Revised from S. 22.2</b> This regulation is revised to add a new subsection heading to break up the contents of this section to improve readability.</p> <p><b>3.1 - Revised from S. 22.2</b> This regulation is revised to improve readability.</p> <p><b>3.2. - Revised from S. 22.7</b> This regulation is revised from current S. 22.7 to improve readability and 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>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><b>4. Requirement to Commence Development</b></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 issuance of the Development Permit;</p> <p>4.1.2. for the purposes of Subsection 4.1.1, development commences when the Use 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 issuance of 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 issuance a Development Permit for <b>any Use not listed in 4.2.1.1</b>;</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, installing 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 application is submitted; 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 application is submitted; 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><b>4. - Revised from S. 22</b> This regulation is revised to add a new subsection heading to break up the contents of this section to improve readability.</p> <p><b>4.2.1.1 - Revised from S. 22.4.a.i</b> This regulation is revised to include other forms of residential development for greater certainty.</p> <p><b>4.2.1.2 - Revised from S. 22.4.a.i</b> This regulation is <b>revised for clarity</b>.</p> <p><b>4.2.2 and 4.2.3 - Revised from S. 22.4.b</b> This regulation is separated from current S. 22.4.b to break up the contents and is revised to improve readability.</p> <p><b>4.2.3.1 - Revised from S. 22.4.b.i</b> This regulation is revised to clarify that obtaining a building permit is considered development to have commenced.</p> <p><b>4.2.3.3 - Revised from S. 22.4.b.iii</b> This regulation is revised to remove the term ‘construction’, because ‘development’ is broadly defined in the Municipal Government Act and includes construction.</p> <p><b>4.3 - Revised from S. 22.5</b> This regulation is revised to improve readability.</p> <p><b>4.4 - Revised from S. 22.6</b> This regulation is revised to improve readability.</p>
<p><b>5. Request to Extend Commencement Date</b></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>5.1.3. 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><b>5 - Revised from S. 22.8</b> This regulation is revised to add a new subsection heading to break up the contents of this section to improve readability.</p> <p><b>5.1.1 - Transferred from S.22.8.a</b> This regulation is transferred with minor updates for clarity.</p> <p><b>5.1.2 - Revised from S.22.8.e</b> This regulation is revised to clarify that the application must be made within a certain timeframe prior to the commencement date.</p> <p><b>5.1.3 - Transferred from S. 22.8.f</b> This regulation is transferred with minor updates for clarity.</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.

**5.1.4 - Revised from 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.

**5.2.1 and 5.2.2- 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.

## 6. Cancellation of a Development Permit

- 6.1. The Development Planner may cancel a Development Permit if:
  - 6.1.1. any person undertakes development on a Site contrary to the Development Permit;
  - 6.1.2. any person causes or allows any development to take place on a Site contrary to the Development Permit;
  - 6.1.3. the application for the Development Permit contained a material misrepresentation;
  - 6.1.4. material facts were not disclosed at any time during the application process for the Development Permit;
  - 6.1.5. the Development Permit was issued as a result of a material error; or
  - 6.1.6. the property owner provides a written request to the Development Planner.
- 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.
- 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.
- 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.

**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.

**6.1.5 - Revised from S. 17.2.1.d**

This regulation is revised to improve readability.

**6.1.6 - Revised S. 17.2.1.e**

This regulation is revised to improve readability.

**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.

**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.

# 7.200 Enforcement and Penalties

Regulations	Notes / Rationale
<p><b>1. Development Inspections</b></p> <p>1.1. Approved developments may be subject to an inspection to determine compliance with the Zoning Bylaw.</p> <p>1.2. The Development Planner may enter a Site in order to conduct an inspection for the purpose of ensuring compliance with the Zoning Bylaw and an approved Development Permit including any conditions of approval.</p>	<p><b>1. - Revised from S.26</b>                      These regulations have been revised and relocated from current S.26. They have been simplified to acknowledge the proposed retirement of the Mature Neighborhood Overlay and to allow inspections staff to continue to inspect zoning compliance issues in a timely manner.</p>
<p><b>2. General Offences</b></p> <p>2.1. It is an offence for any person to:</p> <p>2.1.1. contravene; or</p> <p>2.1.2. cause, allow or permit a contravention of, any provisions of this Bylaw.</p> <p>2.2. If a Development Permit is required but has not been issued, or is not valid under this Bylaw, it is an offence for any person:</p> <p>2.2.1. to construct a building or structure;</p> <p>2.2.2. to make an addition or alteration to a building or structure;</p> <p>2.2.3. to commence or undertake a Use or change of intensity of Use; or</p> <p>2.2.4. to place a Sign on land, or on a building or structure.</p> <p>2.3. It is an offence for any person to undertake development in contravention of a Development Permit, including any conditions of approval.</p> <p>2.4. It is an offence for any person not to take the corrective measures specified in a Violation Notice issued as specified in Subsections 5 and 6.</p> <p>2.5. 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><b>2.1 - Revised from S. 23.1.1</b>                      This regulation is revised to improve readability.</p> <p><b>2.2 - Revised from S. 23.1.2</b>                      This regulation is revised to improve readability.</p> <p><b>2.2.2 - Revised S. 23.1.2.b</b>                      This regulation is revised to improve readability.</p> <p><b>2.2.3 - Revised S. 23.1.2.b</b>                      This regulation is revised to include the work 'undertake' to improve readability, and is revised to include signs that are placed on buildings, like wall signs or roof signs.</p> <p><b>2.4 - Revised from S. 23.1.4</b>                      This regulation is revised because the content in current S. 23.3 is not directly applicable to violation notices.</p> <p><b>2.5 - Revised from S. 23.1.5</b>                      This regulation is revised to specifically address cases when a development permit has expired but is continuing.</p>
<p><b>3. Specific Offences</b></p> <p>3.1. 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>3.2. It is an offence to use a Recreational Vehicle or an Accessory building for residential living purposes. The following criteria may be considered when determining if a Recreational Vehicle or Accessory building is being used for residential living purposes:</p> <p>3.2.1. it is connected to utilities for the purpose of power, water, gas, or sewer services;</p> <p>3.2.2. it is storing food, personal effects, clothing, bedding, personal hygiene products, medication, or similar items;</p> <p>3.2.3. it is being occupied for the purpose of sleeping or accommodation;</p> <p>3.2.4. it is unsecured and is at risk of non-authorized use;</p> <p>3.2.5. the kitchen or sanitary facilities show signs of recent use; and</p> <p>3.2.6. other similar criteria.</p> <p>3.3. Despite Subsection 3.2, a Recreational Vehicle lawfully located in a campground within an Outdoor Recreation Service Use is permitted.</p> <p>3.4. 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>3.5. It is an offence to construct a Platform Structure without a valid Development Permit where a Development Permit is required.</p>	<p>Specific offences are listed in this subsection as these offences have their own specified penalty listed in subsection 6, and are separate from the general offences.</p> <p><b>3 - New subsection</b>                      This Subsection is added to break up the text of this Section and improve readability.</p> <p><b>3.1 - Revised from S. 23.1.6</b>                      The reference to 'other than a garden suite' is removed to improve readability and replaced with the updated term.</p> <p><b>3.2 - Revised from S. 23.1.7</b>                      This regulation is revised to broaden this specific offence to include using an Accessory building (like a garage or another out-building) for residential living purposes. The regulation is also revised to remove a reference to a Dwelling to acknowledge those situations where residential living is being carried out in accessory buildings or structures that may not be specifically designed for people to live in safely or do not necessarily meet the definition of a Dwelling.</p>

<p>3.6. It is an offence to store a vehicle that is prohibited or restricted under Subsection 5 of <a href="#">Section 5.60</a> of this Bylaw in a residential Zone without a valid Development Permit where a Development Permit is required.</p> <p>3.7. 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 6 of <a href="#">Section 5.100</a> of this Bylaw without a valid Development Permit where a Development Permit is required.</p> <p>3.8. 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><b>3.2.4 - New regulation</b> This regulation is added to provide direction to the development compliance team to consider an unsecured building as a criteria to use when determining whether a Recreation Vehicle or an accessory building is being used for residential living.</p> <p><b>3.3 - Revised from S. 23.1.8</b> This regulation is revised to reflect the deletion of the 'tourist campsite' definition and replaced with the closest equivalent.</p> <p><b>3.4 to 3.8 - Revised from S. 23.1.9 to S.23.1.13</b> These regulations are revised to improve readability.</p>
<p><b>4. Sign Offences</b></p> <p>4.1. It is an offence to display a Portable Sign without a valid Development Permit where a Development Permit is required.</p> <p>4.2. It is an offence not to display the Sign ownership in a visible location, or to deface, obscure or otherwise make the ownership identification unreadable, on a Portable Sign.</p> <p>4.3. It is an offence to display a Portable Sign in contravention of a Development Permit.</p> <p>4.4. It is an offence to allow a Sign to become an <b>Abandoned Sign</b>. The following criteria may be considered when determining if a Sign <b>has become an Abandoned Sign</b>:</p> <p>4.4.1. the Sign is missing Copy;</p> <p>4.4.2. the Sign contains no Copy;</p> <p>4.4.3. the Sign advertises a thing, place or business that is no longer in existence;</p> <p>4.4.4. the Sign is damaged or is overturned; and</p> <p>4.4.5. other similar criteria.</p> <p>4.5. 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>4.6. It is an offence to display a Fascia Sign or Projecting Sign in contravention of a Development Permit.</p>	<p>Sign offences are listed in this subsection as these offences have their own specified penalty listed in subsection 7, and are separate from the general and specific offences.</p> <p><b>4 - New subsection</b> This subsection is added to break up the text of this Section and improve readability.</p> <p><b>4.1 - Revised from S. 23.1.14</b> This regulation is revised to reflect the changes made to Sign related definitions.</p> <p><b>4.2 - Revised from S. 23.1.15</b> This regulation is revised to reflect the changes made to sign related definitions and improve readability.</p> <p><b>4.3 - New regulation</b> 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><b>4.4 - Revised S. 23.1.17</b> This regulation is revised to reference the general definition of an abandoned sign, and adds specific criteria for the bylaw enforcement officer to consider when determining whether a sign has become abandoned.</p> <p><b>4.5 &amp; 4.6 - Revised from S. 23.1.20 &amp; 23.1.21</b> These regulations are revised to remove roof signs as it is now included in the definition of projecting sign.</p> <p><b>S. 23.1.16 - Retired</b> This regulation is proposed to be retired based on feedback that these are often difficult to attach to signs and there are other mechanisms to determine the validity of a development permit for portable signs.</p> <p><b>S. 23.1.18 and S.23.1.19 - Retired</b> These regulations are proposed to be 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 2.2 and 2.3), as the fine amounts are the same. The specific offence is removed from table 7.1 below.</p>

## 5. Enforcement and Violation Notices

- 5.1. A Bylaw Enforcement Officer or designated officer, may carry out inspections to determine compliance with this Bylaw, a Development Permit, or the Municipal Government Act.
- 5.2. 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:
  - 5.2.1. delivering a Violation Notice either in person, email, by fax or by ordinary mail:
    - 5.2.1.1. 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;
    - 5.2.1.2. to the applicant for the Development Permit, at the applicant’s address as listed on the Development Permit Application; or
    - 5.2.1.3. to the owner of the Sign, at a location where the owner carries on business.
- 5.3. A Violation Notice must state:
  - 5.3.1. the nature of the offence;
  - 5.3.2. the corrective measures required to remedy the offence and comply with this Bylaw;
  - 5.3.3. the time within which such corrective measures must be performed; and
  - 5.3.4. any penalty for not complying with the Violation Notice, if the corrective measures are not completed within the time specified.
- 5.4. 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 that that person, organization, corporation or other ownership placed the Sign, or caused or permitted the Sign to be placed on land.
- 5.5. 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.
- 5.6. 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.

**5.1 - New regulation**  
This regulation is added to clarify that bylaw enforcement officers are allowed to enter private land to investigate compliance with this bylaw.

**5.2 - Revised from S.23.2**  
This regulation is revised for clarity.

**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).

**5.3 - Revised from S.23.2.2**  
This regulation is revised for clarity

**5.4 - Revised from S. 23.2.3**  
This regulation is revised to improve readability.

**5.5 and 5.6 - Revised from S.23.2.4 and S.23.2.5**  
These regulations are revised for clarity.

## 6. Penalties

- 6.1. A person who is guilty of an offence must pay the applicable penalty amount specified in Table 7.1. If a fine amount is not specified in Table 7.1, the minimum penalty is \$1,000.00 for a first offence and \$2,500.00 for any subsequent offence.
- 6.2. Where there is a penalty listed for an offence in Table 7.1, that amount is the minimum penalty for that offence.
- 6.3. 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.

**6.1 - Revised from S. 23.3.1**  
This regulation is revised to improve readability.

## 7. Specified Penalties for Offences

**Table 7.1. Specified Penalties for Offences**

Offence	Subsection	Minimum Penalty First Offence	Minimum Penalty Subsequent Offence
<b>General Offences</b>			
Contravention of a Zoning Bylaw regulation	<b>2.1.</b>	\$1,000.00	\$2,500.00
Development without a Development Permit	<b>2.2.</b>	\$1,000.00	\$2,500.00
Development in contravention of a Development Permit	<b>2.3.</b>	\$1,000.00	\$2,500.00

**Table 7.1 - Revised from S. 23A**  
This table references the general, specific and sign offences found in subsections 2 through 4 above and details their associated penalty amounts. Offence references have been simplified where possible and have been updated to reflect all changes to the offences. Fine amounts remain generally unchanged, except for the hard surfacing offence, detailed below.

Failure to comply with a Violation Notice	<b>2.4.</b>	\$500.00	\$1,000.00
Continuing development after a Development Permit expires, is cancelled or suspended.	<b>2.5.</b>	\$1,000.00	\$2,500.00
<b>Specific Offences</b>			
Development of, or an addition to, an Accessory building without a Development Permit	<b>3.1.</b>	\$250.00	\$500.00
Use of a Recreational Vehicle or Accessory building for residential living	<b>3.2.</b>	\$500.00	\$1,000.00
Over-Height Fence, wall or gate without a Development Permit	<b>3.4.</b>	\$250.00	\$500.00
Construction of a Platform Structure without a Development Permit	<b>3.5.</b>	\$250.00	\$500.00
Restricted vehicle in a Residential Zone without a Development Permit	<b>3.6.</b>	\$250.00	\$500.00
Hard Surfacing in contravention of Zoning regulations.	<b>3.7.</b>	\$1,000.00	\$2,500.00
Failing to display a Development Permit notification sign	<b>3.8.</b>	\$500.00	\$1,000.00
<b>Sign Offences</b>			
Portable Sign without a Development Permit	<b>4.1.</b>	\$250.00	\$500.00
Portable Sign without visible and readable Sign ownership	<b>4.2.</b>	\$250.00	\$500.00
Portable Sign in contravention of a Development Permit	<b>4.3.</b>	\$250.00	\$500.00
Abandoned Sign	<b>4.4.</b>	\$250.00	\$500.00
Fascia Sign or Projecting Sign without a Development Permit	<b>4.5.</b>	\$500.00	\$1,000.00
Fascia Sign or Projecting Sign in contravention of a Development Permit	<b>4.6.</b>	\$500.00	\$1,000.00

**3.7 - Revised**  
 The minimum penalty for a first offence of hard surfacing in contravention to the applicable hard surfacing requirements in the parking access and site circulation section is increased from \$250.00 to \$1,000.00 as current fine rate does not provide sufficient incentive to comply with the regulation. The increased minimum penalty rates are more commensurate with the infraction.



