

# Proposed New Zoning Bylaw with Rationale

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# Zoning Bylaw 20001

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## Part 1 - Contents and Zoning Map

# 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 <b>Zone</b> 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</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

## Notes / Rationale

The Zoning Map displays Zoning, Overlay, and appendix map information. The Zoning Map is available online at [www.maps.edmonton.ca](http://www.maps.edmonton.ca).

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".

In addition to zoning and overlay information, detailed appendix map information will be displayed on the Zoning Map.

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.



# Zoning Bylaw 20001

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## Part 2 - Standard Zones and Overlays

# 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) Terwillegar Semi-detached Residential Zone                      (RMH) Mobile Home Zone*</p> <p>*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 types including Single Detached Housing, Semi-detached Housing, Duplexes, Row Housing, Multi-unit Housing, Secondary Suites, Backyard Housing, Supportive Housing, and Lodging Houses, including in housing arrangements such as Cluster Housing where applicable.</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.</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 and adaptive reuse of existing buildings to create walkable 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 new 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>

	<p><b>Retired Uses:</b> 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.</p>
<h3>3. Additional Regulations For Specific Uses</h3> <h4>Residential Uses</h4> <p>3.1. <b>Home Based Businesses</b> must comply with Section 6.60.</p> <p>3.2. <b>Residential</b></p> <p>3.2.1. The maximum number of Dwellings on an Interior Site is 8.</p> <p>3.2.2. The maximum number of Lodging House Sleeping Units is 8 per Site.</p> <p>3.2.3. Backyard Housing must comply with Section 6.10.</p> <h4>Commercial Uses</h4> <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 Abuts a Site in a non-residential Zone that permits Commercial Uses, at the time of Development Permit application.</p> <p>3.3.2. Where one or more of these Uses are proposed in a building previously developed as Semi-detached Housing or Row Housing, the entire building must be converted for non-residential Uses.</p> <p>3.3.3. The maximum Floor Area is 300 m<sup>2</sup> 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, and outdoor speakers and amplification systems are not permitted.</p> <p>3.3.6. Despite Subsection 3.3.5, outdoor seating areas are permitted to a maximum area of 20 m<sup>2</sup> and must only be located in the Front Yard or Flanking Side 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> <h4>Community Uses</h4> <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 m<sup>2</sup> per Site.</p> <p>3.5.3. The maximum Floor Area for Child Care Services is 300 m<sup>2</sup> per Site.</p> <p>3.5.4. Child Care Services must comply with Section 6.40.</p> <p>3.6. <b>Special Events</b> must comply with Section 6.100.</p> <h4>Agricultural Uses</h4> <p>3.7. <b>Urban Agriculture</b> must not be the only Use in a principal building.</p> <h4>Sign Uses</h4> <p>3.8. <b>Signs</b> are limited to On-premises Advertising.</p> <p>3.9. <b>Signs</b> must comply with Section 6.90.</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 limits residential developments on an interior site to 8 dwellings. More than 8 dwellings may be located on corner sites subject to meeting the minimum site area per dwelling requirement. This is intended to ensure 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.</p> <p><b>3.2.2 - Revised from S.110.4.20, S.120.4.20, S.140.4.23, S.140.4.22</b> This regulation is revised to regulate the intensity of use for a Lodging House based on sleeping units, not users. In response to engagement feedback, this regulation is updated to clarify that the maximum applies to the Site as opposed to the building type.</p> <p><b>3.2.3 - 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. 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 a Commercial Use where dwellings are attached at the side or rear 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) Low Rise Apartment Zone and (RA8) Medium Rise Apartment 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>

**3.3.6 - New Regulation**

This regulation permits limited outdoor seating areas in the front or flanking side yards to allow the business to 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. 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 Planner.

**3.5.1 - New Regulation**

This regulation establishes location criteria for community uses. The intent is to allow community uses at local nodes, allow for adaptive reuse of buildings and promote 15-minute communities. Community and Child Care Services are not permitted where the site abuts a non-residential site at the rear lot line.

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 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**

The maximum floor area for child care services is proposed 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.

**4. Site and Building Regulations**

4.1. Development must comply with Table 4.1:

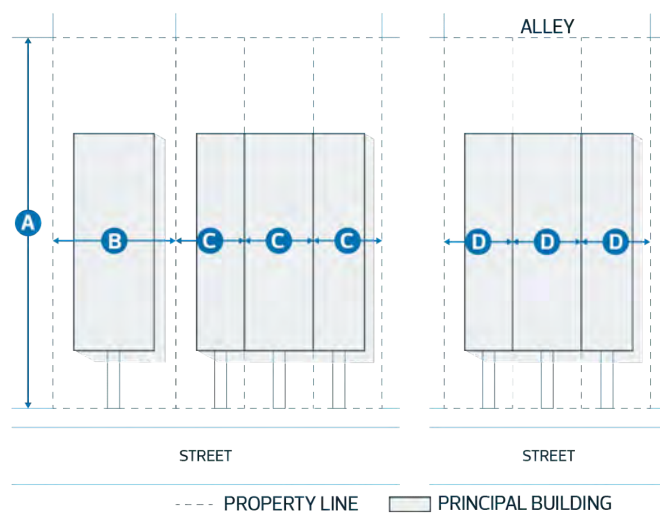
Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol

**4.1.1 - Revised S.140.4.3**

A current RF3 Site with a single detached house, secondary suite, and garden suite would require a minimum site area of 225 m2 to comply with the Zoning Bylaw. The

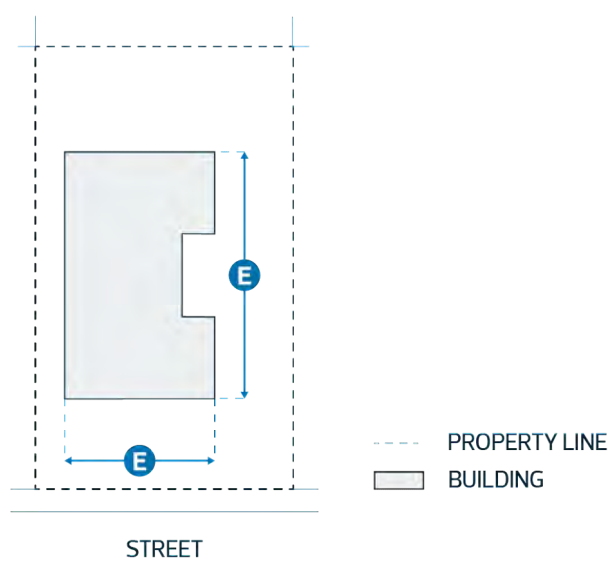
Site Dimensions			
4.1.1.	Minimum Site area per Dwelling	75.0 m <sup>2</sup>	-
4.1.2.	Minimum Site Depth	30.0 m	A
4.1.3.	Minimum Site Width	7.5 m	B
Lot Width for Attached Principal Dwellings			
4.1.4.	Minimum Lot Width where the Dwellings are developed on separate Lots not Abutting an Alley	5.0 m	C
4.1.5.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

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 Site Coverage	45%	-
Building Length			
4.1.8.	Maximum length of any building	30.0 m	E

Diagram for Subsection 4.1.8



- 4.2. Despite Subsection 4.1.7, the maximum Site Coverage is increased by 2% where:
- 4.2.1. it is used to accommodate a single storey unenclosed front porch;
  - 4.2.2. 1 or more buildings listed in the Inventory of Historic Resources are retained as part of a proposed development to the satisfaction of the Development Planner, in consultation with the City department responsible for heritage planning; or
  - 4.2.3. Supportive Housing, or a minimum of 20% of all Dwellings, comply with the inclusive design requirements of Section 5.50.

proposed regulation uses the RF3 values 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 current minimum site width 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. The regulation applies 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.

**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 is revised as a response to engagement feedback to ensure that buildings are more sensitively scaled and require more of a site to be landscaped. This requirement mirrors the current maximum site coverage in the RF3 Zone but applies it to all development. 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 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. In response to engagement feedback, a diagram was added for clarity.

**4.2 - Revised from S.110.4.7, S.120.4.7, S.140.4.8, and S.150.4.6**  
This regulation is reintroduced from the RF1 - RF4 Zones in response to engagement feedback to maintain the site coverage bonus that is currently available for developments with unenclosed front porches.

4.3. Setbacks must comply with Table 4.3:

Table 4.3. Setback Regulations			
Subsection	Regulation	Value	Symbol
<b>Front Setback</b>			
4.3.1.	Minimum Front Setback	4.5 m	<b>A</b>
<p><b>Diagram for Subsection 4.3.1</b></p> <p style="text-align: center;">ALLEY</p> <p style="text-align: center;">STREET</p> <p style="text-align: right;">             - - - - PROPERTY LINE              □ PRINCIPAL BUILDING         </p>			
<b>Rear Setback</b>			
4.3.2.	Minimum Rear Setback	10.0 m	<b>B</b>
<p><b>Diagram for Subsection 4.3.2</b></p> <p style="text-align: center;">STREET</p> <p style="text-align: right;">             - - - - PROPERTY LINE              □ PRINCIPAL BUILDING              ■ ACCESSORY BUILDING              — GARAGE DOOR         </p>			
<b>Side Setbacks</b>			
4.3.3.	Minimum Interior Side Setback	1.2 m	<b>C</b>
<b>Unless the following applies:</b>			
4.3.4.	Minimum Interior Side Setback when Row Housing or Multi-unit Housing faces an Interior or Flanking Side Lot Line	1.5 m	<b>D</b>
<p><b>Diagram for Subsections 4.3.3 and 4.3.4</b></p> <p style="text-align: center;">STREET</p> <p style="text-align: right;">             - - - - PROPERTY LINE □ PRINCIPAL BUILDING         </p>			

This regulation is also expanded as an incentive to allow for developments with more site coverage where:

1. buildings listed on the heritage inventory are expected to be retained in some form, in consultation with the City's heritage planning team, or
2. inclusive design for small scale housing is proposed to encourage more opportunities for barrier free housing designs and ageing in place. This is an adaptation to incentives found in s.94 (Supportive Community Provisions) in Zoning Bylaw 12800.

**4.3.1 - 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. A more consistent front setback condition would ensure sufficient front yard space is available for tree planting.

**4.3.2 - 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.

**4.3.3 - Revised from S.110.4.10(a), S.120.4.10(a), S.140.4.11(a), S.150.4.9(a)**

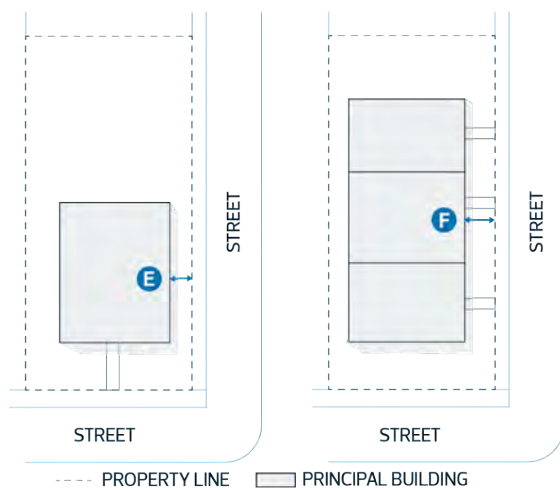
This regulation simplifies the Interior Side setback requirement to 1.2 m in all situations.

**4.3.4 - Revised from S.110.4(10)(d) and S.140(4)(11)(d)**

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

<b>4.3.5.</b>	Minimum Flanking Side Setback	1.2 m	<b>E</b>
<b>Unless the following applies:</b>			
<b>4.3.6.</b>	Minimum Flanking Side Setback when a main entrance of a principal Dwelling faces a Flanking Side Lot Line	2.0 m	<b>F</b>

**Diagram for Subsections 4.3.5 and 4.3.6**



**4.3.5 - Revised from S.814.3.3, S.140.4.11(c)**  
This regulation establishes a standard flanking side setback.

**4.3.6 - Revised from S.140.4.11(c)**  
The minimum side setback from a flanking street is 2.0 m when the main entrances of dwellings face the flanking street to provide a slightly larger 'front yard'.

4.4. Driveway length must comply with Table 4.4:

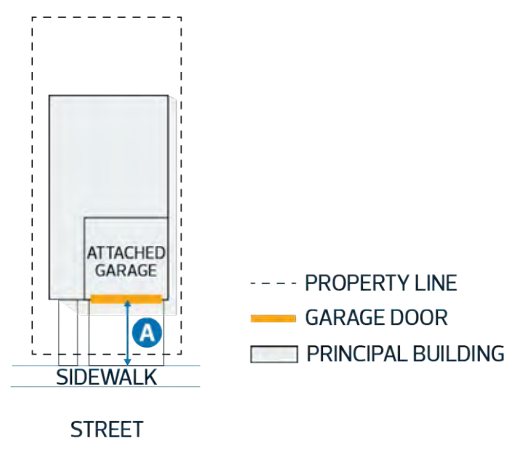
**Table 4.4. Driveway Length Regulations**

Subsection	Regulation	Value	Symbol
<b>4.4.1.</b>	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	<b>A</b>

**Unless the following applies:**

<b>4.4.2.</b>	Minimum Driveway length between a 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 4.4.1**



**4.4.1 - New Regulation**  
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.

**4.4.2 - New Regulation**  
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.

4.5. The minimum distance between a rear detached Garage and a principal Dwelling, **except for Backyard Housing**, on the same Site is 3.0 m.

**4.5 - Transferred from S.814.3.20**  
This regulation is re-introduced from the Mature Neighbourhood Overlay to provide separation from garages, and reduce potential massing impacts on abutting properties.

## 5. Design Regulations

### Building Design Regulations

- 5.1. Where a building wall:
- 5.1.1. faces a Street; or
  - 5.1.2. 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 techniques or features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual breaks of building Facades into smaller sections; features such as windows,

**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 and create visual interest. The same design features can be used to comply with Subsections 5.2 and 5.3.  
The regulation has been revised for clarity.

<p>balconies, or porches; use of a combination of finishing materials; or other similar techniques or features.</p> <p>5.2. Identical or mirrored front Facades are not permitted on Abutting Sites. Developments on Abutting Sites must be differentiated by 2 or more design features. <b>This does not apply to attached Dwellings within the same building.</b></p> <p>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.</p> <p><b>Entrance Design Regulations</b></p> <p>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:</p> <p>5.4.1. this regulation does not apply to Backyard Housing, Cluster Housing or Multi-unit Housing.</p> <p>5.5. All Cluster Housing and Multi-unit Housing principal buildings adjacent to a Street must have at least 1 main entrance:</p> <p>5.5.1. facing a Street; or</p> <p>5.5.2. facing an internal courtyard that is visible from a Street.</p> <p>5.6. Sliding patio doors must not serve as the main entrance of a Dwelling.</p> <p>5.7. Main entrances for Multi-unit Housing must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.</p>	<p><b>5.2 - Transferred from S.814.3(16)</b> This regulation is 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 5.1 and 5.2.</p> <p><b>5.3 - Revised from S.110.4(14), 120.4(13), 140.4(20), 150.4(15)</b> 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.</p> <p><b>5.4 - Revised from S.110.4(14), 120.4(14), 140.4(17), 150.4(16), S.140.4(18)</b> This regulation was revised to remove reference to “entrance feature” as the meaning of this term was vague. This regulation is also revised to ensure that it applies to both residential and non-residential uses.</p> <p><b>5.4.1 - New Regulation</b> This regulation has been added to exclude Backyard Housing which is considered a principal Dwelling and cluster housing and multi-unit housing which have different entrance regulations.</p> <p><b>5.5 - New Regulation</b> This regulation provides multi-unit housing and cluster housing entrance requirements.</p> <p><b>5.6 - Revised from S.140.4.(17) and S.140.4.(18)</b> This regulation was revised with minor adjustments to improve clarity.</p> <p><b>5.7 - New Regulation</b> This regulation will ensure weather protection features at the main entrance of buildings that experience higher use.</p>
<p><b>6. General Regulations</b></p> <p><b>Parking, Loading, and Access</b></p> <p>6.1. Vehicle access must be from an Alley where a Site Abuts an Alley.</p> <p>6.2. Rear attached Garages are not permitted.</p> <p>6.3. Where permitted, the maximum Garage door width for a front attached Garage is 60% of the total length of the front building wall.</p> <p>6.4. Surface Parking Lots must not be located between a principal building and a Street.</p>	<p><b>6.1 Transferred from S.814.3(17)</b> 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.</p> <p><b>6.2 - Transferred from S.814.3.19</b> This maintains the current regulation to prevent rear attached garages from being developed in this zone.</p> <p><b>6.3 - Revised from S.814.3.18</b> This regulation for front attached garages relies less on contextual considerations to be clearer and consistent in its application.</p> <p><b>6.4 - New Regulation</b> This regulation ensures that surface parking is located away from the street.</p>



## 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>  (RSL) Residential Small Lot Zone  (RPL) Planned Lot Residential Zone  (RPLt) Terwillegar Planned Lot Residential Zone  (RLD) Residential Low Density Zone  (RF1) Single Detached Residential Zone*  (RF4) Semi-detached Residential Zone*  (RMD) Residential Mixed Dwelling Zone  (RMH) Mobile Home Zone*  (TSDR) Terwillegar Single Detached Residential Zone  (TSLR) Terwillegar Small Lot Residential Zone  (GHLD) Graydon Hill Low Density Residential Zone  *Sites within the Developing Area of The City Plan</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business  2.2. Residential</p> <p><b>Commercial Uses</b></p> <p>2.3. Food and Drink Service  2.4. Health Service  2.5. Indoor Sales and Service  2.6. Office  2.7. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.8. Child Care Service  2.9. Community Service  2.10. Special Event</p> <p><b>Agricultural Uses</b></p> <p>2.11. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>2.12. Fascia Sign  2.13. Freestanding Sign  2.14. Portable Sign</p>	<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, Backyard Housing, Supportive Housing, and Lodging Houses, in a variety of housing arrangements, including 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>  -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, 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 and adaptive reuse of existing buildings to create walkable communities. The scale of these uses is limited by a maximum floor area.  <b>Note:</b> Currently, temporary shelters are</p>

	<p>included under the Supportive Housing use. In the new 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>
<h3>3. Additional Regulations For Specific Uses</h3> <h4>Residential Uses</h4> <p>3.1. <b>Home Based Businesses</b> must comply with Section 6.60.</p> <p>3.2. <b>Residential</b></p> <p>3.2.1. The maximum number of Lodging House Sleeping Units is 8 per Site.</p> <p>3.2.2. Backyard Housing must comply with Section 6.10.</p> <h4>Commercial Uses</h4> <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 Abuts a Site in a non-residential Zone that permits Commercial Uses, at the time of Development Permit application.</p> <p>3.3.2. Where one or more of these Uses are proposed in a building previously developed as Semi-detached Housing or Row Housing, the entire building must be converted for non-residential Uses.</p> <p>3.3.3. The maximum Floor Area is 300 m<sup>2</sup> 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 permitted to a maximum area of 20.0 m<sup>2</sup> and must only be located in the Front Yard or Flanking Side 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> <h4>Community Uses</h4> <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 m<sup>2</sup> per Site.</p> <p>3.5.3. The maximum Floor Area for Child Care Services is 300 m<sup>2</sup> per Site.</p> <p>3.5.4. Child Care Services must comply with Section 6.40.</p> <p>3.6. <b>Special Events</b> must comply with Section 6.100.</p> <h4>Agricultural Uses</h4> <p>3.7. <b>Urban Agriculture</b> must not be the only Use in a principal building.</p> <h4>Sign Uses</h4> <p>3.8. <b>Signs</b> are limited to On-premises Advertising.</p> <p>3.9. <b>Signs</b> must comply with Section 6.90.</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 revised to regulate the intensity of use for a Lodging House based on sleeping units, not users. <i>In response to feedback, this regulation is updated to clarify that the maximum number of sleeping units applies to the Site as opposed to the building type.</i></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 and services into neighbourhoods.. Businesses looking to operate outside of these locations would require a rezoning or variance in consideration of statutory plans. 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 a Commercial Use where dwellings are attached at the side or rear 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) Low Rise Apartment Zone and (RA8) Medium Rise Apartment 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> This regulation permits limited outdoor seating areas in the front or flanking side yards to 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. Community and Child Care Services are not permitted where the site abuts a non-residential site at the rear lot line.

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 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**  
 The maximum floor area for child care services is proposed 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 (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.

## 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	<b>A</b>
<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>B</b>
<b>Diagram for Subsections 4.1.1 and 4.1.2</b>			

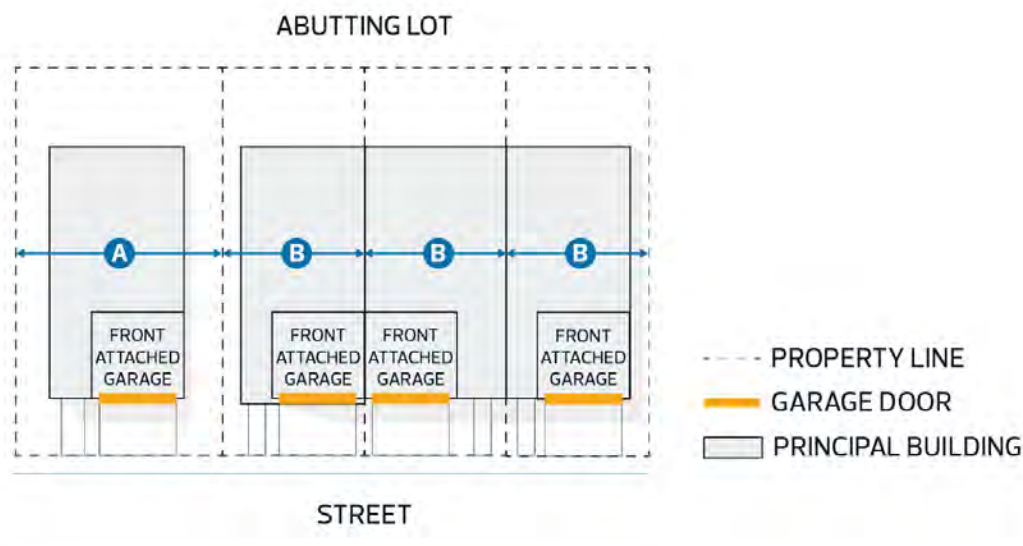
**4.1.1 - 4.1.5 Revised Regulations**  
 Minimum Site Width ensures sufficient area for landscaping, driveway spacing, and utility servicing.

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

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

4.1.2 and 4.1.4 are revised to refer to “lots” rather than “sites” to address attached dwellings on separate lots.

In response to engagement feedback, the minimum lot width under Subsection 4.1.4. and 4.1.5. has been reduced to 3.6 m for internal units and 4.8 m for end units to



accommodate narrower row housing units.

**4.1.6 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 12 m to allow flexibility in three-storey building design and reduce reliance on special area and direct control zoning.

**4.1.7 - Revised Regulation**

Currently, maximum site coverage ranges from 45% to 50% in standard small-scale residential zones 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 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 Landscaping Section (Section 5.60) is proposing to require a minimum 30% soft landscaping area for each lot to help reduce site run-off and provide space for plants to grow.

-Regulation 4.1.7. outlines the maximum total site coverage for principal and accessory buildings. Maximum site coverage for accessory buildings only is found under the accessory building regulations (Section 5.10).

**4.1.8 - New Regulation**

The maximum building 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.

In response to engagement feedback, a diagram was added for clarity.

**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**

**Site Width - Where the Site Abuts an Alley**

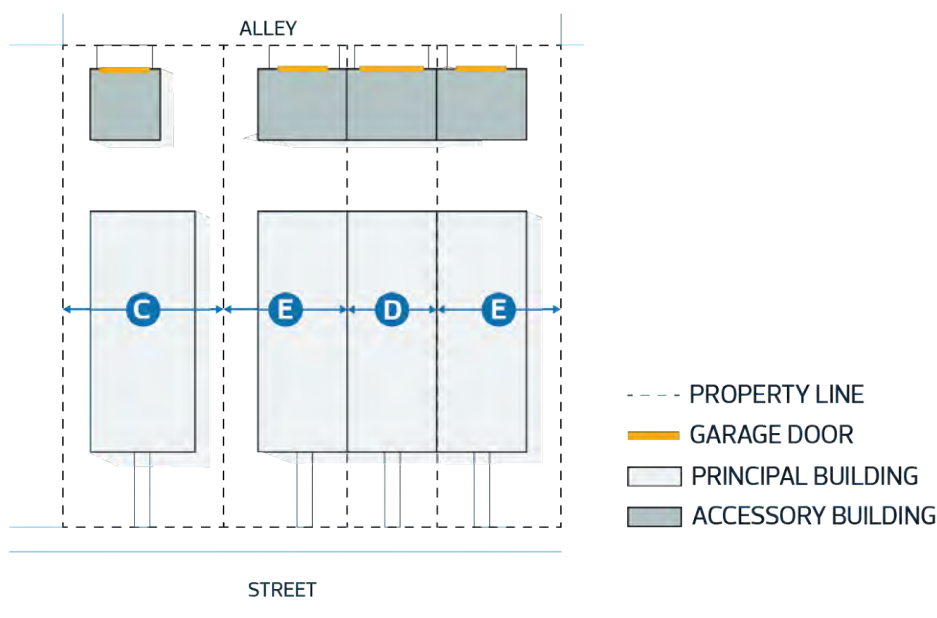
<b>4.1.3.</b>	Minimum Site Width	7.0 m	<b>C</b>
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**Lot Width - Where the Site Abuts an Alley**

<b>4.1.4.</b>	Minimum Lot Width for Row Housing internal Dwellings developed on separate Lots	3.6 m	<b>D</b>
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<b>4.1.5.</b>	Minimum Lot Width for Semi-detached Housing or Row Housing end Dwellings developed on separate Lots	4.8 m	<b>E</b>
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**Diagram for Subsections 4.1.3, 4.1.4 and 4.1.5**



**Height**

<b>4.1.6.</b>	Maximum Height	12.0 m	-
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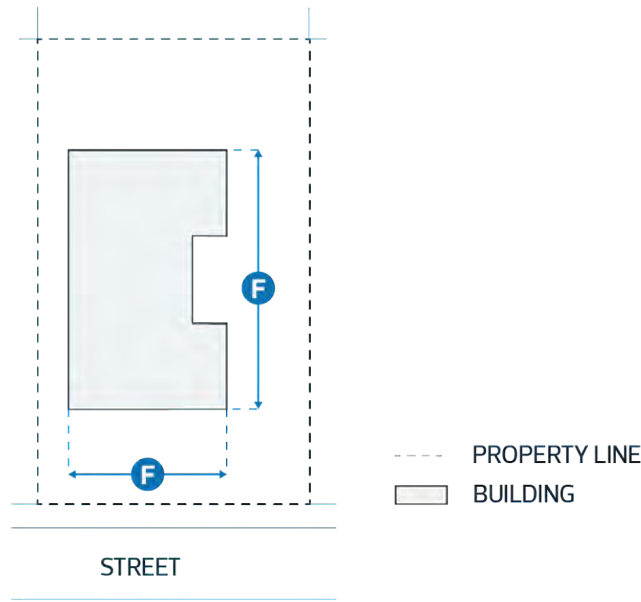
**Site Coverage**

<b>4.1.7.</b>	Maximum Site Coverage	55%	-
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**Building Length**

<b>4.1.8.</b>	Maximum length of any building	30.0 m	<b>F</b>
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**Diagram for Subsection 4.1.8**



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 **abutting** boulevard.

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

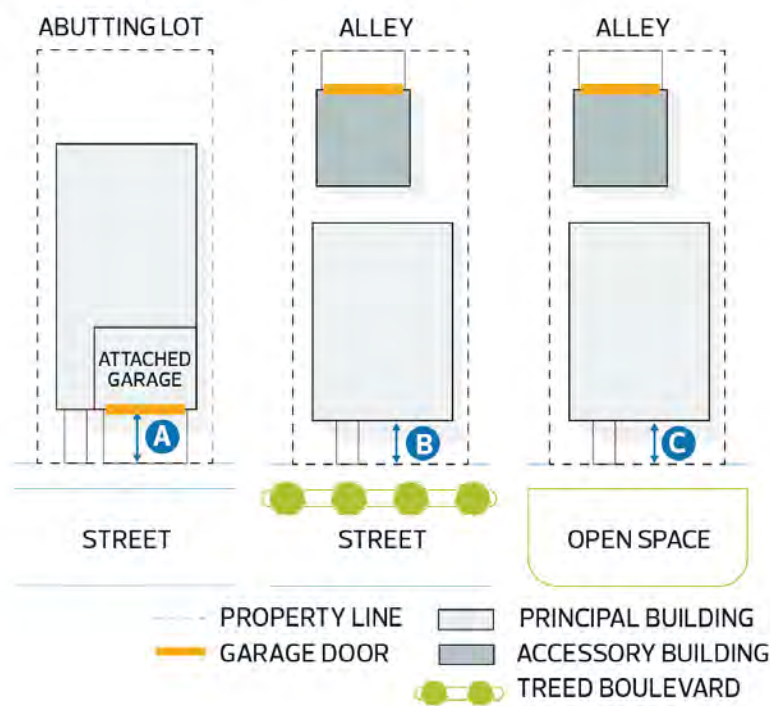
This regulation has been transferred with minor adjustments to improve clarity. A smaller front setback is permitted for developments that front onto an open space because the absence of a driveway leaves more space for landscaping in the front yard and additional landscaping is provided in the open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

4.2. Setbacks must comply with Table 4.2:

**Table 4.2. Setback Regulations**

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



**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 better accommodate shallow lots, provide greater flexibility in backyard depth, and account for corner cuts on corner lots.

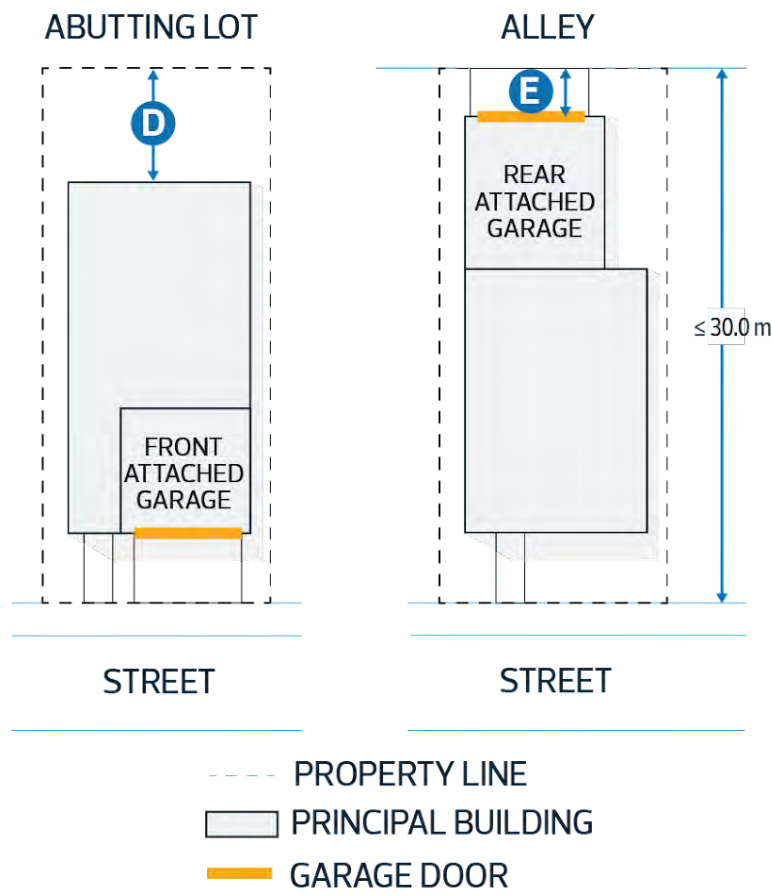
**4.2.5 - New Regulation**

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.

**Rear Setback**

4.2.4.	Minimum Rear Setback	6.0 m	<b>D</b>
<b>Unless the following applies:</b>			
4.2.5.	Minimum Rear Setback for a building with a rear attached Garage where the Site depth is less than or equal to 30.0 m.	1.2 m	<b>E</b>

**Diagram for Subsections 4.2.4 and 4.2.5**



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

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

**4.2.8 New Regulation**

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

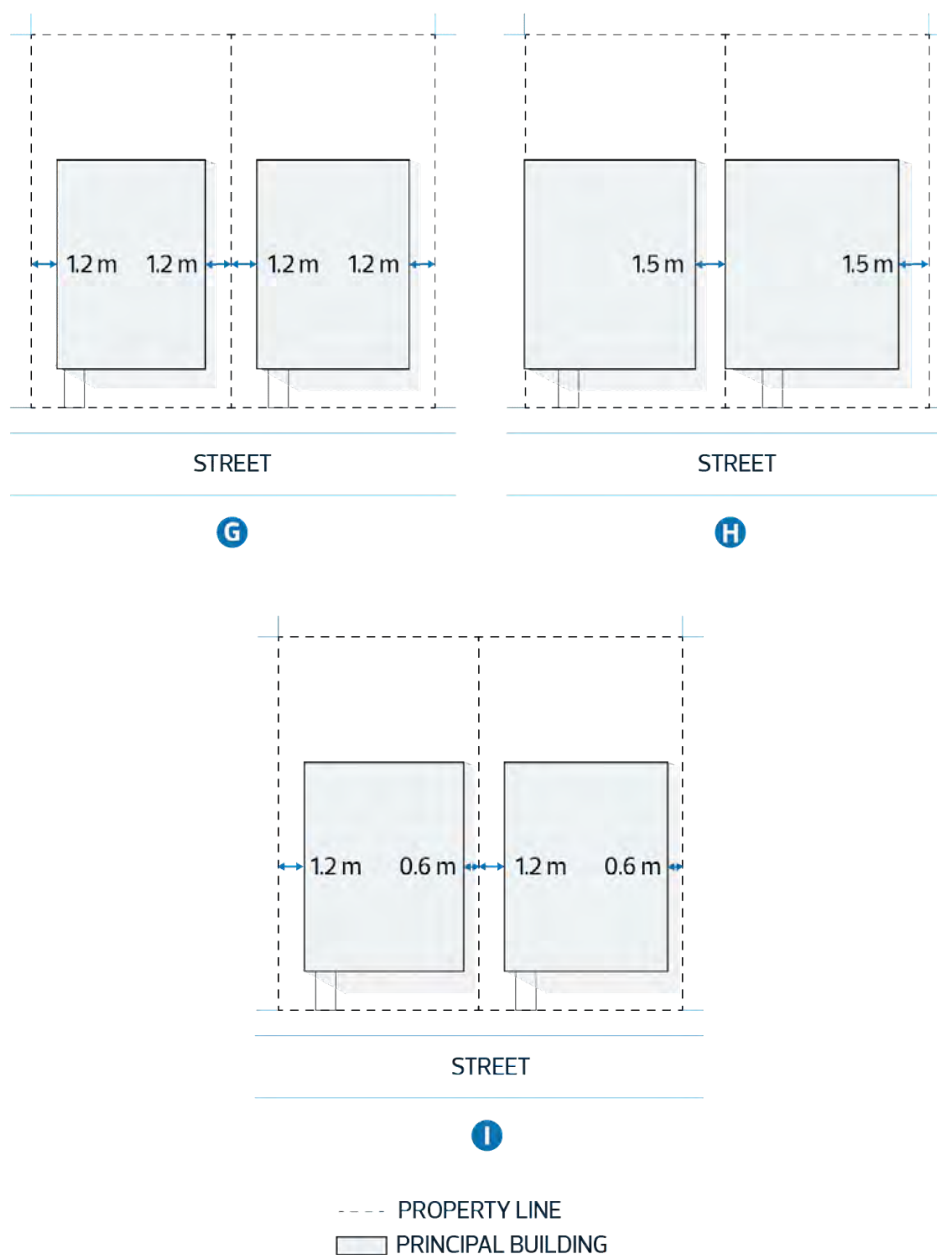
**4.2.9 New Regulation**

This regulation ensures a larger side 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.

**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 Line Development where the Abutting Interior Side Setback is 0 m	1.5 m	<b>H</b>
<b>4.2.8.</b>	Minimum Interior Side Setback for Reduced Setback Development where the Abutting Interior Side Setback is greater than or equal to 0.6 m and less than 1.2 m	1.2 m	<b>I</b>

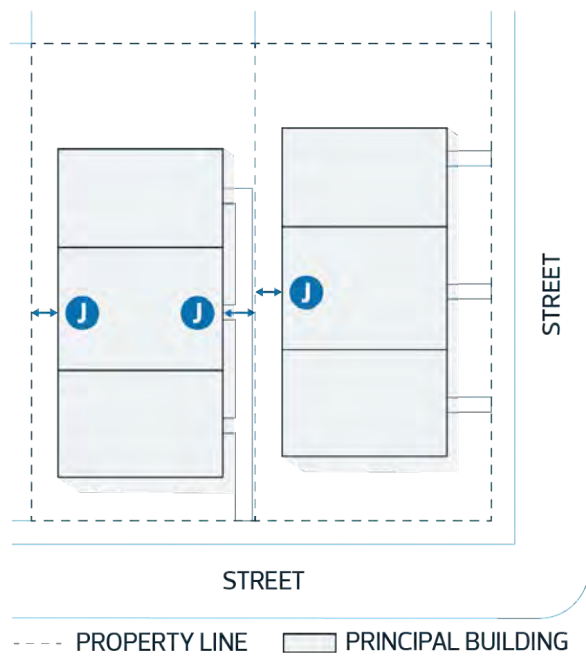
Diagram for Subsections 4.2.6, 4.2.7, and 4.2.8



**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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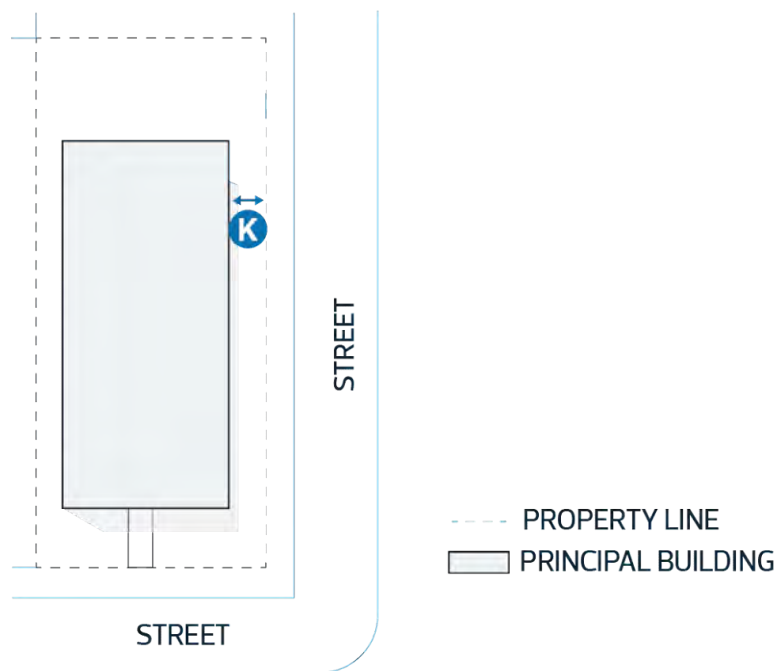
**Diagram for Subsections 4.2.9**



**Flanking Side Setback**

<b>4.2.10.</b>	Minimum Flanking Side Setback	2.0 m	<b>K</b>
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**Diagram for Subsections 4.2.10**



**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.

**4.3.1 New Regulation**

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**

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.

4.3. Driveway length must comply with Table 4.3:

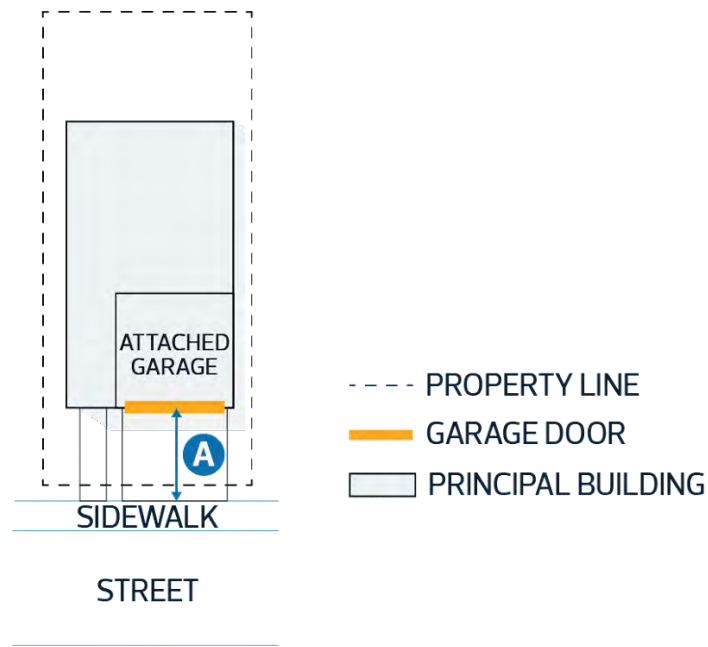
**Table 4.3. Driveway Length Regulations**

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

**Unless the following applies:**

<b>4.3.2.</b>	Minimum Driveway length between a 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	-
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**Diagram for Subsection 4.3.1**



## 5. Design Regulations

### Building Design Regulations

- 5.1. For Multi-unit Housing, where a building wall:
- 5.1.1. faces a Street; or
  - 5.1.2. 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 techniques or features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual breaks of building Facades into smaller sections; features such as windows, balconies, or porches; use of a combination of finishing materials; or other similar techniques or 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, Cluster Housing or Multi-unit Housing.
- 5.3. All Cluster Housing and Multi-unit Housing principal buildings adjacent to a Street must have at least 1 main entrance:
- 5.3.1. facing a Street; or
  - 5.3.2. 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 the entrance.

## 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; and
  - 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

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

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

The structure of this regulation is revised for clarity.

### 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 to ensure that it applies to both residential and non-residential uses.

### 5.2.1 New Regulation

This regulation has been added to exclude Backyard Housing which is considered a principal Dwelling and cluster housing and multi-unit housing which have different entrance regulations.

### 5.3 New Regulation

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

### 5.4 Revised from S.140.4.18

This regulation was revised with minor adjustments to improve clarity.

### 5.5 New Regulation

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

### 6.1 Transferred from S.135.4.10

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

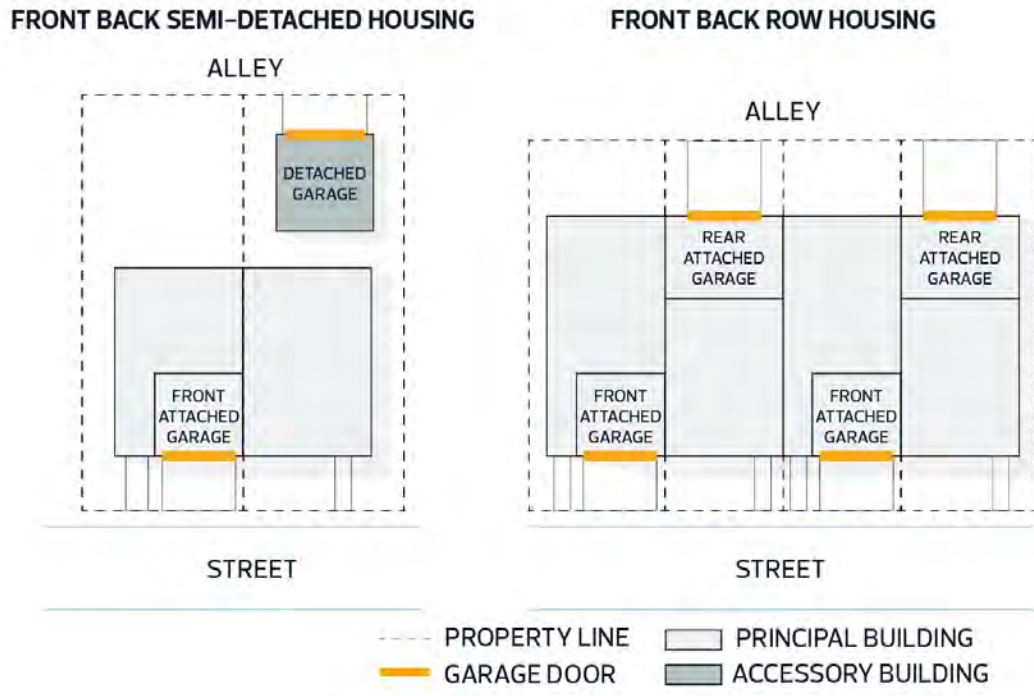
### 6.1.1 Revised from S.135.4.11(a)

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 or Backyard Housing.

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

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





6.2. Where developed with front attached garages, Row Housing and Zero Lot Line Development must not be accessed directly from a Collector Road or located directly across from a school or public park Site.

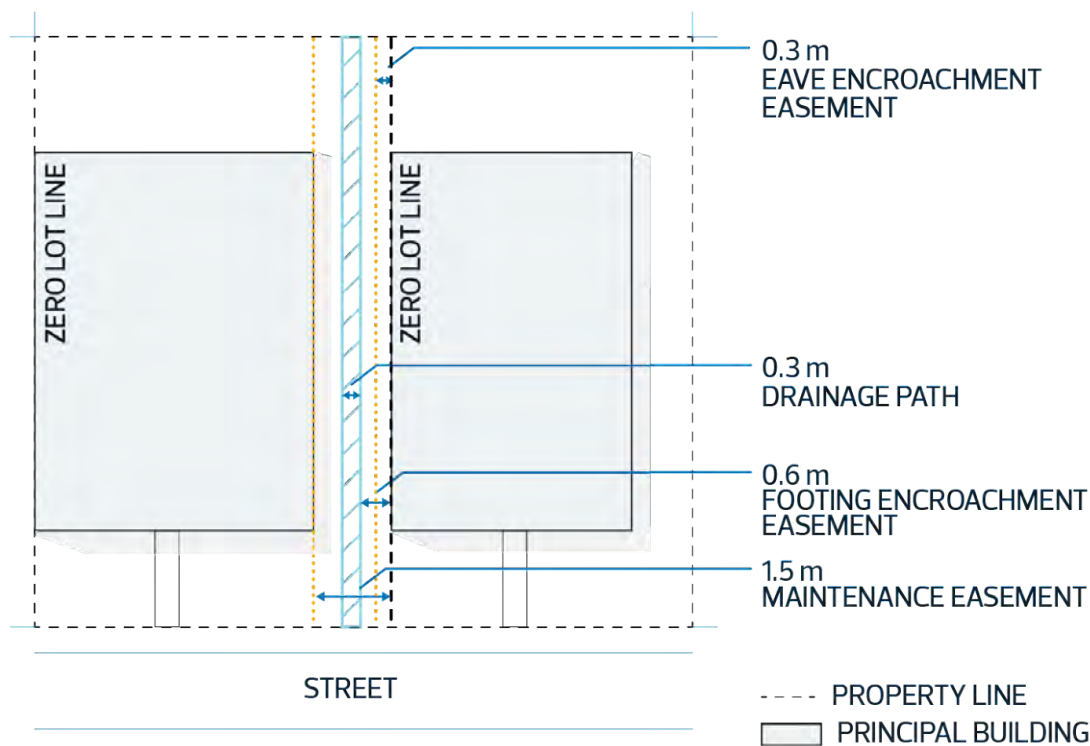
6.3. Surface Parking Lots must not be located between a principal building and a Street.

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

6.4. Zero Lot Line Development is 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 permitted where:

- 6.6.1. eaves are a minimum of 0.45 m from the Interior Side Lot Line;

**6.2 Transferred from S.135.4.9.b**

This regulation controls front drive concentration along transit routes and across from school and park sites.

**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.

In response to engagement feedback, Section 6.2 is proposed to be revised to restrict narrow homes with front driveways from locating across from schools or parks. This will help control front driveway concentration where pedestrian traffic is high and on-street parking and pick up and drop-off space is in high demand.

**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. "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.

**6.4.2.6. 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.**

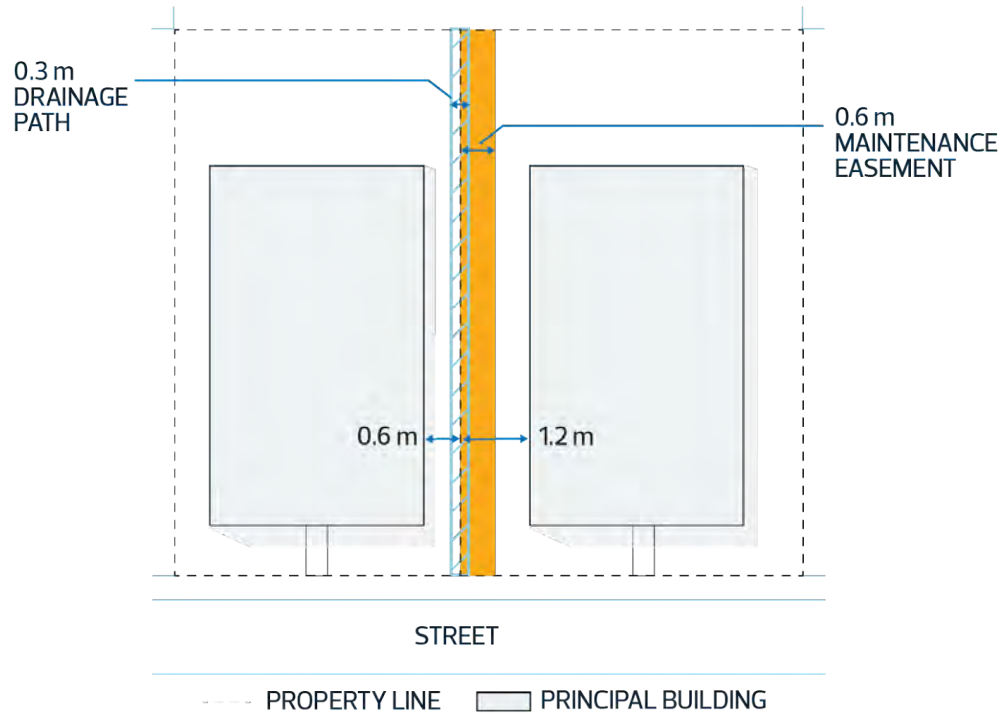
This clause expands buildings not permitted in the 1.5 m easement to all Accessory buildings (not just Garages).

**6.5 - New Regulation**

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

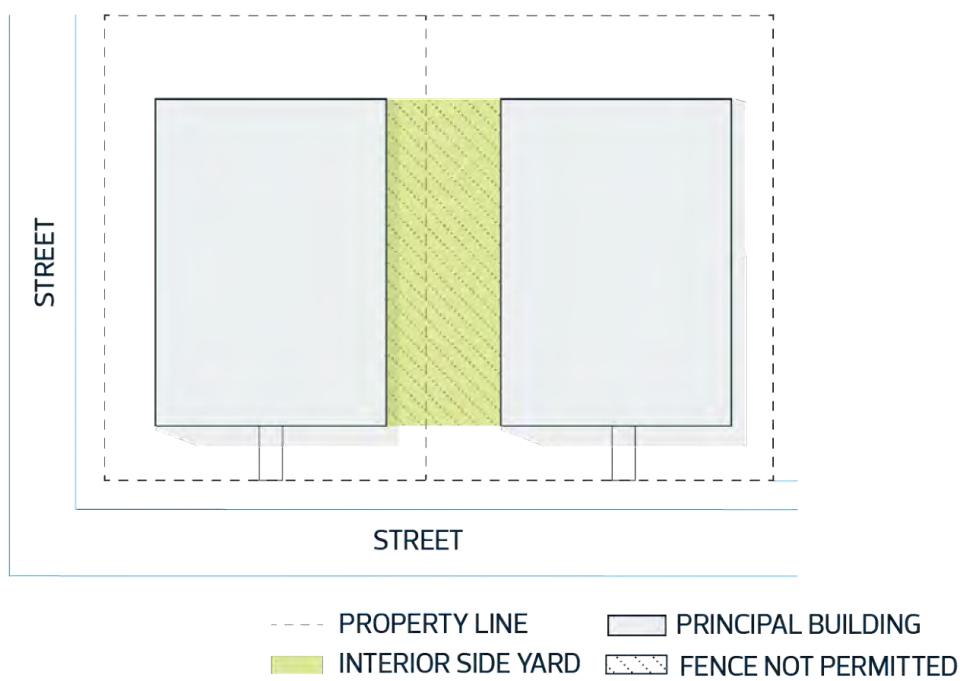
- 6.6.2. all roof drainage from principal and Accessory buildings is directed towards a Street, Alley, or private drainage system, and no roof leader discharge is directed to the easement area required in Subsection 6.6.3; and
- 6.6.3. the owners of impacted Lots register on title a minimum 0.6 m private easement along the entire distance of the shared Lot line. The easement must:
  - 6.6.3.1. be located entirely on the Lot with the minimum 1.2 m Interior Side Setback;
  - 6.6.3.2. ensure a 0.15 m wide unobstructed drainage path along each side of 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



**6.6 - New Regulation**

Reduced Setback Development (where one side setback is reduced to a minimum of 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. "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 shows 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**

This regulation is proposed to ensure access to the maintenance easement for Reduced Setback Development.

## 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>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 Zones in Zoning Bylaw 12800:</b>                      (RF5) Row Housing Zone                      (RF5t) Terwillegar Row Housing Zone                      (UCRH) Urban Character Row Housing Zone                      (CS1) Community Services 1 Zone*                      (CS2) Community Services 2 Zone*                      (CS3) Community Services 3 Zone**                      (CS4) Community Services 4 Zone**</p> <p>* Sites with existing or approved residential development                      ** Sites with existing or approved residential development, or sites expected to be residential</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 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, 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.</p> <p><b>Community Uses</b> will continue to allow for Child Care Services and Religious Assemblies (Community Service) in residential areas. Community Services may also include community halls. These Uses are permitted in locations that support local nodes and adaptive reuse of existing buildings to create walkable 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 continue to be in this Zone.</p>

## 3. Additional Regulations For Specific Uses

### Residential Uses

- 3.1. **Home Based Businesses** must comply with Section 6.60.
- 3.2. **Residential**
- 3.2.1. The maximum number of Sleeping Units in a Lodging House is 8.
  - 3.2.2. Backyard Housing must comply with Section 6.10.
  - 3.2.3. Single Detached Housing, Semi-detached Housing and Duplex Housing are only permitted where:
    - 3.2.3.1. existing as of January 1, 2024; or
    - 3.2.3.2. developed on the same Lot as Row Housing or Multi-unit Housing.

### 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 Development Permit application.
  - 3.3.2. Where one or more of these Uses are proposed in a building previously developed as Semi-detached Housing or Row Housing, the entire building must be converted for non-residential Uses.
  - 3.3.3. The maximum Floor Area is 300 m<sup>2</sup> per individual establishment.
  - 3.3.4. 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.
  - 3.3.5. Developments must carry out their operations so that no Nuisance is created.
  - 3.3.6. Outdoor business activity, storage, and outdoor speakers and amplification systems are not permitted.
  - 3.3.7. Despite Subsection 3.3.5, outdoor seating areas are permitted, limited to a maximum area of 20 m<sup>2</sup> and must only be located in the Front Yard or Flanking Side 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 may only be issued as a Discretionary Development.

### Community Uses

- 3.5. **Community Services and Child Care Services**
- 3.5.1. These Uses are only permitted:
    - 3.5.1.1. on Corner Sites that Abut a Collector Road or Arterial Road;
    - 3.5.1.2. in an existing non-residential building; or
    - 3.5.1.3. on a Lot that Abuts a Site:
      - 3.5.1.3.1. in a non-residential Zone; or
      - 3.5.1.3.2. in a residential Zone that has a maximum Height greater than or equal to 16.0 m,
 at the time of Development Permit application.
  - 3.5.2. The maximum Floor Area for Community Services is 1,000 m<sup>2</sup> per Site.
  - 3.5.3. The maximum Floor Area for Child Care Services is 300 m<sup>2</sup> per Site.
  - 3.5.4. Child Care Services must comply with Section 6.40.
- 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. **Signs** are limited to On-premises Advertising.
- 3.9. **Signs** must comply with Section 6.90.

### 3.1 - New cross-reference

For ease of reference to applicable regulations.

### 3.2.1 - New Regulation

This regulation is introduced to regulate the intensity of Use for a Lodging House based on the number of sleeping units, not the number of users.

### 3.2.2 - New cross-reference

For ease of reference to applicable regulations

### 3.2.3 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 a Multi-unit Housing development).

This regulation also restricts how lower density housing forms can be developed to support the general purpose of the Zone.

### 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 states 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.

### 3.3.2 - New Regulation

This regulation establishes when commercial uses are permitted in attached dwellings. Partial conversion of buildings to a Commercial Use where dwellings are attached at the side or rear is not permitted to prevent potential land use impacts where a common wall is shared.

### 3.3.3 - Revised from S.210.5.1(b) and S.220.6.1(b)

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

### 3.3.4 - New Regulation

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.

### 3.3.5 and 3.3.6 - New Regulation

These regulations mitigate potential nuisances from commercial activities.

### 3.3.7 - New Regulation

The regulations are proposed 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 or flanking side 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 as to where Community Services can be located. Currently, Religious Assemblies (Community Service) and Child Care Services are the only community-type Uses allowed in small scale residential Zones on a discretionary basis and limited by location or site size. These restrictions are being retired and replaced by these new location criteria. This intends to expand opportunities for activities such as child care facilities, community services, religious and spiritual facilities to be located within neighbourhoods and be closer to the residents that it can serve. Facilities looking to operate outside of these locations would require a variance and consider the direction from statutory plans.

**3.5.2 - New Regulation**

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

**3.5.3 - New Regulation**

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 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:

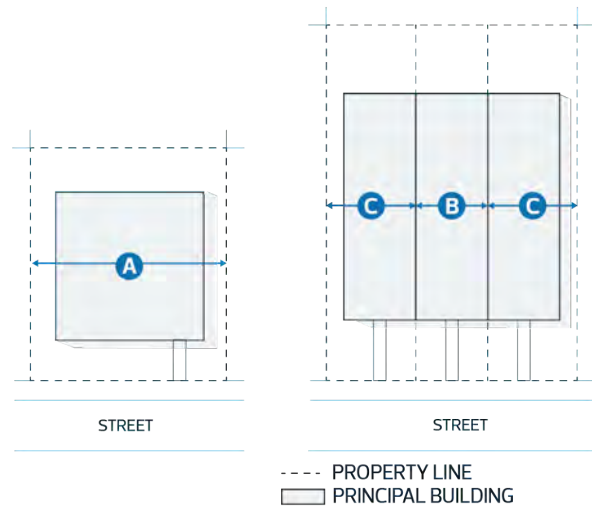
Table 4.2. Site and Building Regulations

**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 modifier subject to Council approval.

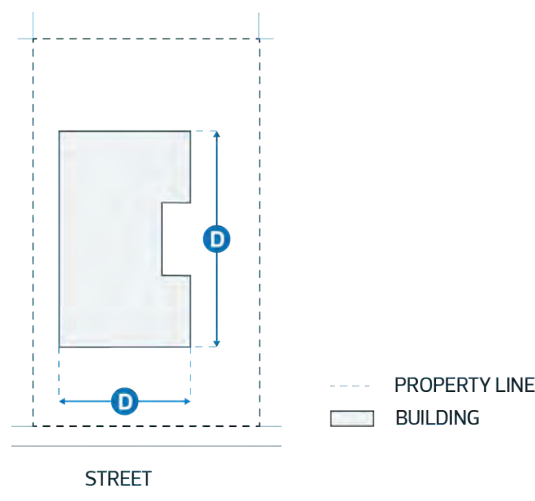
Subsection	Regulation	Value	Symbol
<b>Site Width</b>			
4.2.1.	Minimum Site Width	5.0 m	<b>A</b>
<b>Lot Width</b>			
4.2.2.	Minimum Lot Width for Row Housing internal Dwellings where developed on separate Lots Abutting an Alley	3.6 m	<b>B</b>
4.2.3.	Minimum Lot Width for Semi-detached Housing or Row Housing end Dwellings where developed on separate Lots Abutting an Alley	4.8 m	<b>C</b>

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



<b>Residential Density</b>			
4.2.4.	Minimum Density	45 Dwellings /ha	-
<b>Site Coverage</b>			
4.2.5.	Maximum total Site Coverage	60%	-
<b>Building Length</b>			
4.2.6.	Maximum length of any building	45.0 m	<b>D</b>

**Diagram for Subsection 4.2.6**



4.3. Setbacks must comply with Table 4.3:

<b>Table 4.3. Setback Regulations</b>			
Subsection	Regulation	Value	Symbol
<b>Front Setback</b>			
4.3.1.	Minimum Front Setback	4.5 m	<b>A</b>

**Unless the following applies:**

**4.2.1 to 4.2.3 - 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. Based on engagement feedback, lot width for attached dwellings have been further revised to accommodate housing options currently being developed.

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

**4.2.4 - 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. This minimum density also ensures that developments in this Zone are able to help meet the minimum density targets for the particular neighbourhood as set out in the EMRB growth plan.

**4.2.5 - 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 of housing.

**4.2.6 - 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.

**4.3.1 and 4.3.2- 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

4.3.2.	Minimum Front Setback where a Treed Boulevard is provided and vehicle access is from an Alley	3.0 m	<b>B</b>
<p><b>Diagram for Subsections 4.3.1 and 4.3.2</b></p>			
<b>Rear Setback</b>			
4.3.3.	Minimum Rear Setback	5.5 m	<b>C</b>
<p><b>Diagram for Subsection 4.3.3</b></p>			
<b>Side Setbacks</b>			
4.3.4.	Minimum Interior Side Setback	1.2 m	<b>D</b>
<b>Unless the following applies:</b>			
4.3.5.	Minimum Interior Side Setback when Row Housing or Multi-unit Housing face an Interior or Flanking Side Lot Line	1.5 m	<b>E</b>
<p><b>Diagram for Subsections 4.3.4 and 4.3.5</b></p>			
4.3.6.	Minimum Flanking Side Setback	2.0 m	<b>F</b>

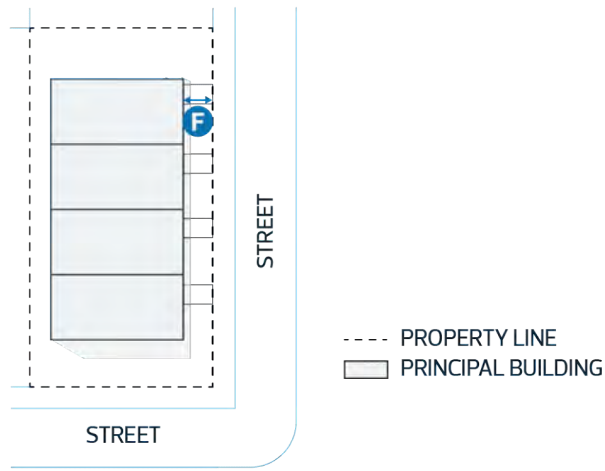
**4.3.3 - Revised from S.160.4.8 and S.165.4.8**

The minimum Rear Setbacks are reduced to provide more development potential for developments in this Zone and to align with current permissions in the RF5 Zone, which accounts for the possibility for rear attached garages in these types of developments.

**4.3.4 to 4.3.6 - Revised from S.160.4.9 and 165.4.7**

Interior side setbacks are proposed to be generally maintained. Flanking side setbacks have been reduced in alignment with the RS and RSF Zones.

Diagram for Subsection 4.3.6

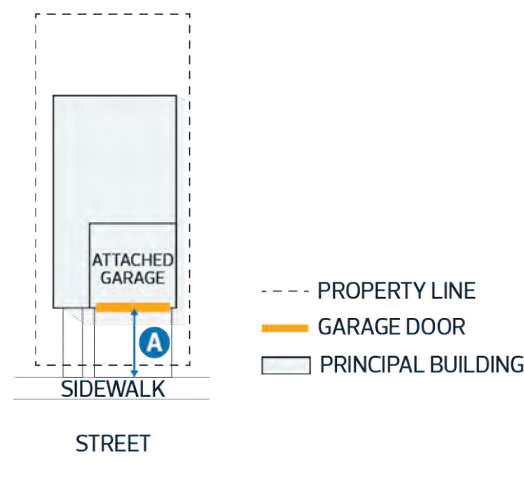


4.4. Driveway lengths must comply with Table 4.4:

Table 4.4. Driveway Length Regulations

Subsection	Regulation	Value	Symbol
4.4.1.	Minimum Driveway length between a Garage door and the back of an existing or approved public sidewalk	6.0 m	A
<b>Unless the following applies:</b>			
4.4.2.	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	-

Diagram for Subsection 4.4.1



**4.4.1 New Regulation**

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

**4.4.2 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:
  - 5.1.1. faces a Street; or
  - 5.1.2. 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 techniques or features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual breaks of building Facades into smaller sections; features such as windows, balconies, or porches; use of a combination of finishing materials; or 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.

**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 for clarity.

**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 and 5.4 - Revised from S.160.4.21,**



**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. this regulation does not apply to Cluster Housing or Multi-unit Housing with a building length less than or equal to 30.0 m.
- 5.4. All Cluster Housing and Multi-unit Housing principal buildings with a building length less than or equal to 30.0 m, adjacent to a Street must have at least 1 main entrance:
  - 5.4.1. facing a Street; or
  - 5.4.2. facing an internal courtyard that is visible from a Street.
- 5.5. 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.

**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.

**5.5 - Revised from S.160.4.22**

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

**6.1 - Transferred from S.165.4.10**

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

**6.2 - Revised from S.165.4.11(c)**

This prohibits front attached garages from being 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 principal building.

**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 approximately 4, 6 or 8 storeys. Properties currently zoned RF6 and RA7 are proposed to be rezoned to RM h16.0 (which allows approximately 4 Storeys in height) and properties currently zoned RA8 are proposed to be rezoned to RM h23.0 (which allows for approximately 6 storeys in height). This zone also provides opportunity for 8-storey buildings (RM h28.0), where approved by City Council through rezoning. <i>A small number of existing RA9 sites located in the current High Rise Residential Overlay will convert to RM h23.0 or RM h28.0 depending on the location of the site and the height of the existing development.</i></p> <p>This zone will be applied in both redeveloping and developing areas in accordance with statutory plan policy. Small-scale commercial uses are permitted at the ground floor of residential buildings and community service uses may be developed <i>in conjunction with residential uses</i> or 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 Zones 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, where sites are located within the 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> <i>All dwelling types, including Multi-unit Housing, Lodging Houses, Supportive Housing, and Fraternity and Sorority Housing, have been combined into the Residential Use category.</i></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</p>

	<p>Centres, Liquor Stores, or Cannabis Retail Stores.</p> <p><b>Community Uses</b> These uses will continue to allow religious 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.</p> <p>Special events will continue to be permitted in this zone.</p> <p><b>Agricultural Uses</b> 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.</p> <p><b>Sign Uses</b> Existing sign uses are proposed to be carried forward with some changes to sign names and definitions.</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 Section 6.60.</p> <p>3.2. <b>Residential</b></p> <p>3.2.1. Single Detached Housing, Semi-detached Housing and Duplex Housing are only permitted where:</p> <p>3.2.1.1. existing as of January 1, 2024; or</p> <p>3.2.1.2. developed on the same Site as Multi-unit Housing.</p> <p>3.2.2. Backyard Housing must comply with Section 6.10.</p> <p><b>Commercial Uses</b></p> <p>3.3. <b>Food and Drink Services, Health Services, Indoor Sales and Services, Minor Indoor Entertainment and Offices</b></p> <p>3.3.1. Developments must only be located on the Ground Floor of residential buildings.</p> <p>3.3.2. The maximum Floor Area is 300 m2 per individual establishment.</p> <p>3.4. <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>Child Care Services</b> must comply with Section 6.40.</p> <p>3.6. <b>Special Events</b> must comply with Section 6.100.</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>Signs</b> are limited to On-premises Advertising.</p> <p>3.9. <b>Signs</b> must comply with Section 6.90.</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> 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 a Multi-unit Housing development).</p> <p>This regulation restricts the development of lower density housing forms to support the general purpose of the zone while providing flexibility.</p> <p><b>3.2.1.2</b> This regulation is revised to use the word Site instead of Lot in consideration of the various ways that large multi-unit housing sites can be split into different lots.</p> <p><b>3.2.2 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.3.1 - Transferred from S.210.5.1 and S.220.6.1</b> This regulation is a revision from the former RA7 and RA8 Zones. It continues to restrict commercial activity to the ground floor of a residential building.</p> <p><b>3.3.2. - Revised from S.210.5.1 and S.220.6.1</b> 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.</p> <p><b>3.4 - Revised from S.82.1</b> This regulation has been revised from a maximum of 3 years to a maximum of 5 years. Successive development permits will be discretionary.</p> <p><b>3.5 and 3.6 - New Cross-Reference</b> For ease of reference to applicable regulations.</p>

## 4. Site and Building Regulations

4.1. Maximum Height, maximum Floor Area Ratio and minimum Density must comply with Table 4.1:

**4.1. Maximum Height, Maximum Floor Area Ratio and Minimum Density**

Subsection	Modifier on Zoning Map	Maximum Height	Maximum Floor Area Ratio	Minimum Density
4.1.1.	h16.0	16.0 m	2.3	45 Dwellings/ha
4.1.2.	h23.0	23.0 m	3.0	75 Dwellings/ha
4.1.3.	h28.0	28.0 m	3.8	90 Dwellings/ha

4.2. 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 5.50;
- 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 an outdoor Common Amenity Area designed for children that is at least 50.0 m<sup>2</sup>; and
  - 4.2.2.2. access to dedicated and enhanced bulk storage within the Dwelling or within the building; or
- 4.2.3. comply with any combination of Subsections 4.2.1 and 4.2.2.

4.3. The maximum Floor Area Ratio is increased by 0.7 where:

- 4.3.1. a minimum of 30% of all Supportive Housing Sleeping Units comply with the inclusive design requirements of Section 5.50; or
- 4.3.2. 1 or more buildings listed on the Inventory of Historic Resources is maintained as part of a proposed development to the satisfaction of the Development Planner, in consultation with the City department responsible for heritage planning.

4.4. Development must comply with Table 4.4:

**Table 4.4. Building Regulations**

Subsection	Regulation	Value	Symbol
<b>Building Length</b>			
4.4.1.	Maximum total length of any building for new buildings and additions	80.0 m	-
<b>Setbacks Abutting Streets</b>			
4.4.2.	Minimum Setback where a Treed Boulevard is present	3.0 m	<b>A</b>
4.4.3.	Minimum Setback where a Treed Boulevard is not present	4.5 m	<b>B</b>
<b>Unless the following applies:</b>			
4.4.4.	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>			
4.4.5.	Minimum Setback	3.0 m	<b>C</b>

### 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 the uses that have a development permit to operate on site.

### 3.9 - New cross-reference

For ease of reference to applicable regulations.

### 4.1 - New Regulation

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

#### 4.1.1 - New Regulation

h16.0 will allow for buildings that are a maximum of 16.0 m tall (approximately 4 storeys). A corresponding maximum FAR of 2.3 and minimum density of 45 dwellings/ha will apply to this modifier. This scale of building roughly corresponds with the current RF6 and RA7 Zones.

#### 4.1.2 - New Regulation

h23.0 will allow for buildings that are a maximum of 23.0 m tall (approximately 6 storeys). A corresponding maximum FAR of 3.0 and minimum density of 75 dwellings/ha will apply to this modifier. This scale of building roughly corresponds with the current RA8 Zone.

#### 4.1.3 - New Regulation

h28.0 will allow for buildings that are a maximum of 28.0 m tall (approximately 8 storeys). A corresponding maximum FAR of 3.8 and minimum density of 90 dwellings/ha will apply to this modifier. This scale of building does not currently have an equivalent standard zone.

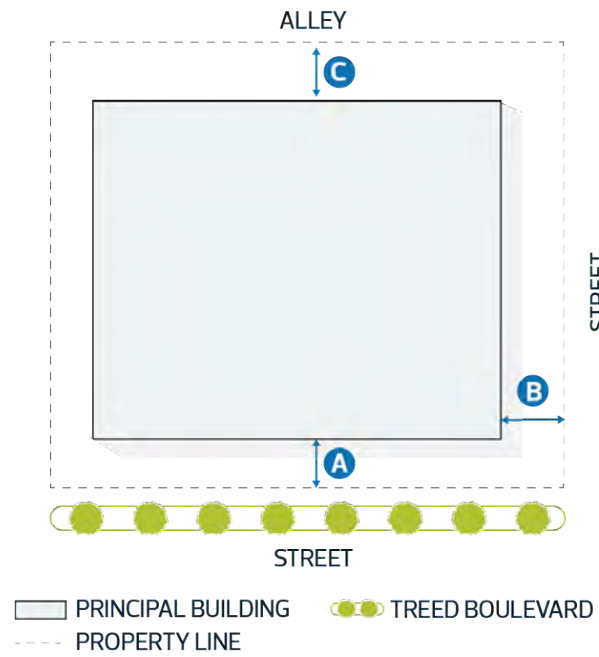
In response to engagement feedback, different minimum densities have been assigned to each height modifier, rather than applying one minimum density across the whole zone. Currently, the RA7 Zone has a minimum density of 45 dwellings/ha and the RA8 Zone has a minimum density of 75 dwellings/ha. These numbers are proposed to be carried forward for the h.16 and h23.0 equivalencies. A minimum density of 90 dwellings/ha is proposed for the h28.0 modifier as this aligns with expected average densities for medium density development under the current Neighbourhood Structure Plan Terms of Reference.

**Note:** minimum density values are subject to change following a review of the Neighbourhood Structure Plan Terms of Reference post-Zoning Bylaw renewal. The result of the NSP TOR review will help determine the appropriate minimum densities required to implement neighbourhood plans.

### 4.2 - Revised Regulation from S.210.4.3

The current RA7 and RA8 zones provide a

Diagram for Subsections 4.4.2, 4.4.3, and 4.4.5



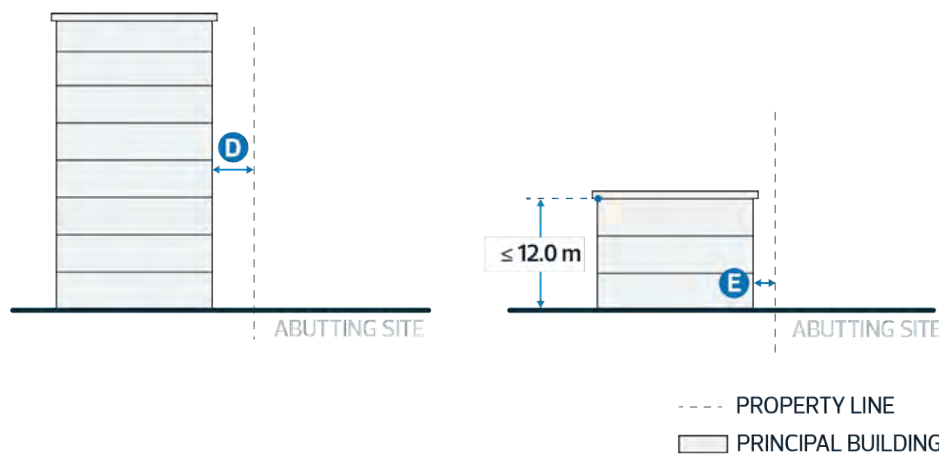
**Setbacks Abutting Sites**

<b>4.4.6.</b>	Minimum Setback	3.0 m	<b>D</b>
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Unless the following applies:

<b>4.4.7.</b>	Minimum Interior Side Setback for buildings less than or equal to 12.0 m in Height	1.5 m	<b>E</b>
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Diagram for Subsections 4.4.6 and 4.4.7



4.5. Despite Subsection 4.4.6, 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 4.5:

**Table 4.5. 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>4.5.1.</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>4.5.2.</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>

floor area ratio bonus if larger dwelling units with more bedrooms are provided. 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**

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. The proposed requirement for 3 bedroom units to have access to on-site amenities such as play areas for children and enhanced storage is based on the survey results identified in the September 9, 2013, Sustainable Development Report CR\_81 - Market Analysis Multi-unit Family Oriented Housing, which highlighted that having an outdoor playground nearby or on the premises and having access to additional storage space were top priorities for families.

**4.3 - New Regulation**

In response to engagement feedback, a floor area ratio bonus of 0.7 is proposed to reduce barriers to development of supportive housing and to incentivize the retention of historic buildings as part of new development.

**4.4.1 - Revised Regulation**

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

**4.4.2 - 4.4.8 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.

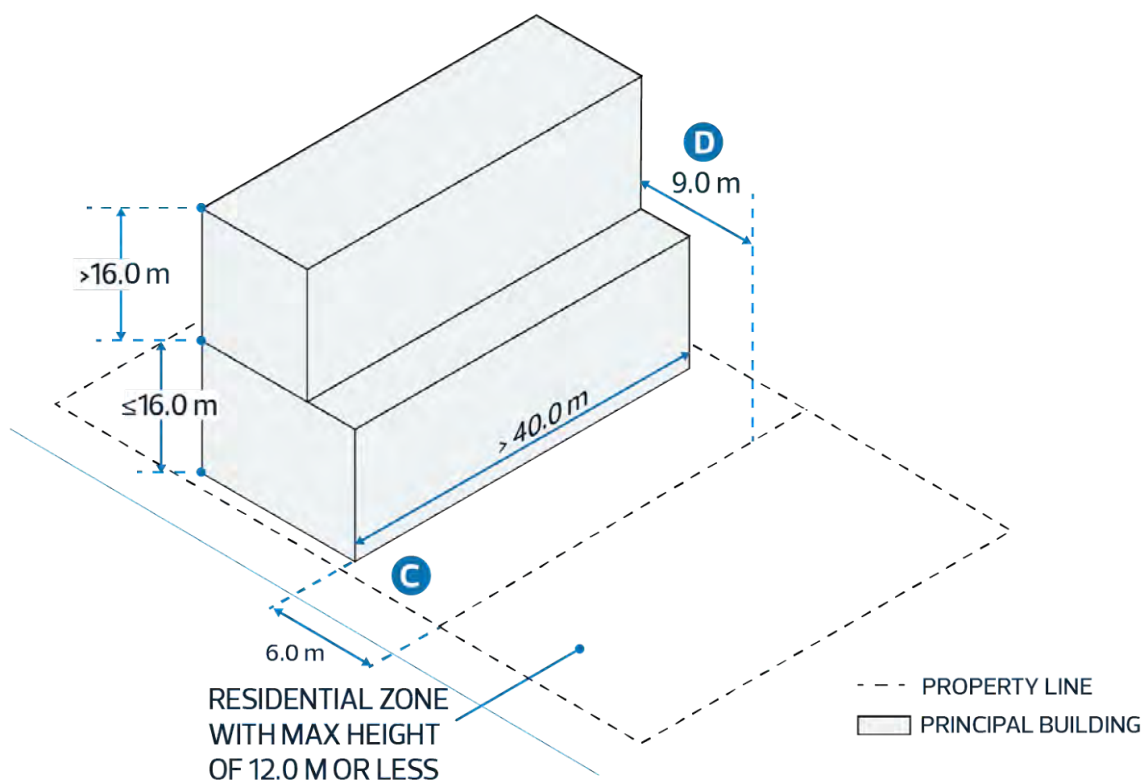
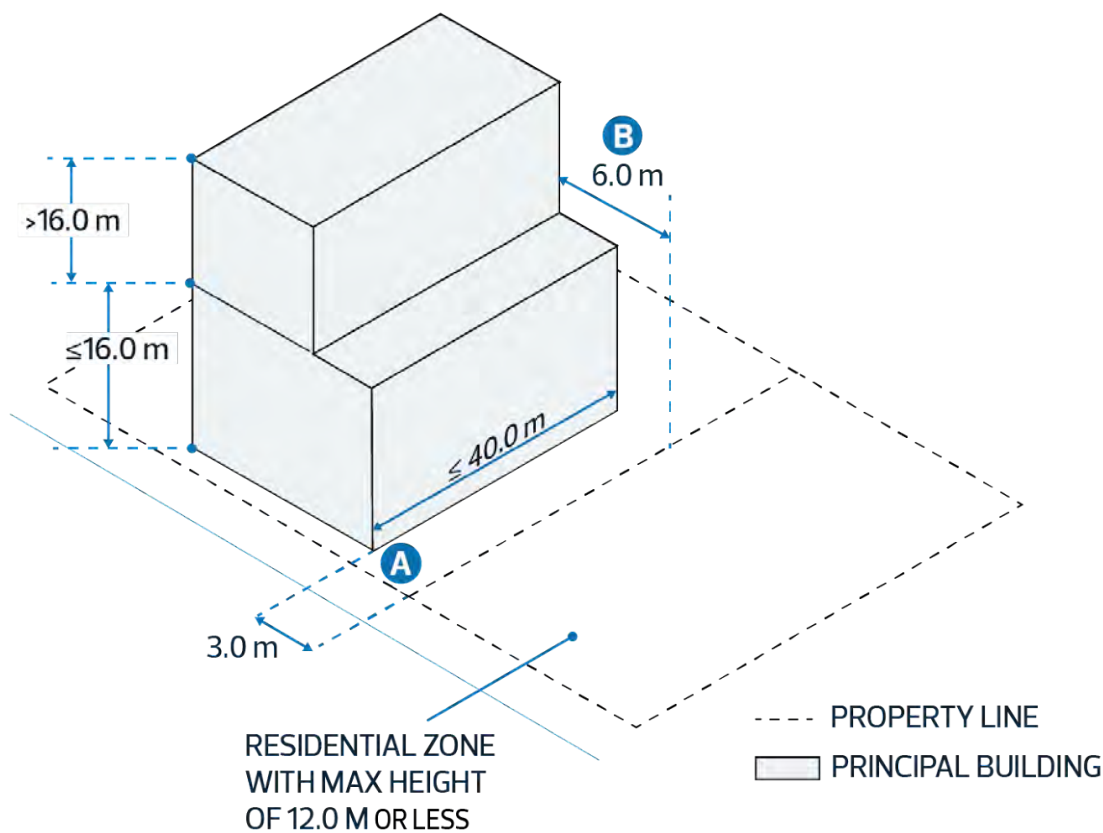
**4.4.2 and 4.4.3. - Revised from RA7 and RA8 Zones**

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.

**4.4.4 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

Diagram for Subsection 4.5



- 4.6. Despite Subsection 4.5.2, 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 5.60, except:
- 4.6.1. the Setback Abutting the south Lot line of a Site in a residential Zone must not be reduced.

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.

**4.4.5 - 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 side setback from abutting sites.

**4.4.6 - Revised Regulation**

In response to engagement feedback, this regulation is revised so that the default minimum setback from abutting sites is 3.0 m.

**4.4.7 - Revised Regulation**

In response to engagement feedback, this regulation is revised so that the smaller minimum setback for buildings less than 12 m tall only applies along the interior side lot line of a site.

**Note:** In response to engagement feedback, the minimum 6.0 m setback from abutting sites for portions of a building taller than 23 m has been removed. This setback would have only applied to the top 5 m of a building which could have created an additional barrier to developing an 8 storey building with only marginal benefit. Note that this only changes the minimum setback requirement from sites that are not in a small scale residential zone. Larger setback requirements are still required when an RM Zone abuts a residential zone with a maximum height of 12 m or less.

**4.5 - 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 applied:
  - 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 all small scale residential zones including standard zones, special area zones and direct

- control zones ; and
- b. when the proposed development is 12 m in height or taller (rather than 10 m) 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.

**4.6 - 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.

**4.6.1 - 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:
  - 5.1.1. faces a Street; or
  - 5.1.2. faces a Site in a residential or mixed use Zone,

the Facade must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual breaks of building Facades into smaller sections; features such as windows, balconies, or porches; use of a combination of finishing materials; or other similar techniques or 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.

**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. *In response to engagement feedback, the structure of this regulation is revised for clarity.*

**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.

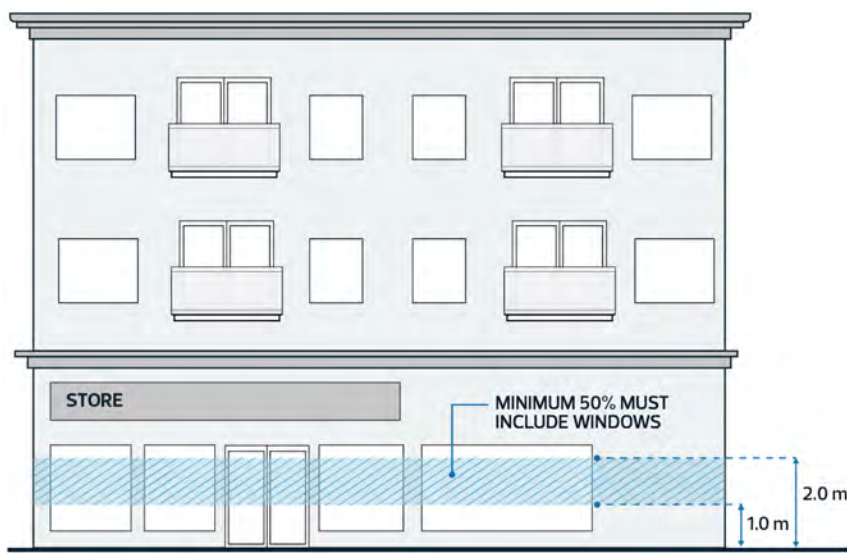
**5.2.2 - New Regulation**

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

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 the Street with an existing or approved sidewalk 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.

**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, and loading and waste collection areas must not be located between a principal building and a Street.
- 6.3. Despite the Setbacks specified in Table 4.4, 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.

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.

**6.1 - 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 S.210.4(11) and S.220.4(9)**

Regulation 6.3.1 supports "back-of-house" activities occurring away from the street by making it easier for them to locate next to the alley. Regulation 6.3.2 allows more efficient use of the Site while maintaining a landscape buffer to provide screening.

**Additional regulations proposed to be retired**

**Road Right-of-Way Upgrades**

The ability to require a development to upgrade the City's Right-of-Way is outlined under Section 7.150.

**Soil depth**

Soil depth requirements have been transferred to the Landscaping Section 5.60



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 renewed 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 and including the second storey and child care services up to and including the fourth storey. This zone will allow for residential intensification while ensuring sensitive transition to smaller scale residential zones.</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>  (RA8h) Medium Rise Apartment Zone, where sites in the current RA8 Zone are subject to the height modifier of 45 m  (RA9) High Rise Apartment Zone, except sites within the 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, 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> <li>2.17. Portable Sign</li> <li>2.18. Projecting Sign</li> </ul>	<p><b>Residential Uses</b>  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>  The listed uses are intended to enable a range of retail, food, entertainment, business, office, health, and personal services.</p> <p><b>Community Uses</b>  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>  Includes agriculture-related activities to support urban agriculture throughout Edmonton.</p> <p><b>Sign Uses</b>  These types of signs are currently allowed in the RA8h and RA9 Zones and are proposed to continue to be allowed in this zone.</p> <p><b>Proposed Retired uses:</b>  Due to not aligning with the general purpose of the RL Zone, the following uses have been retired:</p> <ul style="list-style-type: none"> <li>- Apartment Hotels</li> <li>- Liquor Stores</li> <li>- Current Zoning Bylaw 12800 uses listed</li> </ul>

	<p>in the RA8h Zone that are equivalent to the proposed residential building types: Single Detached Housing, Duplex Housing, Semi-Detached Housing, and Garden Suites</p>
<h3>3. Additional Regulations for Specific Uses</h3> <h4>Residential Uses</h4> <p>3.1. <b>Home Based Businesses</b> must comply with Section 6.60.</p> <p>3.2. <b>Residential</b></p> <p>3.2.1. Row Housing is only permitted:</p> <p>3.2.1.1. where developed on the same Site as Multi-unit Housing; or</p> <p>3.2.1.2. where existing as of January 1, 2024.</p> <h4>Non-Residential Uses</h4> <p>3.3. Non-Residential Use <b>developments, excluding Parks, Special Events and Signs</b>, must <b>only</b> be located on the Ground Floor or second Storey of Residential buildings, except:</p> <p>3.3.1. Child Care Services are permitted up to <b>and including</b> the fourth Storey.</p> <h4>Commercial Uses</h4> <p>3.4. The maximum Floor Area for Commercial Uses, other than Residential Sales Centres, is 300 m<sup>2</sup> per individual establishment.</p> <p>3.5. <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> <h4>Community Uses</h4> <p>3.6. <b>Child Care Services</b> must comply with Section 6.40.</p> <p>3.7. <b>Special Events</b> must comply with Section 6.100.</p> <h4>Sign Uses</h4> <p>3.8. <b>Fascia Signs, Freestanding Signs, Portable Signs, and Projecting Signs</b> are limited to On-premises Advertising.</p> <p>3.9. <b>Signs</b> must comply with Section 6.90.</p> <h4>Uses with Floor Area Exceptions</h4> <p>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:</p> <p>3.10.1. measures specified in Subsection 2 of Section 5.120;</p> <p>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</p> <p>3.10.3. other similar measures.</p>	<p><b>3.1 - New cross-references</b> For ease of reference to applicable regulations.</p> <p><b>3.2.1 - New Regulation</b> 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.</p> <p><b>3.3 - Revised from S.230.7.1.a and 2.230.7.3.a, Transferred from S.230.7.4</b> 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. <b>Note:</b> Subsection 3.3 has been adjusted to exclude Parks and Special Events that may not, or typically do not, occur within a building.</p> <p><b>3.4 - New Regulation</b> To ensure compatibility and to minimize impacts to residential development, all commercial uses are limited to 300 m<sup>2</sup> per individual establishments.</p> <p><b>3.5 - Revised from S.82.1</b> To clarify that Residential Sales Centres are only permitted for up to 5 years, which is an increase from the current limit of 3 years. This regulation also enables the extension of the temporary development at the discretion of the Development Planner.</p> <p><b>3.6, 3.7 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.8 - 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>3.9 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.10 - New Regulation</b> 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.</p>

## 4. Site and Building Regulations

4.1. Maximum Height and maximum 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.	h50.0	50.0 m	4.5
4.1.2.	h65.0	65.0 m	5.5

4.2. 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 5.50;
- 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; or
- 4.2.3. comply with any combination of Subsections 4.2.1 and 4.2.2.

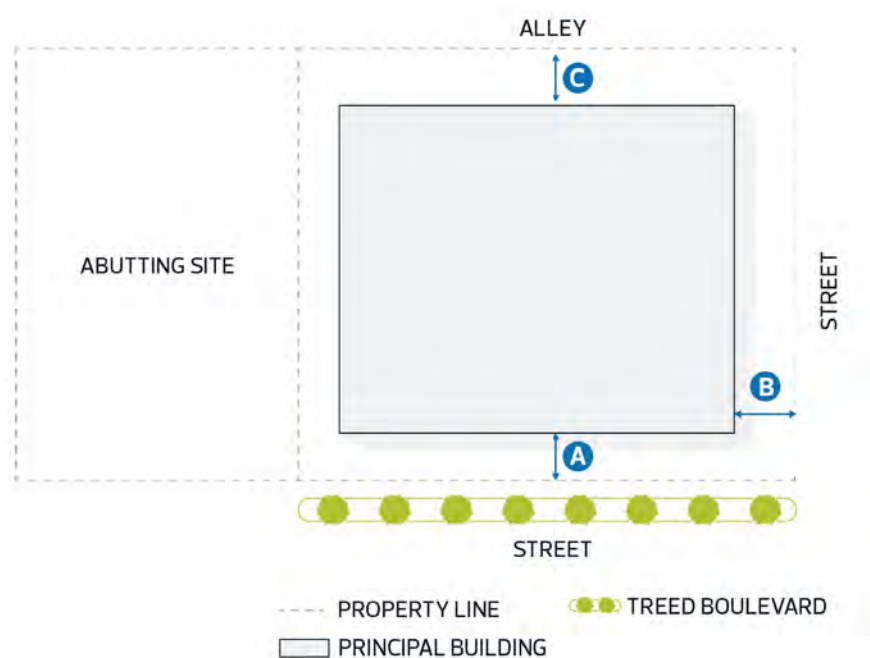
4.3. The maximum Floor Area Ratio is increased by 1.0 where:

- 4.3.1. a minimum of 30% of all Supportive Housing Sleeping Units comply with the inclusive design requirements of Section 5.50; or
- 4.3.2. 1 or more buildings listed in the Inventory of Historic Resources is maintained as part of a proposed development to the satisfaction of the Development Planner, in consultation with the City department responsible for heritage planning.

4.4. Development must comply with Table 4.4:

Table 4.4. Setbacks Abutting Streets and Alleys			
Subsection	Regulation	Value	Symbol
<b>Setbacks Abutting Streets</b>			
4.4.1.	Minimum Setback where a Treed Boulevard is present	3.0 m	<b>A</b>
4.4.2.	Minimum Setback where a Treed Boulevard is not present	4.5 m	<b>B</b>
<b>Unless the following applies</b>			
4.4.3.	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>			
4.4.4.	Minimum Setback	3.0 m	<b>C</b>

Diagram for Subsections 4.4.1, 4.4.2, and 4.4.4



### 4.1.1 - New Regulation

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

### 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.

#### Note:

- Compared to 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> and requiring that the units either have access to on-site amenities such as play areas for children and enhanced storage. Due to the density proposed to change from a maximum to no maximum, no incentive is proposed for providing additional common amenity areas. **Note:** The proposed requirement for 3 bedroom units to have access to on-site amenities such as play areas for children and enhanced storage is based on the survey results identified in the September 9, 2013, Sustainable Development Report CR\_81 - Market Analysis Multi-unit Family Oriented Housing, which highlighted that having an outdoor playground nearby or on the premises and having access to additional storage space were top priorities for families.

### 4.3 - New Regulation

A floor area ratio bonus of 1.0 is proposed to reduce barriers to development of supportive housing and incentivize the retention of historic buildings as part of new development.

### 4.4.1, 4.4.2 - 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

4.5. Development must comply with Table 4.5:

Table 4.5. Minimum Setbacks from Abutting Sites			
Subsection	Regulation	Value	Symbol
4.5.1.	Minimum Setback	3.0 m	<b>A</b>
<b>Unless the following applies</b>			
4.5.2.	Minimum Setback for portions of development greater than 23.0 m in Height	6.0 m	<b>B</b>

**Diagram for Subsection 4.5.1 and 4.5.2**

4.6. Development must comply with Table 4.6:

Table 4.6. Tower Regulations		
Subsection	Regulation	Value
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 Setback for portions of Towers greater than 23.0 m in Height from an Abutting Street	6.0 m

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.

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.

**4.4.3 - 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.

**4.4.4 - 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.

**4.5.1 - 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.

**4.5.2 - Revised from 230.4.3.a.ii**

The 6 m setback above 23 m is intended to 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.

**4.6.1 - Revised from S.230.4.1.b.iv and S.230.4.1.c.iv**

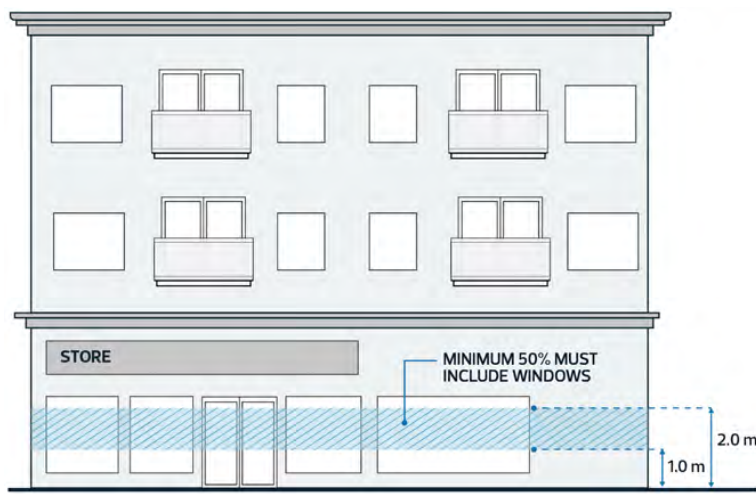
The maximum tower floor plate is slightly lower than the upper range of what is described in the City's Urban Design Guidelines for tall buildings for non-residential uses (750 m<sup>2</sup> - 1000 m<sup>2</sup>). However, this maximum aligns with the maximum floor plate in the current RA9 Zone, but 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 will not apply to mid-rise buildings (5 - 8 storeys).

**4.6.2 - 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

	<p>access to sunlight, sky-view, and helps reduce shadow impacts and wind tunnels. <b>Note:</b> This regulation will not apply to mid-rise buildings (5 - 8 storeys).</p> <p><b>4.6.3 - Revised from 230.4.3.a.i</b> 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. <b>Note:</b> This regulation will not apply to mid-rise buildings (5 - 8 storeys).</p> <p><b>4.7 - Revised from S.230.4.5.c</b> 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.</p> <p><b>4.8 - Revised from S.230.4.4</b> 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. <b>Note:</b> This regulation provides additional consideration for variances to the tower regulations, in addition to the general variance criteria outlined in Subsection 1.1.8 in Section 7.100 - Authority and Responsibility of the Development Planner.</p>
<h2>5. Design Regulations</h2> <h3>Building Design Regulations</h3> <p>5.1. Where a building wall:</p> <p>5.1.1. faces a Street; or</p> <p>5.1.2. 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 techniques or features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projections or recessions; visual breaks of building Facades into smaller sections; use of a combination of finishing materials; or other similar techniques or features.</p> <p>5.2. Subsection 5.1 does not apply to Facades of a Tower above:</p> <p>5.2.1. a Podium; or</p> <p>5.2.2. 23.0 m in Height.</p> <p>5.3. To promote pedestrian interaction and safety, Ground Floor non-Residential Facades must comply with the following:</p> <p>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.</p> <p>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.</p>	<p><b>5.1 - Revised from S.230.5.4</b> 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.</p> <p><b>5.2 - New Regulation</b> 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. <b>Note:</b> This regulation has been adjusted and restructured for clarity that 5.1 does not apply to specific facades associated with a Tower (as defined as a building taller than 28 m in height).</p> <p><b>5.3 - Revised from S.230.5.1.g</b> 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</p>

Diagram for Subsection 5.3



- 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, the main entrance for non-Residential Uses, and the main shared entrance for Multi-unit Housing or Supportive Housing must:
  - 5.5.1. be directed towards the Street; and
  - 5.5.2. be level with, or have sloped doorway thresholds to, Abutting Pathways and public sidewalks.
- 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.
- 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.

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 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. **Note:**

- 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.

### 5.6 - Revised from 230.5.1.a

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

### 5.7 - Revised from S.230.5.1.e

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

## 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 4.4 and 4.5:
  - 6.2.1. Surface Parking Lots, and loading, storage, and waste collection areas must not be located between a principal 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 with a minimum depth of 8.0 m.

### 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.

**Other Regulations**

6.4. Despite the Setbacks specified in Table 4.4, outdoor display areas and Public Space associated with a Main Street Development may be located in a Setback Abutting a Street.

**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.

**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 of rural residential lands.</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 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. Backyard Housing</li> <li>2.2.2. Secondary Suite</li> <li>2.2.3. 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 Single Detached Housing, Secondary Suites, Backyard Housing, and Home Based Businesses, which are currently allowed in the Rural Residential Zone.</p> <p><b>Commercial Uses</b> Commercial uses include veterinary service, which is 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 Section 6.10. <ul style="list-style-type: none"> <li>3.2.1. The maximum Floor Area for Backyard Housing is 130.0 m2.</li> </ul> </li> <li>3.3. <b>Home Based Businesses</b> must comply with Section 6.60.</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 Section 6.40</li> <li>3.6. <b>Special Events</b> must comply with Section 6.100.</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>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.</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 regulations.</p> <p><b>3.6 - New cross-reference</b></p>

**Sign Uses**

- 3.8. **Fascia Signs, Freestanding Signs, and Portable Signs** are limited to On-premises Advertising.
- 3.9. **Signs** must comply with Section 6.90.

**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.

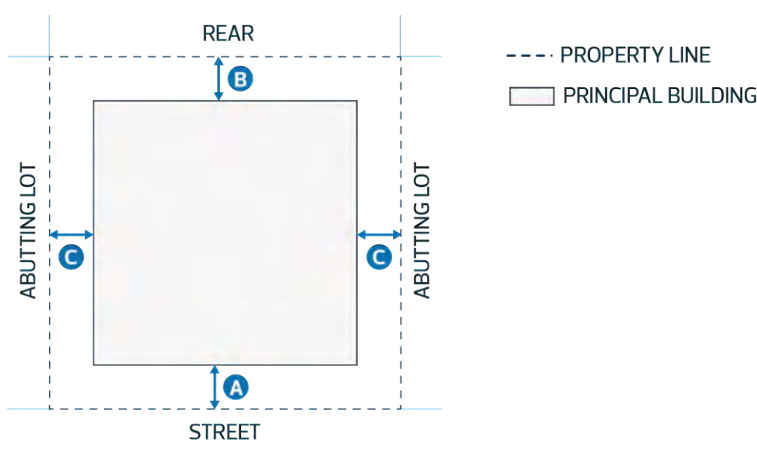
**3.9 - New cross-reference**  
For ease of reference to applicable regulations.

**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.

# 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, social gathering, and Residential Uses.</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 statutory plans.</p> <p><b>Equivalent Zones in Zoning Bylaw 12800:</b>  (CNC) Neighbourhood Convenience Commercial Zone*  (CB1) Low Intensity Business Zone*</p> <p><i>* Where sites are located within the Main Streets Overlay (at least 50% of site), but outside the Nodes and Corridors Network (City Centre Node, Major Nodes, District Nodes, Primary Corridors, and Secondary Corridors) of The City Plan</i></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 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> <li>2.27. Freestanding 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>2.28. 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 **and** 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 **adjacent** Street, except as identified in Subsection 3.2.2.
- 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.
- 3.7. **Body Rub Centres** must comply with Section 6.20.

#### 3.1 - New cross-reference

For ease of reference to applicable regulations.

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

This regulation 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.

#### 3.2.2 - New Regulation

To enable ground floor residential development while still maintaining commercial frontage oriented towards streets.

#### 3.3 - New Regulation

To ensure active non-residential Uses face streets on sites. This requirement is intended to maintain and reinforce existing commercial development in local nodes.

#### 3.4 - New Regulation

To ensure ground floor non-residential Uses face the busier roads on corner sites.

#### 3.5 - New Regulations

To limit the intensity of Ues when located on local roads to a scale more sensitive to surrounding small scale residential Zones. Larger scale non-residential Uses will be

<p>3.8. <b>Cannabis Retail Stores</b> must comply with Section 6.30.</p> <p>3.9. <b>Custom Manufacturing</b></p> <p>3.9.1. Despite Subsection 3.5, the maximum Floor Area is 300 m<sup>2</sup> per individual establishment, except:</p> <p>3.9.1.1. Where Custom Manufacturing is combined with a Bar or Food and Drink Service, the maximum Floor Area is 500 m<sup>2</sup> per individual establishment.</p> <p>3.9.2. Manufacturing activities and storage must be located within an enclosed building.</p> <p>3.10. <b>Hotels</b></p> <p>3.10.1. Ground Floor guest rooms must not be located adjacent to a Street.</p> <p>3.11. <b>Indoor Sales and Services</b></p> <p>3.11.1. Despite Subsection 3.5, the maximum Floor Area for Grocery Stores is 2,500 m<sup>2</sup> per individual establishment.</p> <p>3.12. <b>Liquor Stores</b> must comply with Section 6.70.</p> <p>3.13. <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>3.14. <b>Vehicle Support Services and Uses with Drive-through Services</b></p> <p>3.14.1. Vehicle Support Services and Uses with Drive-through Services must comply with Section 6.110.</p> <p>3.14.2. Uses with Drive-through Services are only permitted where existing prior to January 1, 2024.</p>	<p>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 m<sup>2</sup>.</p> <p><b>3.6.1 - Revised from S.310.2.7, S.310.3.1, S.310.3.21, S.330.2.15, S.330.2.17</b> The 500 m<sup>2</sup> 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>3.7, 3.8 - New cross-references</b> For ease of reference to applicable regulations.</p> <p><b>3.9.1 and 3.9.1.1 - New Regulation</b> To ensure the scale of Custom Manufacturing Uses are compatible with commercial development within the MUN Zone and that larger-scale operations are located in the CN Zone or an Industrial Zone. An exception to the maximum floor area is proposed when Custom Manufacturing is combined with a Bar or Food and Drink Services (e.g., restaurants) to enable brewpubs and other business models that typically combine these activities.</p> <p><b>3.9.2 - Revised from S.99.5</b> 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. <b>Note:</b> based on feedback, a previous regulation that prohibited nuisance odour associated with Custom Manufacturing has been deleted. Instead the Development Planner will use the general nuisance regulations in the Site Performance Standards Section to ensure mitigation measures are used to minimize nuisance odours.</p> <p><b>3.10.1 - Revised from 819.3.13</b> To support active street frontages by limiting the street frontage on the ground floor associated guest rooms.</p> <p><b>3.11.1 - Transferred from S.310.4.2</b> The increased floor area specifically for Grocery Stores is carried forward from the current CNC Zone, and aligns with the maximum floor area permitted in the CB1 Zone. The increase in floor area is intended to create more opportunities for Grocery Stores and to help eliminate the potential for creating food deserts within neighbourhoods.</p> <p><b>3.12 - New cross-references</b> For ease of reference to applicable regulations.</p> <p><b>3.13 - Revised from S.82.1</b> 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</p>
<p><b>Community Uses</b></p> <p>3.15. <b>Child Care Services</b> must comply with Section 6.40.</p> <p>3.16. <b>Special Events</b> must comply with Section 6.100.</p>	
<p><b>Basic Service Uses</b></p> <p>3.17. Basic Service Uses must not be the only Use on a Site.</p> <p>3.18. <b>Recycling Drop-Off Centres</b></p> <p>3.18.1. The maximum total area for a Recycling Drop-off Centre is 300 m<sup>2</sup> per Site.</p> <p>3.18.2. Recycling bins and associated drive aisles and queuing lanes must not be located between a building and a Street.</p> <p>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.</p> <p>3.19. <b>Transit Facilities</b></p> <p>3.19.1. Despite the Setbacks specified in Table 4.4, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure in the road right-of-way.</p>	
<p><b>Agricultural Uses</b></p> <p>3.20. <b>Urban Agriculture</b></p> <p>3.20.1. Despite Subsections 3.5.2 and 3.5.3, the maximum Floor Area is 600 m<sup>2</sup> per individual establishment <b>where located on a Site Abutting one or more Collector or Arterial Roads.</b></p> <p>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.</p> <p>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.</p>	
<p><b>Sign Uses</b></p> <p>3.21. <b>Fascia Signs, Freestanding Signs, Portable Signs, and Projecting Signs</b> are limited to On-premises Advertising, except that:</p> <p>3.21.1. Off-premises Advertising is permitted where existing as of January 1, 2024.</p> <p>3.22. <b>Major Digital Signs and Minor Digital Signs</b> are <b>only permitted</b> where existing as of January 1, 2024.</p> <p>3.23. <b>Signs</b> must comply with Section 6.90.</p>	
<p><b>Uses with Total Area and Floor Area Exceptions</b></p> <p>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:</p> <p>3.24.1. measures specified in Subsection 2 of Section 5.120;</p>	

- 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.

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.

## 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. Floor Area associated with Residential Uses is 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 5.50;
- 4.2.2. have a Floor Area greater than 100 m<sup>2</sup> and a minimum of 3 bedrooms; and
  - 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 within the building; or
- 4.2.3. comply with any combination of Subsections 4.2.1 and 4.2.2.

4.3. The maximum Floor Area Ratio is increased by 0.7 where:

- 4.3.1. a minimum of 30% of all Supportive Housing Sleeping Units comply with the inclusive design requirements of Section 5.50; or
- 4.3.2. 1 or more buildings listed in the Inventory of Historic Resources is maintained as part of a proposed development to the satisfaction of the Development Planner in consultation with the City department responsible for heritage planning.

4.4. Development must comply with Table 4.4:

Table 4.4. Setback Regulations			
Subsection	Regulation	Value	Symbol
<b>For portions of development with non-Residential Uses on the Ground Floor Abutting a Street</b>			
4.4.1.	Minimum Setback	1.0 m	-
4.4.2.	Maximum Setback	3.0 m	<b>A</b>
4.4.3.	Maximum Setback: <ul style="list-style-type: none"> <li>- for portions of development above the Ground Floor; or</li> <li>- to accommodate a Park, Public Amenity Area, or to retain mature Landscaping</li> </ul>	No maximum	-
<b>Unless the following applies:</b>			
4.4.4.	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>			
4.4.5.	Minimum Setback from Abutting Streets with a Treed Boulevard	3.0 m	<b>B</b>
4.4.6.	Minimum Setback from Abutting Streets without a Treed Boulevard	4.5 m	<b>C</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.

**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.

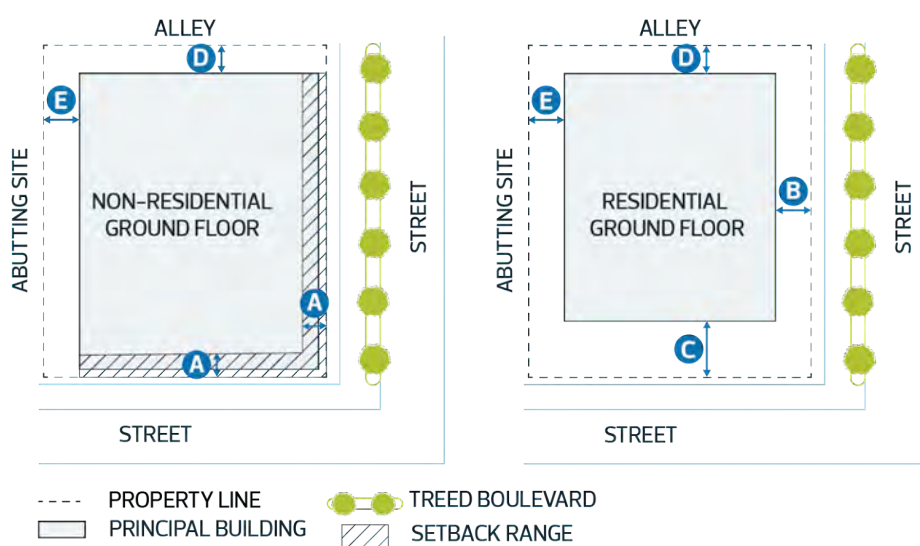
**4.2 - Revised from S. 819.3.6**  
This is revised from the Main Streets Overlay that exempts residential development in commercial Zones within the Main Streets Overlay from floor area ratio restrictions as a means to encourage mixed use development along the city's main streets and transit areas. 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. **Note:** The proposed requirement for 3 bedroom units to have access to on-site amenities such as play areas for children and enhanced storage is based on the survey results identified in the September 9, 2013, Sustainable Development Report CR\_81 - Market Analysis Multi-unit Family Oriented Housing, which highlighted that having an outdoor playground nearby or on the premises and having access to additional storage space were top priorities for families.

**4.3 - New Regulation**  
A floor area ratio bonus of 0.7 is proposed to reduce barriers to development of supportive housing and incentivize the retention of historic buildings as part of new development.

**4.4.1, 4.4.2 - Revised from S. 819.3.2**  
The minimum setback required from a lot line next to a street is carried forward from the Main Streets Overlay; however, the 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

Setbacks Abutting Alleys			
4.4.7.	Minimum Setback	0 m	-
<b>Unless the following applies:</b>			
4.4.8.	Minimum Setback for new buildings and additions where an Abutting Alley is less than 6.0 m wide	1.0 m	<b>D</b>
Setbacks Abutting Sites			
4.4.9.	Minimum Setback	3.0 m	<b>E</b>
<b>Unless the following applies:</b>			
4.4.10.	Minimum Setback where Abutting a Site: <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 to form a Main Street Development with a continuous Street Wall</li> </ul>	0 m	-

Diagram for Subsection 4.4



zone and furnishing zone.

**4.4.3 - 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.

**4.4.4 - 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.

**4.4.5, 4.4.6 - 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.

**4.4.7 - 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).

**4.4.8 - 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).

**4.4.9, 4.4.10 - 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:
  - 5.1.1. faces a Street or Park;
  - 5.1.2. has a main entrance facing a Public Amenity Area or Parking Area interior to the Site; or
  - 5.1.3. 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 techniques or features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projections or recessions; visual breaks of building Facades into smaller sections; use of a combination of finishing materials; or other similar techniques or features.
- 5.2. Subsection 5.1 does not apply to building walls facing and 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, and any Facade with a main entrance that faces a Park, must be designed to break up the appearance into sections of 11.0 m or less by incorporating 2 or more design techniques or features such as those described in Subsection 5.1.
- 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:

**5.1 - 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.

**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.

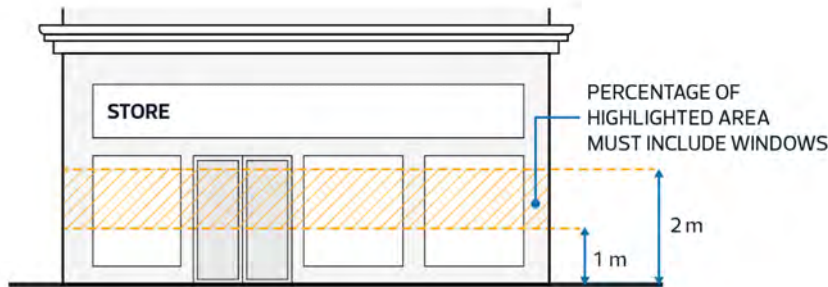
**5.3 - Revised from S.819.4.2**

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



- 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 a Public Amenity Area or Parking Area 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

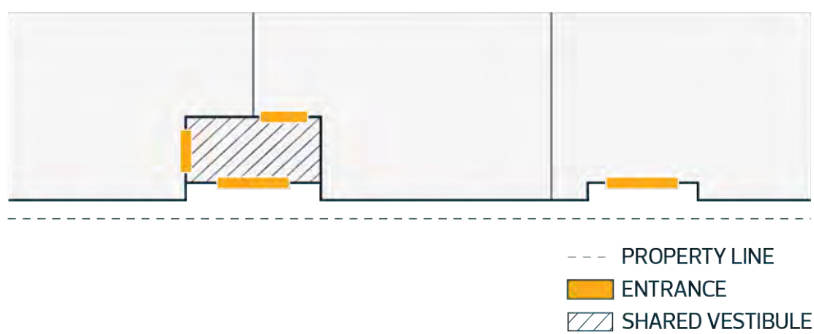


- 5.6. The Facade design and materials must wrap around the side of the building to provide a:
  - 5.6.1. consistent profile facing both Streets for Corner Sites; and
  - 5.6.2. consistent profile for building corners facing Streets and Alleys for Interior Sites, except that Facades facing an Alley do 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 the 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.

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.

**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. **Note:**

- 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 - Revised from S.819.3.8**

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

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

- 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 Table 4.4:
- 6.2.1. Surface Parking Lots and loading, storage, and waste collection areas must not be located between a **principal** 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, with 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. Despite the Setbacks specified in Table 4.4, outdoor display areas and Public Space may be located in a Setback Abutting a Street.

#### and S.819.3.9

To allow parking to be located within required setbacks abutting other sites and to reduce variances while still ensuring landscaping is provided to enhance the visual appearance of parking, loading, storage and waste collection from the street and abutting sites. The landscape buffer area is increased from 1.5 m to 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.

#### 6.3 - Revised from S.819.3.10

To support active street frontages and pedestrian oriented development.