# Draft Zoning Bylaw

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## Part 8 - Definitions

Edmonton

# 8.10 Use Definitions

## Residential Uses

Uses	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
<b>Home Based Business</b>	Means a development where a business operates primarily inside a Dwelling or an Accessory building by a resident of that Dwelling. A Residential Use is the primary development on the Site and the business activity is secondary. This Use includes Home Based Child Care. This Use does not include activities similar to those offered as Bars, Body Rub Centres, Cannabis Retail Stores, Liquor Stores, or nightclubs.	<ul style="list-style-type: none"> <li>• Minor Home Based Business</li> <li>• Major Home Based Business</li> </ul>	<p><b>New Use definition</b> This use combines major and minor home based businesses as the differences are more regulatory in nature than the activity itself. The definition is revised to clarify that the operator of the home based business must also be living in the dwelling where the business is occurring.</p>
<b>Residential</b>	Means a development where a building or part of a building is designed for people to live in. The building contains one or more Dwellings.  This includes: Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.	<ul style="list-style-type: none"> <li>• Duplex Housing</li> <li>• Fraternity and Sorority Housing</li> <li>• Garden Suites</li> <li>• Lodging Houses</li> <li>• Multi-unit Housing</li> <li>• Row Housing</li> <li>• Secondary Suites</li> <li>• Semi-Detached Housing</li> <li>• Single Detached Housing</li> <li>• Supportive Housing</li> </ul>	<p><b>New Use definition</b> 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.</p>

## Commercial Uses

Uses	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
<b>Bar</b>	Means a development where the primary purpose is for people to buy and drink alcoholic beverages on-Site. Food and non-alcoholic drinks may also be offered at these locations. Minors are prohibited from visiting the bar during at least some portion of the hours of operation. 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"> <li>• Bars and Neighbourhood Pubs</li> </ul>	<p><b>Revised Use definition</b> There are specific regulations controlling its location and size to ensure that nuisance concerns are considered through the development permit process for new locations. This definition is revised to clarify where alcohol is consumed and to create a clearer distinction between Bars and Food and Drink Services</p>
<b>Body Rub Centre</b>	Means a development where a business provides the physical external manipulation of the soft tissues of the human body in an adult or erotic nature.	<ul style="list-style-type: none"> <li>• None (It was an activity under Personal Service Shops)</li> </ul>	<p><b>New Use definition</b> 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.</p>
<b>Cannabis Lounge</b>	Means a development that allows Cannabis to be purchased and consumed on-Site by the public in an indoor location as permitted by Provincial or Federal legislation.	<ul style="list-style-type: none"> <li>• Cannabis Lounge</li> </ul>	<p><b>Existing Use Definition</b> This use maintains the current approach of prohibiting this use from occurring in any zone until directed by higher orders of governments.</p>
<b>Cannabis Retail Store</b>	Means a development where a business sells Cannabis to be consumed off-Site as permitted by Provincial or Federal legislation. This may include sales of Cannabis accessories. This Use does not include Cannabis Production and Distribution.	<ul style="list-style-type: none"> <li>• Cannabis Retail Sales</li> </ul>	<p><b>Existing Use Definition</b> Minor changes for clarity</p>
<b>Custom</b>	Means a development that manufactures or creates custom products that may be sold to	<ul style="list-style-type: none"> <li>• Breweries, Wineries and</li> </ul>	<p><b>New Use definition</b></p>

<p><b>Manufacturing</b></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 may create minimal Nuisance. This Use does not include Cannabis Production and Distribution.</p> <p>Typical examples include: commercial kitchens, makerspaces, microbreweries, small-scale electronic manufacture or assembly, small-scale manufacturing, and wineries and distilleries.</p>	<ul style="list-style-type: none"> <li>• Distilleries</li> <li>• Creation and Production Establishments (manufacturing)</li> <li>• Special Industrial Uses (small-scale)</li> </ul>	<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><b>Food and Drink Service</b></p>	<p>Means a development where the primary purpose is to sell prepared food and drinks to the public for consumption on or off-Site. This Use does not include Grocery Stores.</p> <p>Typical examples include: cafes, juice bars, and restaurants.</p>	<ul style="list-style-type: none"> <li>• Drive-in Food Services</li> <li>• Restaurants</li> <li>• Specialty Food Services</li> </ul>	<p><b>Revised Use definition</b> 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><b>Grocery Stores</b></p>	<p>[deleted]</p>		<p>This definition is being reclassified as a General Definition so that the activity is considered an Indoor Sales and Services Use.</p>
<p><b>Health Service</b></p>	<p>Means a development that provides physical or mental health services on an out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature.</p> <p>Typical activities include medical and dental offices, health clinics and counseling services.</p>	<ul style="list-style-type: none"> <li>• Health Services</li> </ul>	<p><b>Existing Use Definition</b> Minor changes for clarity. This definition is re-introduced as its own use class to distinguish it from other offices for clarity.</p>
<p><b>Hotel</b></p>	<p>Means a development 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"> <li>• Apartment Hotels</li> <li>• Hotels</li> <li>• Motels</li> </ul>	<p><b>Revised Use Definition</b> 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><b>Indoor Sales and Service</b></p>	<p>Means a development where a business offers sales and services such as retail, personal service, or commercial school activities inside a building.</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"> <li>• Animal Hospitals and Shelters (indoors)</li> <li>• Auctioneering Establishments (indoors)</li> <li>• Business Support Services</li> <li>• Commercial Schools</li> <li>• Convenience Retail Stores</li> <li>• Creation and Production Establishments (no manufacturing)</li> <li>• Equipment Rentals</li> <li>• Funeral, Cremation and Interment Services (not including cremation services)</li> <li>• General Retail Stores</li> <li>• Greenhouses, Plant Nurseries and Garden Centres (indoors)</li> <li>• Household Repair Services</li> <li>• Limited Contractor Services</li> <li>• Market</li> <li>• Media Studios</li> <li>• Mobile Catering Food Services</li> <li>• Pawn Stores</li> <li>• Personal Service Shops</li> <li>• Secondhand Stores</li> <li>• Veterinary Services</li> <li>• Warehouse Sales</li> </ul>	<p><b>New Use definition</b> 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><b>Liquor Store</b></p>	<p>Means a development where the main purpose is to sell alcoholic drinks and other related products for off-Site consumption.</p>	<ul style="list-style-type: none"> <li>• Liquor Stores</li> </ul>	<p><b>Existing Use definition</b> Minor changes for clarity</p>
<p><b>Major Indoor Entertainment</b></p>	<p>Means a development where indoor facilities are used 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 create a Nuisance.</p>	<ul style="list-style-type: none"> <li>• Casinos and Other Gaming Establishments</li> <li>• "Cultural Exhibits" portion of Public Libraries and Cultural Exhibits (indoor)</li> </ul>	<p><b>New Use definition</b> This use is intended to combine entertainment activities that typically attract large numbers of people, may require lots</p>

	<p>Typical examples include: auditoriums, aquariums, arenas, casinos, concert halls, convention centres, indoor amusement parks, indoor botanical gardens, museums, nightclubs, planetariums, and sports or entertainment complexes.</p>	<ul style="list-style-type: none"> <li>• Exhibition and Convention Facilities</li> <li>• Natural Science Exhibits (indoor)</li> <li>• Nightclubs</li> <li>• Spectator Entertainment Establishments</li> <li>• Spectator Sports Establishments (large scale)</li> </ul>	<p>of parking, and may create lighting and noise impacts.</p>
<b>Minor Indoor Entertainment</b>	<p>Means a development where indoor facilities are used for entertainment or active recreation. This activity is typically a local or district attraction, is likely to have minimal off-Site impacts, and may create minimal Nuisance.</p> <p>Typical examples include: arcades, bingo halls, board game cafes, bowling alleys, climbing facilities, fitness facilities, gyms, gymnastic facilities, indoor playgrounds, trampoline parks.</p>	<ul style="list-style-type: none"> <li>• Indoor Participant Recreation Services</li> <li>• Minor Amusement Establishment</li> <li>• Major Amusement Establishment</li> <li>• Private Clubs</li> <li>• Spectator Entertainment Establishments (small scale)</li> </ul>	<p>This use is intended to allow recreation and entertainment activities that create minimal impacts to nearby sites.</p>
<b>Office</b>	<p>Means a development where the main activity is to provide professional, management, administrative, consulting, or financial services.</p> <p>Typical examples include: offices for accountants, architects, financial institutions, employment or call centres, and real estate, law, and insurance firms.</p>	<ul style="list-style-type: none"> <li>• Professional, Financial and Office Support Services</li> </ul>	<p><b>Revised Use definition</b> This use is generally maintained in order to be more permissive in some industrial zones compared to other commercial uses. This definition is amended as Health Service is being re-introduced as a Use definition.</p>
<b>Outdoor Entertainment</b>	<p>Means a development where people gather outdoors for entertainment purposes that typically require large spaces. Supporting activities may include merchandise, food, or drink sales. These activities may create a Nuisance.</p> <p>Typical examples include: amphitheatres, drive-in movie theatres, go-kart tracks, outdoor mini-golf courses, outdoor amusement parks, racing tracks, and zoos.</p>	<ul style="list-style-type: none"> <li>• Drive-in Motion Picture Theatres</li> <li>• Outdoor Amusement Establishments</li> <li>• Natural Science Exhibits (outdoors)</li> <li>• "Cultural Exhibits" portion of Public Libraries and Cultural Exhibits (outdoor)</li> </ul>	<p><b>New Use definition</b> 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.</p>
<b>Outdoor Sales and Service</b>	<p>Means a development where sales and service activities take place primarily outdoors. This may include outdoor storage or display. These activities may create minor Nuisances.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• Animal Hospitals and Shelters (outdoor)</li> <li>• Automotive and Minor Recreation Vehicle Sales/Rentals</li> <li>• Convenience Vehicle Rentals</li> <li>• Greenhouses, Plant Nurseries and Garden Centres (outdoors)</li> </ul>	<p><b>New Use definition</b> 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.</p>
<b>Parking Facility</b>	<p>Means a development where vehicle parking is located on a Site that has a principal Use other than Standalone Parking Facilities.</p> <p>Typical examples include: Surface Parking Lots and Parkades on a Site with a principal Use.</p>	<ul style="list-style-type: none"> <li>• Vehicle Parking</li> </ul>	<p><b>New Use definition</b> 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. As Parking Facilities are not devoted to any particular use and may operate wholly independent of another Use on the same Site, it may operate as a principal use, therefore also requiring the Zoning Bylaw to maintain this activity as a defined Use. This Use would not require a development permit.</p>
<b>Residential Sales Centre</b>	<p>Means a development where permanent or temporary buildings or structures are used for a limited period of time for the purpose of marketing residential land or buildings.</p>	<ul style="list-style-type: none"> <li>• Residential Sales Centres</li> </ul>	<p><b>Existing Use definition</b> Minor changes for clarity</p>
<b>Standalone Parking Facility</b>	<p>Means a development where the only activity on the Site is vehicle parking. This can be on the ground or within a structure.</p>	<ul style="list-style-type: none"> <li>• Vehicle Parking</li> </ul>	<p><b>New Use definition</b> This Use is intended to</p>

	Typical examples include: Parkades and Surface Parking Lots.		describe developments where parking is the sole use, in order to control where these facilities may be located.
<b>Vehicle Support Service</b>	Means a development where the primary activity is vehicle servicing operations for the repair, maintenance, or 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"> <li>Automotive and Equipment Repair Shops</li> <li>Gas Bars</li> <li>Major Service Stations</li> <li>Minor Service Stations</li> <li>Rapid Drive-through Vehicle Services</li> </ul>	<b>New Use definition</b> 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
<b>Crematorium</b>	Means a development where the buildings or structures are used to cremate human or pet remains.	<ul style="list-style-type: none"> <li>Funeral, Cremation and Interment Services (cremation services only)</li> </ul>	<b>New Use definition</b> This Use has been created because of the potential impacts associated with the Use and proposed regulations related to this Use.
<b>Indoor Self Storage</b>	Means a development where personal items and goods are stored in buildings with separate compartments and each compartment has its own access.	<ul style="list-style-type: none"> <li>Part of General Industrial</li> </ul>	<b>New Use definition</b> This use was created to allow for this activity but not other similar industrial uses in some appropriate commercial areas.
<b>Major Industrial</b>	Means a development used primarily for one or more of the following activities: <ul style="list-style-type: none"> <li>processing raw materials;</li> <li>manufacturing, cleaning, servicing, repairing or testing materials, goods and equipment;</li> <li>handling, storing, or shipping equipment, goods, and materials;</li> <li>training, research and development laboratories; or</li> <li>distributing and selling materials, goods and equipment to institutions, and industrial and commercial businesses.</li> </ul> <p>A Major Industrial Use includes at least one of the following features:</p> <ul style="list-style-type: none"> <li>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, heavy commercial vehicle traffic, or any other harmful effect created by a Nuisance; or</li> <li>the use of materials or processing operations that require separation from other developments, due to risk of toxic emissions or fire and explosion hazards.</li> </ul> <p>Typical examples include: chemical plants, land treatment facilities, metal factories, and petroleum refineries.</p>	<ul style="list-style-type: none"> <li>Land Treatment</li> <li>General Industrial (higher impact)</li> <li>Temporary Storage</li> <li>General Contractor Services</li> </ul>	<b>New Use definition</b> 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.
<b>Minor Industrial</b>	Means a development used primarily for one or more of the following activities: <ul style="list-style-type: none"> <li>processing raw materials;</li> <li>manufacturing, cleaning, servicing, repairing or testing materials, goods and equipment;</li> <li>handling, storing, or shipping equipment, goods, and materials;</li> <li>training, research and development laboratories; or</li> <li>distributing and selling materials, goods and equipment to institutions, and industrial and commercial businesses.</li> </ul> <p>Any resulting Nuisance is less impactful than that created under a Major Industrial Use.</p> <p>Typical examples include: auto body repair and paint shops, Cannabis Production and Distribution, commercial recycling depots, contractor and construction services, equipment or vehicle repair and storage facilities, laboratories, landscaping centres, limo service, materials storage, research facilities, taxi service, truck yard, vehicle (truck, aircraft, mobile homes, etc.) and equipment sales and rentals, and warehouses.</p>	<ul style="list-style-type: none"> <li>Auctioneering Establishments (outdoors)</li> <li>Aircraft Sales/Rentals</li> <li>Fleet Services</li> <li>General Contractor Services</li> <li>General Industrial (lesser impact)</li> <li>Recycling Depots</li> <li>Special Industrial Uses</li> <li>Temporary Storage</li> <li>Truck and Mobile Home Sales/Rentals</li> <li>Vehicle and Equipment Sales/Rentals</li> </ul>	<b>New Use definition</b> This definition combines multiple definitions describing industrial activity which does not have significant land use impacts.
<b>Natural Resource Development</b>	Means a development used primarily for the removal, extraction, and primary processing of natural resources. This Use does not include the processing of raw materials transported to the Site.  Typical examples include: clay pits, coal mining, gravel pits, oil and gas wells, sandpits, and stripping of topsoil.	<ul style="list-style-type: none"> <li>Natural Resource Development</li> </ul>	<b>Existing Definition</b> 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
<b>Child Care Service</b>	Means a development that provides 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.  Typical examples include: daycares, out-of-school care, and preschools.	<ul style="list-style-type: none"> <li>Child Care Services</li> </ul>	<b>Existing Use definition</b> Minor changes to the definition for clarity.
<b>Community Service</b>	Means a development used for institutional, cultural, recreational, religious, spiritual, social, arts, and educational activities that provide a service to the 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.  Typical examples include: chapels, churches, community halls, community league buildings, community recreation centres, convents, gurdwara, monasteries, mosques, parish halls, <a href="#">Seasonal Shelters</a> , synagogues, temples, and <a href="#">Year-round Shelters</a> .	<ul style="list-style-type: none"> <li>Community Recreation Services</li> <li>Government Services</li> <li>Indoor Participant Recreation Services</li> <li>Religious Assembly</li> </ul>	<b>New Use definition</b> This use is intended to describe the different activities and spaces meant to serve the social, cultural, or community needs of a resident.
<b>Library</b>	Means a development where municipal spaces or buildings have books, art, music, video, programs, or other reference and creative materials available for people to use or borrow.	<ul style="list-style-type: none"> <li>“Public Libraries” portion of Public Libraries and Cultural Exhibits</li> </ul>	<b>Revised Use definition</b> This use is required as it is referenced by regulations controlling other uses (e.g. separation distances from Cannabis Stores)
<b>Outdoor Recreation Service</b>	Means a development that typically requires large open spaces for <a href="#">active</a> recreation purposes.  Typical examples include: golf courses, ski hills, and sports fields that may require paid entry or have restricted access.	<ul style="list-style-type: none"> <li>Outdoor Participant Recreation Services</li> <li>Tourist Campsites</li> </ul>	<b>New Use definition</b> This combined definition is for recreational activities that require large open spaces. It includes spaces and facilities that require paid entry or that have restricted access to <a href="#">further distinguish this Use from activities that may be permitted through the Parks Use</a> . This definition is revised in response to engagement feedback.
<b>Park</b>	Means a <a href="#">development where</a> land 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, <a href="#">ice rinks</a> , pedestrian trails and paths, picnic grounds, playgrounds, plazas, spray parks, and sports fields.	<ul style="list-style-type: none"> <li>Public Parks</li> <li>Publicly Accessible Private Parks</li> </ul>	<b>Existing Use definition</b> This definition is refined to include publicly accessible private parks, since the intent of the activities are the same.
<b>Protected Natural Area</b>	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"> <li>Natural Areas</li> </ul>	<b>Existing Use definition</b> This definition is minimally revised for clarity.
<b>School</b>	Means a development that has rooms to educate, train, or instruct children or adults. It may include administrative offices, food services, or other related facilities. This <a href="#">Use</a> 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"> <li>Public Education Services</li> <li>Private Education Services</li> </ul>	<b>New Use definition</b> 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.
<b>Special Event</b>	Means a <a href="#">development where</a> temporary activities 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"> <li>Special Event</li> <li>Carnivals</li> <li>Market (temporary)</li> </ul>	<b>Existing Use definition</b> 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
<b>Cemetery</b>	Means a <a href="#">development where</a> land is used primarily as landscaped open space for burying the deceased, and may include columbariums and mausoleums.	<ul style="list-style-type: none"> <li>Cemeteries</li> </ul>	<b>Existing Use definition</b>

			This definition is revised minimally for clarity.
<b>Detention Facility</b>	Means a <b>development with</b> 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"> <li>• Detention and Correction Services</li> </ul>	<b>Existing Use definition</b> This definition is minimally revised for clarity.
<b>Emergency Service</b>	Means a 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"> <li>• Protective and Emergency Services</li> </ul>	<b>Existing Use definition</b> This definition is minimally revised for clarity.
<b>Essential Utility</b>	Means a <b>development that provides</b> infrastructure <b>which</b> 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"> <li>• Essential Utility Service</li> </ul>	<b>Existing Use definition</b> 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.
<b>Health Care Facility</b>	Means a <b>development where</b> institutional facilities provide 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"> <li>• Extended Medical Treatment Services</li> </ul>	<b>Existing Use definition</b> This definition is minimally revised for clarity.
<b>Major Utility</b>	Means a development that provides utility infrastructure which is <b>likely to create major Nuisances</b> 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"> <li>• Major Impact Utility Services</li> </ul>	<b>Existing Use definition</b> This definition is minimally revised for clarity.
<b>Minor Utility</b>	Means a development that provides <b>utility</b> infrastructure which is likely to create minimal or no Nuisance.  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.	<ul style="list-style-type: none"> <li>• Minor Impact Utility Services</li> </ul>	<b>Existing Use definition</b> This definition is minimally revised for clarity.
<b>Recycling Drop-off Centre</b>	Means a <b>development where</b> municipally operated spaces are 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 materials 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"> <li>• Recycled Materials Drop off Centres</li> </ul>	<b>Existing Use definition</b> This definition is minimally revised for clarity.
<b>Transit Facility</b>	Means a development <b>that provides</b> 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"> <li>• Minor Impact Utility Services</li> <li>• <b>Train Station (regional)</b></li> </ul>	<b>New Use definition</b> This definition is intended to specifically define transit facilities and regulate its location and potential integration with other uses.