#### 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.

#### 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 <a href="#">other statutory plans</a>.</p> <p>This Zone will extend more broadly throughout the Nodes and Corridors Network as directed by <a href="#">statutory plans</a>.</p> <p><b>Equivalent Zones in Zoning Bylaw 12800:</b>                      (CNC) Neighbourhood Convenience Commercial Zone*                      (CSC) Shopping Centre Zone**                      (CB1) Low Intensity Business Zone*                      (CB2) General Business Zone**                      (CO) Commercial Office Zone                      (CB3) Commercial Mixed Business Zone                      (TMU) Terwillegar Mixed Use Zone</p> <p>* Where sites are located within the Main Streets Overlay (at least 50% of site), and within the Nodes and Corridors Network (City Centre Node, Major Nodes, District Nodes, Primary Corridors, and Secondary Corridors) of The City Plan</p> <p>** Where sites are located within the Main Streets Overlay (at least 50% of site)</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 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 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> <li>2.21. Park</li> <li>2.22. School</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> </ul>	<p><b>Residential Uses</b>                      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>                      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>                      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, CO, and TMU Zones.</p> <p><b>Community Uses</b>                      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, CO, and TMU Zones.</li> </ul> <p><b>Basic Service Uses</b>                      Includes uses intended to provide more opportunities to enable services that support residents and city operations. <b>Notes:</b></p>

- 2.25. Health Care Facility
- 2.26. Recycling Drop-Off Centre
- 2.27. Transit Facility

**Agricultural Uses**

- 2.28. Urban Agriculture

**Sign Uses**

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

- Emergency Services and Health Care Facilities are new uses that are not currently permitted in the current CNC, CB1, CB2, CB3, CSC, CO, and TMU 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, CO, and TMU Zones.
- Transit Facilities is intended to integrate transit facilities with new development. This is a new use that is not listed in the current CNC, CB1, CB2, CO, and TMU Zones.
- Health Care Facilities are proposed to be added to this zone to create opportunities for smaller-scale health treatment facilities where overnight stays may be required, such as a detoxification centre. There is interest from other levels of government to ensure that these types of facilities can be easily enabled in more areas throughout the city that are easier to access for people and to address current and future health care needs.

**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: 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 adjacent 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 and 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 6.20.

**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. 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 statutory plan. **Note:** Adjusting the application or removal of the Commercial Frontage Modifier in the future would require approval from City Council through the typical rezoning process. However, the requirement for all ground floor building frontages to consist of non-Residential Uses could be varied by the Development Planner where it’s appropriate and in alignment with other statutory 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,

<p>3.6. <b>Cannabis Retail Stores</b> must comply with Section 6.30.</p> <p>3.7. <b>Custom Manufacturing</b></p> <p>3.7.1. The maximum Floor Area is 600 m2 per individual establishment.</p> <p>3.7.2. Manufacturing activities and storage must be located within 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 Section 6.70.</p> <p>3.10. <b>Major Indoor Entertainment</b></p> <p>3.10.1. The maximum Floor Area is 500 m2 per individual establishment, <b>except where located on a Site greater than 1 ha.</b></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 Section 6.110.</p> <p>3.12.2. Uses with Drive-through Services are only permitted where existing prior to January 1, 2024.</p>	<p>street frontage and main entrances can face either road.</p> <p><b>3.3 - New cross-references</b> For ease of reference to applicable regulations.</p> <p><b>3.4.1 - New Regulations</b> To limit the residential building types in this zone to Multi-unit Housing, Supportive Housing, and Row Housing with or without Secondary Suites.</p> <p><b>3.4.2 - New Regulations</b> To limit the location of ground floor residential development in order to reinforce and retain existing commercial development (particularly on main streets) and to align with other statutory plans for commercial active frontage. This regulation is intended to ensure only ground floor commercial frontage facing <b>public</b> 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, <b>as this is considered the most equivalent zoning.</b></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>3.7.2 - 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. <b>Note:</b> Based on feedback, a previous regulation that prohibited nuisance odour associated with Custom Manufacturing has been deleted. Instead the Development Planner will use the general nuisance regulations in the Site Performance Standards Section to ensure mitigation measures are used to minimize nuisance odours.</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.</p> <p><b>3.9 - New cross-references</b> For ease of reference to applicable regulations.</p> <p><b>3.10.1 - 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</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 <b>on all Storeys</b> on Facades facing Abutting Streets. 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>Community Uses</b></p> <p>3.14. <b>Child Care Services</b> must comply with Section 6.40.</p> <p>3.15. <b>Special Events</b> must comply with Section 6.100.</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>Health Care Facilities</b></p> <p>3.17.1. <b>The maximum Floor Area is 1,000 m2 per individual establishment.</b></p> <p>3.18. <b>Recycling Drop-off Centres</b></p> <p>3.18.1. The maximum total area for a Recycling Drop-off Centre on a Site is 300 m2.</p> <p>3.18.2. Recycling bins and associated drive aisles and queuing lanes must not be located between a building and a Street.</p> <p>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.</p> <p>3.19. <b>Transit Facilities</b></p> <p>3.19.1. Despite the Setbacks specified in Table 4.4, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure in the road right-of-way.</p>	
<p><b>Agricultural Uses</b></p> <p>3.20. <b>Urban Agriculture</b></p> <p>3.20.1. The maximum Floor Area is 600 m2 per individual establishment.</p> <p>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.</p> <p>3.20.3. The Development Planner may consider a variance to Subsection 3.20.2 based on the recommendations provided in an environmental site assessment in compliance with Section 7.140.</p>	
<p><b>Sign Uses</b></p> <p>3.21. <b>Signs</b> must comply with Section 6.90.</p>	

### Uses with Total Area and Floor Area Exceptions

3.22. 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:

- 3.22.1. measures specified in Subsection 2 of Section 5.120;
- 3.22.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
- 3.22.3. other similar measures.

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 account the shift from regulating Public Space to total Floor Area. **Based on engagement feedback an exception to the maximum 500 m2 floor area per individual establishment is proposed when Major Indoor Entertainment Uses are located on sites larger than 1 ha. **Note:** This site area threshold ensures that sites such as those from 109 Street to 99 Street along Whyte Avenue would be limited to the maximum 500 m2 floor area limit identified in Subsection 3.10.1.**

#### **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.

#### **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 - New Regulation**

This regulation limits the scale of medical facilities that could be located in this zone to ensure this activity is appropriately sized to the general intent of the type of built form for this zone.

#### **3.18.1 - Revised from S.84.1**

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

#### **3.18.2 - 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 cross-reference**

For ease of reference to applicable regulations.

**3.22 - 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. 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

4.2. Floor Area associated with Residential Uses is 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 5.50;
- 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 of at least 50.0 m<sup>2</sup>; and

**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). 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. **Note:** Adjusting a Height modifier for a specific site in the future (e.g., increasing or decreasing the maximum height) would require approval from City Council through the typical rezoning process.

**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.

**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). 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. **Note:** Adjusting the Floor Area Ratio modifier for a specific site in the future (e.g., increasing or decreasing the maximum floor area ratio) would require

- 4.2.2.2. dedicated and enhanced bulk storage within the Dwelling or within the building; or
- 4.2.3. comply with any combination of Subsections 4.2.1 and 4.2.2.
- 4.3. The maximum Floor Area Ratio is increased by 1.0 where:
  - 4.3.1. a minimum of 30% of all Supportive Housing Sleeping Units comply with the inclusive design requirements of Section 5.50; or
  - 4.3.2. 1 or more buildings listed in the Inventory of Historic Resources is maintained as part of a proposed development to the satisfaction of the Development Planner, in consultation with the City department responsible for heritage planning.
- 4.4. Development must comply with Table 4.4:

approval from City Council through the typical rezoning process.

**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:** The proposed requirement for 3 bedroom units to have access to on-site amenities such as play areas for children and enhanced storage is based on the survey results identified in the September 9, 2013, Sustainable Development Report CR\_81 - Market Analysis Multi-unit Family Oriented Housing, which highlighted that having an outdoor playground nearby or on the premises and having access to additional storage space were top priorities for families.

**4.3 - New Regulation**

A floor area ratio bonus of 1.0 is proposed to reduce barriers to development of supportive housing and incentivize the retention of historic buildings as part of new development.

**4.4.1, 4.4.2 - 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.

**4.4.3 - New Regulation**

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

**4.4.4 - 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.

**4.4.5, 4.4.6 - New Regulations**

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.

**4.4.7 - Revised from S. 819.4.7**

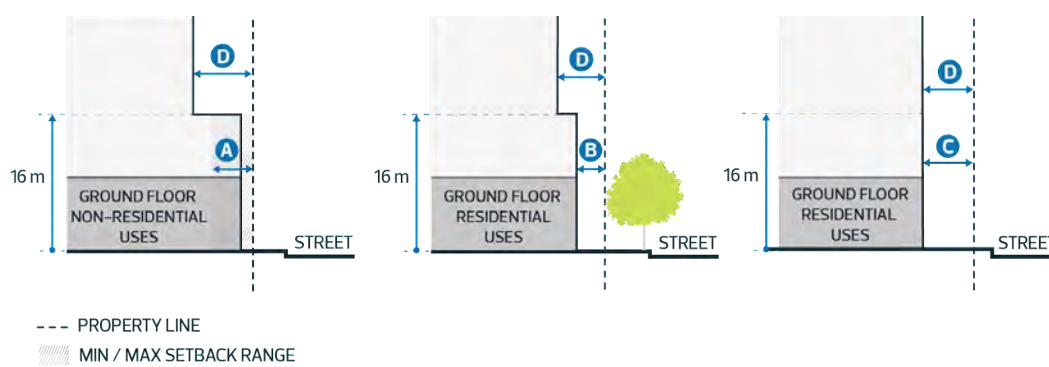
This is revised from the Main Streets Overlay, which is intended to reduce the perceived impact of massing and to create a more comfortable public realm for pedestrians. This setback regulation applies to portions of development greater than 16

Table 4.4. Setbacks Abutting Streets			
Subsection	Regulation	Value	Symbol
4.4.1.	Minimum Setback	1.0 m	-
4.4.2.	Maximum Setback for Ground Floor non-Residential Uses	3.0 m	A
4.4.3.	Maximum Setback: <ul style="list-style-type: none"> <li>- for portions of development above the Ground Floor; or</li> <li>- to accommodate a Park, Public Amenity Area, or to retain mature Landscaping</li> </ul>	No maximum	-

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

4.4.4.	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	-
4.4.5.	Minimum Setback for portions of development with Residential Uses on the Ground Floor Abutting a Street, where a Treed Boulevard is present	3.0 m	B
4.4.6.	Minimum Setback for portions of development with Residential Uses on the Ground Floor Abutting a Street, where a Treed Boulevard is not present	4.5 m	C
4.4.7.	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 non-residential Zone where applicable, whichever is greater	4.5 m	D

Diagram for Subsections 4.4.2, 4.4.5, 4.4.6 and 4.4.7



- 4.5. Development must comply with Table 4.5:

Table 4.5. Setbacks Abutting Alleys		
Subsection	Regulation	Value
4.5.1.	Minimum Setback	0 m
<b>Unless 1 or more of the following applies:</b>		
4.5.2.	Minimum Setback for new buildings and additions where the Abutting Alley is less than 6.0 m wide	1.0 m
4.5.3.	Minimum Setback for portions of development greater than 16.0 m in Height	3.0 m



4.6. Development must comply with Table 4.6:

Table 4.6. Minimum Setbacks from Abutting Sites			
Subsection	Regulation	Value	Symbol
4.6.1.	Minimum Setback	3.0 m	A
<b>Unless 1 or more of the following applies:</b>			
4.6.2.	Minimum Setback for portions of development less than or equal to 23.0 m in Height, where Abutting a Site: <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 to form a Main Street Development with a continuous Street Wall</li> </ul>	0 m	
4.6.3.	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	6.0 m	B
<p style="text-align: center;"><b>Diagram for Subsections 4.6.1 and 4.6.3</b></p>			
4.6.4.	Minimum Setback for portions of development greater than 23.0 m in Height	6.0 m	C
<p style="text-align: center;"><b>Diagram for Subsections 4.6.1 and 4.6.4</b></p>			

m in Height or the height of the streetwall on abutting sites in a mixed use or other non-residential zone, in comparison to the Main Streets Overlay, which applies the setback to portions of development greater than 14.5 m in Height.

**4.5.1 - 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.

**4.5.2 - 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).

**4.5.3 - 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.

**4.6.1 - New Regulation**

The minimum 3.0 m setback is proposed for when sites are located next to any residential zone, zone not listed in Subsection 4.6.2, or as specified in Subsection 4.6.3.

**4.6.2 - 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.

**4.6.3 - 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. **Note:** the reference to maximum height of the abutting residential zone is in reference to the maximum permitted height in the abutting residential zone and not the height of existing development on the abutting site.

**4.6.4 - New Regulations**

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 will help reduce the perception of massing and provide some skyview from abutting sites.

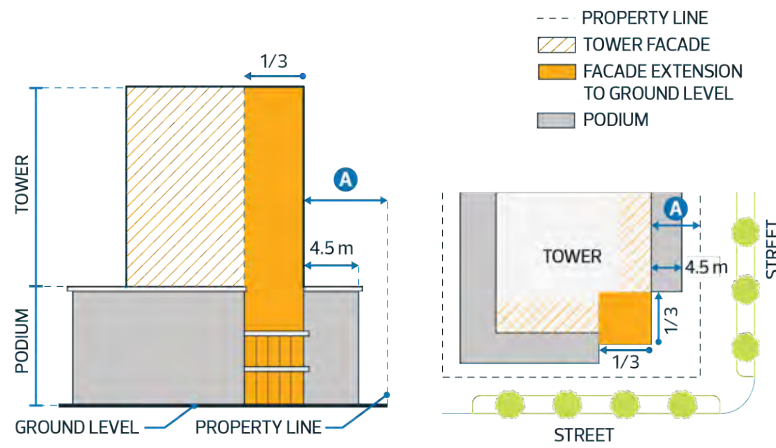
**4.7.1 - New Regulation**

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

4.7. Development must comply with Table 4.7:

Table 4.7. Tower Regulations			
Subsection	Regulation	Value	Symbol
4.7.1.	Maximum Tower Floor Plate for portions of Towers greater than 23.0 m in Height	850 m <sup>2</sup>	
4.7.2.	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	
4.7.3.	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
4.7.4.	Despite Subsection 4.7.3, up to 1/3 of a Tower Facade facing an Abutting Street may extend to ground level	-	

Diagram for Subsection 4.7.3 and 4.7.4



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 will not apply to mid-rise buildings (5 - 8 storeys).

**4.7.2 - 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 will not apply to mid-rise buildings (5 - 8 storeys).

**4.7.3 - 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 will not apply to mid-rise buildings (5 - 8 storeys).

**4.7.4 - 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.

**4.7.5 - 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 5.60.

**4.8 - Revised from S.230.4.5.c**

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

**4.9 - 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 4.7 in consideration of potential impacts, surrounding development, recommendations in any required technical studies, and applicable urban design guidelines. **Note:** This regulation provides additional consideration for variances to the tower regulations, in addition to the general variance criteria outlined in Section 7.100 - Authority and Responsibility of the Development Planner.

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

- 4.8. Towers must mitigate microclimatic impacts based on a Wind Impact Assessment and Sun Shadow Impact Study, where applicable, in compliance with Section 7.140.
- 4.9. The Development Planner may consider a variance to the regulations in Table 4.7, taking into consideration factors such as:
  - 4.9.1. 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;
  - 4.9.2. the context of the Site in relation to the location and Height of buildings on Abutting Sites; and
  - 4.9.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.

## 5. Design Regulations

### Building Design Regulations

- 5.1. Where a building wall:
- 5.1.1. faces a Street or Park;
  - 5.1.2. has a main entrance facing a Public Amenity Area or Parking Area interior to the Site; or
  - 5.1.3. 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 techniques or features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projections or recessions; visual breaks of building Facades into smaller sections; use of a combination of finishing materials; or other similar techniques or features.
- 5.2. Subsection 5.1 does not apply to:
- 5.2.1. building walls facing and 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, and any Facade with a main entrance that faces a Park, 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 Subsection 5.1.
- 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 a Public Amenity Area or Parking Area 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

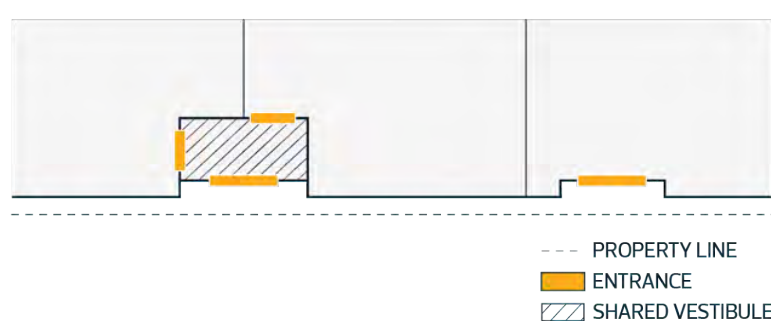


- 5.6. The Facade design and materials must wrap around the side of the building to provide a:
- 5.6.1. consistent profile facing both Streets for Corner Sites; and
  - 5.6.2. consistent profile for building corners facing Streets and Alleys for Interior Sites, except that Facades facing an Alley do 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



#### 5.1 - 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.

#### 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 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.

#### 5.7 - Revised from S.819.3.12

This requirement, in combination with the maximum storefront width (reference Subsection 5.3), 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. **Note:**

- Subsection 5.8.2 is proposed to only

<p>5.8. For new buildings and additions, where a Use is located on the Ground Floor adjacent to a Street, the main entrance for non-Residential Uses, and the main shared entrance for Multi-unit Housing or Supportive Housing must:</p> <p>5.8.1. be directed towards the Street; and</p> <p>5.8.2. be level with, or have sloped doorway thresholds to, Abutting Pathways and public sidewalks.</p> <p>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.</p> <p>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.</p>	<p>apply to non-residential uses and residential development in the form of Multi-unit Housing or Supportive 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>
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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 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, 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 4.4 and 4.6:
- 6.2.1. Surface Parking Lots and loading, storage, and waste collection areas must not be located between a principal 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, with 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. Despite the Setbacks specified in Table 4.4, outdoor display areas and Public Space may be located in a Setback Abutting a Street.

<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.</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 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.</p> <p><b>6.3 - Revised from S.819.3.10</b> To support active street frontages and pedestrian oriented development.</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.</p> <p><b>6.5 - New Regulation</b> To enable outdoor display areas and sidewalk activities within the minimum setbacks abutting the street to support a more active and vibrant public realm.</p>
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# 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 oriented 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*  (CB1) Low Intensity Business Zone*</p> <p>* Where sites are located outside, or less than 50% within, 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 as of 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 is proposed 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 facilities with new development.</li> <li>- Based on engagement feedback a regulation has been added for Basic</li> </ul>

	<p>Service uses so they are not standalone developments.</p> <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>
<h3>3. Additional Regulations For Specific Uses</h3> <h4>Non-Residential Uses</h4> <p>3.1. The maximum Floor Area for non-Residential Uses is:</p> <p>3.1.1. 500 m<sup>2</sup> per individual establishment, where the only Streets Abutting the Site are Local Roads;</p> <p>3.1.2. 1,000 m<sup>2</sup> per individual establishment, where located on a Site Abutting one or more Collector or Arterial Roads; or</p> <p>3.1.3. 2,500 m<sup>2</sup> per individual establishment, where located on a Site greater than 1 ha Abutting one or more Arterial Roads.</p> <h4>Commercial Uses</h4> <p>3.2. <b>Bars and Food and Drink Services</b></p> <p>3.2.1. Despite Subsection 3.1, the maximum Floor Area is 500 m<sup>2</sup> per individual establishment.</p> <p>3.3. <b>Body Rub Centres</b> must comply with Section 6.20.</p> <p>3.4. <b>Cannabis Retail Stores</b> must comply with Section 6.30.</p> <p>3.5. <b>Custom Manufacturing</b></p> <p>3.5.1. Despite Subsection 3.1, the maximum Floor Area is 300 m<sup>2</sup> per individual establishment, except:</p> <p>3.5.1.1. Where Custom Manufacturing is combined with a Bar or Food and Drink Service, the maximum Floor Area is 500 m<sup>2</sup> per individual establishment.</p> <p>3.5.2. Manufacturing activities and storage must be located within an enclosed building.</p> <p>3.6. <b>Hotels</b>, where part of a Main Street Development, must comply with the following:</p> <p>3.6.1. Ground Floor guest rooms must not be located adjacent to a Street.</p> <p>3.7. <b>Indoor Sales and Services</b></p> <p>3.7.1. Despite Subsection 3.1, the maximum Floor Area for Grocery Stores is 2,500 m<sup>2</sup> per individual establishment.</p> <p>3.8. <b>Liquor Stores</b> must comply with Section 6.70.</p> <p>3.9. <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>3.10. <b>Outdoor Sales and Services</b></p>	<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 m<sup>2</sup>.</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 m<sup>2</sup> 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 - Revised from S.99.5</b> 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</p>

- 3.10.1. Outdoor display and service areas visible and adjacent to a Site in a residential or mixed use Zone 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 6.40.
- 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 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup> per individual establishment *where located on a Site Abutting one or more Collector or Arterial Roads*.
- 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, and 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 *only permitted* where existing as of January 1, 2024.
- 3.22. **Signs** must comply with Section 6.90.

#### 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 5.120;
- 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.

enable outdoor activities such as patios. These regulations will now be applied more broadly to all Custom Manufacturing Uses. **Note:** based on feedback, a previous regulation that prohibited nuisance odour associated with Custom Manufacturing has been deleted. Instead the Development Planner will use the general nuisance regulations in the Site Performance Standards Section to ensure mitigation measures are used to minimize nuisance odours.

#### 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.

#### 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.

#### 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.

## 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, for Lots approved for subdivision after January 1, 2024	2.0 ha	
<b>Height</b>			
4.1.2.	Maximum Height	12.0 m	
<b>Floor Area Ratio</b>			
4.1.3.	Maximum Floor Area Ratio	2.0	
<b>Setbacks Abutting Streets</b>			
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	-
<b>Setbacks Abutting Alleys</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 proposed General Commercial (CG) Zone. **Note:** this regulation has been adjusted to only apply to lots approved for subdivision after January 1, 2024, to account for existing CB1 sites that are greater than 2 ha in size, which would have previously not had a maximum site area under the current CB1 Zone.

**4.1.2 - Revised from S.310.4 and S.330.4.9**

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

**4.1.3 - Revised from S.310.4.4, Transferred from S.330.4.2**

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.

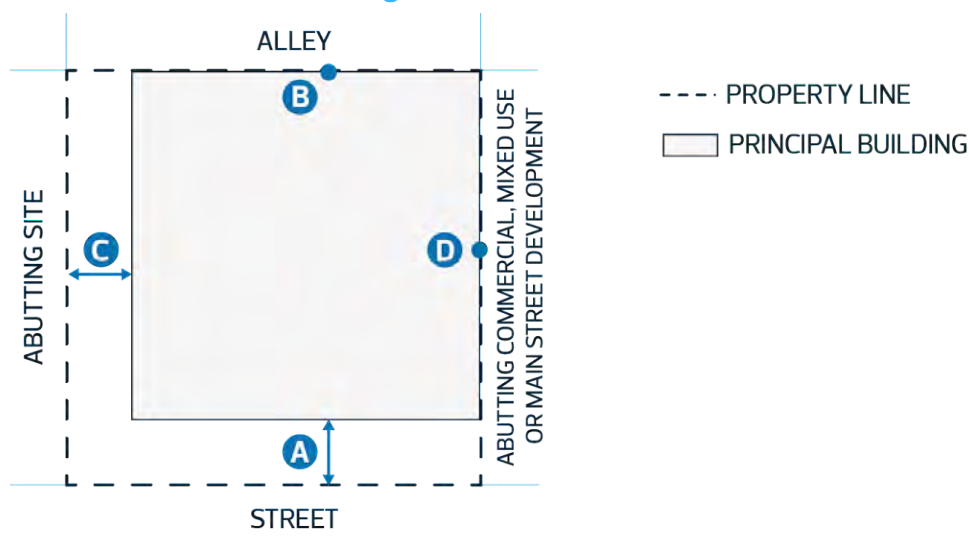
**4.1.4 - Revised from S.310.4.5, Transferred from S.330.4.3**

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.



<b>4.1.7.</b>	Minimum Setback	0 m	<b>B</b>
<b>Unless the following applies:</b>			
<b>4.1.8.</b>	Minimum Setback for new buildings and additions where the Abutting Alley is less than 6.0 m wide	1.0 m	-
<b>Setbacks Abutting Sites</b>			
<b>4.1.9.</b>	Minimum Setback	3.0 m	<b>C</b>
<b>Unless the following applies:</b>			
<b>4.1.10.</b>	Minimum Setback where Abutting a Site: <ul style="list-style-type: none"> <li>- in a commercial Zone;</li> <li>- in the MUN Zone;</li> <li>- in the MU Zone 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 with a continuous Street Wall</li> </ul>	0 m	<b>D</b>

Diagram for Subsection 4.1



**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.

**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 wall has a total length greater than 20.0 m that:
  - 5.1.1. faces a Street, Park, or a Site in a residential or mixed use Zone; or
  - 5.1.2. has a main entrance facing a Parking Area internal to the Site,
 the Facade must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projections or recessions; visual breaks of building Facades into smaller sections; use of a combination of finishing materials; or other similar techniques or features.
- 5.2. Subsection 5.1 does not apply to building walls facing and 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. For new buildings and additions, where a non-Residential Use is located on the Ground Floor adjacent to a Street the main entrance 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 Subsection 5.1.

**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.

**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 - 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.

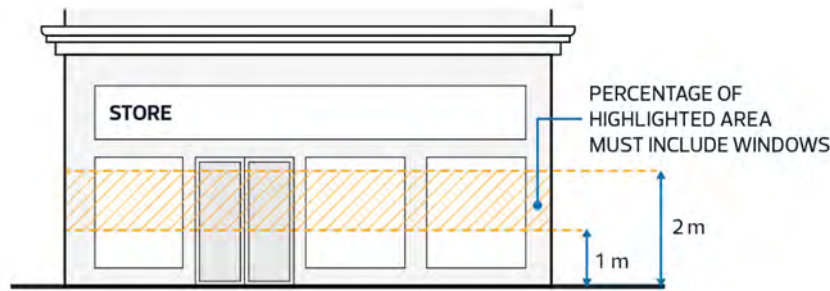
**5.5 - New Regulation**  
This regulation aligns with the Winter City Design Guidelines to ensure new development integrates design to support a more comfortable environment for pedestrians.

**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

- 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.

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). **Note:** This regulation would not prevent the development from providing additional primary entrances from an internal parking area as well.

**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.

## 6. General Regulations

### Safe Urban Environments

- 6.1. In addition to the regulations in Section 5.110, 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 along Facades with a main entrance facing a Street or Parking Area 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 be arranged to ensure clear 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;

**6.1 - 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 CN 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. **Note:**

- General landscaping regulations in Section 5.60 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**

<p>6.5.2. be designed to minimize disruption to vehicle and pedestrian circulation; and</p> <p>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.</p> <p>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.</p> <p>6.7. Despite Subsections 6.2 and 6.3, and the Setbacks specified in Table 4.1:</p> <p>6.7.1. Outdoor display areas and Public Space associated with a Main Street Development may be located in a Setback Abutting a Street.</p> <p>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.</p> <p>6.7.3. Surface Parking Lots and loading, storage, and waste collection areas must provide a minimum 2.0 m wide Landscape Buffer where adjacent to a Street.</p>	<p>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 MUN Zone.</p> <p><b>6.6 - Revised from S.819.3.10</b> To support active street frontages and pedestrian oriented development.</p> <p><b>6.7.1 - New Regulation</b> To enable outdoor display areas and sidewalk activities within the minimum setbacks abutting the street to support a more active and vibrant public realm.</p> <p><b>6.7.2 and 6.7.3 - Revised from S.819.3.4.b</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 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.</p>
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# 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 or other statutory plans.</p> <p><b>Equivalent Zones in Zoning Bylaw 12800:</b>                      (CSC) Shopping Centre Zone, where sites are located outside, or less than 50% within, the Main Streets Overlay                      (CB2) General Business Zone, for sites that do not meet the criteria for the (MU) Mixed Use Zone or the (CB) Business Commercial Zone                      (MA3) Municipal Airport General Business Zone</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. 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> <li>2.27. Health Care Facility</li> <li>2.28. Recycling Drop-off Centre</li> <li>2.29. Transit Facility</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.30. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p>	<p><b>Commercial Uses</b>                      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>                      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>                      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>                      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>                      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> <li>- 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.</li> <li>- Health Care Facilities are proposed to be added to this zone to create opportunities for smaller-scale health treatment facilities where overnight</li> </ul>

<p>2.31. Fascia Sign</p> <p>2.32. Freestanding Sign</p> <p>2.33. Major Digital Sign</p> <p>2.34. Minor Digital Sign</p> <p>2.35. Portable Sign</p> <p>2.36. Projecting Sign</p>	<p>stays may be required, such as a detoxification centre. There is interest from other levels of government to ensure that these types of facilities can be easily enabled to address current and future health care needs.</p> <p><b>Agricultural Uses</b> Includes agriculture-related activities to support urban agriculture throughout Edmonton.</p> <p><b>Sign Uses</b> Includes Uses that will provide support to the commercial development in this zone, with opportunities for Off-premises Advertising where appropriate.</p> <p><b>Proposed Retired Uses</b> Due to not aligning with the general purpose of the General Commercial Zone:</p> <ul style="list-style-type: none"> <li>- <b>From the current CB2 Zone:</b> 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</li> </ul>
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### 3. Additional Regulations For Specific Uses

#### Commercial Uses

- 3.1. **Body Rub Centres** must comply with Section 6.20.
- 3.2. **Cannabis Retail Stores** must comply with Section 6.30.
- 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.
- 3.4. **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, 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, to minimize the perception of massing, eliminate large blank walls, and provide visual interest.
  - 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 6.40.

<p><b>3.1, 3.2 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.3.1 - New Regulation</b> To ensure the scale of Custom Manufacturing Uses are compatible with commercial development and larger-scale operations are located in an Industrial Zone.</p> <p><b>3.3.2 - Revised from S.99.5</b> 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. <b>Note:</b> based on feedback, a previous regulation that prohibited nuisance odour associated with Custom Manufacturing has been deleted. Instead the Development Planner will use the general nuisance regulations in the Site Performance Standards Section to ensure mitigation measures are used to minimize nuisance odours.</p> <p><b>3.4 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.5.1 - New Regulation</b> To ensure screening is provided for Outdoor Sales and Service Uses such as auto dealerships when located next to a residential or mixed use Zone.</p> <p><b>3.6 - Revised from S.82.1</b> To clarify that Residential Sales Centres are only permitted for up to 5 years, which is an increase from the current limit of 3 years. This regulation also enables the extension of the temporary development at the discretion of the Development Planner.</p>
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**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. Health Care Facilities**

- 3.14.1. The maximum Floor Area is 2,000 m<sup>2</sup> per individual establishment.

**3.15. Recycling Drop-off Centres**

- 3.15.1. Recycling Drop-off Centres must not be the only Use on a Site.
- 3.15.2. The maximum total area for a Recycling Drop-off Centre on a Site is 650 m<sup>2</sup>.
- 3.15.3. 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.

**3.16. Transit Facilities**

- 3.16.1. 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****3.17. Urban Agriculture**

- 3.17.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
- 3.17.2. The Development Planner may consider a variance to Subsection 3.17.1 based on the recommendations provided in an environmental site assessment in compliance with Section 7.140.

**Sign Uses**

- 3.18. **Signs** must comply with Section 6.90.

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

- 3.19. 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:
- 3.19.1. measures specified in Subsection 2 of Section 5.120;
- 3.19.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
- 3.19.3. other similar measures.

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

For ease of reference to applicable regulations.

**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.

**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**

This regulation limits the scale of medical facilities that could be located in this zone to ensure this activity is appropriately sized to the general intent of the type of built form for this zone.

**3.15.1 - New Regulation**

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

**3.15.2: Transferred from S.84.1**

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

**3.15.3 - Revised from S.84.4**

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

**3.16.1 - New Regulation**

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

**3.17.1, 3.17.2 - 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.

**3.18 - New cross-reference**

For ease of reference to applicable regulations.

**3.19 - New Regulation**

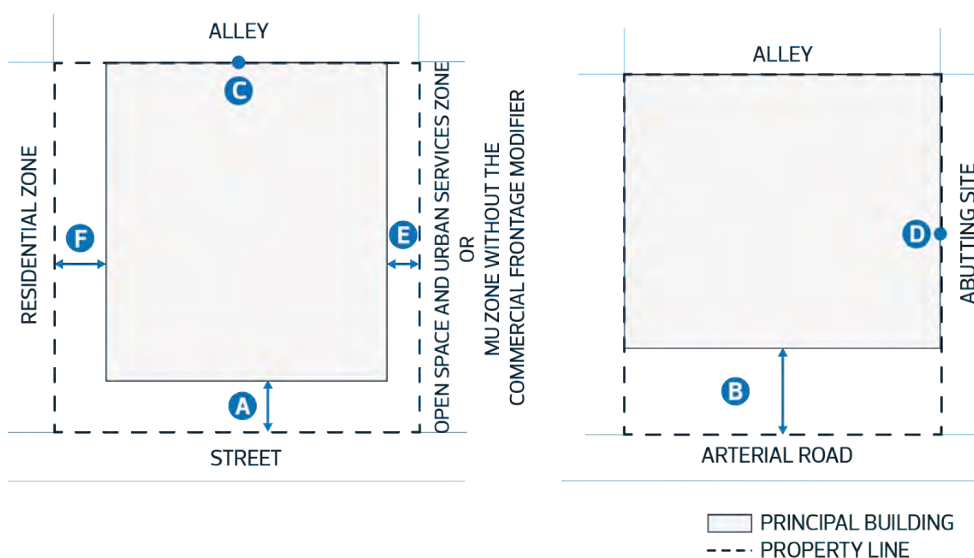
To provide guidance to Development Planners exercising discretion to vary the maximum floor area for specific Uses to consider adjustments to the location of the proposed use to minimize impacts to other uses and abutting sites.

## 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 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: <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	6.0 m	<b>F</b>
4.1.14.	Minimum Setback for portions of a Hotel greater than 23.0 m in Height	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: <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>

Diagram for Subsection 4.1.5, 4.1.6, 4.1.9, 4.1.11, 4.1.12, 4.1.13



### 4.1.1 - Revised from S.320.4.6, S.340.4.6 and S.350.4.6

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

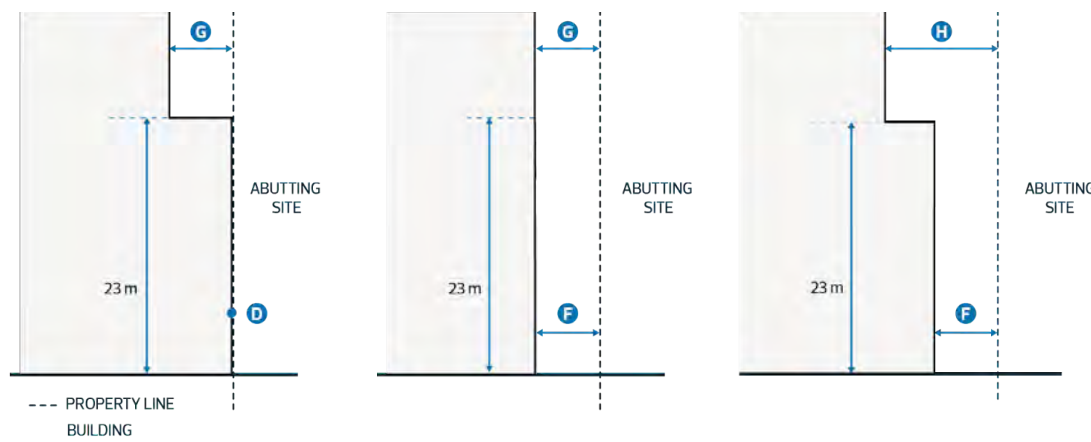
### 4.1.10 - New Regulation

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

No setback is required when the Site is next to a non-Residential Zone, this is

Diagram for Subsection 4.1.11, 4.1.13, 4.1.14, 4.1.15



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 wall has a total length greater than 25.0 m that:
  - 5.1.1. faces a Street, Park, or a Site in a residential or mixed use Zone; or
  - 5.1.2. has a main entrance facing a Parking Area internal to the Site,
 the Facade must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projections or recessions; visual breaks of building Facades into smaller sections; use of a combination of finishing materials; or other similar techniques or features.
- 5.2. Subsection 5.1 does not apply to building walls facing and 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.

**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:** this regulation has been restructured for clarity on the walls the building design requirements apply to.

**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. 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.

**5.4 - New Regulation**

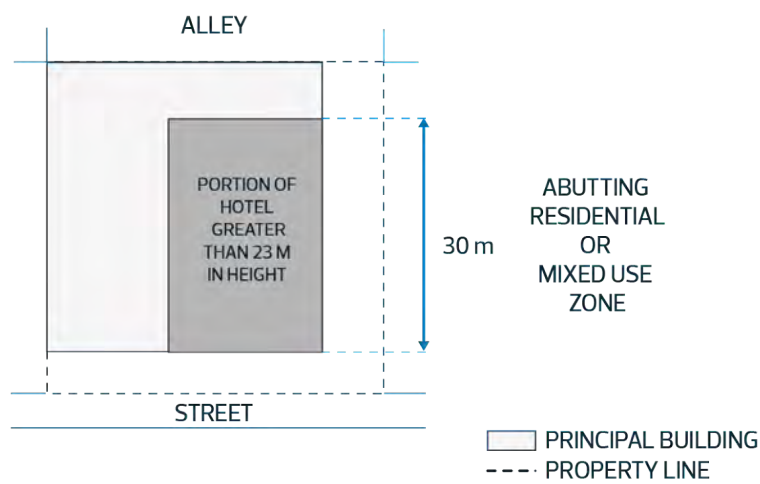
To ensure a consistent building design facing both streets on corner sites.

**5.5 - New Regulation**

To support the ease of access to buildings



Diagram for Subsection 5.3

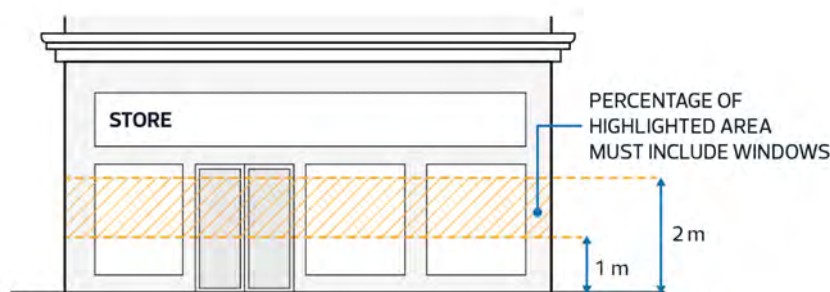


- 5.4. On Corner Sites, the Facade design and materials must wrap around the side of the building to provide a consistent profile facing both Streets.
- 5.5. For new buildings and additions, main entrances must be level with, or have sloped doorway thresholds to, Abutting Pathways and public sidewalks.
- 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. For new buildings and additions, where a non-Residential Use is located on the Ground Floor adjacent to a Street:
  - 5.7.1. the main entrance must be directed towards the Street; and
  - 5.7.2. the main entrance must be level with, or have sloped doorway thresholds to, Abutting Pathways and public sidewalks.
- 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 Subsection 5.1.
- 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.

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 are incorporated in this Zone so that street oriented developments in this Zone, that are built closer to the street, are designed to enhance the building and street interface and public realm. 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). **Note:** this regulation has been updated to clarify that entrances directed towards a street only apply to the non-residential Uses that are adjacent to a street. This regulation also incorporates requirements included in the MU and MUN Zone for level or sloped door thresholds to provide easier access for all people, including those with limited mobility.

**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 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 5.110, 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 along Facades with a main entrance facing a Street or Parking Area interior to the Site may be covered by non-transparent material. The remainder must be clear, untinted and free from obstruction.

**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.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

- 6.1.3. Landscaping must be arranged to ensure clear 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.

#### 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.

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 5.60 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 <b>Non-Residential</b> 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 or other statutory 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 Zones in Zoning Bylaw 12800:</b> (CB2) General Business Zone, where sites are located outside the Main Streets Overlay, and outside the Nodes and Corridors Network (City Centre Node, Major Nodes, District Nodes, Primary Corridors and Secondary Corridors) of The City Plan, but within the 'Established Non-Residential Area' of The City Plan (CHY) Highway Corridor Zone</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. 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. Health Care Facility</li> <li>2.26. Recycling Drop-off Centre</li> <li>2.27. Transit Facility</li> </ul> <p><b>Agricultural Uses</b></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 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 where a Hotel is converted for this purpose.</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 are a new Use that are not listed in the current CHY Zone.</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 Service is a new Use that is not currently permitted in the current CB2 and CHY Zones.</li> <li>- Recycling Drop-off Centres include moveable containers for recycling, but</li> </ul>

2.28. Urban Agriculture

**Sign Uses**

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

do not include bottle depots or eco-stations.

- Transit Facility is a new Use that is not listed in the current CB2 and CHY Zones but is intended to allow transit facilities to be integrated with new development.
- Health Care Facilities are proposed to be added to this zone to create opportunities for smaller-scale health treatment facilities where overnight stays may be required, such as a detoxification centre. There is interest from other levels of government to ensure that these types of facilities can be easily enabled to address current and future health care needs.

**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 6.20.
- 3.2. **Cannabis Retail Stores** must comply with Section 6.30.
- 3.3. **Custom Manufacturing**
  - 3.3.1. Manufacturing activities and storage must be located within 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 a 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. Supportive Housing is only permitted as part of a Hotel conversion, in accordance with Subsections 2 and 3 of Section 6.80.
  - 3.7.2. 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**

- 3.8. **Crematoriums** must comply with Section 6.50.

**Community Uses**

- 3.9. **Child Care Services** must comply with Section 6.40.
- 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.

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

For ease of reference to applicable regulations.

**3.3.1 - 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. **Note:** based on feedback, a previous regulation that prohibited nuisance odour associated with Custom Manufacturing has been deleted. Instead the Development Planner is able to use the general nuisance regulations in the Site Performance Standards Section to ensure mitigation measures are used to minimize nuisance odours.

**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 and other non-industrial Zones.

**3.6 - New cross-reference**

For ease of reference to applicable regulations.

3.11. **Special Events** must comply with Section 6.100.

**Basic Service Uses**

3.12. **Health Care Facilities**

3.12.1. The maximum Floor Area is 2,000 m2 per individual establishment.

3.13. **Recycling Drop-off Centres**

- 3.13.1. Recycling Drop-off Centres must not be the only Use on a Site.
- 3.13.2. The maximum total area for a Recycling Drop-off Centre on a Site is 650 m2.
- 3.13.3. 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.

3.14. **Transit Facilities**

3.14.1. 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**

3.15. **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 3.15.1 based on the recommendations provided in an environmental site assessment in compliance with Section 7.140.

**Sign Uses**

3.16. **Signs** must comply with Section 6.90.

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

3.17. The Development Planner may consider a variance to the maximum total area of a non-Residential Use if adequate mitigation measures are used to reduce negative impacts to Abutting Uses or Sites, including:

- 3.17.1. measures specified in Subsection 2 of Section 5.120;
- 3.17.2. modification of Site plans to locate Uses or activities in a location to minimize visual, noise, lighting, odour or other similar Nuisances; or
- 3.17.3. other similar measures.

**3.7.1 - New Regulation**

To align with the purpose of this Zone and other statutory plans to limit Residential Uses in non-residential areas, this regulation is proposed to limit Supportive Housing to only where a hotel is converted to Supportive Housing.

**3.7.2 - New Regulation**

To enable the conversion of a Hotel that is taller than 16 m to Supportive Housing.

**3.8, 3.9 - New cross-reference**

For ease of reference to applicable regulations.

**3.10.1 - New Regulation**

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

**3.11 - New cross-reference**

For ease of reference to applicable regulations.

**3.12.1 - New Regulation**

This regulation limits the scale of medical facilities that could be located in this zone to ensure this activity is appropriately sized to the general intent of the type of built form for this zone.

**3.13.1 - New Regulation**

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

**3.13.2: Transferred from S.84.1**

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

**3.13.3 - Revised from S.84.4**

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

**3.14.1 - New Regulation**

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

**3.15.1, 3.15.2 - 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.

**3.16 - New cross-reference**

For ease of reference to applicable regulations.

**3.17 - 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
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**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.

Height			
4.1.1.	Maximum Height	16.0 m	
4.1.2.	Maximum Height for Hotels	30.0 m	
Floor Area Ratio			
4.1.3.	Maximum Floor Area Ratio	3.5	
Setbacks Abutting Streets			
4.1.4.	Minimum Setback	4.5 m	<b>A</b>
<b>Unless the following applies:</b>			
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>
<b>Unless 1 or more of the following applies:</b>			
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	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>

Diagram for Subsection 4.1.4, 4.1.5, 4.1.6, 4.1.8, 4.1.9, 4.1.10

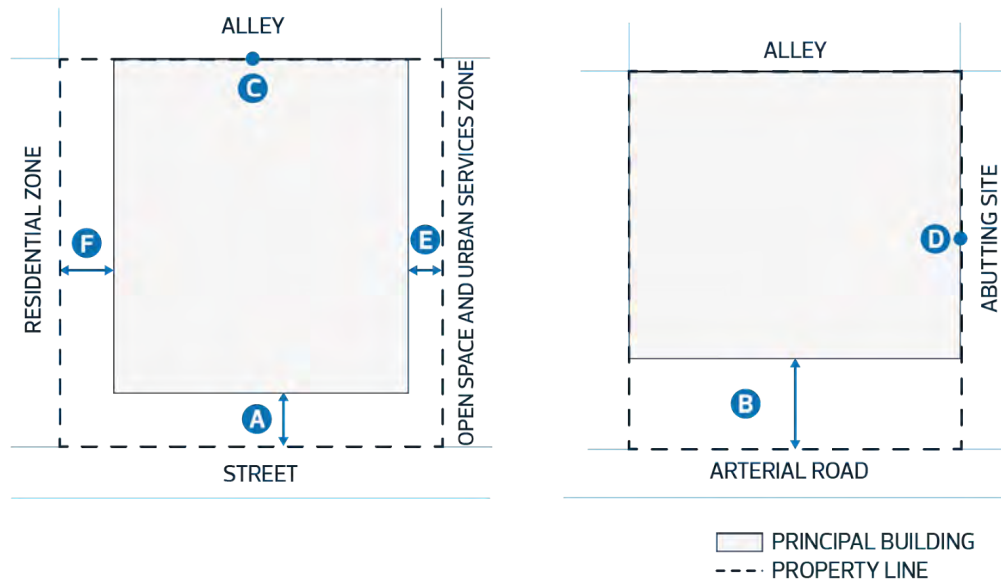
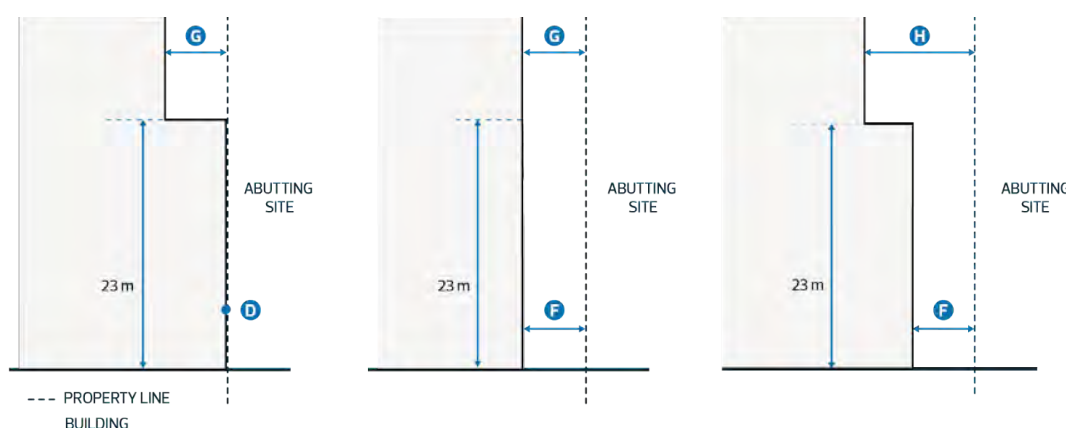


Diagram for Subsection 4.1.8, 4.1.10, 4.1.11, 4.1.12



**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, 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 arterial roadways. 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.

	<p><b>4.1.12 - Revised from S.340.5.2.b</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.</p>
<p><b>5. Design Regulations</b></p> <p><b>Building Design Regulations</b></p> <p>5.1. For new buildings and additions, main entrances must be level with, or have sloped doorway thresholds to, Abutting Pathways and public sidewalks.</p> <p>5.2. Where a building wall has a total length greater than 25.0 m that:</p> <p>5.2.1. faces a Street, Park, or a Site in a residential or mixed use Zone; or</p> <p>5.2.2. has a main entrance facing a Parking Area internal to the Site,</p> <p>the Facade must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, provide visual interest, and enhance the appearance of buildings during winter months. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projections or recessions; visual breaks of building Facades into smaller sections; use of a combination of finishing materials; or other similar techniques or features.</p> <p>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.</p> <p>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.</p>	<p><b>5.1 - New Regulation</b> To support the ease of access to buildings for greater accessibility.</p> <p><b>5.2 - Revised from S.340.4.7 and S.350.4.7</b> 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.</p> <p><b>5.3 - New Regulation</b> This regulation aligns with the Winter City Design Guidelines to ensure new development integrates design to support a more comfortable environment for pedestrians.</p> <p><b>5.4 - New Regulation</b> To ensure a consistent building design facing both streets on corner sites.</p>
<p><b>6. General Regulations</b></p> <p><b>Safe Urban Environments</b></p> <p>6.1. In addition to the regulations in Section 5.110, developments must include design elements that promote a safe urban environment for portions of development accessible to the public, including the following:</p> <p>6.1.1. Primary public access to a building must be located at entrances that are visible from a Street or Surface Parking Lot.</p> <p>6.1.2. A maximum of 10% of Ground Floor windows along Facades with a main entrance facing a Street or Parking Area interior to the Site may be covered by non-transparent material. The remainder must be clear, untinted and free from obstruction.</p> <p>6.1.3. Landscaping must be arranged to ensure clear sightlines into Ground Floor storefronts that are visible from a Street.</p> <p><b>Parking, Loading, Storage and Access</b></p> <p>6.2. Surface Parking Lots and loading, waste collection, storage, service, and display areas must not be located within a required Setback.</p> <p>6.3. Loading, waste collection, and storage areas must not be located between a building and a Street.</p> <p>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.</p>	<p><b>6.1 - Revised from S.70.6 and S.85.11</b> 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.</p> <p><b>6.2, 6.3 - Revised from S340.4.5 and S.350.4.5</b> 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. <b>Note:</b> General landscaping regulations in Section 5.60 includes requirements for screening for waste collection, loading and storage, and perimeter landscaping for Surface Parking Lots.</p> <p><b>6.4 - New Regulation</b> To enable moloks (waste containers that are partially underground) to be located in front of buildings in parking area islands.</p>

# 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 and 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>            (IB) Industrial Business Zone            (IL) Light Industrial Zone            (MA) Municipal Airport Zone*            (MA2) Municipal Airport Business Industrial Zone*</p> <p>* Where City owned lands have an active business operation</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. Minor Industrial</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. **Crematoriums** must comply with Section 6.50.
- 3.2. **Minor Industrial**
  - 3.2.1. Minor Industrial Uses must be located within an enclosed building except that loading, waste collection, and storage activities may be located outdoors.

#### Commercial Uses

- 3.3. **Bars, 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.
  - 3.4.2. Body Rub Centres must comply with Section 6.20.
- 3.5. **Cannabis Retail Stores**
  - 3.5.1. The maximum Floor Area is 500 m<sup>2</sup> per individual establishment.
  - 3.5.2. Cannabis Retail Stores must comply with Section 6.30.
- 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 an Indoor Sales and Service Use existing 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 a 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 6.40.
- 3.12. **Community Services**
  - 3.12.1. The maximum Floor Area is 500 m<sup>2</sup> per individual establishment.
- 3.13. **Special Events** must comply with Section 6.100.

#### Basic Service Uses

- 3.14. **Recycling Drop-off Centres**
  - 3.14.1. The maximum total area for a Recycling Drop-off Centre on a Site is 650 m<sup>2</sup>.
  - 3.14.2. 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.

#### 3.2 - Transferred from 57.1.1.a

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

#### 3.1, 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.

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 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.

#### 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

**Sign Uses**

3.17. **Signs** must comply with Section 6.90.

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

3.18. 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:

- 3.18.1. measures specified in Subsection 2 of Section 5.120;
- 3.18.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
- 3.18.3. other similar measures.

into Industrial areas resulting in the reduced viability of Industrial land, it is proposed that Indoor Sales and Service Uses be limited to 500 m<sup>2</sup>. This regulation is written in a manner such that existing Uses greater than 500 m<sup>2</sup> 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.

**3.12 - New regulation**

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 large assembly of people.

**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.

**3.14 - Transferred from S.84**

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

**3.15 - 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.

**3.16.1- New Regulation**

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

**3.16.2 - New Regulation**

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

**3.17 - Transferred from S.400.4.6 and S.410.4.8**

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.

**3.18 - 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 to also provide criteria for certain Uses that were formerly discretionary.

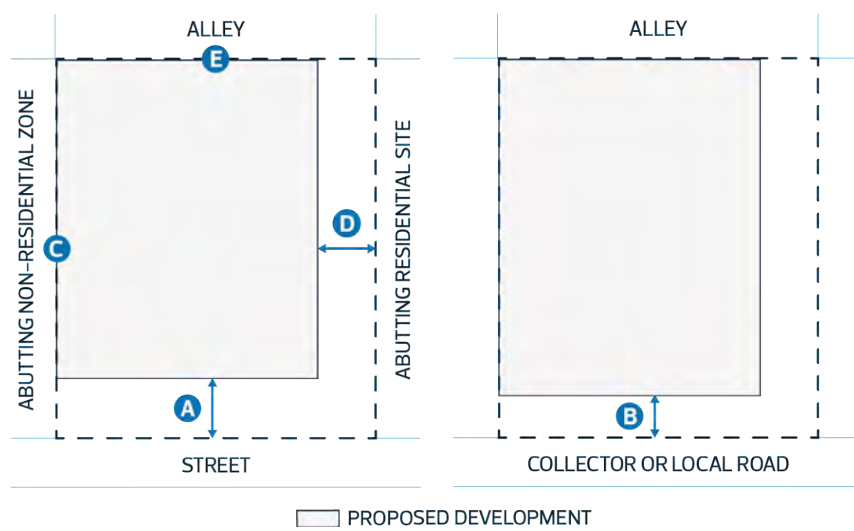
**Note:** This regulation has been relocated to this subsection for ease of access to this information.

## 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 (CG) 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 faces a Street or Site in a non-industrial Zone and is:

5.1.1. associated with Indoor Self Storage; or

5.1.2. greater than 25.0 m in length,

the Facade must be articulated using 2 or more design techniques or 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: variations in rooflines; vertical or horizontal building wall projection or recessions; visual breaks of building Facades into smaller sections; using a combination of finishing materials; windows at regular intervals, or other similar techniques or 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.

### 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 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

### Safe Urban Environment

- 5.3. In addition to the regulations in Section 5.110, developments 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 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 be arranged to ensure clear 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 not be located between a building and a Street and must be screened from view from Abutting Streets and Abutting Sites in non-industrial Zones using methods such as Landscaping, Fencing, or other similar measures.

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.410.4.6.a

This regulation is transferred from the current S.410.4.6.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 <b>businesses</b>. Any Nuisance <b>conditions</b> associated with such developments are minimal. This Zone is intended to be used as a transition Zone to buffer between <b>light industrial and heavy industrial Zones</b> 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></p> <p>The purpose has been revised to allow for limited supporting commercial <b>businesses</b>, 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 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, limited to those 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. animal hospitals and shelters</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></p> <p>Major Industrial Uses include Land Treatment which is currently allowed in the Medium Industrial Zone but is proposed to be limited to existing developments.</p> <p>Minor Industrial includes General Industrial Uses, General Contractor Service, Fleet Service, Recycling Depot, Temporary Storage and Auctioneering Establishments which are currently allowed.</p> <p>Natural Resource Development will continue to be allowed in this Zone.</p> <p><b>Commercial Uses</b></p> <p>Custom Manufacturing includes Zoning Bylaw 12800 Uses Breweries, Wineries and Distilleries, and Creation and Production Establishments which are currently allowed in this Zone.</p> <p>Indoor Sales and Service includes animal hospitals and shelters (indoor) and Zoning Bylaw 12800 Use Markets but is proposed to be limited to existing developments, except for animal hospitals and shelters. 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.</p> <p>Offices is a new use that is added to reduce barriers related to Zoning Bylaw 12800 Use Professional, Financial and Office Support Services to help reduce the demand for potential future rezonings from IM Zone to the BE Zone.</p> <p>Outdoor Sales and Service includes <b>outdoor</b> animal shelters and hospitals which are currently allowed in this zone. This use will also allow Zoning Bylaw 12800 Uses Automotive and Minor Vehicle Sales/Rentals, Convenience Vehicle Rentals and Greenhouses, Plant Nurseries and Garden Centres which are also compatible with this Zone.</p> <p>Vehicle Support Services include Zoning Bylaw 12800 Use Automotive and Equipment Repair which is currently allowed in this zone. It also allows Zoning Bylaw 12800 Uses Gas Bars, Major Service Stations, Minor Service Stations and Rapid Drive-through Vehicle Services</p> <p><b>Community Uses</b></p> <p>Special Events will continue to be allowed in</p>

	<p>this Zone.</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> <p>Minor Utilities are added to accommodate potential Minor Impact Utility Services which are likely to have minimal or no off-Site impact, which meets the purpose of this Zone.</p> <p>Recycling Drop-off Centres will continue to be allowed in this Zone.</p> <p>Transit Facilities are added to accommodate potential transit facilities if needed.</p> <p><b>Agricultural Uses</b> This was added to enable indoor Urban Agriculture development.</p> <p><b>Sign Uses</b> Sign uses will continue to be allowed in this Zone.</p> <p><b>Retired Uses:</b></p> <ul style="list-style-type: none"> <li>Residential Sales Centres</li> </ul>
<h3>3. Additional Regulations For Specific Uses</h3> <p><b>Industrial Uses</b></p> <p>3.1. <b>Crematoriums</b> must comply with Section 6.50.</p> <p>3.2. <b>Minor Industrial</b></p> <p>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:</p> <p>3.2.1.1. This restriction does not apply where more than 50% of the Site area is used for outdoor industrial activities.</p> <p>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:</p> <p>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.</p> <p>3.3. <b>Natural Resource Developments</b> must comply with Section 5.40.</p> <p><b>Commercial Uses</b></p> <p>3.4. <b>Custom Manufacturing</b></p> <p>3.4.1. The maximum Public Space area is 150 m2 per individual establishment.</p> <p>3.5. <b>Offices</b></p> <p>3.5.1. The maximum Floor Area for Offices is 300 m2 per individual establishment.</p> <p>3.6. <b>Vehicle Support Services</b> must comply with Section 6.110.</p> <p><b>Community Uses</b></p> <p>3.7. <b>Special Events</b> must comply with Section 6.100.</p> <p><b>Agricultural Uses</b></p> <p>3.8. <b>Urban Agriculture</b></p> <p>3.8.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.</p> <p>3.8.2. The Development Planner may consider a variance to Subsection 3.8.1 based on the recommendations provided in an environmental site assessment in compliance with Section 7.140.</p> <p><b>Sign Uses</b></p> <p>3.9. <b>Signs</b> must comply with Section 6.90.</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. 95.1</b> This regulation is carried over and updated to provide more clarity in the application of this regulation when the activity is predominantly outdoors.</p> <p><b>3.2.2 - Transferred from S. 95.2</b> This regulation is carried over to ensure that where industrial developments provide on-site temporary sleeping accommodations, that the Site conditions are suitable to do so.</p> <p><b>3.3 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>3.4 - Revised from S. 99.1</b> This regulation is revised from S. 99 with an increase in maximum Public Space to support trends for these types of development. This has also been transferred from S. 99 for better access to this information within the Medium Industrial Zone.</p> <p><b>3.5.1 - New regulation</b> 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 m2 in order to prevent too much commercial activity in the Medium Industrial Zone.</p> <p><b>3.6 and 3.7 - New cross-references</b> For ease of reference to applicable regulations.</p> <p><b>3.8.1 - New regulation</b> This regulation is added to ensure food safety to make sure plants are not grown in potentially contaminated soil.</p> <p><b>3.8.2 - New regulation</b></p>

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

**3.9 - New cross-reference**

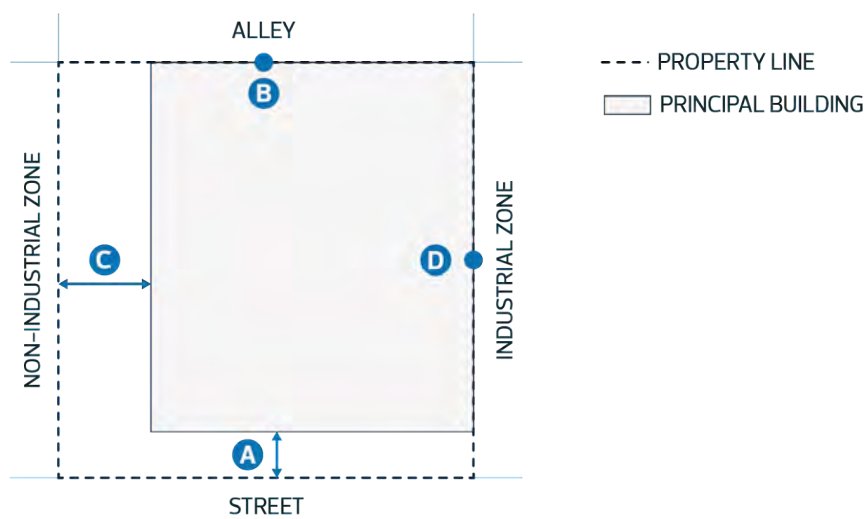
For ease of reference to applicable regulations.

## 4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
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 Subsection 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 not be located between a principal building and a Street, and must be 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.
- 5.3. The maximum Height of screening specified in Subsection 5.2 is 3.7 m, except for trees or shrubs.
- 5.4. Despite Subsection 4.1.1, for Sites Abutting Transportation/Utility Corridors, Calgary Trail N.W., Gateway Boulevard N.W., Sherwood Park Freeway N.W., Stony Plain Road N.W., or Yellowhead Trail N.W. the maximum Height of materials and equipment in an outdoor storage area, including shipping containers and outdoor displays, must comply with Table 5.4:

**5.1 - Transferred from 420.4.3**

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

**5.2 and 5.3 - Transferred from S. 57.1.2**

This regulation 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.

**5.4. - 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.

Table 5.4 Height Regulations for Materials and Equipment in Outdoor Storage Areas		
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. 1 or more of the following may be required for any development, in compliance with Section 7.140:
  - 5.5.1. a Risk Assessment;
  - 5.5.2. an Environmental Impact Assessment; or
  - 5.5.3. Environmental Assessment Information.



# 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> <ul style="list-style-type: none"> <li>2.1. Major Industrial</li> <li>2.2. Minor Industrial, limited to those existing as of January 1, 2024</li> <li>2.3. Natural Resource Development</li> </ul> <p><b>Basic Services Uses</b></p> <ul style="list-style-type: none"> <li>2.4. Major Utility</li> <li>2.5. Minor Utility</li> </ul> <p><b>Sign Uses</b></p> <ul 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> </ul>	<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>Sign Uses</b> Sign uses will continue to be allowed in this zone.</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>	

**3.1. Major Industrial and Minor Industrial Uses**

- 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 or Minor 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 or Minor Industrial Use. Where these Uses provide Accessory temporary sleeping accommodations for employees, they 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.

3.2. **Natural Resource Developments** must comply with Section 5.40.

**Signs**

3.3. **Signs** must comply with Section 6.90.

**3.1 Transferred from S.95.1**

For ease of reference to applicable regulations.

**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**

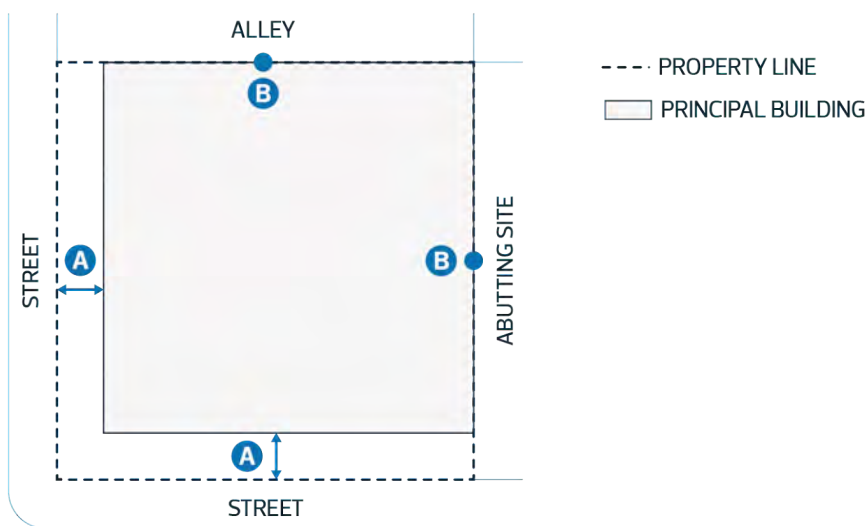
This cross-reference is carried forward.

**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 **not be located between a principal building and a Street, and must be** 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 **for any development**, in compliance with Section 7.140:
  - 5.3.1. a Risk Assessment;
  - 5.3.2. an Environmental Impact Assessment; or
  - 5.3.3. 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.

# 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. Library            3.4. Outdoor Recreation Service            3.5. Park            3.6. Special Event</p> <p><b>Residential Uses</b></p> <p>3.7. Home Based Business            3.8. Residential, limited to those existing as of January 1, 2024</p> <p><b>Commercial</b></p> <p>3.9. Indoor Sales and Service, limited to those existing as of January 1, 2024            3.10. Major Indoor Entertainment, limited to those existing as of January 1, 2024            3.11. Minor Indoor Entertainment, limited to those existing as of January 1, 2024            3.12. Outdoor Entertainment, limited to those existing as of January 1, 2024</p> <p><b>Basic Service Uses</b></p> <p>3.13. Emergency Service            3.14. Minor Utility</p> <p><b>Industrial Uses</b></p> <p>3.15. Natural Resource Development, limited to those existing as of January 1, 2024</p> <p><b>Sign Uses</b></p> <p>3.16. Fascia Sign            3.17. Freestanding Sign            3.18. Portable Sign            3.19. 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>Libraries will continue to be allowed in this Zone.</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.</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</p>

listed. These changes are also consistent with The City Plan’s intent of maintaining the River Valley’s role as an environmental protection area and for open space, cultural and recreational Uses.

**Basic Services**

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

**Industrial Uses**

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

**Sign Uses**

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

**Retired Uses:**

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

## 4. Additional Regulations For Specific Uses

### Community Uses

- 4.1. **Special Events** must comply with Section 6.100.

### Residential Uses

- 4.2. **Home Based Businesses** must comply with Section 6.60.

### Sign Uses

- 4.3. **Fascia Signs, Freestanding Signs, Portable Signs, and Projecting Signs** are limited to On-premises Advertising.
- 4.4. **Signs** must comply with Section 6.90.

**4.1 - New cross-reference**

For ease of reference to applicable regulations.

**4.2 - New cross-reference**

For ease of reference to applicable regulations.

**4.3 - New Regulation**

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

**4.3 - New cross-reference**

For ease of reference to applicable regulations.

## 5. General Regulations

- 5.1. The Development Planner, in consultation with the City department responsible for ecological planning may require an environmental review for any Development Permit application and if such a review is requested:
- 5.1.1. must apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met; and
  - 5.1.2. may refuse a Development Permit application for a Discretionary Development if they conclude, through the information collected under the environmental review, that the environmental impacts of the proposed development cannot be adequately mitigated.

**5.1 - Revised from S. 540.4.5**

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

**5.1.1 - New regulation**

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

**5.1.2 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.

## 6. Site and Building Regulations

- 6.1. Development must comply with Table 6.1:

Table 6.1. Site and Building Regulations		
Subsection	Regulation	Value

**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

<b>Height</b>		
<b>6.1.1.</b>	Maximum Height	10.0 m
<b>Setbacks</b>		
<b>6.1.2.</b>	Minimum Setback	7.5 m

when the Development Planner may vary the maximum Height.

- 6.2. Despite 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 North Saskatchewan River Valley and Ravine System.

# 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 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 Accessory buildings or structures 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 Zoning Bylaw 12800 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 specified that 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 will continue to require that a statement regarding the extent of activities such as low impact community events are included in the NAMP. This regulation proposes to add “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</p>

	<p>building regulations pertaining to this zone (in Section 50.4) are retired. The removal of these regulations did not present a risk for natural areas as per conversations with the Open Space Strategy team within the City of Edmonton.</p> <p><b>4.5 - Revised from S. 14.8.2</b> This regulation provides more direction to the Development Planner to consult with the appropriate City department for the review of the NAMP.</p>
<p><b>5. Sign Regulations</b></p> <p>5.1. <b>Signs</b> must comply with Section 6.90.</p> <p>5.2. Signs are limited to On-premises Advertising.</p> <p>5.3. Signs must comply with applicable objectives, strategies or guidelines outlined in an approved Natural Area Management Plan.</p> <p>5.4. Signs must:</p> <ul style="list-style-type: none"> <li>5.4.1. have a maximum area of 2.0 m<sup>2</sup>;</li> <li>5.4.2. not be illuminated; and</li> <li>5.4.3. be designed to be compatible with, and not negatively impact, the natural area.</li> </ul>	<p><b>5.1 - New Cross-Reference</b> For ease of reference to applicable regulations.</p> <p><b>5.2 - 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>5.3 - New regulation</b> This regulation is added to allow a proposed NAMP to determine the most appropriate signage in a specific natural area.</p> <p><b>5.4 - Transferred from S. 59K.2.1 and S. 59K.2.2</b> These regulations are retained with minor language revisions.</p>



# 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 Zones in Zoning Bylaw 12800:</b>                      (AP) Public Parks Zone, except sites identified for schools, school park sites with joint use agreements, district parks, or metropolitan parks                      (CS3) Community Services 3 Zone, where no development exists and lands are intended to remain parkland</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>	<p><b>3.1 - New Regulation</b>                      To limit the development of Religious Assemblies on parkland while still allowing for opportunities when located with other activities such as schools or community</p>

- 3.1. **Community Services** in the form of a Religious Assembly must not be developed as a standalone building.
- 3.2. **Child Care Services** must comply with [Section 6.40](#).
- 3.3. **Special Events** must comply with Section 6.100.

**Agriculture Uses**

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

**Sign Uses**

- 3.5. **Fascia Signs and Projecting Signs** are limited to On-premises Advertising.
- 3.6. **Freestanding Signs and Portable Signs** with Off-premises Advertising are limited to Copy advertising for Community Uses.
- 3.7. **Signs** must comply with Section 6.90.

halls. This regulation is not intended to result in a development permit requirement where an existing Community Service building is temporarily used for Religious Assembly activities.

**3.2, 3.3 New cross-references**

For ease of reference to applicable regulations.

**3.4 New Regulation**

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

**3.5 - New Regulation**

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

**3.6 - New Regulation**

This regulation is added to enable off-premises advertising for community leagues and other community-oriented uses. This ensures the public benefit of community-oriented advertising while ensuring that other third-party advertising is prohibited.

**3.7 New cross-references**

For ease of reference to applicable regulations.

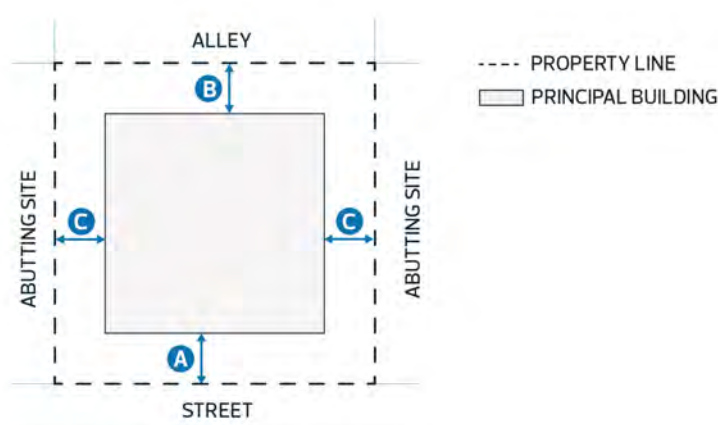
## 4. Site and Building Regulations

- 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 and Waste Collection Requirements

- 5.1. Surface Parking Lots and loading, storage, 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.

# 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 Zones in Zoning Bylaw 12800:</b>                      (US) Urban Services Zone, where sites are identified for schools and school park sites with joint use agreements, or metropolitan parks, district parks, community parks, pocket parks, and greenways. <b>Note:</b> New community parks, pocket parks, and greenways are intended for the PSN Zone in the future.                      (AP) Public Parks Zone, where sites are identified for schools, school park sites with joint use agreements, district parks, or metropolitan parks                      (CS1) Community Services 1 Zone*                      (CS2) Community Services 2 Zone*                      (CS3) Community Services 3 Zone*                      *Sites identified for schools, school park sites with joint use agreements, or 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. 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>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.10. Food and Drink Service, limited to those existing as of January 1, 2024</li> <li>2.11. Major Indoor Entertainment, limited to those existing as of January 1, 2024</li> <li>2.12. Minor Indoor Entertainment, limited to those existing as of January 1, 2024</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.13. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.14. Fascia Sign</li> <li>2.15. Freestanding Sign</li> <li>2.16. Minor Digital Sign</li> <li>2.17. Portable Sign</li> <li>2.18. 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. <b>Note:</b> Protected Natural Areas is a new use that is not listed in the current AP Zone, but is intended to support natural areas and to manage these areas in conjunction with any planned Landscaping.</p> <p>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.</p> <p><b>Basic Service Uses</b>                      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>Commercial Uses</b>                      The Food and Drink Service, Major Indoor Entertainment and Minor Indoor Entertainment Uses are proposed to be included in this Zone in order to continue to allow those activities to occur where they exist to avoid becoming non-conforming. Commercial Uses will continue to be permitted as accessory to the remaining primary Uses.</p> <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 from the Current US Zone for Sites being rezoned to the PS Zone</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>- 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, Bars and Neighbourhood Pubs, Spectator Entertainment Establishments, Spectator Sports Establishments</li> <li>- Specialty Food Services as a principal Use will only be permitted as a Food and Drink Service where existing prior to January 1, 2024.</li> </ul> <p><b>Proposed Retired Uses from the Current AP Zone</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>- Natural Science Exhibits, Cultural Exhibits, Spectator Entertainment Establishments, Spectator Sports Establishments, Tourist Campsites</li> <li>- Specialty Food Services and Restaurants as a principal Use will only be permitted as a Food and Drink Service where existing prior to January 1, 2024.</li> </ul>
<h3>3. Additional Regulations For Specific Uses</h3> <p><b>Community Uses</b></p> <ol style="list-style-type: none"> <li>3.1. <b>Community Services</b> in the form of a Religious Assembly must not be developed as a standalone building.</li> <li>3.2. <b>Child Care Services</b> must comply with Section 6.40.</li> <li>3.3. <b>Special Events</b> must comply with Section 6.100.</li> </ol> <p><b>Basic Service Uses</b></p> <ol style="list-style-type: none"> <li>3.4. <b>Transit Facilities</b> <ol style="list-style-type: none"> <li>3.4.1. Must not be developed as a standalone Use.</li> <li>3.4.2. 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.</li> </ol> </li> </ol> <p><b>Agriculture Uses</b></p> <ol style="list-style-type: none"> <li>3.5. <b>Urban Agriculture</b> must only be developed in conjunction with, or on the same Site as, an existing Community Service or Park Use.</li> </ol> <p><b>Sign Uses</b></p> <ol style="list-style-type: none"> <li>3.6. <b>Fascia Signs, Minor Digital Signs</b> and <b>Projecting Signs</b> are limited to On-premises Advertising.</li> <li>3.7. <b>Freestanding Signs</b> and <b>Portable Signs</b> with Off-premises Advertising are limited to Copy advertising for Community Uses.</li> <li>3.8. <b>Signs</b> must comply with Section 6.90.</li> </ol> <p><b>Accessory Uses</b></p> <ol style="list-style-type: none"> <li>3.9. The maximum Floor Area for Commercial Uses Accessory to a Transit Facility is 150 m2 per individual establishment.</li> </ol>	<p><b>3.1 - New Regulation</b> To limit the development of Religious Assemblies on parkland while still allowing for opportunities when located with other activities such as schools or community halls. This regulation is not intended to result in a development permit requirement where an existing Community Service building is temporarily used for Religious Assembly activities.</p> <p><b>3.2, 3.3 - New cross-references</b> For ease of reference to applicable regulations.</p> <p><b>3.4.1 - New Regulation</b> 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>3.4.2 - New Regulation</b> To enable the development of transit facilities within this Zone to integrate with the Mass Transit Network.</p> <p><b>3.5 - New Regulation</b> To ensure Urban Agriculture is developed with or on the same Site as an existing park or community service. 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</p>

that comply with Section 7.120 are proposed to not require a Development Permit.

**3.6 - New Regulation**

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

**3.7 - 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.

**3.8 - New cross-reference**

For ease of reference to applicable regulations.

**3.9 - New Regulation**

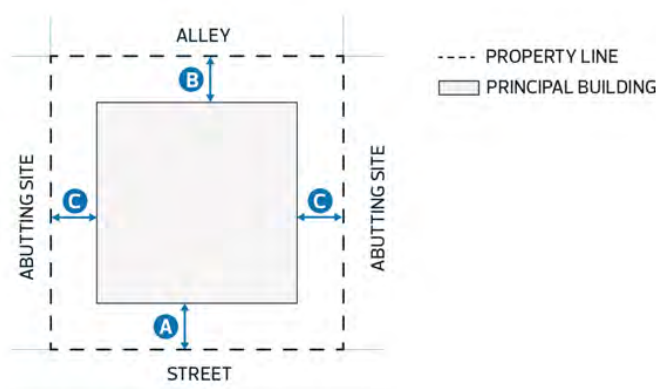
To limit the size of uses that are accessory to Transit Facilities and to ensure larger accessory uses are only considered at the discretion of the Development Planner.

**4. Site and Building Regulations**

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations			
Subsection	Regulation	Value	Symbol
<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



**4.1.1 - 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 abuts 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.

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.

## 5. General Regulations

### Parking, Loading and Waste Collection Requirements

- 5.1. Surface Parking Lots and 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 surface parking lots, loading, waste collection, service and display areas do not extend into setback areas intended for landscaping.

#### 5.2 - 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 or where located within the North Saskatchewan River Valley and Ravine System Protection Overlay, 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.</p> <p><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>



**Note:**

Land Treatment has been removed from this Zone and incorporated into the definition for Major Industrial Uses.

### 3. Additional Regulations For Specific Uses

#### Basic Service Uses

3.1. **Major Utilities**

3.1.1. The minimum Site Area is 1.0 ha.

3.2. **Recycling Drop-off Centres**

3.2.1. The maximum area for a Recycling Drop-off Centre on a Site is 650 m<sup>2</sup>.

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

3.3. **Transit Facilities**

3.3.1. Despite Subsection 4.1.3, Transit Facilities may project into a Setback Abutting a Street to integrate with transit infrastructure in the road right-of-way.

#### Community Uses

3.4. **Parks** must not be the only Use on a Site.

3.5. **Special Events** must comply with Section 6.100.

#### Agriculture Uses

3.6. **Urban Agriculture**

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.

3.6.2. The Development Planner may consider a variance to Subsection 3.6.1 based on the recommendations provided in an environmental site assessment in compliance with Section 7.140.

#### Sign Uses

3.7. **Fascia Signs, Freestanding Signs, Portable Signs and Projecting Signs** are limited to On-premises Advertising.

3.8. **Signs** must comply with Section 6.90.

**3.1.1 - New Regulation**

This regulation aligns with the minimum Site Area of the draft (IH) Heavy Industrial Zone. Major Utilities function like a heavy industrial Use. Larger Sites ensure adequate space is provided for activities that are likely to have off-site impacts.

**3.2 - Transferred from S.84**

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

**3.3.1 - New regulation**

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

**3.4 - Revised from S.520.5.3**

This regulation is revised to improve clarity.

**3.5 - New Cross-Reference**

For ease of reference to applicable regulations.

**3.6.1- New Regulation**

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

**3.6.2 - New Regulation**

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

**3.7 - New Regulation**

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

**3.8 - Transferred Cross-Reference from S.520.4.8**

For ease of reference to applicable regulations.

### 4. Site and Building Regulations

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations		
Subsection	Regulation	Value
<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

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

**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

<b>4.1.5.</b>	Minimum Setback from a Site in a residential Zone	7.5 m
<b>4.1.6.</b>	Minimum Setback for Major Utilities from a Site in a non-industrial Zone	10.0 m
<b>Setbacks Abutting Alleys</b>		
<b>4.1.7.</b>	Minimum Setback	4.5 m

4.2. Despite Subsection 6 of Section 7.100, the Development Planner may consider a variance to any of the maximum Height regulations in this Zone where features essential to the Use make the regulation unreasonable to comply 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, service and display areas must not be located within a Setback.
- 5.2. Despite Subsection 5.1, Surface Parking Lots, and loading 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:
  - 5.5.1. 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 5.60, 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 5.120, except Major Utilities are exempt from Subsection 1 of Section 5.120.

**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.

**5.4 - 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 for 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 Zoning Bylaw 12800:</b> (US) Urban Services Zone, except sites identified for schools and school park sites with joint-use agreements, or metropolitan parks, district parks, community parks, pocket parks, and greenways.</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>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>2.17. Crematorium</li> </ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>2.18. Residential, limited to:                             <ul style="list-style-type: none"> <li>2.18.1. Supportive Housing</li> </ul> </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 Sign</li> <li>2.23. Portable Sign</li> <li>2.24. 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>Industrial Uses</b></p> <p>The Crematorium use is proposed to accommodate any of this activity that is part of a cemetery.</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>Proposed Retired Uses:</b></p> <p>Due to not aligning with the general purpose of the Urban Facilities Zone:</p> <ul style="list-style-type: none"> <li>- From the current Urban Services (US Zone): Commercial Schools; Market; Private Clubs</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>Child Care Services</b> must comply with Section 6.40.</li> <li>3.2. <b>Special Events</b> must comply with Section 6.100.</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</p>

**Basic Service Uses**

**3.3. Recycling Drop-off Centres**

- 3.3.1. The maximum total area for a Recycling Drop-off Centre on a Site is 650 m<sup>2</sup>.
- 3.3.2. 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.

**Commercial Uses**

**3.4. Major Indoor Entertainment**

- 3.4.1. The minimum Site Area for a Major Indoor Entertainment Use is 0.5 ha.

**Industrial Uses**

**3.5. Crematorium**

- 3.5.1. Crematoriums must comply with Section 6.50.
- 3.5.2. Crematoriums are only permitted on a Site that contains a Cemetery.

**Residential Uses**

- 3.6. Despite Section 6.80, Supportive Housing must take place within a Multi-unit Housing building.

**Agricultural Uses**

**3.7. Urban Agriculture**

- 3.7.1. With the exception of outdoor display areas of products for sale, Urban Agriculture Uses must be located within or on a building.
- 3.7.2. The Development Planner may consider a variance to Section 3.7.1 based on the recommendations provided in an environmental site assessment in compliance with Section 7.140.

**Sign Uses**

- 3.8. **Fascia Signs, Minor Digital Signs and Projecting Signs** are limited to On-premises Advertising.
- 3.9. **Freestanding Signs and Portable Signs** with Off-premises Advertising are only permitted where the Copy is advertising Community Uses, except that:
  - 3.9.1. existing **Freestanding Signs** with general Off-premises Advertising are permitted where existing as of January 1, 2024.
- 3.10. **Signs** must comply with Section 6.90.

regulations.

**3.3.1 - Transferred from S.84.1**

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

**3.3.2 - Revised from S.84.4**

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

**3.4.1 - New Regulation**

UF Zone sites vary in size and location throughout the city, in neighbourhoods, commercial areas, industrial areas, etc. The proposed regulation is intended to ensure that major indoor entertainment activity, which may have wider land use impacts, are located on larger sites that can accommodate this activity and are more likely to be located in non-residential areas or on the periphery of neighbourhoods.

**3.5 - New Regulation**

These regulations ensure that a crematorium is only developed as part of a cemetery and must comply with the specific regulations for crematorium.

**3.6 - New Regulation**

This regulation ensures that only larger scale supportive housing is built in this zone. Smaller scale supportive housing can be built through other zones. Multi-unit Housing that does not contain supportive housing is not intended in this Zone.

**3.7 - New Regulation**

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

**3.8 - New Regulation**

This regulation restricts the copy of fascia signs, minor digital signs and projecting signs to uses that have a development permit to operate from the site. .

**3.9 - New Regulation**

This regulation enables freestanding signs and portable signs to advertise uses or activities that provide a community benefit, but do not have a valid development permit to operate from the site. A community league, for example, may install a sign that is used to advertise community events not taking place on the site.

**3.9.1 - New Regulation**

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

**3.10 - New cross-reference**

For ease of reference to applicable regulations.

**4. Site and Building Regulations**

- 4.1. Development must comply with Table 4.1:

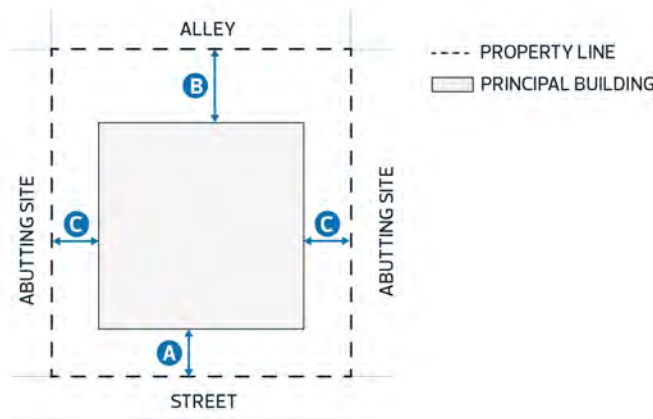
Table 4.1. Site Regulations			
Section	Regulation	Value	Symbol
<b>Height</b>			
<b>4.1.1.</b>	Maximum Height	16.0 m	-

**4.1.1 - Revised from S. 540.4.4**

The proposed height is increased to 16.0 m to

Setbacks			
4.1.2	Minimum Setback Abutting a Street	6.0 m	A
4.1.3	Minimum Setback Abutting an Alley	7.5 m	B
4.1.4	Minimum Setback Abutting a Site	4.5 m	C

Diagram for Subsection 4.1



recognize the types of larger facilities this zone is intended for and the taller heights necessary to accommodate these types of development.

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

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

**4.2 - Revised from S.510.4.5**

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

- 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.

## 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.

### Other Regulations

- 5.4. Where this Zone Abuts a Site in 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.

**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 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 and abutting sites in non-industrial zones.

**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 here located within the boundaries of the North Saskatchewan River Valley and Ravine System Protection Overlay, 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. Minor Utility</li> <li>2.10. Transit Facility</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 Sign</li> <li>2.23. Projecting 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 Hotels as the land use impacts of these activities are similar. As a result, the</p>

	<p>proposed approach is to allow Hotels throughout the UI Zone.</p> <p><b>Agricultural Uses</b> Urban Agriculture-related activities are proposed to continue to be allowed in this zone. <b>Note:</b> This Use has been expanded to include urban indoor farms which are not allowed under the current UI Zone.</p> <p><b>Sign Uses</b> 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.</p>
<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 Section 6.40.</p> <p>3.2. <b>Special Events</b> must comply with Section 6.100.</p> <p><b>Commercial Uses</b></p> <p>3.3. Uses with Drive-through Services are not permitted.</p> <p>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.</p> <p>3.5. <b>Bars</b></p> <p>3.5.1. A maximum of 1 Bar is permitted per Site.</p> <p>3.5.2. The maximum Floor Area is 300 m<sup>2</sup> per individual establishment.</p> <p>3.6. <b>Food and Drink Services</b></p> <p>3.6.1. The maximum Floor Area is 500 m<sup>2</sup> per individual establishment.</p> <p>3.7. <b>Hotels</b></p> <p>3.7.1. A maximum of 1 Hotel is permitted per Site.</p> <p>3.8. <b>Indoor Sales and Services</b></p> <p>3.8.1. The maximum Floor Area is 1,000 m<sup>2</sup> per individual establishment.</p> <p><b>Sign Uses</b></p> <p>3.9. <b>Signs</b> are limited to On-premises Advertising.</p> <p>3.10. <b>Freestanding Signs</b> are limited to institutional advertising.</p> <p>3.11. <b>Signs</b> must comply with Section 6.90.</p>	<p><b>3.1, 3.2 - New Cross-References</b> For ease of reference to applicable regulations.</p> <p><b>3.3 - Transferred from S.574.4.7</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>3.4 - Revised from S.574.4.2 (a) and (b)</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.</p> <p><b>3.5.1 - Transferred from S.574.4.4</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>3.5.2 - Revised from S.574.2.2</b> Currently, the UI Zone restricts the size of Bars and Neighbourhood Pubs to 140 m<sup>2</sup> of Public Space. A maximum total Floor Area of 300 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>3.6.1 - Revised from S.574.2.21</b> Currently, the UI Zone restricts the size of Restaurants to 240 m<sup>2</sup> of Public Space. A maximum total Floor Area of 500 m<sup>2</sup> 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.</p> <p><b>3.7.1 - Transferred from S.574.4.3</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>3.8.1 - Revised from S.574.2.8</b> Currently, the UI Zone restricts the size of General Retail Stores to 500 m<sup>2</sup>. A maximum total Floor Area of 1,000 m<sup>2</sup> is proposed to align with the draft (CN) Neighbourhood Commercial Zone.</p> <p><b>3.9 - New regulation</b> To enable signs with advertisements for Uses that have valid development permits to operate from the Site.</p> <p><b>3.10 - Transferred from S.574.4.5</b> This regulation has been transferred with</p>



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 a building containing one or more 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. The Development Planner may consider a variance to Subsection 4.1.1:

- 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 6 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
- 5.1.5. other similar features.

5.2. New buildings and additions must:

- 5.2.1. ensure that each Storey has windows along Facades facing a Street; and
- 5.2.2. ensure that the placement and type of windows on the Ground Floor Facade allow viewing into the building.

5.3. Buildings must be designed and oriented to face the Street with entrances that are clearly visible from the Street.

5.4. On Corner Lots:

**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)**  
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.

**5.5 - Revised from S.574.5.4**  
This regulation has been revised to apply only to new buildings and additions.

**5.6 - Transferred from S.574.5.6**

<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 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:</p> <p>7.3.1. Lodging House</p> <p>7.3.2. Multi-unit Housing</p> <p>7.3.3. Row Housing</p> <p>7.3.4. Secondary Suite</p> <p>7.3.5. Supportive 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> 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. **Home Based Businesses** must comply with [Section 6.60](#).
- 7.7. 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.
- 7.8. **Signs** are limited to On-premises Advertising.

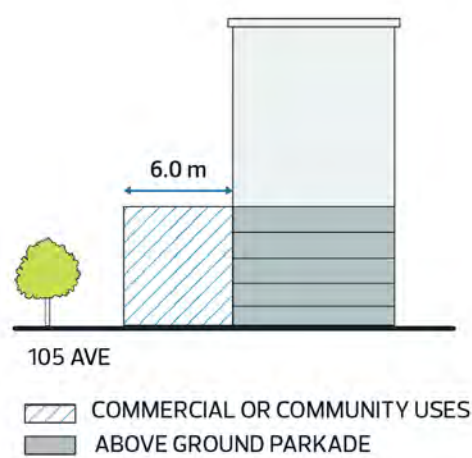
### Site and Building Regulations

- 7.9. Despite the other regulations of this Zone, Setbacks must comply with the following:
- 7.9.1. A minimum Setback of 10.0 m is required from 104 Avenue NW.
- 7.9.2. A minimum Setback of 3.0 m is required from 105 Street NW, 109 Street NW, and 112 Street NW.
- 7.9.3. A maximum Setback of 3.0 m is required from 105 Avenue NW, except:
- 7.9.3.1. 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.

### Parking, Loading, and Access

- 7.10. Parking, access, and Site circulation must comply with Section 5.80, except:
- 7.10.1. a maximum of 3,000 vehicle parking spaces are permitted;
- 7.10.2. after September 22, 2030, Surface Parking Lots will no longer be permitted;
- 7.10.3. 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 7.10.3



- 7.10.4. 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;
- 7.10.5. a minimum of 25% of the total number of bike parking spaces must be provided as Long Term Bike Parking; and
- 7.10.6. a centralized loading facility must be provided with a minimum of 4 loading spaces.

### Landscaping

- 7.11. Landscaping must comply with Section 5.60, except that:
- 7.11.1. 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
- 7.11.2. the deciduous to coniferous ratio of required trees and shrubs must be approximately 3:1.

### Design Regulations

- 7.12. 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.
- 7.13. 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.
- 7.14. 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.
- 7.15. 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.

### 7.6 - New cross-reference

For ease of reference to applicable regulations.

### 7.7 - Revised from S.574 Appendix I (3)(1)

This regulation has been revised to apply to all Commercial Uses.

### 7.8 - New regulation

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

### 7.9 - Transferred from S.574 Appendix I (3)(2)

These regulations have been transferred with minor adjustments to improve wording and clarity.

**Note:** 7.9.3 has been revised to say "maximum" instead of "minimum" in order to meet the intent of the regulation that follows it.

### 7.10 - Transferred Cross Reference from S.574 Appendix I (3)

For ease of reference to applicable regulations.

### 7.10.1 - Transferred from S.574 Appendix I (3)(a)

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

### 7.10.2 - Transferred from S.574 Appendix I (3)(b)

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

### 7.10.3 - 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.

### 7.10.4 - Transferred from S.574 Appendix I (3)(4)(a)

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

### 7.10.5 - 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.

### 7.10.6 - Transferred from S.574 Appendix I (3)(5)

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

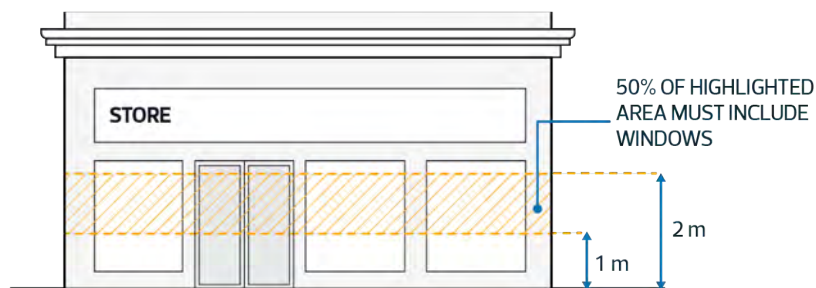
### Notes:

- Some regulations related to on-site vehicle parking have been removed where they have been addressed under the Parking, Access, and Site Circulation Section 5.80, the Site Performance Standards Section 5.120, the Landscaping Regulations Section 5.60, and the Safe Urban Environment Section 5.110.
- Reference to the 105 Avenue Corridor Study is proposed to be deleted as it is not a statutory plan.

### 7.11 - Transferred from S.574 Appendix I (3)(6)

- 7.16. 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.
- 7.17. 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:
  - 7.17.1. A minimum of 50% of the Facade area must be windows.
  - 7.17.2. 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 7.17



- 7.18. 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:
  - 7.18.1. Commercial Uses that open to a Street rather than an internal atrium;
  - 7.18.2. building entrances and arcades that connect to adjacent Pathways and public sidewalks;
  - 7.18.3. hallways and circulation spaces;
  - 7.18.4. administrative offices;
  - 7.18.5. teaching spaces; or
  - 7.18.6. other similar design strategies.
- 7.19. 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.

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

**Note:** The Tree and Shrub requirement has been removed as it duplicates the requirement located under the Landscaping Regulations Section 5.60.

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

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

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

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

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

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

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

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

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

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

**7.17 - 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.

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

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

**7.19 - 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 5.80.

**Environmental Site Assessment and Risk Management Regulations**

- 7.20. 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.
- 7.21. 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 m2 must include environmental assessment information in accordance with Subsection 3 of Section 7.140.
- 7.22. 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

**7.20 - 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.

**7.21 - 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.

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

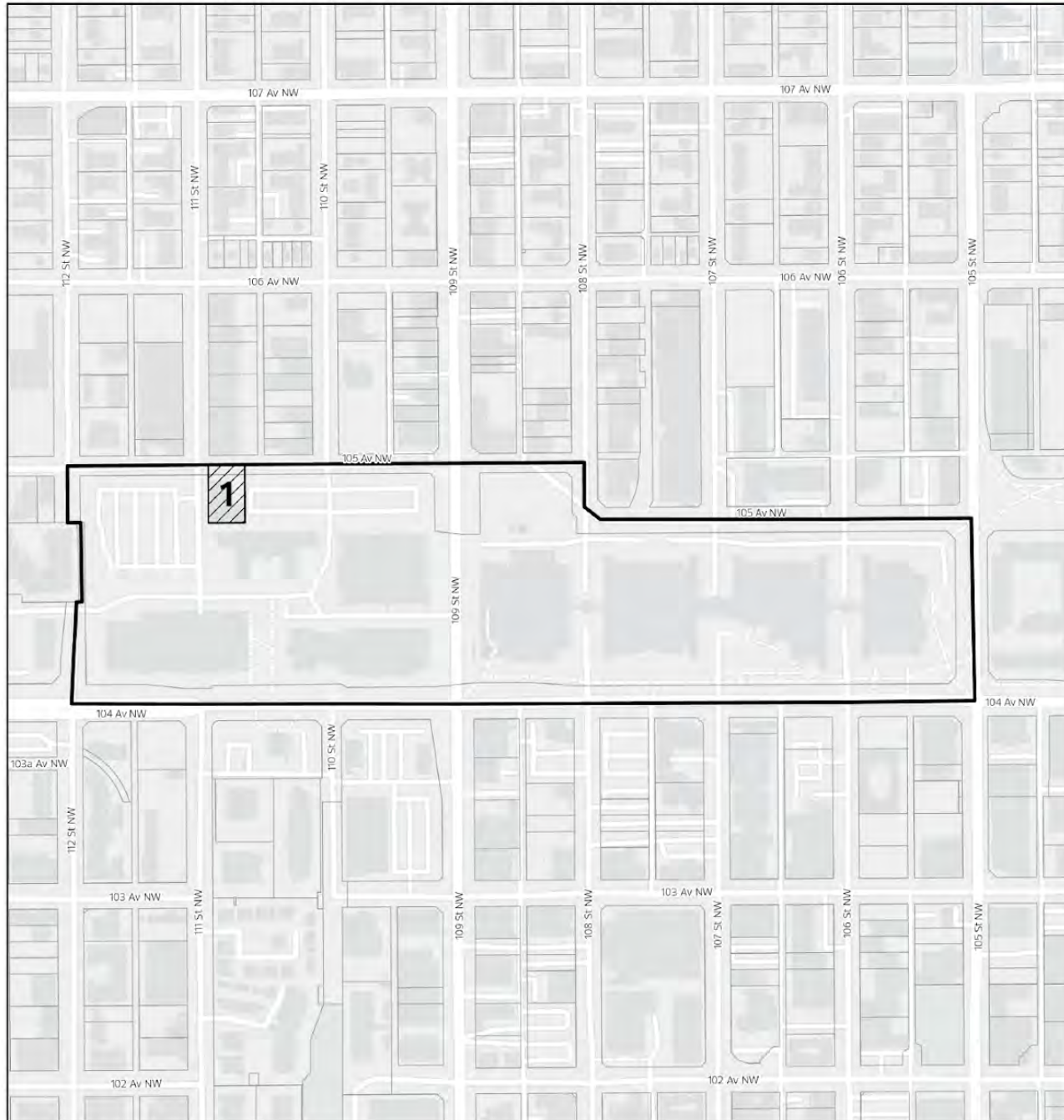
**7.22 - Revised from S.574 Appendix I (4)(5)**

This regulation is revised by providing a reference to the Special Information Requirements Section 7.140.

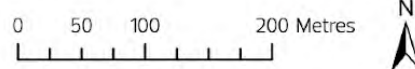
**7.23 - Transferred from S.574 Appendix I (4)(6)**

This regulation is transferred with minor revisions for clarity.

Appendix I: Map 1  
MacEwan University - Downtown Campus



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

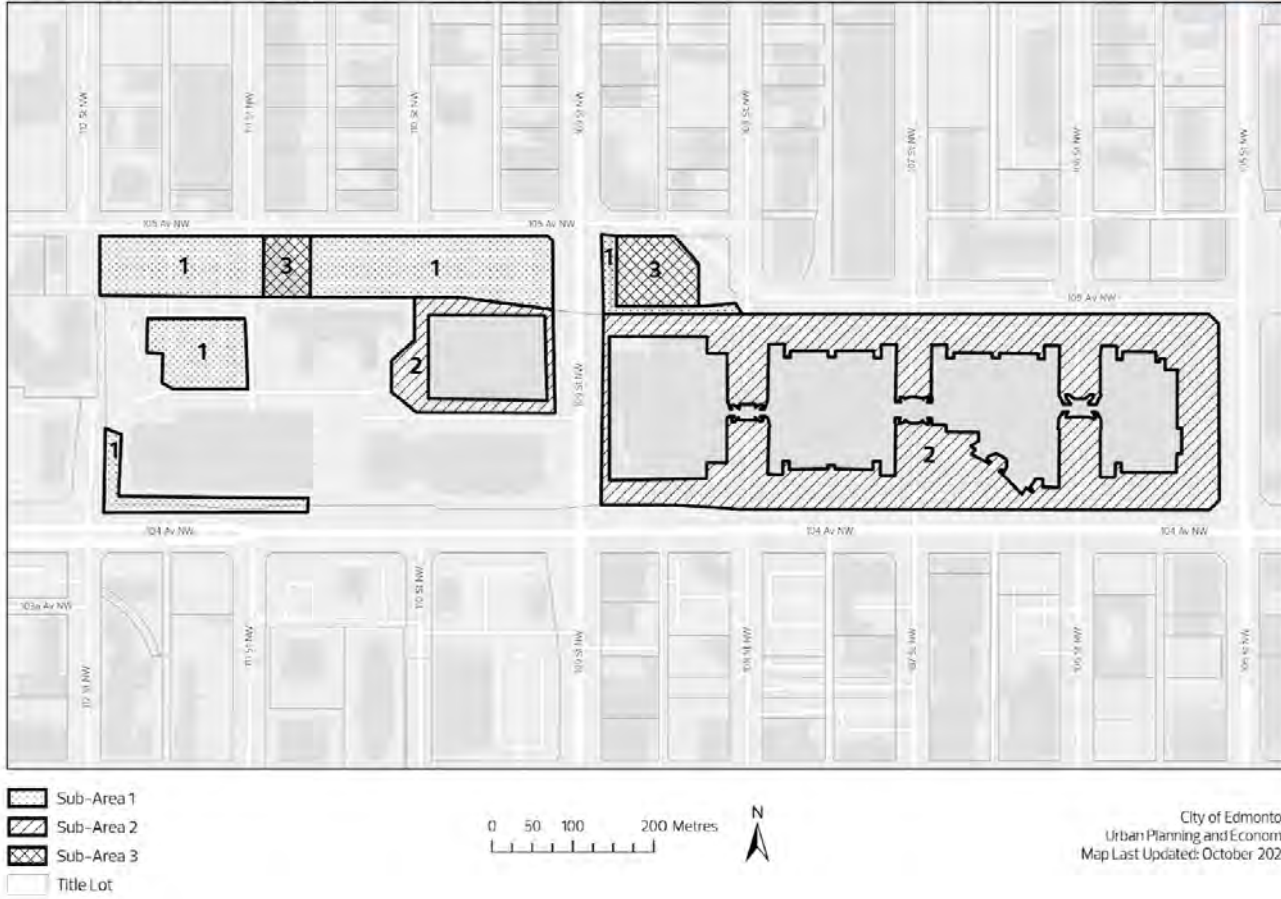


City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

**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. Sub-area 5 has been renamed sub-area 3.

Appendix I: Map 2  
MacEwan University – Downtown Campus



**8. Appendix II: Concordia University of Edmonton**

**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:
  - 8.3.1. Lodging House
  - 8.3.2. Multi-unit Housing
  - 8.3.3. Row Housing
  - 8.3.4. Secondary Suite
  - 8.3.5. Supportive Housing

**Additional Regulations for Specific Uses**

8.4. **Home Based Businesses** must comply with Section 6.60.

**Site and Building Regulations**

8.5. Despite the other regulations of this Zone, development must comply with Table 8.5:

Table 8.5 Site and Building Regulations		
Section	Regulation	Value
<b>Setback</b>		
8.5.1.	Minimum Setback	3.0 m
<b>Unless 1 of the following applies:</b>		
8.5.2.	Minimum Setback from 73 Street NW between 109 Avenue NW and Ada Boulevard NW	6.0 m
8.5.3.	Minimum Setback from 112 Avenue NW	6.0 m
8.5.4.	Minimum Setback from Ada Boulevard NW	6.0 m
<b>Height</b>		
8.5.5.	Maximum Height for Sub-Area 1, as shown on Map 4	14.5 m
8.5.6.	Maximum Height for Sub-Area 2, as shown on Map 4	22.0 m
8.5.7.	Maximum Height for Sub-Area 3, as shown on Map 4	29.0 m

**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**

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).

**8.4 - New cross-reference**

For ease of reference to applicable regulations.

**8.5.1 - 8.5.4. 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.

**8.5.5 - 8.5.7. Transferred from S.574 Appendix II (3) (10)**

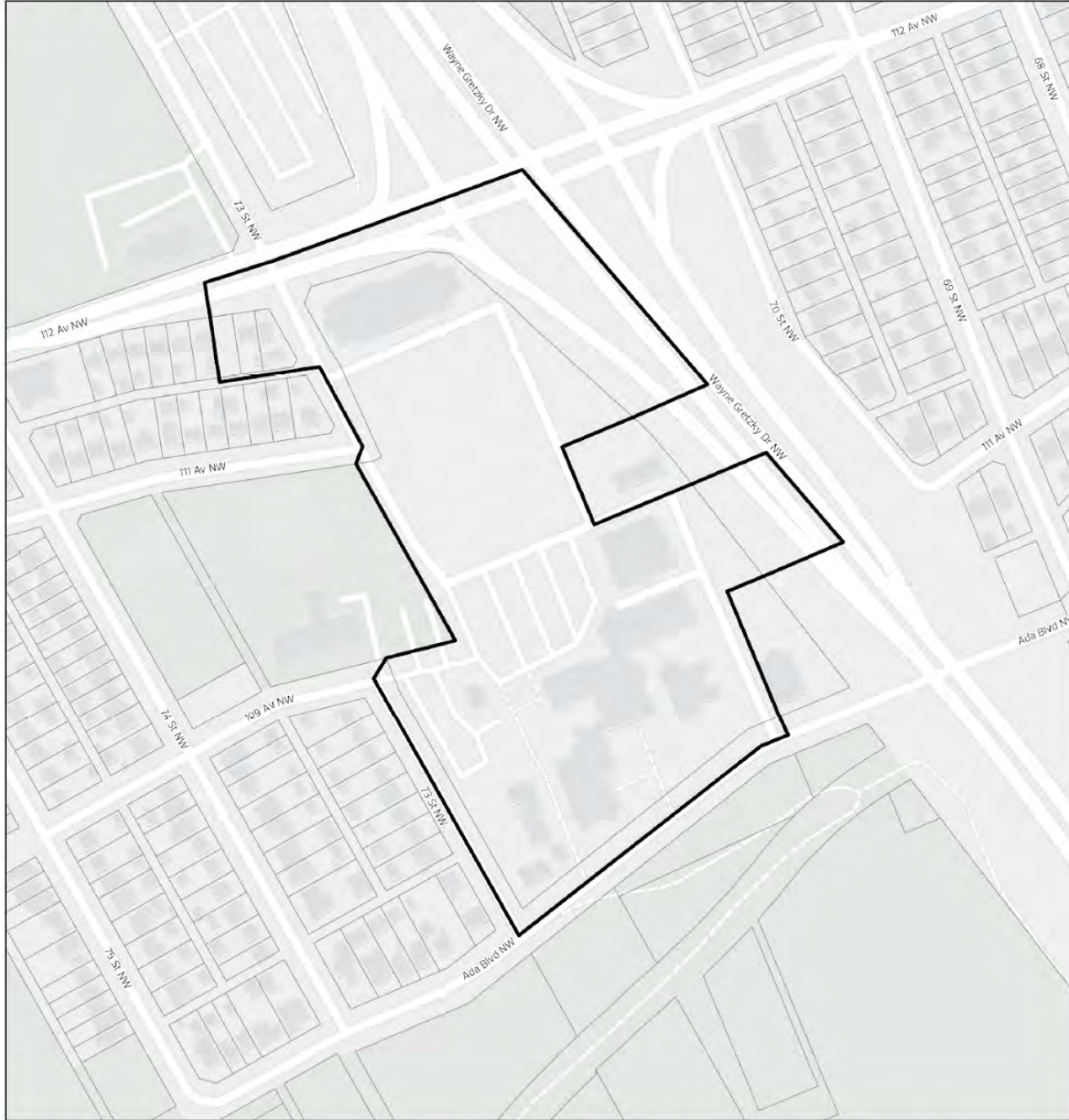
This regulation has been transferred with minor adjustments to improve wording and clarity.

**8.5.8 - Transferred from S.574 Appendix II (3) (11)**

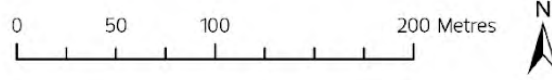
This regulation has been transferred with minor adjustments to improve wording and clarity.

Floor Area Ratio		
<p><b>8.5.8.</b> Maximum Floor Area Ratio</p>		5.0
<p><b>Landscaping Regulations</b></p> <p>8.6. Landscaping must comply with Section 5.60, except that:</p> <p>8.6.1. 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</p> <p>8.6.2. screening, such as Fencing or Landscaping, must be provided along the west Lot line of the Site, adjacent to 73 Street NW.</p>		<p><b>8.6.1 - Transferred from S.574 Appendix II (3) (7)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>8.6.2 - Transferred from S.574 Appendix II (3) (8)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>8.7 - Transferred from S.574 Appendix II (3) (12)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>8.8 - Transferred from S.574 Appendix II (3) (13)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>8.9 - Transferred from S.574 Appendix II (3) (14)</b> These regulations have been transferred with minor adjustments to improve wording and clarity.</p>
<p><b>General Regulations</b></p> <p>8.7. 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.</p> <p>8.8. 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.</p> <p>8.9. 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:</p> <p>8.9.1. 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;</p> <p>8.9.2. not make a decision on the Development Permit application until 21 days after notice has been sent,</p> <p style="padding-left: 20px;">8.9.2.1. 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</p> <p style="padding-left: 20px;">8.9.2.2. unless the Development Planner receives feedback from all specified recipients prior to the end of the 21 days; and</p> <p>8.9.3. consider any comments directly related to the proposed development when determining whether to grant a variance to the regulations contained in this Zone.</p>		

# Appendix II: Map 3 Concordia University of Edmonton



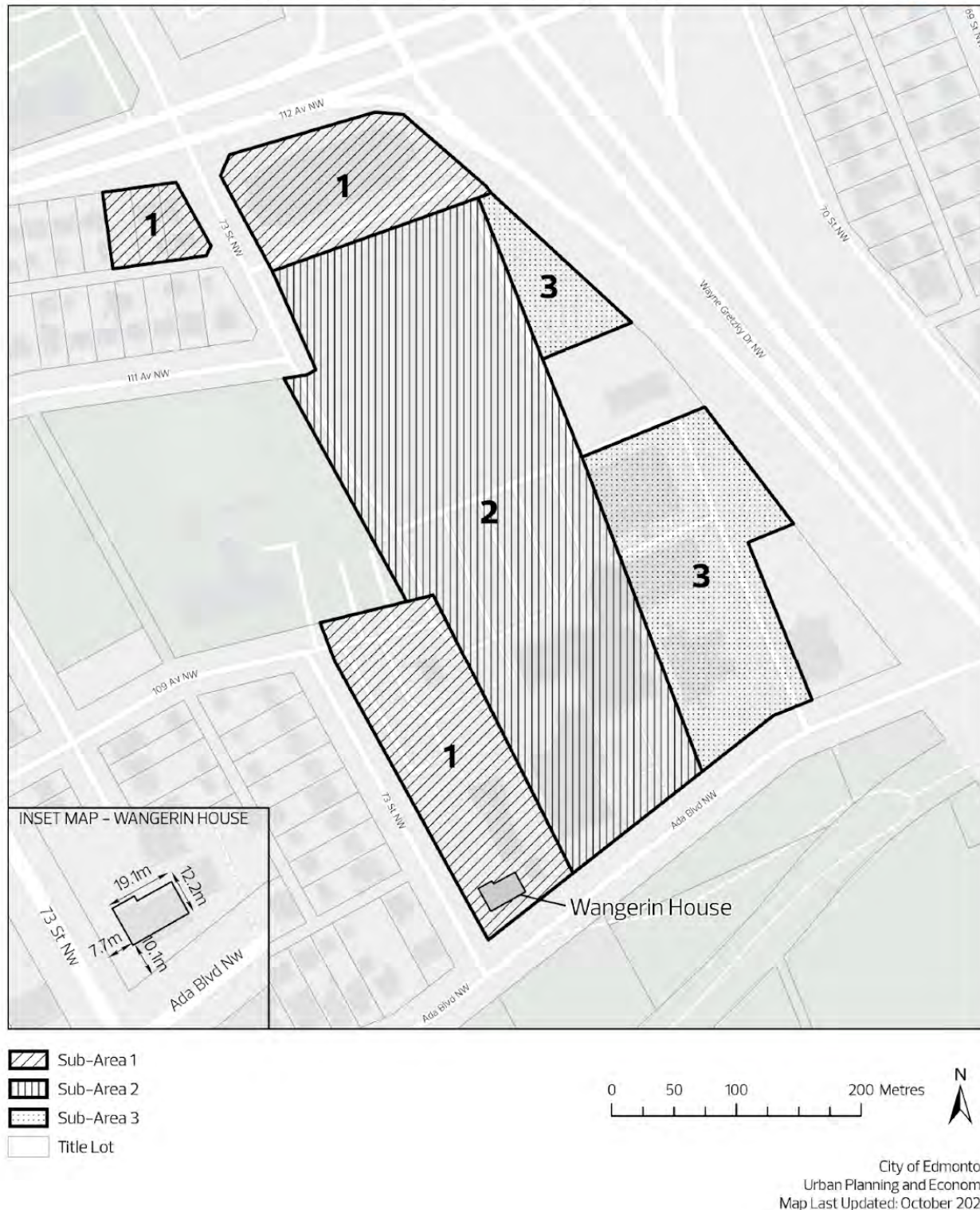
- Appendix II Boundary
- Title Lot



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023



Appendix II: Map 4  
 Concordia University of Edmonton – 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 and Building Regulations

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

Table 9.4 Site and Building Regulations		
Section	Regulation	Value
<b>Setback</b>		
9.4.1.	Minimum Setback from 100 Avenue NW and 155 Street NW	5.0 m
<b>Height</b>		
9.4.2.	Maximum Height	25.0 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.

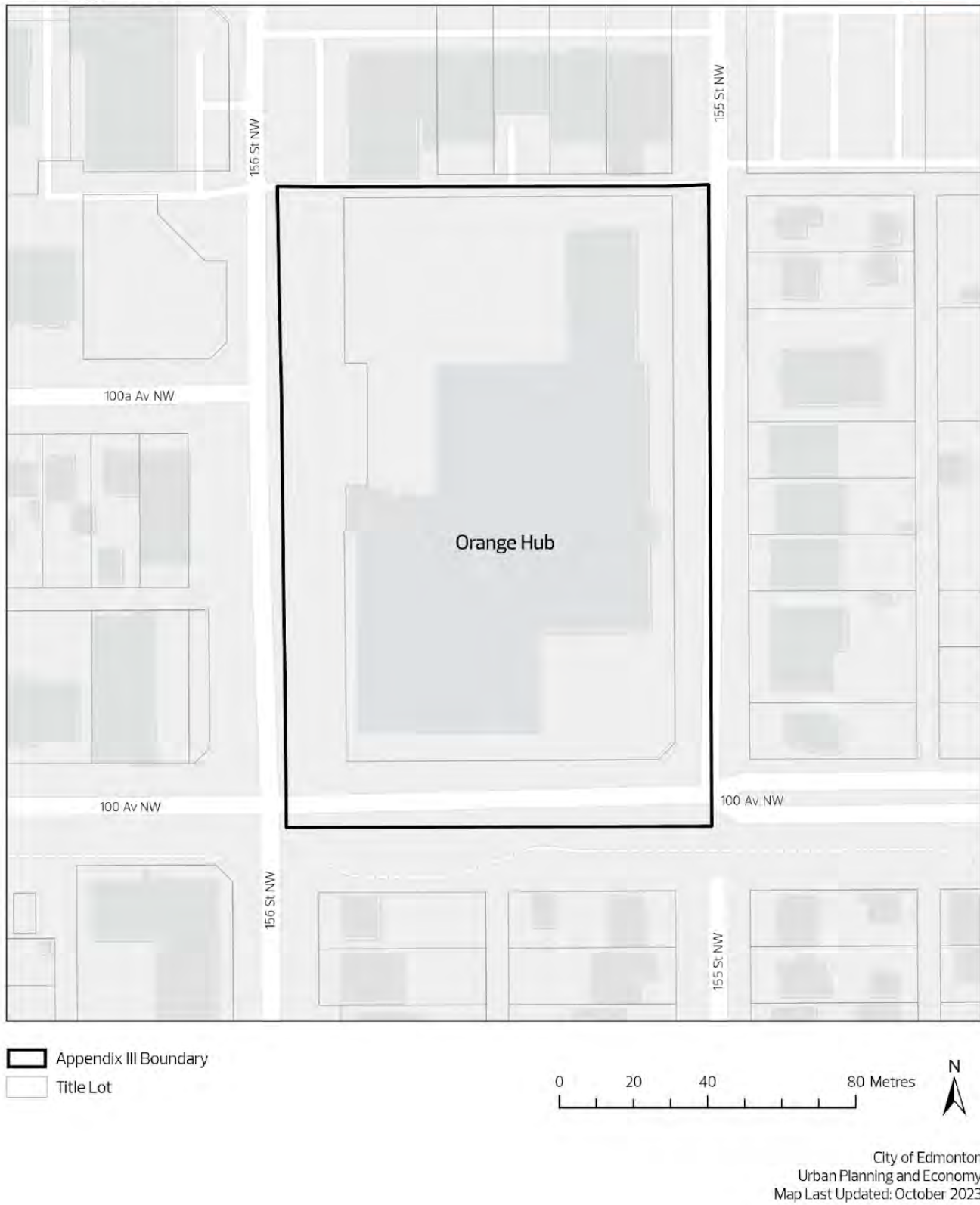
#### Note:

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

Floor Area Ratio		
<b>9.4.3.</b>	Maximum Floor Area Ratio	2.0
Floor Area		
<b>9.4.4</b>	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. **Signs** are limited to On-premises Advertising.

## Appendix III: Map 5 Orange Hub



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

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

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

**9.4.4 - 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) (e)**  
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.

**Map 5 - Updated from S.574 Appendix III**

## 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.

### Additional Permitted Uses

#### Residential Uses

- 10.2. Home Based Business

**10.1 - Transferred from S.574 Appendix IV (1)**  
This regulation has been transferred with minor adjustments to improve wording and clarity.

**10.2 and 10.3 - Residential Uses**  
Home Based Businesses have been added to complement the Residential Use.

**10.4 - Commercial Uses**  
Standalone Parking Facilities replace the

<p>10.3. Residential, limited to:</p> <ul style="list-style-type: none"> <li>10.3.1. Lodging House</li> <li>10.3.2. Multi-unit Housing</li> <li>10.3.3. Row Housing</li> <li>10.3.4. Secondary Suite</li> <li>10.3.5. Supportive Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>10.4. Standalone Parking Facility</p> <p><b>Industrial Uses</b></p> <p>10.5. Minor Industrial, limited to indoor and outdoor storage</p> <p><b>Sign Uses</b></p> <p>10.6. Major Digital Sign</p> <p>10.7. Portable Sign</p>	<p>standalone parking portion of the current Vehicle Parking Use.</p> <p><b>10.5 - Industrial Uses</b> Minor Industrial Uses replaces General Industrial Uses and Temporary Storage.</p> <p><b>10.6 and 10.7 - 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 permitted in this Appendix with exceptions.</p>
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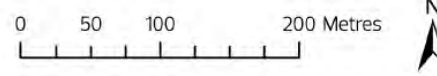
<p><b>Additional Regulations for Specific Uses</b></p> <p>10.8. <b>Home Based Businesses</b> must comply with Section 6.60.</p> <p>10.9. Despite Subsection 3.5.1 of this Zone, a maximum of 2 <b>Bars</b> are permitted.</p> <p>10.10. <b>Standalone Parking Facilities</b> are not permitted in Sub-Area 4, as shown on Map 6.</p> <p>10.11. <b>Minor Industrial Uses:</b></p> <ul style="list-style-type: none"> <li>10.11.1. are only permitted in Sub-Area 2, as shown on Map 6, except: <ul style="list-style-type: none"> <li>10.11.1.1. outdoor storage is only permitted within the portion of Sub-Area 2, as shown on Map 6.</li> </ul> </li> <li>10.11.2. A Development Permit for outdoor storage must be temporary and not exceed a maximum of 10 years.</li> <li>10.11.3. where provided outdoors, <b>storage</b> must be: <ul style="list-style-type: none"> <li>10.11.3.1. located toward the interior or rear of the Site; and</li> <li>10.11.3.2. 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.</li> </ul> </li> <li>10.11.4. do not have to comply with Subsection 5 of this Zone.</li> </ul> <p>10.12. <b>Signs</b> are limited to On-premises Advertising.</p> <p><b>Site and Building Regulations</b></p> <p>10.13. Despite the other regulations of this Zone, development must comply with Table 10.13:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #0070C0; color: white;"> <th colspan="3">Table 10.13 Building Regulations</th> </tr> <tr> <th style="width: 10%;">Section</th> <th style="width: 60%;">Regulation</th> <th style="width: 30%;">Value</th> </tr> </thead> <tbody> <tr style="background-color: #D9E1F2;"> <td colspan="3" style="text-align: center;"><b>Setback</b></td> </tr> <tr> <td><b>10.13.1.</b></td> <td>Minimum Setback from 106 Street NW, Princess Elizabeth Avenue NW, 118 Avenue NW, 106 Street NW and 109 Street NW.</td> <td style="text-align: center;">3.0 m</td> </tr> <tr style="background-color: #D9E1F2;"> <td colspan="3" style="text-align: center;"><b>Stepback</b></td> </tr> <tr> <td><b>10.13.2.</b></td> <td>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.</td> <td style="text-align: center;">3.0 m</td> </tr> <tr style="background-color: #D9E1F2;"> <td colspan="3" style="text-align: center;"><b>Height</b></td> </tr> <tr> <td><b>10.13.3.</b></td> <td>Maximum Height in Sub-Area 4, as shown on Map 6</td> <td style="text-align: center;">23.0 m</td> </tr> <tr style="background-color: #D9E1F2;"> <td colspan="3" style="text-align: center;"><b>Floor Area Ratio</b></td> </tr> </tbody> </table>	Table 10.13 Building Regulations			Section	Regulation	Value	<b>Setback</b>			<b>10.13.1.</b>	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>			<b>10.13.2.</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>10.13.3.</b>	Maximum Height in Sub-Area 4, as shown on Map 6	23.0 m	<b>Floor Area Ratio</b>			<p><b>10.8 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>10.9 - Transferred from S.574 Appendix IV (3)(6)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>10.10 - New Regulation</b> This regulation has been added to provide clarity on where standalone parking is permitted.</p> <p><b>10.11 - Revised from S.574 Appendix IV (3)(8) and (9)</b> This regulation has been revised by combining temporary storage and general industrial regulations under Minor Industrial.</p> <p><b>10.12 - New regulation</b> To enable signs with advertisements for uses that have valid development permits to operate from the Site.</p> <p><b>10.13.1 Transferred from S.574 Appendix IV (3)(2)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>10.13.2 Transferred from S.574 Appendix IV (3)(7)(c)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>10.13.3 Transferred from S.574 Appendix IV (3)(7)(a)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>10.13.4 Transferred from S.574 Appendix IV (3)(7)(b)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
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<p><b>10.13.4.</b></p>	<p>Maximum Floor Area Ratio in Sub-Area 4, as shown on Map 6</p>	<p>2.5</p>	
<p>10.14.</p>	<p>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.</p>		<p><b>10.14 - Transferred from S.574 Appendix IV (3)(1)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p>10.15.</p>	<p>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 Sites zoned residential and adjacent Streets including:</p>		<p><b>10.15 - Transferred from S.574 Appendix IV (3)(7)(d)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p>10.15.1.</p>	<p>varying rooflines;</p>		
<p>10.15.2.</p>	<p>projections and recessions;</p>		
<p>10.15.3.</p>	<p>different materials or colours;</p>		
<p>10.15.4.</p>	<p>articulation of building Facades; or</p>		
<p>10.15.5.</p>	<p>other similar measures.</p>		
<p><b>Parking, Loading, and Access</b></p>			
<p>10.16.</p>	<p>Parking, access, and Site circulation must comply with Section 5.80, except that:</p>		
<p>10.16.1.</p>	<p>a maximum of 6,300 vehicle parking spaces are permitted;</p>		
<p>10.16.2.</p>	<p>the Development Planner may vary Subsection 10.16.1. where recommended by an approved parking study in consultation with the City department responsible for transportation planning;</p>		<p><b>10.16.2 - Transferred from S.574 Appendix IV (3)(4)(c)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p>10.16.3.</p>	<p>a minimum of 250 bike parking spaces are required;</p>		
<p>10.16.4.</p>	<p>a minimum of 40% of bike parking spaces must be Long Term Bike Parking;</p>		
<p>10.16.5.</p>	<p>required bike parking may be provided within common bike parking facilities located within 400 m of the proposed development;</p>		
<p>10.16.6.</p>	<p>a centralized loading facility may be used to satisfy the required loading spaces;</p>		
<p>10.16.7.</p>	<p>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</p>		<p><b>10.16.3 - Transferred from S.574 Appendix IV (3)(3)(a)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>10.16.4 - Transferred from S.574 Appendix IV (3)(3)(b) and (c)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p>10.16.8.</p>	<p>in Sub-Area 4, as shown on Map 6:              10.16.8.1. vehicle access to the Site must be from an Abutting Alley; and              10.16.8.2. vehicle parking must be located in an underground Parkade or at the rear of the building.</p>		<p><b>10.16.5 - Transferred from S.574 Appendix IV (3)(3)(d)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p>
<p><b>Environmental Site Assessment and Risk Management Regulations</b></p>			
<p>10.17.</p>	<p>Sub-Areas 2 and 3, as shown on Map 6, must comply with the following:</p>		
<p>10.17.1.</p>	<p>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 application for demolition, excavation, or Signs, must include environmental assessment information in accordance with Subsection 3 of Section 7.140.</p>		<p><b>10.16.6 - Transferred from S.574 Appendix IV (3)(5)(b)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>10.16.7 and 10.16.8 - Transferred from S.574 Appendix IV (3)(5)(a) and (b)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>10.17 - Revised from S.574 Appendix IV (4)(1)</b> This regulation has been revised by adding a reference to the Environmental Assessment Information requirements of Section 7.140.</p> <p><b>Map 6:</b> Map label has been updated from "Temporary Storage Area" to "Outdoor Storage Area"</p>

## Appendix IV: Map 6 Northern Alberta Institute of Technology – Main Campus



- Sub-Area 1
- Sub-Area 2
- Sub-Area 3
- Sub-Area 4
- Title Lot



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

## 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:
  - 11.2.2.1. Lodging House
  - 11.2.2.2. Multi-unit Housing
  - 11.2.2.3. Row Housing
  - 11.2.2.4. Secondary Suite
  - 11.2.2.5. Supportive 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:
  - 11.3.2.1. Lodging House

#### 11.1 - Transferred from S.574 Appendix V (1)

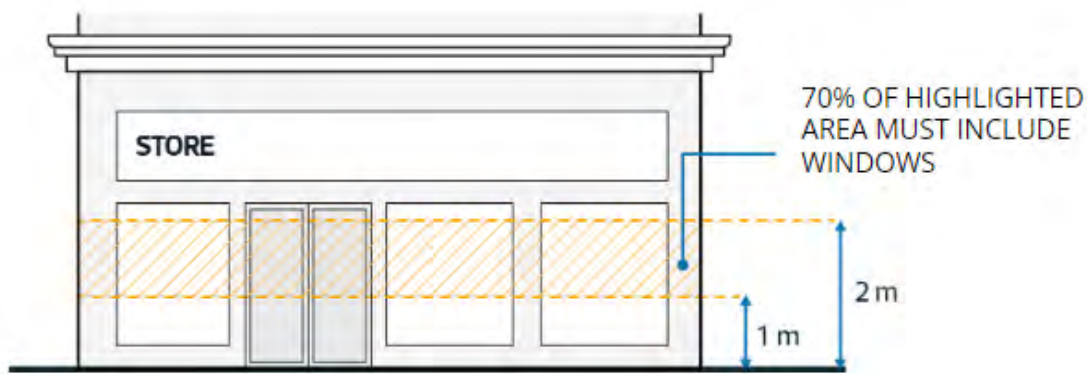
This regulation has been transferred with minor adjustments to improve wording and clarity.

#### 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 Standalone Parking Facilities in the new Zoning Bylaw. The Parking

<ul style="list-style-type: none"> <li>11.3.2.2. Multi-unit Housing</li> <li>11.3.2.3. Row Housing</li> <li>11.3.2.4. Secondary Suite</li> <li>11.3.2.5. Supportive Housing</li> </ul> <p><b>11.4. Sub-Area C - Market District</b></p> <ul style="list-style-type: none"> <li>11.4.1. Home Based Business</li> <li>11.4.2. Residential, limited to: <ul style="list-style-type: none"> <li>11.4.2.1. Lodging House</li> <li>11.4.2.2. Multi-unit Housing</li> <li>11.4.2.3. Row Housing</li> <li>11.4.2.4. Secondary Suite</li> <li>11.4.2.5. Supportive Housing</li> </ul> </li> <li>11.4.3. Standalone Parking Facility</li> <li>11.4.4. Major Digital Sign</li> <li>11.4.5. Portable Sign</li> </ul>	<p>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.</p>
<p><b>Additional Regulations for Specific Uses</b></p> <ul style="list-style-type: none"> <li>11.5. <b>Home Based Businesses</b> must comply with Section 6.60.</li> <li>11.6. Despite the other regulations of this Zone: <ul style="list-style-type: none"> <li>11.6.1. 1 Bar is permitted per Sub-Area shown on Map 7;</li> <li>11.6.2. 1 Hotel is permitted per Sub-Area shown on Map 7; and</li> <li>11.6.3. development in Sub-Area C of Map 7 is exempt from Subsections 3.5.2, 3.6.1 and 3.8.1 of this Zone.</li> </ul> </li> <li>11.7. <b>Signs</b> are limited to On-premises Advertising.</li> </ul> <p><b>Regulations for Sub-Area A (Campus Academic)</b></p> <ul style="list-style-type: none"> <li>11.8. Despite the other regulations of this Zone, development in Sub-Area A of Map 7 must comply with the following: <ul style="list-style-type: none"> <li>11.8.1. 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.</li> <li>11.8.2. 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.</li> <li>11.8.3. The minimum Height is 16.0 m where the Site is adjacent to an LRT Station.</li> <li>11.8.4. The minimum Height is 8.0 m where the Site Abuts the LRT corridor.</li> <li>11.8.5. The maximum Floor Area Ratio is 6.0.</li> <li>11.8.6. For buildings that Abut the LRT corridor: <ul style="list-style-type: none"> <li>11.8.6.1. a minimum Stepback of 2.0 m is required for any portion of the building greater than 20.0 m in Height; and</li> <li>11.8.6.2. 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, architectural features that give the appearance of smaller buildings or physical breaks in the building, or other similar measures.</li> </ul> </li> <li>11.8.7. For buildings facing any public right-of-way, a minimum of 60% of the Facade must form a Street Wall.</li> <li>11.8.8. 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: <ul style="list-style-type: none"> <li>11.8.8.1. A minimum of 70% of the Facade area must be windows.</li> <li>11.8.8.2. 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.</li> </ul> </li> </ul> <p style="text-align: center;"><b>Diagram for Section 11.8.8</b></p> </li></ul>	<p><b>11.5 - New cross-reference</b> For ease of reference to applicable regulations.</p> <p><b>11.6 - Transferred from S.574 Appendix V (2 - Sub-Area C)(2),(5), and (11),and (3)(1), (3)(2)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>11.7 - New regulation</b> To enable signs with advertisements for Uses that have valid development permits to operate from the Site.</p> <p><b>11.8.1 and 11.8.2 - Transferred from S.574 Appendix V (3)(3)(a)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>11.8.3 and 11.8.4 - Transferred from S.574 Appendix V (3)(3)(b)(ii) and (iii)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>11.8.5 - Transferred from S.574 Appendix V (3)(3)(d)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>11.8.6 - Transferred from S.574 Appendix V (3)(3)(c) and (e)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>11.8.7 - Transferred from S.574 Appendix V (3)(3)(f)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>11.8.8 - Revised from S.574 Appendix V (3)(3)(g)</b> This regulation has been revised with minor adjustments to align wording with the draft Mixed Use Zone. A diagram has been added for clarity.</p> <p><b>11.8.9 - Transferred from S.574 Appendix V (3)(3)(h)</b> This regulation has been transferred with</p>



- 11.8.9. Buildings on Sites that Abut the LRT corridor must front onto the LRT corridor with active Frontages or Amenity Areas.
- 11.8.10. Main entrances must be provided adjacent to an LRT Station and entrances must be provided along the LRT corridor, in compliance with the following:
  - 11.8.10.1. entrances along the LRT corridor must provide public access, must face the LRT corridor, and must not include maintenance or emergency accesses;
  - 11.8.10.2. entrances must be clearly defined by architectural details such as canopies, signage, or articulation of the Facade; and
  - 11.8.10.3. entrances must be provided every 60.0 m, at minimum.
- 11.8.11. Buildings facing the LRT corridor must be designed to comply with the following:
  - 11.8.11.1. the Ground Floor must be differentiated from the rest of the building, using glazing, material changes, Stepbacks, overhangs, canopies, or other similar features;
  - 11.8.11.2. the minimum Height of the Ground Floor is 3.5 m; and
  - 11.8.11.3. Architectural Elements may project a maximum of 2.0 m into the Setback.
- 11.8.12. Exterior finishing materials must be durable, high quality, and appropriate for the development within the context of the surrounding area.
- 11.8.13. Parking must comply with the following:
  - 11.8.13.1. A maximum of 1 vehicle parking space per 200 m<sup>2</sup> of Floor Area is permitted.
  - 11.8.13.2. Surface Parking Lots and Parkades must not be visible from the LRT corridor, public Pathways, or Streets.
  - 11.8.13.3. Each Surface Parking Lot is limited to a maximum of 100 vehicle parking spaces.
  - 11.8.13.4. Parkades must not have direct access to or from 119 Street NW or 120 Street NW.
  - 11.8.13.5. Vehicle parking must only be accessed from 109 Street NW or private Alleys.
  - 11.8.13.6. Bike parking spaces must be provided at an amount equal to a minimum of 40% of the number of vehicle parking spaces provided on Site.
  - 11.8.13.7. Required bike parking may be provided within common bike parking facilities located within 400 m of a proposed development.
- 11.8.14. Private Alleys must comply with the following:
  - 11.8.14.1. Private Alleys must not be provided along the LRT corridor and must not have access to or from the LRT corridor.
  - 11.8.14.2. Private Alleys must not be provided adjacent to any public right-of-way.
  - 11.8.14.3. Private Alleys must only be accessed from 109 Street NW.
- 11.8.15. Site circulation must comply with the following:
  - 11.8.15.1. Publicly accessible Pathways must:
    - 11.8.15.1.1. be a minimum of 6.0 m wide;
    - 11.8.15.1.2. include a 3.0 m wide shared use path; and
    - 11.8.15.1.3. include pedestrian lighting and a Landscape Buffer from adjacent buildings.
  - 11.8.15.2. 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

minor adjustments to improve wording and clarity.

**11.8.10 - Transferred from S.574 Appendix V (3)(3)(i)**

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

**11.8.11 - Transferred from S.574 Appendix V (3)(3)(j)**

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

**11.8.12 - Transferred from S.574 Appendix V (3)(3)(k)**

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

**11.8.13 - Revised from S.574 Appendix V (3)(3)(l) and (m)**

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.

**11.8.14 - Transferred from S.574 Appendix V (3)(3)(n)**

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

**11.8.15 - Revised from S.574 Appendix V (3)(3)(o)**

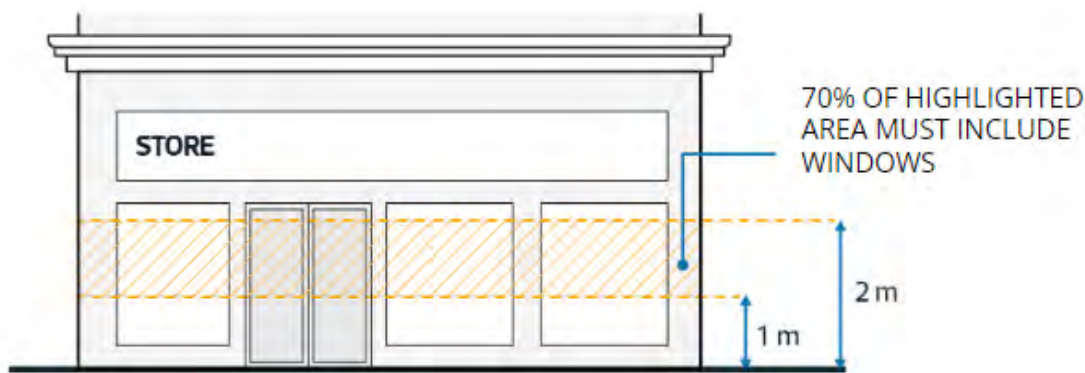
This regulation has been revised to remove reference to the pathway on Map 7 to align with the most up-to-date subdivision approvals in the area (the pathway has been dedicated as road right of way).

design must not hinder the movement of pedestrians from the public realm to the buildings.

**Regulations for Sub-Area B (Residences)**

- 11.9. Despite the other regulations of this Zone, development in Sub-Area B of Map 7 must comply with the following:
  - 11.9.1. The minimum Setback is 2.0 m and the maximum Setback is 3.0 m. The maximum 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.
  - 11.9.2. The maximum Height is 45.0 m.
  - 11.9.3. The maximum Floor Area Ratio is 6.0.
  - 11.9.4. Non-Residential Uses are only permitted where they are Accessory to a Residential Use.
  - 11.9.5. 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.
  - 11.9.6. Urban design must comply with the following:
    - 11.9.6.1. 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, architectural features that give the appearance of smaller buildings and/or physical breaks in the building, or other similar measures.
    - 11.9.6.2. For buildings facing a public right-of-way, a minimum of 75% of the Facade must form a Street Wall.
    - 11.9.6.3. 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.
    - 11.9.6.4. 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 11.9.6.4**



- 11.9.7. Building entrances must be designed to comply with the following:
  - 11.9.7.1. Ground Floor Residential Uses must provide individual or shared external entrances from the Street, a maximum of 15.0 m apart.
  - 11.9.7.2. Individual and shared external entrances must be oriented toward, and be clearly visible from, the Street using features such as porches, stairs, and stoops.
  - 11.9.7.3. Sliding patio doors may not serve as main entrances to individual Dwellings.
  - 11.9.7.4. 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, or other built elements.
  - 11.9.7.5. 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.
  - 11.9.7.6. Outdoor Common Amenity Areas must have direct access to the Street.
- 11.9.8. The Ground Floor and Podium of buildings must be designed to comply with the following:
  - 11.9.8.1. The Ground Floor must be a maximum of 1.0 m above ground level.
  - 11.9.8.2. Podiums must be architecturally defined to support transitions to adjacent Residential Uses, through the use of projections and

**11.9.1 - 11.9.3 - Transferred from S.574 Appendix V (3)(4)(a)(b) and (c)**  
 These regulations have been transferred with minor adjustments to improve wording and clarity.

**11.9.4 - Transferred from S.574 Appendix V (3)(4)(d)**  
 This regulation has been transferred with minor changes to improve readability.

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

**11.9.6 - Transferred from S.574 Appendix V (3)(4)(f)**  
 This regulation has been transferred with minor adjustments to improve wording and clarity.  
**Note:** 11.9.6.3 and 11.9.6.4 have been revised to align with the draft Mixed Use Zone. A diagram has been added for clarity.

**11.9.7 - Transferred from S.574 Appendix V (3)(4)(g)**  
 This regulation has been transferred with minor adjustments to improve wording and clarity.  
**Note:** 11.9.7.6 has been revised to specify "Outdoor" Common Amenity Area.

**11.9.8 - Transferred from S.574 Appendix V (3)(4)(h)**  
 This regulation has been transferred with



recessions, vertical articulation, Architectural Elements, or other similar techniques.

11.9.8.3. Canopies and other Architectural Elements may project into building Setbacks to define the Ground Floor and entrances.

11.9.8.4. Blank walls exceeding 12.0 m in length must not face any public right-of-way.

11.9.8.5. 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 11.9.8.5



11.9.9. Exterior finishing materials must be durable, high quality, and appropriate for the development within the context of the surrounding area.

11.9.10. Parking must comply with the following:

11.9.10.1. A maximum of 0.5 vehicle parking spaces per Sleeping Unit is permitted.

11.9.10.2. 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;

11.9.10.3. A maximum of 1 Parkade entrance is permitted per 90.0 m of building Facade facing a Street.

11.9.10.4. Parkade entrances must be a minimum distance of 50.0 m from a private Alley access.

11.9.10.5. 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.

11.9.10.6. A minimum of 0.5 bike parking spaces per Sleeping Unit is required.

11.9.11. Private Alleys, where provided, must comply with the following:

11.9.11.1. Private Alleys must not be provided along the LRT corridor.

11.9.11.2. Private Alleys must not be provided adjacent to a public right-of-way.

11.9.11.3. 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.

11.9.12. Site circulation must comply with the following:

11.9.12.1. 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.

11.9.12.2. 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.

minor adjustments to improve wording and clarity.

**11.9.9 - Transferred from S.574 Appendix V (3)(4)(i)**

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

**11.9.10 - Revised from S.574 Appendix V (3)(4)(j) and (k)**

This regulation has been revised to reflect that the Zoning Bylaw no longer prescribes minimum vehicular parking requirements.

**11.9.11 - Transferred from S.574 Appendix V (3)(4)(l)**

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

**11.9.12 - Revised from S.574 Appendix V (3)(4)(m)**

This regulation has been revised to remove reference to the pathway on Map 7 to align with the most up-to-date subdivision approvals in the area.

**Regulations for Sub-Area C (Market District)**

11.10. Despite the other regulations of this Zone, development in Sub-Area C of Map 7 must comply with the following:

11.10.1. The minimum Setback is 1.2 m and the maximum Setback is 3.0 m.

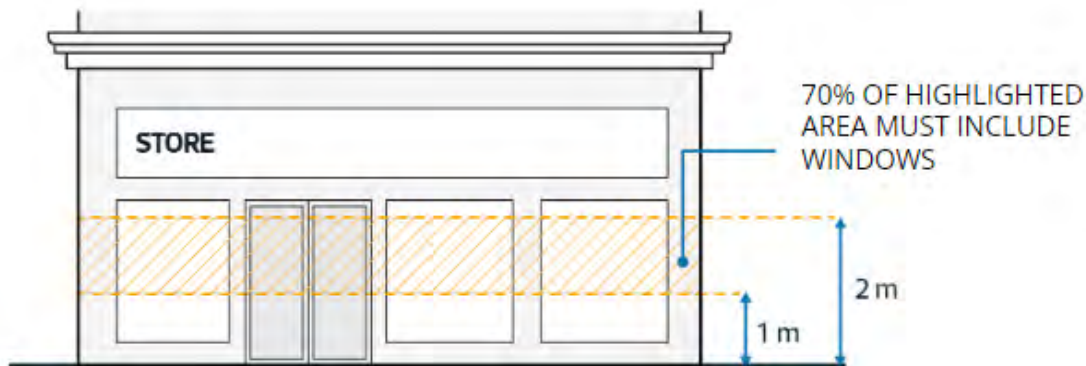
11.10.2. Despite Subsection 11.10.1, up to 25% of the Facade may be Setback greater than 3.0 m where pedestrian-oriented activities, such as seating areas, are provided adjacent to entrances.

**11.10.1 - 11.10.4 - 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.

- 11.10.3. The maximum Height is 45.0 m, except that:
- 11.10.3.1. the maximum Height for a building facing the plaza is 55.0 m.
- 11.10.4. The maximum Floor Area Ratio is 6.0.
- 11.10.5. Urban design within Sub-Area C must comply with the following:
- 11.10.5.1. Active frontages must be provided on the Ground Floor to ensure lively Street relationships and integration with adjacent land Uses.
- 11.10.5.2. A minimum 2.5 m Stepback is required above 20.0 m in Height.
- 11.10.5.3. 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, architectural features that give the appearance of smaller buildings or physical breaks in the building, or other similar measures.
- 11.10.5.4. For buildings facing the plaza, a minimum of 90% of the Facade must form a Street Wall.
- 11.10.5.5. For buildings facing a public right-of-way, a minimum of 75% of the Facade must form a Street Wall.
- 11.10.5.6. Where the block exceeds 160 m in length, a mid-block pedestrian connection must be provided.
- 11.10.5.7. Ground Floor 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 11.10.5.7



- 11.10.5.8. Building entrances must comply with the following:
- 11.10.5.8.1. A minimum of 4 entrances must be provided from the plaza.
- 11.10.5.8.2. Building entrances must be provided every 30.0 m, at a minimum, and must be provided for each separate Use on the Ground Floor.
- 11.10.5.9. The Ground Floor and Podiums of buildings must comply with the following:
- 11.10.5.9.1. The Ground Floor must have a maximum elevation of 0.3 m above the Abutting public land.
- 11.10.5.9.2. 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.
- 11.10.5.9.3. Despite Section 5.90, canopies and other Architectural Elements may project any distance into building Setbacks to define the Ground Floor and entrances.
- 11.10.5.9.4. 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.
- 11.10.5.9.5. Podium Facades must be designed with detail and articulation to a maximum of 12.0 m intervals, to create attractive streetscapes and interfaces.
- 11.10.5.10. Exterior finishing materials must be durable, high quality, and appropriate for the development within the context of the surrounding area.
- 11.10.6. Parking must comply with the following:

**11.10.5 - Transferred from S.574 Appendix V (3)(5)(d)(e)(f) and (g)**

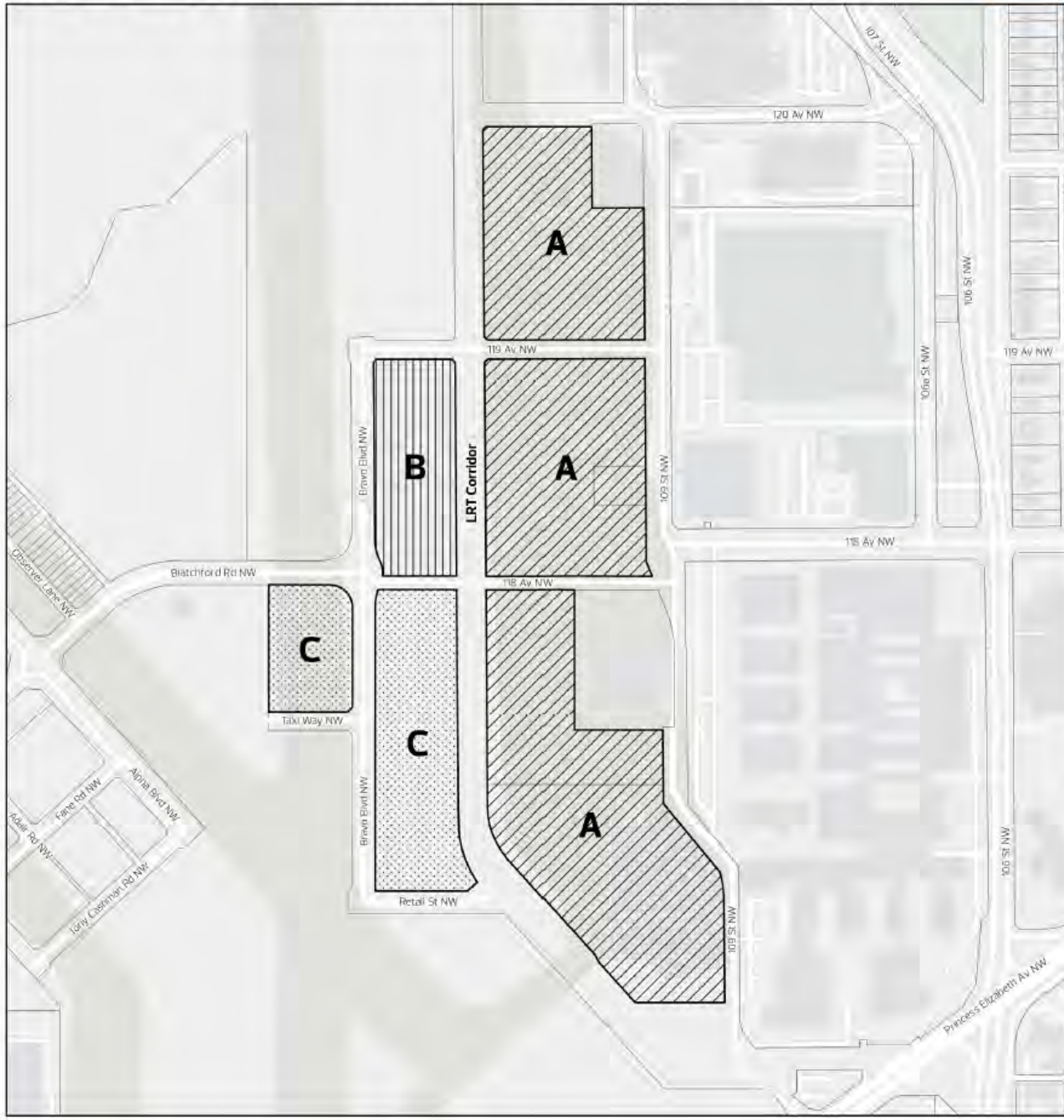
This regulation has been transferred with minor adjustments to improve wording and clarity.





**Notes:**

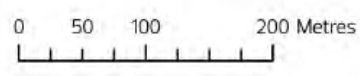
- 11.10.5.7 has been revised to align with the draft Mixed Use Zone. A diagram has been added for clarity. The wording has been adjusted to align with Sub-Area B to provide clarity where the Facade area applies.
- 11.10.5.10 has been revised to remove reference to specific finishing materials.

<p>11.10.6.1. A maximum of 1 vehicle parking space per 100 m<sup>2</sup> of Floor Area is permitted.</p> <p>11.10.6.2. Parking Areas must be located underground.</p> <p>11.10.6.3. A maximum of 1 Parkade entrance is permitted per 90.0 m of building Facade facing a Street.</p> <p>11.10.6.4. Parkade entrances must be a minimum distance of 50.0 m from a private Alley access.</p> <p>11.10.6.5. 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.</p> <p>11.10.6.6. A minimum of 1 bike parking space per 100 m<sup>2</sup> of Floor Area is required.</p> <p>11.10.7. Private Alleys must comply with the following:</p> <p>11.10.7.1. Private Alleys must not be provided adjacent to any public right-of-way.</p> <p>11.10.7.2. 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.</p> <p>11.10.8. Development must comply with the following:</p> <p>11.10.8.1. Publicly accessible Pathways must:</p> <p>11.10.8.1.1. be a minimum of 6.0 m wide;</p> <p>11.10.8.1.2. include a 3.0 m wide shared use path; and</p> <p>11.10.8.1.3. include pedestrian lighting and a Landscaped Buffer from adjacent buildings.</p> <p>11.10.8.2. 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>11.10.6 - Transferred from S.574 Appendix V (3)(5)(h)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>11.10.7 - Transferred from S.574 Appendix V (3)(5)(j)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>11.10.8 - Revised from S.574 Appendix V (3)(5)(k)</b> This regulation has been revised to remove reference to the pathway on Map 7 to align with the most up-to-date subdivision approvals in the area.</p>
<p><b>Sustainability and Environmental Regulations</b></p> <p>11.11. A minimum of 50% of roof areas must be used as Amenity Area, solar photovoltaic panels, Green Roofs, or other renewable energy production.</p> <p>11.12. Development Permit applications for new buildings in Sub-Areas B and C, as shown on Map 7 must include environmental assessment information in accordance with Subsection 3 of Section 7.140.</p>	<p><b>11.11 - Transferred from S.574 Appendix V (6)(a)</b> This regulation has been transferred with minor revisions to improve readability.</p> <p><b>11.12 - Revised from S.574 Appendix V (6)(b)</b> This regulation has been revised by adding a reference to the environmental assessment information requirements of Section 7.140.</p> <p><b>Map 7 - Updated from S.574 Appendix V</b></p>

# Appendix V: Map 7 Northern Alberta Institute of Technology – Blatchford



-  Sub-Area A
-  Sub-Area B
-  Sub-Area C
-  Title Lot



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

## 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 these sites are regulated by federal or provincial law, or are 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. The purpose statement is revised mainly for grammatical clarity.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (AJ) 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 applicable statutory plans.</li> </ul> <p>3.3. Signs with Off-premises Advertising must be Discretionary Developments.</p> <p>3.3.1. Where an application is for a Sign with Off-premises Advertising the Development Planner must consider those Uses, activities and operations prescribed in the appropriate superior legislation and the General and Specific Sign Regulations of Section 6.90 that are applicable to the closest Zone <b>Abutting or adjacent to the Sign location</b>.</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>3.3.1 Revised 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. 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. The regulation is revised based on engagement feedback to recognize that some AJ Sites such as rail lines may Abut multiple properties and multiple Zones. As a result, the sign should be regulated based on the Zone that it's most closely Abutting or adjacent to (i.e. commercial sign rules apply where Abutting a commercial site), and not the most restrictive Zone that it could Abut.</p>

# 2.230 AG - Agriculture Zone

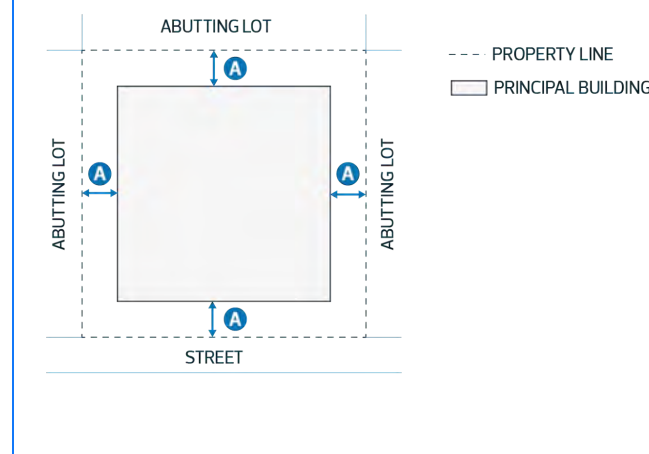
Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To conserve agricultural land and allow activities that support the Agriculture Use. Subdivision of agricultural Lots is not permitted unless it occurs in accordance with applicable statutory plans and the regulations of this Zone.</p>	<p><b>1.1 - 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 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. Backyard Housing</p> <p style="padding-left: 20px;">2.3.2. Secondary Suite</p> <p style="padding-left: 20px;">2.3.3. Single Detached Housing</p> <p><b>Community Uses</b></p> <p>2.4. Community Service, limited to those existing as of January 1, 2024</p> <p>2.5. Outdoor Recreation Service, limited to those existing as of January 1, 2024</p> <p>2.6. Special Event</p> <p><b>Sign Uses</b></p> <p>2.7. Fascia Sign</p> <p>2.8. Freestanding Sign</p> <p>2.9. 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. New wording is added to clearly specify which types of residential buildings the Residential Use is limited to.</p> <p><b>Retired Uses</b> Due to not aligning with the general purpose of the Agriculture Zone: - From the current Agriculture (AG Zone): Market; Minor Impact Utility; Natural Resources Development; Protective Emergency Services</p>
<p><b>3. Additional Regulations For Specific Uses</b></p> <p><b>Agriculture Uses</b></p> <p>3.1. Despite Subsection 4.1.2, 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 Section 6.10.</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 Section 6.60.</p> <p><b>Sign Uses</b></p> <p>3.5. <b>Fascia Signs, Freestanding Signs</b> and <b>Portable Signs</b> are limited to On-premises Advertising.</p> <p>3.6. <b>Signs</b> must comply with Section 6.90.</p> <p><b>Community Uses</b></p> <p>3.7. <b>Special Events</b> must comply with Section 6.100.</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. The wording of this regulation is revised for clarity.</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> <p><b>3.7 - New cross-reference</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	Symbol
<b>Site Area</b>			
4.1.1.	Minimum Site area	32.0 ha	-
<b>Height</b>			
4.1.2.	Maximum Height	12.0 m	-
<b>Setbacks</b>			
4.1.3.	Minimum Setback	7.5 m	<b>A</b>

Diagram for Subsection 4.1



### 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 - 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.

### 4.1.3 - Combined S. 610.4.2., S. 610.4.3, and S. 610.4.4

This regulation maintains current Setbacks.

## 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.

### 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 until the lands are required in accordance with a Statutory Plan.</p>	<p><b>1.1 - Revised from S. 620.1 and S. 630.1</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 Zoning Bylaw 12800:</b></p> <p>(MA) Municipal Airport Zone*                      (MA1) Municipal Airport Airfield Zone                      (MA2) Municipal Airport Business Industrial Zone*                      (AGU) Urban Reserve Zone                      (AGI) Industrial Reserve Zone</p> <p>* Where City owned lands do not have an active business operation</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 Zoning Bylaw 12800 Uses Rural Farms and Small Animal Breeding and Boarding Establishments. These are currently allowed in the AGI Zone. Zoning Bylaw 12800 Use Recreational Acreage Farm is also included in this Use and will be permitted.</p> <p>Urban Agriculture includes Zoning Bylaw 12800 Uses 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> </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 Zoning Bylaw 12800 Use Tourist Campsites which are allowed in the AGU Zone.</p> <p>Parks include Zoning Bylaw 12800 Use Public Parks which are allowed in the current AGU zone.</p> <p>Schools include Zoning Bylaw 12800 Use Public Education Services which are allowed in the current AGU Zone.</p> <p><b>Commercial Uses</b>                      Outdoor Entertainment includes Zoning Bylaw 12800 Uses Outdoor Amusement Establishments which are allowed in the AGI zone and Drive-in Motion Picture</p>



<p>3.15. Minor Digital Sign</p> <p>3.16. <b>Portable Sign</b></p>	<p>Theatres which are allowed in both the AGI and AGU zones.</p> <p>Outdoor Sales and Services include Zoning Bylaw 12800 Use Greenhouses, Plant Nurseries and Garden Centres, and can include outdoor Markets, which are allowed in the AGI and AGU Zone.</p> <p>Residential Sales Centres will continue to be allowed in this zone.</p> <p><b>Industrial Uses</b>                  Minor Industrial will include outdoor temporary storage which is currently allowed in the AGI Zone. Subsection 4.3 limits the extent of this activity to ensure that development meets the purpose of the zone.</p> <p>Natural Resource Developments will continue to be allowed in this zone.</p> <p><b>Basic Services</b>                  Minor Utilities and Recycling Drop-off Centres will continue to be allowed in this zone.</p> <p><b>Sign Uses</b>                  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 as noted in Section 4.9. <b>Portable Signs</b> is added as a discretionary use as it is currently allowed in AGI and AGU and will continue to be limited to On-premises Advertising.</p>
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## 4. Additional Regulations For Specific Uses

### Agriculture Uses

- 4.1. Despite Subsection 5.1.2, maximum Height does not apply to buildings or structures that are part of an Agriculture Use or Natural Resource Development Use.

### Residential Uses

- 4.2. **Home Based Businesses** must comply with Section 6.60.

### Industrial Uses

- 4.3. **Minor Industrial** 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

- 4.4. **Schools** must only be located where the Site is designated as a school or park Site by a Statutory Plan.
- 4.5. **Special Events** must comply with Section 6.100

### Sign Uses

- 4.6. **Fascia Signs, Freestanding Signs, and Portable Signs** are limited to On-premises Advertising.
- 4.7. **Freestanding Signs** with Off-premises Advertising and **Minor Digital Signs** are permitted where existing as of January 1, 2024.
- 4.8. **Signs** must comply with Section 6.90.

### 4.1 - Transferred from S. 620.4.5 and S. 630.4.5

This regulation is transferred from the current AGU and AGI Zone. It has minor revisions for consistency.

### 4.2 - New cross-reference

This regulation is added for better access to this information within the zone.

### 4.3 - 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.

### 4.4 - Transferred from S. 620.3.8

### 4.5 - New cross-reference

This regulation is added for better access to this information within the zone.

### 4.6 - New regulation

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

### 4.7 - New regulation

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

### 4.8 - New cross-reference

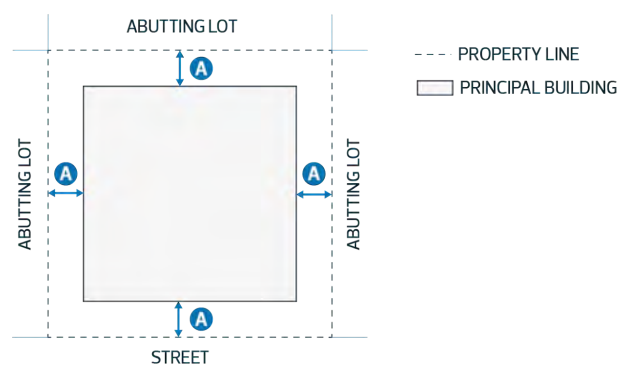
This regulation is added for better access to this information within the zone.

## 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	8.0 ha	-
<b>Height</b>			
5.1.2.	Maximum Height	12.0 m	-
<b>Setbacks</b>			
5.1.3.	Minimum Setback	7.5 m	<b>A</b>

Diagram for Section 5.1



**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 Zone 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**

## 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 Subsection 5.1.2, 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
6.3.1	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 Subsections 5.1.2 and 6.3.1, the maximum Height of screening outlined in Subsection 6.4 is 3.7 m, except for trees or shrubs.

**6.1 and 6.2 - Transferred from S. 630.5.1 and S. 630.5.2.**

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

**6.3 - Revised regulation**

This regulation is transferred from S. 630.4.6 for better access to this information within the zone.

**6.4 and 6.5 - Transferred from S. 57.1.2**

These regulations are transferred with minor revisions in language for ease of interpretation and better access to this information within the zone.

# 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 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 Protection 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; 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

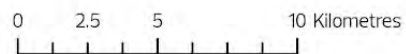


City of Edmonton  
Urban Planning & Economy  
Map Last Updated: May 2023

Floodplain Protection Overlay Boundary  
 City of Edmonton Boundary

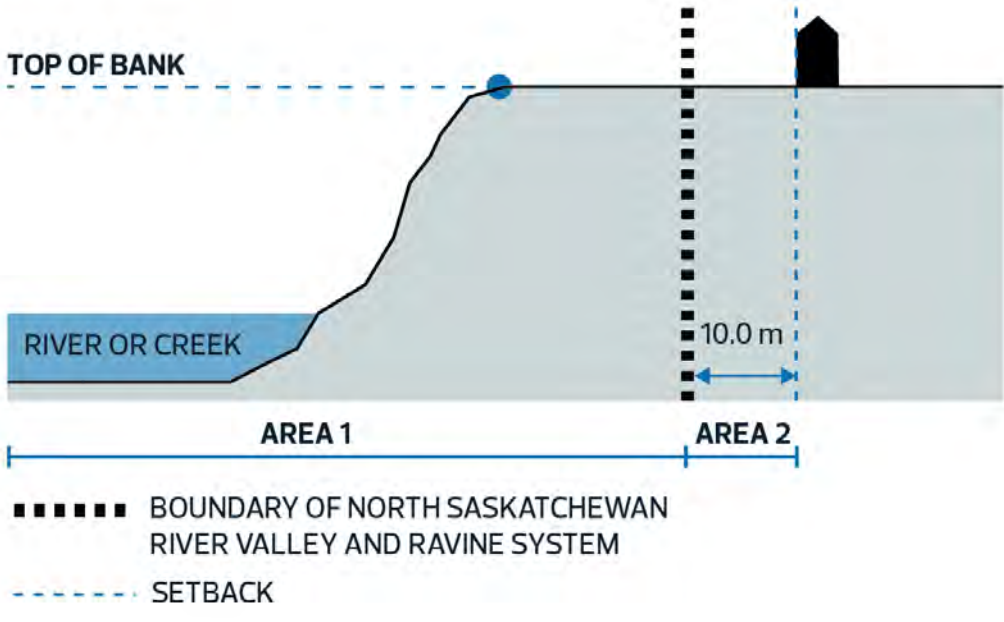


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4 - The Government of Alberta is currently conducting a North Saskatchewan River Hazard Study that will result in future changes to the Floodplain Protection Overlay boundary. Due to the timing of this work these changes will likely occur outside the timeframe of the Zoning Bylaw Renewal Initiative.

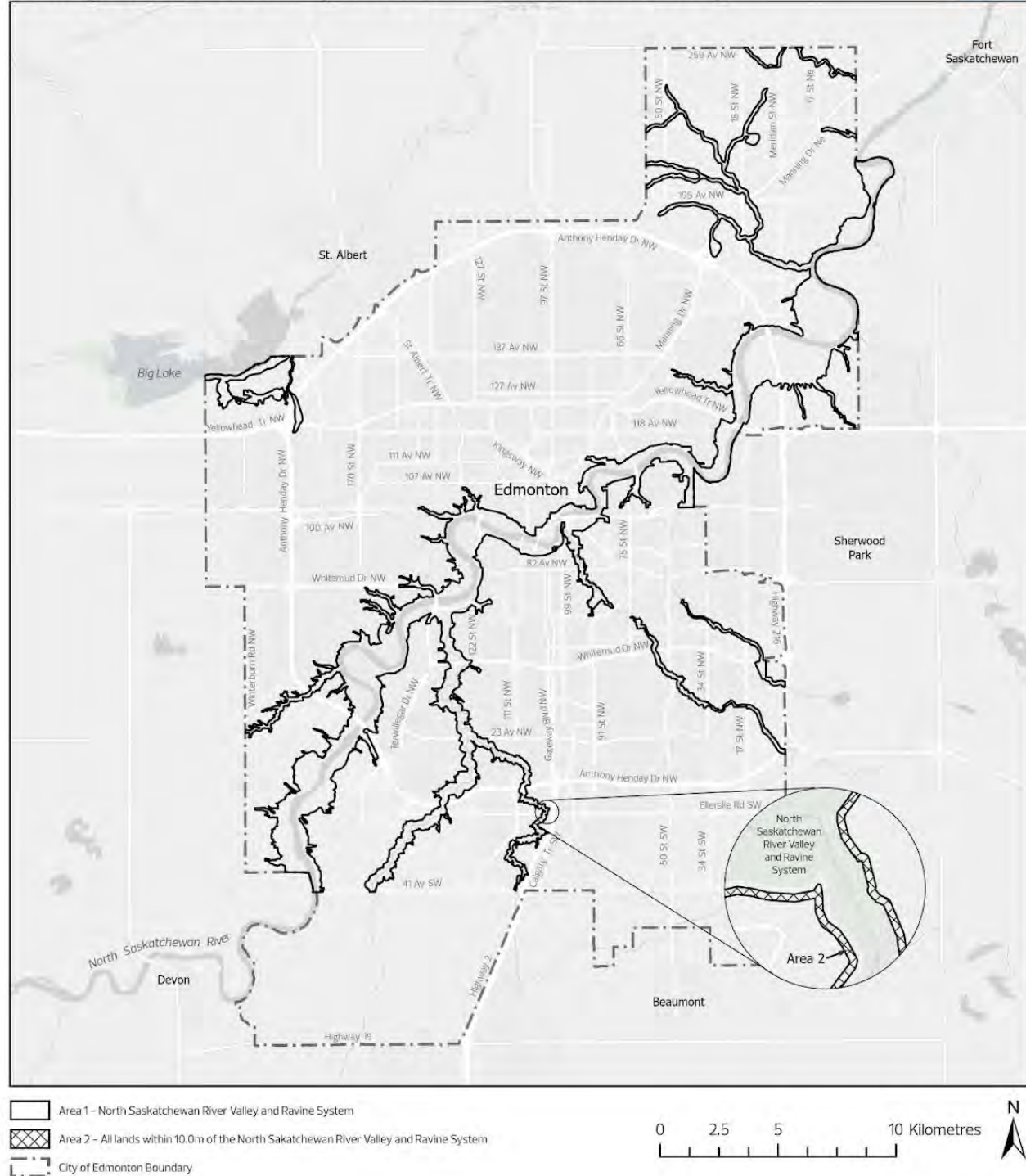
# 2.260 RVO - North Saskatchewan River Valley and Ravine System Protection Overlay

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 setback 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.</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>
<p><b>3. Development Regulations</b></p> <p>3.1. Development within the boundaries of this Overlay but outside of the North Saskatchewan River Valley and Ravine System, as shown in Area 1 of Appendix 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.</p> <p style="text-align: center;"><b>Diagram for Subsection 3.1</b></p>  <p>3.2. The Development Planner may consider a variance to Subsection 3.1 if the variance is supported by the geotechnical engineering study specified in Subsection 3.3 or 3.5.</p> <p>3.3. For any development on a Site that is partially or wholly contained within the boundaries of this Overlay:</p> <p>3.3.1. the applicant must submit a geotechnical engineering study, as specified in Subsection 5 of Section 7.140; and</p>	<p><b>3.1 - Revised regulation</b> The minimum Setback is revised from 7.5 m to 10.0 m to align with the changes in Subsection 2.1.2. The proposed diagram 3.1 would illustrate the intent of this regulation to support the reader's understanding.</p> <p><b>3.2 - Revised regulation</b> This regulation is transferred from S. 811.3 2 to allow for variance to 3.1 but revised to align with current practices.</p> <p><b>3.3 - Transferred from S. 811.3.3</b></p>

<p>3.3.2. the study must include, in addition to any other information required under Subsection 5 of Section 7.140:</p> <p>3.3.2.1. the minimum Setback for structures on the Site; and</p> <p>3.3.2.2. development conditions for the property that are required to prolong the stability of the bank.</p> <p>3.4. In addition to Subsection 3.3, the Development Planner, in consultation with the City department responsible for geotechnical engineering, may require the applicant to submit information regarding the existing and proposed Grades at 0.5 m contour intervals.</p> <p>3.5. Despite Subsection 3.3, for the development or removal of an Accessory building or structure that is partially or wholly contained within the boundaries of this Overlay, the Development Planner, in consultation with the City department responsible for geotechnical engineering, may require the applicant to submit:</p> <p>3.5.1. information regarding the existing and proposed Grades at 0.5 m contour intervals; and</p> <p>3.5.2. a geotechnical engineering study in compliance with Subsection 5 of Section 7.140.</p> <p>3.6. The Development Planner, in consultation with the City department responsible for geotechnical engineering, must apply conditions to the approval of the Development Permit necessary to minimize slope instability and other geotechnical hazards identified in the required geotechnical engineering study specified in Subsections 3.3, 3.4, and 3.5.</p> <p>3.7. Despite Subsection 2.2.2 of Section 7.60, Water Retention Structures on a Site Zoned residential that is partially or wholly contained within this Overlay must be a Discretionary Development.</p> <p>3.8. The following developments on a Site Zoned residential that is partially or wholly contained within this Overlay are not permitted:</p> <p>3.8.1. above or underground sprinklers and irrigation systems; and</p> <p>3.8.2. roof leaders, downspouts and sump pump discharge spouts that discharge into or onto the ground.</p> <p>3.9. A Rear Yard, Interior Side Yard, or Flanking Side Yard on a Site Zoned residential that is partially or wholly contained within this Overlay:</p> <p>3.9.1. must primarily be Landscaped with permeable Landscaping materials; and</p> <p>3.9.2. must not contain a total area of Impermeable Material greater than 12.0 m<sup>2</sup> per Yard.</p> <p>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.</p>	<p>This regulation is carried over to ensure that applications for development within the overlay include a geotechnical study.</p> <p><b>3.4 - Transferred from S. 14.1.1</b> This regulation is transferred from Section 14 into the Zone to allow for better access to the information within the Zone.</p> <p><b>3.5 - Transferred from S. 811.3.4</b> This regulation is carried over to provide clarity on what information may be required for the development and removal of accessory buildings and structures. It also integrates information from S. 14.1.1 and S. 14.1.2 as these may be required upon review of the application.</p> <p><b>3.6 - New regulation</b> 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.</p> <p><b>3.7 - Transferred from S. 811.3.5</b> This regulation is transferred to continue to require Water Retention Structures as Discretionary Developments.</p> <p><b>3.8 - Transferred from S. 811.3.6</b> This regulation is transferred to continue to prohibit above or underground sprinklers and irrigation systems, and roof leaders, downspouts and sump pump discharge spouts.</p> <p><b>3.9 - Transferred from S. 811.3.7</b> This regulation is transferred to continue to require landscaping be generally permeable and provide parameters on how much Impermeable Material is acceptable.</p> <p><b>3.10 - New regulation</b> 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.</p>
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## 4. Appendix I

### Appendix I: RVO – North Saskatchewan River Valley and Ravine System Protection Overlay



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: May 2023

#### 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 details of this map, including both Area 1 and Area 2, users will be encouraged to view from the interactive map.

# 2.270 APO - Airport Protection Overlay

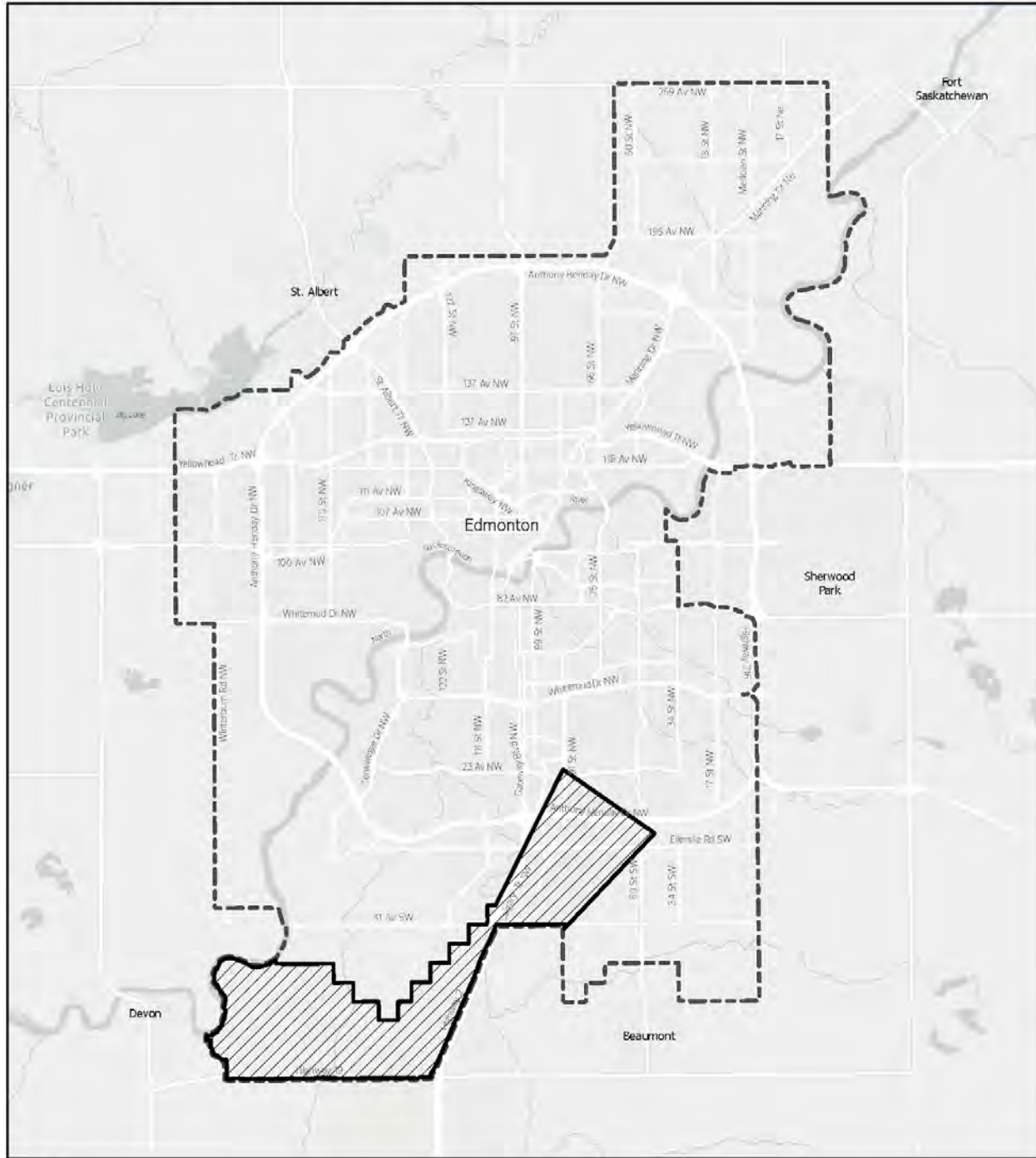
Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for the safe and efficient operation of the Edmonton International Airport near the City of Edmonton’s southern municipal boundary, and the Edmonton Garrison Heliport near the City of Edmonton’s northern municipal boundary through the 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> Appendix I prescribes the applicable area with respect to the Edmonton International Airport as specified in Edmonton International Airport Vicinity Protection Area Regulation of the Municipal Government Act, which regulates sensitive Uses within certain Noise Exposure Forecast (NEF) areas, and the Edmonton International Airport Zoning Regulations which ensure that structures do not conflict with airport operations and restrict 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 Edmonton Garrison Heliport Zoning Regulation 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, Alta Reg 55/2006, as amended.</p> <p>3.2. Development Permit and subdivision 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> This regulation ensures that development permit and subdivision applications refer to and comply with applicable Regulations.</p> <p><b>3.2 - New regulation</b> This regulation ensures that development permit and subdivision applications refer to and comply with applicable Regulations.</p>



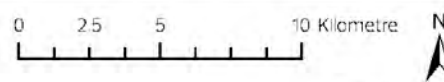
# Appendix

## Appendix I

### Appendix I: APO – Airport Protection Overlay Edmonton Airport Index Map



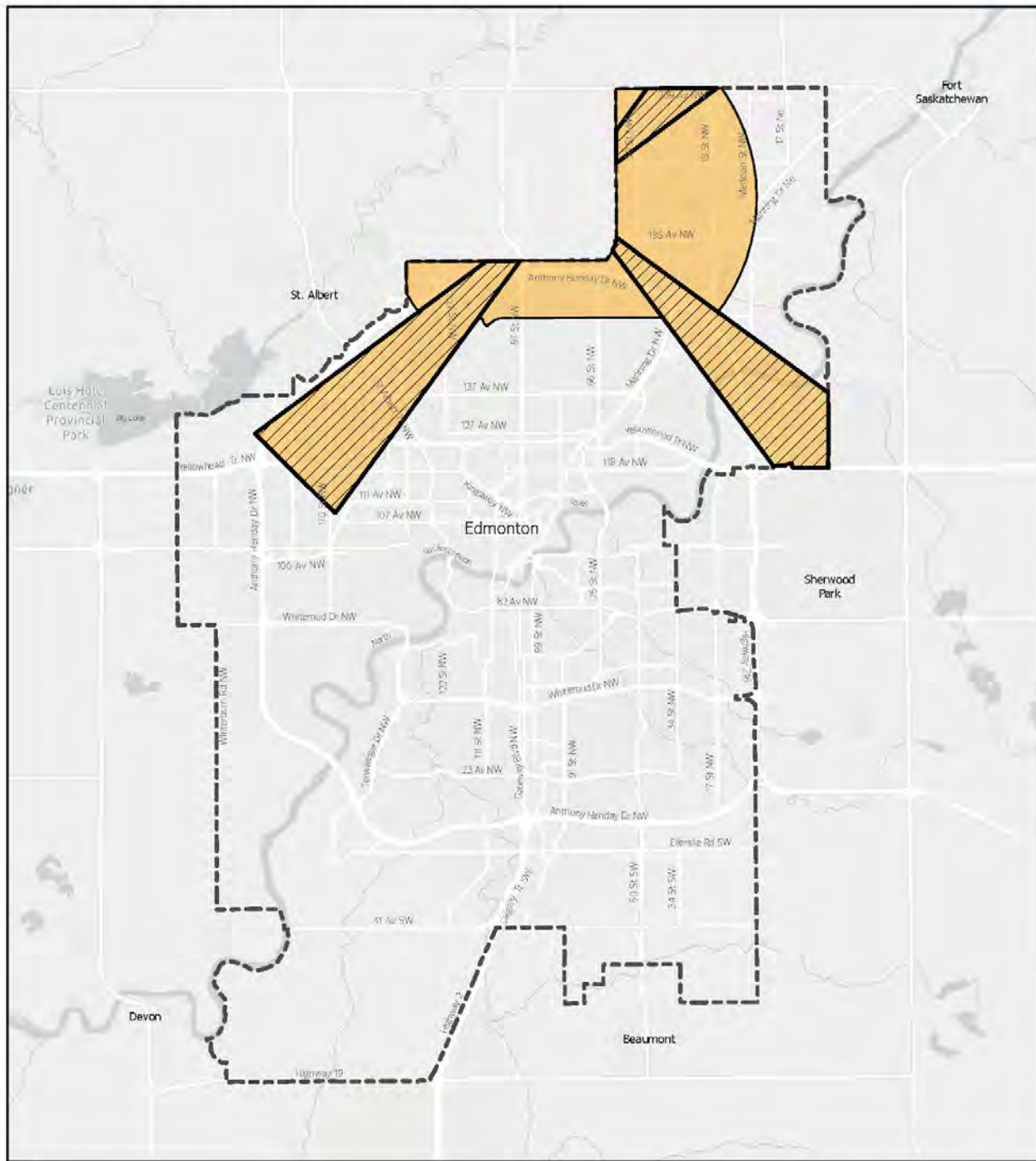
- Airport Protection Overlay
- City of Edmonton Boundary



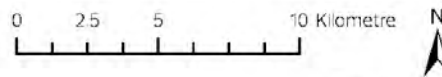
City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

Appendix II

# Appendix II: APO – Airport Protection Overlay Garrison Heliport Index Map



- Airport Protection Overlay
- Bird Hazard Area
- City of Edmonton Boundary



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

# Zoning Bylaw 20001

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## Part 3 - Special Area Zones

# 3.10 River Valley Special Area

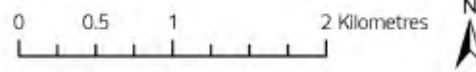
Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To designate portions of the North Saskatchewan River Valley and Ravine System as a Special Area for broader recreation opportunities and targeted environmental protection in compliance with the North Saskatchewan River Valley Area Redevelopment 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. Zones Created by Special Area Provisions</b></p> <p>3.1. The Zones contained in this Section have been created in conformance with Section 7.70.</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</li> <li>(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 Section 6.90.</li> </ul>
<p><b>4. Appendices</b></p> <p>Appendix I - River Valley Special Area</p>	<p><b>4 - New Regulation</b></p> <p>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.</p> <p>Special Area boundaries can only be changed through a Zoning Bylaw amendment at a City Council Public Hearing.</p>

# Appendix I: River Valley Special Area Index Map



River Valley Special Area Boundary

- A1 – Fort Edmonton Park Zone
- A2 – Muttart Conservatory Zone
- A3 – Louise McKinney Riverfront Park Zone
- A4 – Edmonton Valley Zoo Zone
- A5 – Buena Vista Park Zone
- A6 – River Crossing Zone



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

# 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 current bylaw’s reference to “all other types of signs” is proposed to be</p>

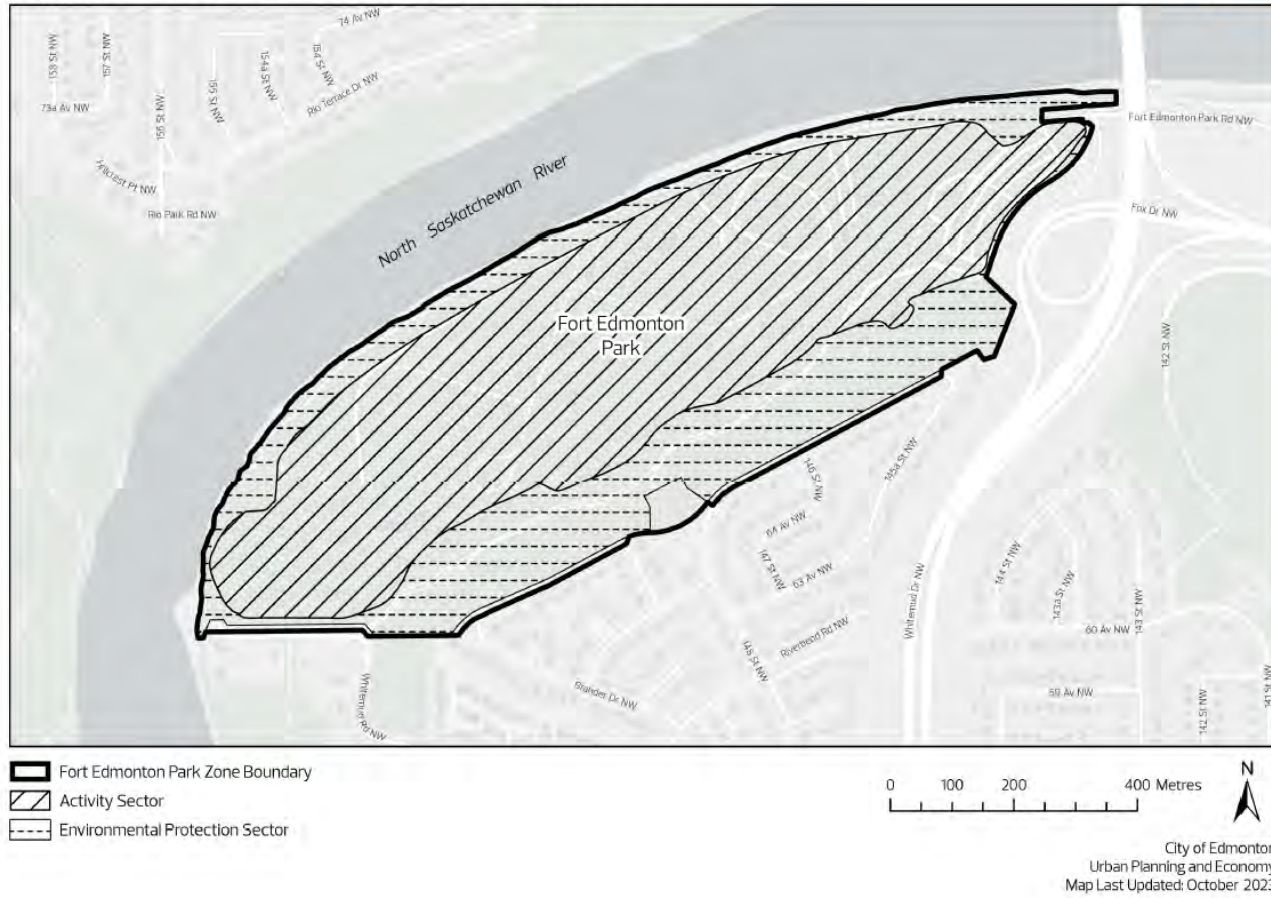
	<p>removed for clarity.</p> <p><b>Note:</b> Appendix I of the current AN Zone states that Automotive and Equipment Repair Shops, Breweries, Wineries and Distilleries and General Retail Stores must be accessory Uses. As these Uses are not intended to develop as principal Uses, they do not need to be listed under Subsection 4 of the Zone. As per Section 5.10, 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>
<h2 style="color: #FFC000;">5. Additional Regulations For Specific Uses</h2> <h3 style="color: #0070C0;">Community Uses</h3> <p>5.1. <b>Child Care Services</b> must comply with Section 6.40.</p> <p>5.2. <b>Special Events</b> must comply with Section 6.100.</p> <h3 style="color: #0070C0;">Commercial Uses</h3> <p>5.3. <b>Food and Drink Services</b> and <b>Hotels</b> may only be 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. The maximum Floor Area is 300 m<sup>2</sup> 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 may be permitted.</li> <li>5.5.2. A maximum of 85 guest rooms may be permitted per Hotel.</li> </ul> <h3 style="color: #0070C0;">Sign Uses</h3> <p>5.6. <b>Signs</b> are limited to On-premises Advertising.</p> <p>5.7. <b>Signs</b> must comply with Section 6.90.</p> <h3 style="color: #0070C0;">Accessory Uses</h3> <p>5.8. In addition to the 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>5.9. <b>Bars</b></p> <ul style="list-style-type: none"> <li>5.9.1. Bars may only be an Accessory Use to a Hotel.</li> <li>5.9.2. A maximum of 3 individual establishments may be permitted.</li> <li>5.9.3. The maximum Floor Area is 200 m<sup>2</sup> per individual establishment.</li> </ul> <p>5.10. <b>Custom Manufacturing</b></p> <ul style="list-style-type: none"> <li>5.10.1. 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 - 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 m<sup>2</sup> of Public Space. A maximum total Floor Area of 300 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>5.5.1 - 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 minor adjustments to improve wording and clarity. This regulation is revised to clarify that the Accessory Uses listed in subsections 5.8 - 5.12 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</p>

	<p>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 m2 of Public Space. A maximum total Floor Area of 200 m2 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 - 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 of Section 7.100, the Development Planner may vary the maximum Height where:</p> <p>6.3.1. features essential to the Use make the regulation unreasonable to comply with; and</p> <p>6.3.2. the design of the proposed development seeks to minimize the potential impact to the North Saskatchewan River Valley and Ravine System.</p> <p>6.4. The Development Planner, in consultation with the City department responsible for ecological planning:</p> <p>6.4.1. must require an environmental review where specified in an applicable statutory plan;</p> <p>6.4.2. must, where applicable, apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met; and</p> <p>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 adequately mitigated to the satisfaction of the Development Planner.</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. Subsection 6.4.1. 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> This regulation was added to clarify that a Development Planner has the option of refusing a Discretionary Development Permit application.</p>



## 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 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 Services</li> <li>4.6. Major Indoor Entertainment, excluding casinos and nightclubs</li> <li>4.7. Minor Indoor Entertainment</li> <li>4.8. Outdoor Entertainment</li> </ul> <p><b>Agriculture Uses</b></p> <ul style="list-style-type: none"> <li>4.9. Urban Agriculture</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>4.10. Minor Utility</li> <li>4.11. Transit Facility</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.</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. Food and Drink Services has been moved under the list of Discretionary Uses from the Accessory Uses subsection because the existing food establishment can operate independently of the Muttart Conservatory.</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 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 Section 5.10, 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>
<h2 style="color: #FFC000;">5. Additional Regulations For Specific Uses</h2> <h3 style="color: #0070C0;">Community Uses</h3> <p>5.1. <b>Child Care Services</b> must comply with Section 6.40.</p> <p>5.2. <b>Special Events</b> must comply with Section 6.100.</p> <h3 style="color: #0070C0;">Commercial Uses</h3> <p>5.3. <b>Food and Drink Services</b></p> <p>5.3.1. A maximum of 2 individual establishments may be permitted.</p> <p>5.3.2. The maximum Floor Area is 500 m2 per individual establishment.</p> <h3 style="color: #0070C0;">Sign Uses</h3> <p>5.4. <b>Signs</b> are limited to On-premises Advertising.</p> <p>5.5. <b>Signs</b> must comply with Section 6.90.</p> <h3 style="color: #0070C0;">Accessory Uses</h3> <p>5.6. In addition to the 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>5.7. <b>Indoor Sales and Services</b> must only be an Accessory Use.</p>	<p><b>5.1 and 5.2 - New Cross-References</b> For ease of reference to applicable regulations.</p> <p><b>5.3.1 - 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>5.3.2 - 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>5.4 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 II (2)(11)</b> This regulation has been transferred with minor adjustments to improve wording and clarity.</p> <p><b>5.7 Transferred from S.541 Appendix II (2)(10)</b> This regulation is transferred with minor adjustments.</p> <p><b>Note about Accessory Uses:</b> Currently, the AN Zone lists General Retail Stores as a Discretionary Use and then limits it to being accessory. Because Accessory Uses do not need to be listed, the proposed approach is to not list Indoor Sales and Services in this Zone. However, regulation 5.7 will signal the intent to allow for this Use as accessory for clarity.</p>

## 6. General Regulations

- 6.1. No development, except for essential drainage infrastructure, is permitted in the Environmental Protection Sector, as shown on Appendix I.
- 6.2. The maximum Height is 10.0 m.
- 6.3. Despite Subsection 6 of Section 7.100, the Development Planner may vary the maximum Height where:
  - 6.3.1. features essential to the Use make the regulation unreasonable to comply with; and
  - 6.3.2. the design of the proposed development seeks to minimize the potential impact to the North Saskatchewan River Valley and Ravine System.
- 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, where applicable, 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 adequately mitigated to the satisfaction of the Development Planner.

### 6.1 - Transferred from S.541.4.1

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

### 6.2 and 6.3 - Revised from S.541.4.2

This regulation is revised to include criteria for when maximum height may be varied. This criteria aligns with the draft (A) River Valley Zone.

### 6.4 - Revised from S.541.4.3 and S. 541.4.4

Replaced reference to “major facility permits” and “major development permits” with “where specified in an applicable statutory plan”. This will reduce the need for Zoning Bylaw updates as statutory plans evolve and aligns with wording in the draft (A) River Valley Zone.

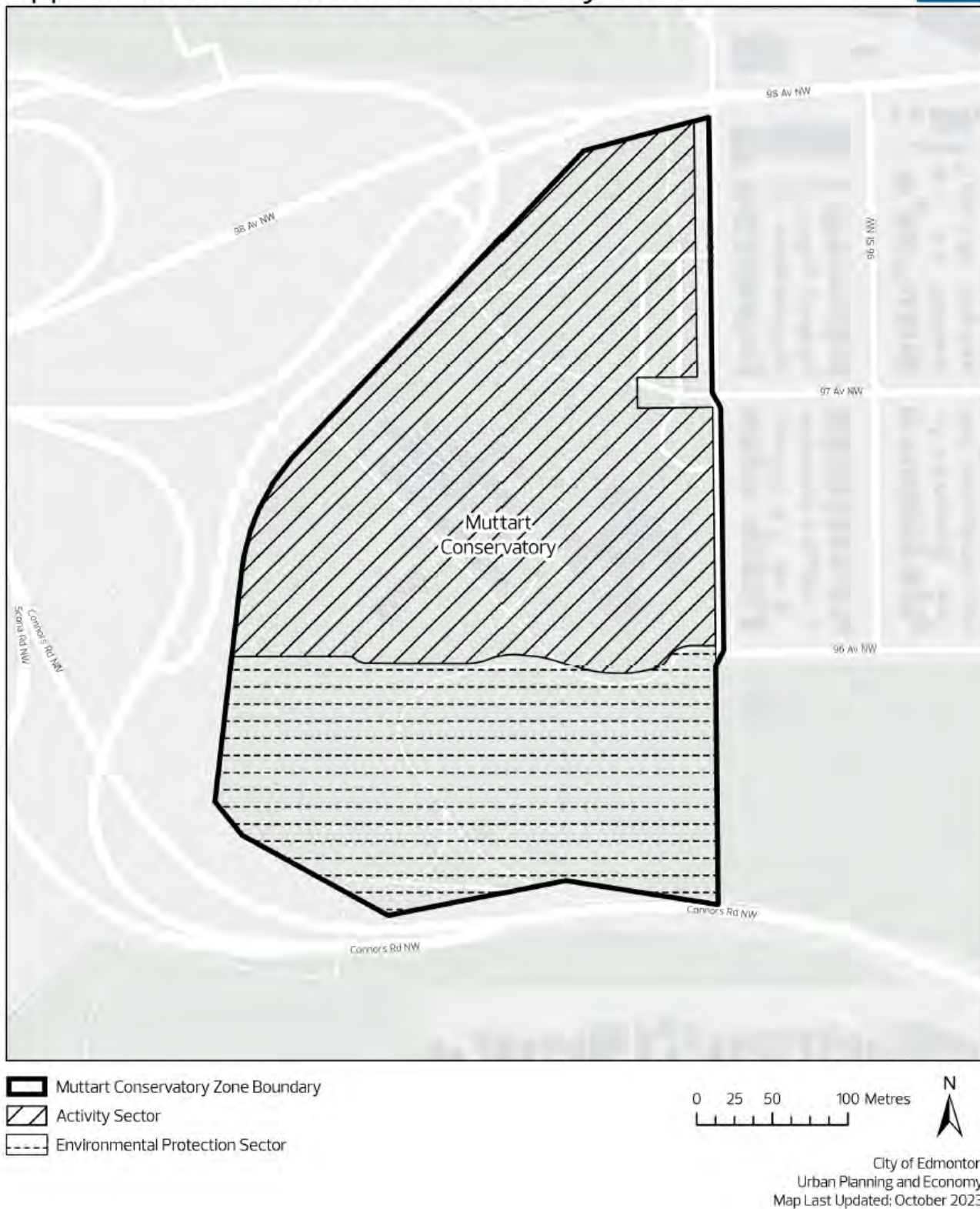
Subsection 6.4.1. will allow the Development Planner to request an environmental review for Permitted Uses where specified in a statutory plan.

### 6.4.3 New Regulation

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: A2 – Muttart Conservatory Zone



### 7 - Transferred from S.541 Appendix II

This map has been updated with minor adjustments to improve clarity.

# 3.13 A3 - Louise McKinney Riverfront Park Zone

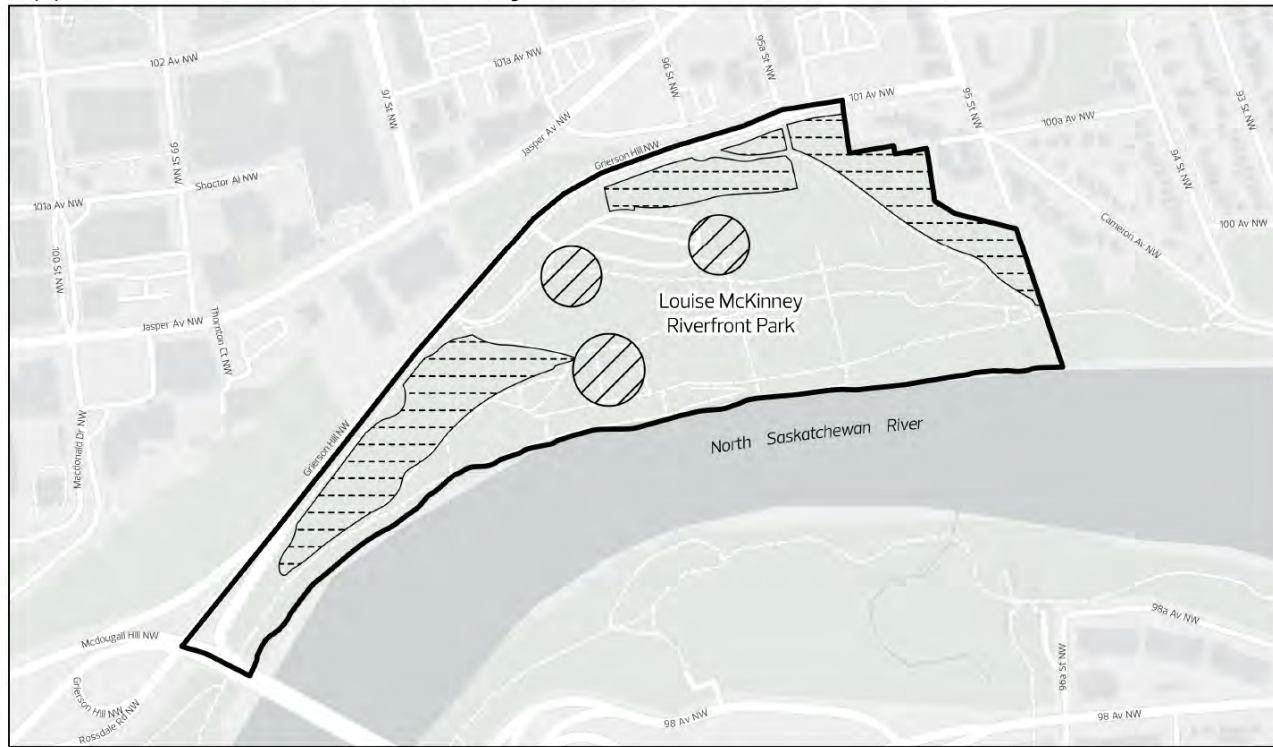
Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for development of the Louise McKinney Riverfront Park, a unique, recreational, cultural and educational attraction located in the North Saskatchewan River Valley. The Environmental Protection Sectors include environmentally sensitive 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 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. 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 removed from the list of Uses as they are not intended to develop as principal Uses at</p>

<p>the Louise McKinney Riverfront Park Site. This Use can be developed if it meets the definition of Accessory.</p> <h2>5. Additional Regulations For Specific Uses</h2> <h3>Community Uses</h3> <p>5.1. <b>Child Care Services</b> may only be permitted within the Activity Sectors, as shown on Appendix I.</p> <p>5.2. <b>Child Care Services</b> must comply with Section 6.40.</p> <p>5.3. <b>Special Events</b> must comply with Section 6.100.</p> <h3>Commercial Uses</h3> <p>5.4. <b>Food and Drink Services, Indoor Sales and Services, and Minor Indoor Entertainment</b> may only be 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 may be permitted.</p> <p>5.5.2. The maximum Floor Area is 400 m<sup>2</sup> per individual establishment.</p> <h3>Sign Uses</h3> <p>5.6. <b>Signs</b> are limited to On-premises Advertising.</p> <p>5.7. <b>Signs</b> must comply with Section 6.90.</p> <h3>Accessory Uses</h3> <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 the principal Use.</p> <h2>6. General Regulations</h2> <p>6.1. No development, except essential drainage infrastructure, is permitted in the Environmental Protection Sectors, as shown on Appendix I.</p> <p>6.2. The maximum Height is 10.0 m.</p> <p>6.3. Despite Subsection 6 of Section 7.100, the Development Planner may vary the maximum Height where:</p> <p>6.3.1. features essential to the Use make the regulation unreasonable to comply with; and</p> <p>6.3.2. the design of the proposed development seeks to minimize the potential impact to the North Saskatchewan River Valley and Ravine System.</p> <p>6.4. The Development Planner, in consultation with the City department responsible for ecological planning:</p> <p>6.4.1. must require an environmental review where specified in an applicable statutory plan;</p> <p>6.4.2. must, where applicable, apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met; and</p> <p>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 adequately mitigated to the satisfaction of the Development Planner.</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>6.1 - 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. Subsection 6.4.1. 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> This regulation was added to clarify that a Development Planner has the option of refusing a Discretionary Development Permit application.</p>
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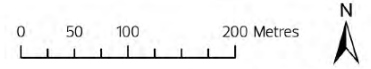
## 7. Appendix I

**7 - Transferred from S.541 Appendix III**  
This map has been updated with minor adjustments to improve clarity.

### Appendix I: A3 – Louise McKinney Riverfront Park Zone



- Louise McKinney Riverfront Park Zone Boundary
- Activity Sector
- Environmental Protection Sector



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

# 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> <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 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 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>Transit Facilities is added to enable on-site integration of transit 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 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 Section 5.10, 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 Section 6.40.</p> <p>5.2. <b>Special Events</b> must comply with Section 6.100.</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>Signs</b> are limited to On-premises Advertising.</p> <p>5.5. <b>Signs</b> must comply with Section 6.90.</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. 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 of Section 7.100, the Development Planner may vary the maximum Height where:</p> <p>6.2.1. features essential to the Use make the regulation unreasonable to comply with; and</p> <p>6.2.2. the design of the proposed development seeks to minimize the potential impact to the North Saskatchewan 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. must require an environmental review where specified in an applicable statutory plan;</p> <p>6.3.2. must, where applicable, apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met; and</p> <p>6.3.3. may 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. Subsection 6.3.1. 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> This regulation was added to clarify that a Development Planner has the option of</p>

proposed development cannot be adequately mitigated to the satisfaction of the Development Planner.



refusing a Discretionary Development Permit application.

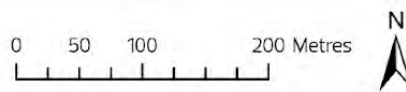
## 7. Appendix I

**7 - Transferred from S.541 Appendix IV**  
This map has been updated with minor adjustments to improve clarity.

### Appendix I: A4 – Edmonton Valley Zoo Zone



-  Edmonton Valley Zoo Zone Boundary
-  Activity Sector



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

## 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, they do not need to be listed under Subsection 4 of the Zone. As per Section</p>

5.10, Uses that are not listed in the Zone can be developed as accessory to a listed Use.

## 5. Additional Regulations For Specific Uses

### Community Uses

- 5.1. **Special Events** must comply with Section 6.100.

### Commercial Uses

- 5.2. **Minor Indoor Entertainment** and **Outdoor Entertainment** may only be permitted within the Activity Sector, as shown on Appendix I.

### Sign Uses

- 5.3. **Signs** are limited to On-premises Advertising.
- 5.4. **Signs** must comply with Section 6.90.

### Accessory Uses

- 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 principal Use.
- 5.6. Where developed as an Accessory Use:
  - 5.6.1. **Child Care Services, Food and Drink Services, and Indoor Sales and Services** are only permitted within the Activity Sector, as shown on Appendix I; and
  - 5.6.2. **Child Care Services** must comply with Section 6.40.

## 6. General Regulations

- 6.1. No development, except essential drainage infrastructure, is permitted in the Environmental Protection Sector, as shown on Appendix I.
- 6.2. The maximum Height is 10.0 m.
- 6.3. Despite Subsection 6.2 of this Zone and Subsection 6 of Section 7.100, the Development Planner may vary the maximum Height where:
  - 6.3.1. features essential to the Use make the regulation unreasonable to comply with; and
  - 6.3.2. the design of the proposed development seeks to minimize the potential impact to the North Saskatchewan River Valley and Ravine System.
- 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, where applicable, 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 adequately mitigated to the satisfaction of the Development Planner.
- 6.5. The Yorath House and associated lands are identified as the Activity Sector on Appendix I.
- 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.
- 6.7. The following standards and guidelines must be applied when reviewing Development Permit applications relating to the Yorath House:
  - 6.7.1. the General Guidelines for Rehabilitation contained in [Bylaw 17417](#), Bylaw to Designate the Yorath House as a Municipal Historic Resource; and
  - 6.7.2. the Standards and Guidelines for the Conservation of Historic Places in Canada.

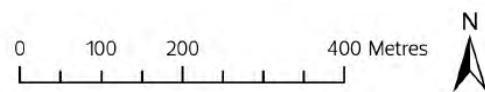
## 7. Appendix I

**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



- Buena Vista Park Zone Boundary
- Activity Sector
- Environmental Protection Sector



City of Edmonton  
 Urban Planning and Economy  
 Map Last Updated: October 2023

# 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>○ No. 1 Pumping Station; and</li> <li>○ No. 2 Pumping Station.</li> </ul> </li> </ul> <p>The Low Pressure Plant and No. 1 Pumping Station are designated as Provincial Historic Resources. The Low Pressure Plant, No. 1 Pumping Station and No. 2. Pumping Station 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.</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>4.7. Bar 4.8. Custom Manufacturing 4.9. Food and Drink Service 4.10. Health Service 4.11. Hotel 4.12. Indoor Sales and Service 4.13. Liquor Store 4.14. Major Indoor Entertainment 4.15. Minor Indoor Entertainment 4.16. Office 4.17. Outdoor Entertainment</p> <p><b>Residential Uses</b></p> <p>4.18. Home Based Business 4.19. Residential, limited to: <ul style="list-style-type: none"> <li>4.19.1. Multi-unit Housing</li> <li>4.19.2. Row Housing</li> <li>4.19.3. Secondary Suite</li> </ul> </p> <p><b>Agricultural Uses</b></p> <p>4.20. 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.</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 and Row Housing is proposed to continue to be allowed in this zone. <b>Notes:</b> -Row Housing has been added to the list of Uses because it is currently allowed in Appendix V of the (AN) River Valley Activity</p>

<p><b>Basic Service Uses</b></p> <p>4.21. Minor Utility 4.22. Transit Facility</p> <p><b>Sign Uses</b></p> <p>4.23. Fascia Sign 4.24. Freestanding Sign 4.25. Major Digital Sign 4.26. Minor Digital Sign 4.27. Portable Sign 4.28. Projecting Sign</p>	<p>Node Zone under the Multi-unit Housing use definition. Home Based Businesses and Secondary Suites are 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 Section 6.40. 5.2. <b>Special Events</b> must comply with Section 6.100.</p> <p><b>Commercial Uses</b></p> <p>5.3. Commercial Uses may only be permitted in the Activity Sectors, as shown on Appendix I. 5.4. <b>Liquor Stores</b> must comply with Section 6.70.</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 3 and 6 of Section 6.90, except that:</p> <p>5.7.1. On the Site occupied by the Low Pressure Plant, No. 1 Pumping Station, and No. 2 Pumping Station, as shown on Appendix I:</p> <p>5.7.1.1. Fascia Signs are the only Sign Use permitted; and 5.7.1.2. Signs must reflect the historic nature of the buildings and the surrounding development context, such as, but not limited to:</p> <p>5.7.1.2.1. the architectural theme of the area; 5.7.1.2.2. historic designations; 5.7.1.2.3. the requirements of applicable Statutory Plans; and 5.7.1.2.4. any streetscape improvements,</p> <p>to the satisfaction of the Development Planner in consultation with the City department responsible for heritage planning and the Minister responsible for heritage resource management. 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 Subsection 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 3 and 6 of Section 6.90 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.</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>

- 6.2. Despite 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 North Saskatchewan River Valley and **Ravine System**.
- 6.3. The Development Planner, in consultation with the City department responsible for ecological planning:
  - 6.3.1. must require an environmental review where specified in an applicable statutory plan;
  - 6.3.2. must, **where applicable**, apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met; and
  - 6.3.3. may 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 **adequately mitigated to the satisfaction of the Development Planner**.
- 6.4. As a condition of a Development Permit for any development involving a new or expanded structure, the Development Planner must **require the applicant to consult with the Minister responsible for heritage resource management prior to the commencement of development**.
- 6.5. **The Low Pressure Plant building and No. 1 Pumping Station** are designated as Provincial Historic Resources as per the Historical Resources Act. All future development involving the Low Pressure Plant building, **No. 1 Pumping Station** and 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 City department responsible for heritage planning** and the Minister responsible for heritage resource management.
- 6.6. **All future development involving the No. 2 Pumping Station 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 City department responsible for heritage planning.

**6.3 - Revised from S.541.4.3 and S. 541.4.4**  
 Replaced reference to “major facility permits” and “major development permits” with “where specified in an applicable statutory plan”. This will reduce the need for Zoning Bylaw updates as statutory plans evolve and aligns with the draft (A) River Valley Zone.

Subsection 6.3.1. will allow the development planner to request an environmental review for Permitted Uses where specified in a statutory plan.

**6.3.3 New Regulation**

This regulation was added to clarify that a development planner has the option of refusing a discretionary development permit application.

**6.4 - Revised from S.541 Appendix VI (3)(b)**

This regulation has been simplified and revised to act as a flag to developers that there may be provincial archeological survey requirements in place for this area.

**6.5 - Revised from S.541 Appendix VI (3)(c)**

This regulation has been revised to clarify which structures the regulation is referring to with other minor adjustments to improve wording.

**6.6 - Revised from S.541 Appendix VI (3)(c)**

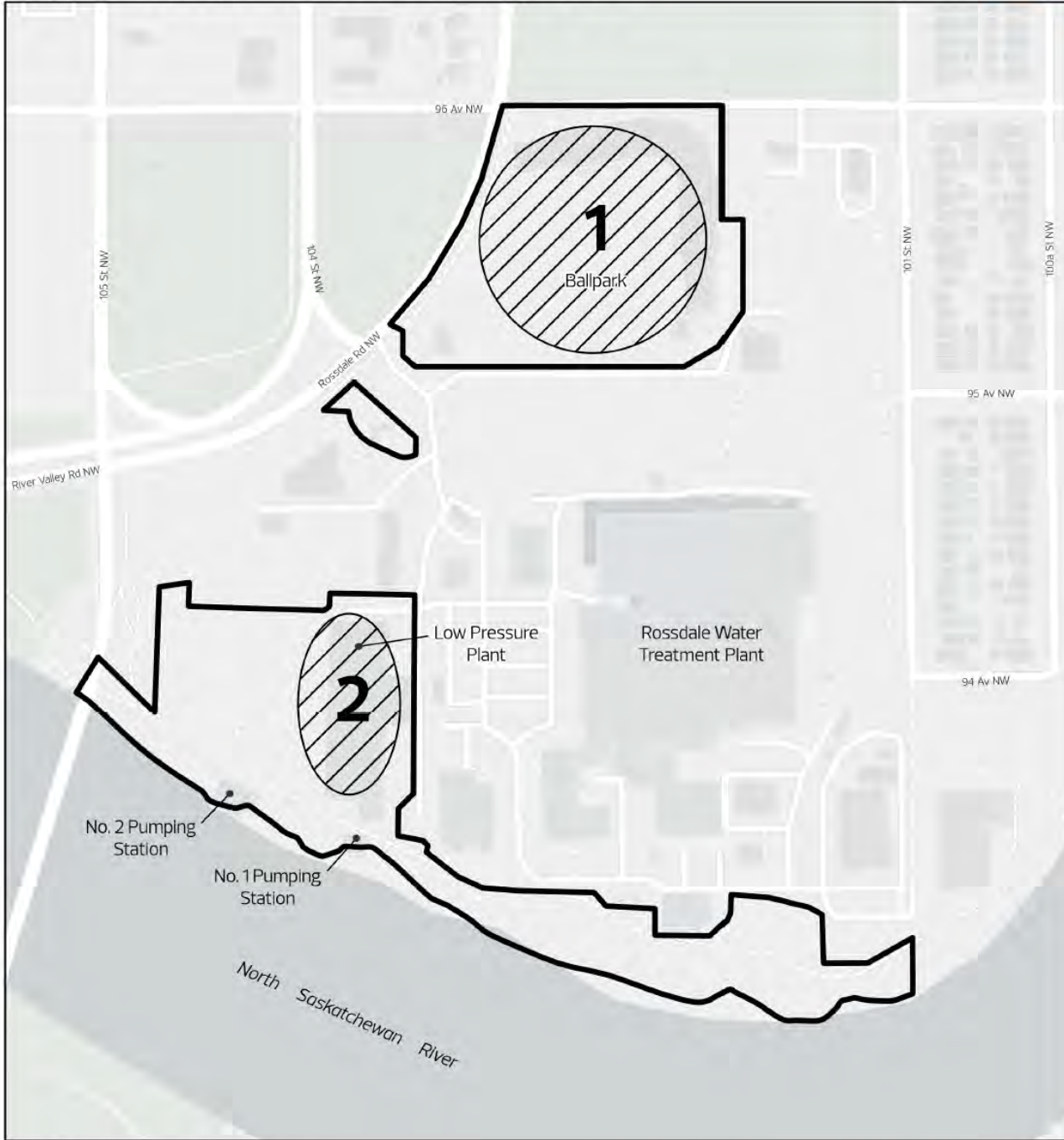
This regulation has been revised to separate requirements for a building on the Inventory of Historic Resources (No. 2 Pumping Station) from the requirements for Provincial Historic Resources. References to outdated guidelines have also been removed.

**7. Appendix I**

**7 - Transferred from S.541 Appendix VI**  
 This map has been updated with minor adjustments to improve clarity.



# Appendix I: A6 – River Crossing Zone



- River Crossing Zone Boundary
- Activity Sector

0 50 100 200 Metres



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

## 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 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><b>2. Application</b></p> <p>2.1. The applicable location and boundaries of the Downtown Special Area are shown in Appendix I.</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. Zones contained in Section 3.20 have been created in conformance with Section 7.70.</p> <p><b>Residential Zones</b></p> <p>(HDR) High Density Residential Zone</p> <p><b>Mixed Use Zones</b></p> <p>(CMU) Commercial Mixed Use Zone                      (RMU) Residential Mixed-Use Zone                      (UW) Urban Warehouse Zone                      (AED) Arena &amp; Entertainment District Zone                      (HA) Heritage Area Zone</p> <p><b>Commercial Zones</b></p> <p>(CCA) Core Commercial Arts Zone                      (JAMSC) Jasper Avenue Main Street Commercial Zone</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><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><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 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.</td> </tr> <tr> <td><b>Cultural Exhibit</b></td> <td>Means development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value.</td> </tr> <tr> <td><b>Exhibition and Convention Facility</b></td> <td>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.</td> </tr> <tr> <td><b>Fleet Service</b></td> <td>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 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.</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. 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.</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 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 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.	<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 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.														
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<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 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 regulations apply to all the Downtown Special Area Zones.

### Parking, Loading, Storage and Access

#### 5.2. Vehicle Parking

- 5.2.1. Vehicle parking that is part of a building Podium must be screened in a way that does not disrupt the continuity of the Street Wall and the character of the Zone, and must be 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. Street facing retail Uses.
- 5.2.2. No portion of a Parkade on the first floor is allowed for a minimum depth of 8.0 m from any front Facade facing a Street. Vehicle access to the Parkade must be from an Abutting Alley.
- 5.2.3. Surface Parking Lots must:
  - 5.2.3.1. only be located at the rear of a building and be accessed from the Abutting Alley;
  - 5.2.3.2. include a minimum 4.0 m Landscaped Setback from any property line Abutting a Street;
  - 5.2.3.3. locate the storage of materials, including accumulated snow away from the Street to improve safety and visibility; and
  - 5.2.3.4. provide lighting with a minimum of 6 lux for any Standalone Parking Facilities.
- 5.2.4. The maximum number of vehicle parking spaces permitted on a Site must comply with Section 5.80.

#### 5.3. Access

- 5.3.1. Vehicle access to parking structures and Sites must be from an Abutting Alley to maintain an uninterrupted Street Facade and enhance the pedestrian experience. Where there is no Alley or where steep slopes inhibit access, access may be from the Street.
- 5.3.2. Driveway ramps for underground Parkades must be less than a slope of 6% for the first 4.5 m from the property line, or as prescribed by the City Department responsible for transportation services.
- 5.3.3. For Residential, Hotel, and institutional Uses, passenger drop-off areas on private properties may be allowed within the Front Setback, provided:
  - 5.3.3.1. adequate space is available; and

- 5.3.3.2. sidewalk continuity is maintained to the satisfaction of the City Department responsible for transportation services.

#### 5.4. Bicycle Parking and Facilities

- 5.4.1. For non-Residential Uses with a gross Floor Area greater than 5,000 m<sup>2</sup>, change rooms, showers, and covered secured Parking Areas must be provided to the satisfaction of the Development Planner. LEED™ standards must be used to calculate the required areas.

#### 5.5. Garbage and Services

- 5.5.1. Any waste collection area or storage area, must be located adjacent to the Alley and must be within the principal building.
- 5.5.2. The gates and doors of a garbage enclosure must not open or encroach into the Abutting Street.

### Sign Uses

#### 5.6. Signage

- 5.6.1. Prior to issuing a Development Permit for a Sign, the Development Planner must consider 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 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 Section 6.90 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 in accordance with Section 7.140. The Development Planner in exercising their discretion must have consideration 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 Streets and open spaces using design initiatives outlined in the policies on Winter City Design and Urban Design within the Capital City Downtown Plan.
- 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.

#### 5.8. Transparency

- 5.8.1. The Ground Floor level portion of the Facade Abutting a Street, must consist 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. 20% of the linear building Frontage at ground level, where fronting onto a Street; and
  - 5.8.2.2. 6.0 m in width on buildings containing 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 in width.

#### 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 be provided to ensure a well-lit environment for pedestrians, and to accentuate Architectural Elements, rooftops, and public art.
- 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**

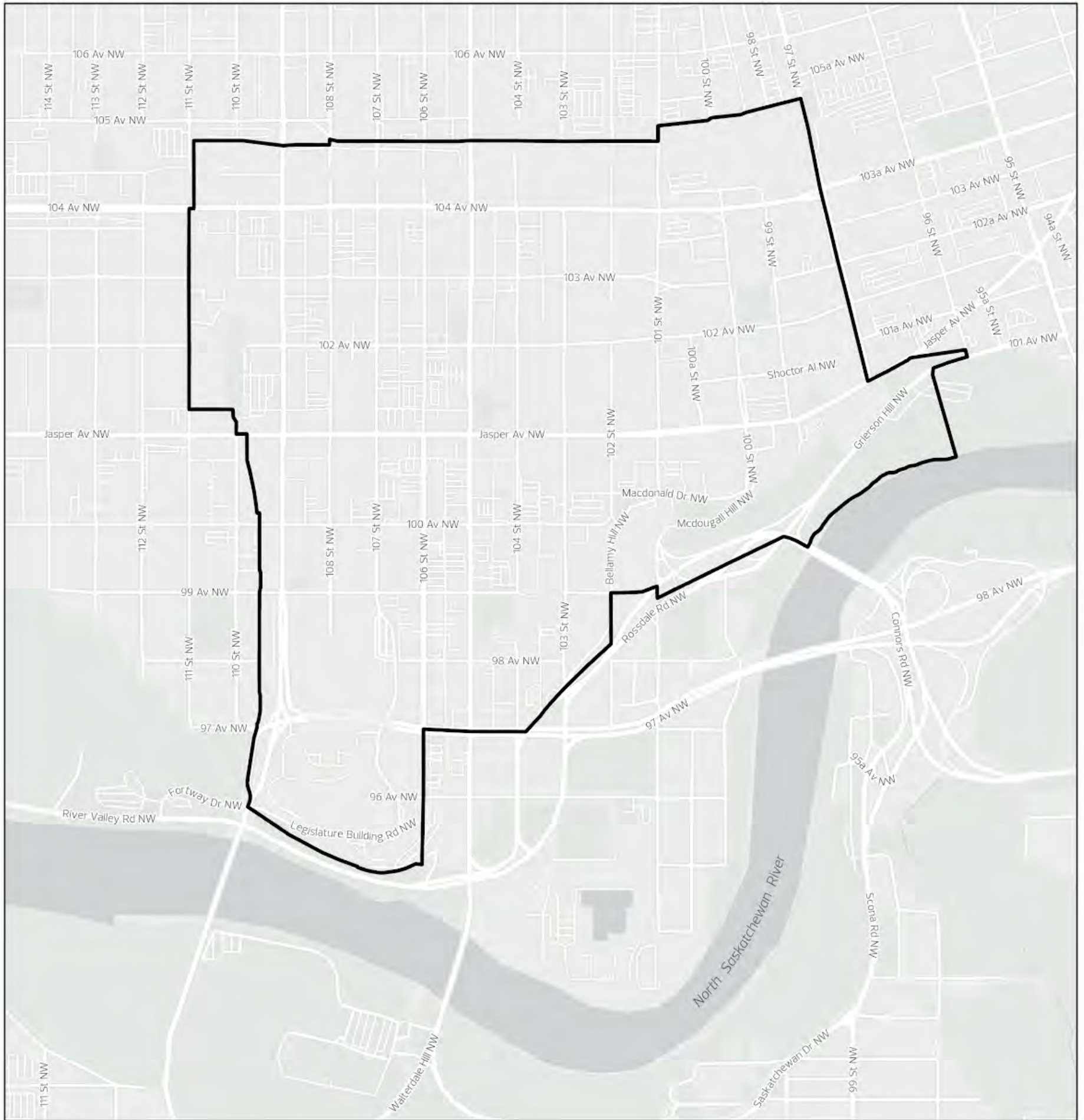
The regulation requiring exterior lighting to not have a nuisance has been retired, as it is covered by Section 5.120.

## 6. Appendix I

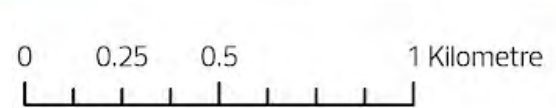
Appendix I - Downtown Special Area



# Appendix I: Downtown Special Area Boundary



 Downtown Special Area



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

## 3.21 HDR - High Density Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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><b>Commercial Uses</b></p> <p>2.3. Hotel</p> <p>2.4. Market</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>Sign Uses</b></p> <p>2.8. Fascia Sign, limited to On-premises Advertising</p> <p>2.9. Projecting Sign, <i>not including in the form of a Roof Sign</i>, 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>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>• Market.</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>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> <p>    3.1.1. Backyard Housing</p> <p>    3.1.2. Duplex Housing</p> <p>    3.1.3. Secondary Suites</p> <p>    3.1.4. Semi-detached Housing</p> <p>    3.1.5. Single Detached Housing</p> <p><b>Commercial Uses</b></p> <p>3.2. Body Rub Centre</p> <p>3.3. Office</p> <p><b>Community Uses</b></p> <p>3.4. Community Service</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 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.</p> <p><b>Commercial Uses</b></p> <p>The discretionary commercial Uses in this draft Zone are consistent with the current Zone.</p> <p>The following discretionary activities have been moved to permitted activities under the new broad use classes:</p> <ul style="list-style-type: none"> <li>• Convenience Retail Stores</li> <li>• Personal Service Shops</li> </ul>

**Agricultural Uses**

- 3.5. Urban Agriculture

**Sign Uses**

- 3.6. Freestanding Sign, limited to On-premises Advertising
- 3.7. Minor Digital Sign
- 3.8. Portable Sign, limited to On-premises Advertising

**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, Markets, 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 NW and 104 Street NW.
- 4.3. **Body Rub Centres** must comply with Section 6.20.

**Community Uses**

- 4.4. **Child Care Services** must comply with Section 6.40.
- 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 5 of Section 6.90.

**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 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 26.0 m in Height	800 m <sup>2</sup>

- 5.2. Despite Subsection 5.1, smaller Sites may be developed under a variance by the Development Planner, provided the general intent of the Zone and area are met in terms of land use, building design, and amenity provisions.

- 5.3. Floor Area Ratios must comply with Table 5.3:

Table 5.3. Floor Area Ratios		
Subsection	Regulation	Value
5.3.1.	Maximum total Floor Area Ratio for all combined Uses	4.5
5.3.2.	Maximum Floor Area Ratio for Residential Uses	4.0



<b>5.3.3.</b>	Maximum Floor Area Ratio for non-Residential Uses	0.5
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5.4. Residential Density must comply with Table 5.4:

Table 5.4. Density		
Subsection	Regulation	Value
<b>5.4.1.</b>	Maximum Density for Sites greater than or equal to 1,350 m <sup>2</sup>	500 Dwellings/ha
<b>5.4.2.</b>	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>		
<b>5.5.1.</b>	Maximum Height	50.0 m
<b>Street Wall Height</b>		
<b>5.5.2.</b>	Maximum Street Wall Height	20.0 m

5.6. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Height, up to an additional 10.0 m in Height, for development on Sites with a total area greater than 3,716 m<sup>2</sup> where development is compatible with the urban context of the area and adverse environmental impacts, such as sun shadow and wind are minimized.

5.7. Setbacks must comply with Table 5.7:

Table 5.7. Setbacks		
Subsection	Regulation	Value
<b>Front Setback</b>		
<b>5.7.1.</b>	Minimum Front Setback	3.0 m
<b>5.7.2.</b>	Maximum Front Setback	4.0 m
<b>Unless the following applies:</b>		
<b>5.7.3.</b>	Minimum Front Setback for development fronting onto 99 Avenue and 104 Street	0 m
<b>Rear Setback</b>		
<b>5.7.4.</b>	Minimum Rear Setback	3.0 m
<b>Side Setback</b>		
<b>5.7.5.</b>	Minimum Interior Side Setback	2.0 m
<b>5.7.6.</b>	Minimum Flanking Side Setback	4.5 m
<b>5.7.7.</b>	Additional minimum Interior Side Setback or Flanking Side Setback distance for each Storey or partial Storey above 2 Storeys	1.0 m, up to a maximum total of 6.0 m

5.8. Despite Subsection 5.7:

5.8.1. the minimum Setback Abutting 105 Street is 4.0 m.

**5.8 - Revised**

This regulation has been revised to provide clarity on when the development planner

5.8.2. 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.

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. Development must be designed in a manner consistent with the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, emphasizing the residential character of the neighbourhood.
- 6.2. Along 99 Avenue NW and 104 Street NW, developments 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 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; and
  - 6.2.3. have a Ground Floor elevation within 0.3 m of ground level.
- 6.3. Streetscapes adjacent to 105 Street and 97 Avenue must reduce the environmental impacts of higher levels of vehicle traffic on pedestrians.
- 6.4. Yards abutting a public sidewalk, including useable outdoor spaces, must continue the public sidewalk paving materials, finish, and pattern.
- 6.5. The Street Wall may be composed of Row Housing, Multi-unit Housing, non-Residential Uses, or Parkades.

### Entrances Regulations

- 6.6. In mixed use buildings, residential entrances must be designed separately from commercial or institutional entrances and must address the street in a prominent manner.
- 6.7. Ground Floor residential Dwellings must provide separate, individual access at ground level and feature:
  - 6.7.1. identifiable doorways;
  - 6.7.2. landscaped terraces;
  - 6.7.3. pedestrian lighting;
  - 6.7.4. patios; and
  - 6.7.5. screening to indicate separate individual access to each unit to ensure adequate privacy.

### Tower Regulations

- 6.8. Towers, whether in the form of freestanding independent structures, or a number of associated structures within a complex, must be designed, oriented, and constructed to:
  - 6.8.1. support 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.
- 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 the portion of the Tower that is greater than 20.0 m in Height	900 m2 or 80% of the Podium Floor Plate, whichever is lesser

#### 6.2.3 - Revised

The regulations regarding Grade and determination of the Ground Floor have been simplified to improve clarity.