## Agricultural Uses

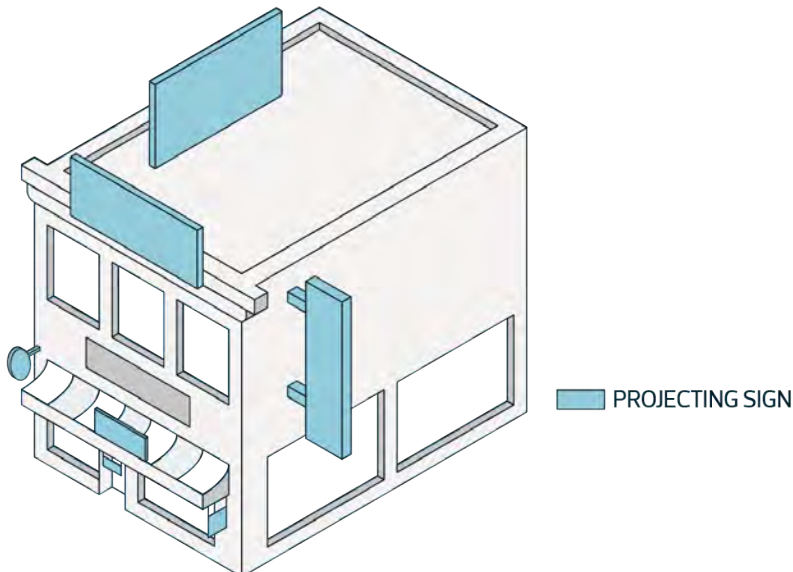
Use	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
<b>Agriculture</b>	Means farm activity associated with raising animals and production of dairy products, or growing crops, including grains, vegetables and fruits and other plants for economic gain as food, landscaping, fibre, or fuel 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"> <li>• Greenhouses, Plant Nurseries and Garden Centres (greenhouses)</li> <li>• Rural Farms</li> <li>• Recreational Acreage Farms</li> <li>• Small Animal Breeding and Boarding Establishments</li> </ul>	<b>Existing Use definition</b> 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

<p><b>Urban Agriculture</b></p>	<p>Means a development that involves growing fruits, vegetables, plants, or raising chickens or bees in urban areas for use beyond personal consumption. This activity may include the sale of agricultural products raised or grown on-site. This Use does not include Cannabis Production and Distribution.</p> <p>Typical examples include: community gardens, food gardens, Hen Enclosures, hydroponic or aquaponic systems, and vertical farms.</p>	<ul style="list-style-type: none"> <li>Greenhouses, Plant Nurseries and Garden Centres (greenhouses)</li> <li>Urban Outdoor Farms</li> <li>Urban Indoor Farms</li> </ul> <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>	<p><b>New Use definition</b></p> <p>This use is meant to differentiate from larger agricultural operations occurring in rural areas.</p> <p>This use is intended to support urban food production in the city.</p>
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## Sign Uses

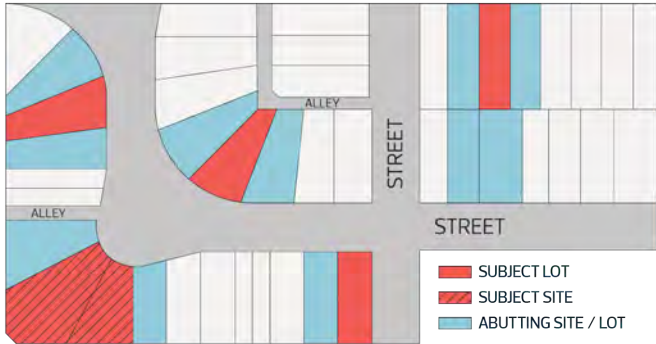
Uses	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
<p><b>Fascia Sign</b></p>	<p>Means a Wall Sign or a Window Sign that does not contain Digital Copy.</p> <p>Typical examples include business identification signs, window signs, billboards, posters or murals.</p>	<ul style="list-style-type: none"> <li>Fascia On-premises Signs</li> <li>Fascia Off-premises Signs</li> </ul>	<p><b>Revised Use definition</b></p> <p>This definition is revised to consolidate Fascia On-premises Sign and Fascia Off-premises Sign Use definitions and to improve readability and update defined terms.</p> <p>Whether a Sign can display on or off premises advertising will be regulated in the listed use section in the zone.</p> <p>Different regulations related to on and off premises advertising apply in the associated sign subsections.</p>
<p><b>Freestanding Sign</b></p>	<p>Means a Ground Sign that does not contain Digital Copy.</p> <p>Typical examples include pylon signs, monument signs, billboards, posters and neighbourhood identification signs.</p>	<ul style="list-style-type: none"> <li>Freestanding On-premises Signs</li> <li>Freestanding Off-premises Signs</li> </ul>	<p><b>Revised Use definition</b></p> <p>This definition is revised to consolidate the Freestanding On-premises Sign and Freestanding Off-premises Sign Use definitions. Whether a Sign can display on or off premises advertising will be regulated in the listed use section in the zones,</p> <p>Different regulations related to on and off premises advertising apply in the associated sign subsections.</p>
<p><b>Major Digital Sign</b></p>	<p>Means a Ground Sign or Wall Sign, generally used for short-term advertising, that contains Digital Copy and may include static images, moving effects, message transition effects, video images, or animation.</p> <p>Typical examples include digital billboards, digital posters and junior panels.</p>	<ul style="list-style-type: none"> <li>Major Digital Signs</li> </ul>	<p><b>Revised Use definition</b></p> <p>This definition is revised to improve readability and to update defined terms.</p> <p>Different regulations related to on and off premises advertising apply in the associated sign subsection.</p> <p>The 5 year permit duration limit has been relocated to the sign section.</p>
<p><b>Minor Digital Sign</b></p>	<p>Means a Ground Sign or Wall Sign, generally used for short-term advertising, that contains Digital Copy where the Message Duration is 6 seconds or more, and does not include moving effects, message transition effects, video images, or animation.</p> <p>Typical examples include digital billboards, digital posters and junior panels.</p>	<ul style="list-style-type: none"> <li>Minor Digital On-premises Signs</li> <li>Minor Digital Off-premises Signs</li> </ul>	<p><b>Revised Use definition</b></p> <p>This definition is revised to consolidate Minor Digital On-premises Signs, Minor Digital Off-premises Signs</p>

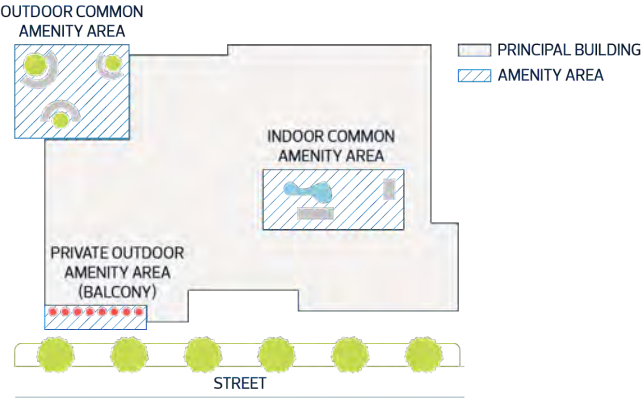


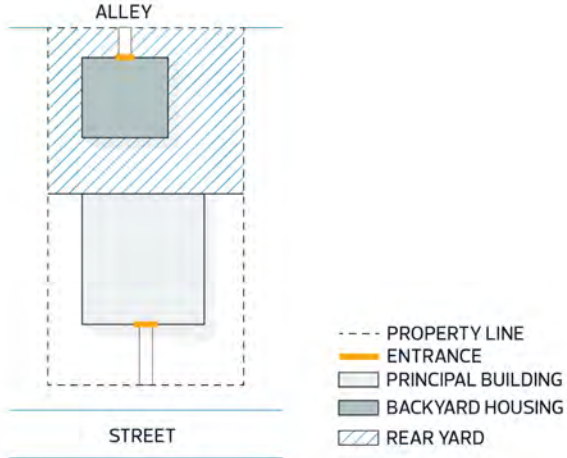
		<ul style="list-style-type: none"> <li>• Minor On-premises Off-premises Signs</li> </ul>	<p>and Minor On-premises Off-premises Sign Use definitions.</p> <p>Whether a Sign can display on or off premises advertising will be regulated in the listed use section in the zones.</p> <p>Different regulations related to on and off premises advertising apply in the associated sign subsections.</p> <p>The 5 year permit duration limit has been relocated to the sign section</p>
<p><b>Portable Sign</b></p>	<p>Means a Sign that is relocatable or removable from a Site, is used for short-term advertising, and is not anchored below ground level or to any surface.</p> <p>It does not contain Digital Copy.</p>	<ul style="list-style-type: none"> <li>• Temporary On-premises Signs</li> <li>• Temporary Off-premises Signs</li> </ul>	<p><b>Revised Use definition</b></p> <p>This defined term is updated to better align with the industry-used term for this format of sign. It is also revised to consolidate Temporary On-premises and Off-premises Sign Use definitions.</p> <p>Whether a Sign can display on or off premises advertising will be regulated in the listed use section in the zones.</p> <p>Different regulations related to on and off premises advertising apply in the associated sign subsections.</p>
<p><b>Projecting Sign</b></p>	<p>Means a Sign that projects more than 0.4 m from</p> <ul style="list-style-type: none"> <li>• a building Facade;</li> <li>• below or above the ceiling of a canopy or awning; or</li> <li>• extends above the eaveline or roofline.</li> </ul> <p>It does not contain Digital Copy.</p> <p>Typical examples include canopy and roof signs.</p> 	<ul style="list-style-type: none"> <li>• Projecting On-premises Signs</li> <li>• Projecting Off-premises Signs</li> <li>• Roof On-premises Signs</li> <li>• Roof Off-premises Signs</li> </ul>	<p><b>Revised Use definition</b></p> <p>This definition is revised to consolidate the Projecting On-premises Sign, Projecting Off-premises Sign, Roof On-premises Sign and Roof Off-premises Sign Use definitions.</p> <p>Different regulations apply when the sign projects from the building wall or above the roof, and when the sign displays on or off premises advertising in the sign subsections.</p>

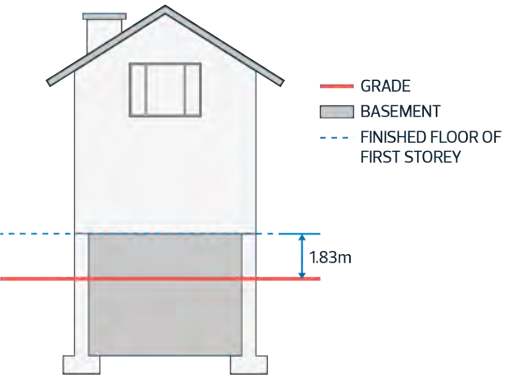
## 8.20 General Definitions

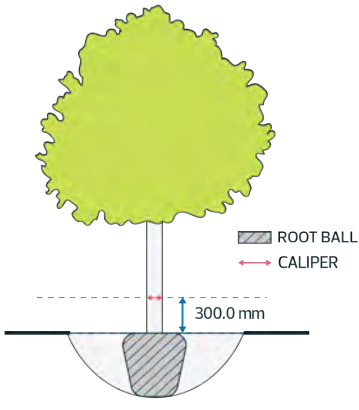
### Proposed General Definitions

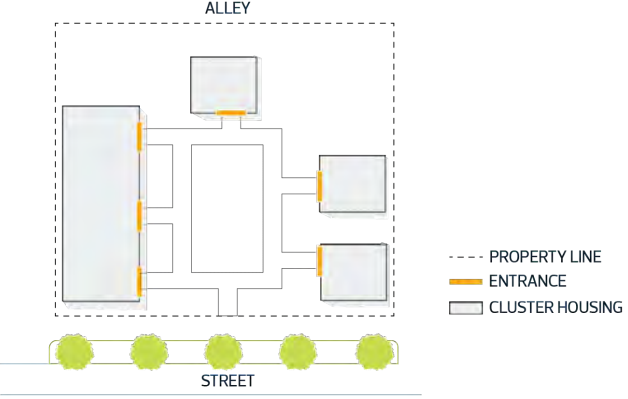
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Abandoned Sign</b>	means a Sign that has fallen into a state of disrepair, or a Sign that is not in a readable state.	<b>Abandoned Signs</b>	means any On-premises or Off-premises Sign that, have either intentionally or unintentionally been allowed to fall into a state of disrepair, or any Sign which is not in a readable state;	<b>Revised</b> This definition is proposed to be maintained with minor updates to language to improve readability.
<b>Abut</b>	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.  	<b>Abut or Abutting</b>	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;	<b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve readability.
<b>Accessory</b>	means a Use, building or structure that is naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same Lot or Site.	<b>Accessory</b>	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	<b>Revised</b> This definition is revised to add the word "structure".
<b>Additions to Reserves</b>	means the act of adding land to an existing Reserve land base of a First Nation.	-	-	<b>New definition</b> 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

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Alley</b>	means a narrow roadway generally intended to give access to the rear of buildings and parcels of land.	<b>Lane</b>	means an alley as defined in the Traffic Safety Act	<b>Revised</b> Updated term and language to improve clarity and to align with the Traffic Safety Act.
<b>Amenity Area</b>	<p>means:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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</li> <li>c. with respect to both Residential and non-Residential Uses, may include indoor or outdoor space, Platform Structures, Rooftop Terraces, and Accessory structures.</li> </ul> <p>Typical examples include a Common Amenity Area, a Private Outdoor Amenity Area, or a Public Amenity Area.</p> 	<b>Amenity Area</b>	<p>means:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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</li> <li>c. with respect to both Residential and non-Residential Uses, may include indoor or outdoor space, Platform Structures, Rooftop Terraces, and Accessory structures.</li> </ul>	<b>Transferred</b> This definition is proposed to be maintained with minor updates to format and language to improve readability.
<b>Architectural Elements</b>	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.	-	-	<b>New Definition</b>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Arterial Road</b></p>	<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 identified in Bylaw 15101, as amended.</p>	-	-	<p><b>New Definition</b> This is a new definition that identifies a specific road typology as detailed in the Complete Streets Design and Construction Guidelines. Certain development regulations apply depending on the Abutting road typology. The road typology can be verified on <a href="http://maps.edmonton.ca">maps.edmonton.ca</a></p>
<p><b>Backyard Housing</b></p>	<p>means a housing arrangement consisting of 1 or more Dwellings that is located wholly within the Rear Yard of a Residential Site.</p> 	<p><b>Garden Suite</b></p>	<p>means an Accessory building containing a Dwelling which is located separate from the principal Use which is Single Detached Housing, Semi-detached Housing, or Multi-unit Housing in the form of row housing. This Use includes Mobile Homes that conform to Section 78 of this Bylaw. This Use does not include Secondary Suites.</p>	<p><b>New general definition</b> Replaces the Garden Suite use with a new general definition that describes the dwelling in relation to its location in the backyard, instead of its relationship with a principal dwelling. Backyard housing is defined as a housing arrangement rather than a building type because it is defined by where it is located.</p>
<p><b>Banner Sign</b></p>	<p>means a Temporary Sign that is constructed of non-rigid material capable of being displayed without the use of a flag pole.</p>	-	-	<p><b>New Definition</b> This definition is required to enable this type of sign on a site without a development permit provided certain criteria are met.</p>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Bare Land Condominium</b>	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.	<b>Bare Land Condominium</b>	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.	<b>Transferred</b> This definition is proposed to be maintained.
<b>Bare Land Condominium Unit</b>	means a bare land unit as defined in the Condominium Property Act, SA 2000, c. C-22.	<b>Bare Land Condominium Unit</b>	means a bare land unit as defined in the Condominium Property Act, RSA 2000, c. C-22.	<b>Transferred</b> This definition is proposed to be maintained.
<b>Barrier-free</b>	<p>means an absence of obstacles, allowing people with physical, cognitive or sensory impairments safer or easier access to Pathways, open spaces, amenities, facilities, services or activities.</p> <p>Typical examples of obstacles include doorways that project into a Barrier-free path and a lack of access between building floors.</p>	-	-	<b>New Definition</b> This definition is adapted from the City of Edmonton Access Design Guide.
<b>Basement</b>	<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> 	<b>Basement</b>	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;	<b>Revised</b> This definition is proposed to be maintained with revisions to improve readability.
<b>Bike Parking Space</b>	<p>means a space designed for parking a bike in an orderly and secure manner. A Bike Parking Space can be in the form of Short Term Bike Parking or Long Term Bike Parking.</p> <p>A Bike Parking Space can be designed to secure a bike horizontally where the bike is oriented parallel to the ground or vertically, where the bike is oriented perpendicular to the ground.</p>	<b>Bicycle Parking</b>	<p>means a space designed for the securing of one or more bicycles in an orderly fashion. Bicycle Parking can be either:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<b>Revised</b> This definition is required as a general reference to bike parking space requirements and to clarify that a bike parking space can be either horizontal or vertical.