#### 6.4 - Revised

S.910.8.5.a.iii.A, which allows the development planner to require soft landscaping has been removed.

#### 6.5 - Revised

S.910.8.5.b.i regulations regarding street wall height has been moved to subsection 5.5.2. Townhouses has been changed to Row Housing to align with the defined terms of the draft Zoning Bylaw.

#### Grade Separation - Revised

This regulation has been revised from S.910.8.5.c.iii to remove the 0.75 m grade separation requirement between sidewalks and at grade residential, to support accessible residential development.

<b>6.10.2.</b>	Minimum Tower Stepback from the Street Wall	3.0 m
<b>6.10.3.</b>	Minimum separation between Towers	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.

**Facade Regulations**

- 6.12. The lower portion of the Facades of buildings, including bases and Podiums must be 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 landscaping.
- 6.13. All exposed building Tower faces must 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 area. The contextual fit, design, proportion, quality, texture, and application of various finishing materials must be to the satisfaction of the Development Planner.
- 6.15. Building materials on the lower Storeys of mid and high rise developments and along secondary commercial Streets must be used so as to improve visual quality and permeability of the building.
- 6.16. Residential and mixed use infill developments must transition to and be compatible with the design character, scale, Facade, and materials of adjacent buildings within the block.

**Rooftop Regulations**

- 6.17. The roof design may include a combination of Green Roofs, Solar Collectors, patios, or private or public open spaces.

**6.11 - Revised**

This regulation has been revised to be in closer alignment to the variance power given in the MU zone.

**S.910.8.5.f.i Retired**

S.910.8.5.f.i has been retired and replaced with the general regulations found in Section 5.120.

**7. General Regulations**

**Amenity Areas**

- 7.1. Despite Section 5.20, Amenity Areas must comply with the following:
- 7.1.1. a minimum Amenity Area of 3% of total Floor Area of Residential Uses is 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. Amenity Areas may include meeting rooms, fitness facilities, and outdoor space;
  - 7.1.2. a minimum Private Outdoor Amenity Area of 15.0 m2 per Dwelling 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 26.0 m in Height on sites less than or equal to 700 m2 in area must be designed to provide common outdoor open space at ground level, Podium level, or roof level and must have a minimum Amenity Area of 45.0 m2.
- 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.

**Landscaping**

- 7.3. Despite Section 5.60, only deciduous species are allowed in any Setback area Abutting a Street.

**7.2 - Revised**

This regulation has been revised to combine S.910.8.5.g.i and S.910.8.5.g.ii.

**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 retired, as they are similar to the proposed tree requirements in the Section 5.60 - Landscaping. Section 5.60 requires 1 tree and 2 shrubs per 30 m2 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 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 NW; and to allow conversion to 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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</p> <p>2.4. Body Rub Centre</p> <p>2.5. Cannabis Retail Store</p> <p>2.6. Minor Indoor Entertainment</p> <p>2.7. Cultural Exhibit</p> <p>2.8. Food and Drink Service</p> <p>2.9. Health Service</p> <p>2.10. Hotel</p> <p>2.11. Indoor Sales and Service</p> <p>2.12. Liquor Store</p> <p>2.13. Office</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</p> <p>2.18. School</p> <p>2.19. Libraries</p> <p>2.20. Special Event</p> <p><b>Sign Uses</b></p> <p>2.21. Fascia Signs, limited to On-premises Advertising</p> <p>2.22. Projecting Signs, <i>not including in the form of a Roof Sign</i>, 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, 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><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, 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</li> </ul>

	<p>Projecting Sign with a temporary duration.</p> <p>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
<h3>3. Discretionary Uses</h3> <p><b>Residential Uses</b></p> <p>3.1. Residential, limited to:</p> <p style="padding-left: 20px;">3.1.1. Lodging Houses</p> <p><b>Commercial Uses</b></p> <p>3.2. Custom Manufacturing</p> <p>3.3. Nightclubs</p> <p>3.4. Outdoor Entertainment</p> <p>3.5. Convenience Vehicle Rental</p> <p>3.6. Spectator Sports Establishment</p> <p>3.7. Minor Service Station</p> <p><b>Industrial Uses</b></p> <p>3.8. Crematorium</p> <p>3.9. Fleet Service</p> <p><b>Community Uses</b></p> <p>3.10. Outdoor Recreation Service</p> <p><b>Basic Service Uses</b></p> <p>3.11. Emergency Service</p> <p>3.12. Minor Utility</p> <p>3.13. Transit Facility</p> <p><b>Agricultural Uses</b></p> <p>3.14. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>3.15. Fascia Sign, limited to Off-premises Advertising</p> <p>3.16. Freestanding Sign, limited to On-premises Advertising</p> <p>3.17. Major Digital Sign</p> <p>3.18. Minor Digital Sign</p> <p>3.19. Projecting Sign, limited to in the form of Roof 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>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 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 Entertainment</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>• 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><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 Services</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, 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>
<h3>4. Additional Development Regulations for Specific Uses</h3> <p><b>Residential Uses</b></p> <p>4.1. <b>Home Based Businesses</b> must comply with Section 6.60.</p>	

**Commercial Uses**

4.2. **Bars**

- 4.2.1. The maximum Public Space is 240 m<sup>2</sup> for each establishment.
- 4.2.2. The maximum capacity is 200 occupants for each establishment.

- 4.3. **Body Rub Centres** must comply with Section 6.20.
- 4.4. **Cannabis Retail Stores** must comply with Section 6.30.
- 4.5. **Liquor Stores** must comply with Section 6.70.
- 4.6. **Uses with Drive-through Services** must comply with Section 6.110.

**Community Uses**

- 4.7. **Child Care Services** must comply with Section 6.40.
- 4.8. **Special Events** must comply with Section 6.100.

**Industrial Uses**

- 4.9. **Crematoriums** must comply with Section 6.50.

**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 the regulations found in Subsections 3 and 6 of Section 6.90.

**Public Space and Capacity Exceptions**

- 4.12. The Development Planner may consider a variance to the maximum Public Space 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 5.120;
  - 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 west of 109 Street NW	4.0
5.1.2.	Maximum Floor Area Ratio east of 109 Street NW	7.0
<b>Height</b>		
5.1.3.	Maximum Height west of 109 Street NW	20.0 m
5.1.4.	Maximum Height east of 109 Street NW and north of 100 Avenue NW	70.0 m
5.1.5.	Maximum Height east of 109 Street NW and south of 100 Avenue NW	50.0 m
<b>Ground Floor and Street Wall Height</b>		

<b>5.1.6</b>	Minimum Ground Floor Height for new buildings	3.5 m
<b>5.1.7</b>	Minimum building Street Wall Height	9.0 m
<b>5.1.8</b>	Maximum building Street Wall Height	26.0 m

- 5.2. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Floor Area Ratio, up to an additional 3.0, for development east of 109 Street that is compatible with the urban context of the area and where adverse environmental impacts, such as sun shadow and wind are minimized.
- 5.3. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Floor Area Ratio, up to an additional 4.0 for Hotels, where development is compatible with the urban context of the area and adverse environmental impacts, such as sun shadow and wind are minimized.
- 5.4. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Height, up to an additional 15.0 m, for development east of 109 Street and north of 100 Avenue that is compatible with the urban context of the area and where adverse environmental impacts, such as sun shadow and wind are minimized.
- 5.5. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Height, up to an additional 10.0 m, for development east of 109 Street and south of 100 Avenue on Sites with an area over 3,716 m<sup>2</sup> that is compatible with the urban context of the area and where adverse environmental impacts, such as sun shadow and wind are minimized.
- 5.6. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Height for Hotels to accommodate the additional Floor Area Ratio allowed in Subsection 5.3 that is compatible with the urban context of the area and where adverse environmental impacts, such as sun shadow, wind and massing are minimized.
- 5.7. Despite Subsections 5.1.7 and 5.1.8:
- 5.7.1. the building Street Wall must be within 7.0 m of adjacent building Street Walls; and
  - 5.7.2. 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.
- 5.8. Despite Subsection 5.9, 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.
- 5.9. Setbacks must comply with Table 5.9:

<b>Table 5.9. Setbacks</b>		
<b>Subsection</b>	<b>Regulation</b>	<b>Value</b>
<b>Front Setback</b>		
<b>5.9.1.</b>	Required Front Setback	1.5 m
<b>Unless one of the following applies:</b>		
<b>5.9.2.</b>	Minimum Front Setback along the east side of 109 Street NW	1.5 m
<b>5.9.3</b>	Maximum Front Setback along the east side of 109 Street NW	4.0 m
<b>5.9.4.</b>	Required Front Setback along the west side of 109 Street NW	0 m
<b>5.9.5.</b>	Required Front Setback along 108 Street NW	3.0 m
<b>5.9.6.</b>	Despite Subsections 5.9.1 and 5.9.4, maximum Front Setback permitted to accommodate street related activities, such as sidewalk cafes, architectural features, and Landscaping	2.5 m

**5.8 - 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.

Setbacks from Abutting Sites		
5.9.7	Maximum Setback	0 m

- 5.10. For new buildings, Residential Uses must not exceed 85% of total Floor Area in mixed use buildings.
- 5.11. A minimum of 60% of Ground Floor Frontage for development that faces 109 Street NW or 100 Avenue NW must be non-residential.
- 5.12. The maximum Ground Floor Frontage for individual business establishments that face 109 Street NW or 100 Avenue NW is 30.0 m.

## 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.
- 6.2. A minimum of 50% of Ground Floor Frontage must be developed for Commercial Uses.
- 6.3. The Ground Floor elevation must be within 0.3 m of ground level.
- 6.4. Yards adjacent to a public sidewalk must continue the paving materials, finish, and pattern of the public sidewalk.
- 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.

### Entrance Regulations

- 6.6. In mixed use buildings, Residential Uses must have Ground Floor access that is separate from the commercial premises.
- 6.7. Commercial or institutional entrances must 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.
- 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.

### Tower Regulations

- 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.
- 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 above a Podium	900 m <sup>2</sup> or 80% of the Podium Floor Plate, whichever is lesser
6.11.2	Minimum Tower Stepback from the Street Wall	3.0 m
6.11.3	Minimum separation between Towers on the same Site and Abutting Sites	25.0 m

#### 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

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.



- 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.
- 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.
- 6.14. The mid-level of Towers must provide Setbacks and articulation to minimize the impact of massing.
- 6.15. Towers on the south side of 100 Avenue NW and adjacent to 108 Street NW must be narrower in width and oriented to accentuate views of the Legislature, to the satisfaction of the Development Planner.
- 6.16. All exposed building Tower faces must have consistent and harmonious exterior finishing materials.
- 6.17. Towers north of 100 Avenue NW must provide:
  - 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;
  - 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;
  - 6.17.3. enhancements to Podium roofs that are visible from adjacent developments, such as patios, gardens, Green Roofs, or additional Amenity Area; and
  - 6.17.4. a minimum 10% reduction in Floor Plate area for the top 4 Storeys of any Tower.

### Facade Regulations

- 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.
- 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:
  - 6.19.1. articulation such as awnings, canopies, window openings, reveals, offsets, arcades, columns, or double height entrances;
  - 6.19.2. appropriate Landscaping which may include parks or plazas;
  - 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;
  - 6.19.4. corner elements such as courtyards, major entryways, or distinctive architectural features; and
  - 6.19.5. sustainable, durable, quality, and varied finishing materials that are sensitive to the existing character of the block.
- 6.20. Infill developments must be sensitive to the rhythm, articulation, design character, scale, facade, and materials, colours and textures of the block face.
- 6.21. To promote pedestrian interaction, each Storey must have windows on all building Facades facing a Street.
- 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.
- 6.23. Despite 6.22, the **maximum** building Facade length facing a Street can be increased:
  - 6.23.1. to be consistent with the building Facade lengths of abutting Sites;
  - 6.23.2. to be consistent with the development pattern of the Street; or

**6.21 - Revised**  
S.910.6.5.b.vi has been simplified.

**6.22 & 6.23 - Revised**  
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>6.23.3. where design elements are provided to break up the appearance of the Facade every 15.2 m.</p> <p><b>Rooftop Regulations</b></p> <p>6.24. The roof design may include a combination of:</p> <ul style="list-style-type: none"> <li>6.24.1. Green Roofs;</li> <li>6.24.2. Solar Collectors;</li> <li>6.24.3. patios; or</li> <li>6.24.4. private or public open spaces.</li> </ul>	<p><b>Retired - S.910.6.5.f.i.C</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>6.24 - Revised</b> The application of S.910.6.5.f.ii.B has been broadened to the entire Zone, as the regulations were general and not mandatory.</p>
<p><b>7. General Regulations</b></p> <p><b>Amenity Areas</b></p> <p>7.1. Despite Section 5.20, Amenity Areas must comply with the following:</p> <ul style="list-style-type: none"> <li>7.1.1. A minimum Amenity Area of 3% of total Floor Area of Residential Uses, is required for buildings over 2,000 m2. Amenity Areas may include meeting rooms, fitness facilities, and outdoor space.</li> <li>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 m2. Amenity Areas may include interior landscaped open spaces, arcades, atriums, plazas, and gardens.</li> <li>7.1.3. Amenity Area is not required for non-residential buildings on Sites less than 1,350 m2.</li> <li>7.1.4. Development on Sites larger than 3,000 m2 must provide: <ul style="list-style-type: none"> <li>7.1.4.1. an additional 5% of the Site area developed as open space in the form of parks, plazas, atriums, or publicly accessible spaces at ground level for the benefit of residents or tenants; and</li> <li>7.1.4.2. mid block breaks and access must be provided to facilitate pedestrian access to other Pathways, Alleys, or interior courtyards.</li> </ul> </li> </ul> <p><b>Landscaping</b></p> <p>7.2. Despite Section 5.60, only deciduous species are allowed in any Setback area Abutting a Street.</p> <p><b>Other Regulations</b></p> <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 m2 of setback area have been retired, as they are similar to the proposed tree requirements in the Section 5.60 - Landscaping. Section 5.60 requires 1 tree and 2 shrubs per 30 m2 of setback area.</p>

## 3.23 RMU - Residential Mixed Use Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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</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><b>Commercial Uses</b></p> <p>2.3. Body Rub Centre</p> <p>2.4. Office</p> <p>2.5. Indoor Sales and 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</p> <p>2.9. Library</p> <p>2.10. Special Event</p> <p><b>Sign Uses</b></p> <p>2.11. Fascia Sign, limited to On-premises Advertising</p> <p>2.12. Projecting Sign, <i>not including in the form of a Roof Sign</i>, 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>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> <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>• 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>• Indoor Participant Recreation Services</li> </ul>

	<ul style="list-style-type: none"> <li>Religious Assembly</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>
<h3>3. Discretionary Uses</h3> <p><b>Commercial Uses</b></p> <ol style="list-style-type: none"> <li>Hotel</li> <li>Bar</li> <li>Health Service</li> <li>Minor Indoor Entertainment</li> <li>Natural Science Exhibit</li> <li>Spectator Entertainment Establishment</li> <li>Food and Drink Service</li> </ol> <p><b>Community Uses</b></p> <ol style="list-style-type: none"> <li>School</li> </ol> <p><b>Basic Service Uses</b></p> <ol style="list-style-type: none"> <li>Minor Utility</li> <li>Emergency Service</li> <li>Transit Facility</li> <li>Recycling Drop-off Centre</li> </ol> <p><b>Agricultural Uses</b></p> <ol style="list-style-type: none"> <li>Urban Agriculture</li> </ol> <p><b>Sign Uses</b></p> <ol style="list-style-type: none"> <li>Freestanding Sign, limited to On-premises Advertising</li> <li>Portable Sign, limited to On-premises Advertising</li> </ol>	<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>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>Food and Drink 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> <p><b>Community Uses</b> The discretionary community Uses in this draft Zone are consistent with the current Zone.</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 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>
<h3>4. Additional Regulations for Specific Uses</h3> <p><b>Residential Uses</b></p> <ol style="list-style-type: none"> <li><b>Home Based Businesses</b> must comply with Section 6.60.</li> </ol> <p><b>Commercial Uses</b></p> <ol style="list-style-type: none"> <li><b>Body Rub Centres</b> must comply with Section 6.20.</li> <li><b>Body Rub Centres, Indoor Sales and Services, and Offices</b> 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.</li> <li><b>Food and Drink Services and Bars</b> <ol style="list-style-type: none"> <li>The maximum Public Space is 120 m<sup>2</sup> for each individual establishment.</li> </ol> </li> </ol>	

4.4.2. The maximum capacity is 100 occupants for each individual establishment.

4.5. **Uses with Drive-through Services** must comply with Section 6.110.

**Community Uses**

4.6. **Child Care Services** must comply with Section 6.40.

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.

**Sign Uses**

4.9. **Signs** must comply with Subsections 3 and 5 of Section 6.90.

**Public Space and Capacity Exceptions**

4.10. The Development Planner may consider a variance to the maximum Public Space 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 5.120;
- 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>Street Wall Height</b>		
5.1.6.	Minimum Street Wall Height	7.0 m
5.1.7.	Maximum Street Wall Height	16.0 m

5.2. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum building Height, up to an additional 10.0 m in Height, for development on Sites with a total area greater than 3,716 m<sup>2</sup> that is compatible with the urban context of the area and where adverse environmental impacts, such as sun shadow and wind are minimized

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.

**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.

5.4. Setbacks must comply with Table 5.4:

Table 5.4. Setbacks		
Subsection	Regulation	Value
<b>Front Setback</b>		
5.4.1.	Minimum Front Setback for buildings facing 99 Avenue NW	0 m
5.4.2.	Minimum Front Setback for buildings fronting onto 100 Avenue NW	1.5 m
5.4.3.	Minimum Front Setback for buildings fronting onto 105 Street NW	1.5 m
5.4.4.	Maximum Front Setback for buildings fronting onto 105 Street NW	5.0 m
5.4.5.	Minimum Front Setback for buildings fronting onto all other Streets	3.0 m
<b>Rear Setback</b>		
5.4.6	Minimum Rear Setback	0 m
<b>Unless the following applies:</b>		
5.4.7.	Minimum Rear Setback for residential buildings	3.0 m
<b>Side Setback</b>		
5.4.8.	Minimum side Setback	0 m
5.4.9.	Minimum Interior Side Setback for residential buildings	2.0 m
5.4.10.	Minimum Flanking Side Setback for residential buildings	3.0 m
5.4.11.	Additional minimum side Setback distance for residential buildings for each Storey or partial Storey: <ul style="list-style-type: none"> <li>• above 2 Storeys for Interior Side Setbacks; and</li> <li>• above 3 Storeys for Flanking Side Setbacks</li> </ul>	1.0 m, up to a maximum of 6.0 m total

5.5. Despite Subsections 5.4.1, 5.4.2, 5.4.3 and 5.4.5 the Development Planner may exercise discretion to require a greater minimum Front Setback to require alignment with adjacent buildings in consideration of the existing block face Setback.

## 6. Design Regulations

### Street Interface Regulations

- 6.1. Development must reflect the criteria outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan to enhance the residential mixed use character of the area.
- 6.2. Along 99 Avenue NW and 104 Street NW, developments 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 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 within 0.3 m of ground level
- 6.3. Buildings less than 26.0 m in Height on Sites 700 m<sup>2</sup> or less 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 must be designed and articulated every 7.5 m to differentiate individual Dwellings and address and provide direct access to the Street.
- 6.5. Ground Floor residential developments must provide separate, individual access to each Dwelling 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.

6.6. Yards abutting a public sidewalk, including useable outdoor spaces, must continue the public sidewalk paving materials, finish, and pattern.

**Entrance Regulations**

- 6.7. Courtyards, recessed major entryways, or other distinctive architectural features must be provided at building corners.
- 6.8. In mixed use buildings, residential entrances must be separate from Commercial or institutional entrances and address the Street in a prominent manner.
- 6.9. Buildings must be designed and oriented to face all Streets.

**Tower Regulations**

- 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	900 m <sup>2</sup>
6.11.2.	Minimum Tower Stepback from the Street Wall	3.0 m
6.11.3.	Minimum separation between Towers on the same Site and Abutting Sites	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.
- 6.13. The mid-level of Towers must provide Setbacks and articulation to minimize the impact of massing.
- 6.14. Towers 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.

**Facade Regulations**

- 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:
  - 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.
  - 6.15.2. 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

**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.

<p>6.15.3. windows, balconies, shadow lines, textures, and other elements to distinguish residential buildings from non-residential buildings.</p> <p>6.16. Infill developments must be sensitive to the rhythm, articulation, colours, and textures of adjacent structures.</p> <p><b>Rooftop Regulations</b></p> <p>6.17. The roof design may include a combination of:</p> <ul style="list-style-type: none"> <li>6.17.1. Green Roofs;</li> <li>6.17.2. Solar Collectors;</li> <li>6.17.3. patios; or</li> <li>6.17.4. private or public open spaces.</li> </ul>	
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## 7. General Regulations

### Amenity Areas

- 7.1. Despite Section 5.20, Amenity Areas must comply with the following:
  - 7.1.1. A minimum Amenity Area of 3% of total Floor Area of Residential Uses is required for buildings over 2,000 m<sup>2</sup>, but in no case may be less than 6.0 m<sup>2</sup> per unit. Amenity Areas may include meeting rooms, fitness facilities, and outdoor spaces.
  - 7.1.2. A minimum Amenity Area of 3% of the non-residential Floor Area must be provided. Amenity Areas may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens, and seating areas.
- 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>.
- 7.3. Developments must provide 5% of Floor Area as open space in the form of atriums and communal open spaces.

### Landscaping

- 7.4. Despite Section 5.60, only deciduous species are allowed in any Setback area Abutting a Street.

### 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 5.60 - Landscaping. Section 5.60 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 for 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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><b>Commercial Uses</b></p> <p>2.3. Bar</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</p> <p>2.8. Health Service</p> <p>2.9. Hotel</p> <p>2.10. Indoor Sales and Service</p> <p>2.11. Liquor Store</p> <p>2.12. Natural Science Exhibit</p> <p>2.13. Minor Indoor Entertainment</p> <p>2.14. Office</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</p> <p>2.18. Library</p> <p>2.19. School</p> <p>2.20. Special Event</p> <p><b>Sign Uses</b></p> <p>2.21. Fascia Sign, limited to On-premises Advertising</p> <p>2.22. Projecting Sign, limited to On-premises Advertising</p> <p>2.23. Portable 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>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> <li>• Private Clubs</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>The current discretionary Use Temporary Shelter Services has been moved to the new Community Services Use.</p> <p><b>Sign Uses</b></p> <p>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>
<h3>3. Discretionary Uses</h3> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Vehicle Support Service</li> <li>3.2. Outdoor Sales and Service</li> <li>3.3. Outdoor Entertainment</li> <li>3.4. Recycling Depot</li> <li>3.5. Spectator Entertainment Establishment</li> <li>3.6. Spectator Sports Establishment</li> <li>3.7. Exhibition and Convention Facility</li> <li>3.8. Nightclub</li> </ul> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>3.9. Fleet Service</li> <li>3.10. Crematorium</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>3.11. Outdoor Recreation Service</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>3.12. Minor Utility</li> <li>3.13. Emergency Service</li> <li>3.14. Transit Facility</li> <li>3.15. Recycling Drop-off Centre</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>3.16. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>3.17. Fascia Sign, limited to Off-premises Advertising</li> <li>3.18. Freestanding Sign, limited to On-premises Advertising</li> <li>3.19. Major Digital Sign</li> <li>3.20. Minor Digital Sign</li> <li>3.21. Projecting Sign, limited to Off-premises advertising</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>Residential Uses</b></p> <p>The current discretionary Uses in this draft Zone have been moved to the new Community Services Use.</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> <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></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 Services</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, 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>
<h3>4. Additional Development Regulations for Specific Uses</h3> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>4.1. <b>Food and Drink Services and Bars</b> <ul style="list-style-type: none"> <li>4.1.1. The maximum capacity is 100 occupants for each individual establishment.</li> </ul> </li> </ul>	

4.1.2. The maximum Public Space is 120 m2 for each individual establishment.

**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 Public Space is 240 m2 for each individual establishment on Sites adjacent to or across an Alley from a residential Zone.

4.3. **Body Rub Centres** must comply with Section 6.20.

4.4. **Cannabis Retail Stores** must comply with Section 6.30.

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 6.40.

4.9. **Special Events** must comply with Section 6.100.

**Industrial Uses**

4.10. **Crematoriums** must comply with Section 6.50.

**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. **Signs** must comply with the regulations found in Subsections 3 and 6 of Section 6.90.

**Public Space and Capacity Exceptions**

4.13. The Development Planner may consider a variance to the maximum Public Space 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 5.120;

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	6.0
<b>Density</b>		
5.1.2.	Maximum Residential Density	500 Dwellings/ha
<b>Height</b>		
5.1.3.	Maximum Height	50.0 m

Ground Floor and Street Wall Height		
5.1.4.	Minimum Ground Floor Height	3.5 m
5.1.5.	Minimum building Street Wall Height	12.0 m
5.1.6.	Maximum building Street Wall Height	26.0 m

- 5.2. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Floor Area Ratio, up to an additional 1.0, for development on Sites with a total area greater than 3,716 m<sup>2</sup> that is compatible with the urban context of the area and where adverse environmental impacts, such as sun shadow and wind are minimized.
- 5.3. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Height, up to an additional 10.0 m, for development on Sites with a total area greater than 3,716 m<sup>2</sup> that is compatible with the urban context of the area and where adverse environmental impacts, such as sun shadow and wind are minimized
- 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.
- 5.5. Setbacks must comply with Table 5.5:

Table 5.5. Setbacks		
Subsection	Regulation	Value
<b>Setback</b>		
5.5.1.	Minimum Setback	0 m
<b>Front Setbacks</b>		
5.5.2.	Minimum Front Setback	1.5 m
5.5.3.	Maximum Front Setback	3.0 m
<b>Unless one of the following applies:</b>		
5.5.4.	Minimum Front Setback for buildings along 109 Street NW	1.5 m
5.5.5.	Maximum Front Setback for buildings along 109 Street NW	4.0 m
5.5.6.	Minimum Front Setback for buildings along 108 Street NW	3.0 m
5.5.7.	Maximum Front Setback for buildings along 108 Street NW	4.5 m
5.5.8.	Required Front Setback for buildings along the south side of 104 Avenue, excluding 105 Street NW to 104 Street NW	5.0 m

**5.4 - 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.

**5.5.1 - 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 must reflect the criteria outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan to enhance the pedestrian oriented character of the area.
- 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:
  - 6.2.1. provide windows on the front Facade of the building that allow viewing into the building; and
  - 6.2.2. have a Ground Floor elevation within 0.3 m of ground level.
- 6.3. Yards abutting a public sidewalk, including useable outdoor spaces, must continue the public sidewalk paving materials, finish, and pattern.
- 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.

- 6.5. Ground Floor residential developments 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.
- 6.6. Residential open spaces, parks, plazas, furnishings and locations of art, seating areas and other amenities at ground level must be complementary to the adjacent streetscape and be visually and physically accessible to the public.

**Entrance Regulations**

- 6.7. Non-Residential Uses at ground level must open to a Street.
- 6.8. In mixed use buildings, Residential Uses must have access at ground level that is separate from the commercial premises.
- 6.9. Buildings must provide courtyards, major entryways, or distinctive architectural features consistent with the historic theme of the building.
- 6.10. Buildings must be designed and oriented to face all Streets.

**Tower Regulations**

- 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
6.12.2.	Minimum separation between Towers	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.

**Facade Regulations**

- 6.14. Building Facades must incorporate architectural design details or features that reflect the predominant urban warehouse character of the area to the satisfaction of the Development Planner.
- 6.15. Facades must be designed to provide:
  - 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, Parks, plazas, 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;
  - 6.15.3. brick as the predominant exterior cladding material unless otherwise required by Subsection 6.16; and
  - 6.15.4. building materials on the lower Storeys of buildings that improve visual access and permeability of the building and enhance the pedestrian experience at the street level.

**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.

6.16. Infill developments must be sensitive to the historic design character, scale, Facade, and materials of adjacent buildings within the block face.

**Rooftop Regulations**

6.17. The roof design may include a combination of:

- 6.17.1. Green Roofs;
- 6.17.2. Solar Collectors;
- 6.17.3. patios; or
- 6.17.4. private or public open spaces.

**7. General Regulations**

**Amenity Areas**

7.1. Despite Section 5.20, Amenity Area must comply 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.
- 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.

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.

**Landscaping**

7.3. Despite Section 5.60, only deciduous species are allowed in any Setback area Abutting a Street.

**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 5.60 - Landscaping. Section 5.60 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 a vibrant mixed use Arena and Entertainment District 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 Arena and Entertainment District 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p>2.2. Residential, limited to:</p> <p>    2.2.1. Multi-unit Housing</p> <p>    2.2.2. Row Housing</p> <p><b>Commercial Uses</b></p> <p>2.3. Bar</p> <p>2.4. Body Rub Centre</p> <p>2.5. Cannabis Retail Store</p> <p>2.6. Casino and Other Gaming Establishment</p> <p>2.7. Exhibition and Convention Facility</p> <p>2.8. Food and Drink Service</p> <p>2.9. Health Service</p> <p>2.10. Hotel</p> <p>2.11. Indoor Sales and Service</p> <p>2.12. Liquor Store</p> <p>2.13. Minor Indoor Entertainment</p> <p>2.14. Natural Science Exhibit</p> <p>2.15. Office</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</p> <p>2.21. Outdoor Recreation Service</p> <p>2.22. School</p> <p>2.23. Library</p> <p>2.24. Park</p> <p>2.25. Special Event</p> <p><b>Sign Uses</b></p> <p>2.26. Fascia Sign, limited to On-premises Advertising</p> <p>2.27. Projecting Sign, <i>not including in the form of a Roof Sign</i>, 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, 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, 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></p> <p>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>
<h3>3. Discretionary Uses</h3> <p><b>Residential Uses</b></p> <p>3.1. Residential, limited to:</p> <p style="padding-left: 20px;">3.1.1. Lodging Houses</p> <p><b>Commercial Uses</b></p> <p>3.2. Custom Manufacturing</p> <p>3.3. Nightclub</p> <p><b>Basic Services Uses</b></p> <p>3.4. Health Care Facility</p> <p>3.5. Minor Utility</p> <p>3.6. Transit Facility</p> <p>3.7. Emergency Service</p> <p><b>Agricultural Uses</b></p> <p>3.8. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>3.9. Fascia Sign, limited to Off-premises Advertising</p> <p>3.10. Freestanding Sign</p> <p>3.11. Major Digital Sign</p> <p>3.12. Minor Digital Sign</p> <p>3.13. Projecting Sign, <b>not including in the form of a Roof Sign</b>, limited to Off-premises 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 activities have changed to permitted activities under the broader residential use class, except for lodging houses.</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> </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> <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>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 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>
<h3>4. Additional Regulations for Specific Uses</h3> <p><b>Residential Uses</b></p> <p>4.1. <b>Home Based Businesses</b> must comply with Section 6.60.</p> <p><b>Commercial Uses</b></p> <p>4.2. <b>Bars</b></p> <p style="padding-left: 20px;">4.2.1. The maximum Public Space is 240 m2 for each individual establishment.</p> <p style="padding-left: 20px;">4.2.2. The maximum capacity is 200 occupants for each individual establishment.</p> <p style="padding-left: 20px;">4.2.3. Must use design techniques to mitigate the effects of noise and light when in a building containing a Residential Use, to the discretion of the Development Planner.</p> <p>4.3. <b>Nightclubs</b></p> <p style="padding-left: 20px;">4.3.1. Must not be located within 10.0 m of an existing Residential Use.</p>	



4.3.2. Must use design techniques to mitigate the effects of noise and light when on the same Site as or within 10 m of a Site that allows for a Residential Use, to the satisfaction of the Development Planner.

4.4. **Casino and Other Gaming Establishment** must be located to provide a 400 m minimum separation distance from other Casino and Other Gaming Establishment Uses.

4.5. **Liquor Stores** are not required to comply with Section 6.70.

4.6. **Uses with Drive-through Services** must comply with Section 6.110.

#### Community Uses

4.7. **Child Care Services** must comply with Section 6.40.

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 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** are 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 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 Signs are imagined as an integral component of the Arena and Entertainment District's design and character.

4.11. **Signs** must comply with the regulations found in Subsections 3 and 9 of Section 6.90, except that:

4.11.1. At each Development Permit stage, a Comprehensive Sign Design Plan and schedule for the subject Development Permit stage 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. The Comprehensive Sign Design Plan must be designed to contribute to the special character envisioned for each 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 must incorporate all previous Development Permit stages, resulting in an overall Comprehensive Sign Design Plan at the final Development Permit stage.

4.11.2. Signs must be designed as an integral built form component and contribute to urban design objectives for the Zone.

4.11.3. Landmark Signs must be located at key visual sites such as corners and view terminus, and must be of the highest architectural quality and design.

4.11.4. Gateway Signs must be located at key entry points to the Arena and Entertainment District to strengthen the Arena and Entertainment District identity and to function as wayfinding elements.

4.11.5. The Sign Area, Height, placement, animation, illumination, and number of Signs must be in accordance with the required Comprehensive Sign Design Plan, to the satisfaction of the Development Planner.

4.11.6. Illuminated Signs must be designed, located, or screened so as to reduce visual and light impacts on adjacent off-site residential units.

4.11.7. Theatrically Programmed Environment (TPE System) Signs can be incorporated into publicly-accessible open space, the Facades, and 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:

4.11.7.1. full running video;

4.11.7.2. projection systems on architectural surfaces;

4.11.7.3. LED lighting embedded into structures/buildings (i.e. nightscaping);

4.11.7.4. interactive multi-media technologies; and

4.11.7.5. environmental effects (i.e. special effects with the use of water and light).

#### 4.5 - 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.

**Public Space and Capacity Exceptions**

- 4.12. The Development Planner may consider a variance to the maximum Public Space 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 5.120;
  - 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. The Development Planner must ensure that new developments and major renovations reflect the Urban Design Policies of the Capital City Downtown Plan. Where a conflict arises, the AED zoning regulations prevail.
- 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	12.0

- 5.3. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Floor Area Ratio, up to an additional 4.0 for Hotels and Multi-unit Housing, where the development is compatible with the urban context of the area, and adverse environmental impacts, such as sun shadow and wind are minimized.
- 5.4. Development must comply with Table 5.4:

Table 5.4. Height Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.4.1.	Maximum Height for developments north of 104 Avenue NW	180 m
5.4.2.	Maximum Height for developments south of 104 Avenue NW	195 m
<b>Unless the following applies:</b>		
5.4.3.	Maximum Height for 1 development, including a Tower, Abutting the north side of 103 Avenue NW between 102 Street NW and 103 Street NW	275 m
<b>Ground Floor and Street Wall Height</b>		
5.4.4.	Minimum Ground Floor Height	3.5 m
5.4.5.	Minimum building Street Wall Height, excluding the arena building	9.0 m
5.4.6.	Maximum building Street Wall Height, excluding the arena building	26.0 m

- 5.5. Despite Subsections 5.4.5 and 5.4.6, the Development Planner may vary the Street Wall Height in consideration of the:
- 5.5.1. visual, sun/shadowing, and other microclimatic impacts on adjacent residential development;
  - 5.5.2. recommendations and mitigative measures specified in any required technical studies;
  - 5.5.3. building Height proportionality;
  - 5.5.4. accommodation of Podium gardens, restaurants/cafes; and
  - 5.5.5. consistency with the design of the Arena and Entertainment District.
- 5.6. Setbacks must comply with Table 5.6:

Table 5.6. Setback Regulations		
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Subsection	Regulation	Value
<b>Setbacks Abutting Streets</b>		
5.6.1.	Minimum Setback	0 m
5.6.2.	Maximum Setback	2.5 m
<b>Unless 1 or more of the following applies:</b>		
5.6.3.	Minimum Setback Abutting 104 Avenue NW	0 m
5.6.4.	Maximum Setback Abutting 104 Avenue NW	4.5 m
5.6.5.	Minimum Setback Abutting 105 Avenue NW between 102 NW and 104 Street NW	0 m
<b>Side Setbacks</b>		
5.6.6	Required Interior Side Setback and Flanking Side Setback south of 104 Avenue NW	0 m

- 5.7. Despite Table 5.6, 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.
- 5.8. Despite Subsection 5.6.4, the maximum Setback along 104 Avenue NW may be increased under a variance to accommodate public realm improvements, excluding roadway widening.
- 5.9. Despite Section 5.90, 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 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

- 6.2. Buildings 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 must be identifiable through decorative paving, stamping, patterned concrete, or brick.
- 6.4. Pedestrian oriented streetscape elements such as pedestrian level street lighting, landscaping, benches, and street furniture must be provided throughout the Site.
- 6.5. Buildings with Commercial Uses must strengthen the pedestrian-oriented shopping experience by:
  - 6.5.1. breaking up major shopping complexes or large format stores over 2,000 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;
  - 6.5.2. limiting individual Commercial Use Frontages to less than or equal to 70.0 m in length for each block face;
  - 6.5.3. providing a minimum of 60% Ground Floor 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
  - 6.5.4. ensuring that above ground Parkades 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:
    - 6.5.4.1. public art;
    - 6.5.4.2. street fronting retail Uses; or

### S.910.12.5.b - Retired

This statement has been retired as it is not a regulation.

6.5.4.3. other mechanisms or Uses satisfactory to the Development Planner.

6.6. Large format Commercial establishments over 2,000 m<sup>2</sup> must not be the only Use in a building.

**Pedestrian Circulation Regulations**

6.7. In addition to the Street, the Setback area must ensure safe pedestrian stacking room and convenient movement through the Arena and Entertainment District, which must be determined prior to approval of a Development Permit through submission of a pedestrian circulation study, to the satisfaction of the Development Planner, in consultation with the City department responsible for transportation planning as determined at the Development Permit stage. The study must recommend appropriate Setbacks based on the:

- 6.7.1. location of public entrances to major traffic generators within the Arena and Entertainment 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 must be provided to Light Rail Transit entrances.

6.9. Pedestrian connections and linkages must be provided through the Site from 104 Avenue NW to 105 Avenue NW at or above ground level, or a combination of both.

6.10. In large developments, through access must be provided to facilitate pedestrian access to other Walkways, linkages, or interior courtyards.

**Entrance Regulations**

6.11. Ground Floor Commercial Uses must open to the Street rather than exclusively to an internal atrium.

6.12. In mixed use buildings, Residential Uses must have access at ground level that is separate from the commercial premises.

6.13. Buildings at corners must provide courtyards, major entrances, or distinctive architectural features consistent with the context of surrounding buildings or other building corner treatments to enhance pedestrian circulation and, where appropriate, enhance axial views.

6.14. Buildings must be designed and oriented to face the front property line with entrances that are clearly visible, except on Corner Sites where the building must be designed to face both the street and the avenue.

**Tower Regulations**

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.

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	4.5 m
6.16.2.	Minimum separation between a Tower with a Residential Use and any other Tower	25.0 m
6.16.3.	Minimum separation between non-Residential Towers	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.

**6.17 - Revised**

This regulation has been revised to be in closer alignment to the variance power given in the MU zone.

- 6.18. Towers must provide a minimum 10% reduction in Floor Plate area for the top 4 Storeys.
- 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.
- 6.20. The mid-level of Towers must provide Setbacks and articulation to minimize the impact of massing.
- 6.21. The Development Planner may consider a variance to Subsection 6.20.
- 6.22. Towers must be designed, oriented, and constructed to:
  - 6.22.1. maximize views;
  - 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.

**Facade Regulations**

- 6.23. Building Facades 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 6.24, 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.
- 6.26. Buildings must provide 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 2.0 m wide or any other method suitable to the architectural style of the building or street theme must be provided one Storey above sidewalk level to provide protection from inclement weather.
- 6.28. Buildings 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.
- 6.29. Building materials 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:
  - 7.1.1. A minimum Amenity Area of 3% of the total Floor Area of Residential Uses is required for buildings over 2,000 m<sup>2</sup>. Amenity Areas may include meeting rooms, fitness facilities, and outdoor space.
  - 7.1.2. Non-residential buildings on Sites of less than 1350m<sup>2</sup> are not required to provide Amenity Area.
  - 7.1.3. A minimum Amenity Area of 4% of the non-residential Floor Area of Non-residential or mixed use buildings is required for buildings on Sites

**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.

**7.1.1 - Revised**  
 The regulation that exempted Amenity Area from FAR calculations has been removed, as they are already exempt.

**S.910.12.5.c - Retired**

greater than 1,350 m2. Amenity Areas may include interior and exterior landscaped open spaces, arcades, Rooftop Terraces, atriums, and plazas.

- 7.1.4. Required open space must achieve design excellence and may be located at or above ground level or on rooftops. Parking Areas, Driveways, and service access must not be included as open space.
- 7.1.5. A diversity of open space must be provided throughout the development, designed to accommodate year-round use. Open space 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 must support a variety of outdoor activities such as standing, sitting, strolling, conversing, and dining.

**Landscaping**

7.2. Landscaping must be in compliance with Section 5.60 of the Zoning Bylaw except that:

- 7.2.1. only deciduous species are allowed on any Yard Abutting a Street;
- 7.2.2. within the required Setback along 104 Avenue NW, a 2.5 m sidewalk with flanking rows of deciduous shade trees must be provided;
- 7.2.3. where an arena building Abuts 104 Avenue NW, a 2.5 m sidewalk must be maintained within the road right of way, with shade tolerant plantings, which are not required to be deciduous trees;
- 7.2.4. Landscaping may include 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;
- 7.2.5. each Development Permit application must include a detailed Landscape Plan, at each Development Permit stage which must be completed by a landscape architect registered with the Alberta Association of Landscape Architects, to the satisfaction of the Development Planner in consultation with the City Department responsible for environmental services, which must include details on:
  - 7.2.5.1. previous Development Permit Landscape Plans, to create an overall Landscape Plan;
  - 7.2.5.2. all existing and proposed utilities within any road right-of-way;
  - 7.2.5.3. pavement materials;
  - 7.2.5.4. exterior lighting;
  - 7.2.5.5. street furniture elements;
  - 7.2.5.6. pedestrian seating areas;
  - 7.2.5.7. gathering places;
  - 7.2.5.8. pedestrian linkages and connections;
  - 7.2.5.9. sizes and species of new tree plantings;
  - 7.2.5.10. proposed off-Site landscaping adjacent to the Site, such as new sidewalks, streetlights, boulevard landscaping, boulevard trees, street furniture, and utility relocations; and
  - 7.2.5.11. other landscaping elements as applicable.

**Outdoor Lighting**

- 7.3. A detailed lighting plan must be submitted with each Development Permit stage.
- 7.4. Enhanced lighting at ground level must be provided to improve the pedestrian environment and address the long nights associated with a winter city.
- 7.5. Large-scale architectural lighting:
  - 7.5.1. must be used to highlight or accentuate vertical, horizontal, or other Architectural Elements of buildings; and
  - 7.5.2. 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.

These regulations have been retired, as the draft Zone already refers to the Capital City Downtown Plan in Subsection 6.1 and 6.2.

**7.2 - Revised**

The regulations in S.910.12.4.e.i. 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 5.60 - Landscaping. Section 5.60 requires 1 tree and 2 shrubs per 30 m2 of setback area.

**S.910.12.5.j.iii - Retired**

This regulation has been retired as it is covered in Section 5.120 - Site Performance Standards.

**S.910.12.7 - Retired**

This regulation has been retired, 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 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></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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</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 Houses</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. Cultural Exhibit</li> <li>2.7. Food and Drink Service</li> <li>2.8. Hotel</li> <li>2.9. Indoor Sales and Service</li> <li>2.10. Liquor Store</li> <li>2.11. Minor Indoor Entertainment</li> <li>2.12. Office</li> <li>2.13. Residential Sales Centre</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.14. Child Care Service</li> <li>2.15. Community Service</li> <li>2.16. School</li> <li>2.17. Library</li> <li>2.18. Special Event</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, 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>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></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>• 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>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Custom Manufacturing</li> </ul>	<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>

- 3.2. Outdoor Sales and Service
- 3.3. Health Service
- 3.4. Nightclub

**Industrial Uses**

- 3.5. Fleet Service

**Basic Service Uses**

- 3.6. Minor Utility
- 3.7. Transit Facility
- 3.8. Emergency Services

**Agricultural Uses**

- 3.9. Urban Agriculture

**Sign Uses**

- 3.10. Fascia Sign, limited to On-premises Advertising
- 3.11. Projecting Sign, not including in the form of a Roof Sign, limited to On-premises Advertising
- 3.12. Portable Sign, limited to On-premises Advertising

**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, except that additional activities are allowed under the following Uses:

- Custom Manufacturing
- Outdoor Sales and Services

Several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Auctioneering Establishments
- Veterinary Services
- General Retail Stores
- Warehouse Sales
- Creation and Production Establishments
- Media Studios
- Pawn Stores
- Secondhand Stores
- Private Clubs

**Industrial Uses**

The discretionary industrial Uses in this draft Zone are consistent with the current Zone.

**Community Uses**

The discretionary community activities have changed to permitted activities under the broader use classes.

**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**

**Residential Uses**

- 4.1. **Home Based Businesses** must comply with Section 6.60.

**Commercial Uses**

**4.2. Nightclubs**

- 4.2.1. The maximum Public Space is 240 m2 for each individual establishment for Sites adjacent to or across an Alley from a Site in a residential Zone.
- 4.2.2. 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.

**4.3. Bars and Food and Drink Services**

- 4.3.1. The maximum Public Space is 120 m2 for each individual establishment.
- 4.3.2. The maximum capacity is 100 occupants for each individual establishment.

- 4.4. **Liquor Stores** must comply with Section 6.70.



- 4.5. **Body Rub Centres** must comply with Section 6.20.
- 4.6. **Cannabis Retail Stores** must comply with Section 6.30.
- 4.7. **Uses with Drive-through Services** must comply with Section 6.110.

**Industrial Uses**

- 4.8. **Fleet Services**
  - 4.8.1. Fleet Services are limited to the area north of 103 Avenue NW and east of the north-south Alley east of 104 Street NW.
  - 4.8.2. Fleet Services must be located within an enclosed building.

**Community Uses**

- 4.9. **Child Care Services** must comply with Section 6.40.
- 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. **Signs** must comply with the regulations found in Subsections 3 and 9 of Section 6.90.
- 4.13. For all Sign applications, the Development Planner, in consultation with the City department responsible for heritage planning must review the application in context with the surrounding development, including, but not limited to:
  - 4.13.1. the architectural theme of the area;
  - 4.13.2. any historic designations;
  - 4.13.3. the requirements of any Statutory Plan; and
  - 4.13.4. any streetscape improvements.
- 4.14. The Development 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 impacts the built environment.

**Public Space and Capacity Exceptions**

- 4.15. The Development Planner may consider a variance to the maximum Public Space 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 5.120;
  - 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 north of 102 Avenue NW	8.0
5.1.2.	Maximum Floor Area Ratio south of 102 Avenue NW	10.0

Building Height		
5.1.3.	Maximum Height	115 m
Street Wall Height		
5.1.4.	Maximum Street Wall Height	20.0 m
Setbacks		
5.1.5.	Required Front Setback	0 m
5.1.6.	Required Side Setback	0 m
<b>Unless one or more of the following applies:</b>		
5.1.7.	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
5.1.8.	Maximum Front or Side Setback for Ground Floor Residential Uses	3.0 m

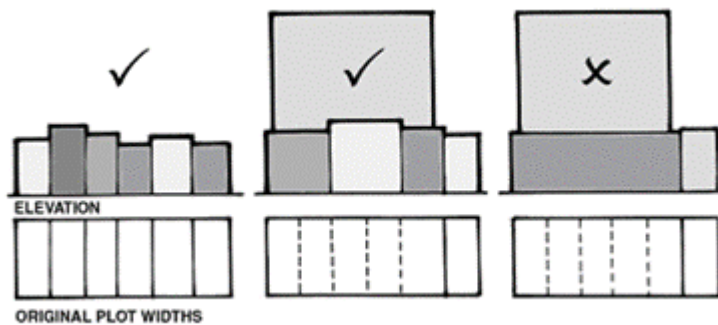
- 5.2. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Floor Area Ratio, up to an additional 4.0 for Residential Uses and Hotels, where the development is compatible with the urban context of the area and adverse environmental impacts, such as sun shadow and wind are minimized.
- 5.3. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Height for Residential Uses and Hotels to accommodate the additional Floor Area Ratio allowed in Subsection 5.2 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.

## 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.
- 6.2. New buildings or additions must recognize the scale, architecture, and the built form of the existing historical structures within the general area.
- 6.3. Developments on larger consolidated parcels are encouraged to break up their Facades facing a Street to be reflective of the original Lot widths or widths of the surrounding historic warehouses.

Conceptual Diagram for Subsection 6.3



- 6.4. Above ground Parkade 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.
- 6.5. Above ground Parkade Facades facing a Street must be wrapped with other Uses above the Ground Floor that have a minimum depth of 6.0 m.

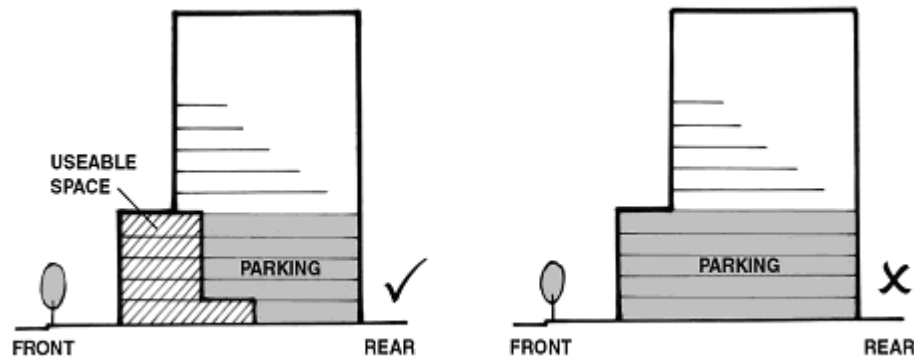
### 6. Design Section Explanatory Notes - Retired

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.910.7.5.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.

**Conceptual Diagram for Subsections 6.4 and 6.5**



6.6. Balconies are not allowed within the first 5 Storeys of a building Facade facing a Street.

**Conceptual Diagram for Subsection 6.6**



6.7. The Ground Floor elevation must be within 0.75 m of ground level for a minimum of 80% of the building Frontage.

**Tower Regulations**

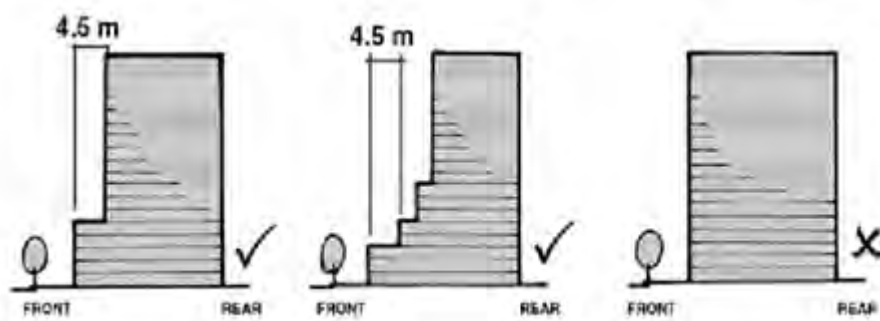
6.8. Buildings greater than 20.0 m in Height must have a Tower and Podium configuration that ensures compatibility with the Facades of adjacent, older institutional, or historic buildings. Any buildings taller than 5 Storeys must have a minimum of 3 Storeys where the building Facade is built to the property 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.

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	900 m <sup>2</sup> or 80% of the Podium Floor Plate, whichever is lesser
6.10.2.	Minimum Tower Stepback from the Street Wall	4.5 m
6.10.3.	Minimum separation between Towers on the same Site and Abutting Sites	25.0 m

**Conceptual Diagram for Subsection 6.10.2**



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

**6.8 - 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 - Revised**

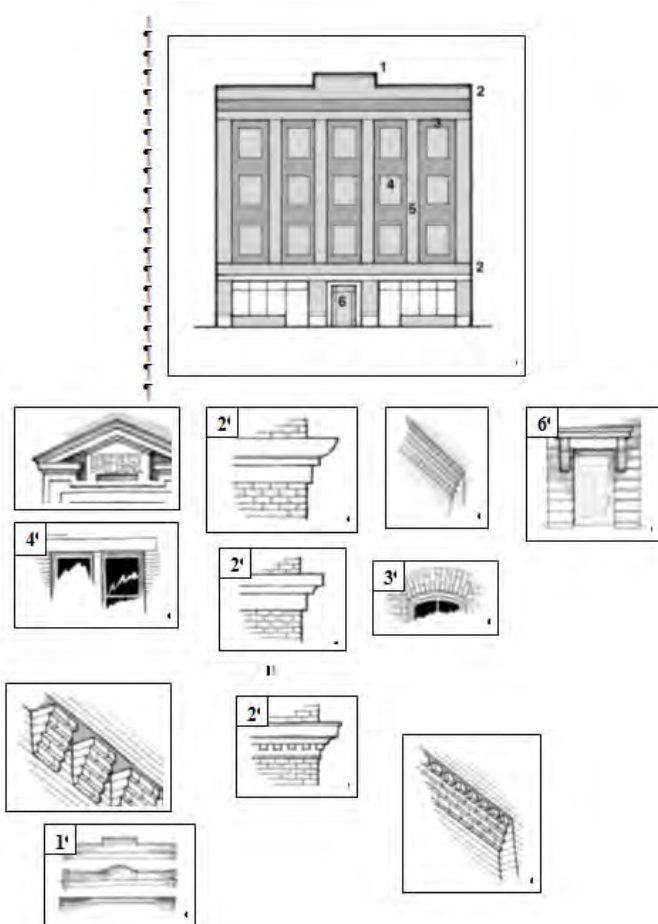
This regulation has been revised to be in

- 6.11.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.
- 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.
- 6.13. Rooftops of Towers 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. Green Roofs;
  - 6.13.2. Solar Collectors;
  - 6.13.3. patios; or
  - 6.13.4. public or private open spaces.
- 6.14. Wherever Podium roofs are visible from adjacent developments, the development must provide enhancements to improve rooftop aesthetics, which may include:
  - 6.14.1. patios;
  - 6.14.2. Gardens;
  - 6.14.3. Green 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 any Tower is required.
- 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**

- 6.17. The first 20.0 m of the Height of all building Facades that face a Street must include the following design elements to reduce the perceived mass and add architectural interest:
  - 6.17.1. All exposed building Facades must be architecturally treated to create a unified building exterior.
  - 6.17.2. Building Facades must incorporate architectural design details or features that recognize the heritage character of the area.

**Conceptual Diagram for Subsection 6.17**



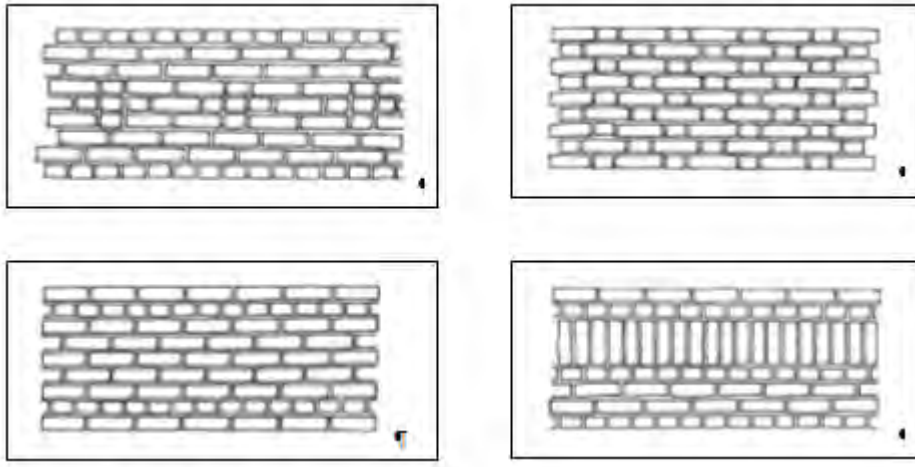
- 6.18. The first 20.0 m of the Height of a building must use brick for a minimum of 50% of the exterior cladding, excluding windows and entrances.

closer alignment to the variance power given in the proposed new Mixed Use (MU) zone.

**S.910.7.5.b.i - Revised**

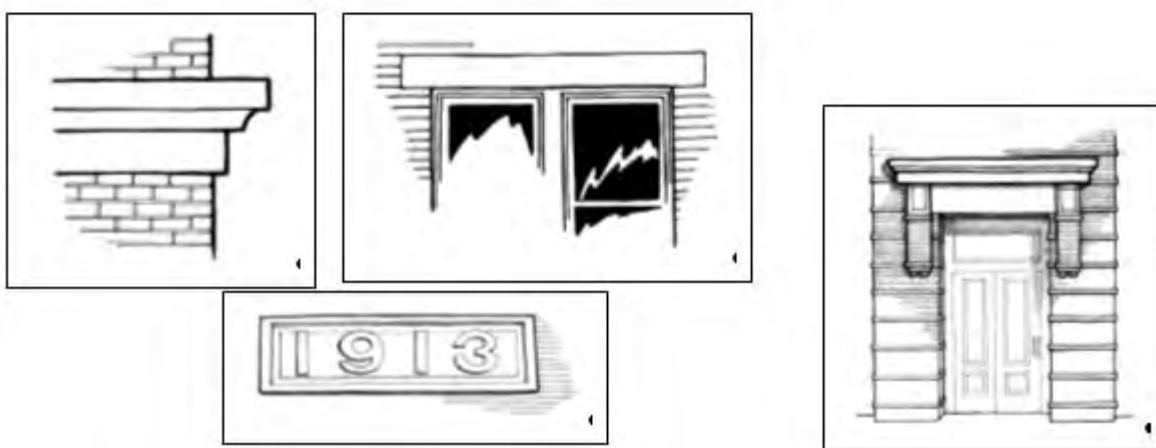
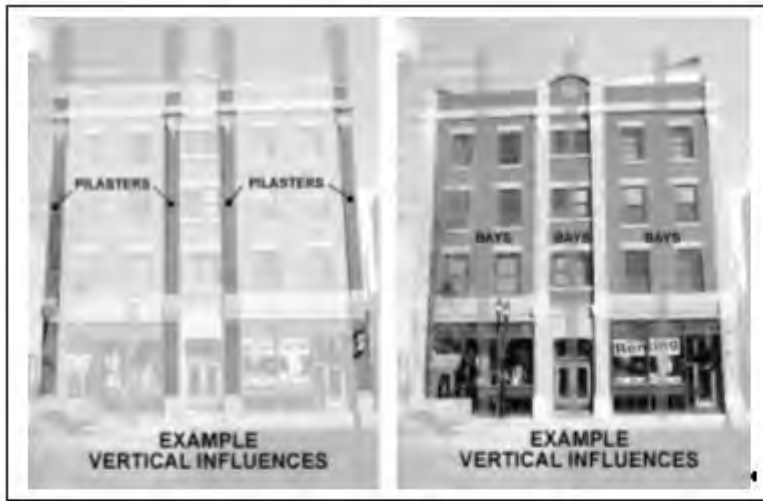
The regulation requiring measures to reduce building mass has been simplified in Subsection 6.12. The requirements for setbacks and tower spacing have been retired, as they are required in Subsection 6.10.

Conceptual Diagram for Subsection 6.18



6.19. The architectural treatment of the first 20.0 m of the Height of a building must adhere to the general alignment of the horizontal elements and vertical elements of the adjacent buildings along the same block face.

Conceptual Diagram for Subsection 6.19



6.20. All 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.

## 7. General Regulations

### Amenity Areas

- 7.1. Despite Section 5.20, Amenity Areas must comply with the following:
  - 7.1.1. A minimum Amenity Area of 3% of the total Floor Area of non-Residential Uses must be provided, which may include courtyards, interior landscaped open space, arcades, plazas, atriums, and seating areas.

### S.910.7.5.b.iii - Revised

This regulation has been retired and replaced with the general regulations found in Section 5.120, which apply to all zones.

### 7.1 - Revised

The regulation that exempted Amenity Area from FAR calculations has been removed, as they are already exempt.

7.1.2. Non-Residential buildings of less than 1,394 m<sup>2</sup> are not required to provide Amenity Area.

7.1.3. Amenity Area for Multi-unit Housing is not required.

**Parking, Loading, Storage and Access**

7.2. Despite Subsection 5.80, Surface Parking Lots 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. Despite Section 5.60, only deciduous species are allowed in any Setback area Abutting a Street.

**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 5.86 - Landscaping. Section 5.60 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 a variety of high density and quality development that accommodates office, retail, service, institutional, Residential, arts, and entertainment Uses that meet the objectives for the Commercial Cultural Core 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 pedestrian friendly environment.</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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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. Supportive Housing</p> <p><b>Commercial Uses</b></p> <p>2.3. Bar</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</p> <p>2.8. Health Service</p> <p>2.9. Hotel</p> <p>2.10. Indoor Sales and Service</p> <p>2.11. Liquor Store</p> <p>2.12. Minor Indoor Entertainment</p> <p>2.13. Office</p> <p>2.14. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.15. Child Care Service</p> <p>2.16. Community Service</p> <p>2.17. Library</p> <p>2.18. School</p> <p>2.19. Special Event</p> <p><b>Sign Uses</b></p> <p>2.20. Fascia Sign, limited to On-premises Advertising</p> <p>2.21. Projecting Sign, not including in the form of a Roof Sign, limited to On-premises Advertising</p> <p>2.22. Portable 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>Residential Uses</b></p> <p>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></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>• 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> <li>• Automotive and Minor Recreation Vehicle Sales/Rentals, within an enclosed building</li> <li>• Major Amusement Establishments</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 discretionary sign Uses in this draft Zone are consistent with the current Zone.</p>

Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.

### 3. Discretionary Uses

#### Commercial Uses

- 3.1. Residential, limited to:
  - 3.1.1. Lodging Houses

#### Commercial Uses

- 3.2. Custom Manufacturing
- 3.3. Exhibition and Convention Facility
- 3.4. Natural Science Exhibit
- 3.5. Nightclub
- 3.6. Spectator Entertainment Establishment

#### Industrial Uses

- 3.7. Crematorium
- 3.8. Fleet Service

#### Basic Services Uses

- 3.9. Emergency Service
- 3.10. Health Care Facility
- 3.11. Minor Utility
- 3.12. Transit Facility
- 3.13. Recycling Drop-off Centre

#### Agricultural Uses

- 3.14. Urban Agriculture

#### Sign Uses

- 3.15. Fascia Sign, limited to Off-premises Advertising
- 3.16. Major Digital Sign
- 3.17. Minor Digital Sign
- 3.18. Projecting Sign, *not including in the form of a Roof Sign*, limited to Off-premises Signs
- 3.19. Portable Sign, limited to Off-premises Advertising

#### 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 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.

#### 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

In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m<sup>2</sup> of Public Space
- Mobile Catering Food Services
- Motels
- Pawn Stores
- Convenience Vehicle Rentals
- Secondhand Stores
- Veterinary Services
- Warehouse Sales
- Automotive and Minor Recreation Vehicle Sales/Rentals, within an enclosed building
- Major Amusement Establishments

#### 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

### 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 Floor.

### Commercial Uses

- 4.3. **Bars**
  - 4.3.1. Have a maximum Public Space of 240 m<sup>2</sup> 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 6.20.
- 4.5. **Cannabis Retail Stores** must comply with Section 6.30.
- 4.6. **Liquor Stores** must comply with Section 6.70.
- 4.7. **Uses with Drive-through Services** must comply with Section 6.110.

### Community Uses

- 4.8. **Child Care Services** must comply with Section 6.40.
- 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

### Industrial Uses

- 4.11. **Crematoriums** must comply with Section 6.50.

### Sign Uses

- 4.12. **Sign Uses** must comply with the regulations found in Subsections 3 and 6 of Section 6.90.
- 4.13. Despite Section 6.90, **Signs containing Digital Copy** are prohibited when the Copy of the sign faces the Civic Precinct area on Sites Abutting 103A Avenue NW to the north, 102 Avenue NW to the south, 99 Street NW to the east, and 100 Street NW to the west.

### Public Space and Capacity Exceptions

- 4.14. The Development Planner may consider a variance to the maximum Public Space 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 5.120;
  - 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.

### 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.

## 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 NW	8.0
5.1.2.	Maximum Floor Area Ratio west of 100 Street NW	12.0
5.1.3.	Despite Subsection 5.1.2, 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
<b>Height</b>		
5.1.4.	Maximum Height	150 m
<b>Ground Floor and Street Wall Height</b>		
5.1.5.	Minimum Ground Floor Height	3.5 m
5.1.6.	Minimum building Street Wall Height	9.0 m
5.1.7.	Maximum building Street Wall Height	26.0 m

- 5.2. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Floor Area Ratio, up to an additional 4.0, for Hotels where development is compatible with the urban context of the area and adverse environmental impacts, such as sun shadow and wind are minimized.
- 5.3. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Height, up to an additional 50.0 m, where the development’s 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.
- 5.4. Despite Subsections 5.1.6 and 5.1.7, Street Wall Height must be within 7.0 m of the Street Wall Height of adjacent buildings.
- 5.5. Despite Subsections 5.1.6, 5.1.7, and 5.4, the Development Planner may vary the Street Wall Height in consideration of:
  - 5.5.1. the visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
  - 5.5.2. the recommendations, and mitigative measures specified in any required technical studies.
- 5.6. Despite Subsection 5.7, 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. Setbacks must comply with Table 5.7:

<b>Table 5.7. Setback Regulations</b>		
Subsection	Regulation	Value
<b>Setbacks Abutting Streets</b>		
5.7.1.	Minimum Setback	1.5 m
5.7.2.	Maximum Setback	2.5 m

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

**5.6 - 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>5.7.3.</b>	Required Setback on the north side of 103A Avenue NW between 97 Street NW and 101 Street NW	10.0 m
<b>5.7.4.</b>	Required Setback on the south side of 103A Avenue between 97 Street NW and 101 Street NW	5.0 m
<b>5.7.5.</b>	Required Setback on the south side of 104 Avenue between 101 Street NW and 103 Street NW	5.0 m
<b>5.7.6.</b>	Minimum Setback for any building located west of 100 Street NW and south of 103A Avenue NW, and west of 101 Street NW and south of 104 Avenue NW that does not meet the requirements of 5.7.3, 5.7.4 or 5.7.5	0 m
<b>5.7.7.</b>	Maximum Setback for any building located west of 100 Street NW and south of 103A Avenue NW, and west of 101 Street NW and south of 104 Avenue NW that does not meet the requirements of 5.7.3, 5.7.4 or 5.7.5	2.5 m
<b>Side Setbacks</b>		
<b>5.7.8.</b>	Required Interior Side Setback	0 m

## 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.
- 6.2. Buildings must be designed to accommodate Commercial Uses to strengthen the pedestrian oriented shopping area by:
  - 6.2.1. breaking up major shopping complexes or large format stores over 2,000 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;
  - 6.2.2. providing entrances to the Street for all Ground Floor Commercial Uses;
  - 6.2.3. providing windows on the front Facade for each storey 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 within 0.3 m of ground level.
- 6.3. Yards abutting a public sidewalk, including useable outdoor spaces, must continue the public sidewalk paving materials, finish, and pattern.

### Entrance Regulations

- 6.4. Ground Floor Commercial Uses must open to the Street rather than exclusively to an internal atrium.
- 6.5. In mixed-use buildings, Residential Uses must have access at ground level that is separate from the commercial premises.
- 6.6. Buildings at corners must provide courtyards, major entrances, or distinctive architectural features consistent with the style of the building or influences on the

#### 6.3 - Revised

S.910.5.5.a.iv.A, which allows the development planner to require soft landscaping has been removed.

other corners of the intersection to enhance pedestrian circulation and, where applicable, enhance axial views.

- 6.7. Buildings must be designed and oriented to face the front property line with entrances that are clearly visible, except on Corner Sites where the building must be designed to face both the street and the avenue.

**Tower Regulations**

- 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.

- 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	4.5 m
6.9.2.	Minimum separation between a Tower with a Residential Use and any other Tower	25.0 m
6.9.3.	Minimum separation between non-Residential Towers	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.

- 6.11. The mid-level of Towers must provide Setbacks and articulation to minimize the impact of massing.

- 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.

- 6.13. A minimum 10% reduction in Floor Plate area for the top 4 Storeys of any Tower is required.

- 6.14. Despite Subsection 6.13, Towers less than 26.0 m in Height on sites 700 m<sup>2</sup> or less may not be required to provide the Floor Plate reduction under a variance.

**Facade Regulations**

- 6.15. Building Facades 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.

- 6.16. Building Facades 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 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 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.

- 6.19. Building materials must be sustainable, durable, high quality, and appropriate for the development within the context of the Commercial Cultural Core district.

- 6.20. All exposed building Facades must have consistent and harmonious exterior finishing materials.

**6.10 - Revised**

This regulation has been revised to be in closer alignment to the variance power given in the MU zone.

**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.

6.21. Infill developments must be sensitive to the rhythm, articulation, design character, scale, Facade, and materials colours and textures of the block face.

**Rooftop Regulations**

6.22. Rooftops of Towers 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 roof design may include a combination of:

- 6.22.1. Green Roofs;
- 6.22.2. Solar Collectors;
- 6.22.3. patios; or
- 6.22.4. private or public open spaces.

6.23. 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.

**7. General Regulations**

**Amenity Areas**

- 7.1. Despite Section 5.20, Amenity Areas must comply with the following:
- 7.1.1. A minimum Amenity Area of 3% of total Floor Area of Residential Uses is required for buildings over 2,000 m2. Amenity Areas may include meeting rooms, fitness facilities, and outdoor space.
  - 7.1.2. Non-Residential buildings on Sites less than 1,350m2 are not required to provide Amenity Area.
  - 7.1.3. Non-Residential or mixed use buildings on Sites greater than 1,350m2 must provide a minimum Amenity Area of 3% of total Floor Area for non-Residential Uses which may include interior landscaped open spaces, arcades, atriums, plazas, and gardens.

**Landscaping**

7.2. Despite Section 5.60, only deciduous species are allowed in any Setback area Abutting a Street.

**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 m2 of setback area have been retired, as they are similar to the proposed tree requirements in the Section 5.60 - Landscaping. Section 5.60 requires 1 tree and 2 shrubs per 30 m2 of setback area.

# 3.28 JAMSC - Jasper Avenue Main Street Commercial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for ground level retail commercial, offices, and services 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</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. Multi-unit Housing</li> <li>2.2.2. Row 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. Cultural Exhibit</li> <li>2.7. Food and Drink Services</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. Spectator Entertainment Establishment</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. School</li> <li>2.19. Library</li> <li>2.20. Special Event</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.21. Fascia Sign, limited to On-premises Advertising</li> <li>2.22. Projecting Sign, <b>not including in the form of a Roof Sign</b>, limited to On-premises Advertising</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, 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 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, 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</p>

	<p>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>
<h3>3. Discretionary Uses</h3> <p><b>Residential Uses</b></p> <p>3.1. Residential, limited to:</p> <p>    3.1.1. Lodging Houses</p> <p><b>Commercial Uses</b></p> <p>3.2. Custom Manufacturing</p> <p>3.3. Nightclub</p> <p><b>Basic Service Uses</b></p> <p>3.4. Minor Utility</p> <p>3.5. Transit Facility</p> <p>3.6. Emergency Service</p> <p><b>Agricultural Uses</b></p> <p>3.7. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>3.8. Fascia Sign, limited to Off-premises Advertising</p> <p>3.9. Freestanding Sign, limited to On-premises Advertising</p> <p>3.10. Major Digital Sign</p> <p>3.11. Minor Digital Sign</p> <p>3.12. Projecting Sign, <b>not including in the form of a Roof Sign</b>, limited to Off-premises Advertising</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>• 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></p> <p>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></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 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>
<h3>4. Additional Regulations for Specific Uses</h3> <p><b>Residential Uses</b></p> <p>4.1. <b>Home Based Businesses</b> must comply with Section 6.60.</p> <p>4.2. Residential Uses are not permitted at ground level fronting Jasper Avenue.</p> <p><b>Commercial Uses</b></p> <p>4.3. <b>Bars</b></p> <p>    4.3.1. The maximum Public Space is 240 m<sup>2</sup> for each individual establishment.</p>	

4.3.2. The maximum capacity is 200 occupants for each individual establishment.

4.4. **Liquor Stores** must comply with Section 6.70.

4.5. **Body Rub Centres** must comply with Section 6.20.

4.6. **Cannabis Retail Stores** must comply with Section 6.30.

4.7. **Uses with Drive-through Services** must comply with Section 6.110.

4.8. Buildings fronting onto a Street must provide a minimum of 80% Ground Floor Street Frontage for Commercial Uses.

**Community Uses**

4.9. **Child Care Services** must comply with Section 6.40.

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. **Signs** must comply with the regulations found in Subsections 3 and 6 of Section 6.90.

**Public Space and Capacity Exceptions**

4.13. The Development Planner may consider a variance to the maximum Public Space 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 5.120;

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. Floor Area Ratio		
Subsection	Regulation	Value
5.1.1.	Maximum Floor Area Ratio	7.0

5.2. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Floor Area Ratio, up to an additional 3.0, where the development is compatible with the urban context of the area and adverse environmental impacts, such as sun shadow and wind, are minimized.

5.3. Development must comply with Table 5.3:

Table 5.3. Height Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.3.1.	Maximum Height	70.0 m
<b>Street Wall Height</b>		



<b>5.3.2.</b>	Minimum Street Wall Height	9.0 m
<b>5.3.3.</b>	Maximum Street Wall Height	26.0 m

5.4. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Height, up to an additional 15.0 m, where development is compatible with the urban context of the area and adverse environmental impacts, such as sun shadow and wind, are minimized.

5.5. Despite Subsections 5.3.2 and 5.3.3:

- 5.5.1. the building Street Wall Height must be within 7.0 m of adjacent building Street Walls;
- 5.5.2. 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
- 5.5.3. 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.

5.6. Development must comply with Table 5.6:

<b>Table 5.6. Setbacks</b>		
<b>Subsection</b>	<b>Regulation</b>	<b>Value</b>
<b>Setbacks Abutting Streets</b>		
<b>5.6.1.</b>	Minimum Setback	0 m
<b>5.6.2.</b>	Maximum Setback	2.5 m
<b>Unless the following applies:</b>		
<b>5.6.3.</b>	Minimum Setback Abutting 109 Street NW	1.5 m
<b>5.6.4.</b>	Maximum Setback Abutting 109 Street NW	4.0 m
<b>5.6.5.</b>	Minimum Setback Abutting 108 Street NW	3.0 m
<b>5.6.6.</b>	Maximum Setback Abutting 108 Street NW	4.5 m
<b>Setbacks from Abutting Sites</b>		
<b>5.6.7.</b>	Required Setback	0 m

5.7. Despite Subsection 5.6, 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**

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 must reflect the requirements outlined 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 Jasper Avenue.
- 6.2. Developments 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.
- 6.3. The minimum Ground Floor Height is 3.5 m.
- 6.4. Smaller scale retail spaces must be provided to maintain a rhythm of fine-grained retail at ground level for developments over 1,860 m<sup>2</sup>.
- 6.5. All street level Commercial Uses that Abut a Street must provide a primary direct access to the Street.
- 6.6. Continuous ground level retail and Commercial activities must be provided, with a perceived pattern of small shop Frontages less than or equal to 32.0 m in width at street level.
- 6.7. **The Ground Floor elevation must be within 0.3 m of ground level.** Yards adjacent to a public sidewalk must continue the paving materials, finish, and pattern of the public sidewalk.
- 6.8. The architectural treatment of the building up to the first 26.0 m of Height 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

- 6.9. Ground level Commercial Uses must open to the Street rather than an internal atrium.
- 6.10. Buildings at corners 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.
- 6.11. Buildings must be designed and oriented to face all Streets.
- 6.12. Entrances for Multi-unit Housing must have:
  - 6.12.1. separate ground level entrances from Commercial Uses; and
  - 6.12.2. elements such as pedestrian lighting, identifiable doorways, and terraces.

### Tower Regulations

- 6.13. 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.
- 6.14. Development must comply with Table 6.14:

Table 6.14. Tower Regulations		
Subsection	Regulation	Value
6.14.1.	Maximum Tower Floor Plate for any portion above a Podium	900 m <sup>2</sup> or 85% of the Podium Floor Plate, whichever is lesser
6.14.2.	Minimum Tower Stepback at the mid-level of Towers	4.5 m
6.14.3.	Minimum separation between Towers on the same Site and Abutting Sites	25.0 m

- 6.15. Despite Subsection 6.14.1, Developments less than 26 m in Height are not required to provide a Floor Plate reduction.

#### S.910.9.5.a.iii - Retired

This regulation has been retired. It was previously required due to formatting 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.

#### 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.

- 6.16. The Development Planner may consider a variance to Subsection 6.14.3, taking into consideration factors such as:
- 6.16.1. 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;
  - 6.16.2. the context of the Site in relation to the location and Height of buildings on Abutting Sites; and
  - 6.16.3. recommendations and mitigation measures specified in any required technical studies or applicable urban design guidelines.
- 6.17. The top Storeys of a Tower must contribute to the 'signature' of the building and the city's skyline through sculpting of the upper Storeys and roofs.
- 6.18. Rooftops of Towers 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:
- 6.18.1. Green Roofs;
  - 6.18.2. Solar Collectors;
  - 6.18.3. patios; or
  - 6.18.4. public or private open spaces.
- 6.19. Despite Subsection 6.14.1, a minimum 10% reduction in Floor Plate area for the top 4 Storeys of any Tower is required.
- 6.20. Wherever Podium roofs are visible from adjacent developments, the development must provide enhancements to improve rooftop aesthetics. Enhancements may include:
- 6.20.1. patios;
  - 6.20.2. gardens;
  - 6.20.3. Green Roofs; or
  - 6.20.4. additional Amenity Area.

#### Facade Regulations

- 6.21. Building Facades 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.
- 6.22. Building Facades must be strongly articulated at regular increments to add variety, rhythm, and a human scaled dimension along the block face.
- 6.23. 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.
- 6.24. All exposed building Facades must have consistent and harmonious exterior finishing materials.
- 6.25. Exterior finishing materials must be durable, sustainable, high quality, and appropriate within the context of the block face.
- 6.26. Infill developments must be sensitive to the design character, scale, Facade, and materials of adjacent buildings within the block face.

#### Rooftop Regulations

- 6.27. 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.

#### 6.16 - Revised

This regulation has been revised to be in closer alignment to the variance power given in the proposed new MU zone.

## 7. General Regulations

### Amenity Areas

- 7.1. Despite Section 5.20 Amenity Areas must be provided in compliance with the following:
  - 7.1.1. For Residential Uses, a minimum Amenity Area of 3% of total Floor Area is required for buildings over 2,000 m<sup>2</sup>, which may include meeting rooms, fitness facilities, outdoor space, and balconies.
  - 7.1.2. Non-Residential buildings on sites of less than 1,350 m<sup>2</sup> are not required to provide an Amenity Area.
  - 7.1.3. Non-Residential or mixed use buildings on sites greater than 1,350 m<sup>2</sup> must provide a minimum Amenity Area of 3% of total Floor Area for the non-Residential Uses which may include interior landscaped open spaces, arcades, atriums, plazas, and gardens.
- 7.2. Developments with Frontage greater than 90.0 m must provide 5% of total Floor Area as open space in the form of plazas, atriums, and publicly accessible open spaces.

### Landscaping

- 7.3. Despite Section 5.60, only deciduous species are allowed in any Setback area Abutting a Street.

#### **7.3 - Revised**

The regulations in S.910.9.4.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 5.60 - Landscaping. Section 5.60 requires 1 tree and 2 shrubs per 30 m<sup>2</sup> of setback area.

## 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 Appendix I, as a Special Area and to adopt appropriate land use regulations to achieve the objectives of the City Centre Area Redevelopment Plan.</p>	<p><b>Overview</b> This section has been updated with minor formatting, keyword, and reference revisions.</p>												
<p><b>2. Application</b></p> <p>The applicable location and boundaries of the Blatchford Special Area are shown in Appendix I.</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 Section 7.70.</p> <p><b>Open Space and Civic Services</b></p> <p>(BP) Blatchford Parks Zone</p> <p><b>Residential</b></p> <p>(BRH) Blatchford Row Housing Zone (BLMR) Blatchford Low to Medium Rise Residential Zone (BMR) Blatchford Medium Rise Residential Zone</p>	<p><b>S.997.3 - Retired</b> 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 Blatchford Special Area Zones and are depicted in Appendix I:</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>Retail Street</b></td> <td>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>Streets that serve the most intensive Residential and Commercial Uses and carry the majority of vehicles in Blatchford. Primary Active Streets take priority over Secondary Active Streets and Quiet Streets for the purposes of determining the Front Lot Lines of Abutting parcels.</td> </tr> <tr> <td><b>Secondary Active Street</b></td> <td>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 Front Lot Lines of Abutting parcels.</td> </tr> <tr> <td><b>Primary Quiet Street</b></td> <td>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 Front Lot Lines of Abutting parcels. Primary Quiet Streets may be designed for non-vehicular access only.</td> </tr> <tr> <td><b>Secondary Quiet Street</b></td> <td>Low traffic residential streets. Retail Streets, Active Streets and Primary Quiet Streets take priority over Secondary Quiet Streets for the purposes of determining the Front Lot Lines of Abutting parcels. Secondary Quiet Streets may be designed for non-vehicular access only.</td> </tr> </tbody> </table>	Term	Definition	<b>Retail Street</b>	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>	Streets that serve the most intensive Residential and Commercial Uses and carry the majority of vehicles in Blatchford. Primary Active Streets take priority over Secondary Active Streets and Quiet Streets for the purposes of determining the Front Lot Lines of Abutting parcels.	<b>Secondary Active Street</b>	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 Front Lot Lines of Abutting parcels.	<b>Primary Quiet Street</b>	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 Front Lot Lines of Abutting parcels. Primary Quiet Streets may be designed for non-vehicular access only.	<b>Secondary Quiet Street</b>	Low traffic residential streets. Retail Streets, Active Streets and Primary Quiet Streets take priority over Secondary Quiet Streets for the purposes of determining the Front Lot Lines of Abutting parcels. Secondary Quiet Streets may be designed for non-vehicular access only.	<p><b>Retired - Blatchford Lane Suite</b> 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.</p>
Term	Definition												
<b>Retail Street</b>	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.												
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<p><b>5. Special Land Use Provisions</b></p> <p>5.1. <b>Blatchford Environmental Overlay</b></p> <p>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.</p>													

- 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.

## 7. Appendices

Appendix I - Blatchford Special Area

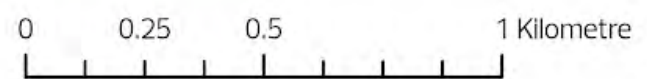
Appendix II - Blatchford Environmental Overlay



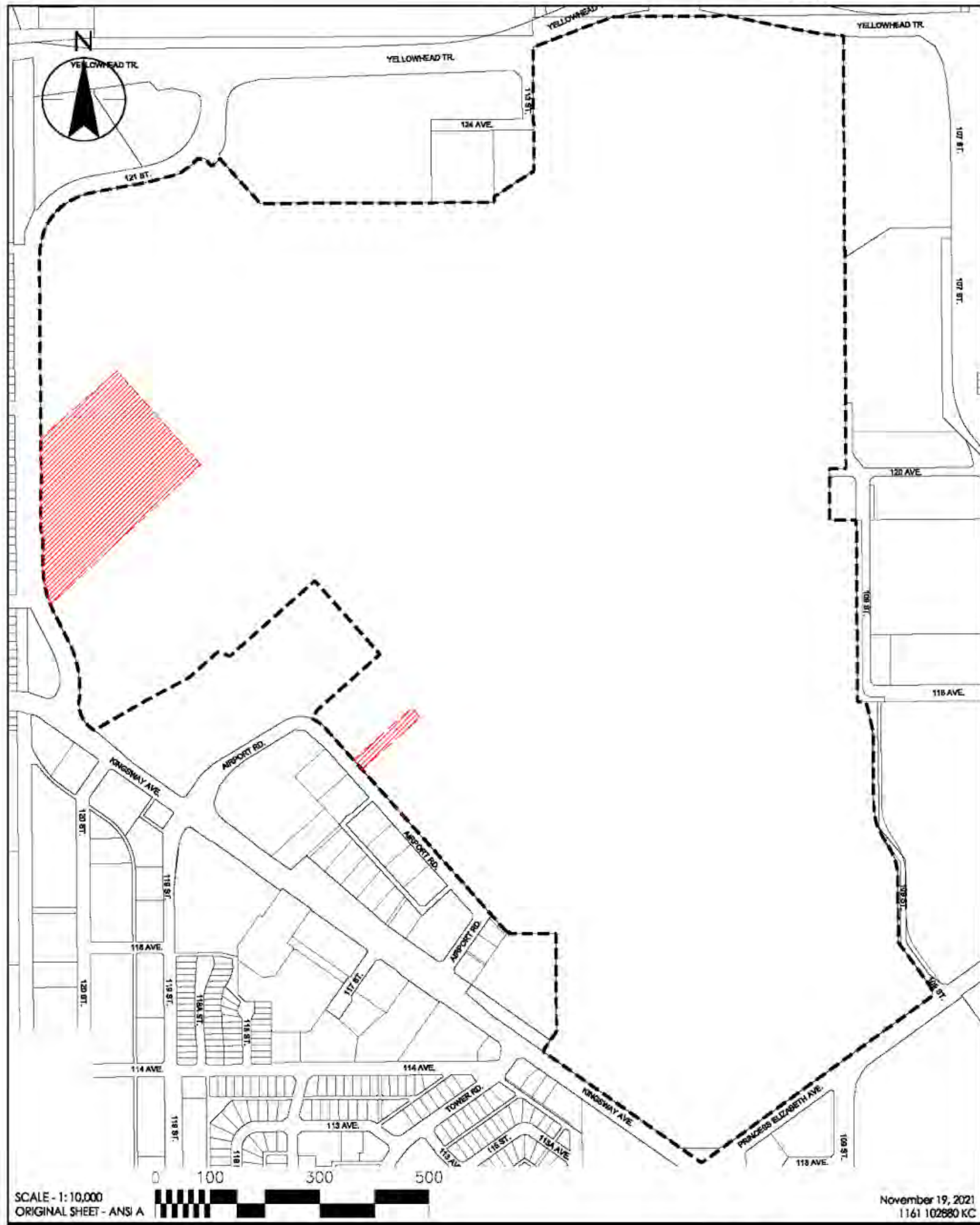
# Appendix I: Blatchford Special Area Boundary



- Blatchford Special Area
- PA Primary Active Street
- SA Secondary Active Street
- PQ Primary Quiet Street
- SQ Secondary Quiet Street



City of Edmonton  
 Urban Planning and Economy  
 Map Last Updated: October 2023





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ORIGINAL SHEET - ANSI A

November 19, 2021  
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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

Client/Project

CITY OF EDMONTON  
BLATCHFORD  
NEIGHBOURHOOD

Figure No.

1.0

Title

ENVIRONMENTAL  
OVERLAY



# 3.41 BP - Blatchford Parks Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for primarily 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.2. Child Care Service                  2.3. Community Service                  2.4. Outdoor Recreation Service                  2.5. Park                  2.6. Special Event</p> <p><b>Sign Uses</b></p> <p>2.7. Fascia Sign, limited to On-premises Advertising                  2.8. Projecting Sign, limited to On-premises Advertising                  2.9. Portable 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>Commercial Uses</b></p> <p>The commercial Uses permitted in this draft Zone are consistent with the current Zone.</p> <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 Service</li> <li>• Outdoor Recreation Service</li> <li>• Special Event</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. Food and Drink Service                  3.2. Major Indoor Entertainment                  3.3. Minor Indoor Entertainment</p> <p><b>Community Uses</b></p> <p>3.4. Library                  3.5. School</p> <p><b>Sign Uses</b></p> <p>3.6. Freestanding Sign, limited to On-premises Advertising</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>• Major Indoor Entertainment</li> <li>• Minor Indoor Entertainment</li> <li>• Food and Drink Service</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>• Schools</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

### Commercial Uses

#### 4.1. Food and Drink Services

- 4.1.1. The maximum Public Space is 120 m<sup>2</sup> for each individual establishment.
- 4.1.2. The maximum capacity is 100 occupants for each individual establishment.

### Community Uses

4.2. **Child Care Services** must comply with Section 6.40.

#### 4.3. Special Events

- 4.3.1. Must comply with Section 6.100, except that Special Events can occur for a maximum of 4 consecutive days.

### Agriculture Uses

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

### Sign Uses

4.5. **Sign** Uses must comply with Subsections 3 and 8 of Section 6.90.

### Public Space and Capacity Exceptions

4.6. The Development Planner may consider a variance to the maximum Public Space or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:

- 4.6.1. measures specified in Subsection 2 of Section 5.120;
- 4.6.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
- 4.6.3. 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	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	30.0 m
<b>Setbacks</b>		
5.1.3.	Minimum Setback	4.5 m
<b>Site Coverage</b>		
5.1.4	Maximum total Site Coverage, excluding buildings existing prior to January 1, 2015	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 blank 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.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. 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.
- 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.

### **S.997.7.4.g - 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).

### **S.997.7.4.i - Removed**

Landscaping requirements have been removed as they are covered in Section 5.60. The requirement for plant material in horticultural zone 3a has been removed, as Section 5.60 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 of 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><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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p>2.2. Residential, limited to:</p> <p>2.2.1. Backyard Housing</p> <p>2.2.2. Multi-unit Housing</p> <p>2.2.3. Row Housing</p> <p>2.2.4. Supportive Housing</p> <p>2.2.5. Secondary Suites</p> <p><b>Sign Uses</b></p> <p>2.3. Fascia 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>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>• 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>3.1. Residential, limited to 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><b>Sign Uses</b></p> <p>3.6. Portable Sign, limited to On-premises Advertising</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 consistent with the current zone, except that the following is now permitted:</p> <ul style="list-style-type: none"> <li>• Supportive Housing</li> <li>• Major Home Based Business</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><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 Event</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>

**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. Residential

4.1.1. Backyard Housing must comply with Section 6.10, 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 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 Rear or Interior Side 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 Landscaping or the placement of Accessory buildings; and
  - 4.1.1.5.3. placing larger windows such as living room windows, to face an Alley or a flanking Street.
- 4.1.1.6. Rooftop Terraces are not allowed.
- 4.1.1.7. Platform Structures, including balconies, must face an Alley or 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

### Community Uses

- 4.2. **Child Care Services** must comply with Section 6.40.
- 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 6.90.

#### 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 Based Business has been removed, as Backyard Housing is proposed to be considered a Dwelling on its own.

#### 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 Dwelling units/ha
5.1.2.	Maximum Density	130 Dwelling units/ha
<b>Height</b>		

<b>5.1.3.</b>	Minimum Height	7.0 m
<b>5.1.4.</b>	Maximum Height	12.0 m

**Unless the following applies:**

<b>5.1.5.</b>	Maximum Height for Sites that Abut Sites in the BP Zone	15.0 m
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5.2. Development must comply with Table 5.2:

<b>Table 5.2. Site and Setback Regulations</b>		
<b>Subsection</b>	<b>Regulation</b>	<b>Value</b>
<b>Site Coverage</b>		
<b>5.2.1.</b>	Maximum Site Coverage	60%
<b>Site Dimensions</b>		
<b>5.2.2.</b>	Minimum Site area	125.0 m <sup>2</sup>
<b>5.2.3.</b>	Minimum Site Width	5.0 m
<b>5.2.4.</b>	Minimum Site Depth	30.0 m
<b>Setbacks</b>		
<b>5.2.5.</b>	Minimum Setback	1.2 m
<b>Setbacks Abutting Streets, Sites in the BP Zone, or public Pathways</b>		
<b>5.2.6.</b>	Minimum Setback	2.0 m
<b>5.2.7.</b>	Maximum Setback	4.0 m
<b>Unless the following applies:</b>		
<b>5.2.8.</b>	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>		
<b>5.2.9.</b>	Minimum Setback	1.2 m
<b>5.2.10.</b>	Maximum Setback	3.0 m
<b>Setbacks for Accessory buildings or structures</b>		
<b>5.2.11.</b>	Despite Subsections 5.2.5 to 5.2.10, minimum Interior and Flanking Side Setback	0.75 m
<b>Building Length</b>		
<b>5.2.12.</b>	Maximum total length of a building	75.0 m

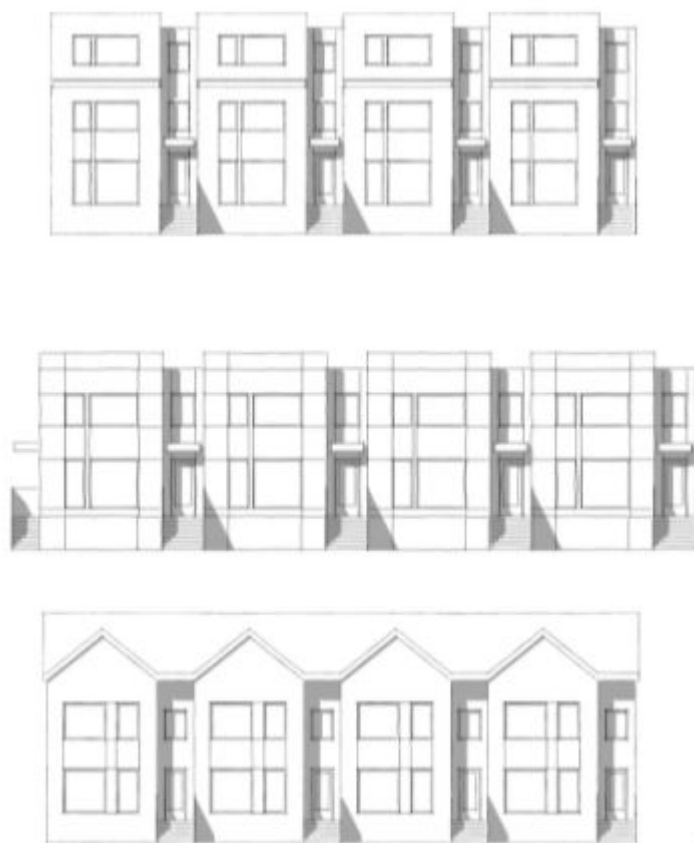
- 5.3. For the purposes of determining side and Rear Lot Lines, the Front Lot Line must be determined on a hierarchy based on the Lot line firstly Abutting:
- 5.3.1. a Retail Street;
  - 5.3.2. a Primary Active Street;
  - 5.3.3. a Secondary Active Street;
  - 5.3.4. a Site in the BP Zone;
  - 5.3.5. a Primary Quiet Street; and finally
  - 5.3.6. a Secondary Quiet Street

## 6. Design Regulations

- 6.1. All Facades of a principal building 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 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.

**Interpretive Diagram for Subsection 6.1**



- 6.2. Every Facade of a principal building, other than Backyard Housing, must contain at least 1 window to provide overlook into Yards and open spaces.
- 6.3. For any Dwelling fronting a 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 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.
- 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.

- 6.5. All mechanical equipment, except Solar Collectors, on a roof of any building must be concealed from view from the Abutting 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 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 Architectural Elements or public art.

## 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.

### Parking, Loading, Storage and Access

- 7.2. Despite Section 5.80, 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.
- 7.4. Despite Subsection 7.3, where there is no Abutting Alley, vehicle access must only be provided through one shared access per block face. Said access from the Abutting Street must be in priority order of the following list:
  - 7.4.1. Secondary Quiet Street;
  - 7.4.2. Primary Quiet Street;
  - 7.4.3. Secondary Active Street;
  - 7.4.4. Primary Active Street; and finally
  - 7.4.5. Retail Street.
- 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.
- 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 Surfaced 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 Surfaced parking.
- 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 private roadway, and not be visible from a Street; or
  - 7.7.2. be in an underground Parkade.
- 7.8. Parking Areas that Abut a public Pathway or sidewalk must be screened from view.
- 7.9. The maximum number of separate Garages within a rear-detached Garage is 4.



- 7.10. No parking, loading, storage, or waste collection area is permitted within any Setback other than the Rear Setback.
- 7.11. Despite Subsection 7.10, no parking, loading, storage or waste collection area is permitted within any Site Setback Abutting a Site zoned BP.

**Other Regulations**

- 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 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.
- 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.

**S.997.8.4.s - 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).

# 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><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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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 Suite</li> <li>2.2.4. Supportive Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>2.3. Bar</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</p> <p>2.8. Health Service</p> <p>2.9. Indoor Sales and Service</p> <p>2.10. Liquor Store</p> <p>2.11. Minor Indoor Entertainment</p> <p>2.12. Office</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</p> <p><b>Sign Uses</b></p> <p>2.16. Fascia Sign, limited to On-premises Advertising</p> <p>2.17. 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>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>• 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 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 Lodging House</p> <p><b>Community Uses</b></p> <p>3.2. Special Event</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><b>Residential Uses</b></p> <p>The below current Discretionary Residential Uses are consistent with the current Zone, except that the following is now permitted:</p> <ul style="list-style-type: none"> <li>• Supportive Housing, Restricted to Limited Supportive Housing</li> </ul>

**Agricultural Uses**

- 3.3. Urban Agriculture

**Sign Uses**

- 3.4. Portable Sign, limited to On-premises Advertising

- Major Home Based Businesses

**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, 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 6.20.
- 4.3. **Cannabis Retail Stores** must comply with Section 6.30.
- 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 only be in a building with a Residential Use.
- 4.8. Commercial Uses must not be located above the Ground Floor.
- 4.9. **Uses with Drive-through Services** are not permitted in this Zone.
- 4.10. **Bars and Food and Drink Services** have a maximum of 120 m2 of Public Space.

**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 only be in a building with a Residential Use.
  - 4.11.4. Must not be located above the Ground Floor.
- 4.12. **Child Care Services**
  - 4.12.1. Must comply with Section 6.40.
  - 4.12.2. Are permitted on Sites that front onto an Active Street or Retail Street.
  - 4.12.3. May be permitted on Sites that front onto a Quiet Street only where adequate Street parking is available, at the discretion of the Development Planner.
- 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 6.90.

**Floor Area and Public Space Exceptions**

- 4.16. The Development Planner may consider a variance to the maximum Floor Area or Public Space 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 5.120;
  - 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:

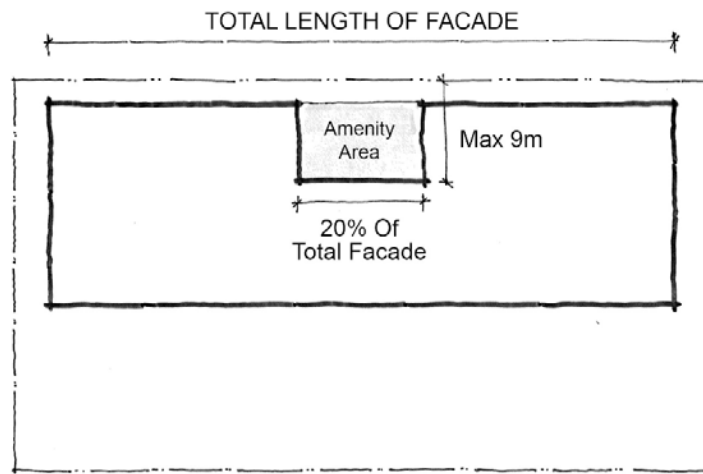
Table 5.1. Density and Height Regulations		
Subsection	Regulation	Value
<b>Density</b>		
5.1.1.	Minimum Density	45 Dwellings/ha
5.1.2.	Maximum Density	270 Dwellings/ha
5.1.3.	Maximum Density for Multi-unit Housing	275 Dwellings/ha
<b>Height</b>		
5.1.4.	Minimum Height	12.0 m
5.1.5.	Maximum Height	23.0 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 m
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



5.3. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line must be determined on a hierarchy based on the Lot line firstly Abutting:

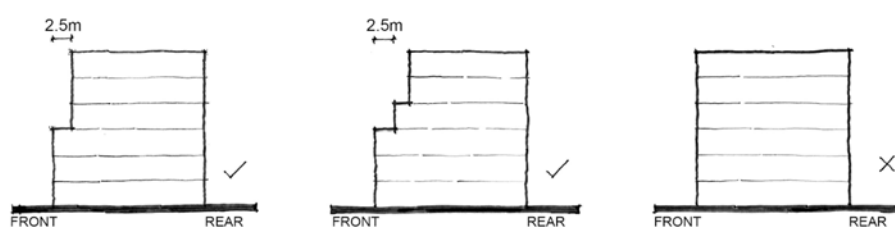
- 5.3.1. a Retail Street;
- 5.3.2. a Primary Active Street;
- 5.3.3. a Secondary Active Street;
- 5.3.4. a Site in the BP Zone;
- 5.3.5. a Primary Quiet Street; and finally
- 5.3.6. a Secondary Quiet Street.

5.4. Development must comply with Table 5.4:

Table 5.4. Tower and Podium 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

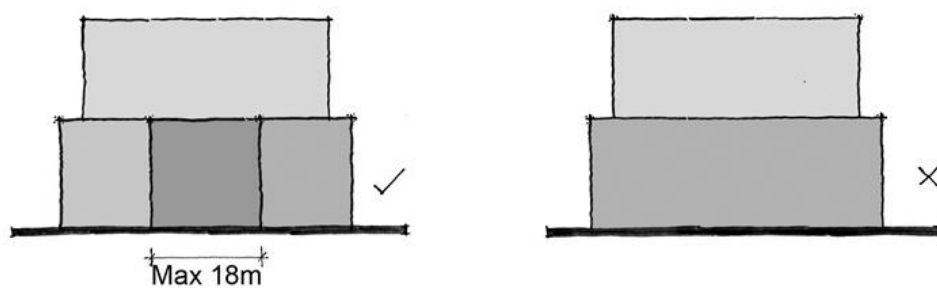
Diagram for Subsection 5.4.4



## 6. Design Regulations

- 6.1. Each individual non-residential establishment on the Ground Floor that fronts onto a 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.
- 6.2. Building Facades that Abut a Site in the BP Zone or a 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 not exceed 18.0 m.

Interpretive Diagram for Subsection 6.2.2



- 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 Frontages.
- 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.
- 6.5. For any Dwelling fronting a Street or a Site zoned BP:
- 6.5.1. all principal Dwellings along this Facade with Floor Area at ground level must have an individually articulated entrance at ground level that faces the Street or Site in the BP Zone;
  - 6.5.2. sliding patio doors must 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.
- 6.6. All mechanical equipment, except Solar Collectors, on a roof of any building must be concealed from view from the Abutting 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 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 Architectural Elements and public art.

## 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. 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.
- 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. 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>.

#### Parking, Loading, Storage and Access

- 7.3. Despite Section 5.80, 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.
- 7.4. Where provided, vehicle access must be from an Alley.
- 7.5. Despite Subsection 7.4, where there is no Abutting Alley, vehicle access must only 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;
  - 7.5.2. Primary Quiet Street;
  - 7.5.3. Secondary Active Street;
  - 7.5.4. Primary Active Street; and finally
  - 7.5.5. Retail Street.
- 7.6. Provided parking for Multi-unit Housing that contains 20 or more Dwellings, or mixed-use developments, must be provided in an underground Parkade.
- 7.7. Parking for Multi-unit Housing that contains less than 20 Dwellings, non-Residential Uses, and visitor parking, must:
  - 7.7.1. be located at ground level and accessed from an Abutting Alley or private roadway, and not be visible from a Street; or
  - 7.7.2. be in an underground Parkade.
- 7.8. Surface 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 parking.
- 7.9. Parking Areas that Abut a public Pathway or sidewalk must be screened from view.
- 7.10. No parking, loading, storage, or waste collection area is permitted within any Setback other than the Rear Setback.
- 7.11. Despite Subsection 7.10, no parking, loading, storage, or waste collection area is 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.

#### Other Regulations

- 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,

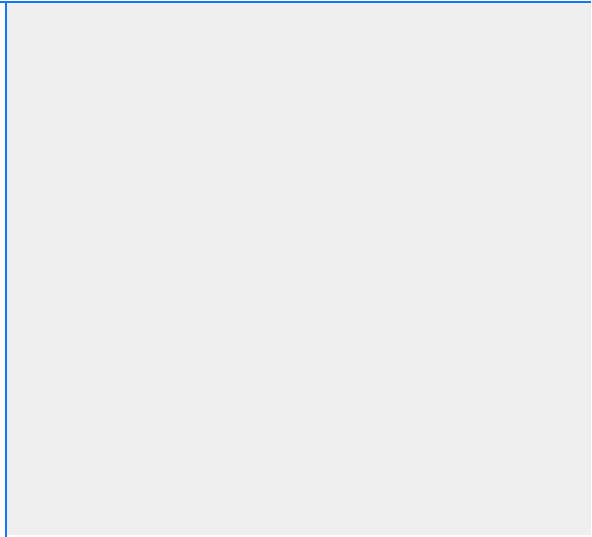
#### **S.997.9.4.o.ii - Bike Parking Regulation - Retired**

This regulation has been retired as it is covered in the new bike parking regulations in Section 5.80.

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 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.





# 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><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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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> </ul> <p><b>Commercial Uses</b></p> <p>2.3. Bar</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</p> <p>2.8. Health Service</p> <p>2.9. Indoor Sales and Service</p> <p>2.10. Liquor Store</p> <p>2.11. Minor Indoor Entertainment</p> <p>2.12. Office</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</p> <p><b>Sign Uses</b></p> <p>2.16. Fascia Sign, limited to On-premises Advertising</p> <p>2.17. 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>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><b>3. Discretionary Uses</b></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><b>Sign Uses</b></p> <p>3.3. Portable Sign, limited to On-premises Advertising</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>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</p>

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, 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 6.20.
- 4.3. **Cannabis Retail Stores** must comply with Section 6.30.
- 4.4. **Liquor Stores** must comply with Section 6.70.
- 4.5. The maximum Floor Area is 275 m<sup>2</sup> for each individual establishment.
- 4.6. Must be in a building with a Residential Use.
- 4.7. **Uses with Drive-through Services** are not permitted in this Zone.
- 4.8. **Bars and Food and Drink Services**
- 4.8.1. The maximum Public Space is 120 m<sup>2</sup> for each individual establishment.
  - 4.8.2. The maximum capacity is 100 occupants for each individual establishment.

### Community Uses

- 4.9. **Child Care Services** must comply with Section 6.40.
- 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 6.90.

### Floor Area, Public Space and Capacity Exceptions

- 4.13. The Development Planner may consider a variance to the maximum Floor Area, Public Space 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 5.120;
  - 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 Dwelling units/ha
5.1.2.	Maximum Density	425 Dwelling units/ha
<b>Height</b>		

5.1.3.	Minimum Height	21.0 m
5.1.4.	Maximum Height	45.0 m

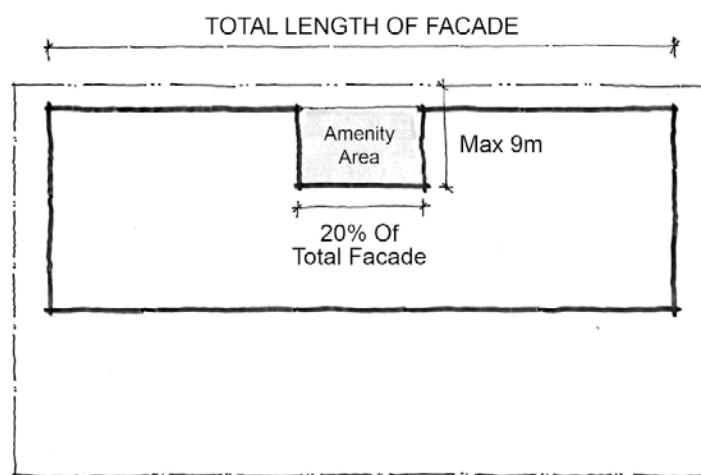
5.2. Development must comply with Table 5.2:

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

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

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 m
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**



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:

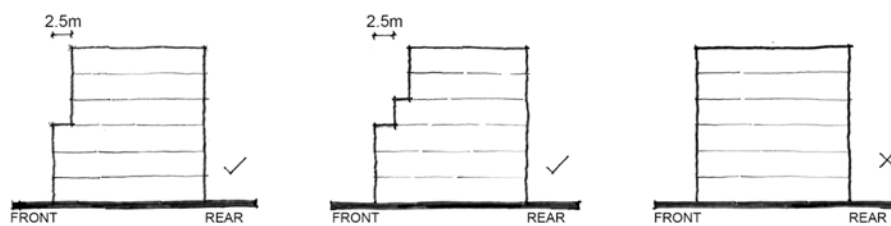
5.3.1. a Retail Street;

- 5.3.2. a Primary Active Street;
- 5.3.3. a Secondary Active Street;
- 5.3.4. a Site in the 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

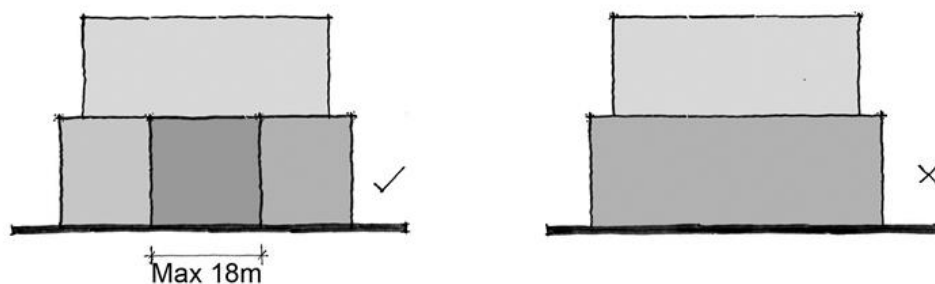
Diagram for Subsection 5.4.4



## 6. Design Regulations

- 6.1. Each individual non-residential establishment on the Ground Floor that fronts onto a 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.
- 6.2. Building Facades that Abut a Site in the BP Zone or a 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 not exceed 18.0 m.

Interpretive Diagram for Subsection 6.2.2



- 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 Frontages.
- 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.
- 6.5. For any Dwelling fronting a Street or a Site zoned BP:

- 6.5.1. all principal Dwellings along this Facade with Floor Area at ground level must have an individually articulated entrance at ground level that faces the Street or Site in the BP Zone;
  - 6.5.2. sliding patio doors must 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.
- 6.6. Buildings located at the intersection of two Active Streets must 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.
- 6.7. All mechanical equipment, except Solar Collectors, on a roof of any building must be concealed from view from the Abutting 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 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 Architectural Elements and public art.

## 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. 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. 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>

### Parking, Loading, Storage and Access

- 7.3. Despite Section 5.80, 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.
- 7.4. Despite Section 5.80, visitor bicycle parking for Residential Uses must 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 bicycle parking spaces, with 5 bicycle parking spaces being the minimum to be provided. Visitor bicycle parking must 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 must only 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; and finally
  - 7.6.5. Retail Street.

- 7.7. Provided parking for Multi-unit Housing and mixed use developments must be provided in an underground Parkade.
- 7.8. Despite Subsection 7.7, non-resident and visitor parking may be located on a Surface Parking Lot provided it is located such that it is not seen from the Street and is accessed from an Abutting Alley or a private on-site roadway. Surface parking must 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.
- 7.10. No parking, loading, storage, or waste collection area is permitted within any Setback other than the Rear Setback.
- 7.11. Despite Subsection 7.10, no parking, loading, storage, or waste collection area is permitted within any Site Setback Abutting a Site zoned BP.

#### Other Regulations

- 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 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.

#### **Bike Parking Regulation - Retired**

This regulation has been retired as it is covered in the new bike parking regulations in Section 5.80.

# 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><b>Overview</b> This section has been updated with minor formatting, key word, and reference revisions.</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 Appendix I.</p>																			
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones contained in Section 3.50 have been created in conformance with Section 7.70.</p> <p><b>Industrial Zones</b></p> <p>(EETB) Edmonton Energy and Technology Park Business Park Zone                      (EETC) Edmonton Energy and Technology Park Chemical Cluster Zone                      (EETL) Edmonton Energy and Technology Park Logistics Zone                      (EETM) Edmonton Energy and Technology Park Manufacturing Zone                      (EETR) Edmonton Energy and Technology Park Industrial Reserve Zone                      (EETIM) Edmonton Energy and Technology Park Medium Industrial Zone</p>																			
<p><b>4. Edmonton Energy and Technology Park Special Area Defined Terms</b></p> <p>4.1. The following defined Use 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>Commercial School</b></td> <td>Means development used for training and instruction in a specific trade, skill, service, or artistic endeavour.</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 Rental</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. 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.</td> </tr> <tr> <td><b>Land Treatment</b></td> <td>Means the distribution, placement and aeration of soils containing hydrocarbons for the purpose of reducing hydrocarbon concentrations in soils containing refined petroleum products that are used or could be used as fuel or lubricants. Soils containing benzene, toluene, ethyl benzene or xylene, or any combination of them as the sole contaminant, are excluded.</td> </tr> <tr> <td><b>Specialty Food Service</b></td> <td>Means development where limited types of prepared foods and beverages, excluding alcoholic beverages, are offered for sale to the public, for</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>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 gross Floor Area.	<b>Equipment Rental</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. 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These definitions are required to minimize the land use impacts of enabling additional Indoor Sales and Service Uses.</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>
Term	Definition																		
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<b>Specialty Food Service</b>	Means development where limited types of prepared foods and beverages, excluding alcoholic beverages, are offered for sale to the public, for																		

	consumption within the premises or off the Site. This typically relies primarily on walk-in clientele, and includes coffee, donut, bagel or sandwich shops, ice cream parlours, and dessert shops.
<b>Mobile Catering Food Service</b>	Means development using a fleet of 3 or more vehicles for the delivery and sale of food to the public.
<b>Personal Service Shop</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. This includes barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, and dry cleaning establishments and laundromats. This does not include Health Services.

4.2. The following defined terms apply to all Edmonton Energy and Technology Park Special Area Zones:

Term	Definition
<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>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: <ol style="list-style-type: none"> <li>a. More efficient land use planning</li> <li>b. Greater returns for capital investment</li> <li>c. Leveraged partnerships between public and private organizations</li> <li>d. Integral consideration of ecological, social, and economic impacts</li> <li>e. Multi-objective infrastructure systems (utilities / services)</li> <li>f. Sustainable economic development</li> <li>g. Green buildings, technologies &amp; practices</li> <li>h. "Waste = food" synergies</li> </ol>

## 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 Buildings addressing:
    - 5.1.1.1. water conservation and management;
    - 5.1.1.2. energy conservation and management;
    - 5.1.1.3. 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 Green Building 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 transshipment 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 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. options to recover water, specifically rainwater (rooftop, on-lot); stormwater (street, off-lot); grey water; and black water (sanitary);
- 5.1.2.10. district energy systems;
- 5.1.2.11. parking; or
- 5.1.2.12. ecological network.

### Landscaping Plan

- 5.2. A Landscape Plan must be submitted in compliance with Section 5.60 of this Bylaw, which must 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 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 Site watering and improve survivability;
  - 5.2.11. the following Low Impact Development elements:
    - 5.2.11.1. preserving natural Site features;
    - 5.2.11.2. minimizing and disconnecting impermeable areas;
    - 5.2.11.3. permeable materials 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 impermeable 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 Site and roofs is quality-controlled through the use of best environmental practices in on-Site 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 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;
- 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.