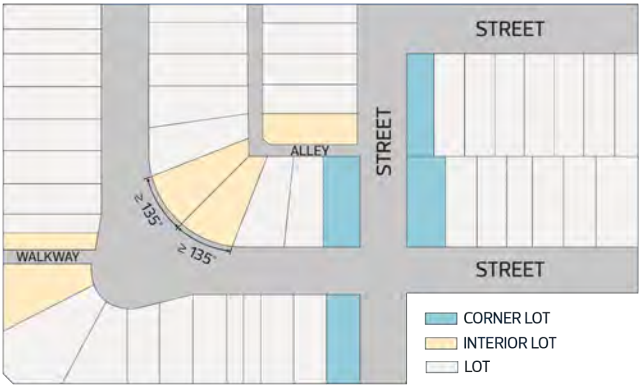
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Bylaw Enforcement Officer</b>	means an individual appointed as a Bylaw Enforcement Officer, pursuant to the Enforcement Bylaw, Bylaw 16368.	<b>Bylaw Enforcement Officer</b>	means an individual appointed as a bylaw enforcement officer, pursuant to the Enforcement Bylaw, Bylaw 16368;	<b>Transferred</b> This definition is proposed to be maintained.
<b>Caliper</b>	<p>means the trunk diameter of a tree measured at a point 300.0 mm above the top of the root ball.</p> 	<b>Caliper</b>	means the trunk diameter of a tree measured at a point 300.0 mm above the top of the root ball;	<b>Transferred</b> This definition is proposed to be maintained.
<b>Cannabis</b>	<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> <p>a. Cannabis includes:</p> <ol style="list-style-type: none"> <li>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.</li> <li>ii. any substance or mixture of substances that contains or has on it any part of such a plant;</li> <li>iii. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.</li> </ol> <p>b. Despite Subsection (a) of this definition, Cannabis does not include:</p> <ol style="list-style-type: none"> <li>i. a non-viable seed of a cannabis plant;</li> <li>ii. a mature stalk, without any leaf, flower, seed or branch, of such plant;</li> <li>iii. fibre derived from a stalk referred in Subsection (b)(ii) of this definition; and</li> <li>iv. the root or any part of the root of such a plant.</li> </ol>	<b>Cannabis</b>	<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> <p>a. Cannabis includes:</p> <ol style="list-style-type: none"> <li>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.</li> <li>ii. any substance or mixture of substances that contains or has on it any part of such a plant;</li> <li>iii. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.</li> </ol> <p>b. Notwithstanding subsection (a) of this definition, Cannabis does not include:</p> <ol style="list-style-type: none"> <li>i. a non-viable seed of a cannabis plant;</li> <li>ii. a mature stalk, without any leaf, flower, seed or branch, of such plant;</li> <li>iii. fibre derived from a stalk referred in subsection (b)(ii) of this definition; and</li> <li>iv. the root or any part of the root of such a plant</li> </ol>	<b>Transferred</b> This definition is proposed to be maintained.

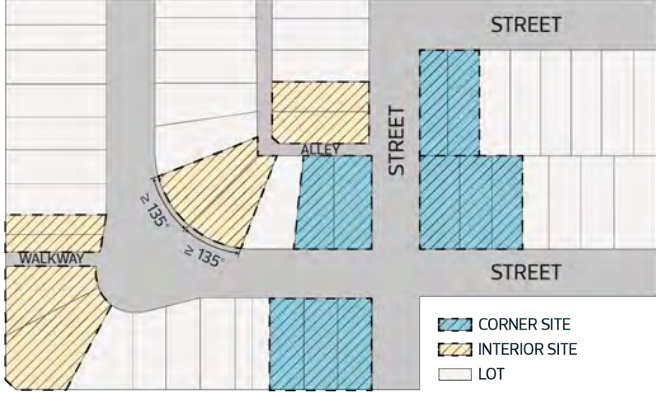
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Cannabis Production and Distribution</b></p>	<p>means a Minor Industrial development that is used mainly for 1 or more of the following Cannabis-related activities:</p> <ul style="list-style-type: none"> <li>a. producing, cultivating, or growing Cannabis;</li> <li>b. processing raw Cannabis materials;</li> <li>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;</li> <li>d. storing or shipping materials, goods and products made from Cannabis; or</li> <li>e. distributing or selling materials, goods and products made from Cannabis to Cannabis Retail Stores or to individual customers.</li> </ul>	<p><b>Cannabis Production and Distribution</b></p>	<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"> <li>a. the production, cultivation, and growth of Cannabis;</li> <li>b. the processing of raw materials;</li> <li>c. the making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products;</li> <li>d. the storage or transshipping of materials, goods and products; or</li> <li>e. the distribution and sale of materials, goods and products to Cannabis Retail Sales stores or to individual customers.</li> </ul>	<p><b>Revised</b> This definition is proposed to be maintained with revisions to improve readability.</p>
<p><b>Cluster Housing</b></p>	<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, private roadways, Amenity Areas, or maintenance areas that are shared. <b>This does not include Backyard Housing.</b></p> 	<p><b>Multi-unit Projects</b></p>	<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>	<p><b>Revised</b> Replaces the Multi-unit Project Development definition. The new term removes potential confusion with the new Multi-unit Housing definition. <b>The definition is revised to exclude Backyard Housing to make clear that they are two different housing arrangements and that regulations related to cluster housing do not apply to backyard housing.</b></p>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Collector Road</b>	means a Street that primarily provides neighbourhood travel between Local Roads and Arterial Roads, which may also include direct vehicle access to Abutting Sites.	-	-	<b>New Definition</b> This is a new definition that identifies a specific road typology as detailed in the Complete Streets Design and Construction Guidelines. Certain development regulations apply depending on the Abutting road typology. The road typology can be verified on maps.edmonton.ca.
<b>Commercial Frontage</b>	means a development that has non-Residential Uses located at ground level and oriented towards the Street.  Where described as a Modifier in a regulation, this is represented with the letters “cf” on the Zoning Map.	-	-	<b>New definition</b> This new definition is used to prescribe where non-residential uses are required on the ground floor. The commercial frontage modifier is proposed for use in the draft (MU) Mixed Use Zone.
<b>Commercial Vehicle</b>	means a vehicle that is intended or designed for commercial purposes or is used for commercial purposes.	-	-	<b>New definition</b> This definition is transferred from S.45.2, which is currently written as a regulation in Zoning Bylaw 12800.
<b>Common Amenity Area</b>	means an Amenity Area that provides communal space for the active or passive recreation and enjoyment of all occupants of a Residential development.	<b>Common Amenity Area</b>	means communal space provided for the active or passive recreation and enjoyment of all occupants of a residential development.	<b>Transferred</b> This definition is proposed to be maintained.


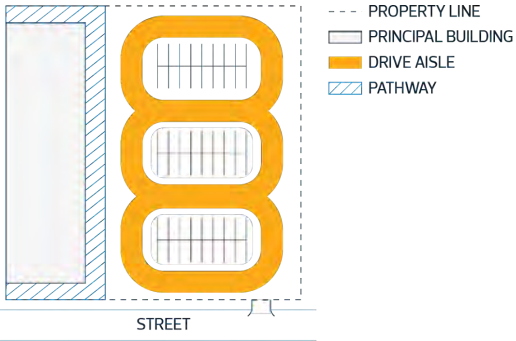


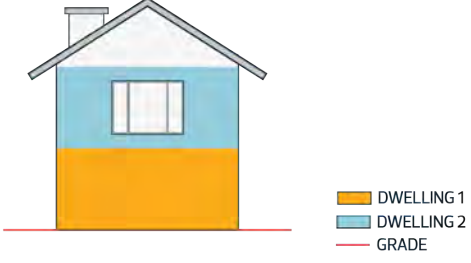
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Comprehensive Sign Design Plan</b>	means a comprehensive plan for Signs that specifies the Use, size, type, illumination, Height, design, location and number of Signs on a building or Site.	-	-	<b>New Definition</b> 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.
<b>Condominium Property Act</b>	means the Condominium Property Act, R.S.A. 2000, c. C 22, as amended.	<b>Act or Municipal Government Act</b>	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;	<b>Revised</b> These definitions have been split for easy reference and for clarity.
<b>Copy</b>	means the letters, graphics or characters that make up the message on the Sign face.	<b>Copy</b>	means the letters, graphics or characters that make up the message on the Sign face.	<b>Transferred</b> This definition is proposed to be maintained.
<b>Copy Area</b>	means the total area of 1 or more geometric shapes that contain all of the Copy on a Sign.	<b>Copy Area</b>	means the total area of one or more geometric shapes, which contain all of the Copy on a Sign.	<b>Transferred</b> 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><b>Corner Lot</b></p>	<p>means a Lot that is:</p> <ol style="list-style-type: none"> <li>located at the intersection of 2 Streets, if the angle of the intersection is less than 135 degrees; or</li> <li>Abutting a Street that is curved less than 135 degrees where it Abuts the Lot, in compliance with <u>Section 5.130</u>.</li> </ol> 	<p><b>Corner Lot</b></p>	<p>means:</p> <ol style="list-style-type: none"> <li>a Lot located at the intersection of two public roadways, other than Lanes; or</li> <li>a Lot located abutting a public roadway, other than a Lane, which changes direction at any point where it abuts the Lot;</li> </ol> <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><b>Revised</b></p> <p>This definition is proposed to be maintained with updates to language to improve readability.</p>

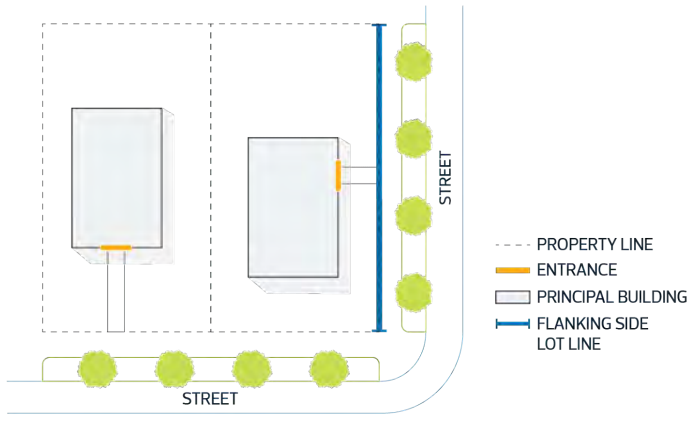
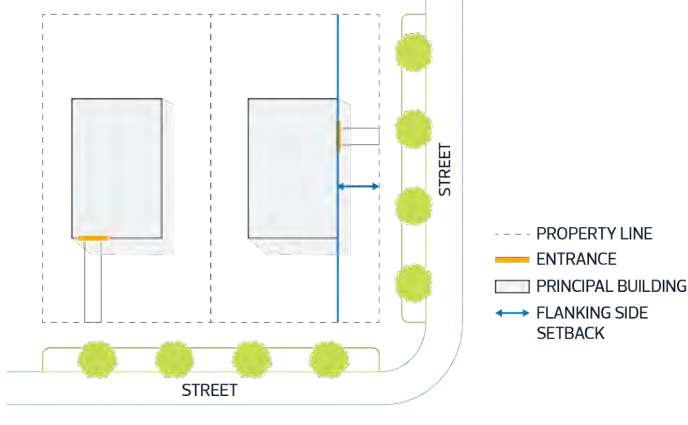
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Corner Site</b></p>	<p>means a Site where at least 1 Lot is a Corner Lot.</p> 	<p><b>Corner Site</b></p>	<p>means an area of land consisting of one or more adjacent Lots where at least one Lot is:</p> <ul style="list-style-type: none"> <li>a. located at the intersection of two public roadways, other than Lanes; or</li> <li>b. abuts a public roadway, other than a Lane, which changes direction at any point where it abuts the Site;</li> </ul> <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><b>Revised</b> This definition is proposed to be maintained with updates to language to improve readability.</p>
<p><b>Council</b></p>	<p>means the Council of the Municipal Corporation of the City of Edmonton.</p>	<p><b>Council</b></p>	<p>means the Council of the Municipal Corporation of the City of Edmonton;</p>	<p><b>Transferred</b> This definition is proposed to be maintained.</p>
<p><b>Dangerous Goods</b></p>	<p>means products, materials or substances that are:</p> <ul style="list-style-type: none"> <li>a. regulated by the Transportation of Dangerous Goods Regulations SOR/2001-286, as amended; or</li> <li>b. classified as controlled products under the Hazardous Products Regulations SOR/2015-17, as amended;</li> </ul> <p>that are produced, processed, handled, used or disposed of on a Site.</p>	<p><b>Dangerous Goods</b></p>	<p>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.</p>	<p><b>Revised</b> This definition is proposed to be revised to align with the National Fire Code of Canada - Alberta Edition 2019 definition of dangerous goods.</p>
<p><b>Density</b></p>	<p>means, when used in reference to Residential development, the number of Dwellings on a Site, expressed as Dwellings per hectare.</p> <p>Density is calculated by dividing the number of Dwellings on a Site by the Site's area. For the purposes of calculating Density, each Sleeping Unit is considered a Dwelling.</p>	<p><b>Density</b></p>	<p>means, when used in reference to Residential and Residential-Related development, the number of Dwellings on a Site expressed as Dwellings per hectare;</p>	<p><b>Transferred</b> This definition is proposed to be maintained with updates to language to improve readability.</p>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Development Permit</b>	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 of Edmonton, and includes the plans and conditions of approval.	<b>Development Permit</b>	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;	<b>Transferred</b> This definition is proposed to be maintained.
<b>Development Planner</b>	means the development authority, pursuant to the City Administration Bylaw, Bylaw 16620.	<b>Development Officer</b>	shall be the development authority, pursuant to the City Administration Bylaw, Bylaw 16620;	<b>Revised</b> 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.
<b>Digital Copy</b>	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.	<b>Digital Copy</b>	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.	<b>Transferred</b> This definition is proposed to be maintained.
<b>Directional Sign</b>	means a Sign providing direction to pedestrian or vehicle traffic. Typical examples include exit and parking Signs.	<b>Directional Sign</b>	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.	<b>Revised</b> This definition is proposed to be maintained with updates to language to improve readability.
<b>Discretionary Development</b>	means a development that meets the criteria in Subsection 3.4 of <a href="#">Section 7.110</a> of this Bylaw.	-	-	<b>New Definition</b> This definition is proposed to distinguish this term from Discretionary Uses.

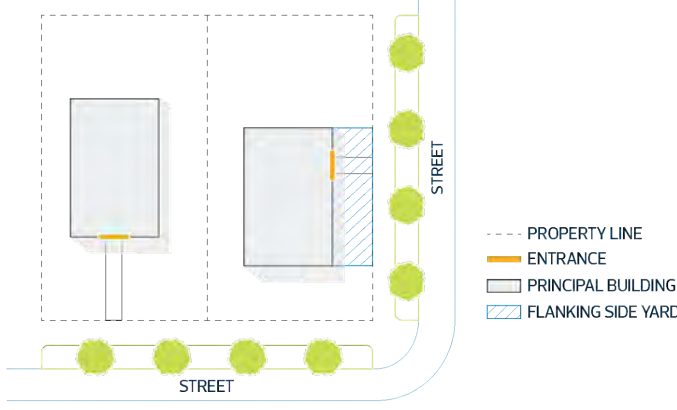
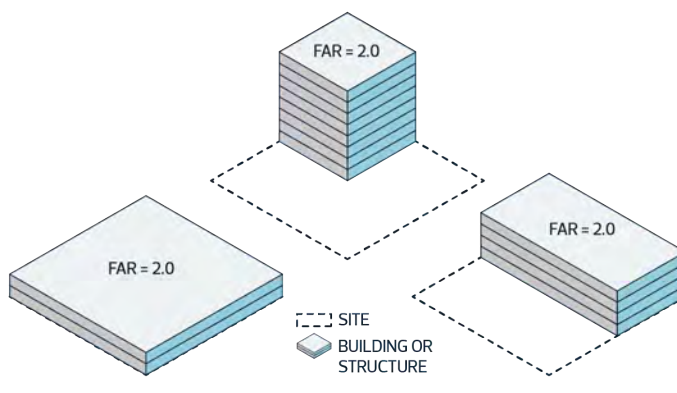
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Discretionary Uses</b>	means those uses of land, buildings or structures for which Development Permits may be issued only at the discretion of the Development Planner.	<b>Discretionary Uses</b>	means those uses of land, buildings or structures for which Permits may be issued only at the discretion of the Development Officer;	<b>Transferred</b> This definition is proposed to be maintained with minor language updates.
<b>Dormer</b>	means an extension of a room that projects vertically beyond the plane of a sloped roof, typically to allow for a window opening into the room.	<b>Dormer</b>	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.	<b>Revised</b> As a result of feedback, this definition is proposed to be maintained. A small revision is proposed to accommodate instances where dormers do not include window openings.
<b>Double Fronting Site</b>	means a Site that Abuts 2 Streets that are parallel or nearly parallel. 	<b>Double Fronting Site</b>	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;	<b>Transferred</b> This definition is proposed to be maintained with an update to language.
<b>Drive Aisle</b>	means the area that provides circulation for vehicles within Parkades or Surface Parking Lots, and does not include a Street, Pathway, or vehicle access. 			<b>New Definition</b> This new definition is added to distinguish the lanes that provide circulation within surface parking lots from pathways and vehicle access points to a site. This distinction is helpful because surface parking lots are often prohibited from being in required setbacks, but vehicle accesses are not.

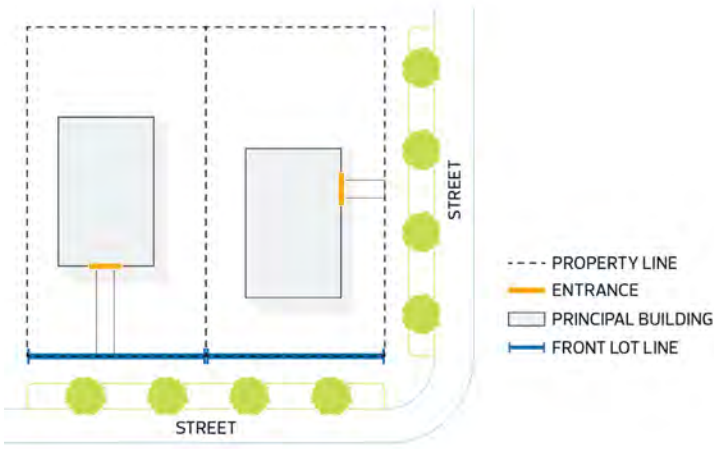
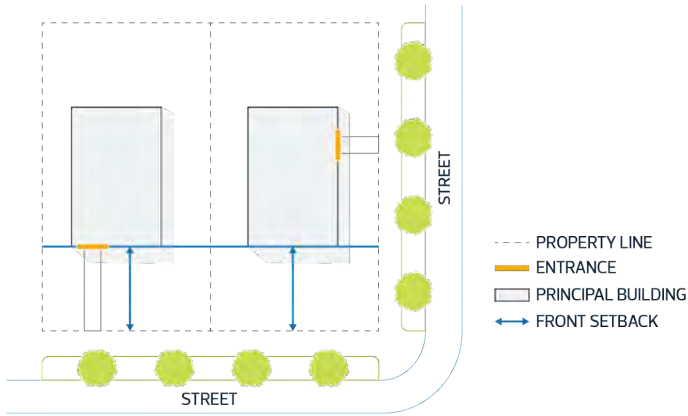
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Drive-through Services</b></p>	<p>means an activity associated with a Use which provides rapid customer service to people within a motor vehicle.</p>	-	-	<p><b>New definition</b> This definition is new and describes the portion of any business that includes drive-through service.</p> <p>This will be used to regulate parts of the development such as the drive-through aisle.</p> <p>This definition is proposed to be revised because "Accessory" as a defined term can only be used for a building, use, or structure.</p>
<p><b>Driveway</b></p>	<p>means an area that provides vehicle access to the Garage or Parking Area of a small scale Residential development from a Street, Alley, or private roadway. A Driveway does not include a Pathway.</p>  <p>The diagram shows a property line (dashed line) enclosing a building (grey rectangle) and a driveway (orange rectangle). The driveway provides access from a street (labeled 'STREET') to the building. A legend indicates: Dotted line for PROPERTY LINE, Orange for DRIVEWAY, and Grey for BUILDING.</p>	<p><b>Driveway</b></p>	<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>	<p><b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.</p> <p>This definition is revised to clarify that this term is only used in the context of small scale residential development.</p>
<p><b>Duplex Housing</b></p>	<p>means a building where 1 principal Dwelling is placed over another principal Dwelling, in whole or in part, within a single building. Each principal Dwelling has separate and individual access. This does not include Semi-detached Housing.</p>  <p>The diagram shows a cross-section of a building with two dwellings stacked vertically. The bottom dwelling is orange and the top dwelling is blue. A red line indicates the ground level (GRADE). A legend indicates: Orange for DWELLING 1, Blue for DWELLING 2, and Red for GRADE.</p>	<p><b>Duplex Housing</b></p>	<p>means development consisting of a building that contains two principal Dwellings, with one of those Dwellings placed over the other in whole or in part. Each principal Dwelling has separate and individual access, not necessarily directly to ground level. This Use does not include Semi-detached Housing.</p>	<p><b>New general definition</b> Replaces the Duplex Housing Use with a general definition.</p>

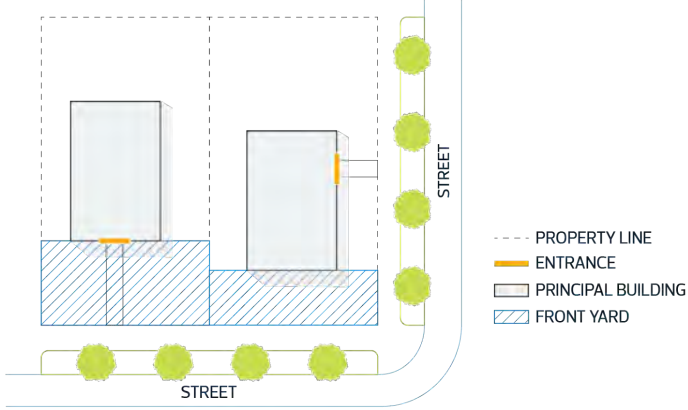
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Dwelling</b>	means a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, and kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.	<b>Dwelling</b>	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  a Sleeping Unit, for the purposes of calculating Density for Supportive Housing or Lodging House Uses;	<b>Revised</b> This definition is proposed to be maintained with updates to language to improve clarity.
<b>Zoning Bylaw</b>	means a land use bylaw, as that term is used in the Municipal Government Act.	<b>Edmonton Zoning Bylaw</b>	means a land use bylaw, as that term is used in the Municipal Government Act;	<b>Transferred</b> This definition is proposed to be maintained.
<b>Environmental Protection and Enhancement Act</b>	means the Environmental Protection and Enhancement Act, R.S.A. 2000, c. E-12, as amended.	-	-	<b>New definition</b> This definition is currently within the Act or Municipal Government Act definition. A separate definition for this Act is proposed for improved clarity.
<b>External Illumination</b>	means an external light source directed to illuminate the exterior surface of a Sign.	-	-	<b>New definition</b>
<b>Facade</b>	means any exterior outward face of a building measured from corner to corner.	<b>Façade</b>	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.	<b>Transferred</b> This definition is proposed to be maintained with updates to language to improve clarity. This definition is revised in response to engagement feedback to clarify that a building can have more than one facade. For example, a square building has 4 Facades.
<b>Fence</b>	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.	<b>Fence</b>	means a structure constructed at ground level, used to prevent or restrict passage, provide visual screening, noise attenuation, Landscaping, or to mark a boundary.	<b>Transferred</b> 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
<b>Flag</b>	means a piece of cloth or similar material, typically oblong or square, attachable by one edge to a pole or rope that displays the symbol, emblem, or Logo of a country, province, municipality, or institution.	-	-	<b>New definition</b> This definition is required in order to exempt country and institutional flags from requiring a development permit.
<b>Flag Sign</b>	means a Ground Sign made of a piece of cloth or similar material typically attached on 1 side to a pole or rope that is used for advertising the symbol, emblem, or Logo of a business. This does not include Flags, or Banners.	-	-	<b>New definition</b> This definition is new and required to exempt flag signs from requiring a development permit in certain contexts.
<b>Flanking Side Lot Line</b>	means a Lot line, other than a Front Lot Line, that Abuts a Street on a Corner Site. 	<b>Side Lot Line</b>	means the property line of a lot other than a Front Lot Line or Rear Lot Line.	<b>Revised</b> This proposed definition distinguishes a side lot line facing a street from a side lot line facing a property.
<b>Flanking Side Setback</b>	means the distance that a development or a specified portion of a development must be from a Flanking Side Lot Line. A Flanking Side Setback is not a Flanking Side Yard. 	<b>Side Setback</b>	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.	<b>Revised</b> This proposed definition distinguishes a side setback facing a street from an interior side setback facing a property on a corner site.

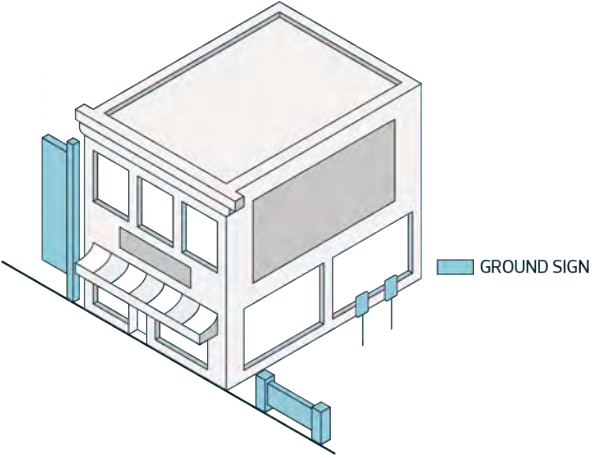


Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Flanking Side Yard</b></p>	<p>means the portion of a Site Abutting the Flanking Side Lot Line extending between the Front Yard and the Rear Yard. A Flanking Side Yard is located between a Flanking Side Lot Line and the nearest wall of a principal building, not including projections.</p>  <p>The diagram shows a site with a principal building and a flanking side yard. A dashed line indicates the property line. A legend identifies: PROPERTY LINE (dashed line), ENTRANCE (orange line), PRINCIPAL BUILDING (grey rectangle), and FLANKING SIDE YARD (hatched area). The flanking side yard is shown between the principal building and a street.</p>	<p><b>Side Yard</b></p>	<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><b>Revised</b> This proposed definition distinguishes a yard facing a street from an interior yard on a corner site.</p>
<p><b>Flanking Street</b></p>	<p>means a Street Abutting a Flanking Side Lot Line.</p>	<p>-</p>	<p>-</p>	<p><b>New Definition</b></p>
<p><b>Floor Area</b></p>	<p>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.</p>	<p><b>Floor Area</b></p>	<p>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;</p>	<p><b>Transferred</b> This definition is proposed to be maintained with "total" removed, as this term is also used to regulate Floor Areas for individual business premises.</p>
<p><b>Floor Area Ratio (FAR)</b></p>	<p>means a building or structure's Floor Area in relation to the total area of the Site that the building is located on, excluding:</p> <ol style="list-style-type: none"> <li>Basement areas used exclusively for storage or service to the building, or as a Secondary Suite;</li> <li>underground Parking Areas within Parkades;</li> <li>Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development; and</li> <li>indoor Common Amenity Area.</li> </ol>  <p>The diagram shows a site with three buildings. Each building is labeled with FAR = 2.0. A legend identifies: SITE (dashed line) and BUILDING OR STRUCTURE (solid line).</p> <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>	<p><b>Floor Area Ratio</b></p>	<p>means the numerical value of the Floor Area of the building or structure relative to the Site upon which it is located, excluding:</p> <ul style="list-style-type: none"> <li>Basement areas used exclusively for storage or service to the building, or as a Secondary Suite;</li> <li>Parking Areas below ground level;</li> <li>Walkways required by the Development Officer;</li> <li>Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development, divided by the area of the Site; and</li> <li>indoor Common Amenity Area, divided by the area of the Site.</li> </ul>	<p><b>Transferred</b> 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.</p>

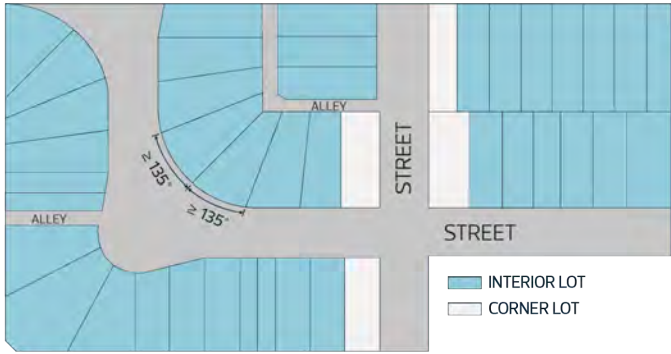
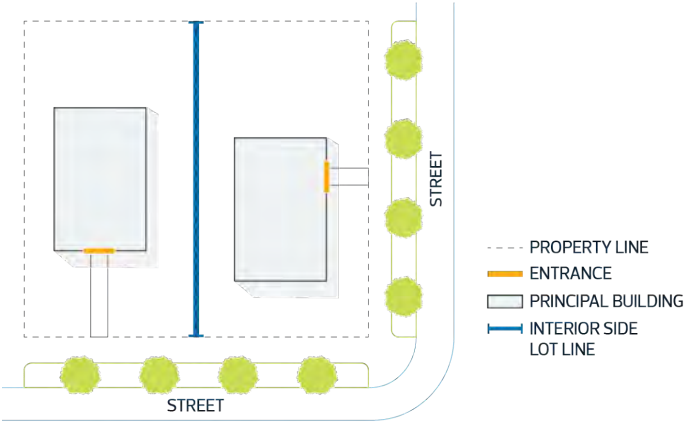
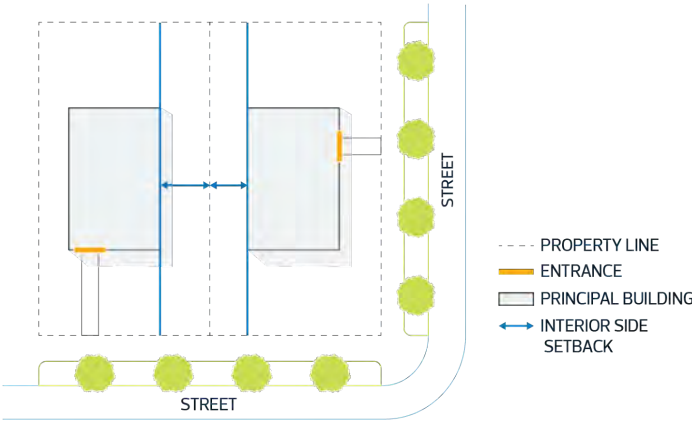
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Floor Plate</b>	means the Floor Area of a Storey.	<b>Floor Plate</b>	means the total floor area of a Storey within a building or structure contained within the outside surface of the exterior walls, provided that in the case of a wall containing windows, the glazing line of windows may be used.	<b>Transferred</b> This definition is proposed to be maintained with updates to language to simplify and improve clarity.
<b>Front Lot Line</b>	<p>means:</p> <ul style="list-style-type: none"> <li>a. the Lot line separating a Lot from an Abutting Street;</li> <li>b. in the case of a Corner Lot, the Front Lot Line is the shorter of the property lines Abutting a Street;</li> <li>c. 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 <a href="#">Section 5.130</a>, and the 2 points at the endpoints of that Lot line; or</li> <li>d. 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.</li> </ul> 	<b>Front Lot Line</b>	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.	<b>Revised</b> This definition has been updated for format and language to improve clarity. <i>Direction on how to determine the Front Lot Line for Reverse Housing has been moved back into the definition from the Unique Lot Conditions Section for clarity and ease of use.</i>
<b>Front Setback</b>	<p>means the distance that a development or a specified portion of a development, must be from a Front Lot Line. A Front Setback is not a Front Yard.</p> 	<b>Front Setback</b>	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;	<b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.

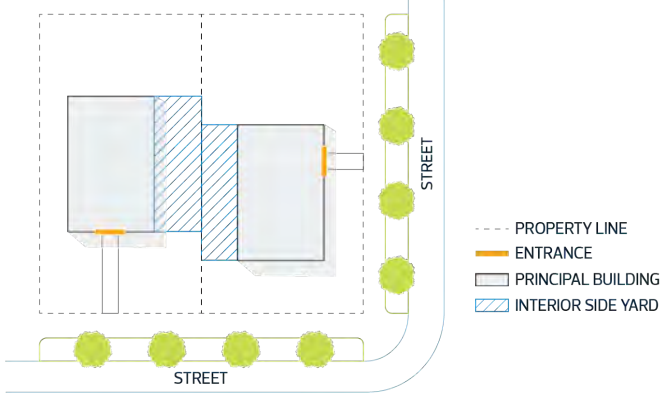
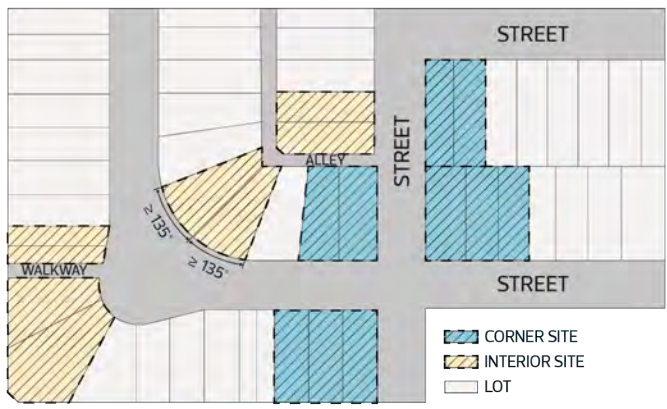
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Front Yard</b></p>	<p>means the portion of a Site Abutting the Front Lot Line extending across the full width of the Site, between the Front Lot Line and the nearest wall of the principal building, not including projections.</p>  <p>The diagram illustrates a property layout with a principal building and an entrance. A dashed line represents the property line. The area between the property line and the building is shaded and labeled as the front yard. The entrance is marked with an orange line. The street is shown at the bottom and right sides of the property.</p>	<p><b>Front Yard</b></p>	<p>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;</p>	<p><b>Transferred</b> This definition is proposed to be maintained with minor language updates to improve clarity</p>
<p><b>Frontage</b></p>	<p>means the total linear distance measured along the length of all Lot lines that Abut a Street.</p>	<p><b>Frontage</b></p>	<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>	<p><b>Transferred</b> This definition is proposed to be maintained with updates to language for simplicity and to improve clarity.</p>
<p><b>Garage</b></p>	<p>means an Accessory building, or part of a principal building, designed and used primarily to store vehicles and includes carports. A Garage does not contain a Drive Aisle.</p>	<p><b>Garage</b></p>	<p>means an Accessory building, or part of a principal building designed and used primarily for the storage of motor vehicles and includes a carport;</p>	<p><b>Transferred</b> 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.</p>
<p><b>Grade</b></p>	<p>means a geodetic elevation from which the Height of a building or structure is measured, calculated in compliance with <a href="#">Section 5.90</a>.</p>	<p><b>Grade</b></p>	<p>means a geodetic elevation from which the Height of a structure is measured, calculated in accordance with Section 52.</p>	<p><b>Transferred</b> This definition is proposed to be maintained.</p>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Green Building</b>	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.	<b>Green Buildings</b>	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;	<b>Transferred</b> This definition is proposed to be maintained.
<b>Green Parking Lot</b>	means a Surface Parking Lot with limited Impermeable 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.	<b>Green Parking Lots</b>	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;	<b>Transferred</b> This definition is proposed to be maintained.
<b>Green Roof</b>	means the installation of vegetated roofs and site/building systems that either reduce the amount of stormwater runoff and/or reuse stormwater 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.	<b>Green Roof</b>	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;	<b>Transferred</b> This definition is proposed to be maintained.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Grocery Store</b>	means an Indoor Sales and Services business that primarily sells a range of fresh or packaged food products in a retail store. Other household items may also be sold.	-	-	<b>New definition</b> This activity was previously regulated through “General Retail Store”. This definition will be used to apply specific regulations to this activity that would not apply to other types of Indoor Sales and Services.
<b>Ground Floor</b>	means the first Storey.	-	-	<b>New definition</b> This definition is intended to add clarity for regulations for aspects of development on the ground floor.
<b>Ground Sign</b>	means a Sign supported independently of a building. 	<b>Freestanding Signs</b>	means a Sign supported independently of a building.	<b>Revised</b> This definition is proposed to be revised with a new name.
<b>Hard Surfaced</b>	means ground that is covered with a durable, dust-free material constructed of permeable or Impermeable Material. Typical examples include concrete, asphalt, pavers, or similar material.	<b>Hardsurfac ed</b>	means the ground is covered with a durable, dust-free material constructed of impermeable or permeable concrete, asphalt, pavers, or similar material	<b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.
<b>Height</b>	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.	<b>Height</b>	means a vertical distance between 2 points.	<b>Revised</b> This definition is proposed to be revised to include how a height modifier would be represented on the Zoning Map.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Hen Enclosure</b>	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.	<b>Hen Enclosure</b>	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	<b>Transferred</b> This definition is proposed to be maintained.
<b>Historical Resources Act</b>	means the Historical Resources Act, R.S.A. 2000, c. H-9, as amended.	-	-	<b>New definition</b> This definition is currently within the Act or Municipal Government Act definition. A separate section for this Act is proposed for improved clarity.
<b>Home Based Child Care</b>	means a Home Based Business intended to provide temporary care and supervision for children.	<b>Home Based Child Care</b>	means a Major Home Based Business development, located within a Dwelling, intended to provide temporary care and supervision for children.	<b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.
<b>Identification Sign</b>	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.	<b>Identification Signs</b>	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.	<b>Transferred</b> This definition is proposed to be maintained with updates to language to improve clarity.
<b>Impermeable Material</b>	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, and wood decking with spaced boards.	<b>Impermeable Material</b>	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.	<b>Transferred</b> This definition is proposed to be maintained with updates to language to improve clarity.