#### Drainage Servicing Report

- 5.3. An applicant for a Development Permit on a Site in the Petrochemical Precinct must submit a Site specific drainage servicing report to the satisfaction of the Development Planner in consultation with Drainage Services. The drainage servicing report must include, but not be limited to:
  - 5.3.1. waste water and storm water discharge rates, quality and quantity; and
  - 5.3.2. 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 in consultation with the City department responsible for Fire Rescue Services and the City department responsible for Emergency Response Services 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:
  - 5.6.1. the cumulative effects of multiple risk management Sites, which 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
  - 5.6.3. any on-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 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 Subsection 5.5 and 5.6, a risk management plan may be conducted for and shared by multiple adjoining Sites provided development is in conjunction with one another, which must include the identification and assessment of:
  - 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;
  - 5.7.3. Potential hazards, including hazardous substances, quantities, their use, and 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;
  - 5.7.5. the consequences of an incident, which may include the:
    - 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 information limitations, and the assumptions that were made in the preparation of the risk management plan;
- 5.7.7. risk and proposed risk mitigation measures, which may include:
  - 5.7.7.1. buffers;
  - 5.7.7.2. building design;
  - 5.7.7.3. 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. 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**

- 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.

**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.

**Additional Development Regulations**

- 5.12. The applicant for a development within the heliport approach and bird hazard zone as shown on Appendix II must 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 comply with the following regulations:
  - 5.13.1. Signs on the device are limited to those needed to identify the property, the owner, and warn of any danger, and educational Signs providing information on the technology and renewable energy usage.
  - 5.13.2. Maximum Height requirements do 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 be equal to 1.2x the total Height of the structure to the highest point.
  - 5.13.4. Building mounted micro wind structures must be Sited so that all parts of the system are located within the Setbacks or a minimum of 1.0 m from any property line, whichever is greater.
  - 5.13.5. The Development Planner may require that equipment necessary for the monitoring and operation of the Renewable Energy Device be screened

**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.

from view from any Streets, 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 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

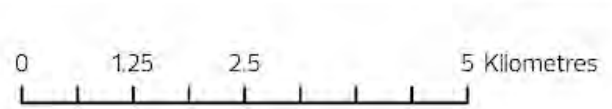
Appendix 1 – Special Area Edmonton Energy and Technology Park

Appendix II - Special Area Edmonton Energy and Technology Park

# Appendix I: Edmonton Energy and Technology Park Special Area Boundary



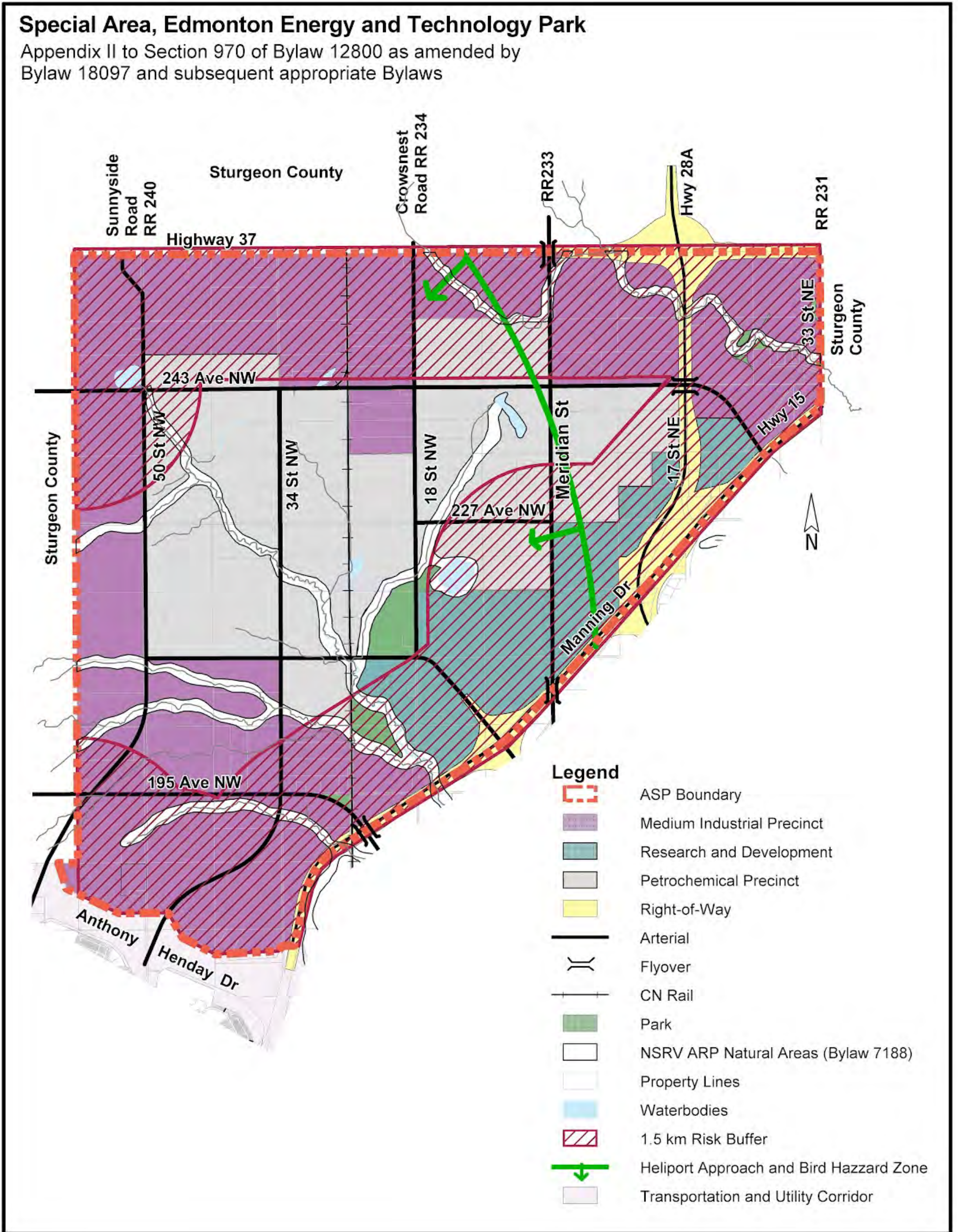
-  Edmonton Energy and Technology Park Special Area
-  City of Edmonton Boundary



City of Edmonton  
 Urban Planning and Economy  
 Map Last Updated: October 2023

# 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>To allow for the development of a business park to accommodate office, research and development, and other business activities that support and complement the development of a chemical cluster as defined in the Edmonton Energy and Technology Park Area Structure Plan. Development in this Zone must be designed and constructed with a high standard of appearance, urban design, and with regard to the environment through the use of Green 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Business Support Service</li> <li>2.2. Convenience Retail Store</li> <li>2.3. Limited Contractor Service</li> <li>2.4. Cannabis Retail Store</li> <li>2.5. Office</li> <li>2.6. Specialty Food Service</li> </ul> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>2.7. Minor Industrial</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.8. Special Event</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>2.9. Minor Utility</li> <li>2.10. Transit Facility</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.11. Fascia Sign, limited to On-premises Advertising</li> <li>2.12. Freestanding Sign, limited to On-premises Advertising</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.</p> <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>
<p><b>3. Discretionary Use</b></p> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Crematorium</li> <li>3.2. Indoor Self Storage</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>3.3. Bar</li> <li>3.4. Body Rub Centre</li> <li>3.5. Commercial School</li> <li>3.6. Equipment Rental</li> <li>3.7. Market</li> <li>3.8. Personal Service Shop</li> <li>3.9. Food and Drink Service</li> <li>3.10. Vehicle Support Service</li> </ul>	<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>Industrial Uses</b></p> <p>Indoor Self Storage has been added as a Use to be in closer alignment to 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 Use:</p> <ul style="list-style-type: none"> <li>• Vehicle Support Services</li> </ul> <p><b>Agricultural Uses</b></p> <p>The discretionary agricultural Uses in this draft Zone are consistent with the current</p>

**Agricultural Uses**

3.11. Urban Agriculture

**Sign Uses**

- 3.12. Freestanding Sign, limited to Off-premises Advertising
- 3.13. Major Digital Sign
- 3.14. Minor Digital Sign
- 3.15. Projecting Sign

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**

**Industrial Uses**

4.1. **Crematoriums** must comply with Section 6.50.

**Commercial Uses**

- 4.2. **Body Rub Centres** must comply with Section 6.20.
- 4.3. **Cannabis Retail Stores** must comply with Section 6.30.
- 4.4. **Vehicle Support Services** and **Uses with Drive-through Services** must comply with Section 6.110.
- 4.5. **Commercial Uses** must only be located on a:
  - 4.5.1. Site Abutting a highway, Arterial, service or Collector Road;
  - 4.5.2. Corner Site; or
  - 4.5.3. Site where a minimum of one side Lot line Abuts an existing Commercial Use.
- 4.6. **Food and Drink Services**
  - 4.6.1. The maximum Public Space is 240 m<sup>2</sup> for each individual establishment.
  - 4.6.2. The maximum capacity is 200 occupants for each individual establishment.

**4.6 - Revised**  
The maximum floor area and capacity regulations have been applied to all Food and Drink services.

**Community Uses**

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.

**Signs**

4.9. **Sign Uses** must comply with Subsection 3 and 7 of Section 6.90.

**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 building Height	14.0 m
<b>Setback</b>		



**5.1.3.**

Minimum Setback where any Lot line of a Site Abuts a Street

6.0 m

## 6. Design Regulations

### 6.1. Site Planning and Design

6.1.1. An on-Site system of Pathways must provide direct access and connections to:

- 6.1.1.1. primary building entrances;
- 6.1.1.2. Pathways from Abutting Sites and from perimeter Pathways;
- 6.1.1.3. Parking Areas and structures;
- 6.1.1.4. 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 Facades, such as:

- 6.2.1.1. photovoltaic cells; and
- 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:

- 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 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 Landscaping or by using materials identical to, or structurally and visually compatible with, the principal building(s).

6.2.6. 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 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 collection, outdoor service or display area will be permitted within a required Setback. Loading and waste collection areas must be located to the rear or sides of the principal buildings and must be screened from view from any adjacent Sites, Streets, or Light Rail Transit lines, in compliance with the provisions of Section 5.60.

### Other Regulations

- 7.3. Where Uses, that may in the opinion of the Development Planner, create Nuisances which may be noticeable on adjacent properties, and where the Site containing such Uses is directly adjacent to Sites used or Zoned for Religious Assembly, the Development Planner will require that these potential Nuisances be minimized or negated. This may be achieved through a variety of measures including:
- 7.3.1. Landscaping;
  - 7.3.2. berming or screening;
  - 7.3.3. building Setback, which may exceed the requirements of Section 5.60;
  - 7.3.4. noise attenuation measures such as structural soundproofing;
  - 7.3.5. downward direction of all outdoor lighting on to the proposed development; and
  - 7.3.6. any other measures as the Development Planner may deem appropriate.

# 3.52 EETC - Edmonton Energy and Technology Park Chemical Cluster Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow 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></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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Industrial Uses</b></p> <p>2.1. Major Industrial 2.2. Minor Industrial</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 2.5. Minor Utility 2.6. Recycling Drop-off Centre 2.7. Transit Facility</p> <p><b>Sign Uses</b></p> <p>2.8. Fascia Sign, limited to On-premises Advertising 2.9. Freestanding Sign, limited to On-premises Advertising 2.10. Minor Digital Sign, limited to On-premises Advertising 2.11. 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 and Major Industrial Uses allow for additional activities. <i>Indoor Self Storage has been added as a Use to be in closer alignment to the current Zone.</i></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>
<p><b>3. Discretionary Uses</b></p> <p><b>Industrial Uses</b></p> <p>3.1. Indoor Self Storage</p>	<p><b>Industrial Uses</b></p> <p><i>Indoor Self Storage has been added as a discretionary Use.</i></p>
<p><b>4. Additional Regulations for Specific Uses</b></p> <p><b>Industrial Uses</b></p> <p>4.1. 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.</p> <p>4.2. 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.</p> <p>4.3. Temporary storage is only allowed as part of a Minor Industrial or Major Industrial Use.</p> <p><b>Basic Service Uses</b></p> <p>4.4. <b>Major Utilities</b> does not include sanitary landfills Sites or nuclear power facilities.</p>	<p><b>4.1 - Revised</b></p> <p>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.</p> <p><b>4.2 - Revised</b></p> <p>The regulations that applied to heavy industrial are now applied to Major</p>

**Community Uses**

4.5. **Special Events** must comply with Section 6.100.

**Signs**

4.6. **Sign Uses** must comply with Subsections 3 and 7 of Section 6.90.

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.

**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1. Site Regulations		
Subsection	Regulation	Value
<b>Site Area</b>		
5.1.1.	Minimum Site area	1.0 ha
<b>Setback</b>		
5.1.2.	Minimum Setback where a Lot line Abuts a Street	3.0 m

5.2. Despite Subsection 5.1.2 the Development Planner 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, having particular regard to any separation spaces required by Alberta Ministry of Environment and Protected Areas.

**6. General Regulations**

**Parking, Loading, Storage and Access**

6.1. All outdoor services, assembly, waste collection, and storage areas, including the trucking yards associated with such activities, must be located to the rear or side of the principal building.

6.1.1. Despite Subsection 6.1, loading and waste collection facilities servicing warehouses and similar developments where the handling or assembly of goods is carried out within a building are allowed to the rear, sides, or front of the principal building.

6.1.2. All outdoor services, assembly, waste collection, and storage areas, including the trucking yards associated with such activities, must be screened from view from any Street, and from adjacent Sites, unless the Street is a Local Road servicing only the Energy and Technology Park.

**Other Regulations**

6.2. 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>To allow 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 Area Structure Plan. Commercial 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, Arterial, or Collector 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Convenience Retail Store</li> <li>2.2. Equipment Rental</li> <li>2.3. Specialty Food Service</li> </ul> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>2.4. Minor Industrial</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.5. Special Event</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>2.6. Minor Utility</li> <li>2.7. Transit Facility</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.8. Fascia Sign, limited to On-premises Advertising</li> <li>2.9. Freestanding Sign, limited to On-premises Advertising</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.</p> <p><b>Industrial Uses</b></p> <p>The Minor Industrial Use allows 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. Major Industrial has been removed to be in closer alignment to 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>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>
<p><b>3. Discretionary Uses</b></p> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Indoor Self Storage</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>3.2. Market</li> <li>3.3. Mobile Catering Food Service</li> <li>3.4. Food and Drink Service</li> <li>3.5. Vehicle Support Service</li> </ul> <p><b>Basic Service Uses</b></p> <ul style="list-style-type: none"> <li>3.6. Emergency Service</li> </ul>	<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>Industrial Uses</b></p> <p>Indoor Self Storage has been added as a use to be in closer alignment to 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>

**Agricultural Uses**

- 3.7. Urban Agriculture

**Sign Uses**

- 3.8. Minor Digital Sign
- 3.9. Major Digital Sign
- 3.10. Projecting Sign, limited to On-premises Advertising

**Industrial Uses**

The current discretionary Vehicle and Equipment Sales/Rentals activity is 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, Arterial, service or Collector Road;
  - 4.1.2. On a Corner Site; or
  - 4.1.3. On a Site where a minimum of 1 side Lot line Abuts an existing Commercial Use.

- 4.2. **Vehicle Support Services** and **Uses with Drive-through Services** must comply with Section 6.110.

**Community Uses**

- 4.3. **Special Events** must comply with Section 6.100.

**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.

**Signs**

- 4.5. **Sign Uses** must comply with Subsections 3 and 7 of Section 6.90.

**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>Setback</b>		

<b>5.1.3</b>	Minimum Setback	0.0 m
<b>Front Setback</b>		
<b>5.1.4.</b>	Minimum Front Setback	6.0 m
<b>Unless the following applies:</b>		
<b>5.1.5.</b>	Minimum Front Setback where the Front Lot Line Abuts a Street other than an Arterial, service or Collector Road	3.0 m

5.2. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Height, to a maximum of 18.0 m in Height, where it is required to facilitate the industrial development of a Use.

## 6. Design Regulations

### 6.1. Site Planning and Design

- 6.1.1. An on-Site system of Pathways must provide direct access and connections to:
- 6.1.1.1. primary building entrances;
  - 6.1.1.2. Pathways from Abutting Sites and from perimeter Pathways;
  - 6.1.1.3. Parking Areas and structures;
  - 6.1.1.4. 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 Facades, such as:
- 6.2.1.1. photovoltaic cells; and
  - 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:
- 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 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 Landscaping or by using materials identical to, or structurally and visually compatible with, the principal building(s).
- 6.2.6. 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 are not permitted.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. All loading, service, waste collection, Accessory storage areas, and trucking yards must be located to the rear or sides of the principal building, and must be screened from view from any Street.
- 7.2. The Development Planner 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 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 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 7.4 of this Section, must be located and carried on within an enclosed building where possible.



# 3.54 EETM - Edmonton Energy and Technology Park Manufacturing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for the development of manufacturing Uses and Industrial Uses that support and complement petrochemical cluster development as described in the Edmonton Energy and Technology Park Area Structure Plan. Development in this Zone must be designed and constructed with a high standard of appearance, urban design, and with regard to the environment through the use of Green Building technology and green design elements. Commercial 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, Arterial or Collector 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. Convenience Retail Store</p> <p><b>Industrial Uses</b></p> <p>2.2. Minor Industrial</p> <p><b>Community Uses</b></p> <p>2.3. Special Event</p> <p><b>Basic Service Uses</b></p> <p>2.4. Minor Utility</p> <p>2.5. Transit Facility</p> <p><b>Sign Uses</b></p> <p>2.6. Fascia Sign, limited to On-premises Advertising</p> <p>2.7. Freestanding 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>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 Use allows 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. Major Industrial has been removed to be in closer alignment to 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>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>
<p><b>3. Discretionary Uses</b></p> <p><b>Industrial Uses</b></p> <p>3.1. Indoor Self Storage</p> <p><b>Commercial Uses</b></p> <p>3.2. Vehicle Support Service</p> <p>3.3. Equipment Rental</p> <p>3.4. Market</p> <p>3.5. Mobile Catering Food Service</p> <p>3.6. Outdoor Sales and Service</p> <p>3.7. Food and Drink Service</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 Service</li> </ul> <p>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</p>

**Basic Service Uses**

- 3.8. Major Utility
- 3.9. Recycling Drop-off Centres

**Agricultural Uses**

- 3.10. Urban Agriculture

**Sign Uses**

- 3.11. Major Digital Sign
- 3.12. Minor Digital Sign
- 3.13. Projecting Sign

currently have these regulations.

**Industrial Uses**

Indoor Self Storage has been added as a discretionary Use.

**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, Arterial, service or Collector Road;
  - 4.1.2. On a Corner Site; or
  - 4.1.3. On a Site where a minimum of 1 side Lot line Abuts an existing Commercial Use.
- 4.2. Despite Subsection 4.1, **Outdoor Sales and Services and Mobile Catering Food Services** must only be located on a Lot adjacent to Anthony Henday Drive.
- 4.3. **Vehicle Support Services and Uses with Drive-through Services** must comply with Section 6.110.

**Basic Service Use**

- 4.4. **Major Utilities**
  - 4.4.1. Does not include sanitary landfill Sites or nuclear power facilities.
  - 4.4.2. Must be greater than or equal to 300.0 m from a municipal boundary.

**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 and risk assessment report in compliance with Section 7.140.

**Community Uses**

- 4.6. **Special Events** must comply with Section 6.100.

**Sign Uses**

- 4.7. **Sign Uses** must comply with Subsections 3 and 7 of Section 6.90.

**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.

**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	0 m
5.1.4.	Minimum Front Setback	6.0 m
5.1.5.	Minimum Front Setback, where the Front Lot Line Abuts a Street other than Arterial, service or Collector Roads	3.0 m
<b>Site Frontage</b>		
5.1.6.	Minimum Site Frontage, where this Zone is applied along a major Collector or higher standard Street, unless access is provided from a service road	30.0 m

- 5.2. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the maximum Height, to a maximum of 22.0 m in Height, where it is required to facilitate the industrial development of a Use.

## 6. Design Regulations

### 6.1. Site Planning and Design

- 6.1.1. An on-Site system of Pathways must provide direct access and connections to:
- 6.1.1.1. primary building entrances;
  - 6.1.1.2. Pathways from Abutting Sites and from perimeter Pathways;
  - 6.1.1.3. Parking Areas and structures;
  - 6.1.1.4. 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 Facades, such as:
- 6.2.1.1. photovoltaic cells; and
  - 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:
- 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 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 Landscaping or by using materials identical to, or structurally and visually compatible with, the principal building(s).

- 6.2.6. 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 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 not be permitted fronting onto Arterials or freeways within the Edmonton Energy and Technology Park Manufacturing Zone.
- 7.2. All loading, service, waste collection, Accessory storage areas, and trucking yards must be located to the rear or sides of the principal building, and must be screened from view from any Street.

### Landscaping

- 7.3. Any Site that Abuts a residential Zone must be screened by a 6.0 m berm, which must be Landscaped with a combination of trees and shrubs to provide additional screening and interest, to the satisfaction of the Development Planner.

### Other Regulations

- 7.4. Lighting for the display areas must be mounted on lamp standards and no exposed bulbs or strings of lights can be used.

**S.970.9.5.2 & S.970.9.5.3 - Retired**  
 The regulations regarding outdoor storage are proposed to be retired, as the Uses 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>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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p>2.2. Residential, limited to:</p> <p>    2.2.1. Single Detached Housing, limited to those existing as of January 1, 2024</p> <p>    2.2.2. Secondary Suite, limited to those existing as of January 1, 2024</p> <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> <p>    3.1.1. Backyard Housing</p> <p><b>Commercial Uses</b></p> <p>3.2. Markets</p> <p><b>Basic Service Uses</b></p> <p>3.3. Minor Utility</p> <p>3.4. Transit Facility</p> <p><b>Agricultural Uses</b></p> <p>3.5. Urban Agriculture</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 one.</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> <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>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>

## 4. Additional Regulations for Specific Uses

### Residential Uses

- 4.1. Residential development must comply with any applicable development regulations in Section 2.60.

### Community Uses

- 4.2. **Special Events** must comply with Section 6.100.

# 3.56 EETIM - Edmonton Energy and Technology Park Medium Industrial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for industrial development, including manufacturing and logistic Uses within the extent of the Edmonton Energy and Technology Park Area Structure Plan. Commercial Uses will be permitted within service commercial nodes, which will be restricted in location and size to preserve the industrial character of the Zone. Development in this Zone must be designed and constructed with a high standard of appearance, urban design and with regard to the environment through the use of Green 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Industrial Uses</b></p> <p>2.1. Minor Industrial</p> <p><b>Basic Service Uses</b></p> <p>2.2. Minor Utility 2.3. Emergency Service 2.4. Recycling Drop-off Centre 2.5. Transit Facility</p> <p><b>Sign Uses</b></p> <p>2.6. Fascia Sign, limited to On-premises Advertising 2.7. Freestanding Sign, limited to On-premises Advertising 2.8. 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>
<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p>3.1. Specialty Food Service 3.2. Mobile Catering Food Service 3.3. Outdoor Sales and Service</p> <p><b>Industrial Uses</b></p> <p>3.4. Indoor Self Storage 3.5. Land Treatment</p> <p><b>Basic Service Uses</b></p> <p>3.6. Major Utility, excluding sanitary landfill Sites or nuclear power facilities</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> <ul style="list-style-type: none"> <li>• Outdoor Sales and Service</li> </ul> <p><b>Industrial Uses</b></p> <p>The major industrial use allows for additional activities. Indoor Self Storage has been added as a discretionary Use to be in closer alignment to the current Zone.</p> <p><b>Basic Service Uses</b></p> <p>The basic service Uses permitted in this</p>

**Sign Uses**

- 3.7. Major Digital Sign
- 3.8. Minor Digital Sign
- 3.9. Projecting Sign, limited to Off-premises Advertising

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. Specialty Food Services**

- 4.1.1. The maximum Public Space is 120 m<sup>2</sup> for each individual establishment.
- 4.1.2. The maximum capacity is 100 occupants for each individual establishment.

**4.2. Outdoor Sales and Services, Mobile Catering Food Services, and Specialty Food Services** must be located on a Lot Abutting Anthony Henday Drive.

**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**

- 4.4.1. 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 Subsection 3 of Section 6.90.

**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.

## 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	0 m
5.1.4.	Minimum Front Setback	6.0 m
5.1.5.	Minimum Front Setback where the Front Lot Line Abuts a Street other than an Arterial, service or Collector Road	3.0 m

- 5.2. Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the Maximum Height, to a maximum of 22.0 m in Height, where it is required to facilitate the industrial development of a Use.

## 6. Service Commercial Nodes

- 6.1. Certain locations must be considered Service Commercial Nodes in order to ensure that the Edmonton Energy and Technology Park provides a mix of Commercial 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.

- 6.2. For the purposes of this Section, a Site will 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. Site is located at the intersection of:
    - 6.2.3.1. 1 Collector Road and 1 Arterial Road; or
    - 6.2.3.2. 2 Collector Roads; and
  - 6.2.4. Site is identified in Appendix I of Section 3.50.
- 6.3. Despite Subsections 2 and 3 of Section 3.56, the following Uses will be deemed to be Permitted Uses and Discretionary Uses within a Service Commercial Node:

**Permitted Uses**

- 6.3.1. Vehicle Support Services
- 6.3.2. Indoor Sales and Services
- 6.3.3. Food and Drink Services
- 6.3.4. Minor Industrial
- 6.3.5. Special Events
- 6.3.6. Fascia Signs, limited to On-premises Advertising
- 6.3.7. Freestanding Signs, limited to On-premises Advertising
- 6.3.8. Projecting Signs, limited to On-premises Advertising
- 6.3.9. Portable Signs, limited to On-premises Advertising

**Discretionary Uses**

- 6.3.10. Major Utilities
- 6.3.11. Minor Utilities
- 6.3.12. Freestanding Signs, limited to Off-premises Advertising
- 6.3.13. Minor Digital Signs, limited to On-premises Advertising

**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>.
- 6.5. **Food and Drink Services**
  - 6.5.1. The maximum Public Space is 120 m<sup>2</sup> for each individual establishment.
  - 6.5.2. The maximum capacity is 100 occupants.
- 6.6. Service Commercial Node development must comply with Table 6.6:

Table 6.6. Service Commercial Node 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
<b>Height</b>		
6.6.3.	Maximum Height	10.0 m
<b>Setbacks</b>		
6.6.4	Minimum Setback	0 m
6.6.5.	Minimum Setback where a Site Abuts a Street	3.0 m

- 6.7. No parking, loading, storage, waste collection, outdoor service, or display areas are permitted within a Setback.
- 6.8. Loading, storage and waste collection areas must be located to the rear or sides of the principal building and must be screened from view from any adjacent Sites, public Streets or an LRT line in accordance with the provisions of Section 5.60.
- 6.9. **Sign** Uses must comply with Subsections 3 and 5 of Section 6.90.

**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.

6.10. Vehicle access must be from Collector Roads or Local Roads only.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. All loading, service, waste collection, Accessory storage areas, and trucking yards must be located to the rear or sides of the principal building, and must be screened from view from any Street.
- 7.2. Outdoor storage must be located at the rear of the building and must be screened to the satisfaction of the Development Planner.
- 7.3. Despite Section 5.80, storage, display, and vehicle parking surfaces must be designed to minimize Impermeable Material on Site and must incorporate low impact development best management practices.

### Landscaping

- 7.4. Any Site that Abuts a residential Zone, or is separated from a residential Zone by a Street or a waterway, must be screened by a berm. The berm must be Landscaped with a combination of trees and shrubs to provide additional screening and must be sized to the satisfaction of the Development Planner.

### Other Regulations

- 7.5. All Uses and related activities, except those noted in Subsections 7.2 must 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, and from adjacent Sites, to the satisfaction of the Development Planner.

## 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 Appendix I 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><b>2. Application</b></p> <p>The designation, location, and boundaries of each underlying Zone affected or created through Section 3.60 Shall apply as indicated on Appendix I to this Section.</p>	
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>Zones contained in Section 3.60 have been created in conformance with Section 7.70. Where a discrepancy exists between the Special Area regulations and general zoning regulations, the Special Area regulations Shall prevail.</p>	
<p><b>4. General Regulations Specific to Edmonton South Special Area</b></p> <p>4.1. When a term defined in Subsection 4 of Section 3.60 is also defined in Section 8.20 or Section 8.10 of this Bylaw, the definition provided in Subsection 4 of Section 3.60 shall take precedence in Edmonton South Special Area. Any uncapitalized terms used in Subsection 4 of Section 3.60 that are otherwise defined in Section 8.20 or Section 8.10 of this Bylaw shall 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 ft<sup>2</sup>) in area or 2.0 m (6.5 ft.) in height.</p> <p>4.1.3. <b>Accessory Development</b> means a Use or Building that is incidental and subordinate to a Principal Use or 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 Development or 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 and Agriculture, Livestock. This does not include Cannabis or any Cannabis related 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 Uses.</p> <p>4.1.7. <b>Agriculture, Extensive</b> means a system of tillage which depends upon large areas of land for raising crops and includes Buildings and structures incidental to farming.</p> <p>4.1.8. <b>Agriculture, Horticultural</b> 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 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.</p> <p>4.1.9. <b>Agriculture, Livestock</b> means an Agricultural Operation that involves keeping of Livestock where the number or density of animals on the</p>	

- 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 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 Equipment Sales and 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 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. Professional, Scientific and Technical 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 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 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 Industrial 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 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 Shall 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 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 Shall 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 Gas Bars are not included within this definition.
- 4.1.40. **Corner Lot** means a Lot that abuts a road on 2 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.
- 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 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 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 2 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 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 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 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 Gas 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 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 Household of more than 6 members, which May include resident staff. Group homes Shall 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 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 Household of no more than 6 members including resident staff. Limited Group Homes Shall 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 Dwelling unit. Sleeping accommodation above a detached Garage Shall be deemed to be a Guest House.
- 4.1.76. **Home Based Business Type 1** means a secondary use of an occupied principal Dwelling by the permanent residents of the Dwelling to conduct a business, which does not change the character of the 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 Dwelling and/or its accessory Buildings by at least 1-permanent resident of the Dwelling. The business May involve client visits at the discretion of the Development Planner and no more than 1 commercial vehicle on-site (maximum 1 ton weight).
- 4.1.78. **Home Based Business Type 3** means a secondary use of an occupied principal Dwelling, its accessory Buildings and Site, or a combination thereof, by at least 1 permanent resident of the Dwelling, to conduct a business. The business May include some outdoor activity, some non-resident employees at the discretion of the Development Planner (maximum 3), client visits at the Development Planner's discretion, and a maximum of 2 commercial vehicles.
- 4.1.79. **Hotel** means a commercial 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 Drinking 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, 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 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 Principal 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 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.
- 4.1.86. **Kenel** 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, Shrubs, 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 Landscaping materials such as seeds, plants, trees and Shrubs, as well as hard Landscaping materials such as rocks, pavers, ornaments, shale, crushed rock or other similar materials associated with Landscaping.
- 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 production employees. Typical Uses 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 Development 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 Subdivision of land, registered by plan of survey or descriptive plan containing 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 1 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 Shall be issued, with or without conditions, by the Development Planner 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 Shall be no more than 1 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 Shall 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 vehicle 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>) 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 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 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 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 Streetscape include Building Frontage/facade, 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 months.
- 4.1.154. **Temporary Sign** means a 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 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, is likely to have a major Environmental Impact. Typical Uses include, but are not limited to:

**4.1.142 - New Regulation**

This definition has been transferred from the applicable Leduc County Land Use Bylaw to provide more clarity to someone who may seek to develop a "Service Station, Minor" in UC3ES.

- 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 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, is likely to have only minor Environmental Impact. Typical Uses in this class include, but are not limited to, works used to provide water, sewage disposal, irrigation, drainage, fuel, telephone, electric power, waste management, public transportation, or street lighting for public benefit, convenience, or use.
  
- 4.1.160. **Vehicle Storage** means Outdoor 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 Use does not include the retail sale of food or of a broad range of goods for personal or 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. Edmonton South Special Area Specific Use Regulations

- 5.1. **Accessory Development** - Accessory Development Shall comply with the following regulations:

- 5.1.1. An Accessory Building Shall be considered as a Permitted Use where it is accessory to a Permitted Use and as a Discretionary Use where it is accessory to a Discretionary Use.
- 5.1.2. Despite Subsection 5.1.1, an Accessory Building exceeding the maximum area prescribed as a Permitted Use in the Zone regulations Shall be considered discretionary.
- 5.1.3. An Accessory Building Shall 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 Shall not be permitted to locate within an easement.
- 5.1.5. Despite 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 Shall 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, Shall 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 Shall 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 Shall apply all design standards and requirements as outlined in Edmonton South Special Area.
- 5.3.5. Streetscapes Shall 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 Shall ensure architectural compatibility of structures such that the principal design elements, finishing materials, colours and roof style Shall 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 Shall be required to reduce Environmental Impacts and manage risk.

- 5.4.2. Further to Subsection 5.4.1, on a Lot adjacent to any other permanent water body a minimum 20.0 m (65.6 ft) Setback Shall be required between the Top Of Bank and any Development.
- 5.4.3. On a 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 Subsections 5.4.1, 5.4.2, and 5.4.3, 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, land disturbance and the removal of trees or vegetation Shall be minimized to reduce environmental effects and the risk of property damage.
- 5.4.6. The Development Planner Shall 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 Shall 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 1 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 Shall 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 where Landscaping is done according to a specific theme.
- 5.5.6. For the purposes of Edmonton South Special Area, a tree or Shrub Shall 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 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 m 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>);
  - 5.5.7.6. a lawn covering the entirety of a Site excepting Building footprints and areas reserved for the maneuvering and/or storage of vehicles or areas occupied by other Landscaping elements as required by 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>) or greater, but not including areas reserved for vehicle maneuvering.
- 5.5.8. Landscaping Shall 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 Shall 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 Shall 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 Shall not be included in the calculation.

- 5.5.12. Where a Development does not include a Building, Landscaping requirements for the Front Yard Shall be applied to the entire Lot area.
- 5.5.13. The owner of the property, or his/her successor or assignees, Shall 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 Shall be that the Landscaping Shall be completed in compliance with 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, the amount fixed Shall be paid to the City for the City to replace the Landscaping.
- 5.5.15. Landscaping plans addressing Streetscape, Screening, and/or nuisance mitigation shall be approved by the Development Planner prior to approval of a Development Permit.
- 5.5.16. Despite the requirements for Landscaping and/or Screening in each Edmonton South Special Area Zone, Landscaping and/or Screening shall be required for all non-agricultural 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 Shall 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 Shall 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 who Shall 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 Edmonton South Special Area Zones, a Development Permit for a Discretionary Use Shall not be approved unless, in the opinion of the Development Planner, the Lot is suitable for the proposed Development.
- 5.7.2. When determining the suitability of a Lot for Development, the Development Planner Shall 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 Section 3.60, 3.61, 3.62, 3.63, 3.64, 3.65, 3.66, 3.67, or 3.68, the minimum Lot size for a proposed Development Shall be determined by the Development Planner, 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 Use or intensity of Use on a Site Shall be required to provide on-site parking in compliance with Schedule 1 of Edmonton South Special Area.
- 5.8.2. The minimum number of on-site Parking Spaces required for each Use of a Building or Development Shall be in compliance with Schedule 1:

**Schedule 1 Edmonton South Special Area: On Site Parking Requirements**

Use of Building or Site	Minimum Number of on-site Parking Spaces Required
<b>Residential</b>	
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 Dwellings 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*
<p>* In addition to the number of spaces required for the <i>Principal Dwelling</i>.</p> <p>**In addition to the number of spaces required for the <i>Principal Dwelling</i> as well as any commercial vehicles associated with the Home Based Business.</p>	
<b>Commercial</b>	
Business Offices	1 per 30.0 m <sup>2</sup> (323 ft <sup>2</sup> ) 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 ft <sup>2</sup> ) 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 ft <sup>2</sup> ) of GFA
Retail/service shops with GFA more than 20,000 m <sup>2</sup>	1 per 25.0 m <sup>2</sup> (269 ft <sup>2</sup> ) of GFA
Restaurants Drinking Establishments	the greater of 1 per 4.0 seats or 1 per 10.0 m <sup>2</sup> (108 ft <sup>2</sup> ) of GFA
Drive-in Restaurants	1 per 2.8 m <sup>2</sup> (30 ft <sup>2</sup> ) 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 Drinking Establishment
* Gross Floor Area	
<b>Industrial</b>	
Manufacturing plants General Industrial Warehousing and Storage yards servicing and repair establishments	1 per 100.0 m <sup>2</sup> (1076 ft <sup>2</sup> ) of GFA up to 2000 m <sup>2</sup> + 0.5 per extra 100 m <sup>2</sup>

research laboratories public utility Buildings	
Auction marts Outdoor Storage yards	Determined by Development Planner
<b>Places of Assembly</b>	
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> ) 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 Edmonton South Special Area regulations
<b>Schools</b>	
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 Shall 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 1 Use, the required number of spaces Shall 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 Shall be provided.
- 5.8.6. All required on-site Parking Spaces Shall 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 Shall 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 Shall be incorporated into a Landscaping plan and screened to the satisfaction of the Development Planner.
- 5.8.8. A Parking Space Shall 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. Despite Subsection 5.8.8, where parallel Parking Spaces are provided, each internal space Shall be increased to a minimum length of 7.0 m (23.0 ft.).
- 5.8.10. Aisles within on-site parking area Shall 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 Shall 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 Shall 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 Shall 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 m in width; and
- 5.8.13.4. not less than 6.0 m in length.
- 5.8.14. Where a certain number of Parking Spaces are required for a Use under Subsection 5.8.2 the Development Planner May relax the number of on-site vehicle Parking Spaces required if bicycle parking is provided on-site to the satisfaction of the Development Planner.

#### 5.9. Pipeline Setbacks

- 5.9.1. Development Setbacks from pipeline rights-of-way, oil and gas installations and other utility corridors Shall meet or exceed the requirements of the Province.
- 5.9.2. Subject to Subsection 5.9.1, 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 Edmonton South Special Area Zone where an Agricultural Operation is listed as a Permitted Use, the City Shall 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 1 minimum Setback distance is applicable under Edmonton South Special Area, the greater distance Shall prevail.

#### 5.11. Site Leveling, Infilling, Grading and Stockpiling

- 5.11.1. No topsoil, fill, aggregate or other similar material Shall be deposited on, moved within, or removed from a property without first obtaining a Development Permit, unless specifically exempt under Section 7.120.
- 5.11.2. Any application made for Site leveling, Infilling, grading or Stockpiling under Subsection 5.11 Shall be processed as a Discretionary Use in all Edmonton South Special Area Zones, unless specifically exempt under Section 7.120.
- 5.11.3. Where a Development Site requires leveling, Infilling or grading, the topsoil on the Site Shall 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, Shall include the following, as an integral part of the application:
- 5.11.5. Soil Testing, in compliance with Subsection 5.11.13;
- 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. Infilling 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 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 Shall be required at the time of application.
- 5.11.10. Site grading Shall 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 Shall not be permitted to impede or interfere with the natural flow of surface water onto Adjacent Lands or public ditches.
- 5.11.12. Despite Subsection 5.11.11, 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 Shall be free of contaminants and debris to the satisfaction of the Development Planner and the Province (where applicable). If in the opinion of the Development Planner there is a risk of contaminants or debris, the Development Planner 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.
- 5.11.14. Proposals for the Stockpiling of materials sourced from outside of the property, in which the Development Permit is being considered, Shall be determined at the discretion of the Development Planner. 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, will create visual detriment to the surrounding area, Shall not be permitted.
- 5.11.15. Should any proposed Infilling or grading works be for the provision of future Development, it Shall 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.

## 5.12. Tree Clearing

- 5.12.1. Tree clearing is considered to be a Discretionary Use in all Edmonton South Special Area Zones, and Shall 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 Edmonton South 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 Shall 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 Shall 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 Shall 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 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 Site;
  - 5.13.2.2. a Site plan with dimensions showing all combustible materials on the 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 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 May require that actions be taken to reduce the risk of wildfire, including the removal of natural vegetation and other combustible materials on the Site and the use of non-combustible materials on the exterior of Buildings.

5.13.5. Despite any other provision of the 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 Shall be the narrower of the 2 frontages unless otherwise determined by the Development Planner.

5.14.2. Where a corner Site comprises more than 1 Lot, the Front Yard of the entire Site Shall be taken on the same frontage as the Corner Lot.

5.14.3. The Development Planner May require a Double Fronting Lot to provide Front Yard Setbacks on each road to improve the 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 Shall determine which frontages Shall 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 to minimize the impact of elements considered to be unsightly.

5.15.2. The Landowner Shall be responsible for the maintenance of Screening and/or Fencing to the satisfaction of the Development Planner.

5.15.3. Screening elements Shall be unobtrusive and aesthetically pleasing, with a size and height considered appropriate by the Development Planner, 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, 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 considering an application for Development of a Campground whether consisting of campsites or Recreational Lots, the Development Planner Shall 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 Shall not be permitted within 305 m (1,000 ft.) of a Multi-Lot Residential Subdivision. Exceptions May be made where a highway bisects the minimum separation distance.

5.17.3. An application for a Campground Shall 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.

5.17.4. The number and layout of campsites or Recreational Lots in a Campground Shall be to the satisfaction of the Development Planner who Shall 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 Shall take into account the size, configuration and quality of the Site and associated Buildings, Adjacent Land 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 May consult with provincial and municipal child service agencies prior to making a decision.
- 5.18.3. A Child Care Facility Shall provide, to the satisfaction of the Development Planner, a minimum of 1 on-site Parking Space for every 3.0 m<sup>2</sup> of Floor 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 be approved on a Lot of 0.8 ha (2.0 ac) or more if, in the opinion of Development Planner, it would not interfere with the existing quality of life or character of the neighbourhood.
- 5.19.2. A Dwelling, Garden Suite shall be located and designed to connect with utilities serving the host residence and shall not jeopardize services to neighbouring Lots. If a proposed garden suite cannot practically be connected with the water or sewer utility on the Site, it 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 shall be designed, constructed, and finished in a manner that is, in the opinion of the Development Planner, visually compatible with the principal on the Site and the general Development of the neighbourhood.
- 5.19.4. The gross Floor Area of a garden suite shall be no less than 37.2 m<sup>2</sup> (400 ft<sup>2</sup>) and no more than 65 m<sup>2</sup> (700 ft<sup>2</sup>).
- 5.19.5. The maximum height of a garden suite shall be no more than 4.5 m (14.7 ft.).
- 5.19.6. A garden suite shall comply with the minimum Setback requirements of the district.
- 5.19.7. The Site around a garden suite shall be graded to minimize pooling under or around the suite and to avoid storm water runoff onto adjacent Lots.
- 5.19.8. A permit issued for a garden suite shall be temporary, for a term not exceeding 5 years, and May be renewed upon subsequent application. Upon expiry of the permit, and if it is not renewed, the suite shall be removed or incorporated into the Dwelling, principal and the Site restored to the satisfaction of the Development Planner.

#### 5.20. Dwelling, Manufactured Home

- 5.20.1. A Dwelling, Manufactured Home Shall have C.S.A. certification, or an equivalent to the satisfaction of the Development Planner, to be submitted with the Development Permit application.
- 5.20.2. A Dwelling, Manufactured Home Shall be placed on a proper foundation in compliance with Alberta Building Code Regulations. The foundation Shall be temporary where a Dwelling, Manufactured Home is limited to a temporary approval as a Dwelling, Secondary under Subsection 5.22.9.
- 5.20.3. The undercarriage of a Dwelling, Manufactured Home Shall be completely screened from view by a foundation, skirting or structural addition to the satisfaction of the Development Planner.
- 5.20.4. The design, construction and appearance of all steps, porches, decks and additions Shall be of a standard that is compatible with that of the Dwelling, Manufactured Home.

#### 5.21. Dwelling, Moved-In

- 5.21.1. In any Edmonton South Special Area Zone allowing residential Uses, a previously owned Dwelling, Detached moved onto an existing Lot Shall be considered a Dwelling, Moved-In and is a Discretionary Use.
- 5.21.2. A Dwelling, Moved-In Shall not be approved unless, in the opinion of the Development Planner, 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 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 Edmonton South Special Area.
- 5.22.2. Where permitted in Edmonton South Special Area Zone regulations, a Dwelling, Secondary Shall be approved on a Lot of 32.4 ha (80.0 ac) or greater provided it complies with the regulations of Edmonton South Special Area.
- 5.22.3. Despite 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 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 2 Dwellings, Principal and a Dwelling, Secondary, an additional Dwelling, Secondary Shall 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 Shall 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 Shall 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 Subsection 5.22.5, 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, the Development Planner 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, the Dwelling, Secondary Shall be removed and the Site restored to the satisfaction of the Development Planner. In the case of Dwelling, Secondary Suite, the cooking facilities, including 240 volt wiring, Shall 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 its compliance with 5.22.5.2.

## 5.23. Frame and Fabric Structures

- 5.23.1. A Frame and Fabric Structure May be permitted for a period of up to 5 years and only as an Accessory Building to an approved Principal Building on the Site and within Edmonton South Special Area Zones where Frame and Fabric Structure Use is listed as discretionary.
- 5.23.2. Despite Subsection 5.23.1, an engineered Frame and Fabric Structure May be permitted on a Site with no Principal Building if the Principal Use of the Site is Utility Service, Major.
- 5.23.3. Despite Subsection 5.23.1, a Frame and Fabric Structure Shall be exempt from the requirement of a Development Permit in the (AES) Agricultural Edmonton South Zone for the sole purpose of an agricultural Use that is exempted under Subsection 9 of Section 7.120, providing that it meets all other relevant regulations of Edmonton South Special Area.
- 5.23.4. A Frame and Fabric Structure permitted under Subsection 5.23.1 Shall only be allowed as an Accessory Building to an approved Principal Building on the Site, and Shall be reviewed in compliance with the Accessory Building regulations of the appropriate Edmonton South Special Area Zones.

5.23.5. If a Frame and Fabric Structure is permitted under Subsection 5.23, it Shall 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 5.22.3, in the Agricultural Edmonton South Zone, a Frame and Fabric Structure shall 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 Permitted Uses, or whether to approve or refuse an application where they are Discretionary Uses, the Development Planner Shall 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 Planner Shall 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 Shall be no more than one Guest House per Lot. The Guest House Shall be subordinate in size to the Dwelling, Principal.

**5.26. Home Based Business**

5.26.1. A Home Based Business Shall:

- 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 1 Home Based Business per Lot.

5.26.2. A Home Based Business Type 1 Shall:

- 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 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 Shall:

- 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 non-illuminated identification Sign not exceeding 1.0 m<sup>2</sup> (10.0 ft<sup>2</sup>) in size subject to Subsection 6.
- 5.26.3.4. Be associated with no more than 1 commercial vehicle, parked and maintained on the Site; vehicles Shall not exceed 1 ton in weight.
- 5.26.3.5. Restrict the number of non-resident employees to 1.
- 5.26.3.6. Limit client visits and vehicle traffic at the discretion of the Development Planner.
- 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 2 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 Shall:
  - 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 Planner. 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 non-illuminated identification Sign not exceeding 1.0 m<sup>2</sup> (10.0 ft<sup>2</sup>) in size subject to Subsection 6.
  - 5.26.4.4. Be limited to a maximum 2 year approval period, which will be subject to review through reapplication prior to expiration.
  - 5.26.4.5. Have no more than 2 commercial vehicles and 1 trailer, parked and maintained on the Site. Vehicles Shall be restricted to 1 vehicle, 1 ton or under and 1 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 3.
  - 5.26.4.7. Limit the number of non-resident employee vehicles parked on the Site to a maximum of 3.
  - 5.26.4.8. Limit client visits and vehicle traffic at the discretion of the Development Planner.
  - 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 Shall 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 where 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 Planner, 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 Planner.
- 5.27.4. No Building or exterior exercise area used to accommodate dogs Shall 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 Shall be located within 90.0 m (295 ft.) of any Dwelling on an adjacent Lot.
- 5.27.6. All exterior exercise areas (runs) Shall be enclosed with a Fence acceptable to the Development Planner.
- 5.27.7. All Kennel Buildings and exterior exercise areas Shall be Sited behind the Principal Building.

**5.28. Outdoor Storage**

- 5.28.1. The following Shall apply in all Edmonton South Special Area Zones:
  - 5.28.1.1. No person Shall 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 Planner to be an integral part of another Use 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, Shrubbery, trees and other Landscaping to the satisfaction of the Development Planner.
  - 5.28.1.3. No Outdoor Storage activity May be undertaken if in the opinion of the Development Planner 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 Shall be located, developed and maintained in a neat and orderly manner to the satisfaction of the Development Planner.

5.28.2. In addition to the regulations of Subsection 5.28.1, the following Shall 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 Shall be no Outdoor Storage of goods, products, materials or equipment permitted within a required Front Yard Setback.

5.28.2.2. Outdoor Storage areas Shall be graded and surfaced to the satisfaction of the Development Planner.

5.28.2.3. Fencing and/or Landscaping to the satisfaction of the Development Planner May be required as a condition of approval for any Outdoor Storage.

## 5.29. Cannabis and Cannabis Related Uses

5.29.1. No Cannabis shall be permitted to be grown outdoors.

5.29.2. On-site Cannabis sales shall not be permitted from any Cannabis Production Facility or Cannabis Storage & Distribution Facility.

5.29.3. Hours of operation of any Cannabis related Use shall be restricted at the discretion of the Development Planner.

5.29.4. The sale of Cannabis shall not occur on the same premises as tobacco and/or Liquor Sales.

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 of this Bylaw, placement of a Sign on any land within the Edmonton South Special Area Shall require a Development Permit.

6.2. Unless exempted under Section 7.120 of this Bylaw, a Sign Shall be considered a Discretionary Use in all Edmonton South Special Area Zones.

6.3. An application for a Development Permit for a Sign Shall include drawings, acceptable to the Development Planner, 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 Shall be to the satisfaction of the Development Planner.

6.5. A Landowner May be required to remove or repair any Sign which in the opinion of the Development Planner is unsightly or in such a state of disrepair as to constitute a hazard.

6.6. No Sign Shall obstruct free and clear vision of vehicle and pedestrian traffic.

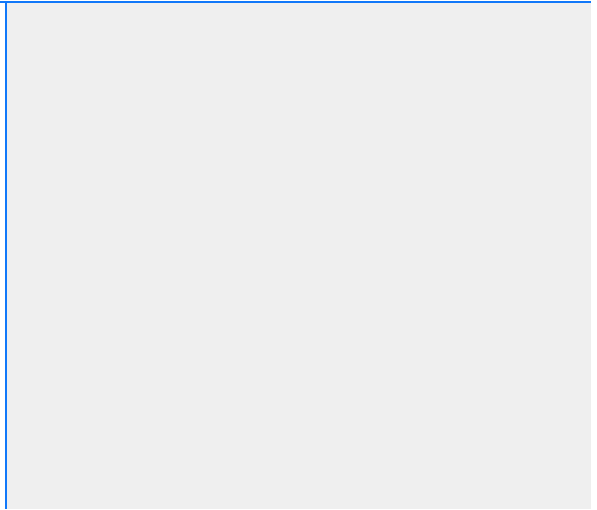
6.7. No Sign Shall interfere with or be confused with an authorized traffic Sign, signal or device.

6.8. No Sign other than one exempted under Section 7.120 or allowed under Subsection 5.22 Shall 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:

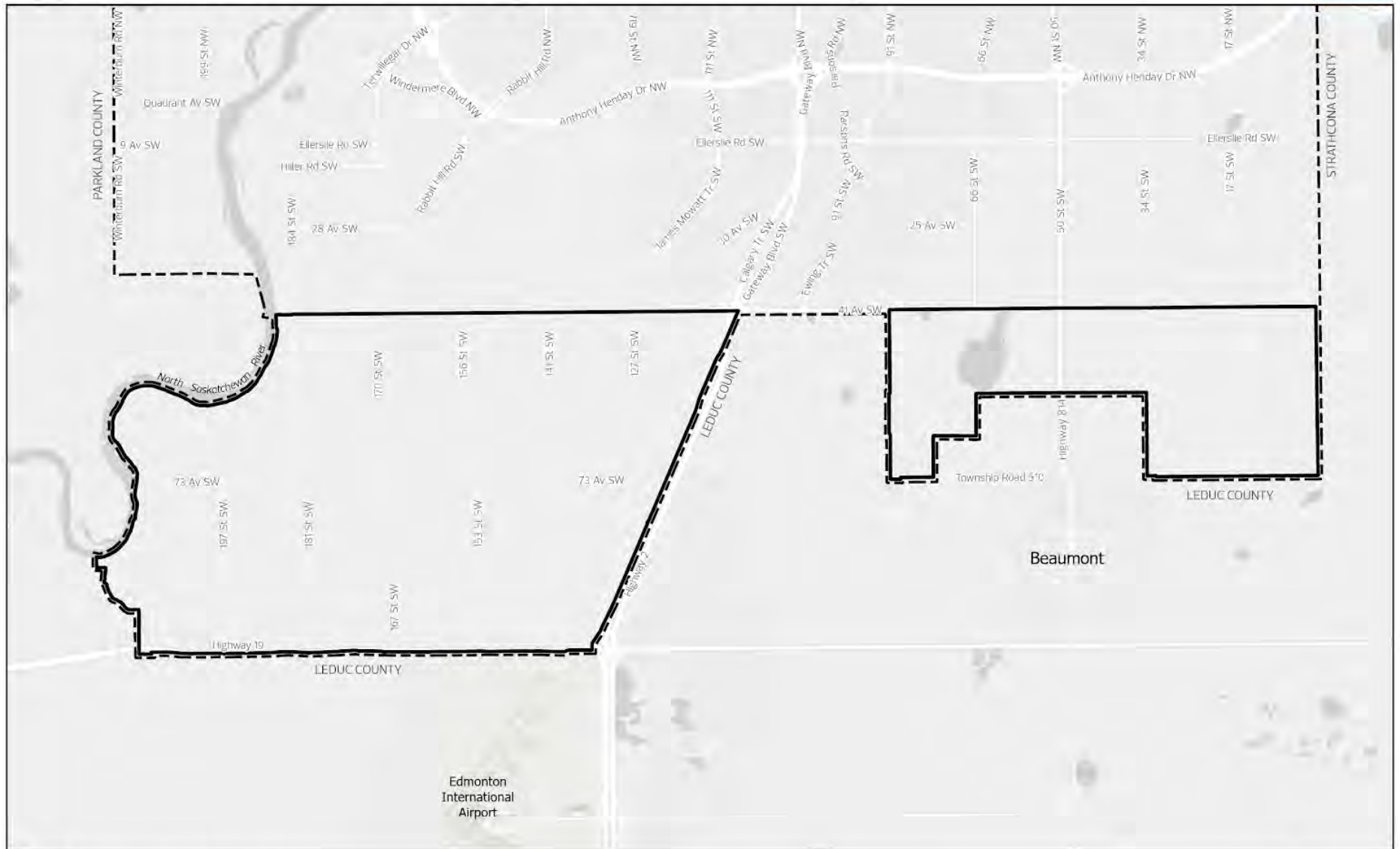
- 6.9.1. the Sign conforms to all other regulations in the Edmonton South Special Area;
- 6.9.2. in the opinion of the Development Planner, the illumination or animation will not create a hazard to traffic on any public roadway or interfere with the use or enjoyment of any adjacent property.
- 6.10. The face area of a non-digital media Freestanding Sign Shall not exceed 8.0 m<sup>2</sup> (86.1 ft<sup>2</sup>) 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>) for each additional lineal foot of frontage to a maximum of 20.0 m<sup>2</sup> (215 ft<sup>2</sup>).
- 6.11. Despite Subsection 6.10, on a Lot designated as an Industrial-Light Edmonton South (ILES), Industrial Business Edmonton South (IBES) or Urban Commercial 3 Edmonton South (UC3ES) Zone, 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, does not detract from or interfere with other approved Developments.
- 6.12. The maximum height of a Freestanding Sign Shall 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 Subsection 6.12, the Development Planner 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 Edmonton South Special Area and any other relevant statutory, or non statutory document.
- 6.14. There shall be no more than 1 Freestanding Sign per Lot frontage, although there May be multiple Sign faces allowed on a Freestanding Sign where more than 1 business occupies the Lot.
- 6.15. The maximum height of any Sign other than a Freestanding Sign Shall be determined by the Development Planner who Shall 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, in compliance with the following regulations:
  - 6.16.1. a permit for a Temporary Sign is effective for a maximum of 90 days;
  - 6.16.2. a permit for a Temporary Sign May be renewed once for a maximum of 60 days within a 12-month period on the same Lot;
  - 6.16.3. only one Temporary Sign is permitted for each Lot frontage,
- 6.17. a Temporary Sign Shall:
  - 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, in compliance with the following regulations:
  - 6.18.1. a permit for a Seasonal Sign is effective for a maximum of 5 years;
  - 6.18.2. a Seasonal Sign Shall be used for a maximum of 90 days per year, and Shall be removed from the Site when not in use;
  - 6.18.3. a Seasonal Sign Shall be placed completely within the boundaries of the Lot on which it stands;
  - 6.18.4. the dimensions and appearance of a Seasonal Sign Shall be at the discretion of the Development Planner; 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 Freestanding Sign.
  - 6.19.2. Digital display content must remain in place unchanged for a minimum of 6 seconds before switching to new content and shall be a static display.
  - 6.19.3. The maximum time between each different digital display on a 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 scroll at a pace deemed acceptable to the Development Planner.
- 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 shall not exceed 63.0 m<sup>2</sup> (680 ft<sup>2</sup>).

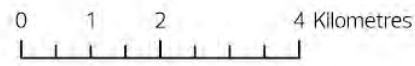




# Appendix I: Edmonton South Special Area Boundary



- Edmonton South Special Area
- City of Edmonton Boundary



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

# 3.61 AES - Agricultural Edmonton South Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow 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 shall only be created to subdivide a farmstead from a previously unsubdivided quarter section, and shall 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><b>2. Permitted Uses</b></p> <p>2.1. Accessory Building ≤ 120.0 m2 (1,292 ft2)</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, Moved In</p> <p>2.8. Dwelling, Secondary ≥ 32.4 ha (80.0 ac)</p> <p>2.9. Group Home, Limited</p> <p>2.10. Home Based Business, Type 1</p> <p>2.11. Utility Service, Minor</p>	
<p><b>3. Discretionary Uses</b></p> <p>3.1. Accessory Building &gt; 120.0 m2 (1,292 ft2)</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. Commercial Greenhouse</p> <p>3.8. Cultural Facility</p> <p>3.9. Dwelling, Communal</p> <p>3.10. Dwelling, Secondary &lt; 32.4 ha (80.0 acres)</p> <p>3.11. Education Service</p> <p>3.12. Equestrian Facility</p> <p>3.13. Frame and Fabric Structure</p> <p>3.14. Group Home</p> <p>3.15. Guest House</p> <p>3.16. Home Based Business Type 2</p> <p>3.17. Home Based Business Type 3</p> <p>3.18. Kennel</p> <p>3.19. Labour Group Housing</p> <p>3.20. Landscaping Sales and Service</p> <p>3.21. Local Community Facility</p> <p>3.22. Outdoor Storage</p> <p>3.23. Park</p> <p>3.24. Recreation, Outdoor</p> <p>3.25. Recreation, Indoor</p> <p>3.26. Recreational Vehicle Storage</p> <p>3.27. Religious Assembly</p> <p>3.28. Sign</p> <p>3.29. Temporary Asphalt Plant</p> <p>3.30. Utility Service, Major</p>	
<p><b>4. Additional Regulations for Specific Uses</b></p> <p><b>Residential Uses</b></p> <p>4.1. The maximum number of Dwellings Shall be in compliance with the following:</p> <p style="padding-left: 20px;">4.1.1. On a Lot of 32.4 ha (80.0 ac) or more, there is a maximum of 2 Principal Dwellings, which can be a Dwelling, Detached, Dwelling, Manufactured Home or Dwelling, Moved In, and 2 Dwellings, Secondary, in compliance with the regulations of Subsection 5.22 of Section 3.60 of this Bylaw.</p>	



- 4.1.2. On a Lot less than 32.4 ha (80.0 ac), there is a maximum of 1 Principal Dwelling and 1 Dwelling, Secondary, in compliance with the regulations of Subsection 5.22 of Section 3.60 of this Bylaw.

**Industrial Uses**

- 4.2. Recreational Vehicle Storage Shall comply with the following:
  - 4.2.1. The maximum Site coverage of Recreational Vehicle Storage use shall be equal to or less than 5% of the Site area.
  - 4.2.2. Despite Subsection 4.2.1, 5 acres located at NW 36-50-24-W4 may be used for Recreational Vehicle Storage.

**5. Site and Building Regulations**

- 5.1. The minimum Lot size for agricultural Lots Shall be 32.4 ha.
- 5.2. The maximum Lot size for Residential Lots shall be 2.0 ha.
- 5.3. Minimum Building Setbacks Shall 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 Lot - Side	7.5 m	7.5 m
5.3.5	Other Lot - Rear	7.5 m	7.5 m

**6. General Regulations**

- 6.1. Despite the Purpose of this Zone, Subsections 3.1 and 3.2, an additional Subdivision 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 Agricultural 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 Shall 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><b>2. Permitted Uses</b></p> <p>2.1. Accessory Building ≤ 85.0 m2 (915 ft2)</p> <p>2.2. Dwelling, Detached</p> <p>2.3. Group Home, Limited</p> <p>2.4. Home Based Business, Type 1</p> <p>2.5. Utility Service, Minor</p>													
<p><b>3. Discretionary Uses</b></p> <p>3.1. Accessory Building &gt; 85.0 m2 (915 ft2)</p> <p>3.2. Child Care Facility</p> <p>3.3. Manufactured Homes</p> <p>3.4. Dwelling, Secondary</p> <p>3.5. Frame and Fabric Structure</p> <p>3.6. Group Home</p> <p>3.7. Guest House</p> <p>3.8. Home Based Business Type 2</p> <p>3.9. Kennel</p> <p>3.10. Local Community Facility</p> <p>3.11. Park</p> <p>3.12. Sign</p>													
<p><b>4. Additional Regulations For Specific Uses</b></p> <p><b>Residential Uses</b></p> <p>4.1. Manufactured Homes shall comply with the following:</p> <p>4.1.1. New manufactured homes May be 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.</p> <p>4.1.2. A Dwelling, Manufactured Home located pursuant to Subsection 4.1.1 Shall be less than or equal to 1 year old at time of issuance of permit and greater than or equal to 95.0 m2 (1,025 ft2) in Floor Area.</p> <p>4.1.3. For the purpose of obtaining Development approval for a Dwelling, Manufactured Home, a residential addition or enlargement, or Accessory Development, a Dwelling, Manufactured Home placed in its current location prior to the passage of Land Use Bylaw 7-08 Shall be deemed a Discretionary Use; however, it cannot be replaced with another Dwelling, Manufactured Home unless specifically permitted under this Section.</p> <p>4.1.4. A Dwelling, Manufactured Home May locate on N.E. 24-48-25-W4th on a 5 year renewable basis.</p>													
<p><b>5. Site and Building Regulations</b></p> <p>5.1. The minimum Lot size for Residential Lots is 1.0 ha.</p> <p>5.2. The maximum Lot size for Residential Lots is 4.0 ha.</p> <p>5.3. There Shall only be up to 2 Dwellings permitted on a Lot, including 1 Dwelling, Secondary, in compliance with the regulations of Subsection 5.22 of Section 3.60.</p> <p>5.4. The minimum Floor Area for a Dwelling, Detached is 95.0 m2 (1,025 ft2)</p> <p>5.5. Minimum Building Setbacks Shall be in compliance with Table 5.5:</p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th colspan="4" style="background-color: #0070C0; color: white; text-align: center;">Table 5.5: Minimum Building Setback Requirements</th> </tr> <tr> <th style="width: 15%;">Subsection</th> <th style="width: 25%;">From the property line adjacent to:</th> <th style="width: 25%;">Principal Building</th> <th style="width: 35%;">Accessory Building</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Table 5.5: Minimum Building Setback Requirements				Subsection	From the property line adjacent to:	Principal Building	Accessory Building					
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<b>5.5.1</b>	Road, Highway - Front/Side/Rear	40.0 m	40.0 m
<b>5.5.2</b>	Road, Municipal Grid – Front/Side/Rear	35.0 m	35.0 m / 20.0 m / 20.0 m
<b>5.5.3</b>	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
<b>5.5.4</b>	Other Lot – Side	7.5 m	3.0 m
<b>5.5.5</b>	Other Lot – Rear	7.5 m	3.0 m

## 6. General Regulations

6.1. Individual Lots shall be accessed by internal collector or service roads constructed for the Subdivision, unless there are 3 or fewer parcels on any 1 particular public roadway.

# 3.63 RAES - Acreage Residential Edmonton South Zone

Regulations	Notes / Rationale																												
<p><b>1. Purpose</b></p> <p>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 Shall be between 0.4 ha (1.0 ac) and 1.2 ha (3.0 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><b>2. Permitted Uses</b></p> <p>2.1. Accessory Building ≤ 75.0 m2 (807 ft2)</p> <p>2.2. Dwelling, Detached</p> <p>2.3. Group Home, Limited</p> <p>2.4. Home Based Business Type 1</p> <p>2.5. Utility Service, Minor</p>																													
<p><b>3. Discretionary Uses</b></p> <p>3.1. Accessory Building &gt; 75.0 m2 (807 ft2)</p> <p>3.2. Child Care Facility</p> <p>3.3. Dwelling, Secondary</p> <p>3.4. Frame and Fabric Structure</p> <p>3.5. Group Home</p> <p>3.6. Guest House</p> <p>3.7. Home Based Business Type 2</p> <p>3.8. Local Community Facility</p> <p>3.9. Park</p> <p>3.10. Sign</p>																													
<p><b>4. Site and Building Regulations</b></p> <p>4.1. The minimum Lot size for Residential Lots is 0.4 ha.</p> <p>4.2. The maximum Lot size for Residential Lots is 1.2 ha.</p> <p>4.3. Minimum Building Setbacks Shall be in compliance with Table 4.3:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #0070C0; color: white;"> <th colspan="4">Table 4.3: Minimum Building Setback Requirements</th> </tr> <tr> <th style="width: 15%;">Subsection</th> <th style="width: 25%;">From the property line adjacent to:</th> <th style="width: 20%;">Principal Building</th> <th style="width: 40%;">Accessory Building</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><b>4.3.1</b></td> <td>Road, Highway - Front/Side/Rear</td> <td style="text-align: center;">40.0 m</td> <td style="text-align: center;">40.0 m</td> </tr> <tr> <td style="text-align: center;"><b>4.3.2</b></td> <td>Road, Municipal Grid – Front/Side/Rear</td> <td style="text-align: center;">35.0 m</td> <td style="text-align: center;">35.0 m / 20.0 m / 20.0 m</td> </tr> <tr> <td style="text-align: center;"><b>4.3.3</b></td> <td>Road, Internal/Road, Service - Front/Side/Rear</td> <td style="text-align: center;">15.0 m / 7.5 m / 7.5 m</td> <td style="text-align: center;">15.0 m / 3.0 m / 3.0 m</td> </tr> <tr> <td style="text-align: center;"><b>4.3.4</b></td> <td>Other Lot – Side</td> <td style="text-align: center;">7.5 m</td> <td style="text-align: center;">3.0 m</td> </tr> <tr> <td style="text-align: center;"><b>4.3.5</b></td> <td>Other Lot – Rear</td> <td style="text-align: center;">7.5 m</td> <td style="text-align: center;">3.0 m</td> </tr> </tbody> </table> <p>4.4. No more than 2 Dwellings are allowed on a Lot including 1 Dwelling, Secondary, in compliance with the regulations of Subsection 5.22 of Section 3.60.</p> <p>4.5. The minimum Floor Area for a Dwelling, Detached Shall be 95.0 m2 (1,025 ft2)</p>	Table 4.3: Minimum Building Setback Requirements				Subsection	From the property line adjacent to:	Principal Building	Accessory Building	<b>4.3.1</b>	Road, Highway - Front/Side/Rear	40.0 m	40.0 m	<b>4.3.2</b>	Road, Municipal Grid – Front/Side/Rear	35.0 m	35.0 m / 20.0 m / 20.0 m	<b>4.3.3</b>	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	<b>4.3.4</b>	Other Lot – Side	7.5 m	3.0 m	<b>4.3.5</b>	Other Lot – Rear	7.5 m	3.0 m	
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<b>4.3.5</b>	Other Lot – Rear	7.5 m	3.0 m																										

# 3.64 NSRVES - North Saskatchewan River Valley Edmonton

## South Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for primarily agricultural Uses as well as active and Passive Recreation activities, and limited non-recreational land Uses in the North Saskatchewan River Valley area. New Residential Lots created after passage of this Bylaw shall only be created to subdivide a farmstead from a previously unsubdivided quarter section, and shall be less than or equal to 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><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 and 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 and other Developments typically subject to potentially large amounts of fertilizer use 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 Planner May impose any conditions necessary to mitigate impacts identified in the assessment.</p>	
<p><b>5. Site and Building Regulations</b></p> <p>5.1. The minimum Lot size for agricultural Lots is 32.4 ha.</p> <p>5.2. The minimum Lot size for Residential Lots is 1.0 ha.</p>	

5.3. The maximum Lot size for Residential Lots is 2.0 ha., except that:

5.4. Minimum Building Setbacks Shall be in compliance 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 Front - 15.0 m Side/Rear
5.4.4	Other Lot – Side/Rear	7.5 m

5.5. The maximum height of a non-agricultural Building is 10.0 m (32.8 ft.).

5.6. The maximum number of Buildings Shall comply with the following:

5.6.1. On a Lot of 32.4 ha (80.0 ac) or more, there is a maximum of 2 Principal Dwellings, which can be a Dwelling, Detached; Dwelling, Manufactured Home or Dwelling, Moved In, and 2 Dwellings, Secondary in compliance with the regulations of Subsection 5.22 of Section 3.60.

5.6.2. On a Lot less than 32.4 ha (80.0 ac), there is a maximum of Principal Dwelling and 1 Dwelling, Secondary in compliance with the regulations of Subsection 5.22 of Section 3.60.

**6. General Regulations**

6.1. Despite the purpose of this Zone and Subsections 5.1 and 5.3, an additional Subdivision 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 Agricultural Operations, provided that it has legal, physical and safe access to a maintained public road.

6.2. For both agricultural and non-agricultural Uses, the Development Planner May require an environmental impact assessment in order to ascertain whether a proposed Development May 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 May impose Development conditions, including those that May have been identified in an environmental impact assessment, in order to mitigate any potential negative Development impacts. Such conditions May 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>To allow for Development of a wide array of business/corporate offices, retail/commercial operations, entertainment facilities/complexes, and high standard accommodations. All of the 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 Adjacent Land Uses.</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><b>2. Permitted Uses</b></p> <ol style="list-style-type: none"> <li>2.1. Accessory Building &lt; 200 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 Food 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 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 and 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. School, Commercial</li> <li>3.25. Security Suite</li> <li>3.26. Service Station, Major</li> <li>3.27. Sign</li> <li>3.28. Warehousing and Storage, Indoor</li> <li>3.29. Warehousing and Storage, Limited</li> <li>3.30. Warehouse Sales</li> </ol>	

## 4. Additional Regulations for Specific Uses

### Sign Uses

- 4.1. The design, placement and scale of all Signs Shall be to the satisfaction of the Development Planner to ensure that 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 Freestanding Permanent Signs.
- 4.3. Business identification Signs visible from Highway travel lanes, whether Freestanding or located on Building facades, should have similar proportion, construction material and placement as those located throughout the Corridor segment.

## 5. Building and Site Regulations

- 5.1. Minimum Building Setbacks Shall be in compliance 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 (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 Building or structure located in the vicinity of an airport shall be determined by the limits as specified in the Edmonton International Airport Zoning Regulations (CRC, c81), and 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 Shall not exceed 6 storeys.
- 5.3. The combined Site Coverage by Principal and Accessory Buildings Shall not exceed 80% of the Site.

## 6. General Design Regulations

- 6.1. Architectural treatment of Building facade 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 shall be clearly articulated and linked to any pedestrian walkway systems.
- 6.4. In multi-building complexes, a consistent architectural concept 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 not permitted.
- 6.6. Lot configuration and associated Buildings 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 Shall have a Landscaped Area. A Landscaping plan Shall be provided for all Developments in compliance with Subsection 5.5 of Section 3.60.
- 7.2. Within this Zone, Landscaped area 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 m.
  - 7.2.2. All minimum required Side Yards between the front and rear of a Principal Building where they are not used for vehicle circulation.
- 7.3. Landscaping Shall comply with the following:
- 7.3.1. Xeriscaping Landscaping techniques are encouraged to reduce watering requirements.
  - 7.3.2. Vegetation used for Landscaping Shall be hardy to the central Alberta climate, as determined by the Development Planner.
  - 7.3.3. 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 with recognized horticultural practice.
  - 7.3.4. In the vicinity of an airport, Landscaping is to minimize attractants to birds and wildlife that May affect safe airport operations.
  - 7.3.5. In the vicinity of an airport, traffic/automobile lights, traffic control devices, street lighting and Building lighting shall not interfere with the operation of any airport function.

### Parking, Loading, Storage and Access

- 7.4. No Outdoor Storage is permitted in an Industrial Business.
- 7.5. Parking is encouraged to be provided underground and/or at the side or rear of Principal Buildings.
- 7.6. On-site parking, loading and unloading areas Shall be hard-surfaced. Loading and unloading areas 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 Shall be clearly marked through paving and lighting treatments.
- 7.8. All pedestrian pathways Shall link between Building entrances, street sidewalks, future transit stops/stations, trail systems, and parking areas.
- 7.9. Shared Lot access is encouraged in an Industrial Business Edmonton South (IBES) Zone and 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 movement from one Development to the next.

### Lighting

- 7.11. Any Applicant for a Development or Building permit shall submit evidence that proposed work involving outdoor lighting fixtures complies with the principles of dark sky lighting as specified by the International Dark Sky Association. The submission shall include, but 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 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 where the full cutoff performance of the fixture is obvious to the reviewing official.
- 7.12. Where submittal includes a statement by a registered design professional that the design is in compliance with this bylaw, the requirements of Subsections 7.11.1 and 7.11.2 shall not apply.
- 7.13. Bottom mounted outdoor advertising Sign lighting shall be prohibited.
- 7.14. Bottom mounted outdoor accent lighting shall be prohibited.

- 7.15. Wherever possible, outdoor lighting shall be shielded or use full cutoff light fixtures.
- 7.16. The total amount of outdoor illumination on any Site shall not exceed:
  - 7.16.1. In commercial or industrial areas 200,000 total lumens per acre with 12,000 unshielded lumens;
  - 7.16.2. In residential areas 55,000 total lumens per acre with 12,000 unshielded lumens.

#### Other Regulations

- 7.17. Page wire and barbed wire Fences are not permitted.
- 7.18. Trash enclosures, loading docks, mechanical equipment and other service elements Shall be located away and not visible from Street or perimeter walkway view.
- 7.19. A Development 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.
- 7.20. Vacant, undeveloped, or unused portions of a Site Shall be maintained in grass, Landscaping materials or such other ground cover as deemed appropriate by the Development Planner.
- 7.21. All Developments Shall be serviced with the most up-to-date telecommunications technologies available at time of construction.
- 7.22. Within the vicinity of an airport, Developments that include characteristics which increase wildlife and bird hazards to the airport are prohibited.
- 7.23. Any Development within the defined AVPA boundary must comply with the AVPA regulations.
- 7.24. Performance based insulation required for commercial Developments are required in Developments located within the AVPA boundaries.
- 7.25. Roof-top mechanical equipment and mechanical penthouses Shall be screened from view.

# 3.66 ILES - Industrial-Light Edmonton South Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>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><b>2. Permitted Uses</b></p> <ol style="list-style-type: none"> <li>2.1. Accessory Building &lt; 200 m2 (2,152.8 ft2)</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 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 m2 (2,152.8 ft2)</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 and Fabric Structure</li> <li>3.10. Manufactured Home, Sales and Service</li> <li>3.11. Manufacturing, Light</li> <li>3.12. Park</li> <li>3.13. Parking Facility</li> <li>3.14. Protective and Emergency Services</li> <li>3.15. Recreation, Outdoor</li> <li>3.16. Recreational Vehicle Storage</li> <li>3.17. Recycling Depot</li> <li>3.18. Retail Store, Large format</li> <li>3.19. Security Suite</li> </ol>	

- 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 Shall be to the satisfaction of the Development Planner to ensure that 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 Shall be in compliance 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 Building or structure located in the vicinity of an airport shall be determined by the limits as specified in the Edmonton International Airport Zoning Regulations (CRC, c81), and 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 Shall not exceed 6 storeys.
- 5.4. The combined Site coverage by Principal and Accessory Buildings shall not exceed 80% of the Site.

## 6. Design Regulations

- 6.1. Principal Building entrances shall be clearly articulated and linked to any pedestrian walkway systems.
- 6.2. In multi-building complexes, a consistent architectural concept 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 not permitted.
- 6.4. Lot configuration and associated Buildings 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 encouraged to be provided underground and/or at the side or rear of Principal Buildings.
- 7.2. On-site parking, loading and unloading areas Shall be hard-surfaced. Loading and unloading areas 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 Shall be clearly marked through paving and lighting treatments.

- 7.4. All pedestrian pathways shall link between Building entrances, street sidewalks, future transit stops/stations, trail systems, and parking areas.
- 7.5. Shared Lot access are encouraged in an Industrial-Light Edmonton South (ILES) Zone and shall be secured with access agreements.
- 7.6. Outdoor Storage shall meet the following requirements:
  - 7.6.1. Outdoor Storage must be visually screened from adjacent roadways and adjacent Zones through the use of Building orientation and design, Landscaping, berms and fencing.
  - 7.6.2. Outdoor Storage 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 shall not be the dominant or sole 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 shall be visually screened and not have direct access to public roads.
  - 7.6.6. Within the vicinity of an airport, the Outdoor Storage of food sources and wildlife attractants is prohibited.

### Landscaping

- 7.7. All lands within the Industrial Business Edmonton South Zone shall have a Landscaped Area. A Landscaping plan shall be provided for all Developments in compliance with Subsection 5.5 of Section 3.60.
- 7.8. Within this Zone, Landscaped Area 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 m.
  - 7.8.2. All minimum required Side Yards between the front and rear of a Principal Building where they are not used for vehicle circulation.
- 7.9. Landscaping shall comply with the following:
  - 7.9.1. Xeriscaping Landscaping techniques are encouraged to reduce watering requirements.
  - 7.9.2. Vegetation used for Landscaping shall be hardy to the central Alberta climate, as determined by the Development Planner.
  - 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 with recognized horticultural practice.
  - 7.9.4. In the vicinity of an airport, 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 Building lighting shall not interfere with the operation of any airport function.

### Lighting

- 7.10. Any Applicant for a Development or Building permit shall submit evidence that proposed work involving outdoor lighting fixtures complies with the principles of dark sky lighting as specified by the International Dark Sky Association. The submission 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 where the full cutoff performance of the fixture is obvious to the reviewing official.

- 7.11. Where submittal includes a statement by a registered design professional that the design is in compliance with this bylaw, the requirements of Subsections 7.10.1 and 7.10.2 shall not apply.
- 7.12. Bottom mounted outdoor advertising Sign lighting shall be prohibited.
- 7.13. Bottom mounted outdoor accent lighting shall be prohibited.
- 7.14. Wherever possible outdoor lighting shall be shielded or use full cutoff light fixtures.
- 7.15. The total amount of outdoor illumination on any Site 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 Shall be screened from view.
- 7.17. Trash enclosures, loading docks, mechanical equipment and other service elements Shall be located away and not visible from Street or perimeter walkway view.
- 7.18. A Development 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 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 for Development of large scale, commercial shopping centres, entertainment and cultural Uses in comprehensively planned Developments. This Zone 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 this Zone will promote a pedestrian-friendly environment, and are 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><b>2. Permitted Uses</b></p> <ol 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> </ol>	
<p><b>3. Discretionary Uses</b></p> <ol 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 and 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 Service</li> <li>3.17. Recreation, Indoor</li> <li>3.18. Religious Assembly</li> <li>3.19. Retail Store, Large 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, Indoor</li> <li>3.24. Warehouse Sales Services</li> </ol>	
<p><b>4. Site and Building Regulations</b></p> <ol style="list-style-type: none"> <li>4.1. Building Height Shall comply with the following: <ol 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> <li>4.1.3. Despite Subsection 4.1.1, and 4.1.2 the maximum height shall be subject to the Edmonton International Airport Zoning Regulations (CRC, c81), and shall be subject to the approval of Transportation Canada and NAV Canada within the Edmonton International Airport Vicinity Protection Area.</li> </ol> </li> </ol>	

- 4.2. The combined Site coverage by Principal and Accessory Buildings Shall be less than or equal to 60% of the Site.
- 4.3. Buildings Shall be positioned close to the street edge wherever reasonably possible to reinforce an urban Streetscape.

## 5. Design Regulations

- 5.1. Buildings Shall be designed to address the intersection of collector roads with other collector roads or with Arterial Roads and provide a pedestrian entrance into the Development at the corner or directly adjacent to it.
- 5.2. Street edges and public spaces (entry forecourts, courtyards) Shall incorporate consistent landscape edge treatments to enhance the image of Buildings and screen surface parking areas.
- 5.3. Building facades facing streets 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 Shall be developed with equal design quality on all sides.

## 6. General Regulations

### Parking, Loading, Storage and Access

- 6.1. Surface parking areas Shall be defined by interior Parking Courts and grade separated walkway connections where possible to Building entrances.
- 6.2. No Outdoor Storage is permitted in this Zone.

### Landscaping

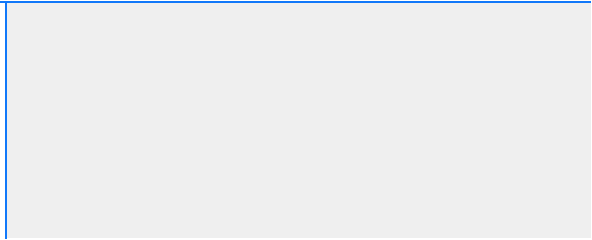
- 6.3. All lands within this Zone Shall have a Landscaped Area. A Landscaping plan Shall be provided for all Developments in compliance with Subsection 5.4 of Section 3.60.
- 6.4. Within this Zone, Landscaped Area shall be defined as the following:
  - 6.4.1. All Front Yards and Side Yards adjacent to a road to a minimum depth of 6.0 m.
  - 6.4.2. All minimum required Side Yards between the front and rear of a Principal Building where they are not used for vehicle circulation.
- 6.5. Landscaping Shall comply with the following:
  - 6.5.1. Parking areas greater than 5000 m<sup>2</sup> 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> with at least 1 side of the island being a minimum length of 2.0 m; and
    - 6.5.1.3. Shall provide a minimum of 1 tree or 2 Shrubs.
  - 6.5.2. Xeriscaping Landscaping techniques are encouraged to reduce watering requirements.
  - 6.5.3. Vegetation used for Landscaping Shall be hardy to the central Alberta climate, as determined by the Development Planner.
  - 6.5.4. Developments must include 1 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 with recognized horticultural practice.
  - 6.5.6. In the vicinity of an airport, traffic/automobile lights, traffic control devices, street lighting and Building lighting shall not interfere with the operation of any airport function.
  - 6.5.7. In the vicinity of an airport, Landscaping is to minimize attractants to birds and wildlife that May affect safe airport operations.

### Other Regulations

- 6.6. Garbage and waste materials 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 Shall be serviced with the most up-to-date telecommunications technologies available at time of construction.
- 6.8. Within the vicinity of an airport, 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 Zone

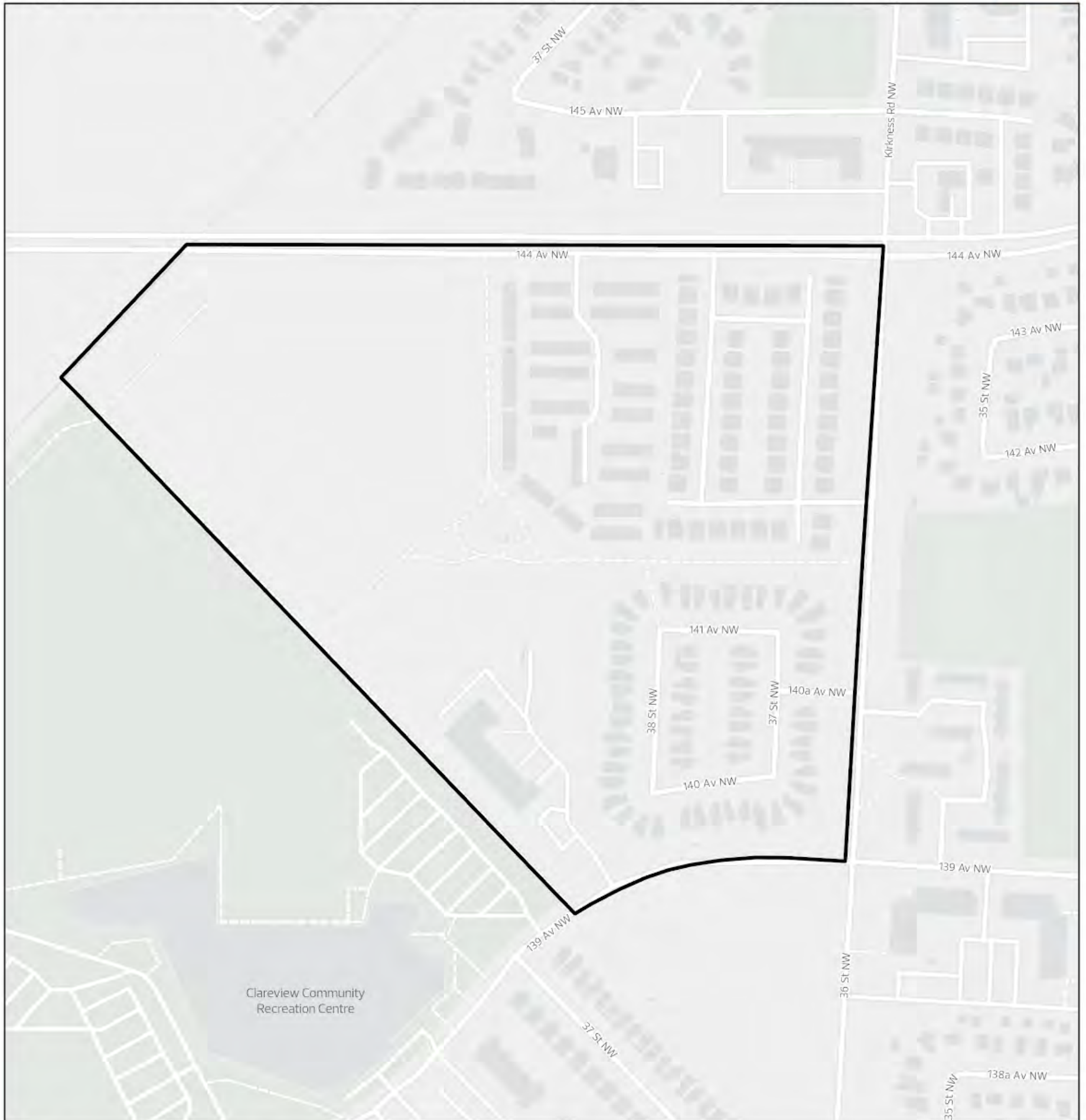
Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To provide Council with a direct control over the use and design of Development in those areas identified within the Zone. At Council's discretion, an Area Structure Plan or an Area Redevelopment Plan may be required as a prerequisite to Development in this Zone.</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><b>2. Permitted &amp; Discretionary Uses</b></p> <p>2.1. The Permitted and Discretionary Uses shall be those Uses specified in the Area Structure Plan or Area Redevelopment Plan or such other Uses including but not limited to Gambling Establishments that Council may, by resolution, make from time to time.</p>	
<p><b>3. General Regulations</b></p> <p>3.1. A Development 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 Zone; and</li> <li>3.1.3. Development Control Resolutions duly passed by Council.</li> </ul> <p>3.2. Signs shall be permitted in compliance with those regulations set out in Subsection 6 of Section 3.60 Edmonton South Sign Regulations.</p>	

# 3.70 Clareview Campus Special Area

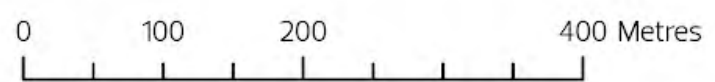
Regulations	Notes / Rationale
<p><b>1. General Purpose</b></p> <p>To designate a portion of the Clareview Campus neighbourhood, as shown in Appendix I, as a Special Area to achieve the objectives of the Clareview Town Centre Neighbourhood Area Structure Plan.</p>	<p><b>Overview</b> This section has been updated with minor formatting, key word, and reference revisions.</p>
<p><b>2. Application</b></p> <p>2.1. The applicable location and boundaries for Clareview Campus Special Area are shown in Appendix I.</p>	
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones contained in Section 3.70 have been created in conformance with Section 7.70.</p> <p><b>Residential Zones</b></p> <p>(CCHD) Clareview Campus High Density Residential Zone            (CCMD) Clareview Campus Medium Density Residential Zone            (CCLD) Clareview Campus Low Density Residential Zone            (CCSD) Clareview Campus Single Detached Residential Zone</p> <p><b>Commercial Zones</b></p> <p>(CCNC) Clareview Campus Neighbourhood Commercial Zone</p>	
<p><b>4. Appendices</b></p> <p>Appendix I - Special Area Clareview Campus</p>	



# Appendix I: Clareview Campus Special Area Boundary



 Clareview Campus Special Area



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

# 3.71 CCHD - Clareview Campus High Density Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for the development of high rise residential buildings with regulations to ensure integration 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 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</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 Houses</li> <li>2.2.2. Row Housing</li> <li>2.2.3. Multi-unit Housing</li> <li>2.2.4. 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. Indoor Sales and Service</li> <li>2.5. Health Service</li> <li>2.6. Residential Sales Centre</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.7. Child Care Service</li> <li>2.8. Community Service</li> <li>2.9. Special Event</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, limited to On-premises Advertising</li> <li>2.12. Portable Sign, limited to On-premises Advertising</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>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 Bylaw.</p>
<p><b>3. Additional Regulations for Specific Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li><b>3.1. Home Based Businesses</b> must comply with Section 6.60.</li> <li><b>3.2. Residential</b> <ul style="list-style-type: none"> <li>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.</li> </ul> </li> </ul>	

**Commercial Uses**

**3.3. Commercial Uses**

- 3.3.1. Commercial Uses, excluding Residential Sales Centres, are only permitted when located on the Ground Floor of a building containing a Residential Use in the form of 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 in the form of Lodging Houses.
- 3.5. **Child Care Services** must comply with Section 6.40.
- 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, Urban Agriculture Uses 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 3 of Section 7.140.

**Sign Uses**

- 3.8. **Sign** Uses must comply with Subsections 3 and 4 of Section 6.90.

**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.

**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 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. Despite Subsection 6 of Section 7.100, the maximum Floor Area Ratio can be varied by the Development Planner
  - 4.4.1. 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
  - 4.4.2. if the provided parking 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 from the southwest property line adjacent to the pipeline right-of-way	7.5 m
4.5.2.	Setback for a building adjacent to the pipeline right-of-way	15.0 m
<b>Front Setbacks</b>		

**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).

<b>4.5.3.</b>	Setback from the northern property line adjacent to 144 Avenue	6.0 m
<b>Side Setbacks</b>		
<b>4.5.4.</b>	Minimum side Setback for each Lot	7.5 m

## 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 theme;
  - 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.

## 6. General Regulations

### Parking, Access, Loading, and Storage

- 6.1. Surface Parking Lots must be screened from view from an open space corridor, adjacent roadways and adjacent properties.
- 6.2. Vehicle parking and loading facilities must be:
  - 6.2.1. located a minimum 6.0 m from an open space corridor;
  - 6.2.2. Landscaped and screened from an open space corridor to the satisfaction of the Development Planner.
- 6.3. Above ground Parkades 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 CCSD.

### Landscaping

- 6.5. A detailed Landscaping plan must be submitted in compliance with Section 5.60 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 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 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 1.5 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 open space corridor must be Landscaped to a standard consistent with an open space corridor.
- 6.11. Development is not permitted within 30.0 m of the east boundary of the CN right-of-way.



# 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 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 the Clareview Campus Special 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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. Supportive Housing</p> <p>2.2.4. Row Housing</p> <p><b>Commercial Uses</b></p> <p>2.3. Food and Drink Service</p> <p>2.4. Indoor Sales and Service</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</p> <p>2.9. Special Event</p> <p><b>Agricultural Uses</b></p> <p>2.10. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>2.11. Fascia Sign, limited to On-premises Advertising</p> <p>2.12. Portable 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>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 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. Additional Regulations for Specific Uses</b></p> <p><b>Residential Uses</b></p> <p>3.1. <b>Home Based Businesses</b> must comply with Section 6.60.</p> <p>3.2. <b>Residential</b></p> <p>3.2.1. Row Housing is only permitted on Sites that Abut 144 Avenue.</p>	

**Commercial Uses**

3.3. Commercial Uses, excluding Residential Sales Centres, are only permitted when located within a building containing a Residential Use in the form of Lodging Houses.

**Community Uses**

3.4. **Community Services** are only permitted when located in a building containing a Residential Use in the form of Lodging Houses.

3.5. **Child Care Services** must comply with Section 6.40.

3.6. **Special Events** must comply with Section 6.100.

**Agricultural Uses**

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

**Sign Uses**

3.8. **Sign** Uses must comply with Subsections 3 and 4 of Section 6.90.

**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	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.	Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the maximum Floor Area Ratio up to the following amount, where an underground Parkade is provided.	1.4

4.2. Setbacks must comply with Table 4.2:

Table 4.2. Setback Regulations		
Subsection	Regulation	Value
<b>Front Setbacks</b>		
4.2.1.	Minimum Front Setback	6.0 m
<b>Rear Setbacks</b>		
4.2.2.	Minimum Rear Setback	7.5 m
<b>Side Setbacks</b>		
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 theme;
  - 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.

### 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 CCSD.

### 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.

## 6. General Regulations

### Parking, Loading, Storage and Access

- 6.1. Surface Parking Lots must be screened from view from an open space Amenity Area and corridors, Abutting roadways and properties.
- 6.2. Vehicle parking and loading facilities must:
  - 6.2.1. be located a minimum 6.0 m from an open space corridor; and
  - 6.2.2. have a Landscaped Setback that is screened from the open space corridor.
- 6.3. 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 5.60 before the approval of a Development Permit and 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 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 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 open space Amenity Area and pedestrian corridors must have a Height of 1.5 m and be consistent with the fencing material constructed on the property lines of an open space corridor adjacent to areas zoned CCHD, CCLD and CCSD.

### 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 0.4 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 open space corridor must be Landscaped to a standard consistent with the open space corridor; and
  - 6.8.4. entrances to an 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 with regulations to ensure integration with 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</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. Semi-detached Housing</li> <li>2.2.3. Single Detached Housing</li> </ul> </li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.3. Residential Sales Centre</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.4. Child Care Service</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.5. Fascia Sign, limited to On-premises Advertising</li> <li>2.6. Portable Sign, limited to On-premises Advertising</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>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.</p> <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><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> <ul style="list-style-type: none"> <li>3.1. Special Event</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>Community Services</b></p> <p>Additional activities are permitted under the Special Event 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 less than or equal to 60% of the width of the principal building; and
    - 4.2.1.2. a concrete front Driveway.

### Community Uses

- 4.3. **Child Care Services** must comply with Section 6.40.

### Sign Uses

- 4.4. **Sign** Uses must comply with Subsections 3 and 4 of Section 6.90.

## 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 total Site Coverage	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>Maximum Number of Dwellings</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.	Minimum Interior Side Setback	1.2 m

5.2.5 - Revised

<p><b>5.2.5.</b></p>	<p>Minimum Flanking Side Setback</p>	<p>20% of the Site Width, to a maximum of 4.5 m</p>	<p>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.</p>
<p><b>6. Design Regulations</b></p> <p>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.</p> <p>6.2. Dwellings on Sites that Abut 36 Street NW and 144 Avenue NW must:</p> <p>6.2.1. incorporate building articulation and Facade treatments to minimize the perceived impact of massing.</p> <p>6.3. Site entrances from Streets:</p> <p>6.3.1. must include an enhancement feature on either side of the entrance; and</p> <p>6.3.2. the enhancement feature must be consistent in design, material and construction with the entrance treatments in areas zoned CCHD, CCMD and CCSD.</p>			
<p><b>7. General Regulations</b></p> <p><b>Landscaping</b></p> <p>7.1. Despite Section 5.60, the Front Yard of each Dwelling must have:</p> <p>7.1.1. 3 shrubs; and</p> <p>7.1.1.1. 1 deciduous tree with a minimum Caliper of 50.8 mm; or</p> <p>7.1.1.2. 1 coniferous tree with a minimum Height of 1.83 m.</p> <p><b>Fencing, Privacy Screening</b></p> <p>7.2. Sites that Abut the north boundary adjacent to 144 Avenue NW and Sites that Abut the east boundary adjacent to 36 Street NW must construct a uniform wood screen Fence with:</p> <p>7.2.1. a Height of 1.8 m; and</p> <p>7.2.2. an enhancement feature, such as concrete pillars or brick accents, located at least every 30.0 m.</p> <p>7.3. Fencing on property lines adjacent to an open space corridor must be constructed of a 1.5 m Fence that is consistent with the fencing on property lines of open space corridors that are adjacent to areas zoned CCHD, CCMD and CCSD.</p> <p><b>Open Space Amenity Area and Pedestrian Corridor</b></p> <p>7.4. 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 Avenue NW and 144 Avenue NW, which must connect an Amenity Area located in the CCMD Zone to 36 Street.</p> <p>7.5. Development that Abuts the pedestrian corridor must include a portion of Private Outdoor Amenity Area that faces the pedestrian corridor.</p> <p>7.6. Entrances to the open space Amenity Area along the perimeter Fence must be provided to allow for unobstructed public access.</p>			<p><b>7.3 - Revised</b></p> <p>The requirement for an ornamental iron fence has been removed to reduce potential risks to animals.</p>

# 3.74 CCSD - Clareview Campus Single Detached Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for residential development in the form 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></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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (CCSF) Clareview Campus Single Family 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. Residential Sales Centre</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.4. Child Care Service</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.5. Fascia Sign, limited to On-premises Advertising</li> <li>2.6. Portable Sign, limited to On-premises Advertising</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>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.</p> <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><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> <ul style="list-style-type: none"> <li>3.1. Special Event</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>Community Services</b></p> <p>Additional activities are permitted under the Special Event Use.</p>
<p><b>4. Additional Regulations for Specific Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>4.1. <b>Home Based Businesses</b> must comply with Section 6.60.</li> <li>4.2. <b>Residential</b> <ul style="list-style-type: none"> <li>4.2.1. Single Detached Housing must include:</li> </ul> </li> </ul>	



- 4.2.1.1. a front attached Garage with a maximum width of 6.1 m; and
- 4.2.1.2. a 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.

**Community Uses**

- 4.3. **Child Care Services** must comply with Section 6.40.
- 4.4. **Special Events** must comply with Section 6.100.

**Sign Uses**

- 4.5. **Sign Uses** must comply with Subsections 3 and 4 of Section 6.90.

## 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	10.0 m
<b>Maximum Number of Dwellings</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

Rear Setback		
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
Side Setbacks		
5.3.4.	Minimum Interior Side Setback	1.2 m
5.3.5.	Minimum Flanking Side Setback	20% of the Site Width, to a maximum of 4.5 m

**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 NW and 139 Avenue NW must incorporate building articulation and Facade treatments to minimize the perceived impact of massing.
- 6.2. Site entrances from Streets:
  - 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. Despite Section 5.60, 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 1.8 m.

### Fencing, Privacy Screening

- 7.2. Sites that Abut the north boundary adjacent to 144 Avenue NW and Sites that Abut the east boundary adjacent to 36 Street NW must construct a uniform wood screen Fence with:
  - 7.2.1. a Height of 1.8 m; and
  - 7.2.2. an enhancement feature, such as concrete pillars or brick accents, located at least every 30.0 m.
- 7.3. Fencing on property lines adjacent to an open space corridor must be constructed of a 1.5 m Fence that is consistent with the fencing on property lines of open space corridors that are adjacent to areas zoned CCHD, CCMD and CCLD.

# 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 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</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. Cannabis Retail Store</li> <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. Special Event</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.12. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.13. Fascia Sign, limited to On-premises Advertising</li> <li>2.14. Freestanding Sign, limited to On-premises Advertising</li> <li>2.15. Projecting Sign, limited to On-premises Advertising</li> <li>2.16. Portable Sign, limited to On-premises Advertising</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>• 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><b>3. Additional Regulations for Specific Uses</b></p> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>3.1. <b>Bars</b> <ul style="list-style-type: none"> <li>3.1.1. The maximum capacity is 75 occupants for each individual establishment.</li> <li>3.1.2. The maximum Public Space is 90.0 m2 for each individual establishment.</li> <li>3.1.3. Must only be developed as an Accessory Use to Food and Drink Services.</li> </ul> </li> <li>3.2. <b>Cannabis Retail Stores</b> must comply with Section 6.30.</li> <li>3.3. <b>Food and Drink Services</b></li> </ul>	<p><b>3.3. Revised</b></p> <p>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>

- 3.3.1. The maximum capacity is 250 occupants for each individual establishment.
- 3.3.2. The maximum Public Space is 300 m<sup>2</sup> for each individual establishment.

3.4. **Uses with Drive-through Services** must comply with Section 6.110.

**Community Uses**

- 3.5. **Child Care Services** must comply with Section 6.40.
- 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, Urban Agriculture Uses 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 Section 7.140.

**Sign Uses**

3.8. **Sign Uses** must comply with Subsections 3 and 5 of Section 6.90.

**Floor Area, Public Space and Capacity Exceptions**

- 3.9. The Development Planner may consider a variance to the maximum Floor Area, Public Space or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or Abutting Uses, including:
  - 3.9.1. measures specified in Subsection 2 of Section 5.120;
  - 3.9.2. modification of Site plans to locate Uses or activities in a location to minimize noise, lighting, odour or other similar Nuisances; or
  - 3.9.3. other similar measures.

## 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	10.0 m
<b>Floor Area</b>		
4.1.2.	Maximum Floor Area per individual establishment	500 m <sup>2</sup>
<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 Setback on the north side of the Site, adjacent to 144 Avenue NW	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 theme;
  - 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.

## 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.


# 3.80 Orchards Special Area

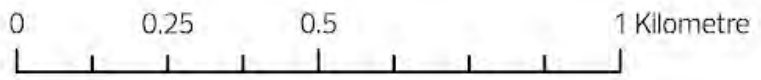
Regulations	Notes / Rationale
<p><b>1. General Purpose</b></p> <p>To designate portions of The Orchards at Ellerslie Neighbourhood, as specified in Appendix I of this Section, as a Special Area and to adopt land use regulations to achieve the development objectives of The Orchards at Ellerslie Neighbourhood Structure Plan. The intent is to create nodes of different housing forms, located within close proximity to open spaces (i.e. greenways, park spaces, natural areas, stormwater management facilities).</p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p>
<p><b>2. Application</b></p> <p>2.1. The designation, location, and boundaries of each Zone created through Section 3.80 must be applied within the area specified in Appendix I to this Section.</p>	
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones, contained in Section 3.80 have been created in conformance with Section 7.70.</p> <p><b>Residential</b></p> <p>(OLD) Orchards Low Density Residential Zone</p> <p>(ORH) Orchards Row Housing Zone</p> <p>(ORA) Orchards Rear Attached Row Housing Zone</p>	<p><b>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>Appendix I - Special Area Orchards</p>	



# Appendix I: Orchards Special Area Boundary



 Orchards Special Areas



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

# 3.81 OLD - Orchards Low Density Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for low density residential housing with high Site Coverage, access from a public Alley, 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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. Semi-detached Housing</li> <li>2.2.4. Single Detached Housing</li> <li>2.2.5. Supportive Housing</li> </ul> <p><b>Community Uses</b></p> <p>2.3. Park</p> <p><b>Sign Uses</b></p> <p>2.4. Fascia 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>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>
<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p>3.1. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>3.2. Child Care Service</p> <p><b>Agricultural Uses</b></p> <p>3.3. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>3.4. Portable 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>Commercial Uses</b></p> <p>The discretionary commercial 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.</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>



**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 6.10, **except that**:
    - 4.2.1.1. There is no maximum Floor Area.
    - 4.2.1.2. The maximum Height is 10.0 m.
    - 4.2.1.3. Backyard Housing is not included in the calculation of maximum Dwelling units.

### Commercial Uses

- 4.3. **Residential Sales Centres**
  - 4.3.1. May be approved to remain for a period of up to 8 years; and
  - 4.3.2. Where a Residential Sales Centre is located on a Site, a Hard Surfaced Parking Area may be provided on the same or an Abutting Site.

### Community Uses

- 4.4. **Child Care Services** must comply with Section 6.40.

### 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 6.90.

**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:

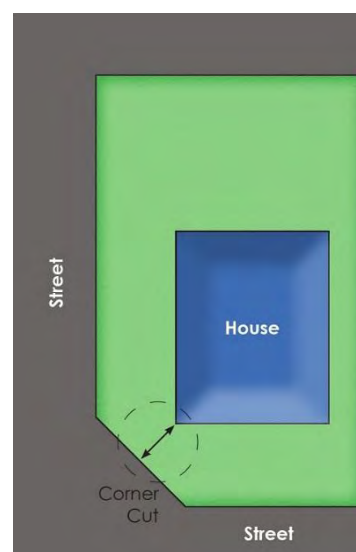
Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Site Regulations - Single Detached and Duplex Housing</b>		
5.1.1.	Minimum Site area	206.0 m <sup>2</sup>
5.1.2.	Minimum Site Width	7.6 m
5.1.3.	Minimum Site Depth	26.0 m
<b>Site Regulations - Semi-detached Housing</b>		
5.1.4.	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>		
5.1.10.	Maximum Dwellings	2 du/lot
5.1.11.	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 where 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>		
5.2.8.	Minimum Interior Side Setback - Zero Lot Line Development	1.5 m
5.2.9.	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>		
5.2.10.	Minimum Flanking Side Setback	2.4 m
<b>Unless the following applies:</b>		
5.2.11.	Minimum Flanking Side Setback for a front attached Garage	4.5m
5.2.12.	Minimum Flanking Side Setback where a Treed Boulevard is provided - Zero Lot Line Development	3.0 m

5.3. The minimum Setback to the corner cut for Corner Lots is 0.3 m, as specified in the following illustration:

Diagram for Subsection 5.3



## 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, 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.

## 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 has vehicle access from an Alley, the following regulations apply:
  - 7.3.1. a Garage or Hard Surfaced parking pad must be provided;
  - 7.3.2. a Hard Surfaced Pathway 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; 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 system, 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 Abutting 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.

### Other Regulations

- 7.6. Despite Section 5.90, 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 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.
- 7.7. All roof leaders from a Dwelling must be connected to the individual storm sewer service for each Lot or common low impact development (LID), and no roof leader discharge may be directed to the maintenance easement area.

### 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.

# 3.82 ORH - Orchards Row Housing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for medium density street oriented residential development that 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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. 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</li> </ul> <p><b>Sign Uses</b></p> <p>2.3. Fascia 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>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>
<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p>3.1. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>3.2. Child Care Service</p> <p><b>Agricultural Uses</b></p> <p>3.3. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>3.4. Freestanding Sign, limited to On-premises Advertising</p> <p>3.5. Portable 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>Commercial Uses</b></p> <p>The discretionary commercial 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.</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>

## 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 is 4.
  - 4.2.2. Backyard Housing must comply with Section 6.10, except that:
    - 4.2.2.1. There is no maximum Floor Area;
    - 4.2.2.2. The maximum Height is 10.0 m; and
    - 4.2.2.3. Backyard Housing is not included in the calculation of maximum Dwelling units.

### Commercial Uses

- 4.3. **Residential Sales Centres**
  - 4.3.1. May be approved to remain for a period of up to 8 years; and
  - 4.3.2. Where a Residential Sales Centre is located on a Site, a Hard Surfaced Parking Area may be provided on the same or an Abutting Site.

### Community Uses

- 4.4. **Child Care Services** must comply with Section 6.40.

### Agricultural Uses

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

### Sign Uses

- 4.6. **Signs** must comply with the regulations found in Subsections 3 and 4 of Section 6.90.

**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>		

<b>5.1.13.</b>	Minimum Site area	670.0 m <sup>2</sup>
<b>5.1.14.</b>	Minimum Site Width	20.0 m
<b>5.1.15.</b>	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>		
<b>5.2.1</b>	Maximum Height	13.5 m
<b>Unless the following applies:</b>		
<b>5.2.2</b>	Maximum Height for Semi-detached and Duplex Housing	12.0 m
<b>Site Coverage</b>		
<b>5.2.3</b>	Maximum total Site Coverage	80%
<b>Unless the following applies:</b>		
<b>5.2.4</b>	Maximum total Site Coverage for Semi-detached and Duplex Housing	73%

5.3. Setbacks must comply with Table 5.3:

Table 5.3. Setback Regulations		
Subsection	Regulation	Value
<b>Front Setback</b>		
<b>5.3.1.</b>	Minimum Front Setback	4.0 m
<b>Unless 1 or more of the following applies:</b>		
<b>5.3.2.</b>	Minimum Front Setback for a front attached Garage	5.5 m
<b>5.3.3</b>	Minimum Front Setback for Reverse Housing	3.0 m
<b>5.3.4</b>	Minimum Front Setback where a Treed Boulevard is provided and vehicle access is from an Alley	3.0 m
<b>Rear Setback</b>		
<b>5.3.5</b>	Minimum Rear Setback	6.0 m
<b>Unless the following applies:</b>		
<b>5.3.6</b>	Minimum Rear Setback where 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>		
<b>5.3.7</b>	Minimum Interior Side Setback	1.2 m
<b>Unless the following applies:</b>		
<b>5.3.8</b>	Minimum Interior Side Setback - Zero Lot Line Development	1.5 m
<b>Flanking Side Setback</b>		
<b>5.3.9</b>	Minimum Flanking Side Setback	2.4 m
<b>Unless the following applies:</b>		
<b>5.3.10</b>	Minimum Flanking Side Setback for a front attached Garage - Zero Lot Line <b>Development</b> Semi-detached Housing	4.5m

**5.2.1 - Addition**

A general height maximum of 13.5 m has been added as this regulation is missing from the current Zone.

<b>5.3.11</b>	Minimum Flanking Side Setback where a Treed Boulevard is provided - Zero Lot Line Development Semi-detached Housing	3.0 m
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## 6. General Regulations

### Parking, Loading, Storage and Access

- 6.1. The width of a front attached Garage must not exceed 70% of the Site Width.
- 6.2. Where the Site Abuts an Alley, vehicle access must be from the Alley.
- 6.3. Where a Site or Lot has primary vehicle access from an Alley, the following regulations apply:
  - 6.3.1. a Garage or Hard Surfaced parking pad must be provided;
  - 6.3.2. a Hard Surfaced Pathway between the Garage or Hard Surfaced parking pad and an entry to the Dwelling must 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 be constructed; and
  - 6.3.4. 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.
- 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 for Semi-Detached Housing and where:
  - 6.5.1. all roof drainage from principal and Accessory buildings is directed towards a Street, Alley, or drainage system, 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 Abutting 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.

### Other Regulations

- 6.6. For Row Housing and Multi-unit Housing, all roof leaders from the Dwellings must be connected to the individual storm sewer service for each Lot or common low impact development (LID), and no roof leader discharge may be directed to the maintenance easement area.
- 6.7. 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, common low impact development (LID), or directed to drain directly to an adjacent Lane.

### 6.5 Revised

The Zero Lot Line Development Regulations have been revised to be consistent with the standard Zones in the draft Zoning Bylaw.

# 3.83 ORA - Orchards Rear Attached Row Housing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for medium density residential development 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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>Sign Uses</b></p> <p>2.3. Fascia Sign, limited to On-premises Advertising</p> <p>2.4. 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>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>
<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p>3.1. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>3.2. Child Care Service</p> <p><b>Agricultural Uses</b></p> <p>3.3. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>3.4. Freestanding Sign, limited to On-premises Advertising</p> <p>3.5. Portable 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>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 Section 6.60.</p> <p>4.2. <b>Residential</b></p> <ul style="list-style-type: none"> <li>4.2.1. The maximum number of Dwellings in a building containing Multi-unit Housing is 4.</li> </ul>	



**Commercial Uses**

**4.3. Residential Sales Centres**

- 4.3.1. May be approved to remain for a period of up to 8 years; and
- 4.3.2. Where a Residential Sales Centre is located on a Site, a Hard Surfaced Parking Area may be provided on the same or an Abutting Site.

**Community Uses**

- 4.4. **Child Care Services** must comply with Section 6.40, except that the Child Care Services Use is only permitted in a building containing a Residential Use.

**Agricultural Uses**

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

**Sign Uses**

- 4.6. **Sign Uses** must comply with Subsections 3 and 4 of Section 6.90.

**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	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%

**5.2.1 - Addition**  
 A general height maximum of 13.5 m has been added as this regulation is missing from the current Zone.

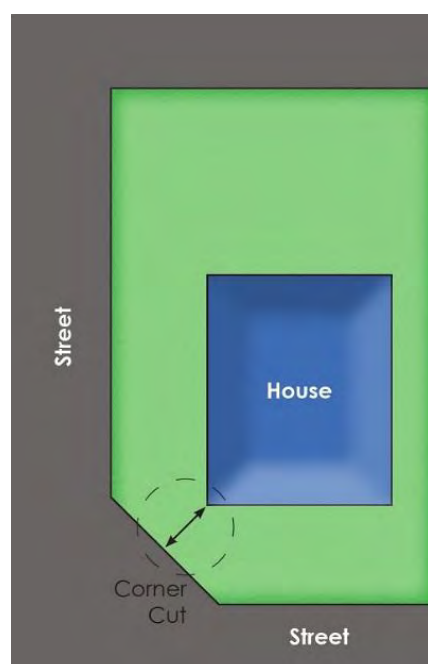
5.3. Setbacks must comply with Table 5.3:

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 where vehicle access is from an Alley	3.0 m
<b>Side Setbacks</b>		
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 Setback to the corner cut for Corner Lots is 0.3 m, as specified 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 the Front Lot Line and the Flanking Side Lot Line must use consistent building materials and Architectural Elements, and must include features such as windows, doors, or porches.
- 6.2. For Multi-unit Housing and Row Housing, where a Dwelling faces the Alley, the Facades that face the Front Lot Line and the Rear Lot Line must use consistent building materials and Architectural Elements, and must include features such as windows, doors, or porches.

## 7. General Regulations

### Landscaping

- 7.1. Despite Section 5.60:
- 7.1.1. There is no minimum Soft Landscaping area; and
  - 7.1.2. the area covered by Impermeable Material must not exceed 90% of the total Lot area.
- 7.2. All storm drainage must be directed away from buildings and towards a Street, an Alley, or to a drainage system. Applications for a Development Permit must 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 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.
- 7.5. For all Multi-unit Housing developments where one or more Dwellings face a rear Alley, 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 Interior 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

- 7.6. Despite Section 5.90, 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 a maximum of 1.5 m. Steps and eaves may project beyond the front porch provided 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 in Subsection 5.5 provided they do not extend over a registered utility easement.