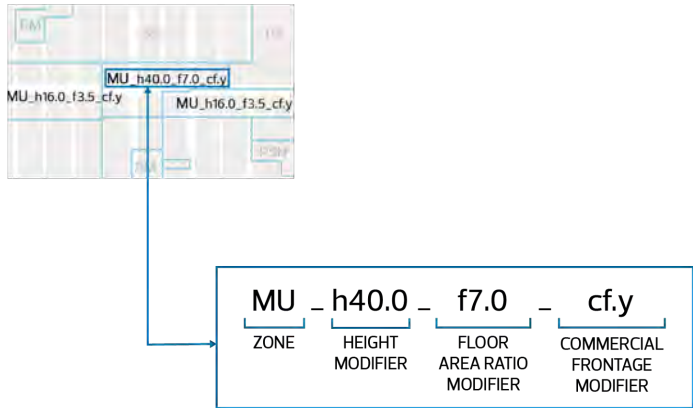
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Inclusive Bike Parking</b></p>	<p>means a horizontal bike parking space that accommodates non-standard bikes, or spaces for bikes that are difficult to lift. Typical examples of non-standard bikes include cargo bikes, fat tire bikes, e-bikes, handcycles, or bikes with trailers.</p>	-	-	<p><b>New definition</b> 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.</p>
<p><b>Interior Lot</b></p>	<p>means a Lot other than a Corner Lot.</p> 	<p><b>Interior Lot</b></p>	<p>means any Lot other than a Corner Lot;</p>	<p><b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.</p>
<p><b>Interior Side Lot Line</b></p>	<p>means the Lot line other than a Front Lot Line, Flanking Side Lot Line or Rear Lot Line.</p> 	<p><b>Side Lot Line</b></p>	<p>means the property line of a lot other than a Front Lot Line or Rear Lot Line;</p>	<p><b>Revised</b> Updated term to distinguish a Side Lot Line Abutting another Lot from a Lot Line Abutting a Flanking Side Lot Line.</p>
<p><b>Interior Side Setback</b></p>	<p>means the distance that a development or a specified portion of a development must be from an Interior Side Lot Line. An Interior Side Setback is not an Interior Side Yard.</p> 	<p><b>Side Setback</b></p>	<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><b>Revised</b> Updated term to distinguish a Setback from from an Abutting Lot from a Setback Abutting flanking Street on a Corner lot or site.</p>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Interior Side Yard</b></p>	<p>means the portion of a Site Abutting an Interior Side Lot Line extending between the Front Yard and the Rear Yard. 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>--- PROPERTY LINE          — ENTRANCE          ■ PRINCIPAL BUILDING          ▨ INTERIOR SIDE YARD</p>	<p><b>Side Yard</b></p>	<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><b>Revised</b>                  Updated term to distinguish a Side Yard Abutting another Site from a Side Yard Abutting a Flanking Side Yard.</p>
<p><b>Interior Site</b></p>	<p>means a Site other than a Corner Site.</p>  <p>■ CORNER SITE          ▨ INTERIOR SITE          □ LOT</p>	<p><b>Interior Site</b></p>	<p>means any Site other than a Corner Site;</p>	<p><b>Transferred</b>                  This definition is proposed to be maintained with minor updates to language to improve clarity.</p>
<p><b>Landscape Buffer</b></p>	<p>means a Landscaped area where additional planting is required to provide screening or minimize building massing, privacy impacts, or a Nuisance.</p>	<p>-</p>	<p>-</p>	<p><b>New definition</b>                  This definition is added for clarity.</p>
<p><b>Landscaping</b></p>	<p>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:</p> <ol style="list-style-type: none"> <li>soft landscaping elements such as trees, shrubs, plants, lawns, gardens, and ornamental plantings;</li> <li>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</li> <li>architectural elements such as decorative Fencing, walls, and sculpture.</li> </ol>	<p><b>Landscaping</b></p>	<p>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:</p> <ol style="list-style-type: none"> <li>soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings;</li> <li>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</li> <li>architectural elements such as decorative Fencing, walls and sculpture;</li> </ol>	<p><b>Transferred</b>                  This definition is proposed to be maintained with minor updates to language to improve clarity.</p>



Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Local Road</b>	means a Street that primarily provides direct access to adjacent Sites and serves neighbourhood travel. Local Roads include service roads.	-	-	<p><b>New definition</b></p> <p>This is a new definition that identifies a specific road typology as detailed in the Complete Streets Design and Construction Guidelines. Certain development regulations apply depending on the Abutting road typology. The road typology can be verified on <a href="http://maps.edmonton.ca">maps.edmonton.ca</a>.</p>
<b>Lodging House</b>	means a Dwelling containing 4 or more Sleeping Units and each Sleeping Unit is rented individually. Sleeping Units have shared access to facilities such as a kitchen, living room, or bathroom.	<b>Lodging House</b>	<p>means:</p> <ul style="list-style-type: none"> <li>a. a purpose-built building;</li> <li>b. a part of a Multi-unit Housing development with 6 or more Dwellings; or</li> <li>c. a building wholly converted from a Single Detached House, Semi-detached House, or a Multi-unit Housing development with 5 or less Dwellings;</li> </ul> <p>that is used for Congregate Living, containing Sleeping Units and four or more persons where there is no provision of on-site care, treatment or professional services of a physical or mental health nature. This Use does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, and Supportive Housing.</p>	<p><b>New general definition</b></p> <p>This definition is re-introduced in response to engagement feedback to ensure there are appropriate tools to regulate this activity.</p> <p>This definition is proposed to be simplified and revised from a use definition to a general definition.</p>
<b>Logo</b>	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.	<b>Logogram</b>	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.	<p><b>Revised</b></p> <p>This definition is revised by shortening the term.</p>

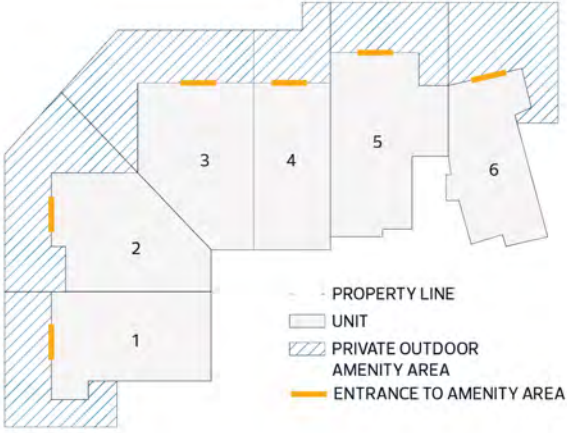
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Long Term Bike Parking</b>	means a weather-protected, secure location for bicycles where access to the enclosure is limited to authorized individuals only. Typical examples include a room within a residential building or workplace, an enclosure within a Parkade or a cluster of bike lockers.	-	-	<b>New definition</b> 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.
<b>Lot</b>	means: <ol style="list-style-type: none"> <li>a quarter section;</li> <li>a river lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;</li> <li>a settlement lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;</li> <li>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</li> <li>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.</li> </ol>	<b>Lot</b>	means 'lot' as defined under Part 17 of the Municipal Government Act.	<b>Revised</b> This definition is updated to include a definition within this Bylaw.
<b>Main Street Development</b>	means human scale and people-focused development that creates an active streetfront and comfortable public realm through: <ul style="list-style-type: none"> <li>- high quality building design that provides visual interest, weather protection, and articulation to minimize the perception of massing;</li> <li>- building or Podium placement close to the Street;</li> <li>- orienting buildings and main entrances towards the Street;</li> <li>- transparent windows along the Ground Floor to support pedestrian interaction and visible storefront displays; and</li> <li>- locating vehicle parking underground or to the rear or side of buildings.</li> </ul>	-	-	<b>New definition</b> This is a new definition that identifies a specific pattern of development. Certain regulations apply (such as reduced setbacks) depending on the presence of main street development.
<b>Mass Transit Station</b>	means an existing transit facility, or a future transit facility with a Council-approved concept plan, that includes an LRT stop or station or an area where multiple buses are able to stop simultaneously to allow transfers between other transit routes. A Mass Transit Station may be located on private or public property.  Typical examples include LRT stops and stations, transit centres or other major stops served by mass transit routes.	<b>Transit Centre</b>	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.	<b>New definition</b> The new definition adopts the term "Mass Transit Station" from the draft District General Policy.

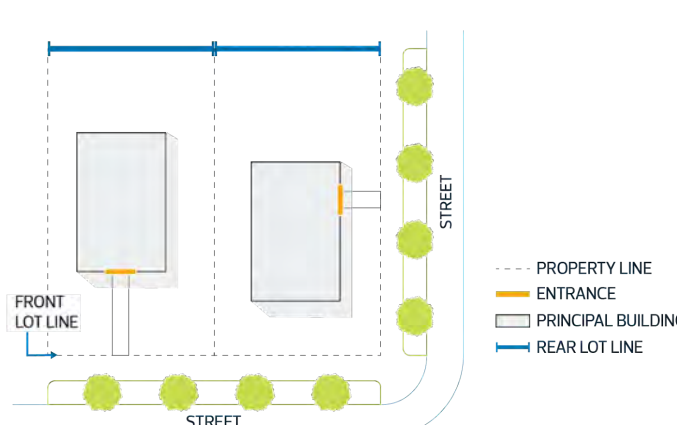
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Message Duration</b></p>	<p>means the period of time Copy is fixed or displayed on a Sign face. Message Duration is measured in seconds and rounded to the nearest second.</p>	<p><b>Message Duration</b></p>	<p>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.</p>	<p><b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.</p>
<p><b>Modifier</b></p>	<p>means a label on the Zoning Map that indicates the application of specific development regulations.</p> <p>Typical examples include Height Modifier, Floor Area Ratio Modifier, and Commercial Frontage Modifier.</p> 	<p>-</p>	<p>-</p>	<p><b>New definition</b> 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. A diagram was added in response to engagement feedback to provide a visual of how the modifier would be displayed on the Zoning Map and what each label would mean.</p>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Multi-unit Housing</b>	<p>means a building that contains:</p> <ul style="list-style-type: none"> <li>a. 1 or more Dwellings combined with at least 1 non-Residential Use; or</li> <li>b. any number of Dwellings that do not conform to any other definition in the Zoning Bylaw.</li> </ul> <p>Typical examples include stacked row housing, apartments, and housing in a mixed-use building.</p>	<b>Multi-unit Housing</b>	<p>means development that consists of:</p> <ul style="list-style-type: none"> <li>a. three or more principal Dwellings arranged in any configuration and in any number of buildings; or</li> <li>b. any number of Dwellings developed in conjunction with a Commercial Use where allowed in the Zone.</li> </ul>	<p><b>New general definition</b> Replaces the Multi-unit Housing use definition with a general definition. In response to engagement feedback, Lodging Houses were removed from this definition and placed into a separate general definition to ensure there are appropriate tools available to regulate this activity.</p>
<b>Municipal Government Act</b>	<p>means the Municipal Government Act, R.S.A. 2000, c.M-26, as amended.</p>	-	-	<p><b>New Definition</b> This definition is currently within the Act or Municipal Government Act definition. A separate definition for this Act is proposed for improved clarity.</p>
<b>Mural</b>	<p>means a that is a piece of artwork, including a painting, fresco, frieze, photograph, picture, image, illustration or graphic presentation that does not contain advertising in any form and does not include text.</p>			<p><b>New Definition</b> This definition is required in order to exempt these from requiring a development permit.</p>
<b>Mural Sign</b>	<p>means a Wall Sign that is a piece of artwork, including a painting, fresco, frieze, photograph, picture, image, illustration or graphic presentation that includes the artist name, or information relating to history, culture, education, or wayfinding. It does not contain Digital Copy.</p>	-	-	<p><b>New Definition</b> This definition is required in order to exempt these types of signs from requiring a development permit.</p>
<b>Natural Area Management Plan</b>	<p>means a document that ensures all responsibilities and actions necessary to support the conservation, preservation or restoration of a protected natural area.</p>	<b>Natural Area Management Plan</b>	<p>means a document formulated to ensure that all responsibilities and actions necessary to support the conservation, preservation or restoration of a Natural Area.</p>	<p><b>Transferred</b> This definition is proposed to be maintained with updates to improve clarity.</p>

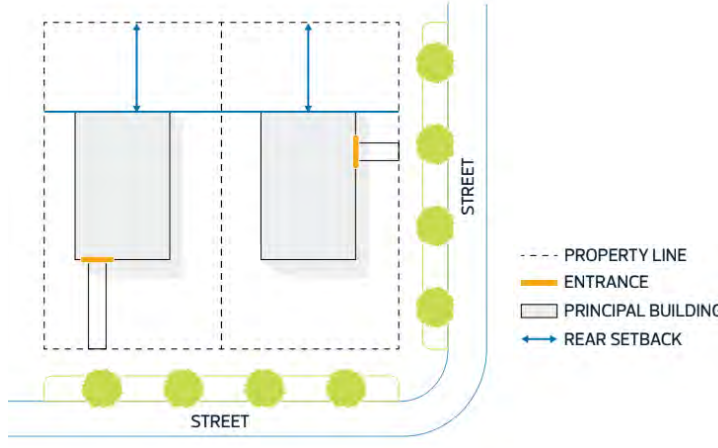
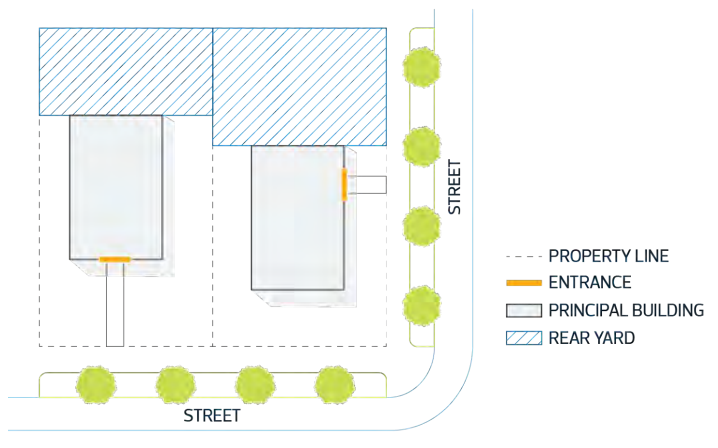
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Nuisance</b>	<p>means the external impact caused by an activity that is reasonably likely to interfere with the use and enjoyment of an individual's property, due to:</p> <ol style="list-style-type: none"> <li>the frequency, time of day and day of the week the activity occurs;</li> <li>the proximity of the activity to neighbouring properties;</li> <li>the nature and use of the surrounding area; or</li> <li>the effects of the activity on the surrounding area.</li> </ol> <p>Typical examples include emission of noise, smoke, dust, vapour, odour, heat, light, fumes, or unsightly or unsafe conditions, or use of toxic or hazardous materials.</p>	<b>Nuisance</b>	<p>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.</p>	<b>Transferred</b> This definition is proposed to be maintained with updates to formatting and language to improve clarity.
<b>Off-Premises Advertising</b>	<p>means Copy that relates to a business that does not have a valid Development Permit to operate on the Site where the Sign is located. Signs with Off-premises Advertising may generally be used for short term advertising.</p>	<b>Off-Premises Advertising</b>	<p>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.</p>	<b>Revised</b> This definition is proposed to be maintained with updates to language to improve clarity.
<b>On-Premises Advertising</b>	<p>means Copy that relates only to a business, activity or organization that has a valid Development Permit to operate on the Site where the Sign is located.</p>	<b>On-Premises Advertising</b>	<p>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.</p>	<b>Revised</b> This definition is proposed to be maintained with updates to language to improve clarity.
<b>Overlay</b>	<p>means additional development regulations superimposed on specific areas of the Zoning Map that supersede or add to the development regulations of the underlying Zone.</p>	<b>Overlay</b>	<p>means additional development regulations superimposed on specific areas of the Zoning Map, which supersede or add to the development regulations of the underlying Zone;</p>	<b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.
<b>Parkade</b>	<p>means a structure that includes 1 or more Parking Areas and 1 or more Drive Aisles that may be composed of multiple levels above or below ground. It does not include a Surface Parking Lot.</p>	<b>Above Ground Parkade</b>	<p>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;</p>	<b>Revised</b> This definition is a combination of Above-ground Parkade and Underground Parkade to establish a single Parkade definition.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Parking Area</b>	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 vehicle access, or a Drive Aisle.	<b>Parking Area</b>	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.	<b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.
<b>Pathway</b>	means a Hard Surfaced path of travel that is located on private property that cannot be used for motor vehicles.	<b>Walkway</b>	means a path for pedestrian circulation that cannot be used for vehicular parking.	<b>Revised</b> This definition is proposed to be maintained with updates to improve clarity.
<b>Permitted Development</b>	means a development that meets the criteria in Subsection 3.2 of Section 7.110 of this Bylaw.			<b>New Definition</b> This definition is proposed to distinguish this term from Permitted Uses.
<b>Permitted Uses</b>	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.	<b>Permitted Uses</b>	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;	<b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.
<b>Platform Structure</b>	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.	<b>Platform Structures</b>	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.	<b>Revised</b> This definition is revised to incorporate unenclosed front porches and other similar features.
<b>Podium</b>	means the base of a Tower, not exceeding 6 Storeys in Height which occupies a greater Floor Plate than the rest of the Tower.	-	-	<b>New Definition</b> 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. This definition is revised to clarify that a Podium is part of a Tower.

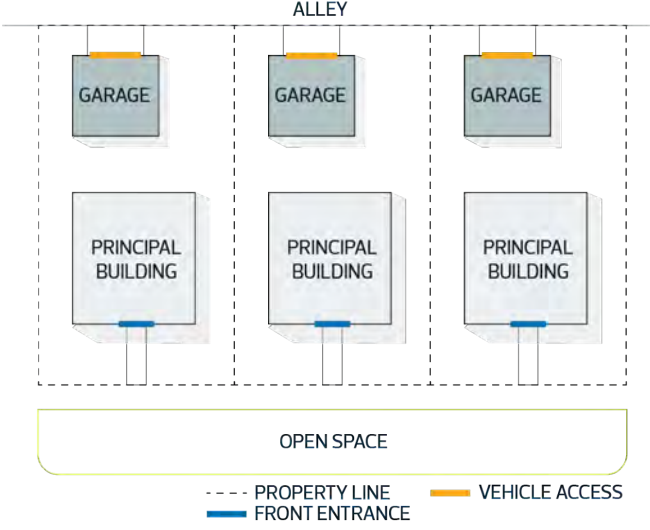
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Post-secondary Learning Act</b>	means the Post-secondary Learning Act, SA 2003, c.P-19.5, as amended.	-	-	<b>New definition</b> This definition is currently within the Act or Municipal Government Act definition. A separate definition for this Act is proposed for improved clarity.
<b>Privacy Screen</b>	means a structure located on a Platform Structure or Rooftop Terrace that provides a visual barrier by obscuring sightlines from Abutting Sites or Streets. Typical 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.	<b>Privacy Screening</b>	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.	<b>Transferred</b> 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. <i>This definition is revised to clarify that a privacy screen is a structure.</i>
<b>Private Outdoor Amenity Area</b>	means an Amenity Area that provides open space designed for the active or passive recreation and enjoyment of the residents of a particular Dwelling, and which Abuts and is directly accessible from that Dwelling. 	<b>Private Outdoor Amenity Area</b>	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;	<b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.
<b>Public Amenity Area</b>	means an Amenity Area including open spaces, parks, plazas, 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.	<b>Public Amenity Space</b>	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.	<b>Revised</b> <i>This definition is proposed to be renamed to clarify that public amenity space is a type of Amenity Area.</i>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Public Park and Ride Facility</b>	means a City-owned Surface Parking Lot or Parkade that is intended to serve a Mass Transit Station, where drivers leave their vehicles in order to take public transit.	-	-	<b>New definition</b> To distinguish publicly-owned park and ride facilities from private operations.
<b>Public Space</b>	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.	<b>Public Space</b>	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.	<b>Transferred</b> 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.
<b>Railway (Alberta) Act</b>	means the Railway Act, R.S.A. 2000, c. R-4, as amended.	-	-	<b>New definition</b> This definition is currently within the Act or Municipal Government Act definition. A separate definition for this Act is proposed for improved clarity.
<b>Rear Lot Line</b>	<p>means:</p> <ul style="list-style-type: none"> <li>a) the Lot line that is furthest from and opposite the Front Lot Line; or</li> <li>b) where there is no such Lot line, the point of intersection of any Lot lines that are furthest from and opposite the Front Lot Line.</li> </ul> 	<b>Rear Lot Line</b>	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;	<b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity. In response to engagement feedback, direction on how to determine the Rear Lot Line for irregular shaped lots has been moved back into the definition from the Unique Lot Conditions Section for clarity and ease of use.

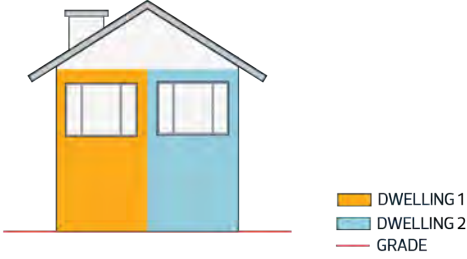


Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Rear Setback</b></p>	<p>means the distance that a development, or a specified portion of a development, must be from a Rear Lot Line. A Rear Setback is not a Rear Yard.</p> 	<p><b>Rear Setback</b></p>	<p>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;</p>	<p><b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.</p>
<p><b>Rear Yard</b></p>	<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><b>Rear Yard</b></p>	<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>	<p><b>Transferred</b> This definition is proposed to be maintained.</p>
<p><b>Recreational Vehicle</b></p>	<p>means a motorized or non-motorized vehicle or structure designed for recreation and travel purposes, and is not a Dwelling. Typical examples include 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>	<p><b>Recreational Vehicle</b></p>	<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>	<p><b>Transferred</b> This definition is proposed to be maintained.</p>
<p><b>Reduced Setback Development</b></p>	<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. This does not include Cluster Housing. A Reduced Setback Development must not also be a Zero Lot Line Development.</p>	<p>-</p>	<p>-</p>	<p><b>New definition</b> This proposed housing arrangement is intended to accommodate alternative forms of ground oriented Dwellings other than Zero Lot Line Development and standard housing arrangements.</p>

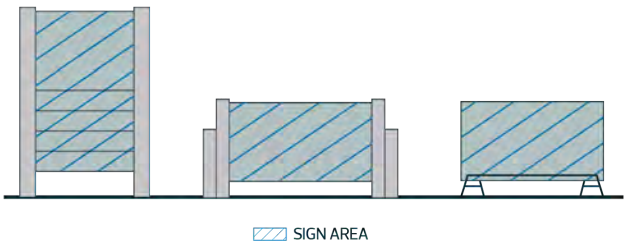
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Renewable Energy Device</b></p>	<p>means a device where energy is created from sources that are not depleted by using them, these include:</p> <ul style="list-style-type: none"> <li>a. <b>Co-generation</b> production of electricity and thermal energy from the same source, for example, rejected heat from industrial processes can be used to power an electric generator and surplus heat from an electric generator can be used for industrial processes or for heating purposes (also referred to as combined heat and power – chp).</li> <li>b. <b>District Energy</b> refers to a group of buildings sharing one energy supply for both heating and cooling (does not produce electricity).</li> <li>c. <b>Solar Collector</b> means a non-reflective device, used to collect sunlight that is used to convert radiant energy from the sun into thermal or electrical energy.</li> <li>d. <b>Geothermal/ Earth Energy</b> 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.</li> <li>e. <b>Wind Energy Conversion System</b> 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.</li> </ul>	<p><b>Renewable Energy Device</b></p>	<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"> <li>a, <b>Co-generation</b> 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).</li> <li>b. <b>District Energy</b> refers to a group of buildings sharing one energy supply for both heating and cooling (does not produce electricity).</li> <li>c. <b>Solar Collector</b> means a non-reflective device, used to collect sunlight that is used to convert radiant energy from the sun into thermal or electrical energy.</li> <li>d. <b>Geothermal/ Earth Energy</b> 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</li> <li>e. <b>Wind Energy Conversion System</b> 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.</li> </ul>	<p><b>Revised</b> This definition is proposed to be maintained with updates to improve clarity.</p>
<p><b>Reserve Creation</b></p>	<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>	<p>-</p>	<p>-</p>	<p><b>New definition</b> This definition aligns with the Government of Canada’s Land Management Manual, Chapter 10, referenced in the (AJ) Alternative Jurisdiction Zone.</p>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Retaining Wall</b>	means a structure constructed to support and resist lateral pressure in order to retain earth, rocks, water or similar materials.	<b>Retaining Wall</b>	means a structure constructed to support and resist lateral pressure in order to retain earth, rocks, water or similar materials.	<b>Transferred</b> This definition is proposed to be maintained.
<b>Reverse Housing</b>	<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>The diagram illustrates a row of three housing units. Each unit consists of a 'GARAGE' on the top level and a 'PRINCIPAL BUILDING' on the bottom level. An 'ALLEY' runs behind the garages, providing 'VEHICLE ACCESS' (indicated by orange arrows) to each unit. The front of each unit has a 'FRONT ENTRANCE' (indicated by blue lines). The units are situated behind a dashed 'PROPERTY LINE'. In front of the property line is an 'OPEN SPACE'. A legend at the bottom identifies the symbols: a dashed line for 'PROPERTY LINE', a blue line for 'FRONT ENTRANCE', and an orange arrow for 'VEHICLE ACCESS'.</p>	<b>Reverse Housing</b>	means a development on a Site that does not front onto a public roadway and vehicular access is provided from a public Lane.	<b>Revised</b> This definition is proposed to be maintained with updates to language to improve clarity.
<b>Rezoning Amendment</b>	means the process of changing a property's Zone by amending the Zoning Map to modify development rights, subject to the approval of Council.	-	-	<b>New definition</b> This term existed in the previous Bylaw but remained undefined. New term added to improve clarity.
<b>Roof Sign</b>	means a Sign installed against, on or above a roof, or on or above the parapet of a building.	<b>Roof Signs</b>	Roof Signs means a Sign erected upon, against, or above a roof, or on top of or above, the parapet of a building.	<b>Transferred</b> This general definition is proposed to be maintained with minor updates to improve clarity.
<b>Rooftop Terrace</b>	<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 and, in the case of a Dwelling, is located above the uppermost habitable room.</p> <p>A Rooftop Terrace does not include a Platform Structure.</p>	<b>Rooftop Terrace</b>	<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> <ol style="list-style-type: none"> <li>the uppermost Habitable Room;</li> <li>the uppermost Commercial Floor Area intended for occupancy; or</li> <li>in the case of an Accessory building other than a Garden Suite, any roof.</li> </ol> <p>This definition does not include a Platform Structure.</p>	<b>Transferred</b> This definition is proposed to be maintained with minor updates to improve clarity. In response to engagement feedback, the specification that rooftop terraces on Dwellings are located above the uppermost habitable room is added back in.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Row Housing</b>	means a building that contains 3 or more principal Dwellings joined in whole or in part at the side with none of the Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.	<b>Row Housing</b>	means development consisting of a building containing a row of three or more principal Dwellings joined in whole or in part at the side only with none of those Dwellings being placed over another in whole or in part. Each principal Dwelling has separate, individual, and direct access to ground level.	<b>New general definition</b> Replaces the Row Housing Use with a general definition.
<b>Safety Codes Act</b>	means the Safety Codes Act, S.A. 2000, c. S-1, as amended.	-	-	<b>New definition</b> This definition is currently within the Act or Municipal Government Act definition. A separate definition for this Act is proposed for improved clarity.
<b>Seasonal or Holiday Decorations</b>	means temporary ornaments and displays installed in conjunction with seasonal, religious, cultural or other holiday activities where such ornaments and displays contain no local or general advertising of specific commercial services, merchandise or entertainment.	<b>Seasonal or Holiday Decorations</b>	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;	<b>Transferred</b> This definition is proposed to be maintained. Specific examples of holidays are removed to improve equity.
<b>Seasonal Shelter</b>	means a Community Services activity where the primary purpose is to provide accommodations not continuously throughout the year for people requiring shelter for a temporary duration. This may also include health, cultural, or recreational programming, individual support services, meal service, and administrative offices, where such services support the primary purpose of the Seasonal Shelter.	-	-	<b>New definition</b> This is a new definition intended to describe shelters needed for a limited duration, such as shelters established for the winter season.

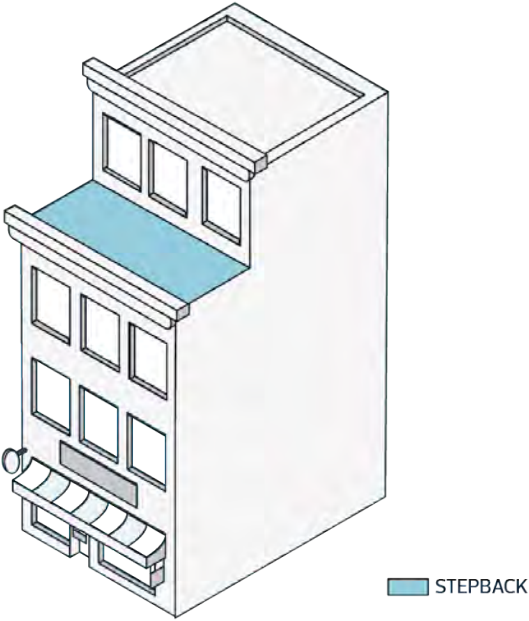
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Secondary Suite</b></p>	<p>means a Dwelling that is subordinate to and located within Single Detached Housing, Semi-detached Housing or Row Housing. A Secondary Suite is not a principal Dwelling. A Secondary Suite has a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building. A Secondary Suite has less Floor Area than the principal Dwelling. A Secondary Suite is not separated from the principal Dwelling by a condominium conversion or subdivision.</p>	<p><b>Secondary Suite</b></p>	<p>means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal Dwelling is in a building that is in the form of Single Detached Housing, Semi-detached Housing, Duplex Housing, or Multi-unit Housing that is built in the form of Row Housing. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from outside the structure. This Use Class includes the Development or Conversion of Basement space or space above ground level to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Dwelling. A Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision. This Use Class does not include Garden Suites, Lodging Houses, or Blatchford Lane Suites.</p>	<p><b>New general definition</b> Replaces the Secondary Suite Use with a general definition This definition is proposed to be revised because "Accessory" as a defined term can only be used for a building, use, or structure.</p>
<p><b>Semi-detached Housing</b></p>	<p>means a building that contains 2 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.</p> 	<p><b>Semi-detached Housing</b></p>	<p>means development consisting of a building that contains two principal Dwellings joined in whole or in part at the side or rear with neither of those Dwellings being placed over another in whole or in part. Each principal Dwelling has separate, individual, and direct access to ground level. This Use does not include Duplex Housing.</p>	<p><b>New general definition</b> Replaces the Semi-detached Housing Use with a general definition</p>

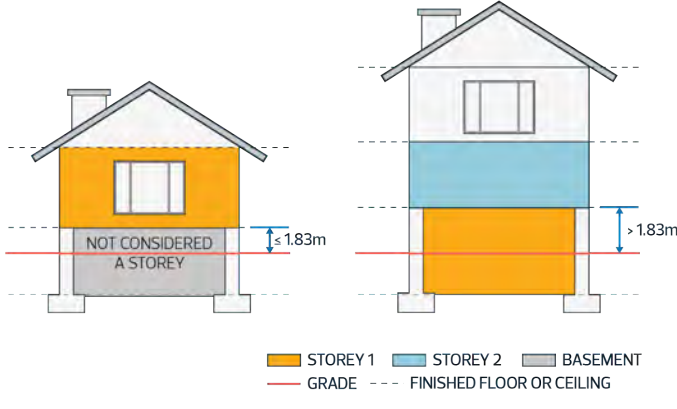
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Sensitive Use</b>	means, for the purposes of determining when a risk assessment is required, an activity or development where the acceptable risk of human fatality is below 0.3 in a million. This typically includes emergency response services, critical infrastructure, large gatherings of people, and places where populations require assistance with evacuations. <b>This includes Seasonal Shelters.</b>	-	-	<b>New definition</b> 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.
<b>Setback</b>	means the distance that a development, or a specified portion of a development, must be from a Lot line. A Setback is not a Yard. A Setback only applies to development on or above ground level.	<b>Setback</b>	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;	<b>Transferred</b> This definition is proposed to be maintained with minor updates to improve clarity.
<b>Short Term Bike Parking</b>	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.	-	-	<b>New Definition</b> 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
<b>Sign</b>	<p>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. A Sign does not include national flags, interior window displays of merchandise, or Signs painted on or attached to a motor vehicle on a <b>Street or Alley</b>.</p> <p>Typical examples include: Freestanding Signs, Fascia Signs, Portable Signs, Projecting Signs, Banners, placards, Mural Signs 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.</p>	<b>Sign</b>	<p>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;</p>	<b>Transferred</b> This definition is proposed to be maintained with minor updates to improve clarity.
<b>Sign Area</b>	<p>means the entire area of the Sign on which Copy is intended to be placed. In the case of a double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy must be used in calculating the total Sign Area.</p> 	<b>Sign Area</b>	<p>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;</p>	<b>Transferred</b> This definition is proposed to be maintained.
<b>Sign Structure</b>	<p>means any structure that supports a Sign, including materials used to conceal or improve the visual appearance of the structural parts.</p>	<b>Sign Structure</b>	<p>means any structure which supports a Sign, including materials used to conceal or improve the visual appearance of the structural parts;</p>	<b>Transferred</b> This definition is proposed to be maintained with minor updates to improve clarity.
<b>Single Detached Housing</b>	<p>means a building that contains 1 principal Dwelling that has direct access to ground level.</p>	<b>Single Detached Housing</b>	<p>means development consisting of a building containing one principal Dwelling which is separate from any other principal Dwelling or building. This Use includes Mobile Homes which conform to Section 78 of this Bylaw.</p>	<b>New general definition</b> Replaces the Single Detached Housing Use with a general definition.
<b>Site</b>	<p>means an area of land consisting of 1 or more Abutting Lots.</p>	<b>Site</b>	<p>means an area of land consisting of one or more abutting Lots;</p>	<b>Transferred</b> This definition is proposed to be maintained with minor updates to improve clarity.