### 7.1 - Revised

This regulation has been revised to exclude this Zone from the proposed Soft Landscaping requirements, which are replacing impemeable material requirements, in order to maintain current development rights.


# 3.90 Stillwater Special Area

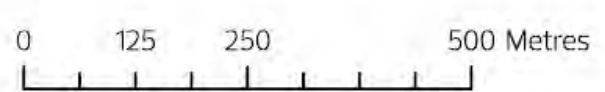
Regulations	Notes / Rationale
<p><b>1. General Purpose</b></p> <p>To designate a portion of Stillwater, as shown on Appendix I of this Section, as a Special Area and to adopt land use regulations to achieve the development objectives of the Stillwater Neighbourhood Structure Plan.</p>	<p><b>Overview</b> This section has been updated with minor formatting, key word, and reference revisions.</p>
<p><b>2. Application</b></p> <p>2.1. The applicable location and boundaries for Stillwater Special Area are shown in Appendix I.</p>	
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones contained in Section 3.90 have been created in conformance with Section 7.70.</p> <p><b>Residential Zones</b></p> <p>(SLD) Stillwater Low Density Residential Zone (SRH) Stillwater Row Housing Zone (SRA) Stillwater Rear Attached Row Housing Zone</p>	
<p><b>4. Appendix I</b></p> <p>Appendix I - Stillwater Special Area</p>	



# Appendix I: Stillwater Special Area Boundary



 Stillwater Special Area



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

# 3.91 SLD - Stillwater Low Density Residential Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for Single Detached 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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><b>Sign Uses</b></p> <p>2.3. Fascia 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>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>
<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. Lodging Houses</li> </ul> <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. Community Service</p> <p>3.5. Park</p> <p>3.6. Special Event</p> <p><b>Agricultural Uses</b></p> <p>3.7. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>3.8. Freestanding Sign, limited to On-premises Advertising</p> <p>3.9. Portable Sign, limited to On-premises Advertising</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, except for lodging houses.</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>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> <li>• Parks</li> <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>

## 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 are allowed in this Zone, and may thereby constitute two principal Dwellings on a Lot, a maximum of one principal Dwelling per Lot is allowed.
  - 4.2.2. Backyard Housing must comply with Section 6.10.

### Commercial Uses

- 4.3. **Residential Sales Centres**
  - 4.3.1. Where a Residential Sales Centre is located on a Site, a Parking Area may be provided. The Parking Area must be:
    - 4.3.1.1. located on the same or an Abutting Site;
    - 4.3.1.2. Hard Surfaced; and
    - 4.3.1.3. temporary and must be removed once the Residential Sales Centre is no longer in operation.
  - 4.3.2. Residential Sales Centres may **only** be approved to remain for up to 15 years. Additional extensions may be permitted under a variance by the Development Planner.
  - 4.3.3. The maximum Height of a Residential Sales Centre is 10.0 m.

### Community Uses

- 4.4. **Child Care Services** must comply with Section 6.40.
- 4.5. **Parks** may only occur where developed on the same Site as a Residential Sales Centre Use or Community Services Use.
- 4.6. **Special Events** must comply with Section 6.100.

### Agricultural Uses

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

### Sign Uses

- 4.8. **Signs** must comply with Subsections 3 and 4 of Section 6.90.

## 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 vehicle 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 Width is 9.0 m or less	25.0 m
5.1.4.	Minimum Site Depth - where Site Width is greater than 9.0 m	22.0 m
<b>Single Detached Housing with detached Garage and vehicle access from an Alley</b>		
5.1.5.	Minimum Site area	212 m <sup>2</sup>

<b>5.1.6.</b>	Minimum Site Width	8.5 m
<b>5.1.7.</b>	Minimum Site Depth	25.0 m
<b>Single Detached Housing with rear attached Garage and vehicle access from an Alley</b>		
<b>5.1.8.</b>	Minimum Site area	171 m <sup>2</sup>
<b>5.1.9.</b>	Minimum Site Width	9.0 m
<b>5.1.10.</b>	Minimum Site Depth	19.0 m
<b>Semi-detached Housing with front drive vehicle access, or detached Garage and vehicle access from an Alley</b>		
<b>5.1.11.</b>	Minimum Site area	187 m <sup>2</sup>
<b>5.1.12.</b>	Minimum Site Width	7.4 m
<b>5.1.13.</b>	Minimum Site Depth	25.0 m
<b>Semi-detached Housing with rear attached Garage and vehicle access from an Alley</b>		
<b>5.1.14.</b>	Minimum Site area	142 m <sup>2</sup>
<b>5.1.15.</b>	Minimum Site Width	7.4 m
<b>5.1.16.</b>	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>		
<b>5.2.1.</b>	Maximum Height	11.0 m
<b>Site Coverage</b>		
<b>5.2.2.</b>	Maximum Site Coverage for Single Detached Housing with front drive vehicle access	60%
<b>5.2.3.</b>	Maximum Site Coverage for Single Detached Housing with detached Garage and vehicle access from an Alley	57%
<b>5.2.4.</b>	Maximum Site Coverage for Single Detached Housing with rear attached Garage and vehicle access from an Alley	68%
<b>5.2.5.</b>	Maximum Site Coverage for Semi-detached Housing with front drive vehicle access, or detached Garage and vehicle access from an Alley	60%
<b>5.2.6.</b>	Maximum Site Coverage for Semi-detached Housing with rear attached Garage and vehicle access from an Alley	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.	Minimum Front Setback where a Treed 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.	Minimum Rear Setback for a second Storey where a rear attached Garage is provided	2.1 m
<b>Side Setback</b>		
5.3.5.	Minimum Interior Side Setback	1.2 m
5.3.6.	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	1.2 m where the Abutting Interior Side Setback is 0.6 m
5.3.9.	Minimum Setback to the corner cut for Corner Lots	0.3 m
<p><b>Diagram for Subsection 5.3.9</b></p>		
<b>Garage Setbacks</b>		
5.3.10.	Minimum distance between the Front Lot Line and the door of an attached Garage	5.5 m
5.3.11.	Minimum distance between the Flanking Side Lot Line and a Garage door facing the flanking Street	5.5 m

<b>5.3.12.</b>	Minimum distance from the Rear Lot Line to the door of a detached Garage	1.1 m
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## 6. General Regulations

### Amenity Areas

- 6.1. A minimum Private Outdoor Amenity Area of 30.0 m<sup>2</sup> per principal Dwelling must be provided and designated on the Site plan. The minimum width and length of the Private Outdoor Amenity Area is 3.0 m. The Private Outdoor Amenity Area may be located within a required Yard, and must be permanently retained as open space, unencumbered by an Accessory building or future additions.

### Landscaping

- 6.2. Despite Section 5.60, Landscaping requirements for all new Single Detached and Semi-detached Housing must be in conformance with the following tables:

Table 6.2.1. Minimum Tree and Shrub Planting Requirements			
Site Width	Variable	Single Detached	Semi-detached
< 10.0 m	Treed Boulevard	1 tree and 5 shrubs	
	Utility right of way in Front Yard		
	Veranda encroaching into Front Yard		
	Rear detached Garage	1 tree and 6 shrubs	
	Rear attached Garage	1 tree and 5 shrubs	
	Front attached Garage	1 tree and 6 shrubs	

Table 6.2.2. Minimum Tree and Shrub Planting Requirements			
Site Width	Variable	Single Detached	Semi-detached
10.0 - 13.0 m	Treed Boulevard	1 tree and 5 shrubs	
	Utility right of way in Front Yard		
	Veranda encroaching into Front Yard		
	Rear detached Garage	1 tree and 6 shrubs	
	Rear attached Garage	1 tree and 5 shrubs	
	Front attached Garage	1 tree and 6 shrubs	

Table 6.2.3. Minimum Tree and Shrub Planting Requirements			
Site Width	Variable	Single Detached	Semi-detached
> 13.0 m	Treed Boulevard	2 trees and 5 shrubs	
	Utility right of way in Front Yard		
	Veranda encroaching into Front Yard		
	Rear detached Garage	2 trees and 6 shrubs	
	Rear attached Garage	2 trees and 5 shrubs	
	Front attached Garage	2 trees and 6 shrubs	

- 6.3. When more than 1 variable applies to a Development Permit application, the higher Landscaping requirement applies.
- 6.4. Despite Subsection 6.2, if required separations from utilities and street furniture cannot be accommodated within the Landscaped Setback, 1 additional shrub may be substituted in place of 1 tree.
- 6.5. Despite Section 5.90 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 a maximum of 1.5 m. Steps and eaves may project beyond the front porch provided 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 5.3.9 provided they do not extend over a registered utility easement.
- 6.6. The area covered by Impermeable Material must not exceed 80% of the total Lot area.

**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 private drainage system, and no roof leader discharge is directed to the easement area 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 Abutting 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.
- 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;
  - 6.8.2. all roof drainage from principal and Accessory buildings is directed towards a Street, Alley, or private drainage system, and no roof leader

**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.

**Subsection 6.8 & 6.9 Revised**

The reduced lot line Regulations have been revised to be consistent with the standard Zones in the draft Zoning Bylaw.

discharge is directed to the easement area required in Subsection 6.8.3;  
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;

6.8.3.2. ensure a 0.15 m wide unobstructed drainage path along the shared Lot line; and

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

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

# 3.92 SRH - Stillwater Row Housing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow 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></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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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><b>Sign Uses</b></p> <p>2.3. Fascia 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>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>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></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>3.1. Residential, limited to:</p> <ul style="list-style-type: none"> <li>3.1.1. Backyard Housing</li> <li>3.1.2. Lodging Houses</li> <li>3.1.3. Single Detached Housing</li> </ul> <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><b>Sign Uses</b></p> <p>3.6. Freestanding Sign, limited to On-premises Advertising</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 Uses in this 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:</p> <ul style="list-style-type: none"> <li>• Major Home Based Business</li> <li>• Supportive 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><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>

3.7. Portable Sign, limited to On-premises Advertising

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 modified through the regulations in this Zone, Single Detached Housing and Semi-detached Housing must be developed in accordance with the provisions of the (SLD) Stillwater Low Density Residential Zone.

4.2.2. Backyard Housing must comply with Section 6.10.

### Commercial Uses

4.3. **Residential Sales Centres**

4.3.1. Where a Residential Sales Centre is located on a Site, a Parking Area may be provided. The Parking Area:

4.3.1.1. must be located on the same or an Abutting Site;

4.3.1.2. may be Hard Surfaced; and

4.3.1.3. must be temporary, and must be removed once the Residential Sales Centre is no longer in operation.

4.3.2. Residential Sales Centres may **only** be approved to remain for a period of up to 15 years. Additional extensions may be permitted under a variance by the Development Planner.

### Community Uses

4.4. **Child Care Services** must comply with Section 6.40.

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 Subsections 3 and 4 of Section 6.90.

## 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 with vehicle access from a Street</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 on a Corner Lot with vehicle access from a Street</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 with vehicle access from an Alley</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 on a Corner Lot with vehicle access from an Alley</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
<b>Maximum Site Coverage for Row Housing - Street access Dwelling - internal unit</b>		
5.2.3.	Accessory building	6%
5.2.4.	Principal building with attached Garage or where parking is provided below Grade	65%
5.2.5.	Total Site Coverage	71%
<b>Maximum Site Coverage for Row Housing - Street access Dwelling - end unit</b>		
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%
<b>Maximum Site Coverage for Row Housing - Street access Dwelling - corner unit</b>		
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%
<b>Maximum Site Coverage for Row Housing - Alley access Dwelling - internal unit</b>		

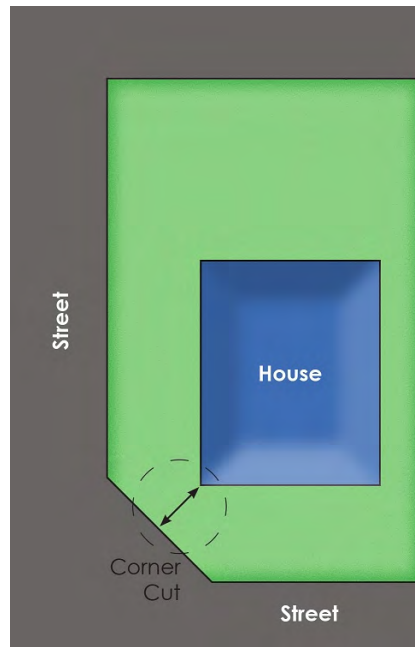
5.2.12.	Principal Dwelling/Building	55%
5.2.13.	Accessory Building	28%
5.2.14.	Principal building with attached Garage or where parking is provided below Grade	90%
5.2.15.	Total Site Coverage	90%
<b>Maximum Site Coverage for Row Housing - Alley access Dwelling - end unit</b>		
5.2.16.	Principal Dwelling/Building	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%
<b>Maximum Site Coverage for Row Housing - Alley access Dwelling - corner unit</b>		
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.	Minimum Front Setback where a Treed 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.	Minimum Flanking Side Setback	2.5 m
5.3.6.	Minimum Setback to the corner cut for Corner Lots	0.3 m



Diagram for Subsection 5.3.6.



**Garage Setbacks**

<b>5.3.7.</b>	Minimum distance between any Lot Line and the door of an attached Garage	5.5 m
<b>5.3.8.</b>	Minimum distance between the Flanking Side Lot Line and a Garage Door facing the flanking Street	5.5 m
<b>5.3.9.</b>	Minimum distance from the Rear Lot Line to the door of a detached Garage	1.1 m

## 6. Design Regulations

### Building Design Regulations

- 6.1. The flanking side of a principal building must not be a blank wall, and must be articulated through Architectural Elements including but not limited to recesses or projections, windows, a side entrance, a porch, or other Architectural Elements.
- 6.2. Each Dwelling unit within Semi-detached Housing and Row Housing must be individually defined through a combination of Architectural Elements that may include variations in the rooflines, projection or recession of the Facade, porches or entrance features, building materials, or other treatments.
- 6.3. 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, and must include features such as windows, doors, or porches.
- 6.4. Site design for Row Housing developments consisting of six or more attached Dwellings must include entry transition features such as but not limited to steps, decorative fences, gates, hedges, low walls, or planting beds in the Front Yard.

### Entrance Design Regulations

- 6.5. Each Dwelling that has direct access to ground level must have an entrance door or entrance feature facing a Street, other than an Alley. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the Flanking Side Lot Line.

## 7. General Regulations

### Amenity Areas

- 7.1. Despite Section 5.20, Private Outdoor Amenity Area must be provided as follows:

- 7.1.1. The Private Outdoor Amenity Area must be permanently retained as open space, unencumbered by an Accessory building or future additions.
- 7.1.2. For Lots not developed as part of Cluster Housing, Row Housing with front drive vehicle access must provide a minimum of 30.0 m<sup>2</sup> per Dwelling, at or above ground level. Where Row Housing with a detached Garage is provided, the minimum width and length of the Private Outdoor Amenity Area is 4.0 m and the minimum area is 16.0 m<sup>2</sup> per Dwelling.
- 7.1.3. Private Outdoor Amenity Areas may be provided in the Front Yard, or for a Corner Lot, within the Front or Flanking Side Yard.
- 7.1.4. Private Outdoor Amenity Areas may be provided above ground level provided that it has a minimum area of 5.0 m<sup>2</sup> and a minimum width and depth of 2.0 m.
- 7.2. Despite Subsection 7.1, and Section 5.20, Private Outdoor Amenity Area is not required for Cluster Housing where:
  - 7.2.1. a minimum outdoor Common Amenity Area of 50.0 m<sup>2</sup> is provided; or
  - 7.2.2. a public Park is located adjacent to the Cluster Housing Site and not separated from the Site by a Street.
- 7.3. Private Outdoor Amenity Area, except Private Outdoor Amenity Areas adjacent to an Alley or open space, must 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. Despite Section 5.60, Landscaping requirements for all new Single Detached, Semi-detached and Row Housing must be in 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 Boulevard	1 tree and 5 shrubs		1 tree and 4 shrubs
	Utility right of way in Front Yard			
	Veranda encroaching into Front Yard			
	Rear detached Garage	1 tree and 6 shrubs		1 tree and 5 shrubs
	Rear attached Garage	1 tree and 5 shrubs		1 tree and 4 shrubs
	Front attached Garage	1 tree and 6 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 Boulevard	1 tree and 5 shrubs		1 tree and 4 shrubs
	Utility right of way in Front Yard			
	Veranda encroaching into Front Yard			
	Rear detached Garage	1 tree and 6 shrubs		1 tree and 5 shrubs
	Rear attached Garage	1 tree and 5 shrubs		1 tree and 4 shrubs

	Front attached Garage	1 tree and 6 shrubs	
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**Table 7.5.3. Minimum Tree and Shrub Planting Requirements**

Site Width	Variable	Single Detached	Semi-detached	Row Housing
> 13.0 m	Treed Boulevard	2 trees and 5 shrubs		2 trees and 4 shrubs
	Utility right of way in Front Yard			
	Veranda encroaching into Front Yard			
	Rear detached Garage	2 trees and 6 shrubs	2 trees and 5 shrubs	
	Rear attached Garage	2 trees and 5 shrubs		
	Front attached Garage	2 trees and 6 shrubs		

- 7.5. When more than 1 variable applies to a Development Permit application, the higher Landscaping requirement applies.
- 7.6. Despite Subsection 7.4, if required separations from utilities and street furniture cannot be accommodated within the Landscaped Setback, 1 additional shrub may be substituted in place of 1 tree.
- 7.7. Despite Section 5.90, 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 a maximum of 1.5 m. Steps and eaves may project beyond the front porch provided 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 5.3.6 provided they do not extend over a registered utility easement.
- 7.8. The area covered by Impermeable Material must not exceed 95% of the total Lot area.

**Other Regulations**

- 7.9. A mutual Garage may be constructed on the common property line, to the satisfaction of the Development Planner.
- 7.10. All roof leaders from the Dwellings must be connected to the individual storm sewer service for each Lot.
- 7.11. All roof leaders from Accessory buildings must be connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Alley.
- 7.12. Maintenance or drainage and utility easement may be required between Abutting buildings or through private Yards of one or more Dwellings to ensure adequate access for property, drainage, and utility maintenance.

# 3.93 SRA - Stillwater Rear Attached Row Housing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for medium density residential development in the form of Multi-unit Housing and Row Housing, with Dwellings attached at the sides 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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><b>Sign Uses</b></p> <p>2.3. Fascia Sign, limited to On-premises Advertising</p> <p>2.4. 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>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>
<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p>3.1. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>3.2. Child Care Service</p> <p>3.3. Special Event</p> <p><b>Agricultural Uses</b></p> <p>3.4. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>3.5. Freestanding Sign, limited to On-premises Advertising</p> <p>3.6. Portable Sign, limited to On-premises Advertising</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.</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>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>

## 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

4.2.1. Where a Residential Sales Centre is located on a Site, a Parking Area may be provided. The Parking Area must be:

4.2.1.1. located within the same or Abutting Site;

4.2.1.2. Hard Surfaced; and

4.2.1.3. temporary, and must be removed once the Residential Sales Centre is no longer in operation.

4.2.2. Residential Sales Centres may **only** be approved to remain for a period of up to 15 years. Additional extensions may be permitted under a variance by the Development Planner.

### Community Uses

4.3. **Child Care Services** must comply with Section 6.40.

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. **Signs** must comply with Subsections 3 and 4 of Section 6.90.

## 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.	Minimum Front Setback where a Treed Boulevard is provided at the front of the Lot	3.5 m

Rear Setback		
5.1.8.	Minimum Rear Setback	4.0 m
<b>Unless the following applies:</b>		
5.1.9.	Minimum Rear Setback where a Treed Boulevard is provided at the rear of the Lot	3.5 m
Side Setback		
5.1.10.	Minimum Interior Side Setback	1.2 m
5.1.11.	Minimum Flanking Side Setback	2.5 m
5.1.12.	Minimum Setback to the corner cut for Corner Lots	0.3 m as specified in the following diagram
<p style="text-align: center;"><b>Diagram for Subsection 5.1.12.</b></p> 		
Garage Setbacks		
5.1.13.	Minimum distance between any Lot Line and the door of an attached Garage	5.5 m

## 6. Design Regulations

### Building Design Regulations

- 6.1. The flanking side of the principal building must not be a blank wall, and must be articulated through Architectural Elements including but not limited to recesses or projections, windows, a side entrance, a porch, or other Architectural Elements.
- 6.2. Each Dwelling unit within Row Housing and Multi-unit Housing must be individually defined through a combination of Architectural Elements that may include variations in the rooflines, projection or recession of the Facade, 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 include entry transition features such as but not limited to steps, decorative fences, gates, hedges, low walls, or planting beds in the Front Yard.

## 7. General Regulations

### Amenity Areas

- 7.1. Despite Section 5.20, a minimum Private Outdoor Amenity Area of 5.0 m<sup>2</sup> per Dwelling must be provided as follows:
  - 7.1.1. The Private Outdoor Amenity Area must 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 Corner Site, within the Front or Flanking Side Yard.
  - 7.1.3. Private Outdoor Amenity Areas may be provided above ground level provided that it has a minimum area of 5.0 m<sup>2</sup> and a minimum width and depth of 2.0 m.
  - 7.1.4. Screening of Private Outdoor Amenity Areas is not required from a Street, Alley or private road.
- 7.2. Despite Subsection 7.1, and Sections 5.20, Private Outdoor Amenity Area shall not be required for Cluster Housing where:
  - 7.2.1. a minimum outdoor Common Amenity Area of 50.0 m<sup>2</sup> is provided; or
  - 7.2.2. a public Park is located adjacent to the Cluster Housing Site and not separated from the Site by a Street.

### Landscaping

- 7.3. Despite Section 5.90, an unenclosed front porch or Platform Structure, may project into the Flanking Side Setback a maximum of 1.5 m. Steps and eaves may project beyond the front porch provided 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 5.1.12 provided they do not extend over a registered utility easement.

### Other Regulations

- 7.4. All roof leaders from the Dwellings must be connected to the individual storm sewer service for each Lot.
- 7.5. All roof leaders from Accessory buildings must be connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Alley.
- 7.6. Maintenance or drainage and utility easements may be required between Abutting buildings or through private Yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.

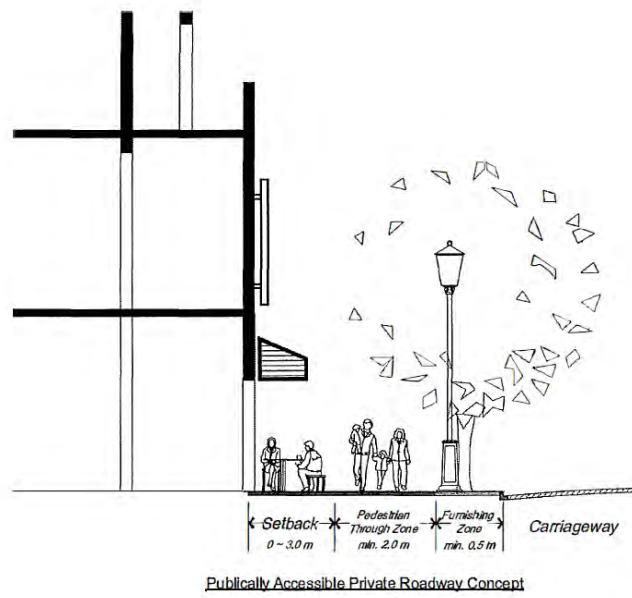
#### **Retired - S.998.6.4.w**

These landscaping requirements are consistent with the proposed requirements found in Section 5.60

# 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 Appendix I of this Section, as a Special Area and to adopt appropriate land use regulations to achieve the development objectives in The Uplands Neighbourhood Structure Plan and Riverview Area Structure Plan.</p>	<p><b>Overview</b> This section has been updated with minor formatting, key word, and reference revisions.</p>														
<p><b>2. Application</b></p> <p>2.1. The applicable location and boundaries for Riverview Town Centre Special Area are shown in Appendix I.</p>															
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones contained in Section 3.100 have been created in conformance with Section 7.70.</p> <p><b>Commercial Zones</b> (RTCC) Riverview Town Centre Commercial Zone</p> <p><b>Residential Zones</b> (RTCR) Riverview Town Centre Residential Zone (RTCMR) Riverview Town Centre Medium Rise Zone</p>															
<p><b>4. Defined Terms</b></p> <p>4.1. The following defined terms apply to all Zones in the Riverview Town Centre Special Area:</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>Development Area</b></td> <td>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 must be used to calculate the Floor Area Ratio of a building or structure.</td> </tr> <tr> <td style="vertical-align: top;"><b>Publicly Accessible Private Roads</b></td> <td>Publicly Accessible Private Roads must include a carriageway, Pedestrian Through Zone, and Furnishing Zone, in general conformance with the diagram below, and associated definitions. The Pedestrian Through Zone and Furnishing Zone must be developed on a minimum of one side of the road, but similar treatment must be incorporated on the opposite side of the road, where appropriate.</td> </tr> <tr> <td style="vertical-align: top;"><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 style="vertical-align: top;"><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> <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> <tr> <td style="vertical-align: top;"><b>Setback</b></td> <td>Despite the definition of Setback provided in Section 8.20, 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, Publicly Accessible Private Road, or Park easement boundary. A Setback is not a Yard, Amenity Space or separation space.</td> </tr> </tbody> </table>	Term	Definition	<b>Development Area</b>	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 must be used to calculate the Floor Area Ratio of a building or structure.	<b>Publicly Accessible Private Roads</b>	Publicly Accessible Private Roads must include a carriageway, Pedestrian Through Zone, and Furnishing Zone, in general conformance with the diagram below, and associated definitions. The Pedestrian Through Zone and Furnishing Zone must be developed on a minimum of one side of the road, but similar treatment must 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.	<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.	<b>Setback</b>	Despite the definition of Setback provided in Section 8.20, 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, Publicly Accessible Private Road, or Park easement boundary. A Setback is not a Yard, Amenity Space or separation space.	
Term	Definition														
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<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.														
<b>Setback</b>	Despite the definition of Setback provided in Section 8.20, 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, Publicly Accessible Private Road, or Park easement boundary. A Setback is not a Yard, Amenity Space or separation space.														





## 5. Riverview Town Centre Wide Regulations

- 5.1. In addition to the requirements outlined in Section 7.130, the applicant must also include a context plan with the initial and each subsequent Development Permit application. A context plan must 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 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 and Publicly Accessible Private Roads, as applicable.
- 5.2. Amenity Areas:
- 5.2.1. Must have a minimum Private Outdoor Amenity Area of 4.0 m<sup>2</sup> per Dwelling unit.
  - 5.2.2. Despite Section 5.20, 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 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 along Publicly Accessible Private Roads.
- 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 5.60. 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 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 calculated in accordance with the following:

### Retired - S.993.5.6

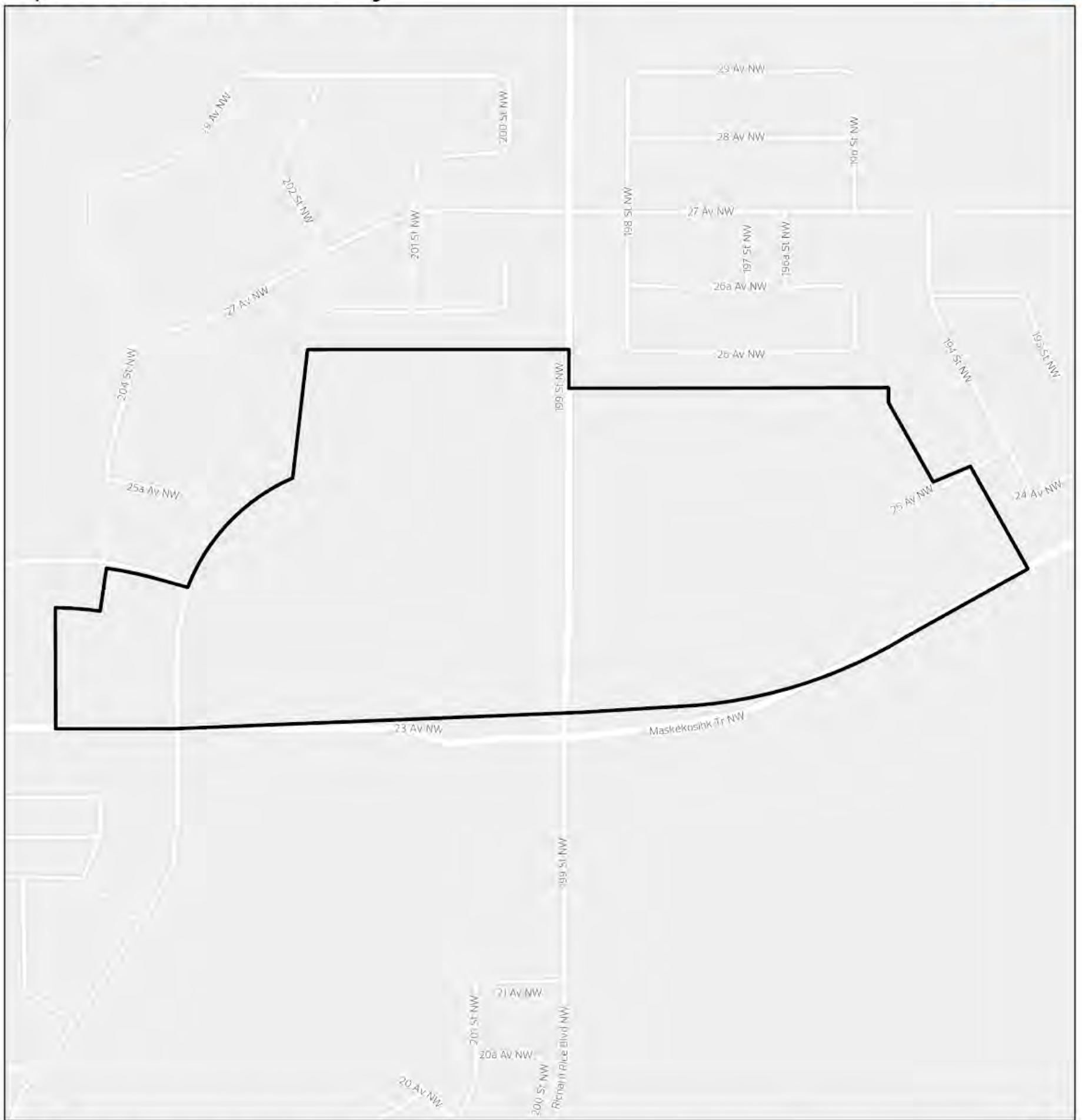
Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

- 5.9.1. Indoor Amenity Areas are exempted from Floor Area Ratio calculations.
- 5.9.2. The Floor Area of above ground Parking Areas contained within parking structures are not counted toward the total Floor Area.
- 5.10. Prior to the approval of the first Development Permit, the owner must register a public access easement to ensure public access throughout the Special Area to the satisfaction of the applicable City department.

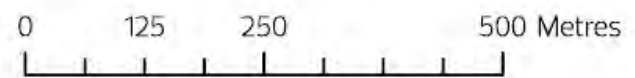
## 6. Appendices

- Appendix I - Special Area Riverview Town Centre
- Appendix II - Illustrative Concept Plan: Riverview Town Centre

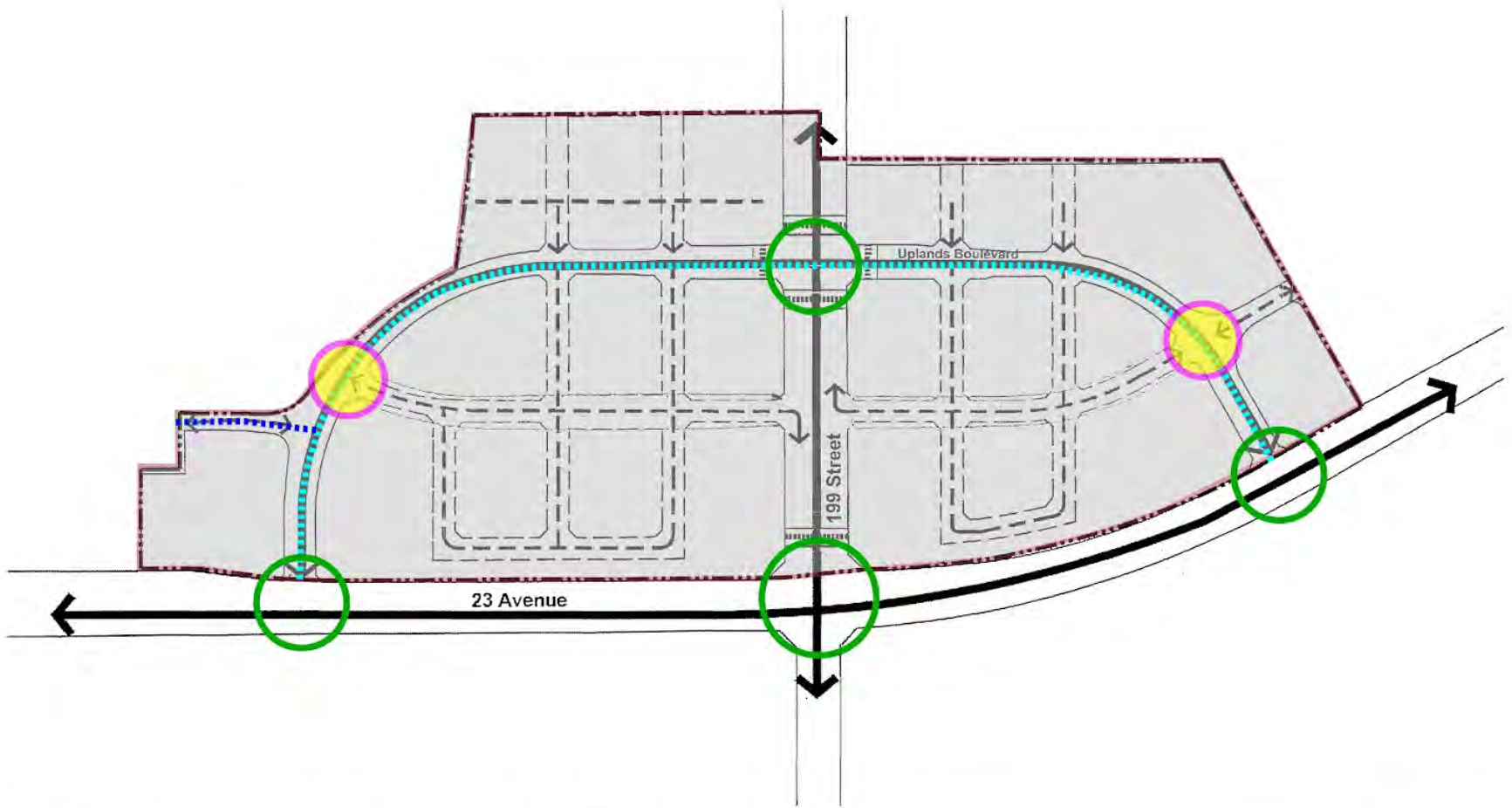
# Appendix I: Riverview Town Centre Special Area Boundary



█ Riverview Town Centre Special Area



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023



**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
<p><b>1. Purpose</b></p> <p>To allow for a diverse and compatible mix of Commercial, Residential and institutional Uses, with a commercial focus, promoting pedestrian orientation and allowing synergies to be created between employment opportunities and amenities within the Town Centre 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. Bar                  2.2. Cannabis Retail Store                  2.3. Custom Manufacturing                  2.4. Food and Drink Service                  2.5. Health Service                  2.6. Hotel                  2.7. Indoor Sales and Service                  2.8. Liquor Store                  2.9. Major Indoor Entertainment                  2.10. Minor Indoor Entertainment                  2.11. Office                  2.12. Residential Sales Centre</p> <p><b>Residential Uses</b></p> <p>2.13. Home Based Business                  2.14. Residential, limited to:                      2.14.1. Lodging Houses                      2.14.2. Multi-unit Housing                      2.14.3. Row Housing</p> <p><b>Community Uses</b></p> <p>2.15. Child Care Service                  2.16. Community Service                  2.17. Library                  2.18. Park                  2.19. School</p> <p><b>Basic Service Uses</b></p> <p>2.20. Emergency Service</p> <p><b>Agricultural Uses</b></p> <p>2.21. Agriculture, limited to those existing as of January 1, 2024                  2.22. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>2.23. Fascia Sign, limited to On-premises Advertising                  2.24. Freestanding Sign, limited to On-premises Advertising                  2.25. 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>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> <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>• 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>Residential Uses</b></p> <p>The Residential Uses permitted in this draft Zone are consistent with the current Zone.</p> <p>However, 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>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>Basic Services Uses</b></p> <p>The Basic Services Uses permitted in this draft Zone are consistent with the current Zone.</p> <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</p>

	<p>permitted under the following Uses:</p> <ul style="list-style-type: none"> <li>• Agriculture</li> <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>
<h3>3. Discretionary Uses</h3> <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><b>Industrial Uses</b></p> <p>3.3. Minor Industrial, limited to Recycling Depot</p> <p><b>Community Uses</b></p> <p>3.4. Special Event</p> <p><b>Sign Uses</b></p> <p>3.5. Fascia Sign, limited to Off-premises Advertising</p> <p>3.6. Major Digital Sign</p> <p>3.7. Minor Digital Sign</p> <p>3.8. Portable Sign, limited to On-premises Advertising</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 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>• 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> The discretionary Industrial 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, 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> The discretionary Sign Uses in this draft Zone are consistent with the current Zone.</p>
<h3>4. Additional Regulations for Specific Uses</h3> <p><b>Residential Uses</b></p> <p>4.1. <b>Home Based Businesses</b> must comply with Section 6.60.</p> <p><b>Commercial Uses</b></p> <p>4.2. <b>Cannabis Retail Stores</b> must comply with Section 6.30.</p> <p>4.3. <b>Liquor Stores</b> must comply with Section 6.70.</p> <p>4.4. <b>Vehicle Support Services</b> and <b>Uses with Drive-through Services</b> must comply with Section 6.110.</p> <p><b>Community Uses</b></p> <p>4.5. <b>Child Care Services</b> must comply with Section 6.40.</p> <p>4.6. <b>Special Events</b> must comply with Section 6.100.</p>	

**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 6.90, except that:

- 4.8.1. 1 additional Projecting Sign is permitted to identify businesses that are located entirely at or above the second Storey level.
- 4.8.2. Signs must be comprised of materials that are visually interesting, durable, high quality, and compatible with the architecture theme of the respective building.
- 4.8.3. Prior to an initial Development Permit, the owner must submit a Comprehensive Sign Design Plan 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, where Subsection 5.1.4 does not apply	2.5
5.1.3.	Maximum Floor Area Ratio for Residential Uses	2.0
<b>Unless the following applies:</b>		
5.1.4	Maximum Floor Area Ratio 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 in consultation with the City department responsible for drainage and transportation	4.3
<b>Residential Density</b>		
5.1.5.	Maximum Density	150 Dwellings/ha
<b>Unless the following applies:</b>		
5.1.6.	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 in consultation with the City department responsible for drainage and transportation	550 Dwellings/ha
<b>Podium and Tower Regulations</b>		
5.1.7.	Maximum Tower Floor Plate for portions of Towers greater than 20.0 m in Height or any portion above a Podium	850 m <sup>2</sup>

- 5.2. Despite Subsection 5.1.7, the maximum Floor Plate for portions of a Tower greater than 20.0 m in Height may be varied by the Development Planner in consideration of other Architectural Elements such as a podium, separation from other towers or recommendations or mitigative measures specified in any sun/shadowing, microclimatic, or required technical studies.
- 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</b>		
5.3.1.	Minimum Setback	0 m
5.3.2.	Maximum Setback	2.0 m
<b>Setbacks from 23 Avenue NW</b>		
5.3.3.	Minimum Setback	10.0 m
<b>Setbacks from Uplands Boulevard NW</b>		
5.3.4.	Minimum Setback	0 m
5.3.5.	Maximum Setback	3.0 m
<b>Setbacks from 199 Street NW</b>		
5.3.6.	Minimum Setback	0 m
5.3.7.	Maximum Setback	3.0 m
<b>Setbacks from a Park</b>		
5.3.8.	Minimum Setback	0 m

## 6. Design Regulations

- 6.1. A single wall length greater than 40.0 m that is visible from a Street must comply with the following criteria, to the satisfaction of the Development Planner:
- 6.1.1. the roof line and building Facade must include design elements and add architectural interest; and
  - 6.1.2. Landscaping adjacent to exterior walls must be used to minimize the perceived mass of the building and to create visual interest.
- 6.2. Buildings must front onto Streets, Publicly Accessible Private Roads, or a Park.
- 6.3. Buildings must allow for engagement with pedestrians, through elements such as transparent glazing, building entrances, and patios.
- 6.4. Building Facades must include design elements, finishing material, and variations that will reduce the perceived mass of the buildings and add architectural interest.
- 6.5. Buildings must be designed to frame the corner of Collector and Arterial Road intersections.
- 6.6. 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.
- 6.7. 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.
- 6.8. Level changes from the sidewalk to entrances of buildings must be minimized.
- 6.9. Sidewalk furniture and other elements must be located out of the travel path to ensure they are not obstacles to building access.
- 6.10. Parking structures must 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 be provided through the Site in general accordance with Appendix II.
- 7.2. Publicly Accessible Private Roads must provide vehicle and pedestrian connections to 199 Street NW and the Uplands Boulevard NW in general accordance with Appendix II. The location and alignment of a Publicly Accessible Private Road must be confirmed at the Development Permit stage.
- 7.3. Publicly Accessible Private Roads must 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.
- 7.4. Enhanced parking islands with Pathways must 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 be provided at significant points of pedestrian and vehicle crossings.
- 7.5. Publicly Accessible Private Roads must 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 be provided with Landscaping elements in accordance with Section 5.60.
- 7.7. Parking for Hotels must 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 medium to high density residential, integrated with Commercial Uses at ground level, fronting onto Uplands Boulevard NW and the intersection with 199 Street NW, and 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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. Food and Drink Service</p> <p>2.4. Hotel</p> <p>2.5. Indoor Sales and Service</p> <p><b>Community Uses</b></p> <p>2.6. Child Care Service</p> <p>2.7. Park</p> <p><b>Agricultural Uses</b></p> <p>2.8. Agriculture, limited to those existing as of January 1, 2024</p> <p>2.9. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>2.10. Fascia Sign, limited to On-premises Advertising</p> <p>2.11. Freestanding Sign, limited to On-premises Advertising</p> <p>2.12. 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>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> <ul style="list-style-type: none"> <li>• Parks</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>• Agriculture</li> <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>
<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p>3.1. Health Service 3.2. Office 3.3. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>3.4. Community Service 3.5. School</p> <p><b>Sign Uses</b></p> <p>3.6. Minor Digital Sign 3.7. Portable Sign, limited to On-premises Advertising</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>● 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> 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> <li>● Schools</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 Section 6.60.</p> <p><b>Commercial Uses</b></p> <p>4.2. <b>Food and Drink Services</b></p> <p>4.2.1. The maximum Public Space is 250 m2 for each individual establishment. 4.2.2. Developments must be located on or south of Uplands Boulevard NW, and oriented toward Uplands Boulevard or a Publicly Accessible Private Road.</p> <p>4.3. <b>Indoor Sales and Services</b> in the form of retail stores</p> <p>4.3.1. The maximum Floor Area is 200 m2 for each individual establishment. 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. Developments exceeding 200 m2 of Floor Area must be located south of Uplands Boulevard NW and oriented toward Uplands Boulevard or a Publicly Accessible Private Road.</p> <p><b>Community Uses</b></p> <p>4.4. <b>Child Care Services</b> must comply with Section 6.40.</p> <p><b>Agricultural Uses</b></p> <p>4.5. <b>Urban Agriculture</b></p>	<p><b>4.2.1 - Combined from S.993.7.2.n and S.993.7.3.I</b> Regulations requiring similar Floor Area requirements were combined into a single regulation to improve clarity.</p> <p>Note: When separate activities within a broad use class had different requirements, the more permissive requirements were kept.</p>

- 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 6.90, except that:
  - 4.6.1. 1 additional Projecting Sign is permitted to identify businesses that are located entirely at or above the second Storey level.
  - 4.6.2. Signs must be comprised of materials that are visually interesting, durable, high quality, and compatible with the architecture theme of the respective building.
  - 4.6.3. Prior to an initial Development Permit, the owner must submit a Comprehensive Sign Design Plan for the Development Area. Such plan and schedule must be addressed and updated as appropriate for all subsequent Development Permit applications.

**Floor Area, Public Space and Capacity Exceptions**

- 4.7. The Development Planner may consider a variance to the maximum Floor Area, Public Space 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 5.120;
  - 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**

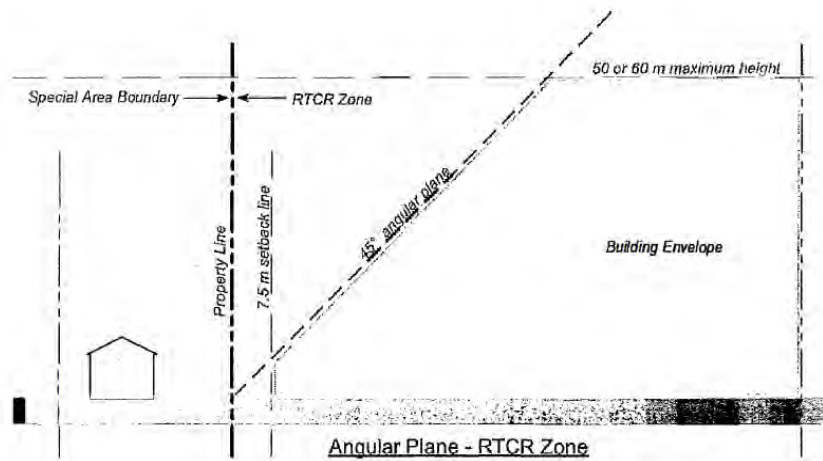
5.1. Development must comply with Table 5.1:

Table 5.1. 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 for all combined Uses, where Subsection 5.1.5 does not apply	3.0
5.1.4.	Maximum Floor Area Ratio for non-Residential Uses	1.0
<b>Unless the following applies:</b>		
5.1.5.	Maximum Floor Area Ratio 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 in consultation with the City department responsible for drainage and transportation.	4.3
<b>Residential Density</b>		
5.1.6.	Maximum Density	150 Dwellings/ha
<b>Unless the following applies:</b>		
5.1.7.	Maximum Density where it can be demonstrated that the road and drainage networks can accommodate the increased Density, to the	550 Dwellings/ha

	satisfaction of the Development Planner in consultation with the City department responsible for drainage and transportation.	
<b>Facade Length</b>		
<b>5.1.8.</b>	Maximum length of a building Facade	48.0 m
<b>Podium and Tower</b>		
<b>5.1.9.</b>	Maximum Tower Floor Plate for portions of Towers greater than 20.0 m in Height or any portion above a Podium	850 m <sup>2</sup>

- 5.2. Despite Subsection 5.1.9, the maximum Floor Plate for portions of a Tower greater than 20.0 m in Height may be varied by the Development Planner in consideration of other Architectural Elements such as a podium, separation from other towers or recommendations or mitigative measures specified in any sun/shadowing, microclimatic, or required technical studies.
- 5.3. Despite Section 5.70, the maximum Height, for any building that is taller than 12.0 m is defined as follows:
- 5.3.1. Building Height must 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).
  - 5.3.2. Buildings must 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.
  - 5.3.3. A diagram, illustrating proposed building Heights and conformance to the angular plane and building envelope, must be provided to the Development Planner with the Development Permit application.

**Diagram for Subsection 5.3**



- 5.4. Setbacks must comply with Table 5.4:

Table 5.4. Setback Regulations		
Subsection	Regulation	Value
<b>Setbacks from a Publicly Accessible Private Road and Abutting Streets</b>		
<b>5.4.1.</b>	Minimum Setback	0.0 m
<b>5.4.2.</b>	Maximum Setback	3.0 m
<b>Setbacks Abutting Sites zoned to allow Single Detached or Semi-detached Housing</b>		
<b>5.4.3.</b>	Minimum Setback	7.5 m
<b>Setbacks from a Park</b>		
<b>5.4.4.</b>	Minimum Setback	0 m

## 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 Facades must include design elements, finishing material, and variations that will reduce the perceived mass of the buildings and add architectural interest.
- 6.3. Buildings must be designed to frame the corners of Collector 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 Frontages on the Ground Floor.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. Publicly Accessible Private Roads must provide vehicle 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 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>To allow for low to medium density residential developments with limited and smaller Commercial Uses at ground level and 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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><b>Commercial Uses</b></p> <p>2.3. Food and Drink Service</p> <p>2.4. Indoor Sales and Service</p> <p><b>Community Uses</b></p> <p>2.5. Child Care Service</p> <p><b>Agricultural Uses</b></p> <p>2.6. Agriculture, limited to those existing as of January 1, 2024</p> <p>2.7. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>2.8. Fascia Sign, limited to On-premises Advertising</p> <p>2.9. 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>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> <p><b>Community Uses</b></p> <p>The Community Uses permitted in this draft Zone are consistent with the current Zone.</p> <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>• Agriculture</li> <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></p> <p>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. Residential Sales Centre</p> <p><b>Sign Uses</b></p> <p>3.2. Freestanding Sign, limited to On-premises Advertising</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>Some of the 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>

**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 not permitted in any freestanding structure separate from a structure containing Residential Uses. The main entrance to these Uses must be separate and have direct access from the roadway.

4.3. Commercial Uses are only permitted in locations where they front onto either an Arterial or Collector 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.

### Community Uses

4.5. **Child Care Services** must comply with Section 6.40.

4.6. Community Uses are not permitted in any freestanding structure separate from a structure containing Residential Uses. The main entrance to these Uses must be separate and have direct access from the roadway.

4.7. Community Uses are only permitted in locations where they front onto either an Arterial or Collector 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 3 and 6 of Section 6.90,

4.10. Signs must be comprised of materials that are visually interesting, durable, high quality, and compatible with the architecture theme of the respective building.

## 5. Site and Building Regulations

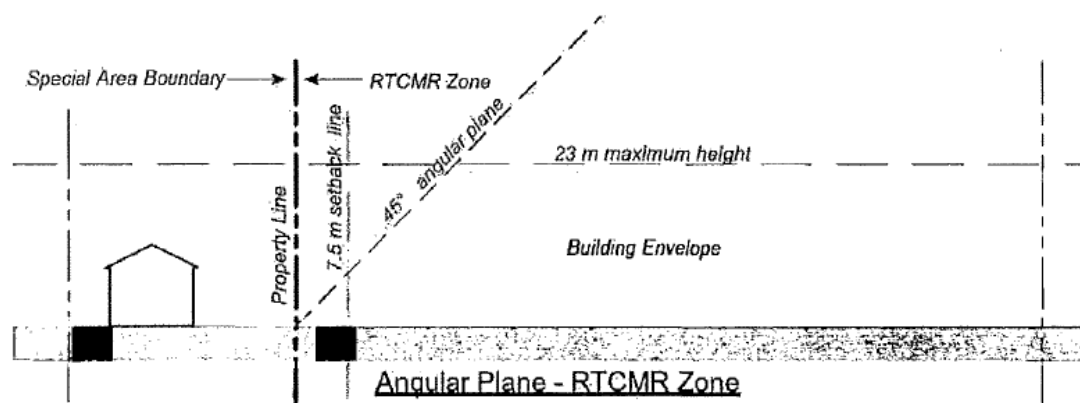
5.1. Development must comply with Table 5.1:

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 Density	224 Dwellings/ha
<b>Setbacks Abutting Streets</b>		
5.1.4.	Minimum Setback	3.0 m
<b>Setbacks Abutting Sites zoned to allow Single or Semi-detached Housing</b>		
5.1.5.	Minimum Setback	7.5 m



- 5.2. Despite Section 5.70, the maximum Height for any building that is taller than 12.0 m is defined as follows:
- 5.2.1. Building Height is limited to the building envelope determined by a 45-degree angular plane. The angular plane 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. Buildings must 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.
  - 5.2.3. A diagram, illustrating proposed building Heights and conformance to the angular plane and building envelope, must be provided to the Development Planner with the Development Permit application.

Diagram for Subsection 5.2



## 6. Design Regulations

- 6.1. Buildings must be designed to frame the corners of Collector and Arterial Road intersections.
- 6.2. Building Facades must 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 be designed for universal accessibility.
- 6.4. Level changes from the sidewalk to entrances of buildings must be minimized.
- 6.5. Sidewalk furniture and other elements must be located out of the travel path to ensure they are not obstacles to building access.

## 7. General Regulations

### Other Regulations

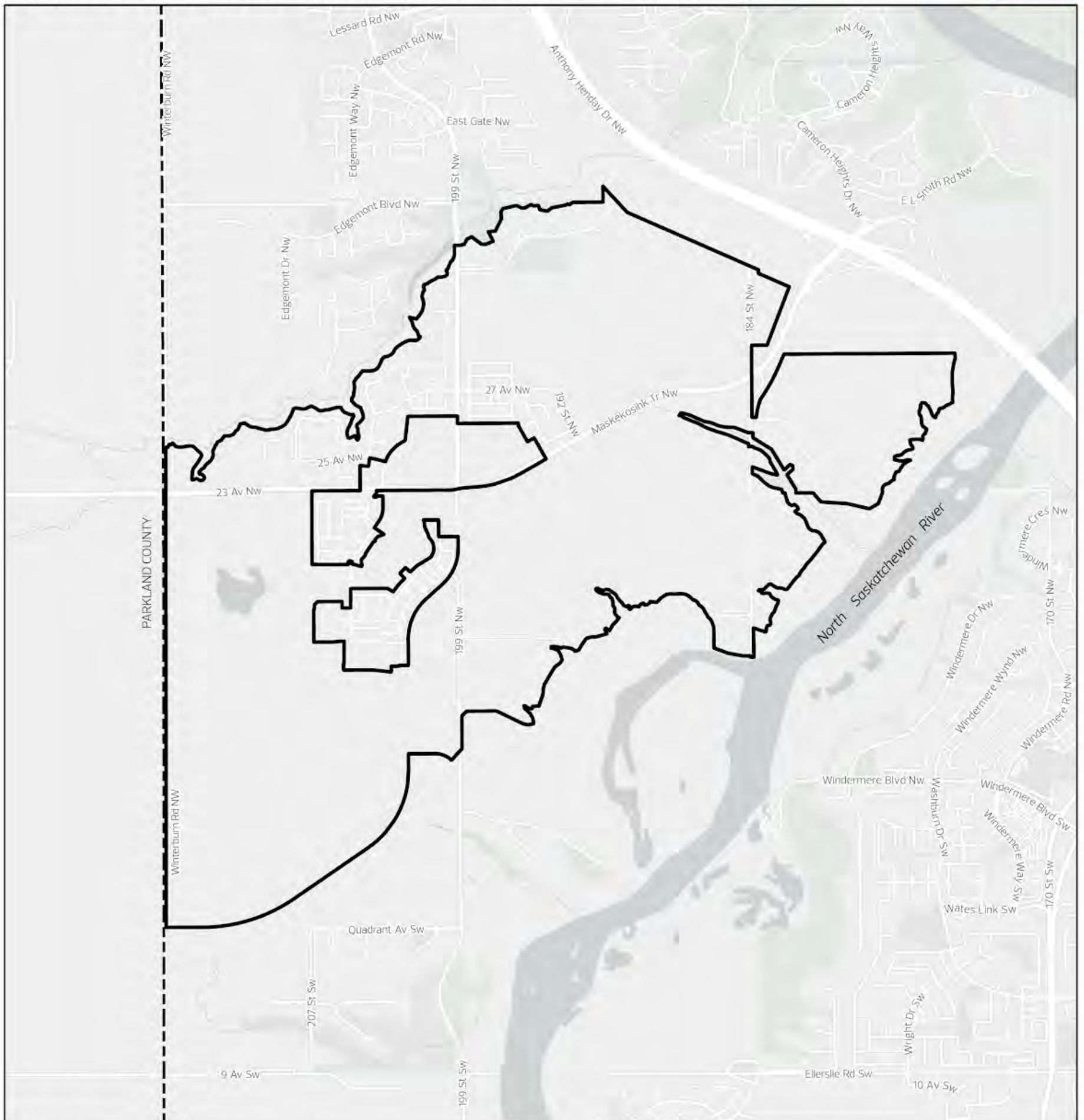
- 7.1. Maintenance or drainage and utility easement(s) may be required between Abutting buildings or through private Yards of one or more Dwellings to ensure adequate access for property, drainage, and utility maintenance.
- 7.2. For a Row Housing development all roof leaders from the Dwelling must be connected to the individual storm sewer service for each Lot.

# 3.110 Riverview Special Area

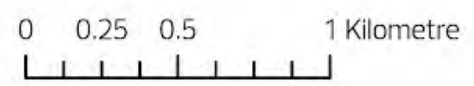
Regulations	Notes / Rationale
<p><b>1. General Purpose</b></p> <p>To designate portions of the Riverview area, as shown on Appendix I of this Section, as a Special Area and to adopt land use regulations to achieve the development objectives of The Uplands Neighbourhood Structure Plan, <i>Stillwater Neighbourhood Structure Plan</i>, and the Riverview Neighbourhood 3 Neighbourhood Structure Plan.</p>	<p><b>Overview</b> This section has been updated with minor formatting, key word, and reference revisions.</p>
<p><b>2. Application</b></p> <p>2.1. The applicable location and boundaries for Riverview Special Area are shown in Appendix I.</p>	
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones contained in Section 3.110 have been created in conformance with Section 7.70.</p> <p><b>Residential Zones</b></p> <p>(RVRH) Riverview Row Housing Zone</p>	
<p><b>4. Appendices</b></p> <p>Appendix I - Riverview Special Area</p>	



# Appendix I: Riverview Special Area Boundary



- Riverview Special Area Boundary
- City of Edmonton Boundary



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

# 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 Row Housing that allows a greater building Height and the opportunity for development on individual shallow lots where vehicle access is from an Alley.</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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</p> <p>2.2. Residential, limited to:</p> <p>    2.2.1. Row Housing</p> <p>    2.2.2. Secondary Suites</p> <p>    2.2.3. Supportive Housing</p> <p><b>Agricultural Uses</b></p> <p>2.3. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>2.4. Fascia 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>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><b>Commercial Uses</b></p> <p>3.1. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>3.2. Child Care Service</p> <p><b>Sign Uses</b></p> <p>3.3. Freestanding Sign, limited to On-premises Advertising</p> <p>3.4. Portable Sign, limited to On-premises Advertising</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>Major Home Based Business has been moved to a permitted use under the new Home Based Business Use.</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>Community Uses</b></p> <p>The discretionary community Uses in this draft Zone are consistent with the current Zone.</p> <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. **Residential Sales Centres** may be approved for a maximum of 5 years.

### Community Uses

4.3. **Child Care Services** must comply with Section 6.40.

### 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 6.90.

### 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:

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.	Maximum Site Coverage for a Row Housing internal Dwelling	57%
5.2.3.	Maximum Site Coverage for a Row Housing end Dwelling	45%
5.2.4.	Maximum Site Coverage for a Row Housing corner Dwelling	40%
<b>Building Facade</b>		

<b>5.2.5.</b>	Maximum length of a building Facade	48.0 m
<b>Density</b>		
<b>5.2.6.</b>	Minimum Density	65 dwellings/ha
<b>5.2.7.</b>	Maximum number of principal Dwelling units per Row Housing building	5

5.3. Setbacks must comply with Table 5.3:

Table 5.3 Setback Regulations		
Subsection	Regulation	Value
<b>Front Setback</b>		
<b>5.3.1.</b>	Minimum Front Setback	4.5 m
<b>Rear Setback</b>		
<b>5.3.2.</b>	Minimum Rear Setback	5.5 m
<b>Unless the following applies:</b>		
<b>5.3.3.</b>	Minimum Rear Setback for a detached Garage where the vehicle door faces an Alley	1.2 m
<b>Side Setback</b>		
<b>5.3.4.</b>	Minimum Interior Side Setback	1.2 m
<b>5.3.5.</b>	Minimum Flanking Side Setback	2.4 m

## 6. Design Regulations

- 6.1. Each principal Dwelling unit within a Row Housing building must be individually defined through a combination of Architectural Elements that may include variations in rooflines, projection or recession of the Facade, porches or entrance features, building materials, or other similar treatments.
- 6.2. 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, and must include features such as windows, doors, or porches.
- 6.3. Row Housing must not repeat the same Architectural Elements more than six times on a block face.

## 7. General Regulations

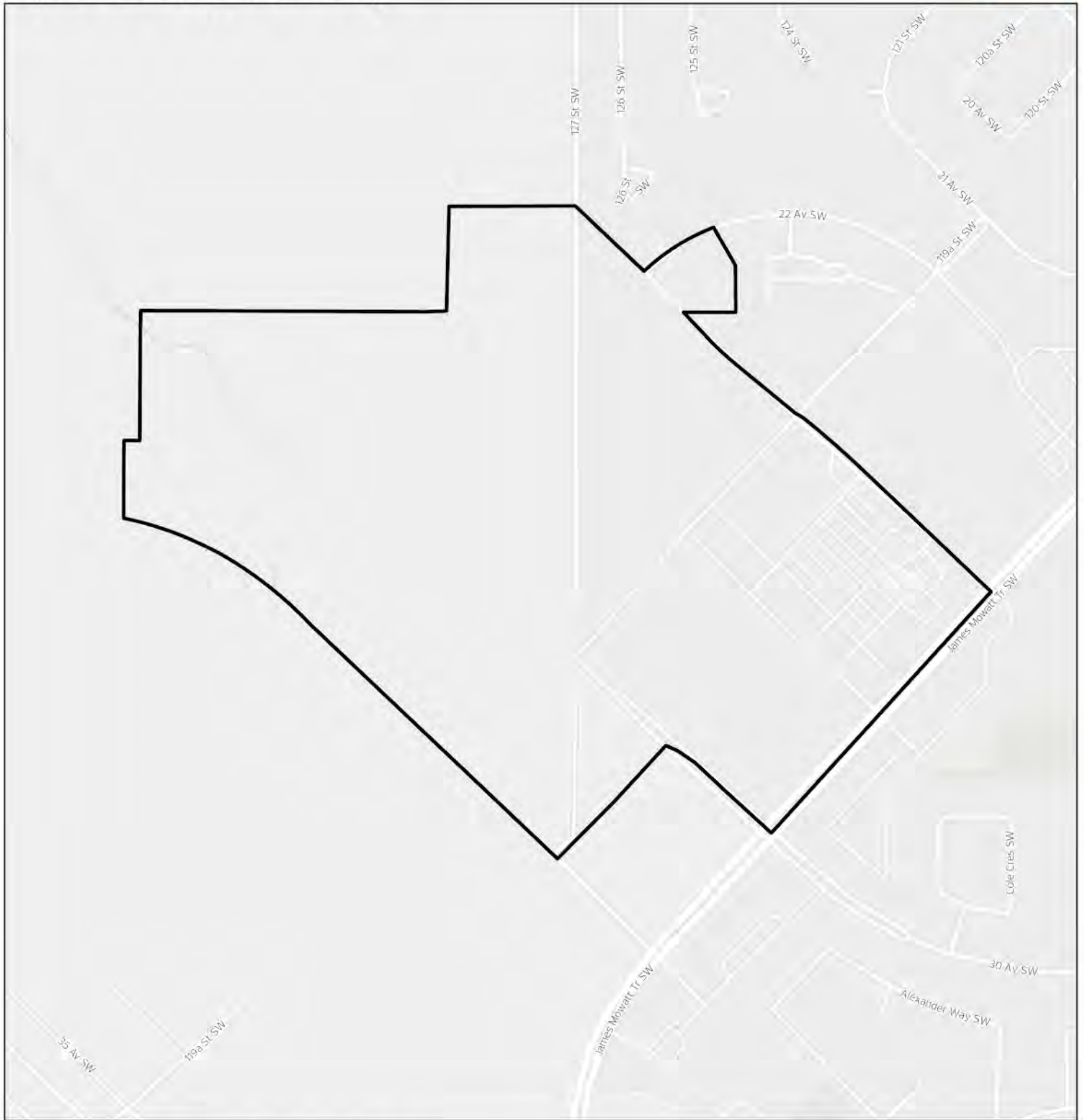
### Parking and Access


- 7.1. Vehicle access must be from an Alley.

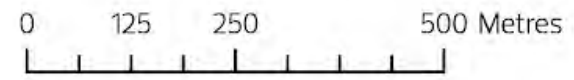
# 3.120 Heritage Valley Town Centre Special Area

Regulations	Notes / Rationale
<p><b>1. General Purpose</b></p> <p>To designate a portion of Heritage Valley Town Centre, as shown in Appendix I 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> This section has been updated with minor formatting, key word, and reference revisions.</p>
<p><b>2. Application</b></p> <p>The applicable location and boundaries for Heritage Valley Town Centre Special Area are shown in Appendix I.</p>	
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones contained in Section 3.120 have been created in conformance with Section 7.70.</p> <p><b>Commercial Zones</b> (TC-C) Heritage Valley Town Centre Commercial Zone</p>	
<p><b>4. Appendices</b></p> <p>Appendix I - Special Area Heritage Valley Town Centre Appendix II - Concept Plan Special Area Heritage Valley Town Centre</p>	

# Appendix I: Heritage Valley Town Centre Special Area Boundary



 Heritage Valley Town Centre Special Area



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023





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.

**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**

## APPENDIX II: CONCEPT PLAN

**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 high quality, pedestrian-friendly commercial development with a mix of large, medium and small format retail, office, entertainment, cultural and institutional Uses, that consider the proximity and prominence of the Heritage Valley Town Centre transit node, 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</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. Food and Drink Service</li> <li>2.5. Health Service</li> <li>2.6. Hotel</li> <li>2.7. Indoor Sales and Service</li> <li>2.8. Liquor Store</li> <li>2.9. Major Indoor Entertainment</li> <li>2.10. Minor Indoor Entertainment</li> <li>2.11. Office</li> <li>2.12. Vehicle Support Service</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.13. Child Care Service</li> <li>2.14. Community Service</li> <li>2.15. Library</li> <li>2.16. Special Event</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.17. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.18. Fascia Sign, limited to On-premises Advertising</li> <li>2.19. Freestanding Sign, limited to On-premises Advertising</li> <li>2.20. Projecting Sign, limited to On-premises Advertising</li> <li>2.21. Portable Sign, limited to On-premises Advertising</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>• 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><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Custom Manufacturing</li> </ul>	<p><b>3.1 Revised</b></p> <p>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> <ul style="list-style-type: none"> <li>4.1. The following Uses are not permitted within Area "A", as illustrated on Appendix II, which portrays an area approximately 400 m from the LRT Station: <ul style="list-style-type: none"> <li>4.1.1. Vehicle Support Services</li> </ul> </li> </ul>	<p><b>4.1 Revised</b></p> <p>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>

- 4.1.2. Uses with Drive-through Services
- 4.1.3. Hotels
- 4.2. **Body Rub Centres** must comply with Section 6.20.
- 4.3. **Cannabis Retail Stores** must comply with Section 6.30.
- 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 6.40.
- 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.

**Sign Uses**

- 4.9. Signs must be designed in an aesthetically pleasing manner and in harmony with the architectural 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.
- 4.11. **Sign Uses** must comply with Subsections 3 and 6 of Section 6.90.

## 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>		
5.2.2	Minimum Setback to accommodate a Landscaped Yard along James Mowatt Trail, 26 Avenue SW, 119 Street SW, or 30 Avenue SW	4.5 m

## 6. Design Regulations

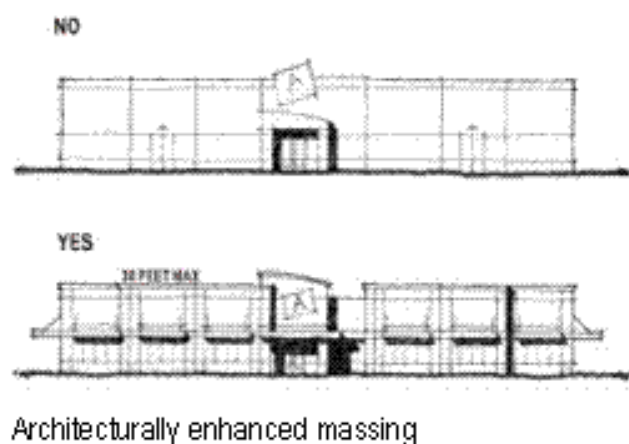
### Site Design

- 6.1. No single Use with a total Floor Area of 3,500 m<sup>2</sup> or greater is permitted to be wholly located in Area "A", as illustrated 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 vehicle and pedestrian access points into the Site; and
  - 6.2.3. permit views into the Site along the axis of roadways and Pathways intersecting the Abutting perimeter Streets.
- 6.3. Private internal roadways must be provided through the Site. These roadways must provide vehicle and pedestrian connections between James Mowatt Trail SW and 119 Street SW, and between 26 Avenue SW and 30 Avenue SW. The alignment of the roadways must be confirmed at the Development Permit stage.
- 6.4. A Public Amenity Area, intended to create a "sense of place" and an inviting image of the development, must 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 Public Amenity Area must 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 be developed as a fully enclosed shopping mall. The primary means of pedestrian circulation must be outdoor Pathways and/or sidewalks.

### Building Design

- 6.7. Buildings must 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 on all sides must 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 be reduced through Architectural 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 must emphasize Architectural Elements and Facade enhancements, particularly to the first and second Storeys of a development 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;
  - 6.10.3. street furniture;
  - 6.10.4. canopies; or
  - 6.10.5. features that lend visual interest and a human scale.
- 6.11. Buildings located at the corner of 30 Avenue SW and 119 Street SW must 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 pedestrian connection from the intersection into the Site.
- 6.12. Buildings must incorporate decorative exterior lighting to enhance building architecture, Landscaping elements and the Public Amenity Area.
- 6.13. Building entries must be readily identifiable and use:
- 6.13.1. recesses;
  - 6.13.2. projections;
  - 6.13.3. columns; or
  - 6.13.4. distinctive materials and colours to distinguish them from other parts of the Facade.
- 6.14. All mechanical equipment, including roof mechanical units, must 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 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 must be provided to facilitate safe pedestrian movement from the Parking Areas to the buildings.
- 6.17. Design techniques to support pedestrian safety must be provided at pedestrian crossings, such as:
- 6.17.1. raised pedestrian crossings;
  - 6.17.2. decorative Landscaping;
  - 6.17.3. special paving;
  - 6.17.4. lighting; or
  - 6.17.5. bollards.
- 6.18. Landscaped sidewalks in front of buildings and main entrances must 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 private roadway must provide a minimum 1.5 m wide sidewalk with boulevard landscaping on at least one side to help connect parking lots, building entrances, external Pathways, Public Amenity Areas and transit stops.
- 6.20. Street parking is permitted along internal private roadways.
- 6.21. Internal private roadways must provide high-quality urban street furniture at appropriate intervals, which may include:
- 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. bike racks;
  - 6.21.7. bollards; and
  - 6.21.8. wayfinding signage.
- 6.22. A maximum of 40 percent of Frontages that Abut the landscaped yard along public Streets may be developed with surface parking, except that a maximum of 25 percent

**6.13 - Revised**

This regulation has been revised to clarify its intent.

of Frontages that Abut the landscaped yard within Area A and along 119 Street SW may be developed with surface parking.

- 6.23. Internal private roadways, as shown in Appendix II, will function as access and service corridors within the Town Centre Commercial Zone. Internal roadways are intended to replace common functions of local Streets. 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.
- 6.24. A Public Access Easement must be registered on the Site to ensure public access.

#### Open Space and Landscaping

- 6.25. In addition to the regulations in Section 5.60, a high quality landscape plan prepared by a registered landscape architect must be submitted prior to the approval of any Development Permit. This plan must illustrate:
- 6.25.1. 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; and
  - 6.25.8. the varied sizes and species of new plantings.
- 6.26. Outdoor Public Amenity Areas must be landscaped for the purpose of achieving pedestrian connectivity, opportunities for play and social interaction. In addition to Landscaping, this must 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 SW and 28 Avenue SW must 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 be developed through the Site, including:
- 6.28.1. street trees;
  - 6.28.2. Fencing;
  - 6.28.3. pedestrian-scale lighting;
  - 6.28.4. street furniture; and
  - 6.28.5. other elements.
- 6.29. Landscaping must be used to highlight major circulation patterns, pedestrian linkages, and the overall development.
- 6.30. The required Public Amenity Areas must 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; and
  - 6.30.7. 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 Areas must be located in more accessible areas of the Site.

#### 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 5.80.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. No parking, loading, storage, trash collection, outdoor service or display area is permitted within a required yard.
- 7.2. Loading, storage and 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, public or internal roadways, and mass transit lines, in compliance with the provisions of Section 5.60.
- 7.3. Loading areas must 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 residential Zone or an Alley serving a residential Zone, such areas must be screened in accordance with the provisions of Section 5.60.

### Other Regulations

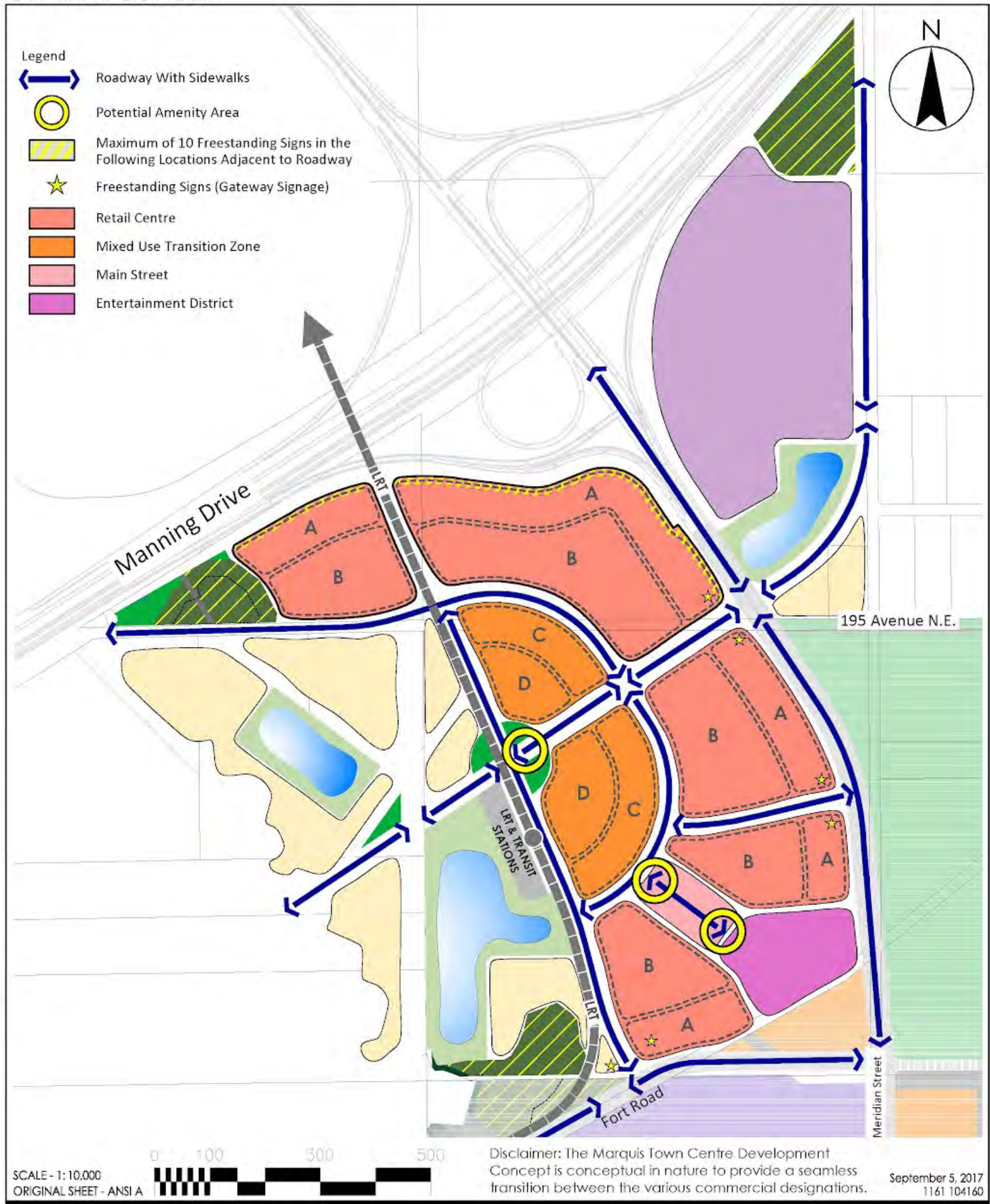
- 7.5. A minimum of 1.0 m<sup>2</sup> of Landscaped islands per 10 surface parking spaces must be provided.
- 7.6. An additional Public Amenity Area of 1.0 m<sup>2</sup> must be provided for every 100 m<sup>2</sup> of commercial floor space.
- 7.7. Barrier-free design principles must be used to guide the design of all buildings and public facilities, ensuring a high degree of accessibility to persons with disabilities.
- 7.8. CPTED principles must 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, Parking Areas, vehicle 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 designate a portion of the Marquis neighbourhood, as shown in Appendix I 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> This section has been updated with minor formatting, key word, and reference revisions.</p>				
<p><b>2. Application</b></p> <p>2.1. The applicable location and boundaries for Marquis Town Centre Special Area are indicated in Appendix IV.</p>					
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones contained in Section 3.130 have been created in conformance with Section 7.70.</p> <p>(MRC) Marquis Retail Centre Zone (MMUT) Marquis Mixed Use Transition Zone (MMS) Marquis Main Street Zone (MED) Marquis Entertainment District Zone</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> The use listed in this subsection has 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>Appendix I - Marquis Special Area Zones, Marquis Town Centre General Concept</p> <p>Appendix II - Marquis Special Area Zones, Marquis Town Conceptual Pedestrian Connections</p> <p>Appendix III - Marquis Special Area Zones, Marquis Town Centre Building Setbacks for Sensitive Uses</p> <p>Appendix IV - Marquis Special Area</p>					



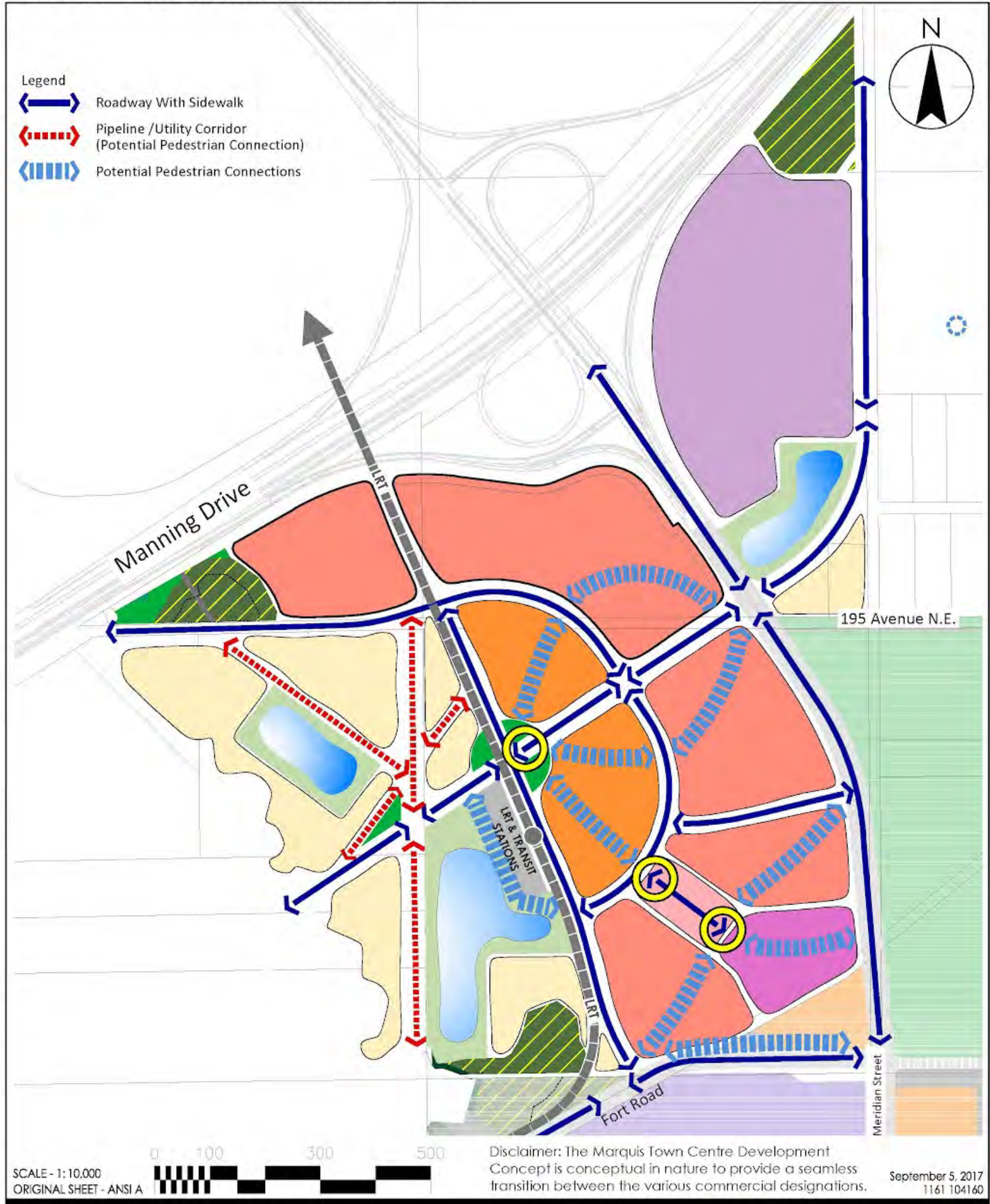
MARQUIS SPECIAL AREA ZONES  
 APPENDIX I - MARQUIS TOWN CENTRE  
 GENERAL CONCEPT



10160-112 Street  
 Edmonton, AB T5K 2L6  
 www.stantec.com

NOTE: AMENITY AREAS ARE CONCEPTUAL AND WILL BE FINALIZED THROUGH DETAILED SITE DESIGN.

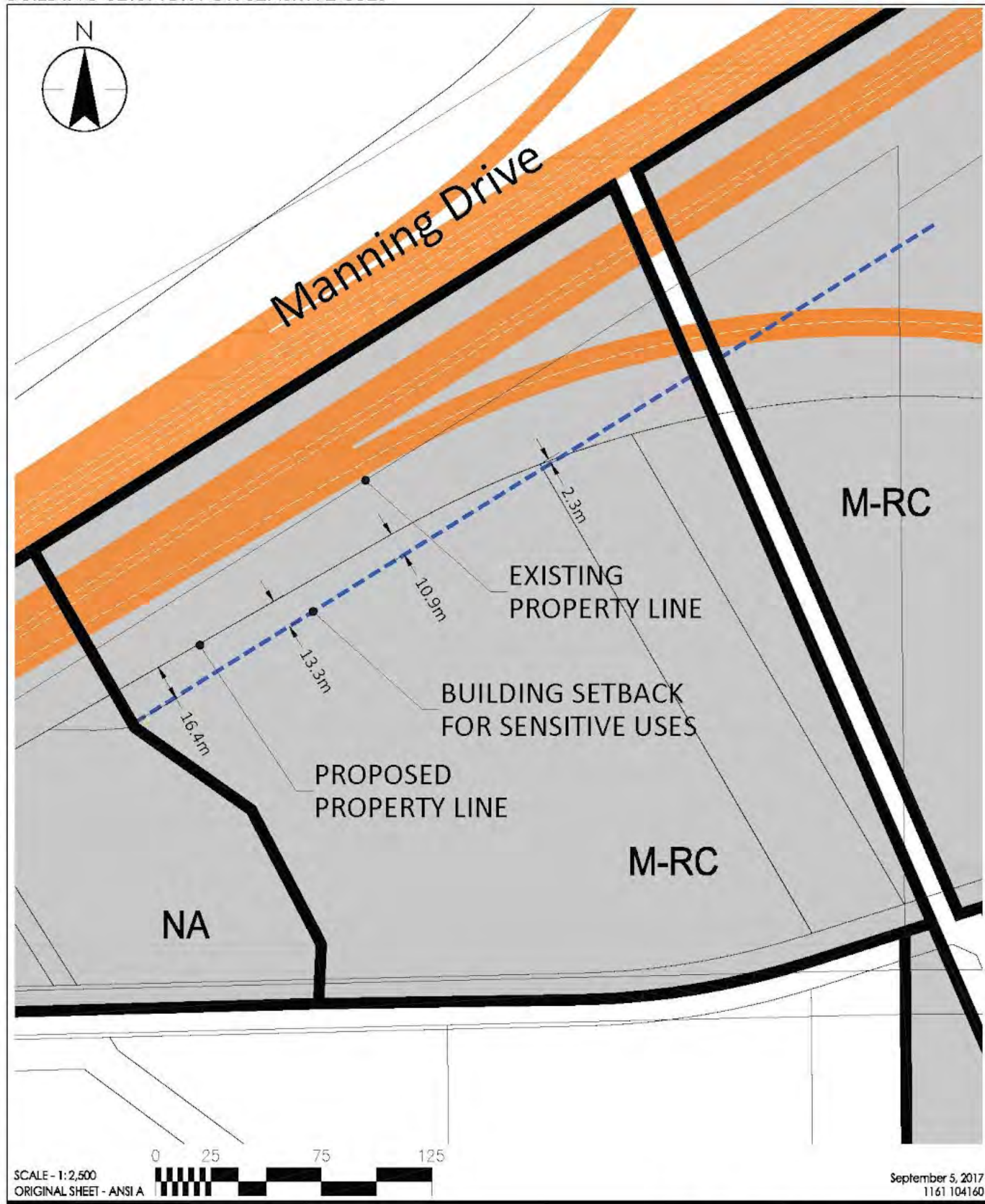
MARQUIS SPECIAL AREA ZONES  
 APPENDIX II - MARQUIS TOWN CENTRE  
 CONCEPTUAL PEDESTRIAN CONNECTIONS



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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



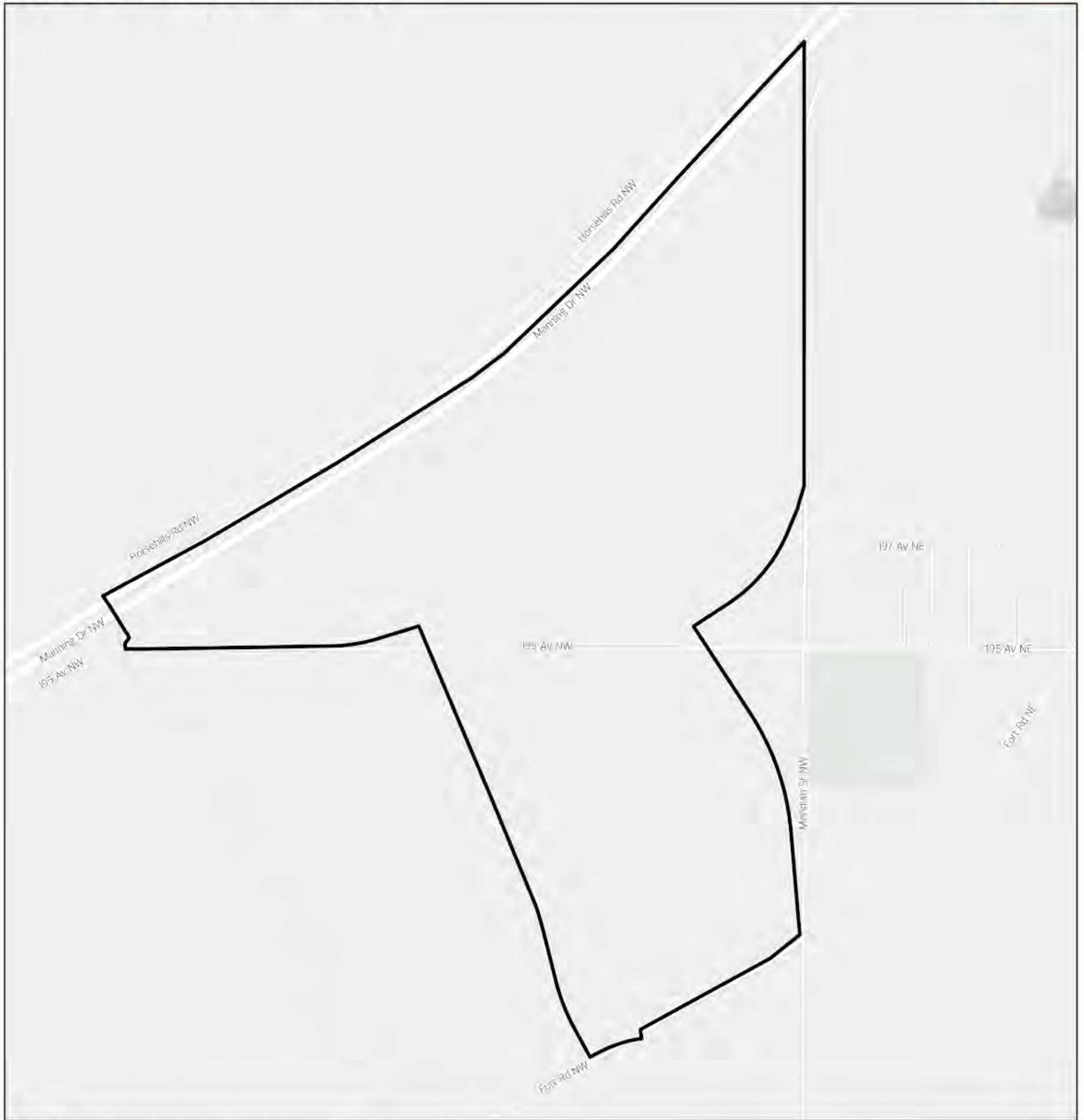
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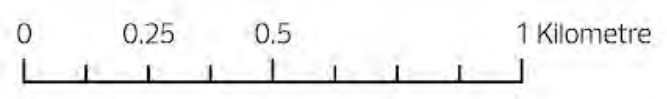
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NOTE: ALL DISTANCES ARE EXPRESSED IN METRES AND DECIMALS THEREOF.

# Appendix IV: Marquis Town Centre Special Area Boundary



 Marquis Town Centre Special Area



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

# 3.131 MRC - Marquis Retail Centre Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for a mix of multi-tenant and stand alone Commercial Uses. Large format stand-alone retail should be located towards the outside edges of the Town Centre, and transition to smaller format Commercial, service, and mixed uses towards the Mass Transit Station.</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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</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. Food and Drink Service</li> <li>2.5. Health Service</li> <li>2.6. Hotel</li> <li>2.7. Indoor Sales and Service</li> <li>2.8. Liquor Store</li> <li>2.9. Major Indoor Entertainment</li> <li>2.10. Minor Indoor Entertainment</li> <li>2.11. Office</li> <li>2.12. Vehicle Support Service</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.13. Child Care Service</li> <li>2.14. Community Service</li> <li>2.15. Library</li> <li>2.16. Outdoor Recreation Service</li> <li>2.17. Park</li> <li>2.18. School</li> <li>2.19. Special Event</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.20. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.21. Fascia Sign, limited to On-premises Advertising</li> <li>2.22. Freestanding Sign, limited to On-premises Advertising</li> <li>2.23. Portable Sign, limited to On-premises Advertising</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>• 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 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></p> <p>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>
<h3>3. Discretionary Uses</h3> <p><b>Industrial Uses</b></p> <p>3.1. Recycling Depot</p> <p><b>Basic Services Uses</b></p> <p>3.2. Emergency Service 3.3. Recycling Drop-off Centre</p> <p><b>Sign Uses</b></p> <p>3.4. Fascia Sign, limited to Off-premises Advertising 3.5. Freestanding Sign, limited to Off-premises Advertising 3.6. Major Digital Sign 3.7. Minor Digital Sign 3.8. Projecting Sign, limited to On-premises Advertising 3.9. Portable Sign, limited to Off-premises Advertising</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 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> 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>Community Recreation Services</li> <li>Religious Assembly</li> </ul> <p><b>Industrial Uses</b> The discretionary industrial uses in this draft zone are consistent with the current zone.</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>Sign Uses</b> The discretionary sign uses in this draft zone are consistent with the current zone.</p>
<h3>4. Additional Regulations for Specific Uses</h3> <p><b>Commercial Uses</b></p> <p>4.1. <b>Body Rub Centres</b> must comply with Section 6.20. 4.2. <b>Cannabis Retail Stores</b> must comply with Section 6.30. 4.3. <b>Liquor Stores</b> must comply with Section 6.70. 4.4. <b>Vehicle Support Services</b> and <b>Uses with Drive-through Services</b> must comply with Section 6.110.</p> <p><b>Community Uses</b></p> <p>4.5. <b>Child Care Services</b> must comply with Section 6.40. 4.6. <b>Special Events</b> must comply with Section 6.100.</p> <p><b>Agricultural Uses</b></p> <p>4.7. <b>Urban Agriculture</b></p> <p>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.</p> <p><b>Sign Uses</b></p> <p>4.8. <b>Signs</b> must comply with Subsections 3 and 6 of Section 6.90.</p>	<p><b>Retired - S.999.4.4.6</b> 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.</p>

- 4.9. Signs must be designed and located to complement the architectural theme and context of the Marquis Town Centre.
- 4.10. A Comprehensive Sign Design Plan consistent with the overall intent of Subsection 3 of Section 6.90, must be prepared for the development and submitted with the Development Permit application, to be approved by the Development Planner.
- 4.11. Despite Section 6.90, the following regulations apply:
  - 4.11.1. The maximum permitted Height for Freestanding Signs is 10.0 m, except where located adjacent to Manning Drive, the maximum Height is 12.0 m.
  - 4.11.2. A maximum of 10 Freestanding Signs are permitted adjacent to Manning Drive, as shown in Appendix I.
  - 4.11.3. Freestanding Signs, limited to On-premise Advertising that are less than 2.0 m in Height and with a Sign 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 Freestanding Signs, limited to On-premises Advertising must not exceed a maximum Sign Area of 1.5 m<sup>2</sup>.
  - 4.11.5. The maximum Height is 12.0 m for Signs with Digital Copy are part of the same Freestanding Sign structure adjacent to Manning Drive.
  - 4.11.6. The maximum Sign Area for Major Digital Signs is 20.0 m<sup>2</sup>.
  - 4.11.7. All Major Digital Signs must be oriented inwardly on the Site, facing areas such as public open space. Major Digital Signs must not be oriented towards a Street.
  - 4.11.8. Consultation with and approval by Alberta Transportation is required for all sign permit applications for Minor Digital Signs adjacent to Manning Drive.
  - 4.11.9. Projecting Signs have a maximum Height of 16.0 m.

## 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 Streets</b>		
5.1.3.	Minimum Setback	4.5 m
<b>Setbacks Abutting Sites that allow for 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. Despite Subsection 5.1.5, Setbacks Abutting Manning Drive must be increased as required in Appendix III for the following Uses:
- 5.2.1. Child Care Services
  - 5.2.2. Community Services
  - 5.2.3. Emergency Services
  - 5.2.4. Hotels
  - 5.2.5. Major Indoor Entertainment
  - 5.2.6. Minor Indoor Entertainment
  - 5.2.7. Offices
  - 5.2.8. Schools

## 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 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 be generally located within Area B as shown in Appendix I.
- 6.3. Surface Parking Areas must be screened from Streets, with methods such as, but not limited to, Commercial Uses, Landscaping, or berming.

### Building Design and Architectural Standards

- 6.4. Exterior finishing materials must include a mix of complementary, high quality materials such as a combination of brick, stone, concrete and stucco, or a combination of concrete fibre board, wood, and complementary window and trim treatment.
- 6.5. Building Facades facing Streets must be articulated with Architectural 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.
- 6.6. Buildings must have consistent or complementary materials, colours, and architectural design elements to establish an architectural theme.
- 6.7. Main building entry points must be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
- 6.8. Buildings must incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.
- 6.9. The roofline of buildings must 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.

### Pedestrian Environment

- 6.10. Direct pedestrian connections and linkages must be provided to sidewalks, in general accordance with Appendix II.
- 6.11. Direct linkages must be provided within the Marquis Town Centre for pedestrians utilizing clearly demarcated Pathways, lighting, and signage systems.
- 6.12. Buildings must 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.
- 6.13. 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.
- 6.14. 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.
- 6.15. Sidewalks in front of main entrances of large format buildings must be developed to a minimum width of 3.7 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.
- 7.2. Any surface Parking Area that has 40 or more parking spaces must provide a minimum 10.0 m<sup>2</sup> Landscaped island every 40 stalls, to provide interruption of the view of the parking lot.
- 7.3. Parkades must be screened from view where visible from a Street, through methods such as public art, architectural screening, Landscaping, Residential Uses, Commercial Uses, or Community Uses.

**S.999.4.6.4 - Retired**



- 7.4. A staged Access Management Plan must be provided at each Development Permit stage to the satisfaction of the Development Planner, identifying the proposed access locations to the site. Through each Development Permit submission, the Access Management Plan must be updated resulting in an overall access plan at the final Development Permit stage.

**Landscaping**

- 7.5. A Landscaped Buffer must be provided along Manning Drive and the northeast edge of the Town Centre.

Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. The regulation that allowed the development planner to vary the amount of required parking is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).

# 3.132 MMUT - Marquis Mixed Use Transition Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for a mixed use 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 Mass Transit Station.</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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</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 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> </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> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.15. Child Care Service</li> <li>2.16. Park</li> <li>2.17. School</li> <li>2.18. Special Event</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.19. Fascia Sign, limited to On-premises Advertising</li> <li>2.20. Freestanding Sign, limited to On-premises Advertising</li> <li>2.21. Projecting Sign, limited to On-premises Advertising</li> <li>2.22. Portable Sign, limited to On-premises Advertising</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>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> <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></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. Standalone Parking Facility

### Community Uses

- 3.2. Community Service

### Agricultural Uses

- 3.3. Urban Agriculture

### Sign Uses

- 3.4. Freestanding Sign, limited to Off-premises Advertising

### 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
- Secondhand Stores

### 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

In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Public Education 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.

### Commercial Uses

- 4.2. **Bars and Food and Drink Services**

4.2.1. The maximum capacity is 200 occupants for each individual establishment.

4.2.2. The maximum Public Space is 240 m<sup>2</sup> for each individual establishment.

- 4.3. **Body Rub Centres** must comply with Section 6.20.

- 4.4. **Cannabis Retail Stores** must comply with Section 6.30.

- 4.5. **Indoor Sales and Services** and **Custom Manufacturing**, must not exceed a Floor Area of 2,000 m<sup>2</sup>.

4.5.1. The Development Planner 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 6.40.

- 4.8. **Schools** must not exceed a Floor Area of 2,000 m<sup>2</sup>.

4.8.1. The Development Planner 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 6.90.

4.12. A Comprehensive Sign Design Plan consistent with the overall intent of Subsection 3 of Section 6.90, must be prepared for the development and submitted with the Development Permit application, to be approved by the Development Planner.

4.13. Despite Section 6.90, the following regulations must apply:

4.13.1. Signs must be designed and located to complement the architectural theme and context of the Marquis Town Centre.

4.13.2. Portable Signs, limited to On-premises Advertising has a maximum Sign Area of 2.0 m<sup>2</sup>.

**Floor Area, Public Space and Capacity Exceptions**

4.14. The Development Planner may consider a variance to the maximum Floor Area, Public Space 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 5.120;

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:

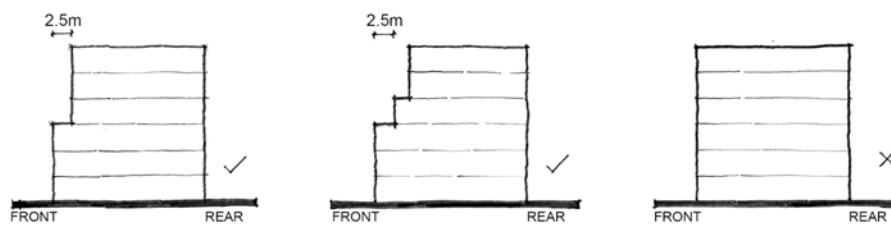
Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.1.1.	Maximum Height	26.0 m
<b>Floor Area Ratio</b>		
5.1.2.	Maximum Floor Area Ratio for Residential Uses	5.0
5.1.3.	Maximum Floor Area Ratio for non-Residential Uses	0.25
<b>Front Setback</b>		
5.1.4.	Minimum Front 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 up to a maximum total of 4.0 m

Density		
5.1.8.	Maximum Density for Sites less than or equal to 885 m <sup>2</sup>	125 Dwellings/ha
5.1.9.	Maximum Density for 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.

### 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 Architectural 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.
- 6.6. Emphasis must be placed on design elements and 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;

<p>6.6.2. entrance features;</p> <p>6.6.3. street furniture; and</p> <p>6.6.4. canopies.</p> <p>6.7. A minimum of 70% of the Ground Floor Commercial Use Facades where the main entrance is fronting onto a Street must have clear glazing on the exterior. A maximum of 10% of the Ground Floor glazing may be covered by Signs. The remainder of the glazing must remain free from obstructions.</p> <p>6.8. Residential Uses must have a separate entrance at Ground level. Entrances must be differentiated through distinct architectural treatment.</p> <p>6.9. Main building entry points must be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.</p> <p>6.10. Buildings must incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.</p> <p>6.11. Where feasible, developments may provide gardens or patios on the top of the Podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.</p> <p><b>Pedestrian Environment</b></p> <p>6.12. Direct pedestrian connections and linkages must be provided to sidewalks, in general accordance with Appendix II.</p> <p>6.13. Pedestrian linkages connecting to adjacent Sites within the Marquis Town Centre must be provided by using clearly demarcated Pathways, lighting, and signage systems.</p> <p>6.14. 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.</p> <p>6.15. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas must be provided in general conformance with Appendix I.</p>	<p><b>6.11 - Transferred from S.995.5.2.i</b> Podium regulations have been transferred with minor adjustments to improve clarity.</p> <p><b>Note:</b> The majority of these regulations can now be found in Table 5.2</p>
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## 7. General Regulations

### Amenity Area

- 7.1. A minimum private Amenity Area of 7.5 m<sup>2</sup> per Dwelling must be provided for all Residential Uses.
- 7.2. Despite Subsection 7.1, the private Amenity Area may be replaced with indoor or outdoor Common Amenity Area(s) on the Site. Where a 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 50.0 m<sup>2</sup>.

### Parking, Loading, Storage and Access

- 7.3. 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.
  - 7.3.1. Any surface Parking Area having 40 or more parking spaces must provide a minimum 10.0 m<sup>2</sup> Landscaped island every 40 stalls, to provide interruption of the view of the parking lot.
- 7.4. Surface Parking Areas must incorporate design elements such as, but not limited to, Landscaped open space, Landscaped Parking Area islands, Public Amenity Areas, private roads, or pedestrian Pathways within the Parking Area.
- 7.5. Parkades must be screened from view where visible from a Street, through methods such as public art, architectural screening, Landscaping, Residential Uses, Commercial Uses, or Community Uses.
- 7.6. A staged Access Management Plan must be provided at each Development Permit stage to the satisfaction of the Development Planner, identifying the proposed access locations to the Site. Through each Development Permit submission, the Access Management Plan must be updated resulting in an overall access plan at the final Development Permit stage.
- 7.7. Vehicle access to parking provided at ground level must be from an Abutting Alley or a private on-Site road.
- 7.8. Parking that is not associated with a principal Use is permitted:
  - 7.8.1. in an above ground Parkade or an underground Parkade; or
  - 7.8.2. at ground level as parallel or angle parking along a private roadway.

**Retired - S.995.6.3**  
Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. The regulation that allowed the development planner to vary the amount of required parking 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
<p><b>1. Purpose</b></p> <p>To allow for a pedestrian-oriented main street with Ground Floor retail and opportunities for 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.</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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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. Supportive Housing</p> <p><b>Commercial Uses</b></p> <p>2.3. Bar</p> <p>2.4. Body Rub Centre</p> <p>2.5. Cannabis Retail Store</p> <p>2.6. Food and Drink Service</p> <p>2.7. Health Service</p> <p>2.8. Hotel</p> <p>2.9. Indoor Sales and Service</p> <p>2.10. Liquor Store</p> <p>2.11. Major Indoor Entertainment</p> <p>2.12. Minor Indoor Entertainment</p> <p>2.13. Office</p> <p>2.14. Standalone Parking Facility</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</p> <p>2.18. Library</p> <p>2.19. Park</p> <p>2.20. School</p> <p>2.21. Special Event</p> <p><b>Sign Uses</b></p> <p>2.22. Fascia Sign, limited to On-premises Advertising</p> <p>2.23. Freestanding Sign, limited to On-premises Advertising</p> <p>2.24. Projecting Sign, limited to On-premises Advertising</p> <p>2.25. Portable 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>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>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>• Animal Hospitals and Shelters</li> <li>• Drive-in Food Services</li> <li>• Nightclubs</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>• Parks</li> <li>• Special Events</li> </ul> <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></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

#### Agricultural Uses

- 3.1. Urban Agriculture

#### 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:

- Animal Hospitals and Shelters
- Drive-in Food Services
- Nightclubs

#### Community Uses

Some current discretionary community activities have changed to permitted activities under the proposed broad use classes. These include:

- Community Recreation 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

### 4. Additional Regulations for Specific Uses

#### Residential Uses

- 4.1. **Home Based Businesses** must comply with Section 6.60.

#### Commercial Uses

- 4.2. The maximum Floor Area is 3,000 m<sup>2</sup> per individual establishment.
- 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 Public Space is 240 m<sup>2</sup> for each individual establishment.
- 4.4. **Body Rub Centres** must comply with Section 6.20.
- 4.5. **Cannabis Retail Stores** must comply with Section 6.30.
- 4.6. **Food and Drink Services** with **Drive-through Services** must have access from the Street with lower traffic volumes, or the Alley, to the satisfaction of the Development Planner.
- 4.7. **Liquor Stores** must comply with Section 6.70.
- 4.8. **Standalone Parking Facilities**
  - 4.8.1. Vehicle parking that is not located on a Site that contains a principal Use shall only be permitted in an above ground Parkade or an underground Parkade.

#### Community Uses

- 4.9. The maximum Floor Area is 3,000 m<sup>2</sup> per individual establishment.
- 4.10. **Child Care Services** must comply with Section 6.40.
- 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 6.90.
- 4.14. Directional Signs must provide information relating to the LRT Station and Mass Transit Station, tenants, parking, loading zones and pick up areas, entrances, exits, and Public Amenity Areas.
- 4.15. A Comprehensive Sign Design Plan consistent with the overall intent of Subsection 3 of Section 6.90, must be prepared for the development and submitted, with the Development Permit application, to be approved by the Development Planner.
- 4.16. Despite Section 6.90:
  - 4.16.1. a Projecting Sign may be used to identify businesses that are located entirely at or above the second Storey level;
  - 4.16.2. the top of a Projecting Sign on a building two Storeys or higher must not extend more than 75 cm above the floor of the second or third Storey or higher than the bottom windowsill level of the second or third Storey; and
  - 4.16.3. the maximum Sign Area for Portable Signs, limited to On-premises Advertising, is 2.0 m<sup>2</sup>.
- 4.17. Signs must be designed and located to complement the architectural theme and context of the Marquis Town Centre.

**Floor Area, Public Space and Capacity Exceptions**

- 4.18. The Development Planner may consider a variance to the maximum Floor Area, Public Space 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 5.120;
  - 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.

**Retired - S.999.6.4.8**  
 The Flea Market Use has been retired. 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:

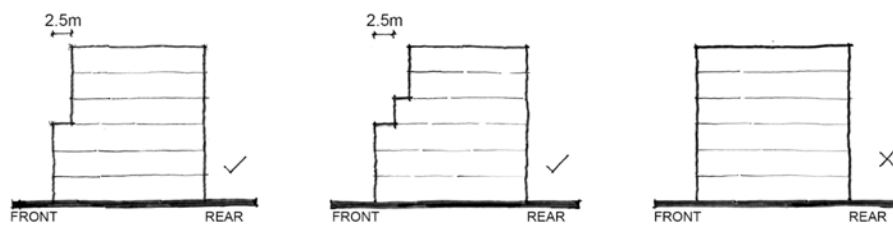
Table 5.1. Site and Building Regulations		
Subsection	Regulation	Value
<b>Height</b>		
5.1.1.	Maximum Height	24.0 m
<b>Floor Area Ratio</b>		
5.1.2.	Maximum Floor Area Ratio for non-Residential Uses	0.25
5.1.3.	Maximum Floor Area Ratio for Residential Uses	3.0
<b>Front Setback</b>		
5.1.4.	Required Front Setback	0 m
<b>Rear Setback</b>		
5.1.5.	Required Rear Setback	0 m
<b>Side Setback</b>		
5.1.6.	Required 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 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 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 Frontages Abutting the main street must not exceed 20.0 m in width at 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



## 6. Design Regulations

### Building Design and Architectural Standards

- 6.1. The main entrance to Ground Floor Uses must be oriented towards the Street and provide direct sidewalk entries.
- 6.2. Residential Uses are not permitted at Street level, with the exception of entrances and building lobbies. Entrances must be separate from Commercial Uses.
- 6.3. Buildings must have consistent materials, colours, and architectural design elements to establish an architectural theme.
- 6.4. Exterior finishing materials must include a mix of complementary, high quality materials such as a combination of brick, stone, concrete and stucco, or a combination of concrete fibre board, wood, and complementary window and trim treatment.
- 6.5. Building Facades facing Streets must be articulated with Architectural 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.
- 6.6. A minimum of 70% of the Ground Floor Commercial Use Facades fronting onto the main street must have clear non-reflective glazing on the exterior to promote pedestrian interaction and safety. A maximum of 10% of the Ground Floor glazing may be covered by Signs. The remainder of the glazing must remain free from obstructions.
- 6.7. Main building entry points must be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
- 6.8. Buildings must incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.
- 6.9. Where feasible, developments are encouraged to provide gardens or patios on the top of the Podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.

### Pedestrian Environment

- 6.10. Direct pedestrian connections and linkages must be provided to sidewalks, in general accordance with Appendix II.

- 6.11. Pedestrian Pathways to building entrances, amenities and transit must be convenient, safe and well lit, with distinct paving or Landscaping to define the connections where practical.
- 6.12. Pedestrian linkages connecting to adjacent Sites within the Marquis Town Centre must be provided by using clearly demarcated Pathways, lighting and signage systems, in general accordance with Appendix II
- 6.13. 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.
- 6.14. Parks must be designed to accommodate public gatherings, pedestrian movement, and other social and recreational functions.

## 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 buildings and screened from view from an Abutting Street or non-industrial Zone.
- 7.2. Where a main street is developed as a private roadway, a minimum 2.5 m sidewalk must be provided on both sides.
- 7.3. Parking for Residential Uses must be provided in an above ground Parkade or in an underground Parkade.
- 7.4. Above ground Parkades and underground Parkades must be screened from view where visible from a Street, through methods such as public art, architectural screening, or Landscaping.

# 3.134 MED - Marquis Entertainment District Zone

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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. Bar</p> <p>2.2. Body Rub Centre</p> <p>2.3. Cannabis Retail Store</p> <p>2.4. Food and Drink Service</p> <p>2.5. Hotel</p> <p>2.6. Indoor Sales and Service</p> <p>2.7. Liquor Store</p> <p>2.8. Major Indoor Entertainment</p> <p>2.9. Minor Indoor Entertainment</p> <p>2.10. Standalone Parking Facility</p> <p><b>Community Uses</b></p> <p>2.11. Child Care Service</p> <p>2.12. Community Service</p> <p>2.13. Outdoor Recreation Service</p> <p>2.14. Park</p> <p>2.15. Special Event</p> <p><b>Agricultural Uses</b></p> <p>2.16. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>2.17. Fascia Sign, limited to On-premises Advertising</p> <p>2.18. Freestanding Sign, limited to On-premises Advertising</p> <p>2.19. 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>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>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</p>

	<p>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>
<h3>3. Discretionary Uses</h3> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Health Service</li> <li>3.2. Office</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>3.3. Fascia Sign, limited to Off-premises Advertising</li> <li>3.4. Freestanding Sign, limited to Off-premises Advertising</li> <li>3.5. Major Digital Sign</li> <li>3.6. Minor Digital Sign</li> <li>3.7. Projecting Sign, limited to Off-premises Advertising</li> <li>3.8. Portable Sign</li> </ul>	<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.</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> 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> 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> 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>
<h3>4. Additional Regulations for Specific Uses</h3> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>4.1. <b>Body Rub Centres</b> must comply with Section 6.20.</li> <li>4.2. <b>Cannabis Retail Stores</b> must comply with Section 6.30.</li> <li>4.3. <b>Liquor Stores</b> must comply with Section 6.70.</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>4.4. <b>Child Care Services</b> must comply with Section 6.40.</li> <li>4.5. <b>Special Events</b> must comply with Section 6.100.</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>4.6. <b>Urban Agriculture</b> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> </li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>4.7. <b>Signs</b> must comply with Subsections 3 and 6 of Section 6.90.</li> </ul>	

- 4.8. A Comprehensive Sign Design Plan consistent with the overall intent of Subsection 3 of Section 6.90, must be prepared for the development and submitted with the Development Permit application, to be approved by the Development Planner.
- 4.9. Signs must be designed and located to complement the architectural theme and context of the Marquis Town Centre.
- 4.10. Despite Section 6.90, the following regulations apply:
  - 4.10.1. Directional Signs must 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.
  - 4.10.2. Freestanding Signs, limited to On-premise Advertising less than 2.0 m in Height and with a Sign 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.
  - 4.10.3. The maximum Sign Area for Major Digital Signs is 20.0 m<sup>2</sup>. The maximum combined Area of Digital Copy and any other type of Copy on the same Sign face must not exceed 30.0 m<sup>2</sup>.
  - 4.10.4. All Major Digital Signs must be oriented inwardly on the Site, facing areas such as public open space and must not be oriented towards a Street.

## 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 Arterial Roads</b>		
5.1.3.	Minimum Setback	4.0 m
<b>Setbacks Abutting Collector Roads</b>		
5.1.4.	Minimum Setback	3.0 m
<b>Setbacks Abutting any other Street or private road</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 must be articulated with Architectural 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 Landscaping elements.

**Pedestrian Environment**

- 6.8. Direct pedestrian connections and linkages must be provided to sidewalks, in general accordance with Appendix II.
- 6.9. 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 buildings and screened from view from an Abutting Street or non-industrial Zone.
- 7.2. Any surface Parking Area having 40 or more parking spaces must provide a minimum 10.0 m<sup>2</sup> Landscaped island every 40 stalls, to provide interruption of the view of the parking lot.
- 7.3. Surface Parking Areas must incorporate design elements such as, but not limited to, Landscaped Parking Area islands, Public Amenity Area, private roads, or pedestrian Pathways within the Parking Area.
- 7.4. Parkades must be screened from view where visible from a Street, through methods such as public art, architectural screening, Landscaping, Commercial Uses, or Community Uses.
- 7.5. A staged Access Management Plan must be provided, to the satisfaction of the Development Planner at each Development Permit stage, identifying the proposed access locations to the Site. Through each Development Permit submission, the Access Management Plan must be updated resulting in an overall access plan at the final Development Permit stage.

**Retired - S.997.6.4**

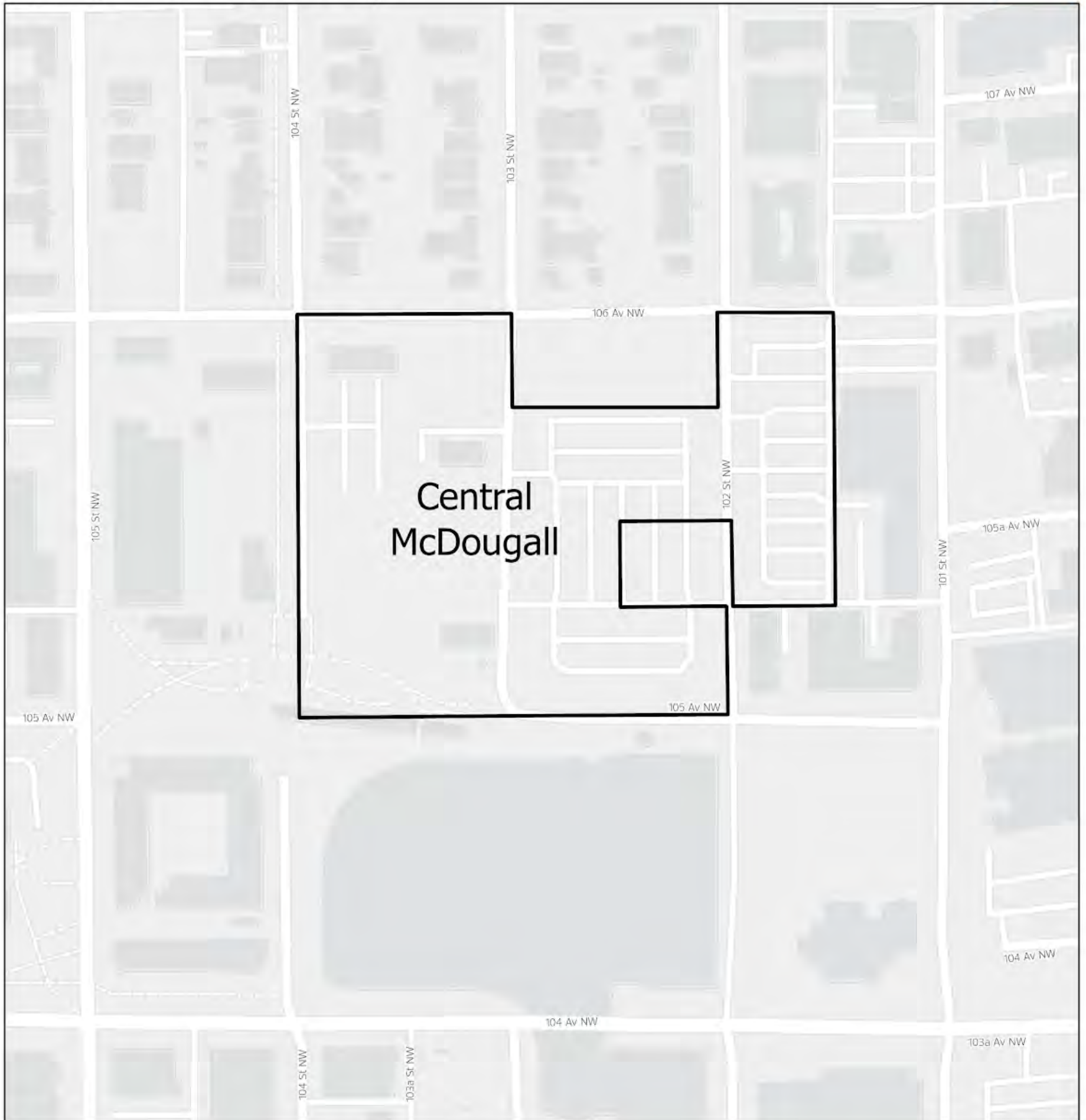
Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. The regulation that allowed the development planner to vary the amount of required parking is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).


# 3.140 Central McDougall Urban Village Special Area

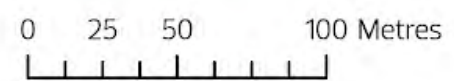
Regulations	Notes / Rationale				
<p><b>1. General Purpose</b></p> <p>To designate portions of the Central McDougall Neighbourhood, as shown in Appendix I, as a Special Area to allow for a unique mixed use urban village that accommodates Residential, Commercial, institutional, and limited Industrial 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><b>2. Application</b></p> <p>2.1. The applicable location and boundaries of the Central McDougall Urban Village Special Area are shown in Appendix I.</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 Section 7.70.</p> <p><b>Mixed Use</b></p> <p>(CMUV) Central McDougall Urban Village Zone</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;"> <p><b>Spectator Entertainment Establishment</b></p> </td> <td> <p>means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures.</p> </td> </tr> </tbody> </table>	Use	Definition	<p><b>Spectator Entertainment Establishment</b></p>	<p>means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures.</p>	
Use	Definition				
<p><b>Spectator Entertainment Establishment</b></p>	<p>means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures.</p>				
<p><b>5. Appendices</b></p> <p>Appendix I - Central McDougall Urban Village Special Area</p> <p>Appendix II - Special Area Land Use Concept</p> <p>Appendix III - Environmental Buffers</p>					



# Appendix I: Central McDougall Urban Village Special Area Boundary



 Central McDougall Urban Village Special Area



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023







### 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><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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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</p> <p>2.4. Body Rub Centre</p> <p>2.5. Cannabis Retail Store</p> <p>2.6. Custom Manufacturing</p> <p>2.7. Indoor Sales and Service</p> <p>2.8. Food and Drink Service</p> <p>2.9. Hotel</p> <p>2.10. Liquor Store</p> <p>2.11. Minor Indoor Entertainment</p> <p>2.12. Office</p> <p>2.13. Standalone Parking Facility</p> <p>2.14. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>2.15. Child Care Service</p> <p>2.16. School</p> <p>2.17. Community Service</p> <p>2.18. Park</p> <p>2.19. Special Event</p> <p><b>Basic Services Uses</b></p> <p>2.20. Health Care Facility</p> <p><b>Industrial Uses</b></p> <p>2.21. Indoor Self Storage</p> <p><b>Sign Uses</b></p> <p>2.22. Fascia Sign, limited to On-premises Advertising</p> <p>2.23. Projecting Sign, limited to On-premises Advertising</p> <p>2.24. Portable 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>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> <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 allowed under the following Uses:</p> <ul style="list-style-type: none"> <li>• Community Services</li> <li>• Parks</li> </ul> <p><b>Basic Services Uses</b></p> <p>The basic services 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>Industrial Uses</b></p> <p>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</p>

	<p>use in the draft Bylaw.</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. Spectator Entertainment Establishment 3.2. Health Service</p> <p><b>Community Uses</b></p> <p>3.3. Outdoor Recreation Service</p> <p><b>Basic Services Uses</b></p> <p>3.4. Emergency Service</p> <p><b>Sign Uses</b></p> <p>3.5. Fascia Sign, limited to Off-premises Advertising 3.6. Major Digital Sign 3.7. Minor Digital Sign 3.8. Projecting Sign, limited to Off-premises Advertising</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.</p> <p>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.</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>• 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> <p><b>Community Uses</b> The discretionary community Uses in this draft Zone are consistent with the current Zone.</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>Sign Uses</b> 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.</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 Section 6.60.</p> <p>4.2. When Residential Uses are provided at ground level, Dwellings must be ground oriented and:</p> <p style="margin-left: 40px;">4.2.1. provide an individual external entrance per Dwelling;</p> <p style="margin-left: 40px;">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, or other elements; and</p> <p style="margin-left: 40px;">4.2.3. not have solid Fences higher than 1.2 m in Height.</p> <p><b>Non-Residential Uses</b></p> <p>4.3. The maximum combined Floor Area for non-Residential Uses is 26,000 m<sup>2</sup> within this Zone.</p> <p><b>Commercial Uses</b></p> <p>4.4. <b>Body Rub Centres</b> must comply with Section 6.20.</p>	

- 4.5. **Cannabis Retail Stores** must comply with Section 6.30.
- 4.6. **Liquor Stores** must comply with Section 6.70.
- 4.7. **Bars**
  - 4.7.1. The maximum Public Space is 120 m<sup>2</sup> 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.
- 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 m<sup>2</sup>.

**Community Uses**

- 4.9. **Child Care Services** must comply with Section 6.40.
- 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.

**Sign Uses**

- 4.12. **Sign** Uses must comply with the regulations found in Subsections 3 and 5 of Section 6.90.
- 4.13. The portion of a Portable 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, including mechanically controlled time and temperature displays, is not permitted.

**Floor Area and Public Space Exceptions**

- 4.14. The Development Planner may consider a variance to the maximum Floor Area or Public Space 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 5.120;
  - 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>Number of Dwellings</b>		

<b>5.1.2</b>	Maximum number of Dwellings	2500
<b>5.1.3</b>	Minimum percentage of 3 bedroom Dwellings	25% of all ground oriented Dwellings
<b>Height</b>		
<b>5.1.4</b>	Minimum Ground Floor Height	3.5 m
<b>5.1.5</b>	Maximum Height	90.0 m
<b>Unless one of the following applies:</b>		
<b>5.1.6</b>	Maximum Height for parcels that Abut 106 Avenue NW for the first 20.0 m from the north Lot Line	28.0 m
<b>5.1.7</b>	Maximum Height for Lots 225-227, Block 2, Plan B3	26.0 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
<b>5.2.1</b>	Required Setback Abutting a Street or a Potential Publicly Accessible Private Road, as identified in Appendix II, other than an Alley	1.0 m
<b>5.2.2</b>	Maximum Setback Abutting a Street or a Potential Publicly Accessible Private Road, other than an Alley to accommodate street related activities, such as sidewalk cafes, patios, gathering spaces, to retain existing mature Landscaping, and to facilitate public realm improvements that contribute to the pedestrian oriented character of the area	3.0 m
<b>5.2.3</b>	Minimum Setback Abutting a Potential Publicly Accessible Private Road where the distance from the boundary of a Potential Publicly Accessible Private Road to the street curb is a minimum of 4.7 m, except abutting the Shared Street, as identified on Appendix II	0 m
<b>5.2.4</b>	Minimum Setback Abutting the Shared Street	4.5 m
<b>5.2.5</b>	Maximum Setback Abutting the Shared Street	8.5 m
<b>5.2.6</b>	Minimum Setback for portions of buildings above 4.0 m in Height Abutting a Potential Publicly Accessible Private Road	0 m

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
<b>5.3.1</b>	Minimum Setback Abutting a Street or Potential Publicly Accessible Private Road, other than an Alley	3.0 m
<b>Unless the following applies:</b>		
<b>5.3.2</b>	Minimum Setback Abutting the Shared Street	4.5 m

5.4. Development must comply with Table 5.4:

Table 5.4. Tower and Podium Regulations		
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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.

**Revised - Tower Regulations**

The Tower Regulation building height

Subsection	Regulation	Value
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>Street Wall Height</b>		
5.4.3	Minimum Street Wall Height	8.0 m
5.4.4	Maximum Street Wall 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 Road, other than an Alley, Abutting a Site 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 Road, other than an Alley, Abutting a Site 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 Road, other than an Alley, Abutting a Site in the PSN Zone	4.5 m

- 5.5. Despite Subsection 5.4, the minimum Stepback for portions of the building facing a Street or Potential Publicly Accessible Private Road, other than an Alley, is not required for up to 25% of the total Facade to allow for variation and visual interest in the design of a Tower.
- 5.6. The Development Planner may consider a variance to Subsection 5.4.2 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.

ranges have been revised to remove the gaps between ranges.

## 6. Design Regulations

### Street Interface Regulations

- 6.1. Where non-Residential Uses are provided at ground level, buildings must be designed to strengthen the pedestrian oriented public realm through the following:
- 6.1.1. a minimum of 60% of the non-Residential Frontage must 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;
  - 6.1.2. major shopping complexes and large format stores over 2,000 m<sup>2</sup> must 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 provide a primary direct access to the Street or Alley.
- 6.2. No portion of a Parkade on the Ground Floor is allowed for a minimum depth of 10.0 m from any front Facade facing a Street.
- 6.3. Non-Residential Uses on the Ground Floor must open to a Street, Potential Publicly Accessible Private Road, or Alley rather than an internal atrium.



6.4. In mixed use buildings, Residential Uses must provide access at ground level that is separate from the commercial premises.

6.5. Residential open spaces, Parks, plazas, furnishings and locations of art, seating areas, and other amenities at ground level must be complementary to the adjacent streetscape and be visually appealing and physically accessible to the public.

#### Facade Regulations

6.6. Facades must 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, Parks, plazas, appropriate 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 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 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 be submitted with each Development Permit for construction of a principal building, to the satisfaction of the Development Planner.

#### Rooftop Regulations

6.10. Major 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.

6.11. The roof design may include elements such as but not limited to Green Roofs, Solar Collectors, patios, or private or public open spaces.

## 7. General Regulations

#### Amenity Areas

7.1. Despite Section 5.20, Amenity Area must be provided in compliance 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.

#### Landscaping

7.2. Landscaping must comply with Section 5.60, except that only deciduous trees are allowed within any Setback that Abuts a Street or Potential Publicly Accessible Private Road, other than an Alley.

#### 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.

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.

#### 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 Section 7.120, a Development Permit is required for any development that contains a Surface Parking Lot and any Development

#### 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 5.60 - Landscaping. Section 5.60 requires 1 tree and 2 shrubs per 30 m<sup>2</sup> of setback area.

Permit that contains a Surface Parking Lot must be temporary and 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; and
  - 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.
- 7.5.4. Despite Subsection 7.5.3, the requirement for vehicle parking may be waived if the Development Planner 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 be in general conformance with the Drainage Servicing Report or alternatives to the satisfaction of the Development Planner in consultation with the City department responsible for 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 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 requested by the Development Planner, an Environmental Risk Management Plan. The required reports must be submitted and reviewed to the satisfaction of the Development Planner in consultation with the City department responsible for environmental planning. The Development Planner must 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 be remediated and a Remediation Report, along with any required reports or updates to the Risk Management Plan, must be submitted and reviewed to the satisfaction of the Development Planner in consultation with the City department responsible for environmental planning.
- 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 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, and Potential Publicly Accessible Private Shared Street". If remaining as privately owned, their dimensions must be determined as follows:
- 7.9.1. the minimum width of any Potential Publicly Accessible Private Alley or Potential Publicly Accessible Private Shared Street must be 6.0 m;
  - 7.9.2. the minimum width of the Potential Publicly Accessible Private Road aligned with 102 Street NW must 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 extend from the east Lot line of Lot 272, Block 2, Plan 0740621 to an alignment with the

#### 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.

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/Shared Streets must be such that they connect to a public Alley or Street 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 register a 24-hour Public Access Easement for all land subject to being Potential Publicly Accessible Private Roads/Alleys/Shared Streets that is still privately owned. Under this Easement, the owner is responsible for maintenance and liability and the spaces must be accessible to the public at all times.
- 7.11. No building is allowed to be developed within areas shown as Potential Publicly Accessible Private Roads/Alleys/Shared Streets.

#### Public Improvements

- 7.12. If requested by the Development Planner 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 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 be an amount representing 8% of the estimated market value of the Site, as if vacant, and must be paid to the City of Edmonton as a condition of the approval of a Development Permit.
- 7.13. 104 Street NW
- 7.13.1. 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.
- 7.14. 103 Street NW
- 7.14.1. 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.
- 7.15. 102 Street NW/Potential Publicly Accessible Private Road
- 7.15.1. 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.

7.16. 105 Avenue NW

- 7.16.1. 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.

7.17. Shared Street/Potential Publicly Accessible Private Street

- 7.17.1. 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 must 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 Planner in consultation with the City department responsible for transportation planning. The Agreement process must include an engineering drawing review and approval. Improvements to address in the Agreement include:

- 7.17.1.1. design elements in line with best practices for shared streets and that give modal priority to pedestrians and cyclists;
- 7.17.1.2. special treatments to achieve this priority such as but not limited to pavers, stamped concrete, furnishings, etc.; and
- 7.17.1.3. lighting provided through a combination of street lights and string lights running across the Shared Street/Potential Publicly Accessible Private Shared Street.

- 7.17.2. 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 must 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 Planner in consultation with the City department responsible for transportation planning. The Agreement process must include an engineering drawing review and approval. Improvements to address in the Agreement include:

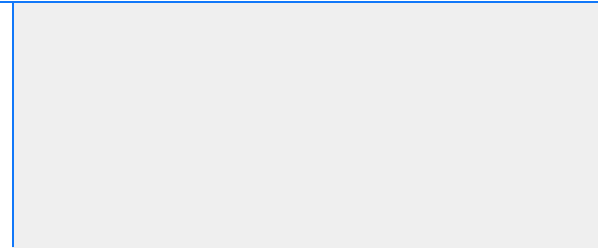
- 7.17.2.1. design elements in line with best practices for shared streets and that give modal priority to pedestrians and cyclists;
- 7.17.2.2. special treatments to achieve this priority such as but not limited to pavers, stamped concrete, furnishings, etc.; and
- 7.17.2.3. lighting provided through a combination of street lights and string lights running across the Shared Street/Potential Publicly Accessible Private Shared Street.

- 7.18. 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 must 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 Planner in consultation with the City department responsible for transportation planning. The Agreement process must include an engineering drawing review and approval. Improvements to address in the agreement could include, but are not limited to:

- 7.18.1. 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;
- 7.18.2. Pedestrian crossing control measures, signage and/or devices; and
- 7.18.3. Other design elements, as required, to clearly demarcate the crossing area for pedestrian and cyclist modal priority.

7.19. Alleys

7.19.1. Alleys/Potential Publicly Accessible Private Alleys must be provided in general conformance with Appendix II and must be constructed to a commercial alley standard, to the satisfaction of the Development Planner in consultation with the City department responsible for transportation planning.

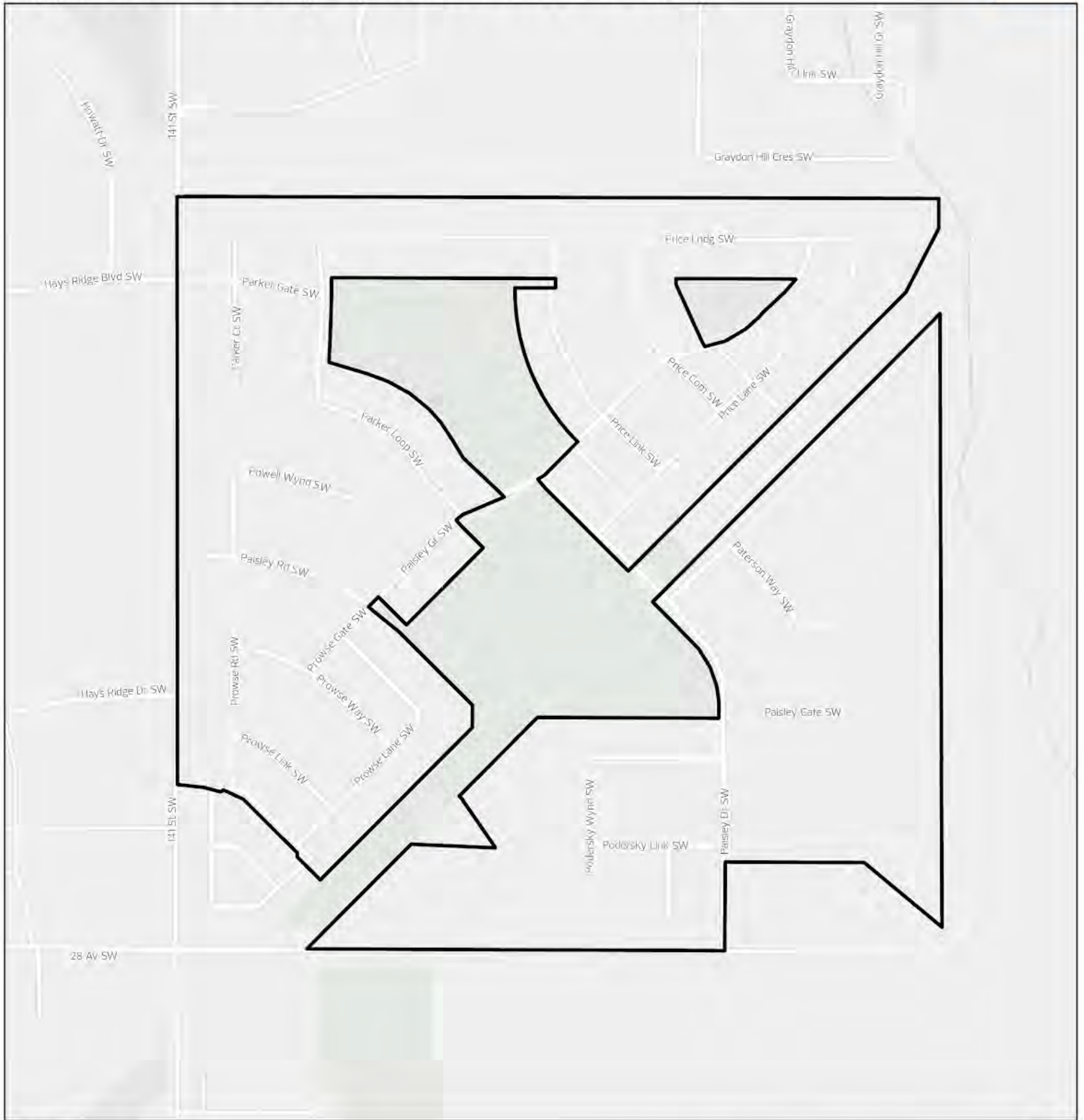



# 3.150 Paisley Special Area

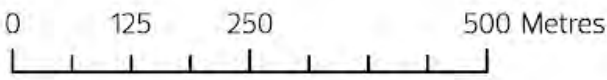
Regulations	Notes / Rationale
<p><b>1. General Purpose</b></p> <p>To designate portions of the Paisley Neighbourhood, as shown in Appendix I of this Section, as a Special Area and to adopt the appropriate land use regulations to achieve the development objectives of the Paisley Neighbourhood Area Structure Plan.</p>	<p><b>Overview</b></p> <p>This section has been updated with minor formatting, key word, and reference revisions.</p> <p>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 Appendix I.</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 Section 7.70.</p> <p><b>Residential Zones</b></p> <p>(PLD) Paisley Low Density Zone (PRH) Paisley Row Housing Zone</p>	<p><b>Retired - Paisley Laneway Housing</b></p> <p>This 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. These regulations have been moved to the PRH Zone, as that is the only location Paisley Laneway Housing is currently permitted.</p>
<p><b>4. Appendices</b></p> <p>Appendix I - Paisley Special Area</p>	



# Appendix I: Paisley Special Area Boundary



 Paisley Special Area



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

# 3.151 PLD - Paisley Low Density Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for low density housing with the opportunity for Zero Lot Line Development, Reverse Housing, and Row Housing, in compliance with the design objectives in the Paisley 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (HVL)D Heritage Valley Low Density Zone</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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-detached Housing</li> <li>2.2.6. Single Detached Housing</li> <li>2.2.7. Supportive Housing</li> </ul> <p><b>Sign Uses</b></p> <p>2.3. Fascia Sign, limited to On-premises Advertising</p> <p>2.4. Portable 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>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>
<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. Lodging Houses</li> </ul> <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><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>Major Home Based Business and Supportive Housing have moved to permitted uses.</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>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>



## 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 6.10.
  - 4.2.2. Amenity Areas must comply with Section 5.20.

### Community Uses

- 4.3. **Child Care Services** must comply with Section 6.40.
- 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 6.90.

## 5. Site and Building Regulations

- 5.1. Site area must comply with Table 5.1:

Table 5.1. Minimum Site Area Regulations			
Subsection	Housing type	Primary vehicle access is not from an Alley	Primary vehicle access is from an Alley
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
5.1.3.	Single Detached Housing - Site Depth less than 30.0 m	308 m2	n/a
5.1.4.	Semi-detached Housing - per Dwelling	221 m2	201 m2
5.1.5.	Semi-detached Housing - Zero Lot line Development - 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 Regulations			
Subsection	Housing type	Primary vehicle access is not from an Alley	Primary vehicle access is from an Alley
5.2.1.	Single Detached Housing or Duplex Housing	8.5 m	8.5 m
5.2.2.	Single Detached Housing - Zero Lot Line Development	7.6 m	7.6 m
5.2.3.	Single Detached Housing - Site Depth less than 30.0 m	11.0 m	n/a

<b>5.2.4.</b>	Semi-detached Housing - per Dwelling	7.3 m	6.7 m
<b>5.2.5.</b>	Semi-detached Housing - Zero Lot Line Development - per Dwelling	6.1 m	5.5 m
<b>5.2.6.</b>	Row Housing - internal Dwellings	5.0 m	5.0 m
<b>5.2.7.</b>	Row Housing - end Dwellings	6.2 m	6.2 m

- 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 be measured 3.5 m into the Site from the Front Lot Line.
- 5.4. Despite Section 8.20, the Front Lot Line may be the property line separating a Lot from an Abutting pipeline corridor, stormwater management facility or Park. In the case of a Corner Lot, the Front Lot Line is the shorter of the property lines Abutting a pipeline corridor, Park, or Street. In the case of a Corner Lot formed by a curved corner, the Front Lot Line is 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 30.0 m, except that:
  - 5.5.1. the minimum Site Depth is 33.0 m where the principal building is not fronting on to a Street.
  - 5.5.2. the minimum Site 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 access is not from an Alley.
- 5.6. The total number of Row Housing Dwellings must not exceed 25% of the total estimated number of Dwellings within each contiguous area of this Zone, and is limited to 5 Dwellings per structure.
- 5.7. The maximum building Height is 12.0m.
- 5.8. Site Coverage must comply with Table 5.8:

**Table 5.8. Site Coverage Regulations**

<b>Subsection</b>	<b>Regulation</b>	<b>Value</b>
<b>Single Detached Housing or Duplex Housing with front drive access</b>		
<b>5.8.1.</b>	Maximum total Site Coverage	50%
<b>5.8.2.</b>	Maximum principal building Site Coverage	n/a
<b>5.8.3.</b>	Maximum Accessory building Site Coverage	n/a
<b>5.8.4.</b>	Maximum Site Coverage for a principal building with an attached Garage	50%
<b>Single Detached Housing where primary vehicle access is from an Alley</b>		
<b>5.8.5.</b>	Maximum total Site Coverage	47%
<b>5.8.6.</b>	Maximum principal building Site Coverage	35%
<b>5.8.7.</b>	Maximum Accessory building Site Coverage	17%
<b>5.8.8.</b>	Maximum Site Coverage for a principal building with an attached Garage	47%
<b>Single Detached Housing - Zero Lot Line Development</b>		
<b>5.8.9.</b>	Maximum total Site Coverage	53%
<b>5.8.10.</b>	Maximum principal building Site Coverage	38%
<b>5.8.11.</b>	Maximum Accessory building Site Coverage	17%
<b>5.8.12.</b>	Maximum Site Coverage for a principal building with an attached Garage	53%
<b>Single Detached Housing - Site Depth less than 30.0 m</b>		

<b>5.8.13</b>	Maximum total Site Coverage	53%
<b>5.8.14</b>	Maximum principal building Site Coverage	n/a
<b>5.8.15</b>	Maximum Accessory building Site Coverage	n/a
<b>5.8.16</b>	Maximum Site Coverage for a principal building with an attached Garage	53%
<b>Semi-detached Housing - per Dwelling</b>		
<b>5.8.17</b>	Maximum total Site Coverage	50%
<b>5.8.18</b>	Maximum principal building Site Coverage	35%
<b>5.8.19</b>	Maximum Accessory building Site Coverage	17%
<b>5.8.20</b>	Maximum Site Coverage for a principal building with an attached Garage	50%
<b>Semi-detached Housing - Zero Lot Line Development - per Dwelling</b>		
<b>5.8.21</b>	Maximum total Site Coverage	53%
<b>5.8.22</b>	Maximum principal building Site Coverage	38%
<b>5.8.23</b>	Maximum Accessory building Site Coverage	17%
<b>5.8.24</b>	Maximum Site Coverage for a principal building with an attached Garage	53%
<b>Row Housing - end Dwellings</b>		
<b>5.8.25</b>	Maximum total Site Coverage	45%
<b>5.8.26</b>	Maximum principal building Site Coverage	30%
<b>5.8.27</b>	Maximum Accessory building Site Coverage	15%
<b>5.8.28</b>	Maximum Site Coverage for a principal building with an attached Garage	45%
<b>Row Housing - internal Dwellings</b>		
<b>5.8.29</b>	Maximum total Site Coverage	55%
<b>5.8.30</b>	Maximum principal building Site Coverage	35%
<b>5.8.31</b>	Maximum Accessory building Site Coverage	20%
<b>5.8.32</b>	Maximum Site Coverage for a principal building with an attached Garage	55%

5.9. Despite Table 5.8, the maximum Site Coverage for the principal building and the maximum total Site Coverage may be increased by up to 2% of the Site area, to accommodate single Storey unenclosed front porches.

5.10. Setbacks must comply with Table 5.10:

**Table 5.10. Setback Regulations**

Subsection	Regulation	Value
<b>Front Setback</b>		
<b>5.10.1.</b>	Minimum Front Setback where primary vehicle access is not from an Alley	5.5 m
<b>5.10.2.</b>	Minimum Front Setback where primary vehicle access is from an Alley	4.5 m
<b>Unless 1 or more of the following applies:</b>		
<b>5.10.3.</b>	Minimum Front Setback where primary vehicle access is from an Alley and a Treed Boulevard is provided	3.0 m
<b>5.10.4.</b>	Minimum Front Setback where the development is for Reverse Housing	3.0 m
<b>Rear Setback</b>		

5.10.5.	Minimum Rear Setback for Single Detached Housing where primary vehicle access is from an Alley	4.0 m
5.10.6.	Minimum Rear Setback for Single Detached Housing or Duplex Housing	7.5 m except that the Setback may be reduced to 4.5 m on a Corner Site
5.10.7.	Minimum Rear Setback for Single Detached Housing - Zero Lot Line Development	
5.10.8.	Minimum Rear Setback for Semi-detached Housing	
5.10.9.	Minimum Rear Setback for Semi-detached Housing - Zero Lot Line Development	
5.10.10.	Minimum Rear Setback for Single Detached Housing where Site 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 Garage is provided
5.10.12.	Minimum Rear Setback for Row Housing - end Dwellings	
<b>Side Setback</b>		
5.10.13.	Minimum Interior Side Setback	1.2 m
5.10.14.	Minimum Interior Side Setback - Zero Lot Line Development	1.5 m where the Abutting Interior Side Setback is 0 m
5.10.15.	Minimum Flanking Side Setback	2.4 m
5.10.16.	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 Street	4.5 m

5.11. Despite Table 5.10, where the Front Lot Line separates a Lot from an Abutting pipeline corridor, stormwater management facility or Park, the minimum Rear Setback is 5.5 m.

5.12. Row Housing must comply with the following:

5.12.1. When in the form of Cluster Housing, the maximum Density is 42 Dwellings/ha, except:

5.12.1.1. this may be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m<sup>2</sup> per Dwelling is provided in addition to Amenity Area required by Section 5.20.

5.12.2. Row Housing Dwellings must have:

- 5.12.2.1. a minimum of 2 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. Despite the other regulations under this Section, in the case of Cluster Housing the Development Planner may consider the following variances:

- 5.12.4.1. the minimum Site area and Site Depth for individual Dwellings that are Bare Land Condominium Units may be reduced, provided that the Density of the development does not exceed the Density as prescribed in Subsection 5.12.1; and
- 5.12.4.2. a building with rear detached Garages may exceed the maximum Site Width and total number of Garages.

**5.12.1.1 Revised from S.980.5.o.i.A**  
 Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. Regulations regarding parking design are 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

### Parking, Loading, Storage and Access

- 6.1. Despite Section 5.10, Reverse Housing must comply with the following:
- 6.1.1. no portion of the detached Garage shall be located less than 5.5 m from the Lot Line Abutting an Alley;
  - 6.1.2. the minimum distance between the Garage and the Rear Lot Line or side Lot Line running perpendicular to the Abutting Alley is 0.9 m, except that the Side Setback for the Accessory building may be reduced to 0 m where the Side Setback for the principal building has been reduced to 0 m.
- 6.2. For principal buildings facing an Alley or private roadway:
- 6.2.1. the minimum distance from the Alley or private roadway to the vehicle doors of a Garage or Parking Area is 5.5 m;
- 6.3. A Hard Surfaced Pathway is required between the Garage or Parking Area and an entry to the Dwelling; and
- 6.3.1. where provided, Hard Surfaced parking pads must 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.
- 6.4. The distance between an Accessory building and the lot line running parallel to any flanking Street must not be less than the Side Setback requirements for the principal building.
- 6.5. Despite Section 5.10, where the principal building is a Semi-detached House or Row House, and the vehicle doors of a detached Garage face the Rear Lot Line, the detached Garage must not be located 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.
- 6.6. For Row Housing where rear detached Garages are proposed, the maximum width of the building containing the Garage(s) is 30.0 m, provided that the building does not contain more than 5 separate Garages.
- 6.7. Hard Surfaced parking pads may be attached between 2 Lots.

### Additional Regulations for Zero Lot Line Development

- 6.8. Zero Lot Line Development is only permitted where:
- 6.8.1. 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 6.8.2; and
  - 6.8.2. 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:
    - 6.8.2.1. 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;
    - 6.8.2.2. 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;
    - 6.8.2.3. 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;
    - 6.8.2.4. a 0.6 m footing encroachment easement;
    - 6.8.2.5. permission to access the easement area for maintenance of the properties;
    - 6.8.2.6. adequate access for utility maintenance, where applicable; and
    - 6.8.2.7. that an Accessory building must not encroach on the easement.

#### 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. The regulations regarding vehicle parking are 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.ii.C

The regulations for accessory buildings have been retired as they are consistent or similarly permissive to the proposed regulations for Accessory Buildings in Section 5.10

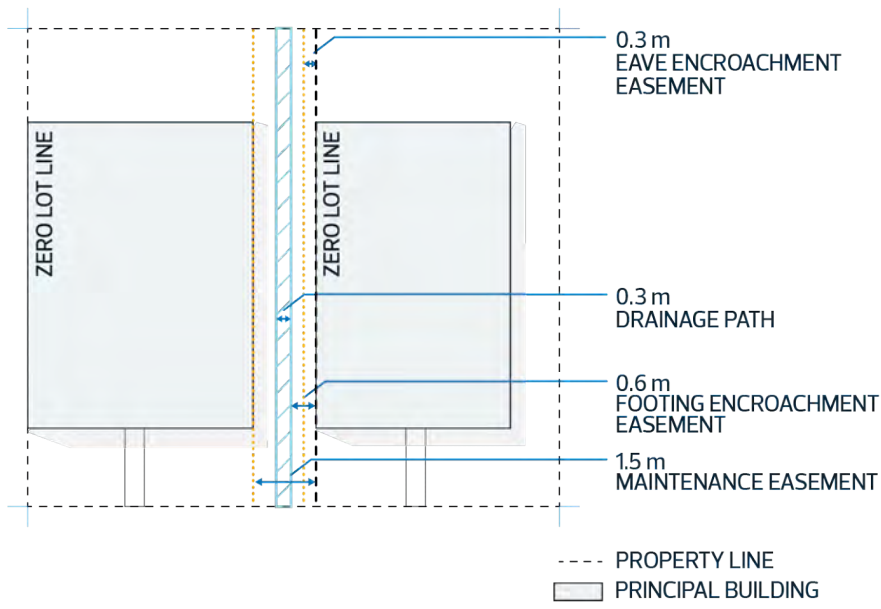
#### Retired - S.980.5.p.ii.D

This accessory building 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. The

Diagram for Subsection 6.8.2



- 6.9. For Zero Lot Line development where a Lot Abuts a pipeline right-of-way, the principal building must be 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 primary vehicle access is from an Alley, access from a Dwelling to a Street must be provided at a distance no greater than 125.0 m from any point in an Alley.

**Other Regulations**

- 6.11. Dwellings on Corner Sites must have flanking side treatments similar to, or reflective of, the front elevation.
- 6.12. All roof drainage must be directed away from buildings and to a Street, an Alley, or to a private drainage system. Applications for a Development Permit must 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.

regulations regarding vehicle parking design are 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 regarding accessory buildings has been retired as it is consistent with the proposed regulations for Accessory Buildings in Section 5.10

**Retired - S.980.5.p.ix**

The regulations for setbacks for accessory buildings have been retired as they are consistent with the proposed Zero Lot Line Development regulations found in Subsection 6.4

# 3.152 PRH - Paisley Row Housing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for medium density housing with the opportunity for Row Housing, Multi-unit Housing, and Backyard Housing, in compliance with the design objectives in the Paisley 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (HVRH) Heritage Valley 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, limited to: <ul style="list-style-type: none"> <li>2.2.1. Backyard Housing</li> <li>2.2.2. Multi-unit Housing</li> <li>2.2.3. Row Housing</li> <li>2.2.4. Supportive Housing</li> </ul> </li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.3. Fascia Sign, limited to On-premises Advertising</li> <li>2.4. Portable Sign, limited to On-premises Advertising</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>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>
<p><b>3. Discretionary Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Residential, limited to: <ul style="list-style-type: none"> <li>3.1.1. Lodging Houses</li> </ul> </li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>3.2. Residential Sales Centre</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>3.3. Child Care Service</li> <li>3.4. Special Event</li> </ul>	<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>Other than Lodging Houses, the 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.</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>4. Additional Regulations for Specific Uses</b></p> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>4.1. <b>Home Based Businesses</b> must comply with Section 6.60.</li> <li>4.2. <b>Residential</b> <ul style="list-style-type: none"> <li>4.2.1. Amenity Areas must comply with Section 5.20.</li> </ul> </li> </ul>	<p><b>4.2 - Revised</b></p> <p>The Paisley specific Use has been retired and replaced with the new Backyard Housing Use in the PRH Zone. The majority</p>

- 4.2.2. Backyard Housing must comply with Section 6.10, except that:
  - 4.2.2.1. The minimum Site area is 247 m<sup>2</sup>.
  - 4.2.2.2. The minimum Floor Area is 30.0 m<sup>2</sup>.
  - 4.2.2.3. The maximum **total** Floor Area is 184 m<sup>2</sup>.
  - 4.2.2.4. The maximum Height is 8.0 m.
  - 4.2.2.5. The minimum Rear Setback is 2.75 m.
  - 4.2.2.6. The minimum distance between Backyard Housing and a principal building on the same Site, is 4.0 m.
  - 4.2.2.7. Second Storey windows must be placed and sized such that they minimize overlook into Yards and windows of Abutting properties through 1 or more of the following:
    - 4.2.2.7.1. Off-setting window placement to limit direct views of Abutting Rear or side Yard Amenity Areas, or direct view into a window on an Abutting Site; or
    - 4.2.2.7.2. Strategic placement of windows in conjunction with Landscaping or the placement of other Accessory buildings.
- 4.2.3. Backyard Housing may be subject to a strata subdivision or condominium conversion.

of the regulations that applied to Paisley Laneway Housing still apply to Backyard Housing in the PRH Zone.

**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.

**Community Uses**

- 4.3. **Child Care Services** must comply with Section 6.40.
- 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 6.90.

**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	150 m <sup>2</sup>
5.1.2.	Minimum Site area - where primary vehicle access is from an Alley	150 m <sup>2</sup>
5.1.3.	Minimum Site Width - where primary vehicle access is not from an Alley	5.0 m



<b>5.1.4.</b>	Minimum Site Width - where primary vehicle access is from an Alley	5.0 m
<b>Row Housing - end Dwellings</b>		
<b>5.1.5.</b>	Minimum Site area - where primary vehicle access is not from an Alley	186 m <sup>2</sup>
<b>5.1.6.</b>	Minimum Site area - where primary vehicle access is from an Alley	186 m <sup>2</sup>
<b>5.1.7.</b>	Minimum Site Width - where primary vehicle access is not from an Alley	6.2 m
<b>5.1.8.</b>	Minimum Site Width - where primary vehicle access is from an Alley	6.2 m
<b>Multi-unit Housing</b>		
<b>5.1.9.</b>	Minimum Site area - where primary vehicle access is not from an Alley	n/a
<b>5.1.10.</b>	Minimum Site area - where primary vehicle access is from an Alley	670 m <sup>2</sup>
<b>5.1.11.</b>	Minimum Site Width - where primary vehicle access is not from an Alley	n/a
<b>5.1.12.</b>	Minimum Site Width - where primary vehicle access is from an Alley	22.4 m
<b>Site Depth</b>		
<b>5.1.13.</b>	Minimum Site Depth	30.0 m
<b>Unless the following applies:</b>		
<b>5.1.14.</b>	Minimum Site Depth where the principal building is not fronting on to a Street	33.0 m

5.2. Multi-unit Housing must have vehicle access from an Alley.

5.3. Despite Section 8.20, the Front Lot Line may be the property line separating a Lot from an Abutting pipeline corridor, stormwater management facility or Park. In the case of a Corner Lot, the Front Lot Line is the shorter of the property lines Abutting a pipeline corridor, Park, or Street. In the case of a Corner Lot formed by a curved corner, the Front Lot Line is 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 5.4. Site Coverage Regulations		
Subsection	Regulation	Value
<b>Row Housing - internal Dwellings</b>		
<b>5.4.1.</b>	Maximum total Site Coverage	55%
<b>5.4.2.</b>	Maximum principal building Site Coverage	35%
<b>5.4.3.</b>	Maximum Site Coverage for Accessory buildings	20%
<b>5.4.4.</b>	Maximum Site Coverage for a principal building with an attached Garage	55%
<b>Row Housing - end Dwellings</b>		
<b>5.4.5.</b>	Maximum total Site Coverage	45%
<b>5.4.6.</b>	Maximum principal building Site Coverage	30%
<b>5.4.7.</b>	Maximum Site Coverage for Accessory buildings	15%
<b>5.4.8.</b>	Maximum Site Coverage for Backyard Housing	15%
<b>5.4.9.</b>	Maximum Site Coverage for a principal building with an attached Garage	45%
<b>Multi-unit Housing</b>		

**5.4.8 - Transferred**  
The site coverage regulation that applied to Paisley Laneway Housing as an accessory

<b>5.4.10.</b>	Maximum total Site Coverage	55%
<b>5.4.11.</b>	Maximum principal building Site Coverage	35%
<b>5.4.12.</b>	Maximum Site Coverage for Accessory buildings	20%
<b>5.4.13.</b>	Maximum Site Coverage for a principal building with an attached Garage	55%

5.5. Height and Setbacks must comply with Table 5.5:

<b>Table 5.5. Height and Setback Regulations</b>		
<b>Subsection</b>	<b>Regulation</b>	<b>Value</b>
<b>Height</b>		
<b>5.5.1.</b>	Maximum Height	12.0 m
<b>Front Setbacks</b>		
<b>5.5.2.</b>	Minimum Front Setback - where primary vehicle access is not from an Alley	5.5 m
<b>5.5.3.</b>	Minimum Front Setback - where primary vehicle access is from an Alley	4.5 m
<b>Unless 1 or more of the following applies:</b>		
<b>5.5.4.</b>	Minimum Front Setback where primary vehicle access is from an Alley and a Treed Boulevard is provided	3.0 m
<b>5.5.5.</b>	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>		
<b>5.5.6.</b>	Minimum Rear Setback	7.5 m
<b>Unless 1 or more of the following applies:</b>		
<b>5.5.7.</b>	Minimum Rear Setback - where an attached rear Garage is provided	5.5 m
<b>5.5.8.</b>	Minimum Rear Setback - where the Front Lot Line separates a Site from an Abutting pipeline corridor, stormwater management facility or Park	5.5 m
<b>Side Setback</b>		
<b>5.5.9.</b>	Minimum Interior Side Setback	1.2 m
<b>5.5.10.</b>	Minimum Flanking Side Setback	2.4 m
<b>5.5.11.</b>	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 Street	4.5 m

5.6. Where a Lot Abuts a pipeline right-of-way, the principal building must be set back a minimum of 7.5 m from the pipeline right-of-way.

5.6.1. The distance from the pipeline must be shown on the Site Plan.

dwelling has been added as a separate regulation for Backyard Housing, which is now a non-accessory dwelling.

## 6. Design Regulations

6.1. Dwellings on Corner Sites must have flanking side treatments similar to, or reflective of, the front elevation.

## 7. General Regulations

### Amenity Area

- 7.1. Amenity Area must be permanently retained as open space, unencumbered by an Accessory building or future additions.
- 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 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 set back a minimum of 1.0 m from the Front Lot Line. In this case, this area must be defined by use of a decorative 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 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 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 5.60, one deciduous tree or one coniferous tree and two shrubs must be required for each Row Housing and Multi-unit Housing Dwelling.
- 7.5. Despite Section 5.10, Reverse Housing must comply with the following:
- 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 Alley Abutting the Rear Lot Line.
- 7.6. A Hard Surfaced Pathway is required between the Garage or Parking Area and an entrance to the principal Dwelling;
- 7.7. Where provided, Hard Surfaced parking pads must 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.
- 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) must not exceed 30.0 m, provided that the building does not contain more than 6 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 must be directed away from buildings and to a Street, an Alley, or to a [private drainage system](#). Applications for a Development Permit must include a detailed drainage plan showing the proposed drainage of the Site.
- 7.12. Separation space is not required between Backyard Housing and other Dwellings.

#### **7.4 - Revised from S.981.5.v**

To align landscaping requirements with the similar proposed regulations in Section 5.60 for Multi-unit Housing and Row Housing

#### **Retired - S.981.5.l**

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**

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**

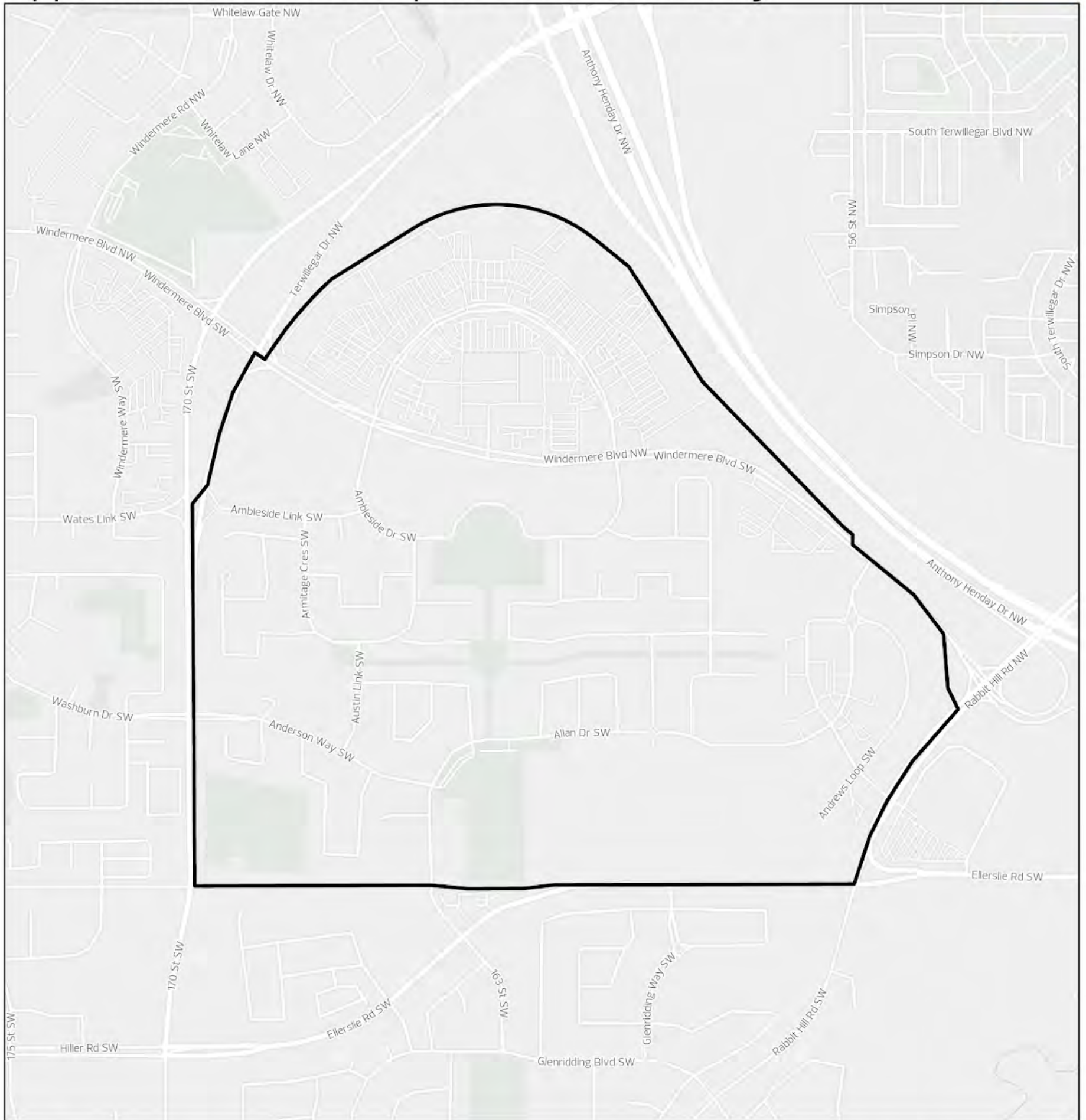
Minimum parking quantities are no longer required in the current Zoning Bylaw 12800 or in the draft Zoning Bylaw. This regulation is proposed to be retired to be in alignment with the June 23, 2020 Council decision to remove minimum parking requirements (Charter Bylaw 19275).


# 3.160 Ambleside Special Area

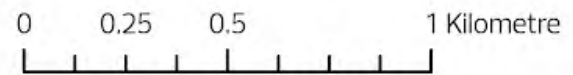
Regulations	Notes / Rationale						
<p><b>1. General Purpose</b></p> <p>To designate a portion of Ambleside, as shown in Appendix I, as a Special Area and to adopt appropriate land use regulations to achieve the development objectives of the Ambleside Neighbourhood Structure Plan.</p>	<p><b>Overview</b> This section has been updated with minor formatting, key word, and reference revisions.</p>						
<p><b>2. Application</b></p> <p>2.1. The applicable location and boundaries for the Ambleside Special Area are shown in Appendix I.</p>							
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones contained in Section 3.160, have been created in conformance with Section 7.70.</p> <p>(ALA) Ambleside Low-Rise Apartment Zone (ASC) Ambleside Shopping Centre Zone (AUV) Ambleside Urban Village Commercial Zone</p>							
<p><b>4. Ambleside Special Area Specific Definitions</b></p> <p>4.1. The following defined terms for Uses apply to all Zones in the Ambleside Special Area:</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>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> </tbody> </table>	Term	Definition	<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>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.	
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<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>Appendix I - Special Area Ambleside Appendix II</p> <p>Appendix II provides graphic examples of the design principles described in the Ambleside Special Area Zones to assist the Development Planner in interpreting the regulations in the Ambleside Special Area Zones.</p>							



# Appendix I: Ambleside Special Area Boundary



 AmblesideSpecialArea



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023



# 3.161 ALA - Ambleside Low-Rise Apartment Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for the development of quality low-rise residential developments in compliance 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.</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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (RA7a) Ambleside Low-Rise Apartment Zone</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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. Secondary Suite</p> <p>    2.2.5. Supportive Housing</p> <p><b>Community Uses</b></p> <p>2.3. Special Event</p> <p><b>Sign Uses</b></p> <p>2.4. Fascia Sign, limited to On-premises Advertising</p> <p>2.5. 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>Residential Uses</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>• Major Home Based Business</li> <li>• Multi-unit Housing, on a Site larger than 1.4 ha</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>Note: Urban Gardens are proposed to no longer be regulated in the draft Zoning Bylaw.</p>
<p><b>3. Discretionary Uses</b></p> <p>3.1. A Permitted Use listed in the Zone becomes a Discretionary Use when it prevents another Site of less than 800 m<sup>2</sup> in the Zone from being able to develop in compliance with the minimum requirements of this Bylaw.</p> <p><b>Commercial Uses</b></p> <p>3.2. Indoor Sales and Service</p> <p>3.3. Residential Sales Centre</p> <p><b>Community Uses</b></p> <p>3.4. Child Care Service</p> <p>3.5. Community Service</p> <p><b>Agricultural Uses</b></p> <p>3.6. Urban Agriculture</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 Uses in this draft Zone have been moved to permitted Uses under the new broad use classes.</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>• Indoor Sales and Services</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>

**Sign Uses**

- 3.7. Freestanding Sign, limited to On-premises Advertising
- 3.8. Portable Sign, limited to On-premises Advertising

- 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.

**Commercial Uses**

- 4.2. **Indoor Sales and Services** must be designed as an integral and secondary component of a residential development consisting of 150 Dwellings or more.
- 4.3. **Indoor Sales and Services** in the form of convenience stores are only permitted on Sites that front onto a Collector Road and are limited to a maximum of 10% of the total Floor Area of the building.

**Community Uses**

- 4.4. **Child Care Services** must comply with Section 6.40.
- 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. **Sign** Uses must comply with the regulations found in Subsections 3 and 4 of Section 6.90
- 4.8. Signs must be designed to complement the architectural features of a building, identify specific addresses, and act as wayfinding on *Sites with multiple Dwellings*.

## 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 or any other roof type with a pitch of less than 4/12 (18.4 degrees)	14.5 m
5.1.4.	Maximum Height for a roof type with a pitch of 4/12 (18.4 degrees) or greater	16.0 m
<b>Floor Area Ratio</b>		
5.1.5.	Maximum Floor Area Ratio	1.3
<b>Unless the following applies:</b>		



<b>5.1.6.</b>	Despite Subsection 6 of Section 7.100, a Development Planner may grant a variance to the maximum Floor Area Ratio when underground parking is provided, up to the following	1.5
<b>Residential Density</b>		
<b>5.1.7.</b>	Maximum Density	125 Dwellings/ha
<b>Front Setback</b>		
<b>5.1.8.</b>	Minimum Front Setback	6.0 m
<b>Rear Setback</b>		
<b>5.1.9.</b>	Minimum Rear Setback	7.5 m
<b>Side Setback</b>		
<b>5.1.10.</b>	Minimum Interior Side Setback	2.0 m
<b>5.1.11.</b>	Minimum Flanking Side Setback	4.5 m
<b>5.1.12.</b>	Additional minimum side Setback distance for each Storey or partial Storey above 2 Storeys	1.0 m

5.2. Despite 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 "Subject Site"), the following regulations apply:

- 5.2.1. a minimum Landscaped Setback of 7.5 m is required from any Multi-unit Housing or Row House Dwelling to any property line Abutting the Subject Site. No surface parking or loading facilities may be located within this Setback area.
- 5.2.2. no outdoor parking, waste collection or outdoor storage areas may be developed within 3.0 m of any property line that Abuts the Subject Site;
- 5.2.3. a screen Fence, 1.8 m in Height, may be installed along all property lines that Abut the Subject Site, 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 Setbacks and articulation of building Facades, may 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 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 the Subject Site, the portion of the building exceeding 10.0 m must be stepped back from the Facade so that the Subject Site is not adversely impacted by excessive building, massing, or sun/shadow.

## 6. Design Regulations

6.1. The Development Planner must ensure that the following architectural and Site design regulations are incorporated in all developments within this Zone to improve the livability and appearance of Multi-unit Housing complexes in Ambleside. 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.

### Site Planning and Design

6.2. The design of the project must establish a specific architectural theme over the entire 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 Street Wall and Setbacks.
- 6.4. Buildings and entrances should generally be located closer to the Street to enhance pedestrian interest and activity.
- 6.5. The Site should be organized such that buildings frame and reinforce pedestrian circulation or to create view corridors between pedestrian destinations within and adjacent to the Site including building entrances, transit stops, or public amenities.
- 6.6. In larger multiple building projects, Amenity Areas should be grouped to create at least one central "Commons" to serve as a central gathering place or focal point 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 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 contribute to the visual enhancement of the streetscape.
- 6.8. Building Facades must 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 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
  - 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 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 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. Multi-unit Housing on Corner Lots, or where visible from public amenities such as stormwater management facilities, Parks and dedicated major Pathways, 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 of the upper floor, projections for relief in wall plane and intentional roof lines between Ground and upper Floors, and appropriate wall Heights and window placement consistent with the front elevation.

**Pedestrian Environment**

- 6.13. Development within this Zone must ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive and safe for human activity.
- 6.14. Buildings and Site amenities should be scaled to enhance the pedestrian environment.
- 6.15. Development must provide safe and direct pedestrian connections to unify urban design and Landscape elements on Site and to connect to other neighbourhood facilities and amenities.

**Inclusive Design**

- 6.16. 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 5.60 prior to the approval of any Development Permit, which must 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 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 Amenity Areas, stormwater management facilities, and pedestrian corridors must 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 must provide an enhanced feature in the form of public art, on-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 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 for low-rise Multi-unit Housing on smaller Sites to allow for more useable Landscaped open space and amenities at ground level.
- 7.7. For multiple projects on a Site, surface parking must be screened from view of adjacent small scale residential development, stormwater management facilities, open space Amenity Areas, corridors, or adjacent roadways. If surface Parking Areas are covered (Parkades), then such areas 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.
- 7.8. Parking and loading facilities must be located a minimum 3.0 m from any public or pedestrian corridor and the Setback must be Landscaped and screened to the satisfaction of the Development Planner.

#### **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
<p><b>1. Purpose</b></p> <p>To allow for 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.</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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (CSCa) Ambleside Shopping Centre Zone</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. Food and Drink Service</li> <li>2.5. Health Service</li> <li>2.6. Indoor Sales and Service</li> <li>2.7. Liquor Store</li> <li>2.8. Minor Indoor Entertainment</li> <li>2.9. Nightclubs</li> <li>2.10. Office</li> <li>2.11. Residential Sales Centre</li> <li>2.12. Spectator Entertainment Establishments</li> <li>2.13. Vehicle Support Service</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.14. Child Care Service</li> <li>2.15. Community Service</li> <li>2.16. Library</li> <li>2.17. Special Event</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.18. Fascia Sign, limited to On-premises Advertising</li> <li>2.19. Freestanding Sign, limited to On-premises Advertising</li> <li>2.20. Projecting Sign, limited to On-premises Advertising</li> <li>2.21. Portable Sign, limited to On-premises Advertising</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>• Minor Indoor Entertainment</li> <li>• Indoor Sales and Services</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>• Equipment Rentals</li> <li>• Media Studios</li> <li>• Mobile Catering Food Services</li> <li>• Private Clubs</li> <li>• Secondhand Stores</li> <li>• Veterinary Services</li> <li>• Warehouse Sales</li> <li>• Automotive and Equipment Repair Shops</li> <li>• Rapid Drive-through Vehicle Service</li> </ul> <p><b>Retired - S.960.5.2.w</b></p> <p>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></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>• 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></p> <p>The sign Uses permitted in this draft Zone</p>

	<p>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>
<h3>3. Discretionary Uses</h3> <p><b>Residential Uses</b></p> <p>3.1. Residential, limited to:</p> <ul style="list-style-type: none"> <li>3.1.1. Multi-unit Housing</li> <li>3.1.2. Row Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>3.2. Custom Manufacturing</p> <p>3.3. Hotel</p> <p><b>Basic Services Uses</b></p> <p>3.4. Recycling Drop-off Centre</p> <p><b>Agricultural Uses</b></p> <p>3.5. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>3.6. Fascia Sign, limited to Off-premises Advertising</p> <p>3.7. Freestanding Sign, limited to Off-premises Advertising</p> <p>3.8. Minor Digital Sign</p> <p>3.9. Projecting Sign, limited to Off-premises Advertising</p> <p>3.10. Portable Sign, limited to Off-premises Advertising</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 in this draft Zone 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>• 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> <li>• Private Clubs</li> <li>• Secondhand Stores</li> <li>• Veterinary Services</li> <li>• Warehouse Sales</li> <li>• Automotive and Equipment Repair Shops</li> <li>• Rapid Drive-through Vehicle Services</li> <li>• Nightclubs</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>• Carnivals</li> <li>• Religious Assembly</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, 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 additional activities are allowed under the following Uses:</p> <ul style="list-style-type: none"> <li>• Projecting Signs, limited to Off-premises Advertising</li> </ul>

## 4. Additional Regulations for Specific Uses

### Residential Uses

#### 4.1. Residential

- 4.1.1. Where provided, Multi-unit Housing must be developed above an Office or Indoor Sales and Services Use as part of a mixed use building or shopping centre complex.
- 4.1.2. Despite Subsection 4.1.1, stand alone Multi-unit Housing is allowed adjacent to 9 Avenue NW, transit stations, or stormwater lakes.
- 4.1.3. The residential component of any mixed use development must 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 Public Space is 240 m<sup>2</sup> for each individual establishment.

4.3. **Body Rub Centres** must comply with Section 6.20.

4.4. **Cannabis Retail Stores** must comply with Section 6.30.

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 6.40.

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 6.90.

4.11. Signs must 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 Amenity Areas.

### Public Space and Capacity Exceptions

4.13. The Development Planner may consider a variance to the maximum Public Space 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 5.120;
- 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

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 buildings that contain only Commercial Uses or the Commercial portion of a mixed use building	14.0 m
5.1.3.	Maximum Height for buildings that do not contain a Commercial Use or for the total Height of mixed use buildings	40.0 m
<b>Setbacks</b>		
5.1.4.	Minimum Setback Abutting Windermere Blvd	3.0 m
5.1.5.	Minimum Setback Abutting Anthony Henday Drive and 170 Street SW / Terwillegar Drive NW, except for the areas developed for public utility purposes	7.5 m

## 6. Design Regulations

- 6.1. The Development Planner must ensure that the following architectural and Site design regulations are incorporated in all developments within this Zone to ensure that the design and distribution of land use activities associated with large format commercial operations support a pedestrian friendly, aesthetically pleasing, and functional environment and reduce the visual impact from Streets.

### Site Planning and Design

- 6.2. Large format buildings must be located at the perimeter of this commercial precinct, specifically adjacent to 170 Street SW and Anthony Henday Drive, and oriented or grouped to frame views, constructed amenities, Streets, or entrance corridors where practical. Variable building Setbacks, and the placement and design of the rear Facade of structures must minimize long expanses of walls, a monotonous appearance, or exposed service areas.
- 6.3. Unless part of a larger complex or mixed use development, small format or single Use Sites must 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 street or multi-bay unit, some parallel or angled parking is allowed in front of the commercial building.
- 6.4. Building orientation at the intersection of access roadways along the south edge of the commercial precinct must be arranged to frame the corner of the intersection to create a "sense of place", using building design, decorative architectural wall, Landscaping, and other focal points and site amenities, and arrival into the commercial centre.
- 6.5. A diversity of Site amenities and pedestrian Landscaping facilities such as public art, seating areas, street furniture, small Parks, squares, plazas, and greens are encouraged to create an inviting image for the development.
- 6.6. The design of the project must 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 roadway Frontages or access entry areas. To reduce the scale of parking and walking distance, parking may be located at the rear or sides of buildings not flanking access roadways.
- 6.9. The storage of materials and the piling of snow on Surface Parking Lots must be in a location away from the Street to improve safety and visibility.
- 6.10. No part of the Site is permitted to be developed as an enclosed shopping mall. The primary means of pedestrian circulation must be outdoor Pathways.

**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).

### Building Design and Architectural Standards

- 6.11. Buildings and Site amenities must emphasize Architectural Elements and Facade 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 SW and Terwillegar Drive NW must ensure appropriate and high quality Architectural and landscape design Elements to ensure an attractive interface providing visual interest and relief.
- 6.14. Design techniques including, but not limited to, variations in building Setbacks and articulation of building Facades must be employed in order to minimize the perception of massing of the building when viewed from adjacent Sites and Streets.
- 6.15. Building Facades (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
  - 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, Landscaping elements, and focal points.

### Pedestrian Environment

- 6.19. Development within this 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 amenities and pedestrian oriented facilities such as public art, seating areas, street furniture, small Parks, squares, plazas and greens must be provided to create an inviting image for the development.
- 6.21. Building Facades must have pedestrian friendly features including transparency, decorative windows, wall niches, seating areas and entrances to complement an interesting pedestrian streetscape.
- 6.22. Pedestrian Pathways to building entrances, amenities and transit must be convenient, safe and well lit, with special paving or 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 where practical.

### 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 5.60 prior to the approval of any Development Permit. This plan must include details on pedestrian connection and Fencing, 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; 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 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 SW 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 collection, outdoor service or display area is permitted within a Setback.
- 7.9. Loading, storage and waste 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 or Light Rail Transit lines, in compliance with Section 5.60. 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 or an Alley serving a residential Zone, such areas must be screened in compliance with Section 5.60.
- 7.10. Access to developments within this Zone from Streets or primary private roadways must provide safe, convenient vehicle and pedestrian access and circulation patterns between parking, shopping and Amenity Areas.
- 7.11. Pedestrian friendly corridors and linkages are required to connect the adjacent designated areas of the AUVC Zone to shopping and amenities through the utilization of clearly demarcated Pathways, lighting and signage systems to reduce pedestrian conflict and create a more pedestrian friendly image.
- 7.12. All developments must provide adequate Pathways along primary buildings, as well as pedestrian connections to Parking Areas, Site amenities, public perimeter sidewalks and bus stops.
- 7.13. Parking Areas must be designed for a safe and orderly flow of traffic as well as pedestrians to avoid pedestrian/vehicle conflict and to include appropriate Landscaping to reduce the visual impact from Streets, Amenity Areas and pedestrians.
- 7.14. Allow vehicle 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.

**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 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 Residential 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (UVCa) Ambleside Urban Village Commercial Zone</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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><b>Commercial Uses</b></p> <p>2.3. Bar</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</p> <p>2.8. Health Service</p> <p>2.9. Hotel</p> <p>2.10. Indoor Sales and Service</p> <p>2.11. Liquor Store</p> <p>2.12. Nightclub</p> <p>2.13. Spectator Entertainment Establishment</p> <p>2.14. Minor Indoor Entertainment</p> <p>2.15. Office</p> <p>2.16. Outdoor Sales and Service</p> <p>2.17. Residential Sales Centre</p> <p>2.18. Standalone Parking Facility</p> <p><b>Community Uses</b></p> <p>2.19. Child Care Service</p> <p>2.20. Community Service</p> <p>2.21. Library</p> <p>2.22. Outdoor Recreation Service</p> <p>2.23. School</p> <p>2.24. Special Event</p> <p><b>Agricultural Uses</b></p> <p>2.25. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>2.26. Fascia Sign</p> <p>2.27. Freestanding Sign</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> <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>• Outdoor Recreation Services</li> <li>• Special Events</li> </ul> <p><b>Agricultural Uses</b></p>

<p>2.28. Projecting Sign</p> <p>2.29. Portable Sign, limited to On-premises Advertising</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 agricultural activities have changed to permitted activities under the proposed broad use classes. These include:</p> <ul style="list-style-type: none"> <li>• Urban Indoor Farms</li> <li>• Urban Outdoor Farms</li> </ul> <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 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> <li>• Projecting Signs, limited to Off-premises Advertising</li> </ul>
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<h3>3. Discretionary Uses</h3> <p><b>Commercial Uses</b></p> <p>3.1. Vehicle Support Service</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>
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<h3>4. Additional Regulations for Specific Uses</h3> <p><b>Residential Uses</b></p> <p>4.1. <b>Home Based Businesses</b> must comply with Section 6.60.</p> <p>4.2. <b>Residential</b></p> <p>4.2.1. <i>Where provided</i>, Multi-unit Housing must be developed above an Office or Indoor Sales and Services Use as part of a shopping centre or as a stand alone building adjacent to Main Street.</p> <p>4.2.2. The housing component of any mixed use building must 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> <p>4.3.1. The maximum capacity is 200 occupants for each individual establishment.</p> <p>4.3.2. The maximum Public Space is 240 m2 for each individual establishment.</p> <p>4.3.3. Nightclubs must be located on a Site that is 2 ha or larger</p>	
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- 4.4. **Body Rub Centres** must comply with Section 6.20.
- 4.5. **Cannabis Retail Stores** must comply with Section 6.30.
- 4.6. **Indoor Sales and Services** must not exceed 5,000 m2 of Floor Area per individual establishment.
- 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 6.40.
- 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 6.90.
- 4.13. Despite Section 6.90, the following regulations apply:
  - 4.13.1. The top of a Projecting Sign on a building two Storeys or higher must not extend more than 0.8 m above the floor of the second or third Storey, nor higher than the windowsill of the second or third Storey.
- 4.14. Signs must 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 Amenity Areas.

**Public Space and Capacity Exceptions**

- 4.16. The Development Planner may consider a variance to the maximum Public Space 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 5.120;
  - 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**

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	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

**Revised - S.960.6.4.c**  
 A portion of this regulation has been retired as the draft Zoning Bylaw no longer regulates by Storeys

Setbacks		
<b>5.1.5.</b>	Minimum Setback Abutting Windermere Boulevard	3.0 m

## 6. Design Regulations

- 6.1. The Development Planner must ensure that the following architectural and Site design guidelines are incorporated in all developments within this Zone to establish a street oriented and pedestrian friendly retail and entertainment development and improve the livability and viability of Ambleside.

### Site Planning and Design

- 6.2. The design of this mixed use commercial precinct must establish an appropriate town centre architecture with complementary 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 amenities and pedestrian oriented facilities such as public art, seating areas, street furniture, small 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 roadways along the south edge of the commercial precinct must be arranged to frame the corner of the intersection to create a "sense of place", using building design, decorative architectural wall, Landscaping, and other focal points and Site amenities, and arrival into the commercial centre.
- 6.7. The storage of materials and the piling of snow on Surface Parking Lots must be in a location away from Streets to improve safety and visibility.
- 6.8. No part of the Site will be developed as an enclosed shopping mall. The primary means of pedestrian circulation must be outdoor Pathways.

### 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 Facades must be utilized in order to minimize the perception of massing of the building when viewed from adjacent Sites and Streets.
- 6.10. Building Facades (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.
- 6.11. The roof line of buildings must 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, or
  - 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 must 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 must be minimized through transitional building treatment.
- 6.13. Primary emphasis must be placed on design elements and Facade 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 must 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, Landscaping elements, and focal points.

#### Pedestrian Environment

- 6.16. The development must create a pedestrian friendly environment, focused on a shopping street, which may include such things as entrance features, pedestrian signage, outdoor sitting areas, canopies, Landscaping, convenient parking, and other features that lend visual interest and a human scale to development along the street.
- 6.17. Development within this Zone must ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive, and safe for human activity.
- 6.18. A diversity of Site amenities and pedestrian oriented facilities such as public art, seating areas, street furniture, small Parks, squares, plazas, and greens must be provided to create an inviting image for the development.
- 6.19. Building Facades must have pedestrian friendly features including transparency, decorative windows, wall niches, seating areas, and entrances to complement an interesting pedestrian streetscape.
- 6.20. Pedestrian Pathways to building entrances, amenities and transit must be convenient, safe and well lit, with special paving or Landscaping to define the connections.
- 6.21. Pedestrians must be protected by weather protection or building entrances in the form of awnings, canopies, overhang, or covered Pathways where practical.

#### Inclusive Design

- 6.22. 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 5.60 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 Pathways, and the overall development.
- 7.6. A minimum 1.5 m pedestrian Pathway must be provided along the internal loop road.

#### Parking, Loading, Storage and Access

- 7.7. No parking, loading, storage, waste collection, outdoor service, or display area is permitted within a Setback.
- 7.8. Loading, storage and waste 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, or Light Rail Transit lines, in compliance with Section 5.60. 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 or an Alley serving a residential Zone, such areas must be screened in compliance with Section 5.60.
- 7.9. All mechanical equipment, including roof mechanical units, must be concealed by screening.
- 7.10. Private roadways 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 along primary buildings, as well as pedestrian connections to Parking Areas, Site amenities, public perimeter sidewalks, and bus stops.
- 7.13. Parking Areas must be designed for a safe and orderly flow of traffic as well as pedestrians to avoid pedestrian/vehicle conflict and to include appropriate Landscaping to reduce the visual impact from Streets, Amenity 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-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 street Frontages or access entry areas.
- 7.16. Pedestrian friendly corridors and linkages are required to connect the adjacent designated areas of the ASC Zone to shopping and amenities through the utilization of clearly demarcated Pathways, lighting, and signage systems 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.

**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.

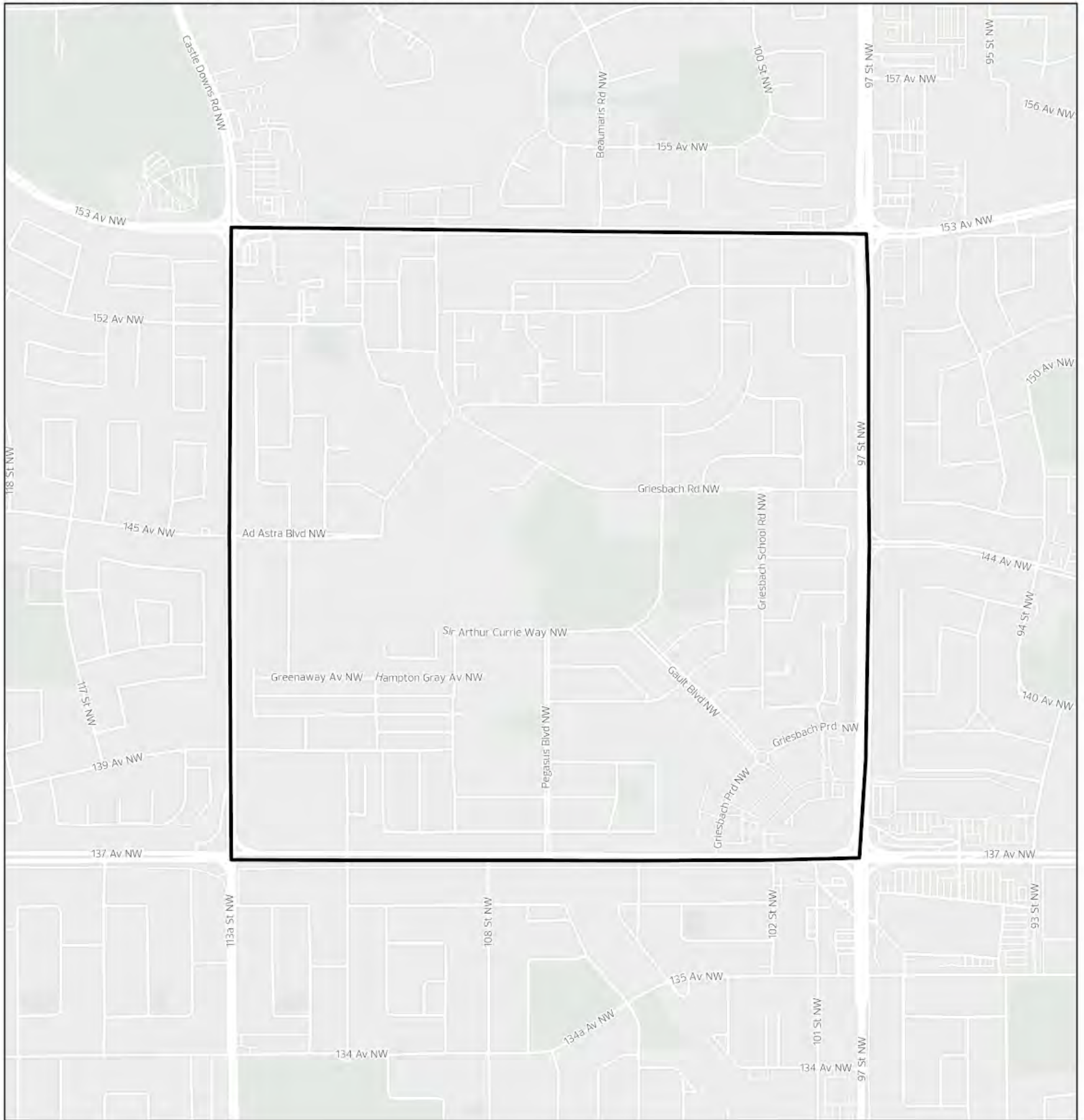
# 3.170 Griesbach Special Area


Regulations	Notes / Rationale								
<p><b>1. General Purpose</b></p> <p>To designate Griesbach as a Special Area and to adopt appropriate land use regulations to achieve the objectives of the Griesbach Neighbourhood Area Structure Plan.</p>	<p><b>Overview</b> This section has been updated with minor formatting, key word, and reference revisions.</p>								
<p><b>2. Application</b></p> <p>2.1. The applicable location and boundaries for the Griesbach Special Area are shown in Appendix I.</p>									
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones contained in Section 3.170 have been created in conformance with Section 7.70.</p> <p><b>Mixed Use</b></p> <p>(GVC) Griesbach Village Centre Zone</p> <p><b>Residential</b></p> <p>(GLD) Griesbach Low Density Residential Zone                      (GRH) Griesbach Row Housing Zone                      (GLRA) Griesbach Low Rise Apartment Zone                      (GLDF) Griesbach Low Density Residential Flex Zone                      (GMRA) Griesbach Medium Rise Apartment Zone</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> 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. Appendices</b></p> <p>Appendix I - Griesbach Special Area</p>									

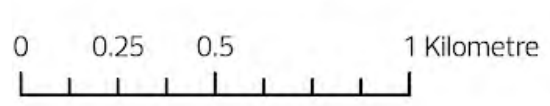




# Appendix I: Griesbach Special Area Boundary



 Griesbach Special Area



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

# 3.171 GVC - Griesbach Village Centre Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To provide a mix of businesses, residences, and institutional activities in a village centre format to promote a pedestrian oriented environment in accordance with the design objectives of 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</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</li> <li>2.1.3. Row Housing</li> <li>2.1.4. Supportive Housing</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.2. Bar</li> <li>2.3. Body Rub Centre</li> <li>2.4. Cannabis Retail Store</li> <li>2.5. Custom Manufacturing</li> <li>2.6. Food and Drink Service</li> <li>2.7. Health Service</li> <li>2.8. Hotel</li> <li>2.9. Indoor Sales and Service</li> <li>2.10. Minor Indoor Entertainment</li> <li>2.11. Office</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.12. Community Service</li> <li>2.13. Library</li> <li>2.14. Special Event</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>2.15. Urban Agriculture</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.16. Fascia Sign, limited to On-premises Advertising</li> <li>2.17. Freestanding Sign, limited to On-premises Advertising</li> <li>2.18. Projecting Sign, limited to On-premises Advertising</li> <li>2.19. Portable Sign</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>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 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</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 Service</li> <li>• Special Event</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>

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**

- 3.1. Outdoor Sales and Service
- 3.2. Vehicle Support Service
- 3.3. Liquor Store
- 3.4. Nightclub
- 3.5. Spectator Entertainment Establishment
- 3.6. Residential Sales Centre

**Community Uses**

- 3.7. Child Care Service

**Basic Services Uses**

- 3.8. Recycling Drop-off Centre

**Sign Uses**

- 3.9. Fascia Sign, limited to Off-premises Advertising
- 3.10. Freestanding Sign, limited to Off-premises Advertising
- 3.11. Minor Digital Sign
- 3.12. Projecting Sign

**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, except that additional activities are allowed under the following Uses:

- Outdoor Sales and Service
- Vehicle Support Service

Several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Animal Hospitals and Shelters
- Breweries, Wineries and Distilleries
- Drive-in Food Services
- Vehicle Parking
- Private Clubs
- 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
- Secondhand Stores

**Community Uses**

The discretionary community Uses in this draft Zone are consistent with the current Zone, except that the following activities have moved to permitted Uses:

- Government Services
- 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 have moved to permitted Uses.

**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** in the form of Multi-unit Housing must not be on the Ground Floor.

**Commercial Uses**

- 4.3. **All Commercial Uses**

<p>4.3.1. Commercial Uses, excluding Hotels, along the loop road are limited to the first two Storeys.</p> <p>4.3.2. The maximum Floor Area for a permitted or discretionary Commercial Use, excluding Hotels and Nightclubs, is 1,000 m<sup>2</sup>.</p> <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>.</p> <p>4.4. <b>Nightclubs</b></p> <p>4.4.1. Nightclubs are only allowed when adjacent to or across an Alley from a Site in a residential zone.</p> <p>4.4.2. the maximum Public Space is 240 m<sup>2</sup> for each individual establishment; and</p> <p>4.4.3. the maximum capacity is 200 occupants for each individual establishment.</p> <p>4.5. <b>Body Rub Centres</b> must comply with Section 6.20.</p> <p>4.6. <b>Cannabis Retail Stores</b> must comply with Section 6.30.</p> <p>4.7. <b>Bars</b></p> <p>4.7.1. The maximum Public Space is 240 m<sup>2</sup> for each individual establishment.</p> <p>4.7.2. The maximum capacity is 200 occupants for each individual establishment.</p> <p>4.8. <b>Food and Drink Services</b></p> <p>4.8.1. The maximum Public Space is 240 m<sup>2</sup> for each individual establishment.</p> <p>4.8.2. The maximum capacity is 200 occupants for each individual establishment.</p> <p>4.9. <b>Liquor Stores</b> must comply with Section 6.70.</p> <p>4.10. <b>Vehicle Support Services and Uses with Drive-through Services</b></p> <p>4.10.1. Vehicle Support Services and Uses with Drive-through Services must comply with Section 6.110.</p> <p>4.10.2. In addition to Section 6.110, Vehicle Support Services and Uses with Drive-through Services must:</p> <p>4.10.2.1. not be in a standalone building;</p> <p>4.10.2.2. provide design, finishing, and siting that is compatible with surrounding development with a high standard of appearance; and</p> <p>4.10.2.3. not provide Drive-through Service windows within 15.0 m of any residential Dwelling.</p> <p><b>Community Uses</b></p> <p>4.11. <b>Child Care Services</b> must comply with Section 6.40.</p> <p>4.12. <b>Special Events</b> must comply with Section 6.100.</p> <p><b>Agricultural Uses</b></p> <p>4.13. <b>Urban Agriculture</b></p> <p>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.</p> <p>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.</p> <p><b>Sign Uses</b></p> <p>4.14. <b>Sign</b> Uses must comply with Subsections 3 and 5 of Section 6.90, except that:</p> <p>4.14.1. the top of a Projecting Sign on a building 2 Storeys or higher must not extend more than 75.0 cm above the floor of the 2nd or 3rd Storey, and no higher than the windowsill of the 2nd or 3rd Storey.</p> <p><b>Floor Area and Capacity Exceptions</b></p> <p>4.15. The Development Planner may consider a variance to the maximum Floor Area, Public Space or capacity of a Use if adequate mitigation measures are used to reduce negative impacts to on-Site or adjacent Uses, including:</p>	<p><b>4.7 - Revised</b> This has been revised to simplify the regulations for Food and Drink Services, which may increase development potential for certain activities.</p> <p><b>4.10 - Revised</b> This section has been revised to reduce redundancy with Section 6.110.</p>
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- 4.15.1. measures specified in Subsection 2 of Section 5.120;
- 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>Site Coverage</b>		
5.1.1.	Maximum Site Coverage	35%
<b>Unless the following applies:</b>		
5.1.2.	Maximum Site Coverage for Multi-unit Housing with Commercial Uses on the Ground Floor	50%
<b>Floor Area</b>		
5.1.3.	Maximum Floor Area Ratio	3.5
<b>Unless the following applies:</b>		
5.1.4.	Maximum Floor Area Ratio for Multi-unit Housing	2.0
<b>Height</b>		
5.1.5.	Maximum Height	18.0 m
5.1.6.	Despite Section 5.70, Maximum Height for an eave line	14.0 m
<b>Setbacks</b>		
5.1.7.	Required Front Setback, Flanking Side Setback, and Interior Side Setback	0 m
<b>Unless 1 or more of the following applies:</b>		
5.1.8.	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	3.0 m
5.1.9.	Minimum Rear Setback or Interior Side Setback for Sites that Abut a Site in a residential Zone	6.0 m
<b>Frontage</b>		
5.1.10.	Minimum Frontage	10.0 m

## 6. Design Regulations

6.1. Multi-unit Housing must have a Ground Floor shared entrance that is separate from Commercial Uses.

- 6.2. All development must 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 ensure that each Storey has windows on the front Facade and that the placement and type of windows allow viewing into the building to promote a positive pedestrian-oriented shopping Street.
- 6.4. On Corner Sites, the Facade treatment must 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, must comply with the following criteria:
  - 6.5.1. the roof line and building Facade must 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 be used to minimize the perceived mass of the building and to create visual interest.

## 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 **Abutting Alley** and no Flanking Street, other than an Arterial Road, there may be 1 vehicle access point.
- 7.2. Parking must be located at the rear of the site.
- 7.3. No parking, loading, storage, trash collection, outdoor service, or display area is permitted within a Setback.
- 7.4. Loading, storage, and 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, or Light Rail Transit lines.
- 7.5. If the rear or sides of a Site are used for parking, an outdoor service, or display area, and Abut a residential Zone or an Alley serving a residential Zone, such areas must be screened.

### **Additional landscaping requirement - Retired**

This regulation that required additional landscaping to the satisfaction of the Development Planner 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 for street oriented low density housing with limited opportunities for Row Housing and Secondary Suites, 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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. Backyard Housing</li> <li>2.2.3. Supportive Housing</li> <li>2.2.4. Row Housing</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>Sign Uses</b></p> <p>2.3. Fascia Sign, limited to On-premises Advertising</p> <p>2.4. Portable 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>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>3.1. Residential, limited to:</p> <ul style="list-style-type: none"> <li>3.1.1. Lodging House</li> </ul> <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><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 uses in this 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></p> <p>The discretionary commercial 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.</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>

- 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. The maximum number of Dwellings is:
- 4.2.1.1. 2 principal Dwellings per Lot for Single Detached Housing;
- 4.2.1.2. 2 Dwellings per Lot for Semi-detached and Duplex Housing; and
- 4.2.1.3. 16 Dwellings per Lot for Row Housing, with a maximum of 4 Dwellings per building.
- 4.2.2. The total number of Row Housing Dwellings must be less than or equal to 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.
- 4.2.4. Backyard Housing must comply with Section 6.10.

### Community Uses

- 4.3. **Child Care Services** must comply with Section 6.40.
- 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.

### Sign Uses

- 4.6. **Sign** Uses must comply with Subsections 3 and 4 of Section 6.90.

#### 4.2.1.1 - Revised

This regulation has been updated to be in closer alignment to the current maximum number of dwellings for lots with single detached housing. As Backyard Housing has changed to a principal Dwelling, an increase in the number of principal Dwellings is required to maintain current development rights.

## 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 Housing Dwelling	270 m <sup>2</sup>
5.1.2.	Minimum Site area per Duplex Housing Dwelling	210 m <sup>2</sup>
5.1.3.	Minimum Site area per Semi-detached Housing Dwelling	240 m <sup>2</sup>
5.1.4.	Minimum Site area per Row Housing Dwelling	180 m <sup>2</sup>
<b>Site Width</b>		
5.1.5.	Minimum Site Width for Single Detached Housing Dwelling	9.0 m
5.1.6.	Minimum Site Width for Duplex Housing Dwelling	7.0 m
5.1.7.	Minimum Site Width for Semi-detached Housing Dwelling	8.0 m
5.1.8.	Minimum Site Width for Row Housing Dwelling	6.0 m
<b>Height</b>		
5.1.9.	Maximum Height	12.0 m

#### 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 5.70.



<b>5.1.10.</b>	Despite Section 5.70, maximum Height for an eave line	9.0 m
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5.2. Site Coverage must comply with Table 5.2:

Table 5.2. Site Coverage Regulations		
Subsection	Regulation	Value
<b>5.2.1.</b>	Maximum total Site Coverage	53%
<b>5.2.2.</b>	Maximum Site Coverage for principal buildings	35%
<b>5.2.3.</b>	Maximum Site Coverage for Accessory buildings	18%
<b>5.2.4.</b>	Maximum Site Coverage for Backyard Housing	18%
<b>5.2.5.</b>	Maximum Site Coverage for a principal building with attached Garage	53%

5.3. Despite Subsection 5.2.1, 5.2.2, and 5.2.5, an additional Site Coverage of 2% is allowed to accommodate single Storey unenclosed front porches.

5.4. Setbacks must comply with Table 5.4:

Table 5.4. Setback Regulations		
Subsection	Regulation	Value
<b>Front Setback</b>		
<b>5.4.1.</b>	Minimum Front Setback	3.0 m
<b>Unless the following applies:</b>		
<b>5.4.2.</b>	Minimum Front Setback for Row Housing	1.0 m
<b>Rear Setback</b>		
<b>5.4.3.</b>	Minimum Rear Setback	7.5 m
<b>Unless 1 or more of the following applies:</b>		
<b>5.4.4.</b>	Minimum Rear Setback for Corner Sites	4.5 m
<b>5.4.5.</b>	Minimum Rear Setback for an attached Garage	1.2 m
<b>Side Setback</b>		
<b>5.4.6.</b>	Minimum Interior Side Setback	1.2 m
<b>5.4.7.</b>	Minimum Flanking Side Setback	3.0 m

**940.5.5.h.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, or other treatments.

6.2. On Corner Sites, the principal building Facades facing a Street must use consistent exterior finishing materials and architectural features.

6.3. Each Dwelling that is adjacent to a Street, must have an entrance door or entrance feature such as a front porch, deck, or landing area that faces the Street.

**940.5.5.k.iii - Retired**

The regulation requiring a continuous frontage of dwellings along a site frontage has been retired, as it is covered in Subsection 6.3.

## 7. General Regulations

### Parking, Loading, and Access

- 7.1. Vehicle access must be from an Alley where a Site Abuts an Alley.

# 3.173 GRH - Griesbach Row Housing Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>This zone combines regulations from RF5 and RF5g. Regulations from RF5 that overlap with RF5g are not included.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (RF5g) Griesbach Row Housing Zone</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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</li> </ul> <p><b>Sign Uses</b></p> <p>2.3. Fascia 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>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>3.1. Residential, limited to:</p> <ul style="list-style-type: none"> <li>3.1.1. Backyard Housing</li> <li>3.1.2. Lodging House</li> <li>3.1.3. Semi-detached Housing</li> <li>3.1.4. Single Detached Housing</li> </ul> <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. Community Service</p> <p>3.5. Special Event</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 Uses in this 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></p> <p>The discretionary commercial 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</p>

**Agricultural Uses**

- 3.6. Urban Agriculture

**Sign Uses**

- 3.7. Freestanding Sign, limited to On-premises Advertising
- 3.8. Portable Sign, limited to On-premises Advertising

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 regulations of the GLDF Zone.
  - 4.2.2. Backyard Housing must comply with Section 6.10.

**Community Uses**

- 4.3. **Child Care Services** must comply with Section 6.40.
- 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.

**Sign Uses**

- 4.6. **Sign** Uses must comply with Subsections 3 and 4 of Section 6.90.

**5. Site and Building Regulations**

- 5.1. Site Coverage must comply with Table 5.1:

Table 5.1. Site Coverage		
Subsection	Regulation	Value
5.1.1.	Maximum total Site Coverage	53%
5.1.2.	Maximum Site Coverage for principal 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 5.1.1, 5.1.2, and 5.1.4, an additional Site Coverage of 2% is allowed 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	125 m <sup>2</sup> /principal Dwelling
<b>Height</b>		
5.3.2.	Maximum Height	12.0 m

<b>5.3.3.</b>	Despite Section 5.70, maximum Height for an eave line	9.0 m
<b>Site Dimensions</b>		
<b>5.3.4.</b>	Minimum Site Width	5.0 m
<b>5.3.5.</b>	Minimum Site Depth	30.0 m
<b>Density</b>		
<b>5.3.6.</b>	Minimum Density	35 Dwellings/ha

5.4. Development must comply with Table 5.4:

Table 5.4. Setback Regulations		
Subsection	Regulation	Value
<b>Front Setbacks</b>		
<b>5.4.1.</b>	Minimum Front Setback	1.0 m
<b>5.4.2.</b>	Maximum Front Setback, except to accommodate existing housing and trees	3.5 m
<b>Rear Setbacks</b>		
<b>5.4.3.</b>	Minimum Rear Setback	7.5 m
<b>Unless 1 or more of the following applies:</b>		
<b>5.4.4.</b>	Minimum Rear Setback on a Corner Site	4.5 m
<b>5.4.5.</b>	Minimum Rear Setback where an attached Garage is provided	5.5 m
<b>5.4.6.</b>	Minimum Rear Setback for buildings that are less than or equal to 7.5 m in Height	1.2 m
<b>Side Setbacks</b>		
<b>5.4.7.</b>	Minimum Interior Side Setback	2.0 m
<b>5.4.8.</b>	Minimum Flanking Side Setback	3.0 m

## 6. Design Regulations

- 6.1. Principal 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.
- 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.
- 6.3. Side and front Facades must include design techniques including 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 uninterrupted expanses of wall and provide visual interest when the structure is viewed from an adjacent Lot or road.
- 6.4. Principal buildings adjacent to a Street must have an entrance feature facing the Street.

- 6.5. Where a building Facade with a length of 12.2 m or greater is adjacent to a Street, all principal Dwellings along this Facade at ground level must have an entrance doorway that fronts onto the Street. Up to 2 Dwellings may share one of these entrance doorways. Sliding patio doors must not serve as this entrance.
- 6.6. Despite the other regulations in this Zone, rear detached Garages for Cluster Housing may exceed the maximum width and total number of Garages allowed.
- 6.7. Where detached rear Garages are developed, the maximum width of the building containing the Garage must not exceed:
  - 6.7.1. 25 m when 4 or fewer separate Garages are provided; or
  - 6.7.2. 13 m when 2 or fewer separate Garages are provided.

## 7. General Regulations

### Other Regulations

- 7.1. Where the Site Abuts an Alley, vehicle access shall be from the Alley.
- 7.2. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide Landscaped Buffer is provided within the Setback and 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 be at least 2.25.

# 3.174 GLRA - Griesbach Low Rise Apartment Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for low 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>• 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p>This zone combines regulations from RA7 and RA7g. Regulations from RA7 that overlap with RA7g are not included.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (RA7g) Griesbach Low Rise Apartment Zone</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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>2.4. Health Service</p> <p>2.5. Office</p> <p>2.6. Food and Drink Service</p> <p><b>Community Uses</b></p> <p>2.7. Child Care Service</p> <p><b>Sign Uses</b></p> <p>2.8. Fascia Sign, limited to On-premises Advertising</p> <p>2.9. 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>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>

### 3. Discretionary Uses

#### Residential Uses

- 3.1. Residential, limited to:
  - 3.1.1. Duplex Housing that existed prior to August 26, 2019
  - 3.1.2. Backyard Housing
  - 3.1.3. Semi-detached Housing that existed prior to August 26, 2019
  - 3.1.4. Single Detached Housing that existed prior to August 26, 2019

#### Commercial Uses

- 3.2. Body Rub Centre
- 3.3. Residential Sales Centre

#### Community Uses

- 3.4. Community Service
- 3.5. Special Event

#### Agricultural Uses

- 3.6. Urban Agriculture

#### Sign Uses

- 3.7. Freestanding Sign, limited to On-premises Advertising
- 3.8. Portable Sign, limited to On-premises Advertising

#### 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 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
- Fraternity and Sorority Housing

#### Commercial Uses

The discretionary commercial Uses in this draft Zone are consistent with the current Zone.

In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Business Support Services
- Personal Service Shops
- Restaurants

#### 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

#### 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. **Body Rub Centres** must comply with Section 6.20.
- 4.3. **All Commercial Uses**
  - 4.3.1. Commercial Uses must not be located above the Ground Floor.
  - 4.3.2. The maximum Floor Area is 275 m<sup>2</sup> for each individual establishment that does not face an Arterial Road.
  - 4.3.3. Commercial Uses must **only** be in a building with a Residential Use.
  - 4.3.4. Commercial Uses must have an individual separate main entrance.

#### Community Uses

- 4.4. **Child Care Services** must comply with Section 6.40.
- 4.5. **Special Events** must comply with Section 6.100.

#### Agricultural Uses

- 4.6. **Urban Agriculture** must not be the only Use in a principal building.



**Sign Uses**

4.7. **Sign** Uses must comply with Subsections 3 and 4 of Section 6.90.

**Floor Area and Capacity Exceptions**

4.8. The Development Planner may consider a variance to the maximum Floor Area 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 5.120;
- 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. 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 Section 5.70, 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.	Maximum Floor Area Ratio where: <ul style="list-style-type: none"> <li>• a minimum of 10 percent of Dwellings in a building 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>	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.	Minimum Rear Setback	7.5 m
<b>Unless the following applies</b>		

<b>5.1.11.</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>5.1.12.</b>	Minimum Density	45 Dwellings/ha

5.2. Despite Subsection 5.1, 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:

5.2.1. The minimum Setback along that Abutting property line is 7.5 m. This minimum Setback is permitted to be a minimum of 3.0 m where an acceptable Landscaped Buffer is provided. This Subsection does not apply 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 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 2.5 m plus 1.0 m per Storey, where variations in Yards and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, provide architectural interest, and are complementary to the surrounding development. This Setback cannot be less than 5.5 m. This Subsection does not apply where the proposed building Abuts the south property line of a neighbouring site.

## 6. Design Regulations

6.1. Side, front, and rear Facades must include design techniques such as 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.

6.2. All principal Dwellings located on the Ground Floor must have an individual Ground Floor entrance where:

6.2.1. the Site Abuts a Street;

6.2.2. the building Facade that faces the Street is greater than or equal to 12.2 m in length; and

6.2.3. the Setback from the Street is less than 4.5 m.

6.3. Principal Dwellings that have an individual Ground Floor entrance:

6.3.1. may share one of these entrance doors between 2 Dwellings; and

6.3.2. sliding patio doors cannot serve as this entrance.

**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, vehicle access must be from the Alley.

7.2. Principal buildings adjacent to a Street must have an entrance feature facing that Street.

7.3. Surface Parking is not permitted to be located between any building and a Street.

7.4. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide soft Landscaped 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.

# 3.175 GLDF - Griesbach Low Density Residential Flex Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for street oriented low density housing with opportunities for Backyard Housing, Secondary Suites, Row Housing, 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (GLG) Griesbach Low Density Residential with Garden Suites Zone</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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. Supportive Housing</li> <li>2.2.4. Multi-unit Housing</li> <li>2.2.5. Row Housing</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>Sign Uses</b></p> <p>2.4. Fascia Sign, limited to On-premises Advertising</p> <p>2.5. Portable 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>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>
<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. Lodging Houses</li> </ul> <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><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 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>• Supportive Housing</li> </ul> <p><b>Commercial Uses</b></p> <p>The discretionary commercial Uses in this</p>

**Agricultural Uses**

3.4. Urban Agriculture

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. Row Housing and Multi-unit Housing is limited to four Dwellings per structure.
- 4.2.2. The total number of Row Housing and Multi-unit Housing Dwellings must be less than or equal to 5% of the total estimated number of Dwellings in the GLDF Zone.
- 4.2.3. Subdivision applications for Row Housing and Multi-unit Housing must provide a calculation that determines the maximum potential number of Dwelling units in the GLDF Zone.
- 4.2.4. For Semi-detached Housing, Row Housing and Multi-unit Housing development, the following applies:
  - 4.2.4.1. Semi-detached Housing, Row Housing and Multi-unit Housing Dwellings must be defined through the use of architectural features that may include individual rooflines or roofline features, projection or recession of the Facade, individual porches, or entrance features and other treatments.
  - 4.2.4.2. Each Dwelling with Street Frontage must have an entrance that faces the-Street.
- 4.2.5. The maximum number of Dwellings is:
  - 4.2.5.1. 2 principal Dwellings per Lot for Single Detached Housing;
  - 4.2.5.2. 2 Dwellings per Lot for Semi-detached and Duplex Housing;
  - 4.2.5.3. 16 Dwellings per Lot for Row Housing; and
  - 4.2.5.4. 4 Dwellings per building for Multi-unit Housing and Row Housing.

**Note:** Row Housing is added alongside Multi-Unit Housing for multiple regulations in this zone because in Zoning Bylaw 12800 this housing type is part of the Multi-unit Housing definition.

**4.2.5.1 - Revised**

This regulation has been updated to be in closer alignment to the current maximum number of dwellings for lots with single detached housing. As Backyard Housing has changed to a principal Dwelling, an increase in the number of principal Dwellings is required to maintain current development rights.

**Community Uses**

4.3. Child Care Services must comply with Section 6.40.

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.

**Sign Uses**

4.6. Sign Uses must comply with Subsections 3 and 4 of Section 6.90.

**5. Site and Building Regulations**

5.1. Development must comply with Table 5.1:

Table 5.1. Site Regulations		
Subsection	Regulation	Value
	Minimum Site area where primary vehicle access is not from an Alley	

<b>5.1.1.</b>	Single Detached Housing	243 m2
<b>5.1.2.</b>	Duplex Housing	189 m2
<b>5.1.3.</b>	Semi-detached Housing	202 m2
<b>5.1.4.</b>	Row Housing and Multi-unit Housing	135 m2
<b>Minimum Site area where primary vehicle access is from an Alley</b>		
<b>5.1.5.</b>	Single Detached Housing	202 m2
<b>5.1.6.</b>	Duplex Housing	180 m2
<b>5.1.7.</b>	Semi-detached Housing	180 m2
<b>5.1.8.</b>	Row Housing and Multi-unit Housing	135 m2
<b>Minimum Site Width where primary vehicle access is not from an Alley</b>		
<b>5.1.9.</b>	Single Detached Housing	9.0 m
<b>5.1.10.</b>	Duplex Housing	7.0 m
<b>5.1.11.</b>	Semi-detached Housing	7.5 m
<b>5.1.12.</b>	Row Housing and Multi-unit Housing	5.0 m
<b>Minimum Site Width where primary vehicle access is from an Alley</b>		
<b>5.1.13.</b>	Single Detached Housing	7.5 m
<b>5.1.14.</b>	Duplex Housing	6.7 m
<b>5.1.15.</b>	Semi-detached Housing	6.7 m
<b>5.1.16.</b>	Row Housing and Multi-unit Housing	5.0 m

5.2. Development must comply with Table 5.2:

Table 5.2. Site Coverage Regulations		
Subsection	Regulation	Value
<b>5.2.1.</b>	Maximum Site Coverage for principal buildings	35%
<b>5.2.2.</b>	Maximum Site Coverage for Accessory buildings	18%
<b>5.2.3.</b>	Maximum Site Coverage for Backyard Housing	18%
<b>5.2.4.</b>	Maximum Site Coverage for a principal building with an attached Garage	53%
<b>5.2.5.</b>	Maximum Total Site Coverage	53%

5.3. Despite Subsection 5.2.1, 5.2.4, and 5.2.5 an additional Site Coverage of 2% is allowed 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>		
<b>5.4.1.</b>	Maximum Height	23.0 m
<b>Front Setback</b>		
<b>5.4.2.</b>	Minimum Front Setback	3.0 m

**Unless the following applies**

<b>5.4.3.</b>	Minimum Front Setback for Row housing and Multi-unit Housing	1.0 m
<b>Side Setbacks</b>		
<b>5.4.4.</b>	Minimum Interior Side Setback	1.2 m
<b>5.4.5.</b>	Minimum Flanking Side Setback	3.0 m
<b>Rear Setbacks</b>		
<b>5.4.6.</b>	Minimum Rear Setback	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 a 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 and a width of 7.5 m or less	4.5 m

**S.940.9.5.h.ii - 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. 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.
- 6.2. Except for Backyard Housing and Secondary Suites, each Dwelling that is adjacent to a Street, must have an entrance door or entrance feature such as a front porch, deck, or landing area oriented to the Street.

## 7. General Regulations

### Parking, Loading, Storage and Access

- 7.1. Vehicle access must be from an Alley where a Site Abuts an Alley.

# 3.176 GMRA - Griesbach Medium Rise Apartment Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for 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 zone combines regulations from RA8 and RA8g.</p> <p><b>Equivalent Zone in Zoning Bylaw 12800:</b> (RA8g) Griesbach Medium Rise Apartment Zone</p>
<p><b>2. Permitted Uses</b></p> <p><b>Residential Uses</b></p> <p>2.1. Home Based Business</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>2.4. Health Service</p> <p>2.5. Office</p> <p>2.6. Food and Drink Service</p> <p><b>Community Uses</b></p> <p>2.7. Child Care Service</p> <p><b>Sign Uses</b></p> <p>2.8. Fascia Sign, limited to On-premises Advertising</p> <p>2.9. 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>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>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> </ul>	<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 Uses in this</p>

- 3.1.2. Backyard Housing
- 3.1.3. Semi-detached Housing that existed prior to August 26, 2019
- 3.1.4. Single Detached Housing that existed prior to August 26, 2019

**Commercial Uses**

- 3.2. Body Rub Centre
- 3.3. Residential Sales Centre

**Community Uses**

- 3.4. Community Service
- 3.5. Special Event

**Agricultural Uses**

- 3.6. Urban Agriculture

**Sign Uses**

- 3.7. Freestanding Sign, limited to On-premises Advertising
- 3.8. Portable Sign, limited to On-premises Advertising

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
- Fraternity and Sorority Housing

**Commercial Uses**

The discretionary commercial Uses in this draft Zone are consistent with the current Zone.

In addition, several current discretionary commercial activities have changed to permitted activities under the proposed broad use classes. These include:

- Business Support Services
- Personal Service Shops
- Restaurants

**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

**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. **Body Rub Centres** must comply with Section 6.20.
- 4.3. **All Commercial Uses**
  - 4.3.1. Commercial Uses must not be located above the Ground Floor.
  - 4.3.2. The maximum Floor Area is 275 m<sup>2</sup> for each individual establishment that does not face an Arterial Road.
  - 4.3.3. Commercial Uses must only be in a building with a Residential Use.

**Community Uses**

- 4.4. **Child Care Services** must comply with Section 6.40.
- 4.5. **Special Events** must comply with Section 6.100.

**Agricultural Uses**

- 4.6. **Urban Agriculture** must not be the only Use in a principal building.

**Sign Uses**

- 4.7. **Sign** Uses must comply with Subsections 3 and 4 of Section 6.90.

**Floor Area and Capacity Exceptions**

- 4.8. The Development Planner may consider a variance to the maximum Floor Area 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 5.120;



- 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. 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 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 in a building 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>	3.3
<b>Front Setback</b>		
5.1.4.	Minimum Front Setback	4.5 m
<b>Unless the following applies</b>		
5.1.5.	Minimum Front Setback for Main Street Developments	1.0 m
5.1.6.	Maximum Front Setback for Main Street Developments	3.0 m
<b>Side Setbacks</b>		
5.1.7.	Minimum Interior Side Setback	1.5 m
5.1.8.	Minimum Flanking Side Setback	3.0 m
<b>Unless the following applies:</b>		
5.1.9.	Minimum Interior Side Setback for buildings greater than 10.0 m in Height	3.0 m
5.1.10.	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>		
5.1.11.	Minimum Rear Setback	7.5 m
<b>Unless the following applies</b>		
5.1.12.	Minimum Rear Setback for buildings that are less than or equal to 6.5 m in Height	1.2 m
<b>Density</b>		
5.1.13.	Minimum Density	75 Dwellings/ha

**MNO Locational Regulations - Retired**  
 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.

- 5.2. Despite Subsection 5.1, 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:
  - 5.2.1. The minimum Setback along that Abutting property line is 7.5 m. This minimum Setback is permitted to be a minimum of 3.0 m where an acceptable Landscaped Buffer is provided. This Subsection does not apply 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 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 2.5 m plus 1.0 m per Storey, where variations in Yards and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, provide architectural interest, and are complementary to the surrounding development. This Setback cannot be less than 5.5 m. This Subsection does not apply where the proposed building Abuts the south property line of a neighbouring site.
- 5.3. Cluster Housing on Sites greater than 1.0 ha must comply with the following:
  - 5.3.1. Buildings must 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 be encouraged by ensuring that Pathways, Amenity Areas, and parking areas are connected.
  - 5.3.3. Perceived massing must 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; and
    - 5.3.3.3. the total length of any building Facade is limited to 80 m.

## 6. Design Regulations

- 6.1. Side and front Façades must include design techniques such as 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.
- 6.2. All principal Dwellings located on the Ground Floor must have an individual Ground Floor entrance, where:
  - 6.2.1. the Site Abuts a Street;
  - 6.2.2. the building Facade that faces the Street is greater than or equal to 12.2 m in length; and
  - 6.2.3. the Setback from the Street is less than 4.5 m.
- 6.3. Principal Dwellings that have an individual Ground Floor entrance:
  - 6.3.1. may share one of these entrance doors between 2 Dwellings; and
  - 6.3.2. sliding patio doors cannot serve as this entrance.

**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.
- 7.2. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide Landscaped 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, vehicle access must be from the Alley.
- 7.4. Principal buildings adjacent to a Street must have an entrance feature facing that public roadway.

# 3.180 Ellerslie Industrial Special Area

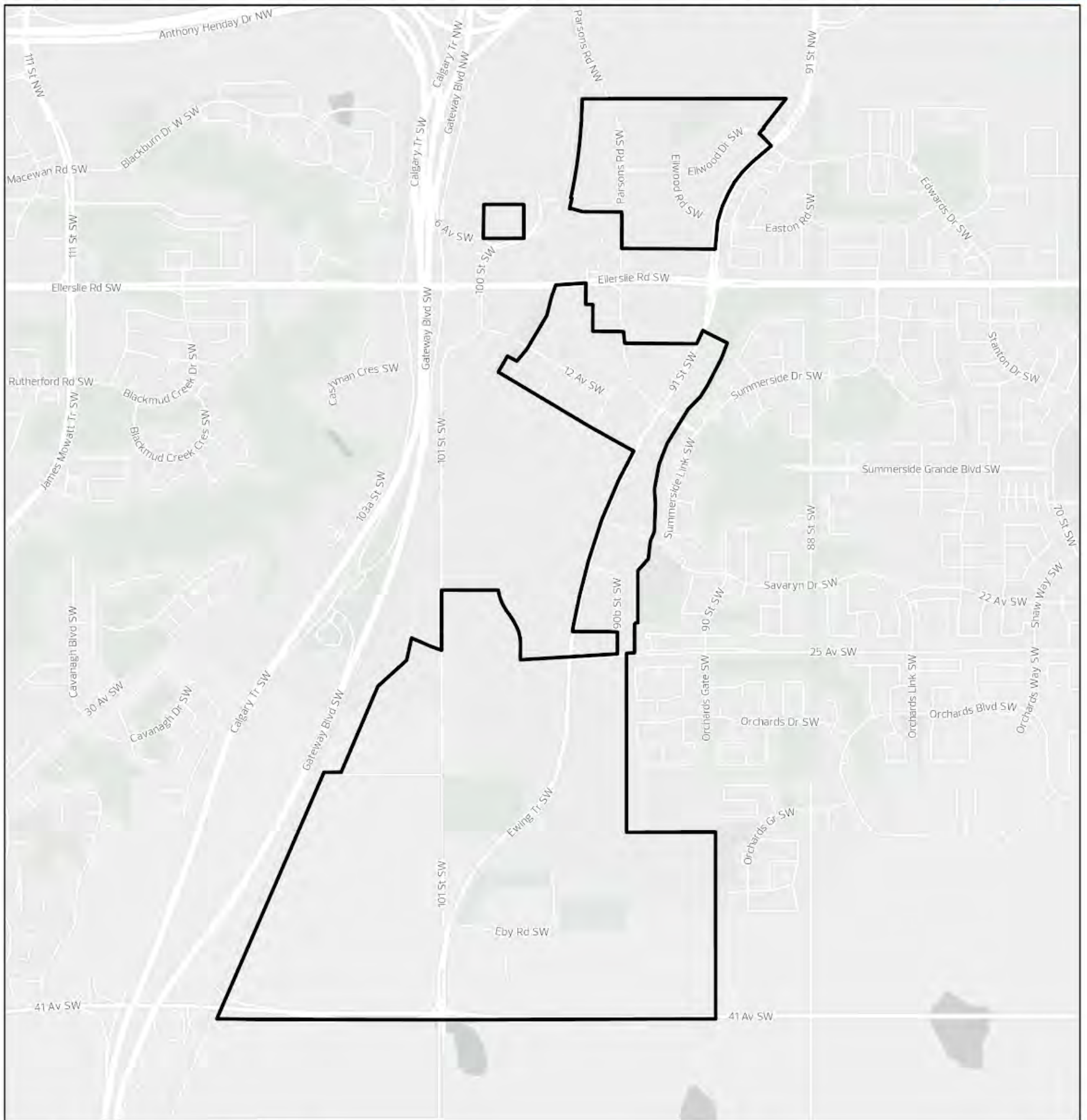
Regulations	Notes / Rationale														
<p><b>1. General Purpose</b></p> <p>To designate a portion of the Ellerslie Area Structure Plan as shown in Appendix I, as a Special Area and to adopt appropriate land use regulations to achieve the objectives of the Ellerslie Area Structure Plan.</p>	<p><b>Overview</b> This section has been updated with minor formatting, key word, and reference revisions.</p>														
<p><b>2. Application</b></p> <p>2.1. The applicable location and boundaries for Ellerslie Industrial Special Area are shown in Appendix I.</p> <p>2.2. The Ellerslie Industrial Business Zone may be applied to all lands within the Special Area and must be applied to all lands in the Special Area that are adjacent to Parsons Road SW, a commercial Zone, a residential Zone, a stormwater management facility or the private open space corridor, defined in the Ellerslie Area Structure Plan.</p> <p>2.3. The Ellerslie Medium Industrial Zone may be applied to lands within the Special Study Area that are located on Interior Sites, adjacent to local industrial roadways, and must not be applied to lands in the Special Area that are adjacent to Parsons Road, a commercial Zone, a residential Zone, a stormwater management facility or the private open space corridor, defined in the Ellerslie Area Structure Plan.</p> <p>2.4. <i>Despite Subsection 2.2</i>, the Ellerslie Commercial Business Zone may be applied to lands within the Special Study Area that are located adjacent to Parsons Road SW and north of Ellerslie Road SW, defined in the Ellerslie Area Structure Plan.</p>															
<p><b>3. Zones Created by Special Area Provisions</b></p> <p>3.1. Zones contained in Section 3.180 have been created in conformance with Section 7.70.</p> <p>(EIB) Ellerslie Industrial Business Zone (EIM) Ellerslie Medium Industrial Zone (ECB) Ellerslie Business Commercial Zone</p>															
<p><b>4. Ellerslie Industrial Special Area Specific Definitions</b></p> <p>4.1. The following defined terms apply to all Zones in the Ellerslie Industrial Special Area:</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>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 activity does not include small animal breeding and boarding establishments.</td> </tr> <tr> <td><b>Auctioneering Establishment</b></td> <td>means development specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment. This activity does not include Markets.</td> </tr> <tr> <td><b>Automotive and Equipment Repair Shops</b></td> <td>means development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles and similar vehicles or the sale, installation or servicing of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops. This does not include body repair and paint shops.</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> <tr> <td><b>Casinos 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><b>Commercial School</b></td> <td>means development used for training and instruction in a specific trade, skill, service or artistic endeavour.</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 activity does not include small animal breeding and boarding establishments.	<b>Auctioneering Establishment</b>	means development specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment. This activity does not include Markets.	<b>Automotive and Equipment Repair Shops</b>	means development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles and similar vehicles or the sale, installation or servicing of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops. This does not include body repair and paint shops.	<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.	<p><b>4.1 - Revised</b> 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 Ellerslie 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 activity does not include small animal breeding and boarding establishments.														
<b>Auctioneering Establishment</b>	means development specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment. This activity does not include Markets.														
<b>Automotive and Equipment Repair Shops</b>	means development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles and similar vehicles or the sale, installation or servicing of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops. This does not include body repair and paint shops.														
<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 m <sup>2</sup> in total Floor Area. This activity does not include Cannabis Retail Stores.
<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 activity 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 activity includes ambulance services, taxi services, bus lines, messenger and courier services. This activity 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 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. 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 activity 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>Rapid Drive-through Vehicle Services</b>	means development providing rapid cleaning, lubrication, maintenance or repair services to motor vehicles, where the customer typically remains within their vehicle or waits on the premises. Typical examples include automatic or coin operated car washes (including self-service car wash), rapid lubrication shops, or specialty repair establishments. This does not include automated teller machines.
<b>Recycling Depots</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.