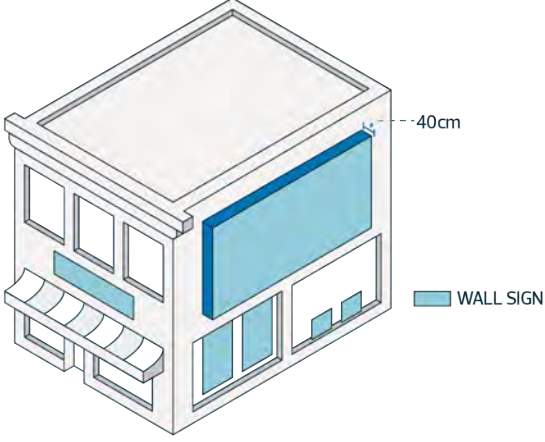
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Site Coverage</b>	<p>means the total area on a Site:</p> <ul style="list-style-type: none"> <li>a. covered by buildings and structures that are 1.8 m or more in Height above Grade; or</li> <li>b. covered by a Parkade that is 1.0 m or more in Height above Grade.</li> </ul> <p>This definition includes cantilevers, but does not include steps, eaves, cornices, or other similar projections.</p>	<b>Site Coverage</b>	<p>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:</p> <ul style="list-style-type: none"> <li>a. steps, eaves, cornices, and similar projections;</li> <li>b. driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 m or more above Grade; or</li> <li>c. unenclosed inner and outer courts, terraces and patios where these are less than 1.8 m above Grade;</li> </ul>	<p><b>Revised</b> This definition is proposed to be maintained with updates to improve clarity. In response to engagement feedback, this definition is revised to clarify that cantilevers are included in Site Coverage because they add Floor Area to a building.</p>
<b>Site Depth</b>	<p>means the distance between the mid-points of the Front Lot Line and the mid-points of the Rear Lot Line.</p>	<b>Site Depth</b>	<p>means the distance between the mid-points of the Front Lot Line and the mid-points of the Rear Lot Line.</p>	<p><b>Transferred</b> This definition is proposed to be maintained.</p>
<b>Site Width</b>	<p>means the horizontal distance between the side boundaries of the Site measured 9.0 m from the Front Lot Line.</p>	<b>Site Width</b>	<p>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;</p>	<p><b>Revised</b> In response to engagement feedback, this definition is proposed to be revised so that the site width is measured 9.0 m from the front lot line.</p>

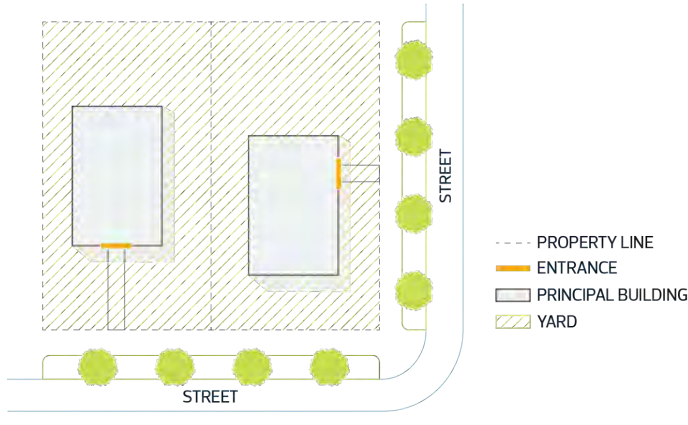


Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Sleeping Unit</b></p>	<p>means a room in a Dwelling that is used for people to live, that is available through an accommodation agreement and is not self-contained. <b>Sleeping Units have shared access to facilities such as cooking, dining, laundry, sanitary, or general living facilities.</b> A Sleeping Unit provides accommodation for a maximum of 2 people.</p>	<p><b>Sleeping Unit</b></p>	<p>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:</p> <p>does not include provision for cooking or food preparation, except that:</p> <ul style="list-style-type: none"> <li>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;</li> <li>ii. may or may not be equipped with sanitary facilities; and</li> <li>iii. provides accommodation for a maximum of two persons.</li> </ul>	<p><b>Revised</b> This definition is proposed to be maintained with updates to improve clarity.</p>
<p><b>Statutory Plan</b></p>	<p>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 Council by resolution having specific impact on a defined geographic area such as a district or neighbourhood.</p>	<p><b>Statutory Plan</b></p>	<p>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.</p>	<p><b>Transferred</b> This definition is proposed to be maintained.</p>
<p><b>Stepback</b></p>	<p>means the <b>horizontal</b> distance a building Facade is stepped <b>back from</b> the building Facade immediately below it.</p> 	<p><b>Stepback</b></p>	<p>means the horizontal distance a building façade is stepped back, on a horizontal plane, from the building façade immediately below it.</p>	<p><b>Transferred</b> This definition is proposed to be maintained with minor updates to improve clarity.</p>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Storey</b></p>	<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> 	<p><b>Storey</b></p>	<p>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;</p>	<p><b>Transferred</b></p> <p>This definition is proposed to be maintained with minor updates to improve clarity.</p>
<p><b>Street</b></p>	<p>means any public roadway, other than an Alley and includes boulevards, sidewalks and street furniture..</p>	<p>-</p>	<p>-</p>	<p><b>New definition</b></p> <p>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.</p> <p>In response to engagement feedback, this definition is revised to refer to public roadways only. Private roadways are regulated under the Bare Land Condominium Section.</p>
<p><b>Street Wall</b></p>	<p>means a series of continuous building Facades that are typically parallel to a Street or Alley.</p>	<p><b>Street Wall</b></p>	<p>means a series of continuous building façades that are typically parallel to the road right-of-way.</p>	<p><b>Transferred</b></p> <p>This definition is proposed to be maintained with minor updates to improve clarity.</p>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Supportive Housing</b>	means <b>one or more Dwellings</b> that provide accommodations and on-Site or off-Site social, physical, or mental health supports to ensure an individual's daily needs are met. Each Dwelling <b>may contain 1 or more Sleeping Units</b> .	<b>Supportive Housing</b>	means a residential Use with on site or off site supports to ensure the residents' day-to-day needs are met. This does not include Extended Medical Treatment Services.	<b>New general definition</b> Replaces the Supportive Housing Use with a general definition
<b>Surface Parking Lot</b>	means an unenclosed area wholly at ground level that includes 1 or more Parking Areas and 1 or more Drive Aisles.	<b>Surface Parking Lot</b>	means an area that provides parking spaces for more than two motorized vehicles that is located wholly at ground level;	<b>Revised</b> This definition is proposed to be maintained with updates to improve clarity.
<b>Text Amendment</b>	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 Council.	-	-	<b>New definition</b> This term existed in the previous Bylaw but remained undefined. New term added to improve clarity.
<b>Temporary Sign</b>	means any Sign that is <b>relocatable or removeable from a Site</b> , and that is located on a Site for a limited duration.	<b>Temporary Signs</b>	means any Sign that is relocatable or removeable from a Site and used for a limited duration.	<b>Revised</b> This definition is proposed to be maintained with updates to improve clarity.
<b>Tower</b>	means, <b>unless otherwise specified in a Zone</b> , a building greater than 28.0 m in Height, with special design constraints applying to life/safety measures, structural support, wind, sunlight, and skyline impacts.	<b>Tower</b>	means a high-rise building with special design constraints applying to life/safety measures, structural support, wind, sunlight, and skyline impacts.	<b>Revised</b> 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.
<b>Traffic Safety Act</b>	means the Traffic Safety Act, R.S.A. 2000, c.T-6, as amended.	-	-	<b>New definition</b> This definition is currently within the Act or Municipal Government Act definition. A separate definition for this Act is proposed for improved clarity.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Treed Boulevard</b>	means the portion of a Street <b>Abutting a Lot or sidewalk</b> that has been landscaped with trees planted at intervals.	<b>Treed Landscaped Boulevard</b>	means that portion of public road right-of- way which has been landscaped with trees planted at intervals;	<b>Revised</b> This definition is proposed to be maintained with updates to improve clarity.
<b>Use</b>	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.	<b>Use</b>	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;	<b>Transferred</b> This definition is proposed to be maintained.
<b>Violation Notice</b>	means the document issued by the <b>city of Edmonton</b> to a person who has committed an offence under <a href="#">Section 7.200</a> of this Bylaw.	<b>Violation Notice</b>	means the document issued by the City to a person who has committed an offence under Section 23 of this Bylaw;	<b>Transferred</b> This definition is proposed to be maintained and is updated to align with the proposed new bylaw structure.
<b>Wall Sign</b>	<p>means a Sign that is located on a building wall for the purpose of being viewed from the outside. Wall Signs do not project further than 0.4 m from the building wall, or extend beyond the eaveline or roofline, or beyond the horizontal limits of the wall</p> 	<b>Fascia Signs</b>	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.	<b>Revised</b> This definition is proposed to be maintained with an updated term to better distinguish from the <b>Freestanding Use</b> definition and with minor updates to language to improve clarity.
<b>Warning Sign</b>	means a Sign providing a warning to the public, including such Signs as "no trespassing" or "private driveway" Signs.	<b>Warning Signs</b>	means an On-premises Sign Sign providing a warning to the public, including such Signs as "no trespassing" or "private driveway" Signs.	<b>Transferred</b> This definition is proposed to be maintained.
<b>Water Retention Structure</b>	<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 spas.</p>	<b>Water Retention Structure</b>	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.	<b>Transferred</b> 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
<b>Window Sign</b>	means a Sign that is 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.	<b>Window Sign</b>	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.	<b>Transferred</b> This definition is proposed to be maintained.
<b>Yard</b>	<p>means the part of a Site unoccupied by any portion of a building or structure. A Yard is not a Setback or Amenity Area.</p>  <p>The diagram illustrates a site layout. A dashed line represents the 'PROPERTY LINE'. A solid orange line indicates the 'ENTRANCE'. A grey-shaded area represents the 'PRINCIPAL BUILDING'. The area between the building and the property line is shaded with diagonal lines and labeled as the 'YARD'. The site is bounded by 'STREET' on two sides, with trees shown along the street frontage.</p>	<b>Yard</b>	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;	<b>Revised</b> This definition is proposed to be maintained with updates to improve clarity.
<b>Year-round Shelter</b>	means a Community Services activity where the primary purpose is to provide ongoing accommodations for people requiring shelter for a temporary duration. This may also include health, cultural, or recreational programming, individual support services, meals service, and administrative offices, where such services support the primary purpose of the Year-round Shelter.	-	-	<b>New definition</b> This is a new definition intended to describe places where shelter is provided for people to stay for a limited time on an ongoing basis.
<b>Zero Lot Line Development</b>	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. This does not include Cluster Housing. A Zero Lot Line Development must not also be a Reduced Setback Development.	<b>Zero Lot Line Development</b>	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.	<b>Revised</b> This definition is proposed to be maintained with updates to improve clarity.
<b>Zone</b>	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.	<b>Zone</b>	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.	<b>Revised</b> This definition is proposed to be maintained with updates to align with the proposed Table of Contents.
<b>Zoning Map</b>	means the map in Section 1.20 of this Bylaw that specifies the Zones that apply to specific lands within the city of Edmonton.	-	-	<b>New definition</b> 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
<b>Amateur Radio Antenna and Support Structure</b>	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;	<b>Retired</b> 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.
<b>Animal Unit</b>	means the number of animals of a particular category of livestock that shall excrete 73 kg of total nitrogen in a 12 month period;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Bed and Breakfast Operation</b>	means a Dwelling where temporary sleeping accommodations, with or without meals, are provided for remuneration to members of the public;	<b>Retired</b> This definition is no longer required and has been proposed for retirement. <i>This activity will continue to be accommodated under the Home Based Business Use.</i>
<b>Blank Walls</b>	means exterior walls containing no windows, doors or other similar openings;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Changeable Copy</b>	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;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Congregate Living</b>	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.	<b>Retired</b> This definition is no longer required and has been proposed for retirement. <i>Portions of the Congregate Living definition have been incorporated into the Sleeping Units definition.</i>
<b>Conversion</b>	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;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Curb Cutting</b>	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;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Eco-Industrial Development</b>	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.	<b>Retired</b> This definition is specific to the Edmonton Energy and Technology Special Area Zones. It has been relocated to that Zone.
<b>Eco-Industrial Networking</b>	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: 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 g. Green buildings, technologies & practices	<b>Retired</b> 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
	h. "Waste = food" synergies	
<b>Enclosed Front Porch</b>	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;	<b>Retired</b> This definition is no longer referenced in the Zoning Bylaw and has been proposed for retirement.
<b>Habitable Room</b>	means any room in a Dwelling other than a Non- habitable Room;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Half Storey</b>	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;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Height Signs</b>	means the vertical distance measured from the finished ground surface directly under the Sign to the highest point of the Sign;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Household</b>	means one or more individuals living together as a single housekeeping group.	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Illuminated Signs</b>	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;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Inclusive Design</b>	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.	<b>Retired</b> This definition is no longer required and has been proposed for retirement. <a href="#">Section 5.70</a> defines what the Zoning Bylaw constitutes as Inclusive Design.
<b>Isolation</b>	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;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Limited Supportive Housing</b>	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.	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Living Room</b>	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;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Mechanical Signs</b>	means a Sign or part of a Sign which revolves or has mechanically moving parts.	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Mobile Home Lot</b>	means the space allotted for the installation of one Mobile Home in any Mobile Home Park or Mobile Home Subdivision;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Mobile Home Park</b>	means a parcel of land under one title which has been divided into Mobile Home Lots;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Mobile Home</b>	means an area designated RMH Zone under this Bylaw and subdivided by a	<b>Retired</b>

Current Term	Current Zoning Bylaw 12800 Definition	Notes/Rationale
<b>Subdivision</b>	registered plan into individual lots of Mobile Homes;	This definition is no longer required and has been proposed for retirement.
<b>Non-habitable Room</b>	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;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Non-required Habitable Room Windows</b>	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;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Occupants</b>	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 <sup>2</sup> of Public Space;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Off-Premise Sign</b>	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.	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Official Signs</b>	means a Sign required by, or erected pursuant to, the provisions of federal, provincial or municipal legislation;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Party Wall</b>	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;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Permanent Signs</b>	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.	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Preferential Parking</b>	means a conveniently located parking space set aside exclusively for use by a specified type of vehicle or class of users;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Principal Living Room Windows</b>	means the main or largest glazed area of a Living Room;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Privacy Zone</b>	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	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Roof Signs</b>	means a Sign erected upon, against, or above a roof, or on top of or above, the parapet of a building.	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Satellite Signal Receiving Antenna</b>	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;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Seasonal Bedding Sites</b>	means an overwintering area where mature breeding animals and their unweaned young are fed and sheltered;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.



Current Term	Current Zoning Bylaw 12800 Definition	Notes/Rationale
<b>Separation Space</b>	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;	<b>Retired</b> Regulations related to separation space are proposed for removal and, as a result, this definition is proposed for retirement.
<b>Site Side Setback</b>	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.	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Site Signs</b>	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;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Studio</b>	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.	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Tandem Parking</b>	means two parking spaces, one behind the other, with a common or shared point of access to the manoeuvring aisle;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Temporary Development</b>	means a development for which a Development Permit has been issued for a limited time only;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Traffic Generation</b>	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;	<b>Retired</b> This definition is no longer required and has been proposed for retirement.
<b>Transit Avenue</b>	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 Sunday midday periods and may connect major trip generators, LRT stations and Transit Centres. The land uses along these corridors are oriented toward the street.	<b>Retired</b> This definition is no longer relevant or required and has been proposed for retirement.
<b>Underground Parkade</b>	means a structure that provides Parking for more than three motorized vehicles and is designed for the parking of vehicles underground;	<b>Retired</b> 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
<b>Unenclosed Front Porch</b>	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;	<b>Retired</b> This definition is proposed to be retired and incorporated into the definition of Platform Structure.
<b>Volumetric Signs</b>	means a Sign that is a three-dimensional representation of an object for either on-premises or off-premises advertising purposes. The Sign may have a rigid frame structure or be inflatable and may or may not be permanent;	<b>Retired</b> This definition is no longer required and is proposed for retirement. This type of sign is generally included under the Temporary Sign definition.
<b>Zoning Bylaw Compliance Certificate</b>	("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.	<b>Retired</b> 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.

Current Term	Current Zoning Bylaw 12800 Definition	Notes/Rationale
	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.	