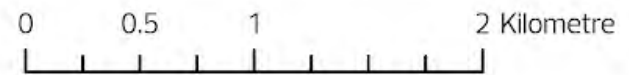
<p><b>Special Industrial Uses</b></p>	<p>means development used principally for one or more of the following activities:</p> <ul style="list-style-type: none"> <li>the manufacture or assembly of products using innovative or advanced technology where substantial value is created or added to the product through the process of its manufacture or assembly; or</li> <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 activity includes the manufacture or assembly of electronic or other high technology components and products. This does not include activities 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 must 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 activity includes developments where principal goods being sold are such bulky items as furniture, carpet, major appliances and building materials.</p>	
<p><b>5. Appendix I</b></p> <p>Appendix I - Ellerslie Industrial Special Area</p>		



# Appendix I: Ellerslie Industrial Special Area Boundary



 Ellerslie Industrial Special Area



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

# 3.181 EIB - Ellerslie Industrial Business Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for light industrial businesses and high technology developments that carry out their operations such that no Nuisance factor is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent non-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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>2.1. Cannabis Retail Store</li> <li>2.2. Custom Manufacturing</li> <li>2.3. Indoor Sales and Service, limited to: <ul style="list-style-type: none"> <li>2.3.1. Auctioneering Establishments;</li> <li>2.3.2. Business Support Services; and</li> <li>2.3.3. Equipment Rentals</li> </ul> </li> <li>2.4. Office</li> <li>2.5. Vehicle Support Service, not including: <ul style="list-style-type: none"> <li>2.5.1. Automotive and Equipment Repair Shops; and</li> <li>2.5.2. Rapid Drive-through Vehicle Services</li> </ul> </li> </ul> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>2.6. Minor Industrial, not including Fleet Services and Recycling Depots</li> <li>2.7. Indoor Self Storage</li> </ul> <p><b>Community Uses</b></p> <ul style="list-style-type: none"> <li>2.8. Special Event</li> </ul> <p><b>Sign Uses</b></p> <ul style="list-style-type: none"> <li>2.9. Fascia Sign, limited to On-premises Advertising</li> <li>2.10. Freestanding Sign, limited to On-premises Advertising</li> <li>2.11. Projecting Sign, limited to On-premises Advertising</li> <li>2.12. Portable Sign, limited to On-premises Advertising</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>• 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><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>3.1. Indoor Sales and Service, limited to: <ul style="list-style-type: none"> <li>3.1.1. Commercial Schools;</li> <li>3.1.2. Convenience Retail Stores;</li> <li>3.1.3. Limited Contractor Services;</li> <li>3.1.4. Market;</li> <li>3.1.5. Media Studios;</li> <li>3.1.6. Mobile Catering Food Services;</li> <li>3.1.7. Personal Service Shops; and</li> <li>3.1.8. Veterinary Services</li> </ul> </li> <li>3.2. Outdoor Sales and Service</li> <li>3.3. Bar</li> <li>3.4. Body Rub Centre</li> <li>3.5. Food and Drink Service</li> <li>3.6. Health Service</li> </ul>	<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</p>

- 3.7. Major Indoor Entertainment, limited to Nightclubs
- 3.8. Minor Indoor Entertainment
- 3.9. Residential Sales Centre
- 3.10. Vehicle Support Services, limited to:
  - 3.10.1. Automotive and Equipment Repair Shops; and
  - 3.10.2. Rapid Drive-through Vehicle Services

**Industrial Uses**

- 3.11. Minor Industrial, limited to:
  - 3.11.1. Fleet Services
  - 3.11.2. Recycling Depots
- 3.12. Crematorium

**Community Uses**

- 3.13. Child Care Service
- 3.14. Community Service, limited to:
  - 3.14.1. Indoor Participant Recreation Services; and
  - 3.14.2. Religious Assembly
- 3.15. Outdoor Recreation Service

**Basic Services Uses**

- 3.16. Recycling Drop-off Centre

**Agricultural Uses**

- 3.17. Urban Agriculture

**Sign Uses**

- 3.18. Minor Digital Sign

draft Zone are consistent with the current Zone, except that additional activities are allowed under the following Uses:

- Outdoor Recreation Service

**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.

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, 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 Public Space is 240 m<sup>2</sup> for each individual establishment.
- 4.2. **Convenience Retail Stores, Food and Drink Services, Bars, Personal Service Shops, and Nightclubs** must be part of an office or industrial project and be intended to service and support a principal Industrial or Office Use.
- 4.3. **Health Services** must be on Sites located on major collector or higher standard Streets 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** are subject to the approval of the Development Planner, who must 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 6.20.
- 4.6. **Cannabis Retail Stores** must comply with Section 6.30.
- 4.7. **Vehicle Support Services and Uses with Drive-through Services** must comply with Section 6.110.

**Community Uses**

- 4.8. **Child Care Services** must be part of an office or industrial project and be intended to service and support a principal Industrial or Office Use.
- 4.9. **Community Services** in the form of indoor participant recreation services and **Outdoor Recreation Services** must be on Sites located on major collector or higher standard Streets 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 apply to **Community Services** in the form of Religious Assembly developments:
- 4.10.1. Sites are limited to those that are either adjacent to a major Arterial or Collector Road, or located on the periphery of the industrial area.
  - 4.10.2. The Development Planner 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. The Development Planner may refuse an application for Community Services in the form of a Religious Assembly development if the adjacent industrial development is incompatible with the proposed development, having regard to any Nuisance of the industrial development.
  - 4.10.4. Religious Assemblies must not include rectories, manses, dormitories, convents, monasteries, and other associated residential buildings.
- 4.11. **Child Care Services** must comply with Section 6.40.
- 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 6 of Section 6.90.

**Public Space and Capacity Exceptions**

- 4.15. The Development Planner may consider a variance to the maximum Public Space 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 5.120;
  - 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.

**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

**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	12.0 m
<b>Setbacks</b>		
5.1.3.	Minimum Setback where any Lot line of a Site Abuts: <ul style="list-style-type: none"> <li>• a Street;</li> <li>• the property line of a commercial Zone;</li> <li>• the property line of a residential Zone; or</li> <li>• a stormwater management facility or the private open space corridor, as defined in</li> </ul>	6.0 m

**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

	the Ellerslie Area Structure Plan	
<b>5.1.4.</b>	Minimum Setback Abutting all other Sites	0 m

- 5.2. Where this Zone is applied along a major Collector or Arterial Road, the minimum Site Frontage is 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.

## 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 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; and
  - 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 collection, outdoor service, or display area is 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. Any waste 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 be screened from view from the adjoining Site. Landscaping, planting, berming, masonry walls, wood Fencing, or other artificial features must be provided from the ground to a Height of 1.8 m to block the view from an Abutting Site.
- 6.6. Lighting for display, storage, and Parking Areas must be mounted on lamp standards or building walls and no exposed bulbs or strings of lights shall be used. Lighting must comply with Section 5.120.
- 6.7. Outdoor display areas visible from an Abutting Site in a residential Zone must be located, screened and Landscaped to be compatible with surrounding developments.

#### 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 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.

# 3.182 EIM - Ellerslie Medium Industrial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for 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 Nuisance factor associated with the Uses in this Zone must not extend beyond the boundaries of the Site and these Sites must be located on Interior Sites adjacent to local industrial Streets, 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. Custom Manufacturing</p> <p>2.2. Indoor Sales and Service, limited to:</p> <p>    2.2.1. Animal Hospitals and Shelters;</p> <p>    2.2.2. Auctioneering Establishments; and</p> <p>    2.2.3. Equipment Rentals</p> <p><b>Industrial Uses</b></p> <p>2.3. Minor Industrial, not including Fleet Services and Recycling Depots</p> <p>2.4. Indoor Self Storage</p> <p><b>Community Uses</b></p> <p>2.5. Special Event</p> <p><b>Agricultural Uses</b></p> <p>2.6. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>2.7. Fascia Sign, limited to On-premises Advertising</p> <p>2.8. Freestanding Sign, limited to On-premises Advertising</p> <p>2.9. Projecting Sign, limited to On-premises Advertising</p> <p>2.10. Portable 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>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 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, limited to Markets</p> <p>3.2. Vehicle Support Service</p> <p><b>Industrial Uses</b></p> <p>3.3. Minor Industrial, limited to:</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>• Vehicle Support Services</li> </ul>

- 3.3.1. Fleet Services
- 3.3.2. Recycling Depots

**Basic Services Uses**

- 3.4. Recycling Drop-off Centre

**Sign Uses**

- 3.5. Minor Digital Sign

**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 6.90.

## 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	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. No parking, loading, storage, waste collection, outdoor service, or display area is 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 an IH or IM Zone; or
  - 6.2.2. the Abutting Site is within an IH or IM Zone.
- 6.3. Screening from Abutting Sites must be in the form of Landscaping, planting, berming, masonry walls, wood Fencing, or other artificial features.
- 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 and shrubs.
- 6.5. Lighting for display, storage, and Parking Areas must be mounted on lamp standards or building walls and no exposed bulbs or strings of lights may be used. Lighting must comply with Section 5.120.

#### **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

# 3.183 ECB - Ellerslie Business Commercial Zone

Regulations	Notes / Rationale
<p><b>1. Purpose</b></p> <p>To allow for commercial business Uses and limited light industrial Uses adjacent to major Streets that provide good visibility and accessibility. Light industrial 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>Rationales are provided for all changes to Uses, as well as key changes to regulations.</p>
<p><b>2. Permitted Uses</b></p> <p><b>Commercial Uses</b></p> <p>2.1. Bar</p> <p>2.2. Body Rub Centre</p> <p>2.3. Cannabis Retail Store</p> <p>2.4. Custom Manufacturing</p> <p>2.5. Food and Drink Service</p> <p>2.6. Health Service</p> <p>2.7. Hotel</p> <p>2.8. Indoor Sales and Service, limited to:</p> <p>2.8.1. Business Support Services</p> <p>2.8.2. Convenience Retail Stores</p> <p>2.8.3. General Retail Stores</p> <p>2.8.4. Market</p> <p>2.8.5. Media Studios</p> <p>2.8.6. Personal Service Shops</p> <p>2.8.7. Veterinary Services</p> <p>2.8.8. Warehouse Sales</p> <p>2.9. Liquor Store</p> <p>2.10. Major Indoor Entertainment, limited to Casinos and Other Gaming Establishments</p> <p>2.11. Office</p> <p>2.12. Vehicle Support Service</p> <p><b>Industrial Uses</b></p> <p>2.13. Minor Industrial, limited to Special Industrial Uses</p> <p>2.14. Indoor Self Storage</p> <p><b>Community Uses</b></p> <p>2.15. Community Services, limited to Indoor Participant Recreation Services</p> <p>2.16. Special Event</p> <p><b>Sign Uses</b></p> <p>2.17. Fascia Sign, limited to On-premises Advertising</p> <p>2.18. Freestanding Sign, limited to On-premises Advertising</p> <p>2.19. Projecting Sign, limited to On-premises Advertising</p> <p>2.20. Portable 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>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>
<p><b>3. Discretionary Uses</b></p> <p><b>Commercial Uses</b></p> <p>3.1. Indoor Sales and Service, limited to:</p> <p>3.1.1. Auctioneering Establishments</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</p>

<p>3.1.2. Commercial Schools</p> <p>3.1.3. Equipment Rentals</p> <p>3.1.4. Limited Contractor Services</p> <p>3.1.5. Mobile Catering Food Services</p> <p>3.2. Major Indoor Entertainment, limited to Nightclubs</p> <p>3.3. Minor Indoor Entertainment</p> <p>3.4. Outdoor Sales and Service</p> <p>3.5. Residential Sales Centre</p> <p><b>Industrial Uses</b></p> <p>3.6. Minor Industrial, limited to:</p> <p>    3.6.1. Fleet Services</p> <p>    3.6.2. Recycling Depots</p> <p><b>Community Uses</b></p> <p>3.7. Child Care Service</p> <p>3.8. Community Service, limited to Religious Assembly</p> <p><b>Basic Services Uses</b></p> <p>3.9. Recycling Drop-off Centre</p> <p><b>Agricultural Uses</b></p> <p>3.10. Urban Agriculture</p> <p><b>Sign Uses</b></p> <p>3.11. Minor Digital Sign</p>	<p>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>• Minor Indoor Entertainment</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 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 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.</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 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></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

### Commercial Uses

- 4.1. **Bars** must comply with the following:
- 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.
- 4.2. **Body Rub Centres** must comply with Section 6.20.
- 4.3. **Cannabis Retail Stores** must comply with Section 6.30.
- 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 m<sup>2</sup> of Public Space for each individual establishment.
- 4.6. Outdoor display areas are limited to **Outdoor Sales and Services** and **Urban Agriculture**.
- 4.6.1. The size, location, screening, and Landscaping of an outdoor vehicle display area is subject to the approval of the Development Planner, who must 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. **Vehicle Support Services** must be located within an enclosed building.

**4.8 - Revised from S.930.6.5.2**  
Auctioneering Establishments, Equipment

**Industrial Uses**

4.9. **Minor Industrial** in the form of Fleet Services and Recycling Depots must be located within an enclosed building.

**Community Uses**

- 4.10. **Child Care Services** must comply with Section 6.40.
- 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.

**Basic Services Uses**

4.13. **Recycling Drop-off Centres** must be located within an enclosed building.

**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 6.90.

**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 5.120;
  - 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.

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.

**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 underground 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
5.1.4.	Maximum Height for a roof type with a pitch of 4/12 (18.4 degrees) or greater	16.0 m
5.1.5.	Maximum Height for Hotels	16.0 m
<b>Setbacks</b>		
5.1.6.	Minimum Setback where any Lot line of a Site Abuts: <ul style="list-style-type: none"> <li>• a Street;</li> </ul>	6.0 m



	<ul style="list-style-type: none"> <li>the property line of a commercial Zone;</li> <li>the property line of a residential Zone; or</li> <li>a stormwater management facility or the private open space corridor, as defined in the Ellerslie Area Structure Plan</li> </ul>	
<b>5.1.7.</b>	Minimum Setback Abutting all other Sites	0 m

5.2. Despite 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.

## 6. Design Regulations

- 6.1. 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, must comply with the following:
- 6.1.1. The roof line and building Facade must include design elements that reduce the perceived mass of the building and add architectural interest; and
  - 6.1.2. Landscaping adjacent to exterior walls must 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. No storage of equipment or materials is 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 7.3, 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.
- 7.5. Any waste collection area, open storage area, or outdoor service area including any loading, unloading, or vehicle service area that is visible from an adjoining Site, must be screened from view from the adjoining Site. Landscaping, planting, berming, masonry walls, wood Fencing, or other artificial features must be provided from the ground to a Height of 1.8 m to block the view from the adjoining Site.
- 7.6. Lighting for the display, storage, and Parking Areas must be mounted on lamp standards or building walls and no exposed bulbs or strings of lights may 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.

### 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.

# Zoning Bylaw 20001

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## Part 4 - Direct Control Zones

# Zoning Bylaw 20001

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## Part 5 - General Development Regulations

# 5.10 Accessory Uses, Buildings and Structures

## Regulations

## Notes / Rationale

1. Any Use may be Accessory to a listed Use in the Zone, **if the Use complies with the definition of Accessory in the Bylaw.**
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 the 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, **except for eaves and footings as permitted by a private easement.**
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	1.2 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).  
*This exception for eaves and footings is added to clarify that eaves and footings of accessory buildings may encroach if permitted by the private easement that occurs on the property.*
- 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.
- 8.6 - Revised from S.135.4.15.(b)(iii)**  
This regulation is transferred with minor revisions to ensure appropriate access to the site by its users.
- 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>	Where an Interior Side Setback of an Accessory building is less than 0.3 m, the building 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 - Revised 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 to allow for accessory structures such as arbours and pergolas in the front yard, but will prohibit accessory buildings such as sheds.

**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.

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.

**9 - Revised 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. The regulation is revised to re-introduce wording to clarify that solar panels may extend slightly beyond the maximum permitted height where the roof is at the maximum height.

**Additional Retired Regulations**

- 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. The Solar Collectors may extend up to 1.5 m above the maximum permitted Height of the 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.

Regulations for Amateur Radio Antenna Structures and satellite dishes are proposed to be removed.

Radio antenna developments are rare (the City receives on average one application per year for radio antennas). Satellite dish developments are also uncommon in residential areas but may still occur occasionally in non-residential settings.

Given the low potential impact of these structures, these can be regulated through the standard accessory building and structures regulations within this section.

## 5.20 Amenity Areas

Regulations	Notes / Rationale
<ol style="list-style-type: none"> <li>1. Developments with more than 8 Dwellings must provide a minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling, except that:               <ol style="list-style-type: none"> <li>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 Lodging Houses with more than 8 Sleeping Units.</li> </ol> </li> <li>2. Each Dwelling or Sleeping Unit must have access to required Amenity Areas, provided as a Private Outdoor Amenity Area or Common Amenity Area.</li> <li>3. The minimum length and width of a required Amenity Area is 1.5 m.</li> <li>4. Where a required Amenity Area Abuts an Arterial Road, a minimum Setback of 1.0 m must be provided.</li> <li>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.</li> </ol>	<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. The threshold for when this requirement is triggered is revised based on engagement feedback.</p>
<p><b>Outdoor Common Amenity Area Regulations</b></p> <ol style="list-style-type: none"> <li>6. Where required Amenity Area is provided as outdoor Common Amenity Area, it must:           <ol style="list-style-type: none"> <li>6.1. have a minimum area of 50.0 m<sup>2</sup>. 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>;</li> <li>6.2. be accessible by all residents of the Site;</li> <li>6.3. be clearly visible from above-ground windows, where provided at ground level;</li> <li>6.4. have access to sunlight; and</li> <li>6.5. include seating and lighting.</li> </ol> </li> </ol>	<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>Indoor Common Amenity Area Regulations</b></p> <ol style="list-style-type: none"> <li>7. Where required Amenity Area is provided as indoor Common Amenity Area, it must:           <ol style="list-style-type: none"> <li>7.1. have a minimum area of 15.0 m<sup>2</sup>;</li> <li>7.2. not include common circulation areas such as lobbies and corridors; and</li> <li>7.3. include furniture and fixtures that allow for active or passive recreation.</li> </ol> </li> <li>8. Where provided, indoor Common Amenity Areas are not included in the calculation of Floor Area Ratio.</li> </ol>	<p><b>2. Transferred from S.46.8</b> Minor revisions to the wording for clarity. The wording is revised for clarity based on May 2023 engagement feedback.</p> <p><b>3. Transferred from S.46.3(a)</b> Establishes the minimum dimensions for an Amenity Area.</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 style="margin-left: 40px;">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 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>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.</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 or 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 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 - Revised 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.</p> <p><b>2 - Revised 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 - Revised 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. 56.5</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 Inclusive Design

Regulations	Notes / Rationale
<p><b>Applicability</b></p> <ol style="list-style-type: none"> <li>1. Where this Section is referenced in a Zone, development must achieve the minimum requirements for inclusive design for:               <ol style="list-style-type: none"> <li>1.1. any applicable Dwellings or Sleeping Units, as specified in the Zone; and</li> <li>1.2. any shared areas of the building in which the applicable Dwelling or Sleeping Unit is located,</li> </ol>               as outlined in this Section.             </li> </ol> <p><b>Minimum Criteria for Shared Areas of a Building</b></p> <ol style="list-style-type: none"> <li>2. The main entrance to a building in which the Dwelling or Sleeping Unit is located must:               <ol style="list-style-type: none"> <li>2.1. be Barrier-free; and</li> <li>2.2. provide a minimum unobstructed doorway width of 0.9 m.</li> </ol> </li> <li>3. If there is no direct exterior access at ground level to the Dwelling or Sleeping Unit, an internal Barrier-free path of travel with a minimum width of 1.8 m must be provided from the main entrance of the building to the Dwelling or Sleeping Unit.</li> <li>4. If the entrance to the Dwelling or Sleeping Unit is not on the Ground Floor, that Dwelling or Sleeping Unit must be accessible by an elevator.</li> <li>5. Indoor Common Amenity Areas and other shared facilities must be accessible from the Dwelling or Sleeping Unit by a Barrier-free path of travel with a minimum width of 1.8 m.</li> <li>6. 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.</li> <li>7. All doorways along a Barrier-free path of travel must provide a minimum unobstructed width of 0.9 m.</li> <li>8. A minimum 1.8 m unobstructed turning diameter must be provided along all areas of a Barrier-free path of travel.</li> </ol> <p><b>Minimum Criteria for Dwellings</b></p> <ol style="list-style-type: none"> <li>9. All entrances to the Dwelling must:               <ol style="list-style-type: none"> <li>9.1. be Barrier-free; and</li> <li>9.2. provide a minimum unobstructed doorway width of 0.9 m.</li> </ol> </li> <li>10. All areas within the Dwelling must provide a Barrier-free path of travel with a minimum width of 1.2 m.</li> <li>11. A minimum 1.5 m unobstructed turning diameter must be provided in all areas of the Dwelling, including but not limited to:               <ol style="list-style-type: none"> <li>11.1. entrance areas;</li> <li>11.2. kitchens;</li> <li>11.3. stair landings;</li> <li>11.4. bedrooms;</li> <li>11.5. along Barrier-free paths; and</li> <li>11.6. bathrooms.</li> </ol> </li> <li>12. Despite Subsection 11, where provided, balconies and patios must provide a minimum 1.8 m unobstructed turning diameter and Barrier-free access.</li> <li>13. All doorways within the Dwelling must have a minimum unobstructed width of 0.9 m.</li> <li>14. The following must be included on the same floor as the Barrier-free entrance to the Dwelling:               <ol style="list-style-type: none"> <li>14.1. at least 1 bathroom that includes:                   <ol style="list-style-type: none"> <li>14.1.1. a Barrier-free tub or shower; and</li> <li>14.1.2. grab bars installed at the toilet, and at the tub or shower;</li> </ol> </li> <li>14.2. a kitchen;</li> <li>14.3. laundry facilities, if provided within the Dwelling; and</li> <li>14.4. a minimum of 1 bedroom, unless the Dwelling is designed as a studio.</li> </ol> </li> <li>15. If the Dwelling contains more than 1 Storey, it must be designed to accommodate the installation of a stair lift or elevator.</li> </ol>	<p>This section comprises the former S.93 and parts of S.94.1.iii that pertain to Inclusive Design, with updates to reflect elements from the Edmonton Access Design Guide that pertain to residential development.</p> <p>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.</p> <p>The MU - Mixed Use, MUN - Neighbourhood Mixed Use, RS - Small Scale Residential, RM - Medium Scale Residential, and RL - Large Scale Residential zones are proposed to provide incentives where the inclusive design requirements are met for a minimum number of dwellings or sleeping units.</p> <p>Section 94, Supportive Community Provisions, 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, Crime Prevention through Environmental Design (CPTED) standards, and enhanced public realm features have been reflected in other sections in the bylaw</li> </ul> <p><b>1 - Transferred from S. 93.1</b> This regulation has been transferred with minor revisions to improve clarity. It has been updated to make clear that applicable shared areas of a building must also meet the requirements of this section.</p> <p><b>2 - Transferred from S. 93.1.a</b> This regulation ensures that the main entrance to the building is accessible.</p> <p><b>3 - Transferred from S. 93.1.g &amp; S. 94.1.iii</b> Subsection 3 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 path of travel within buildings must be provided.</p> <p><b>4 - New Regulation</b> This regulation has been added to provide clarity regarding access to accessible Dwellings that are located off the Ground Floor.</p> <p><b>5 - Transferred from S. 93.1.g &amp; S. 94.1.iii</b> Subsection 5 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. The requirement for other shared areas, such as shared bathrooms, that serve a Dwelling or Sleeping Unit, to be accessible by 1.8 m path of travel has been added.</p> <p><b>6 - Transferred from S. 93.1.g &amp; S. 94.1.iii</b></p>

- 15.1. To accommodate a stair lift, stairways must:
- 15.1.1. provide access between all floors;
  - 15.1.2. have a minimum width of 1.0 m; and
  - 15.1.3. have a minimum clearance depth of 3.0 m from the stairway at all landings.
- 15.2. To accommodate an elevator, at least 1 closet on each floor must:
- 15.2.1. have a minimum dimension of 2.0 m x 2.0 m;
  - 15.2.2. be vertically aligned with all closets of the same minimum dimensions on each floor; and
  - 15.2.3. be constructed to be able to function as a residential elevator shaft, with floors that can be easily removed, excluding the lowest floor.

#### Minimum Criteria for Sleeping Units

16. At least 1 entrance to the Sleeping Unit must:
- 16.1. be Barrier-free; and
  - 16.2. provide a minimum unobstructed doorway width of 0.9 m.
17. All areas within the Sleeping Unit must provide a Barrier-free path of travel with a minimum width of 1.2 m.
18. A minimum 1.5 m unobstructed turning diameter must be provided in all areas of the Sleeping Unit.
19. All doorways within the Sleeping Unit must have a minimum unobstructed width of 0.9 m.
20. At least 1 bathroom must be included on the same floor as, or within, the Sleeping Unit that includes:
- 20.1.1. a Barrier-free tub or shower; and
  - 20.1.2. grab bars installed at the toilet, and at the tub or shower.

Subsection 6 has been updated to specify that seating must not obstruct the Barrier-free path of travel.

#### 7 - 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.

#### 8 - New Regulation

This regulation has been added to reflect elements from the Edmonton Access Design Guide, to ensure that Barrier free paths within shared parts of a building provide a minimum turning diameter

#### 9.0 - Revised from S. 93.1.a

This regulation has been updated to ensure all entrances to a dwelling are barrier free. This has been increased from 'at least 1 dwelling entrance', to 'all dwelling entrances' to make it easier to access the dwelling from both the front and back for small scale residential forms.

#### 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. This regulation has been updated with an increased width requirement of 1.2 m to be consistent with the Edmonton Access Design Guide.

#### 11 - Transferred from S. 93.1.c

This regulation has been transferred with the addition of "laundry area", "living area", "stair landings", "bedrooms", "areas along a barrier free path" and "entrance area" to clarify that these spaces need to have a 1.5 m turning diameter. This is not an exhaustive list.

#### 12 - New Regulation

This regulation has been added to ensure that where provided, balconies are accessible and have an increased turning diameter.

#### 13 - Transferred from S. 93.1.e

#### 14 - Transferred from S. 93.1.f

This regulation has been transferred with 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. A requirement for grab bars to be installed in bathrooms next to the toilet and shower or bath has been added.

#### 15 - Revised from S.93.1.g

This regulation has been updated for clarity and readability. This regulation has been separated into 2 different regulations to increase clarity.

15.1 has been updated to ensure that where a stairlift is planned to be accommodated, that the stairway design would accommodate it between all floors. The requirement for the stairway to be

constructed in a straight line has been removed, as there are stair lift products that can accommodate stairways with corners.

15.2 has been updated with increased dimension requirements to be in closer alignment to the Alberta Building Code Barrier Free Design Guide for elevator dimensions. The requirement for floors, excluding the lowest floor, to be designed to be easily removed in the 2.0 m x 2.0 m closet has been added, to reduce future barriers to adding an elevator.

**16 - New Regulation**

This regulation has been added to ensure Sleeping Units have at least 1 barrier free entrance.

**17 - New Regulation**

This regulation has been added to ensure Sleeping Units provide a barrier free path of travel within the unit, with a minimum width of 1.2 m. These have been transferred from the Dwelling requirements.

**18 - New Regulation**

This regulation has been added to ensure Sleeping Units provide a minimum turning diameter in all areas of the unit. These have been transferred from the Dwelling requirements.

**19 - New Regulation**

The minimum doorway width for within Sleeping Units has been added to be consistent with the Dwelling requirements.

**20 - New Regulation**

This regulation has been added to ensure at least 1 Barrier-free bathroom is accessible from the same floor or within the Sleeping Unit. The bathroom can be outside of the Sleeping Unit, as long as it is on the same floor as the Sleeping Unit.

# 5.60 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 support more livable and attractive development, 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 provide a more positive experience for Edmontonians, 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, or result in significant exterior alterations to, an existing development;</li> <li>2.1.2. is for a Secondary Suite;</li> <li>2.1.3. is for a 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, and Common Amenity Areas must be Landscaped with trees, shrubs, flowers, 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 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. 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>2.4. Before granting a variance to a Landscaping requirement within this Bylaw, the Development Planner may require the applicant to submit a report justifying the variance from a qualified landscape professional, such as a horticulturist, arborist, landscape architect, or landscape architectural technologist.</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>Note:</b> 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.</p> <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.</p> <p><b>2.3 - Revised from S.55.5.11</b> 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. <b>Note:</b> Trees on public land, such as boulevard trees will be protected through the City's Public Tree Bylaw 18825</p> <p><b>2.4 - 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 often provide advice related to horticultural/cultivation standards for plants required to be installed (related to plant hardiness, sizes, etc.)</li> <li>- Arborists often provide advice related to tree health and preservation</li> <li>- Landscape architectural technologists often provide advice related to minor landscape variances related to the location, or type, of plant material proposed</li> <li>- Landscape architects could provide</li> </ul>

advice related to any variance being requested to the landscaping regulations

### 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 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.	Where the Site Width is less than 8.0 m	1 tree and 4 shrubs
3.1.2.	Where the Site Width is 8.0 m - 15.0 m	2 trees and 6 shrubs
3.1.3.	Where the Site Width is 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

#### Minimum Soft Landscaping Area

3.2. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided for:

- 3.2.1. all development within the RS and RSF Zones;
- 3.2.2. any Single Detached Housing, Duplex Housing, or Semi-detached Housing development; and
- 3.2.3. any Row Housing, Multi-unit Housing or Cluster Housing development up to 8 Dwellings in a residential Zone with a maximum Height of 12.0 m or less.

3.3. Despite Subsection 3.2, a minimum Soft Landscaped area equal to 25% of the total Lot area must be provided:

- 3.3.1. for all development within the RSM Zone; or
- 3.3.2. where Row Housing up to 8 Dwellings is developed with front attached garages facing a Street in a residential Zone with a maximum Height of 12.0 m or less.

3.4. Despite the definition of Soft Landscaping, the area of building coverage developed with a Green Roof is included in the calculation of Soft Landscaping 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 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:

- 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.
- Minimum planting requirements for trees and shrubs do not apply to Backyard Housing.

#### 3.2 - Revised from S.55.10

To ensure a minimum amount of landscaped space is provided for small scale residential development to reduce stormwater runoff and space for plants to grow. **Notes:**

- This regulation has been introduced to replace previously proposed maximum impermeable material regulations in response to engagement feedback.
- Landscape plan requirements outlined in Subsection 11.1.4 will provide Development Planners information needed to ensure compliance with this requirement at the development permit application stage.

#### 3.2.1 - New Regulation

To ensure the minimum soft landscaping area is provided for both residential and non-residential development within the RS and RSF Zones.

#### 3.2.2 - Revised from S.55.10

To ensure the minimum soft landscaping area is provided for lots with standalone Single Detached Housing, Duplex Housing and Semi-Detached Housing regardless of the Zone these building types are located in.

#### 3.2.3 - Revised from S.55.10

To ensure the minimum soft landscaping area is provided for smaller scale Row Housing and Multi-unit Housing developments within small scale residential zones, regardless of the Zone these building types are located in.

#### 3.3.1 - New Regulation

The RSM Zone allows a maximum site coverage of 60%. Applying the 30% Soft

Landscaping standard to this zone would only allow 10% of the site to be hardsurfaced with decking, pavers and pathways. This could be hard to meet, especially on narrower, shallower lots and therefore, a 25% Soft Landscaping standard is proposed. An extra 5% allowance for hard surfacing would provide more flexibility to homeowners in this zone (this would provide 15% which is the same as the RSF Zone).

**3.3.2 - Revised from S. 55.10.2**

This regulation is essentially the same, except it has been revised to apply to small scale residential zones with a max height of 12 m or less.

## 4. Landscaping for all Other Development

4.1. Trees and shrubs for all 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:</b>		
<ul style="list-style-type: none"> <li>- regulated in Subsection 3.1 and Backyard Housing;</li> <li>- on a Site in the AG, AJ, FD, PS, or PSN Zone; or</li> <li>- on a Site in a River Valley Special Area Zone</li> </ul>		
4.1.1.	Total Setback area, <i>calculated</i> 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 and <i>private roads</i> , 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 the MU Zone	1 tree and 2 shrubs per 30 m <sup>2</sup>
<b>Development on Sites in the PS or PSN Zone</b>		
4.1.4.	For non-City owned Sites, total area, excluding <i>building footprints</i> and sports field playable areas	55 trees per ha

4.2. For the purposes of calculating Subsection 4.1.1, the portion of the Setback area that Abuts a Street and is directly in front of a Ground Floor non-Residential Use in a mixed use Zone is excluded from the calculation of the total Setback Area.

4.3. For Sites in an industrial Zone, a Landscape Buffer must be provided to screen outdoor storage and outdoor activities associated with an Industrial Use on Sites Abutting the following Streets or corridors:

- 4.3.1. Anthony Henday Drive;
- 4.3.2. Calgary Trail N.W.;
- 4.3.3. Gateway Boulevard N.W.;
- 4.3.4. Manning Drive N.W.;
- 4.3.5. Mark Messier Trail N.W.;
- 4.3.6. Sherwood Park Freeway N.W.;
- 4.3.7. St. Albert Trail N.W.;
- 4.3.8. Stony Plain Road N.W.;
- 4.3.9. Whitemud Drive N.W.; and
- 4.3.10. Yellowhead Trail N.W.

### Parking, Waste Collection, Storage and Service Areas

**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.

**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**

Adjusts the minimum required landscaping calculation to align with the City's Design and Construction Standards for Landscaping for parks and school sites. The measurement for the landscape calculation is proposed to be based on the project boundary due to applications for development generally being limited to only a portion of a school or park site. **Note:**

- Landscaping on City-owned land is subject to meeting the requirements of the Design and Construction Standards as specified in Subsection 2.3.

**4.2 - 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.

**4.3 - Revised from S.55.3.1.f**

To enhance the appearance of sites and to screen storage areas visible from main arterials roads and corridors. The list of

- 4.4. Landscaping must be provided to shade and enhance the appearance of Surface Parking Lots, Landscaped islands, and along Pathways within Surface Parking Lots, to the satisfaction of the Development Planner.
- 4.5. Trees and shrubs within Landscaped islands and along Pathways within Surface Parking Lots as specified in Section 5.80 must be well suited to survive in high-traffic areas and comply with Table 4.5:

**Table 4.5. Minimum Trees and Shrubs**

Subsection	Measure	Minimum Tree and Shrub Requirements
<b>Per Landscaped Island</b>		
4.5.1.	Landscaped islands up to 11.0 m <sup>2</sup>	1 tree and 2 shrubs
4.5.2.	Landscaped islands greater than 11.0 m <sup>2</sup> and up to 22.0 m <sup>2</sup>	2 trees and 4 shrubs
4.5.3.	Landscaped islands greater than 22.0 m <sup>2</sup>	2 trees and 4 shrubs up to 22.0 m <sup>2</sup> ; and 1 tree and 2 shrubs for each additional 22.0 m <sup>2</sup>
<b>Along Pathways within Surface Parking Lots</b>		
4.5.4.	Length of Pathways	1 deciduous tree per 10.0 m

- 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. this requirement 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, and 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.

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).

**4.4 - 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.

**4.5 - 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 but adjusts the minimum tree and shrub requirements based on landscaped island areas. Subsection 4.5.4 proposes to introduce a minimum tree requirement of 1 tree for every 10 m of length along pedestrian pathways within parking lots to support the outcome intended for Subsection 4.4. **Notes:**

- This table and landscape parking island regulations have been adjusted for clarity based on feedback
- The minimum requirement for 1 tree per 10 linear metres aligns with the City Design and Construction Standards for boulevard planting.
- This regulation has been adjusted to ensure that in each landscaped island there are a minimum number of trees provided. The minimum 11.0 m<sup>2</sup> landscaped island area is proposed to be regulated in Subsection 4.7.3 in Section 5.80 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.

**4.6.1 - New Regulation**

To exempt the perimeter landscaping requirement for portions of sites zoned Medium Industrial (IM) and Heavy Industrial (IH) when abutting other sites zoned IM and IH.

**4.7 - Revised from 55.5.6**

To enhance the appearance of development through the screening of waste collection, storage and service areas.



	<p>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 <b>above the minimum trees and shrubs required in this Bylaw</b>:</p> <p>5.1.1. to mitigate a Nuisance;</p> <p>5.1.2. to provide a Landscape Buffer to meet a requirement in this Bylaw; or</p> <p>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.</p> <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> <p>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.</p> <p>5.2.2. Landscape Buffers required to reduce the <b>perceived size or scale</b> of a building must use tree plantings that provide an adequate height and arrangement to reduce the <b>perceived size or scale of a building</b> from Abutting Sites and Streets.</p> <p>5.2.3. Landscape Buffers required to reduce wind related impacts must use tree or shrub plantings as identified in a Wind Impact Assessment.</p> <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 <b>required</b>.</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.).</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.</p> <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.</p>
<p><b>6. Minimum Plant Sizes and Ratio of Deciduous to Coniferous Plants</b></p> <p>6.1. New trees and shrubs must comply with the following:</p> <p>6.1.1. Deciduous trees must have a minimum Caliper of 50 mm.</p> <p>6.1.2. Coniferous trees must have a minimum Height of 2.0 m.</p> <p>6.1.3. Deciduous shrubs must have a minimum Height of 300 mm (5 gallon pot).</p> <p>6.1.4. Coniferous shrubs must have a minimum spread of 450 mm (5 gallon pot).</p> <p>6.1.5. The proportion of deciduous to coniferous trees and shrubs must be as close to 50:50 as reasonably practicable.</p>	<p><b>6.1.1 - 6.1.4 - Revised from S.55.2.1.e and S.55.3.c</b> 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. <b>Note:</b> The minimum shrub sizes match the minimums identified in the City's Design and Construction Standards for Landscaping.</p> <p><b>6.1.5 - Revised from S.55.2.1.i and S.55.3.c</b> The minimum proportion of deciduous and coniferous trees and shrubs are proposed to be carried forward from the current landscaping regulations. <b>Note:</b> Based on engagement feedback, this regulation has been adjusted so that the proportion of deciduous to coniferous trees and shrubs must be as close to 50:50 applies to both larger scale residential and non-residential development, as well as smaller scale residential development.</p>
<p><b>7. Preserving Existing Trees and Shrubs</b></p> <p>7.1. Existing plant material should be preserved and protected unless removal is demonstrated to be necessary or desirable to accommodate a proposed development.</p> <p>7.2. Tree and shrub requirements may be satisfied by preserving existing trees and shrubs at the rates specified in Table 7.2:</p>	<p><b>7.1 - Transferred from S.55.6.1</b> To continue to encourage tree preservation for all developments requiring landscaping.</p> <p><b>7.2 - Transferred from 55.6.2</b> To incentivize preserving existing trees and shrubs.</p> <p><b>7.2.1 - Revised from S.55.6.3</b></p>

**Table 7.2. Substituting Required Trees or Shrubs**

Subsection	Requirement	Preserved Trees or Shrubs that can be Substituted
7.2.1.	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 in consideration of Subsections 7.1 and 7.2, require mitigation measures in compliance with Subsections 8.7 and 8.8 to protect existing trees and shrubs intended to meet Landscaping requirements.

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.

**7.3 - New Regulation**

To ensure trees and shrubs proposed to be preserved to meet the minimum landscaping requirements are protected to ensure survival.

## 8. General Planting Regulations

- 8.1. Trees and shrubs must be provided within a planting bed with proper mulch to support better growing conditions and plant survival.
- 8.2. Sufficient 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.
- 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.
- 8.4. Plant material must:
  - 8.4.1. be hardy to the Edmonton area and to the Site conditions; and
  - 8.4.2. meet horticultural standards from the current edition of the "Canadian Nursery Stock Standard", produced by the Canadian Nursery Landscape Association.
- 8.5. Plant material must be installed at finished grade, except where this is not practical, planters may be used.
- 8.6. Landscaping located in planters or Green Roofs must have sufficient thermal insulation to support better growing conditions and plant survival.
- 8.7. The Development Planner may require that a Yard or Setback, or a portion of it, be unobstructed and undisturbed below or above ground level, or require mitigation measures specified in Subsection 8.8, to:
  - 8.7.1. preserve and protect existing vegetation on-Site intended to meet Landscaping requirements; or
  - 8.7.2. provide an adequate growing environment for proposed required Landscaping.
- 8.8. Mitigation measures to protect existing Landscaping or provide an adequate growing environment for required Landscaping may include:
  - 8.8.1. measures specified in a landscape or tree protection plan;
  - 8.8.2. recommendations from an arborist or horticulturalist report; and
  - 8.8.3. other similar measures.

**8.1 - New Regulation**

To ensure trees and plants are installed in planting beds with mulch to ensure better growing conditions and survival. The City's Design and Construction Standards for Landscaping identify minimum 100 mm mulch depth for planting beds.

**8.2: Revised from S.55.5.9**

To support better growing conditions and survival in planting areas. Development Planners may require plans to be prepared by a landscape architect to ensure this requirement is met (through the proposed Subsection 11.5.3). 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.

**8.3 - Transferred from 819.4.11**

This requirement aligns with the Winter City Design Guidelines and City Plan policy and is intended to ensure new development integrates design elements to create more vibrant and attractive development in the winter months to support Edmonton's identity as a winter city. This regulation is in the current Main Streets Overlay, but is proposed to expand to all zones and to include plant material that provides 'interest' throughout the year.

**8.4.1 - Transferred from S.55.5.12**

To ensure plants are suitable for Edmonton's climate. Edmonton's current Plant Hardiness Zone is 4a based on the Natural Resources Canada web page for Plant Hardiness Zone By Municipality dated April 14, 2021.

**8.4.2 - Transferred from S.55.5.13**

To ensure plants selected and installed meet nursery stock standards.

**8.5 - Transferred from S.55.5.8**

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.

**8.6 - Transferred from S.55.5.8**

	<p>To support better growing conditions and survival of plant material located in planters and on green roofs.</p> <p><b>8.7 - Revised from S.42.1</b> To support better growing conditions and survival of plant material. <b>Note:</b> This regulation has been adjusted to also allow the Development Planner to require a yard or setback above ground level to be unobstructed in order to protect existing plant material used to count towards the minimum planting requirements.</p> <p><b>8.8 - 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 Public Tree Bylaw 18825</p>
<p><b>9. Maintenance Requirements</b></p> <p>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 principal building on the Site, must:</p> <p>9.1.1. be installed within 18 months of occupancy of the development; and</p> <p>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.</p> <p>9.2. Required Landscaping for Multi-unit Housing, Cluster Housing and all other development to which Subsection 4 applies, must:</p> <p>9.2.1. be installed within 12 months after the occupancy of a development or commencement of a Use; and</p> <p>9.2.2. be maintained in a healthy condition for a minimum of 24 months after a Development Planner determines, at the time of landscape inspection, that the required Landscaping has been installed.</p>	<p><b>9.1 - Transferred from S.55.2.1.a and S.55.2.1.b</b> To ensure that plants are installed and maintained within a reasonable time period after the occupancy of the development. <b>Note:</b> Subsection 9.1.2 matches 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. <b>Note:</b> In the rare occasion that a Backyard House is developed before other principal buildings on the Site, Subsection 9.1 will allow the Development Planner to condition the development to provide landscaping in accordance with Subsection 2.2 to ensure a minimum standard of landscaping (e.g., seed, sod, or other ground cover) is provided.</p> <p><b>9.2 - Revised from S.55.3.1.g</b> To ensure landscaping is installed within 12 months of occupancy or commencement of a Use, to establish timelines for potential enforcement if landscaping is not installed, and to ensure that plants are maintained for a minimum of 24 months to ensure better survival. The landscape inspection identified in Subsection 9.2.2 is proposed to begin at the time established in Subsection 10.5 instead of through the current Development Permit Inspection process, which generally does not align with the timing for when landscaping is installed. <b>Note:</b> Subsection 9.2.1 has been added to help clarify when landscaping must be installed in order to establish timelines for enforcement if the landscaping has not been installed.</p>

## 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.

### 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 **installation** 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 1 and September 30, **unless otherwise permitted at the discretion of the Development Planner.**

### Enforcement and Use of the Landscape Security

- 10.7. The City may draw on the landscape security for the City's use absolutely to **install**, 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.

### 10.1 - Revised from S.55.8.1 and Transferred from S.55.8.3

Rewritten for clarity and to ensure the landscape security **is submitted at the time of the landscape inspection.** 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.

**Note:** 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 **City administration.**

### 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 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 introduce the criteria for when landscaping inspections occur, during the growing season so that inspectors can reasonably inspect plant material to

	<p>determine its health and during the season when there is generally no snow coverage.</p> <p><b>10.7 - Transferred from S.55.8.7</b> To ensure that the City can draw on the security if needed to complete, maintain, or replace required landscaping.</p> <p><b>10.8 - Revised from S.55.8.8</b> To ensure the property owner has a detailed overview of how a guaranteed landscape security has been used to install, 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.</p> <p><b>10.8.1 - Transferred from S.55.8.10</b> To ensure the City is compensated for any additional costs if needed to complete, maintain, or replace required landscaping.</p>
<p><b>11. Landscape Plan Requirements</b></p> <p>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:</p> <p>11.1.1. number, location, type and size of existing trees and shrubs;</p> <p>11.1.2. trees and shrubs proposed for preservation;</p> <p>11.1.3. number, type and size of proposed trees and shrubs; and</p> <p>11.1.4. proposed ground cover, <b>Soft Landscaping</b>, and Hard Surfacing areas.</p> <p>11.2. Every application for all other development not listed under Subsection 11.1 or Subsection 2.1, must include a landscape plan.</p> <p>11.3. Landscape plans must comply with:</p> <p>11.3.1. Subsection 1.1.3 of Section 7.130; and</p> <p>11.3.2. City Design and Construction Standards for Landscaping on City-owned land, where applicable.</p> <p>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.</p> <p>11.5. The Development Planner may require the following information to ensure the Landscaping requirements of the Bylaw can be met:</p> <p>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;</p> <p>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;</p> <p>11.5.3. a detailed landscape plan prepared by a landscape architect registered with the Alberta Association of Landscape Architects; and</p> <p>11.5.4. other similar information.</p> <p>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:</p> <p>11.6.1. Green Roofs;</p> <p>11.6.2. Green Parking Lots; or</p> <p>11.6.3. Landscaping proposed above Parkades.</p> <p>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.</p>	<p><b>11.1 - Revised from S.55.2.1.c</b> 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 <b>minimum Soft Landscaping area</b> regulations in Subsections 3.2, 3.3 and 3.4. <b>Note:</b> <b>Subsection 11.1.4 has been adjusted to include proposed Soft Landscaping areas to be shown on the Site Plan.</b></p> <p><b>11.2 - Revised from S.55.4.1</b> To provide clarity that a landscape plan is required for all <b>other</b> development, which includes all non-residential development, Multi-unit Housing, and Cluster Housing, but does not include those identified in Subsection 2.1.</p> <p><b>11.3.1 - Revised from S.55.4.1</b> 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.</p> <p><b>11.3.2 - New Regulation</b> To ensure landscape plans for any Landscaping on City-owned land comply with the City's Design and Construction Standards for Landscaping.</p> <p><b>11.4 - Transferred from S.55.4.2</b> 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.</p> <p><b>11.5 - Revised from 55.4.1</b> 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</p>

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**

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.

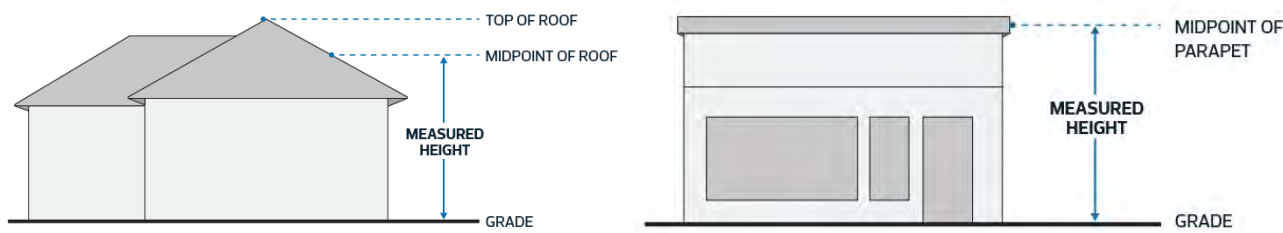
# 5.70 Measuring Height and Grade

## Regulations

## Notes / Rationale

### 1. Measuring Height

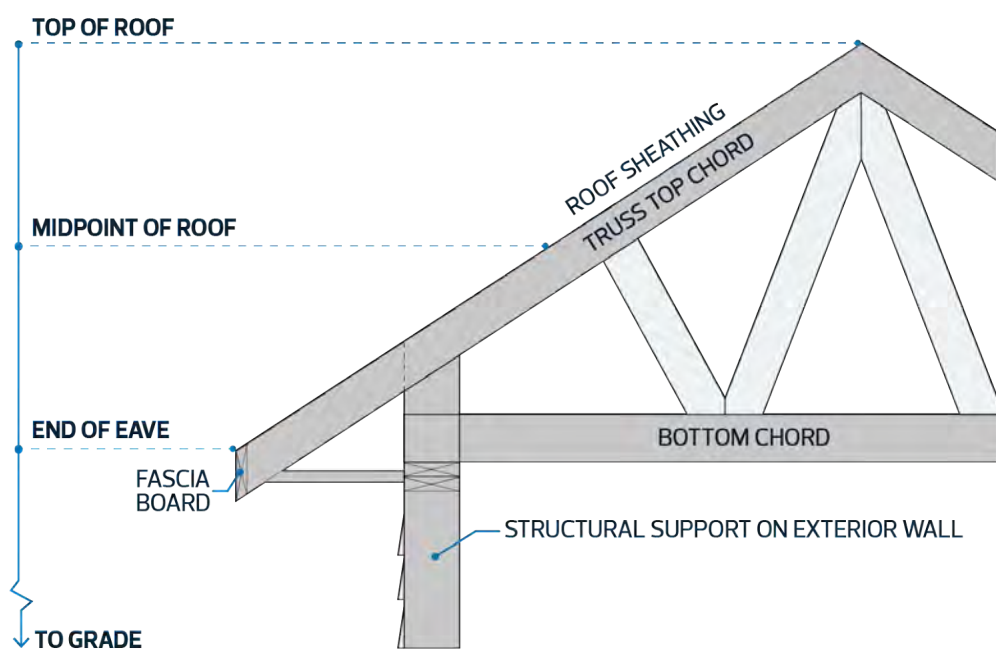
Diagram for Subsections 1.1 to 1.3



#### 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 the side of a roof contains one or more Dormers and the combined width of the Dormers is wider than 1/3 of the width of the building wall underneath the Dormers, 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

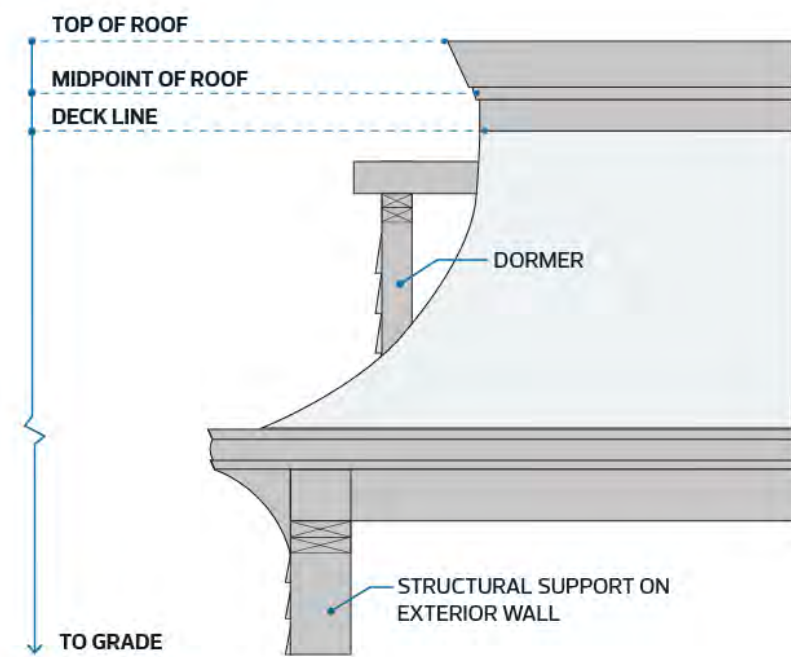
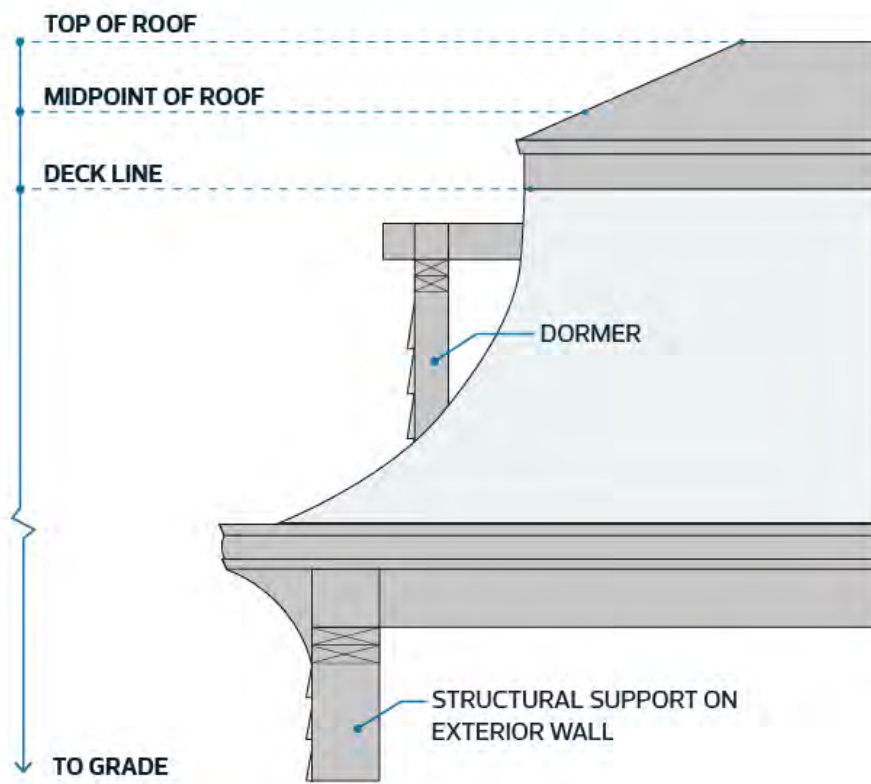
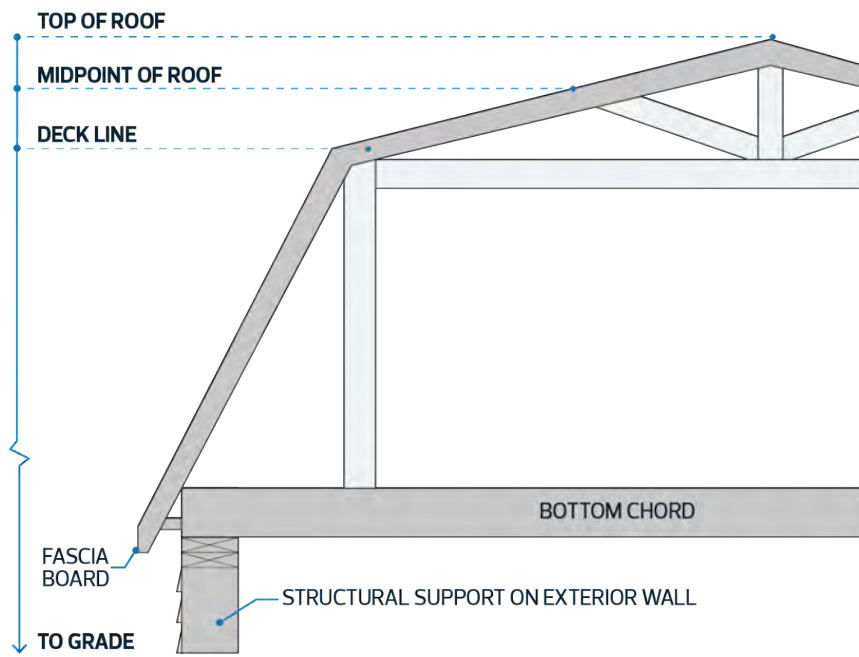
- 1.3. The Height of a building with a mansard or gambrel roof is measured from Grade to the midpoint of the highest roof. The midpoint of a roof is determined to be between the deck line and the top of the roof.

#### 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

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

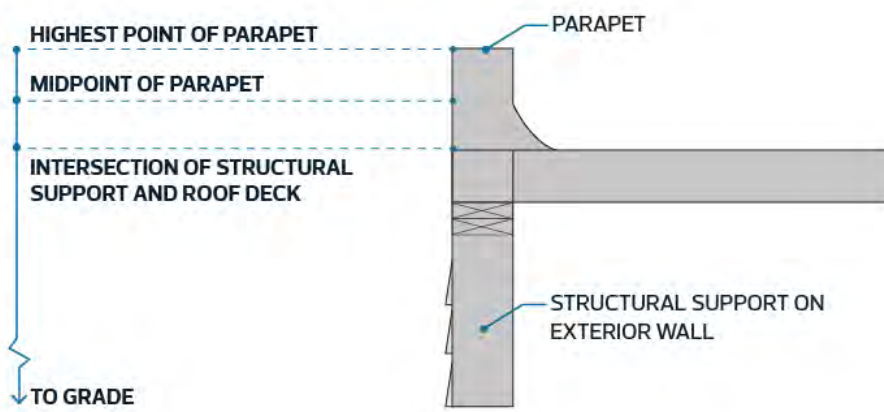


Flat Roofs

- 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 **lowest** 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 only 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 Terrace. The top of the enclosure must not be more than 3.0 m above 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.

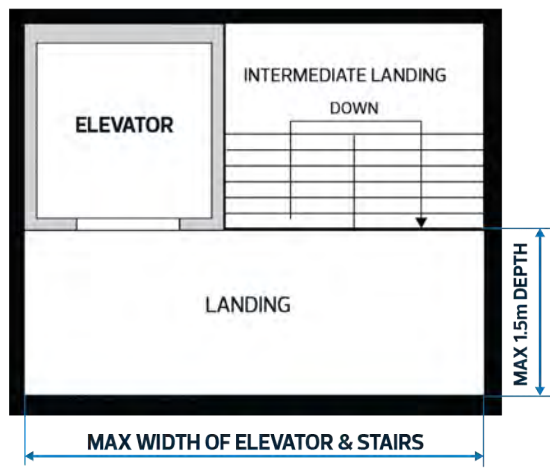
### 1.9 - Transferred from S.52.2(a) and (b)

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

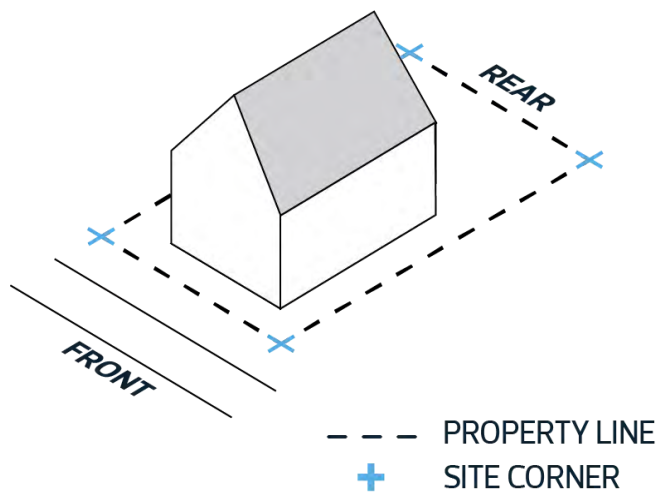


## 2. Determining Grade

2.1. The Development Planner determines Grade by using 1 of the following methods that best ensures compatibility with surrounding development:

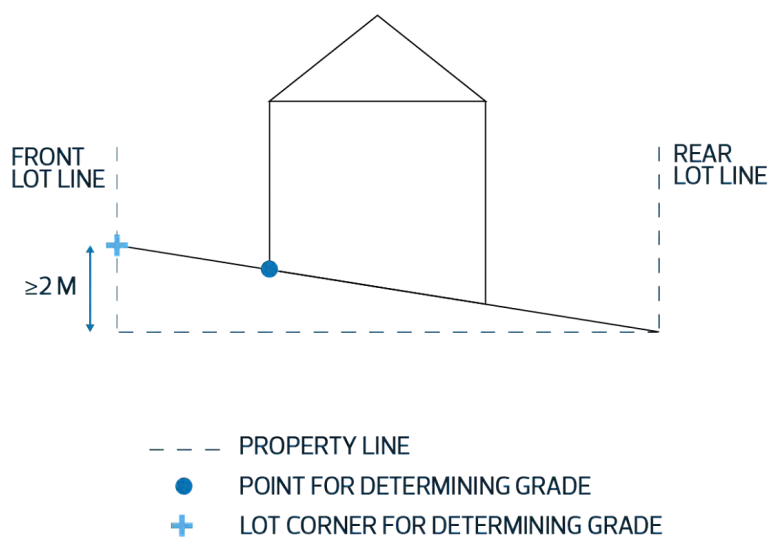
2.1.1. Grade may be determined by calculating the average of the elevation at the corners of a Site prior to construction as shown on the Site plan or plot plan.

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



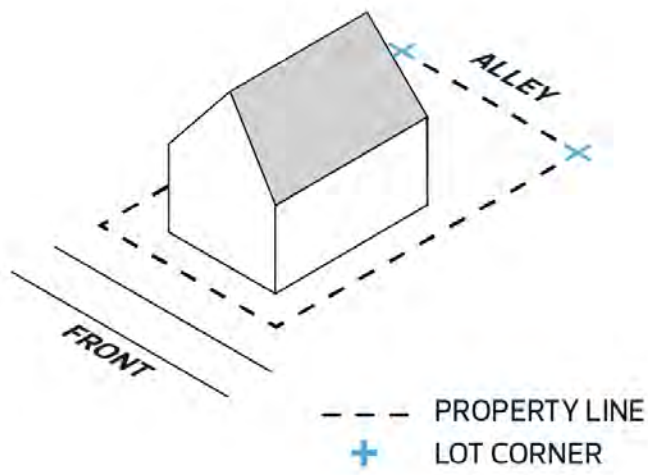
2.1.3. For a building facing an Alley, Grade may be determined by the average elevation of the corners of the Rear Lot Line Abutting the Alley before construction as shown on the Site plan or plot plan.

**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 approved Development Permit using an alternative method under this Subsection must be a Discretionary Development.

**Submitting a Grading Plan**

2.3. Where a Development Permit application is submitted to construct, rebuild, or increase the Height of a building or structure, the applicant must submit a grading plan prior to construction to show the elevation at each corner of the Site and at each corner of the building.

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.

# 5.80 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 - Revised from S.53.1</b> This regulation is revised 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 Access Management Guidelines.</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, 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 unobstructed width of 0.9 m must be provided from all main entrances of principal Dwellings directly to an Abutting sidewalk or to a Driveway, except that:</p> <p>2.1.1.1. 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>2.1.2. Where vehicle access is permitted from a Street, a maximum of 1 Driveway is permitted from a Street:</p> <p>2.1.3. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area.</p> <p>2.1.4. A Driveway provided from a Street must comply with the following:</p> <p>2.1.4.1. 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, except:</p> <p>2.1.4.1.1. Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 1 vehicle parking space, the combined maximum width of the Driveway and Abutting Pathways is 4.3 m.</p> <p>2.1.4.2. 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, except:</p> <p>2.1.4.2.1. Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 2 or more vehicle parking spaces, the combined maximum width of the Driveway and Abutting Pathways is 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>2.1.5. Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within:</p> <p>2.1.5.1. a Front Yard; or</p> <p>2.1.5.2. a Flanking Side Yard.</p> <p>2.1.6. 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 entrances of principal Dwellings and the public sidewalk.</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>2.1.2 - Revised from S.54.3.3</b> This regulation has been revised for simplicity and to improve readability.</p> <p><b>2.1.3 - Transferred from S.54.3.3.a</b> This regulation has been transferred with minor language updates to improve clarity.</p> <p><b>2.1.4 - Transferred S.54.3.3.b &amp; c</b> These regulations have been transferred with minor language updates to improve clarity.</p> <p><b>2.1.4.1.1 &amp; 2.1.4.2.1 - New regulations</b> These new regulations are intended to limit the amount of continuous hard surfacing in a front yard where a pathway abuts a driveway, effectively creating a driveway extension. These regulations ensure that required pathways and provided driveways are developed to serve their intended purposes. Where a pathway is developed abutting a driveway that provides access to a garage or parking area that accommodates 1 vehicle (where the minimum width of a parking space is 2.6 m), the maximum width of the driveway and pathway is 4.3 m, leaving 1.7 m to maneuver around a vehicle parked on the driveway. Where a pathway is developed abutting a driveway that provides access to a garage or parking area accommodating 2 vehicles, the maximum width of the driveway and parking space is the lesser of the width of the garage or the number of parking spaces multiplied by 3.7 - this would still enable sufficient space to maneuver around vehicles parked on the driveway.</p> <p><b>2.1.5 - Revised from S.54.3.4</b> This regulation has been revised with minor edits to improve readability.</p> <p><b>2.1.6 - 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. adjacent 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. adjacent 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> This regulation is new and intended to support a safer environment for all site users.</p> <p><b>3.1.2 Revised from S.54.4.b&amp;c and S.55.5.4</b> The minimum pathway width prescribed in current S.54.4.c is increased from 1.5 m to 1.8 m to align with the minimum sidewalk width prescribed in the Complete Streets Design and Construction Standards, and as prescribed in the Access Design Guide.</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>3.1.3 - Revised from S.55.5.4</b> 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>3.1.4 - New Regulation</b> This regulation requires that pathways that are not required to have a reduced width of 0.9 m to ensure adequate circulation.</p> <p><b>Note:</b> 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.</p> <p><b>3.1.5 - Revised from S.54.4.c</b> This regulation has been updated with specific examples of obstructions for clarity.</p>
<p><b>4. Surface Parking Lot and Parkade Design</b></p> <p><b>General Design Regulations</b></p> <p>4.1. Surface Parking Lots and Parkades must be designed:</p> <p>4.1.1. to include adequate, safe, and convenient:</p> <p>4.1.1.1. vehicle access;</p> <p>4.1.1.2. provisions for pedestrians and active mobility users;</p>	<p><b>4.1.1 - Updated from S.54.1.2</b> 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 surface parking lots and parkades are designed to the prescribed</p>

- 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 sidewalk, or interfere with vehicle traffic flow;
  - 4.2.3. provide pedestrian access at ground level that is separate from vehicle access;
  - 4.2.4. for an above ground Parkade, 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 the 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.

#### 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 5.60.
- 4.6. Pathways within Surface Parking Lots must be provided so that there is no more than 54.0 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 Section 5.60, 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.

standards.

#### 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 5.60.

#### 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 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.

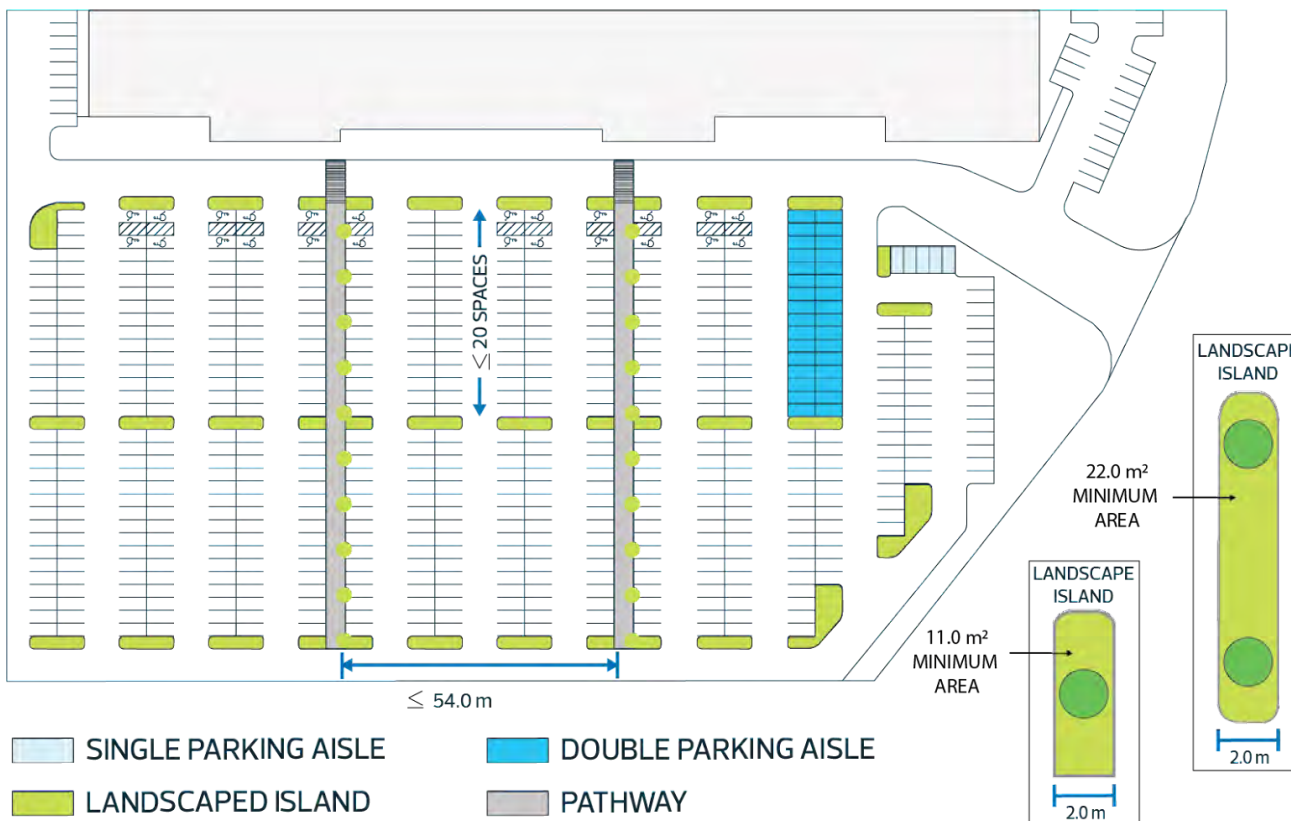
#### 4.2.7 - Revised from S.54.8.1.a.iii

This regulation has been revised to improve readability.

#### 4.3 - New Regulation

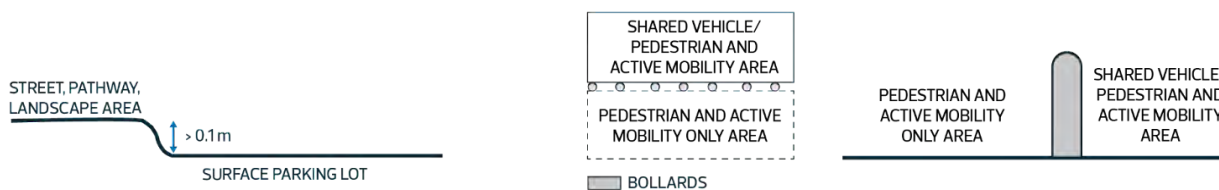
This regulation is new to support the existing perimeter screening requirement where Parking Areas are visible from Abutting Sites, prescribed in current S.55.5.5, and in proposed Subsection 4.5 of Section 5.60. In Zoning Bylaw 12800, most Commercial and Industrial Zones do not

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, sidewalks, 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.

Diagram for Subsection 4.8



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 - Revised from S.54.4.4.a**

This regulation has been revised to better align with dimensions of minimum parking space and drive aisle dimensions for 90 degree parking spaces..

**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 which results in inconsistent interpretation and application of the area calculated in the current S.54.8.2.a.iii.A to C. The proposed regulation maintains the requirement to determine the total cumulative 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 minimum area is adapted from the Design and Construction Standards Volume 5](#), requirement for small trees where the minimum soil volume requirement is 11.0 m<sup>3</sup>, with the assumption that islands are a minimum of 1.0 m deep.

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 proposed regulations result in more consistent and predictable outcomes through the minimum locational and size criteria while maintaining overall design flexibility.

**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:

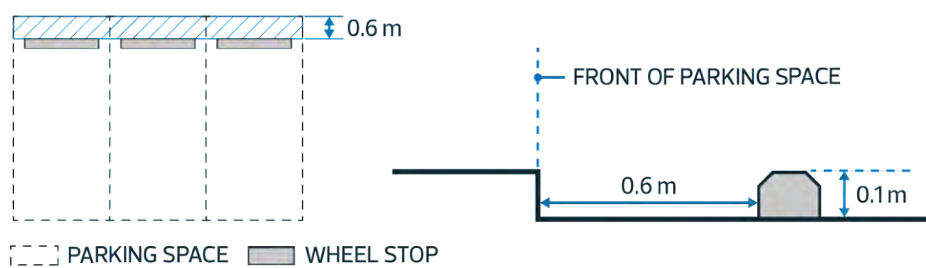
5.1.1. subject to Subsection 5.1.3, be clear of obstructions including vehicle accesses, Drive Aisles, ramps, columns and other structural supports, Signs, Pathways, building door swing areas, mechanical equipment, plumbing and other pipes, and other similar obstructions;

5.1.2. include wheel stops to prevent vehicle overhang where adjacent to Streets, Pathways, sidewalks, 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; and

**Diagram for Subsection 5.1.2**



5.1.3. comply with Table 5.1.3, measured to the nearest point of an obstruction where an obstruction is present:

**Table 5.1.3. Minimum Parking Space Design Requirements**

Subsection	Parking Space Type	Length	Width	Vertical Clearance	Width with Obstruction on 1 Side	Width with Obstruction on Each Side
5.1.3.1.	Standard	5.5 m	2.6 m	2.1 m	2.7 m	3.0 m
5.1.3.2.	Small car	4.6 m	2.6 m	1.9 m	2.7 m	3.0 m
5.1.3.3.	Barrier-free	5.5 m	2.4 m in compliance with Subsection 5.3	2.4 m	-	-
5.1.3.4.	Parallel	7.0 m	2.6 m	2.1 m	-	-

**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.

**Table 5.1.3 - Revised S.54.1.5.c**

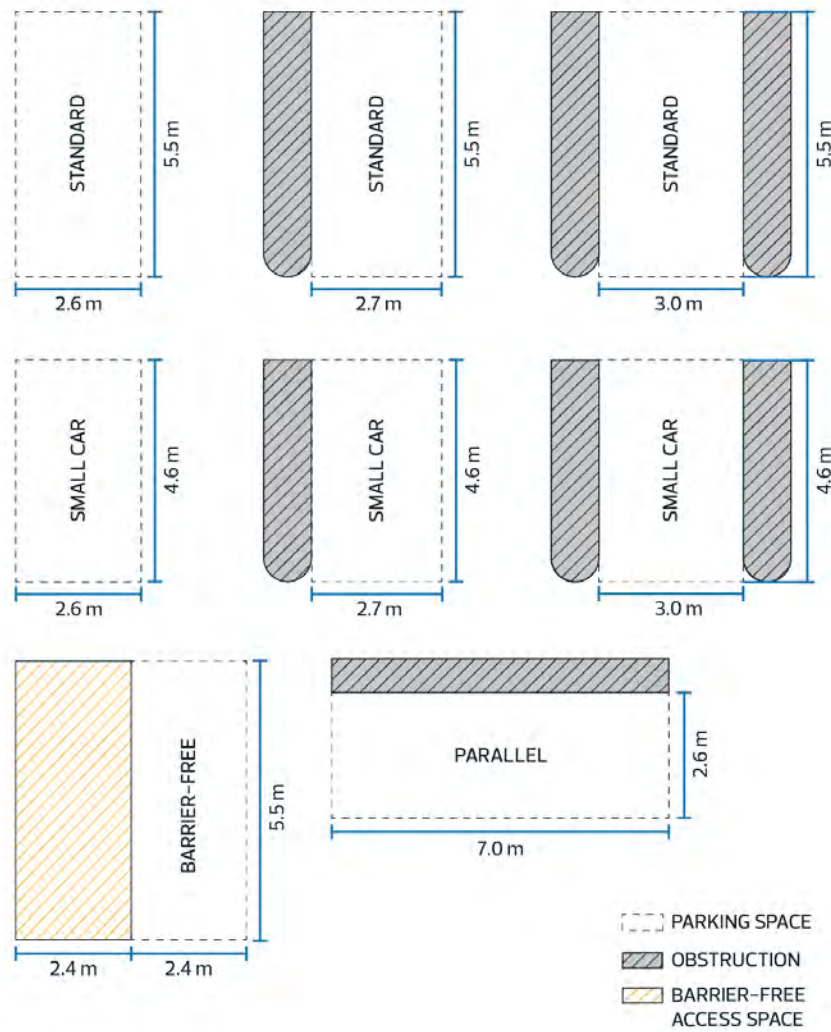
This table includes minimum vehicle parking space design requirements from current S.54.1.5.c.

**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



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 with, or have sloped doorway thresholds to, Abutting Pathways or sidewalks.
- 5.4. Parking spaces provided as visitor parking for Residential developments must:
  - 5.4.1. be visible from a main building entrance; and
  - 5.4.2. be clearly identified as visitor parking spaces.

**Drive Aisle Regulations**

- 5.5. Drive Aisles must comply with Table 5.5:

Table 5.5. Minimum Drive Aisle Widths			
Subsection	Regulation	Width	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

spaces). If a developer chooses to provide larger spaces they may do so in the form that best suits their operational needs.

- Regulations for passenger pick-up and drop-off spaces as a parking space type have been removed. Zoning Bylaw 12800 contains contradicting regulations that result in their inconsistent application.
- Passenger pick-up and drop spaces are currently required to be in the form of a parallel parking space in current S.54.1.5.c.vii, duplicating the parallel parking space requirement, but they are also permitted to be in the form of a standard parking space if they were designated with signs, as prescribed in current S.54.1.5.c.i.F. S.54.1.5.c.vii.F requires that passenger pick-up and drop-off spaces be parallel in order to eliminate the need for backing or significant turning movements, but this is contradicted by current S.54.7.4.a that requires sufficient room for vehicles that are dropping off or picking up passengers to turn around.

**5.2 - Transferred from S.54.1.5.c.ii.F**

The regulations for small car parking spaces have been relocated from the minimum parking space design requirement table for simplification and readability.

**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 of larger vehicles parking in designated small car parking spaces and extending into the alley right of way.

**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.

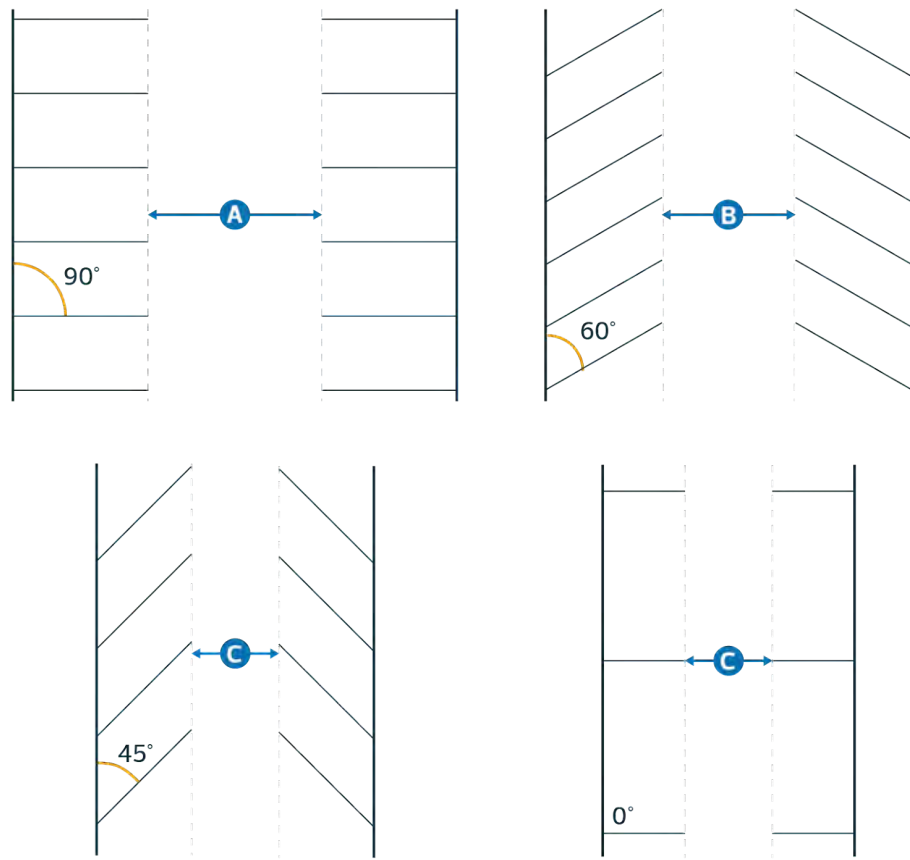
**5.5 - Transferred from S.54.1.6.c**

This section includes the regulations from current S.54.1.6.c, reorganized for clarity.

**5.6 - Revised from S.54.1.6.c.iv**

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

Diagram for Subsection 5.5



5.6. 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 specified in Subsection 3.1 may be provided as Hard Surfaced tire tracks.

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. Subsection 5.8 enables 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 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

**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.

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>							
6.1.2.3.	Urban Agriculture	5							

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 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 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
6.3.1.1.	0 - 1 bedroom	1
6.3.1.2.	2 bedrooms	1.5
6.3.1.3.	3 or more bedrooms	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
6.3.2.1.	non-Residential Uses	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

**6.1.3 - Revised S.54.2.1.b.ii**

This regulation has been removed from the table as it exists in Zoning Bylaw 12800 to clarify that the parking maximums do not apply to passenger pick up and drop off spaces.

**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**

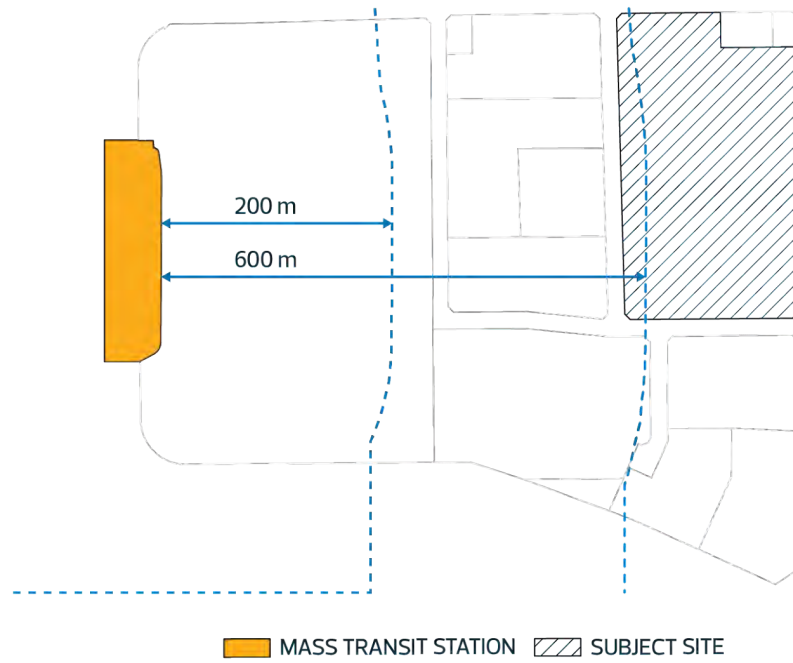
This section has been modified and reorganized for readability.

**6.3.3.2 - Revised S.54.2.2.b.ii**

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.

Diagram for Subsection 6.4



This regulation has been revised to ensure mixed-use development are subject to parking maximums based on the type of use that they contain. In the current framework, Residential developments that contain Commercial Uses (ie. mixed use development) would be able to provide unlimited parking in underground Parkades. Parking maximums do not apply to Non-residential only developments.

**6.4 - New regulation**

This regulation has been added to clarify how the specified distances are to be measured.

**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.

**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.

**Note:** The regulation is updated to remove the reference to the Quarters Overlay. Parking maximums for the lands within the Quarters Overlay continue to apply because each Direct Control Zone references S.860 of the previous Zoning Bylaw which requires that parking be in accordance with the regulations in S.54, which includes parking maximums.

Table 6.6. Deemed Minimum Parking Space Requirements

Subsection	Uses	Where Located within the boundaries of Appendix I or Downtown Special Area Deemed Minimum Parking Space Requirement	All Other Areas
6.6.1.	<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 Service</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
6.6.2.	<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

	<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	
<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>Office</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 or Lodging House with 9 or more Dwellings or Sleeping Units</li> <li>Supportive Housing</li> <li>Hotel</li> </ul>	1 per 1.2 Dwellings or 1 per 5 Hotel rooms or Sleeping Units, whichever is greater	1 per 0.8 Dwellings or 1 per 3 Sleeping Units, whichever is greater

**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 Space or number of occupants.

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.

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.

**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.

**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.

**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 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 for parking 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 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.

## 7. Loading Spaces

**Loading Space Requirements**

- 7.1. Loading spaces must:
  - 7.1.1. be able to 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 7.2. Minimum Loading Space Quantities		
Subsection	Threshold	Minimum Number of Loading Spaces

**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.

<b>7.2.1.</b>	Less than 2,500 m <sup>2</sup> of Floor Area in the case of non-Residential Uses or less than 100 Dwellings	0
<b>7.2.2.</b>	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
<b>7.2.3.</b>	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 and circulation 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 building 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 individual bike lockers.
- 8.2. Bike Parking Spaces must comply with Table 8.2, measured to the nearest point of an obstruction where an obstruction is present:

**Table 8.2. Minimum Bike Parking Space Dimensions**

Subsection	Regulation	Horizontal Bike Parking Space	Vertical Bike Parking Space	Inclusive Bike Parking	Symbol
<b>8.2.1.</b>	Width	0.6 m	0.6 m	1.1 m	<b>A</b>
<b>8.2.2.</b>	Depth	1.8 m	1.4 m	3.0 m	<b>B</b>
<b>8.2.3.</b>	Vertical clearance	1.4 m	2.0 m	2.0 m	<b>C</b>

### 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.

#### 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.

#### 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 bike parking spaces 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 or may not 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

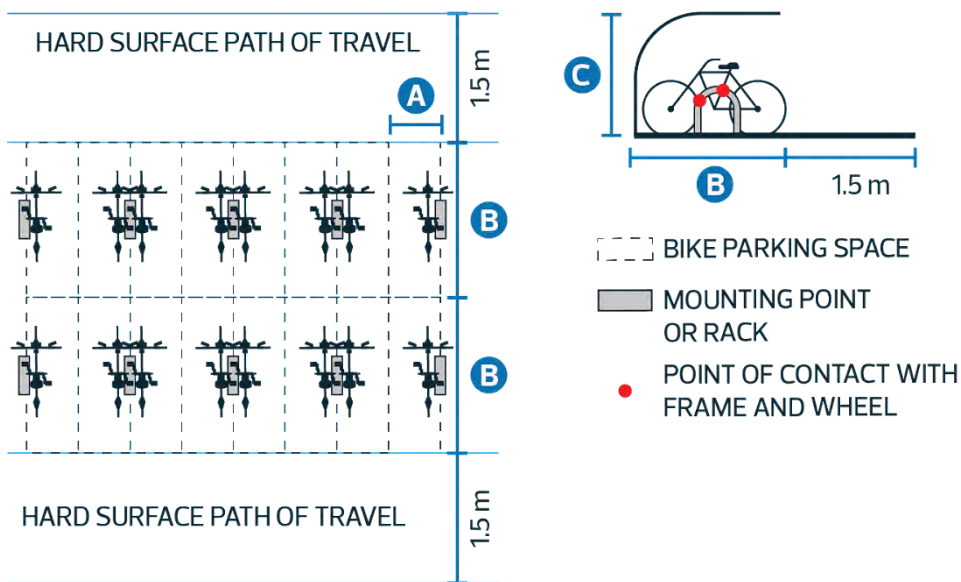
These regulations were adapted from the measurements of a standard bicycle, which were determined to be approximately 1.8 m long, 1.2 m tall, and 0.5 m wide. From this standard, additional space was added to accommodate slightly larger bikes and to allow for adequate maneuverability.

#### 8.2.2 - Revised from S.54.5.2.b

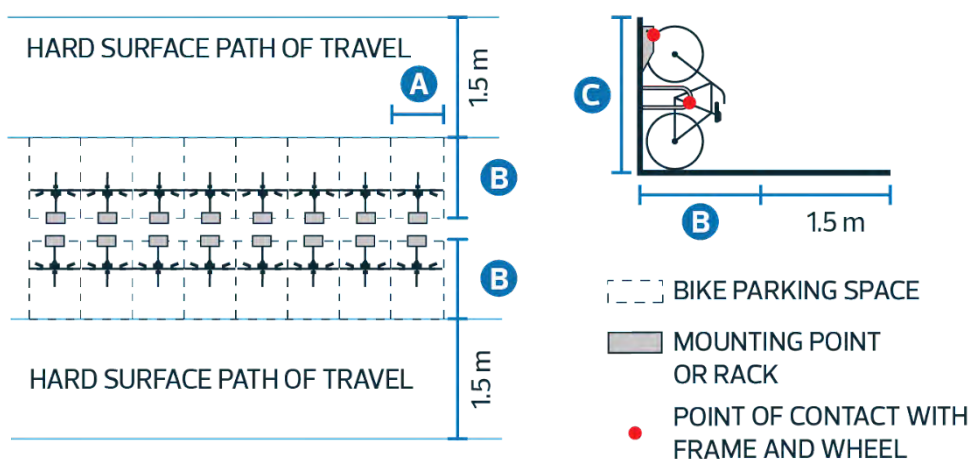
The depth of vertical bike parking spaces

Diagrams for Subsections 8.1, 8.2, 8.3

HORIZONTAL BIKE PARKING SPACE & INCLUSIVE BIKE PARKING SPACE



VERTICAL BIKE PARKING SPACE



Bike Locker Design

- 8.4. Each bike locker must:
  - 8.4.1. be securely anchored to the ground, floor, or wall;
  - 8.4.2. provide minimum interior dimensions in compliance with Table 8.2; and
  - 8.4.3. have a locking mechanism.

General Bike Parking Quantities

- 8.5. The minimum number of Bike Parking Spaces must comply with Table 8.5:

Table 8.5. Minimum Number of Bike Parking Spaces		
Subsection	Use	Minimum Number of Bike Parking Spaces
8.5.1	Commercial Uses Community Uses, Health Care Facilities, and Transit Centres, where less than 2,500 m2 of Floor Area	2.0 spaces for the first 280 m2 of Floor Area and 1.0 space per additional 140 m2 of Floor Area
8.5.2	Commercial Uses, Community Uses, Health Care Facilities, and Transit Centres where greater than or equal to 2,500 m2 of Floor Area	18.0 spaces for the first 2,500 m2 of Floor Area and 1.0 space per additional 414 m2 of Floor Area
8.5.3	Multi-unit Housing, Supportive Housing, or Lodging House, with 9 or more Dwellings or Sleeping Units	1.0 spaces per Dwelling or per 3 Sleeping Units, whichever is greater

- 8.6. Despite Table 8.5, public off-Site 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.

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.

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.

8.4 - New regulation

This regulation is new to provide minimum development standards for how a bike locker must be designed.

Table 8.5 - 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.

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.

**Note:**

Health Care Facilities and Transit Centres are added to carry over the requirement for these types of developments.

Lodging housing and supportive housing are added to carry over the current requirement to provide bike parking spaces



**Long Term Bike Parking Quantities**

- 8.7. A minimum of 85% to a maximum of 90% of all required Bike Parking Spaces for Multi-unit Housing and Offices specified in Table 8.5 must be Long Term Bike Parking.
- 8.8. Where the minimum Bike Parking Space requirement for Commercial Uses, excluding Offices, and Community Uses specified in Table 8.5 is 10 spaces or more, a minimum of 10% of all required bike parking must be Long Term Bike Parking.

**Inclusive Bike Parking Quantities**

- 8.9. A minimum of 10% of required Short Term Bike Parking spaces, or 1 Short Term Bike Parking space, whichever is greater, must be Inclusive Bike Parking.
- 8.10. A minimum of 10% of required Long Term Bike Parking spaces, or 1 Long Term Bike Parking space, whichever is greater, must be Inclusive Bike Parking.

**Horizontal Bike Parking Quantities**

- 8.11. A minimum of 50% of Short Term Bike Parking and Long Term Bike Parking spaces must be provided as horizontal Bike Parking Spaces.

for these types of living arrangements. Residents in these developments typically have less control over areas of the development that could be used to store bikes. Supportive Housing requires bike parking spaces regardless of the number of dwellings, to accommodate users of services provided in Supportive Housing.

**8.6 - New regulation**

This regulation is added for those scenarios where space might be limited and public bike parking is close to the site.

**8.7 - 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 in the case of multi-unit housing and for staff and patrons of office buildings in the case of offices.

**8.8 - 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.

**8.9 & 8.10 - New regulations**

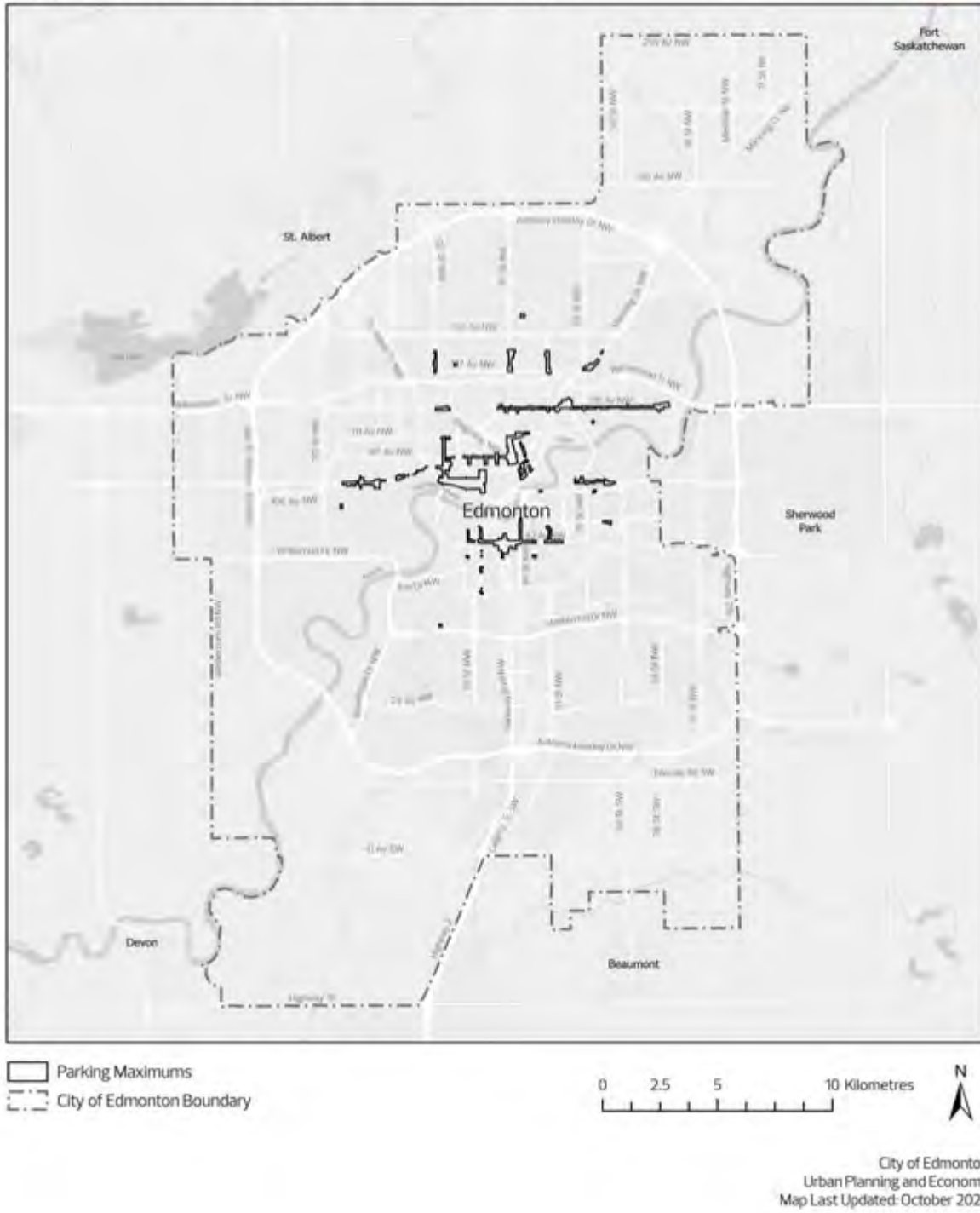
Of the provided short and long-term bike parking spaces, a minimum percentage must be provided in the form of an inclusive bike parking space to accommodate larger bikes. Where the minimum number of spaces is required for commercial and community uses, each of the long-term and short-term spaces must be inclusive spaces.

**8.11 - 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



While the Main Streets Overlay is proposed to be retired, the Parking Maximums Map, which establishes the geography for the application of parking maximums specified in Tables 6.3.1 and 6.3.2 and for applying reduced deemed parking requirements for the purposes of determining Barrier-free parking spaces specified in Table 6.6, has been revised to carry forward the existing Main Streets Overlay geography. An earlier proposal had intended to align these requirements with draft district plan geography, however the timing of that project and evolving nature of its maps necessitated reverting back to the Main Streets Overlay geography to ensure a consistent application of these regulations in the new Zoning Bylaw. Potential changes to the geography depicted in the Parking Maximums Map may be considered in the future to align with future policy direction.

It is anticipated that the new zoning map, [maps.edmonton.ca](https://maps.edmonton.ca) will also identify the Sites that are located within the specified distances from existing and approved Mass Transit Stations.

To see the map in detail, users will be encouraged to view from the interactive map.

# 5.90 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;
  - 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; and
  - 1.3. subject to Subsections 1.1 and 1.2, eaves covering a Platform Structure, unenclosed steps or a cantilever may project as far into the Setback as the structure they are covering.

### Diagrams for Subsection 1



### Unenclosed steps

2. Unenclosed steps may project into a required Setback as long as a minimum distance of 0.6 m is maintained between 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 any distance into a required Setback.
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 of less than 4.0 m.

### 1 - Revised from S.44.1(a)

This regulation is revised to apply specifically to 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.

### 1.3 - New Regulation

This regulation clarifies that eaves attached to roofs that cover decks, steps or cantilevers may project as far as the structures they are covering.

### 2 - Revised from S.44.1(a)

This regulation is revised to allow more flexibility where required setbacks are larger.

### 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.

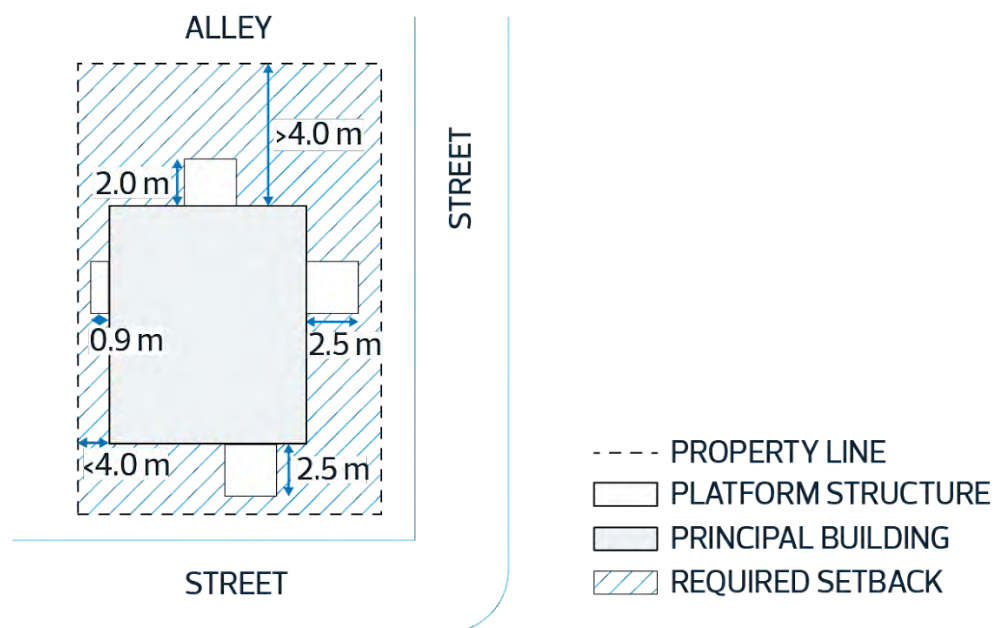
### 5.2 - New regulation

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

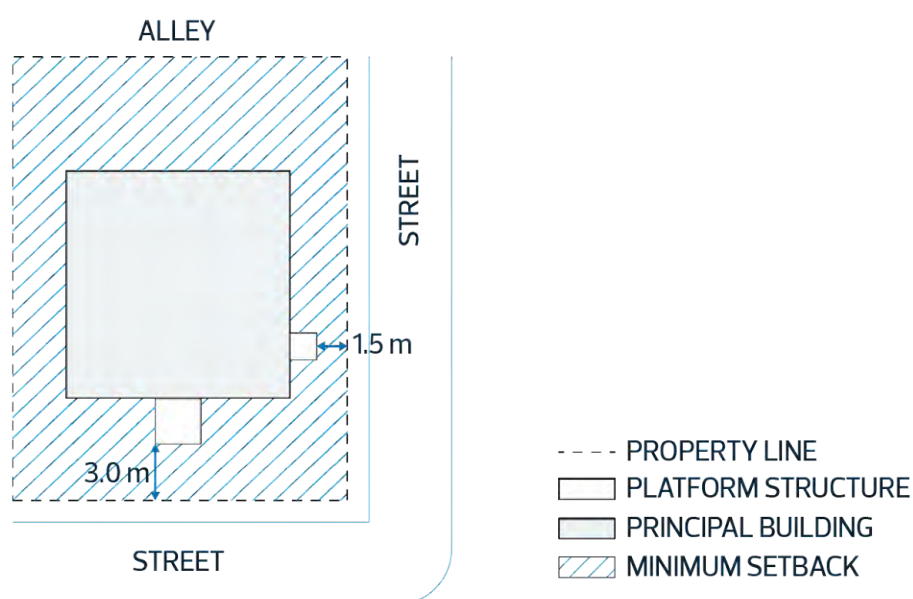
Diagram for Subsection 6



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 attached buildings or Dwellings;
- 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 14.0 m or less:
  - 7.5.1. Platform Structures may project any distance 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 any distance 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 area for Zero Lot Line Development.

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 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 addition, 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 - Revised from S.44.3(e)

This regulation is revised so that it applies to all forms of attached buildings and Dwellings including Backyard Housing.

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.

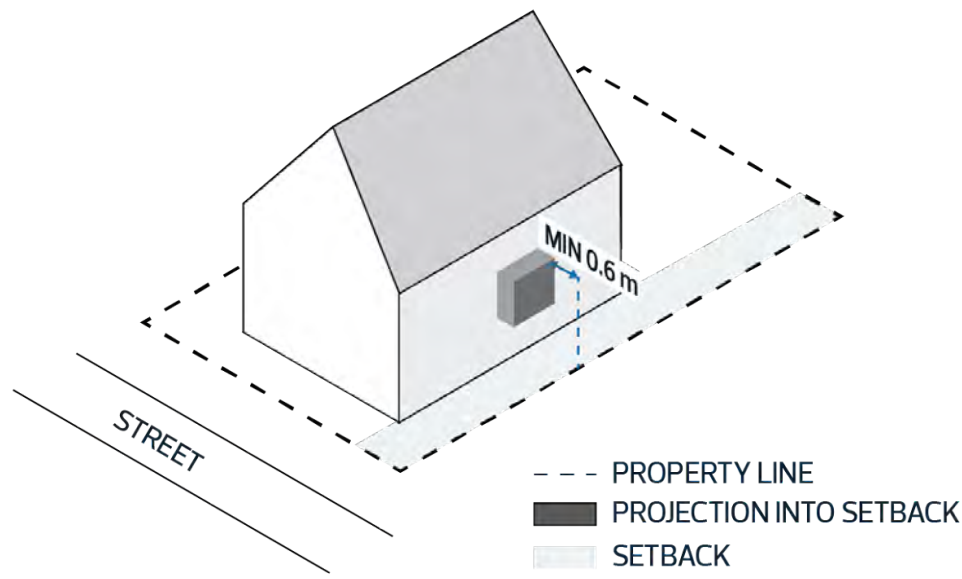
7.5.3 - New Regulation

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)

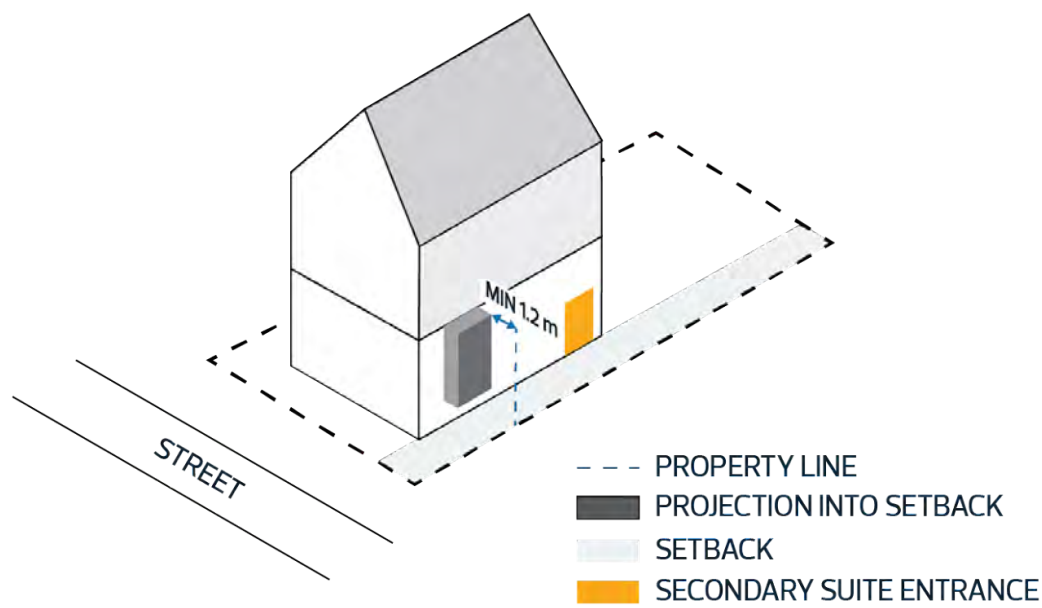
This regulation is transferred with minor revisions to improve readability.

Diagram for Subsection 8.1



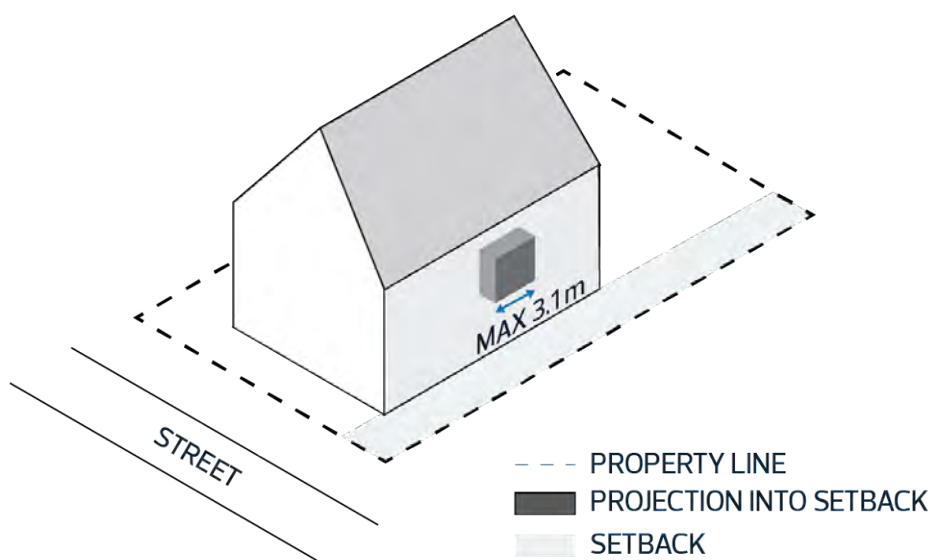
9. Despite Subsection 8.1, on Interior Sites, a minimum distance of 1.2 m must be maintained from one Interior Side Lot Line to the outside wall of projections from the first Storey where:
- 9.1. a main entrance to another Dwelling on the Lot is provided further from the Street than the projection; or
  - 9.2. a Backyard House is provided on a Site with no Alley access.

Diagram for Subsection 9



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



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.

**8.2 - New Regulation**

This regulation is consistent with the typical restrictions of the private maintenance easement for Zero Lot Line housing.

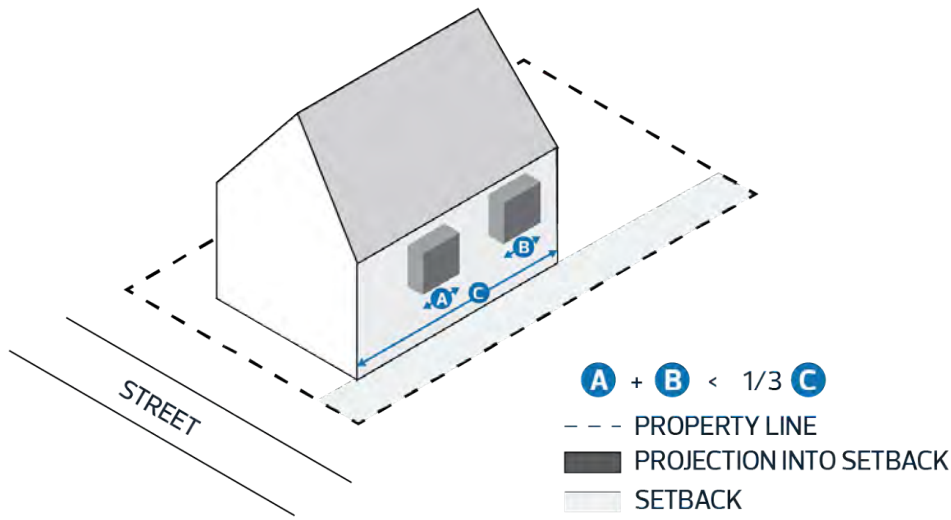
**9 - Revised from S.814.3.12**

This regulation ensures that a minimum width of 1.2 m is available for reasonable access to main entrances of all dwellings on a lot. In response to feedback, this minimum width has been updated from 1.1 m to 1.2 m to account for space for fence posts along the internal side lot line. This change also aligns with Building Code requirements related to emergency access to dwellings.

**10 and 11 - Transferred from S.44.2(b)**

This regulation is transferred with minor revisions to improve readability.

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.

### Regulations for all Projections

13. Despite the regulations of this Section, Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, and Row Housing must maintain a minimum 0.15 m wide unobstructed drainage path along all Interior Side Lot Lines. This regulation does not apply where a building has a 0 m Setback from the Interior Side Lot Line.

### 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.

### 13 - Revised from S.44.1(b)(iii)

In response to engagement feedback, this regulation is revised to ensure that all projections do not obstruct any required drainage path along the interior side lot line.

# 5.100 Residential Fences and Privacy Screens

## Regulations

## Notes / Rationale

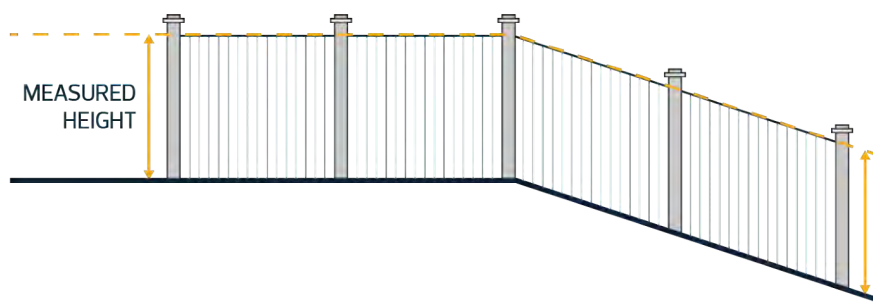
### 1. Application

- 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.

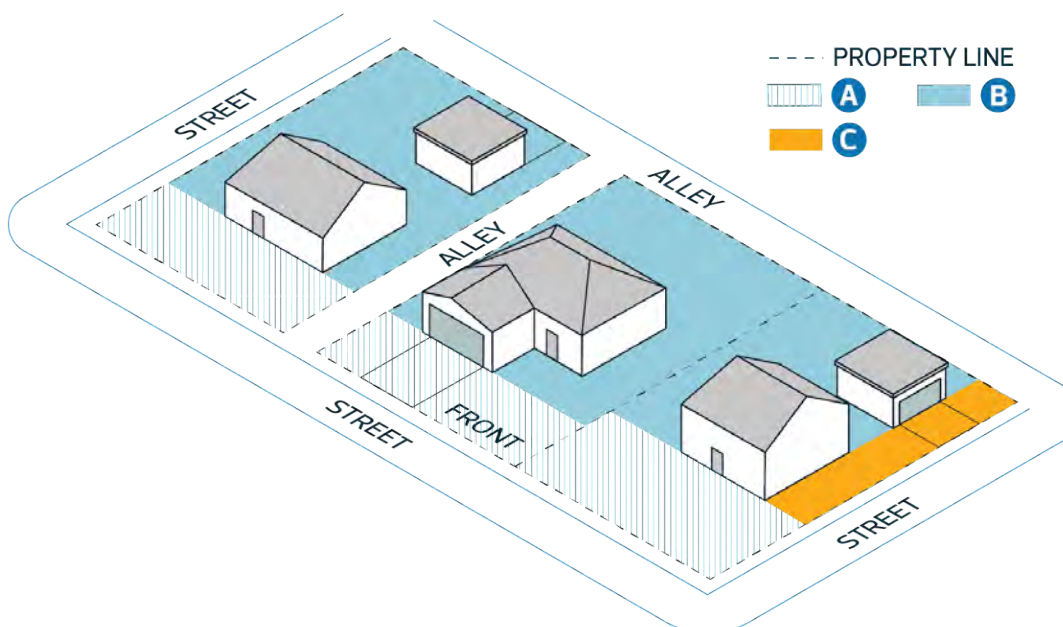
Diagram for Subsection 2.1



- 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 Rear Lot Line to the Front Yard, on Corner Sites that provide vehicle access from the Flanking Street	1.3 m	C

Diagram for Subsection 2.2



#### 1.1 - New regulation

This regulation has been added to clarify the zones to which this section applies. 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. 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. 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.

#### 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.

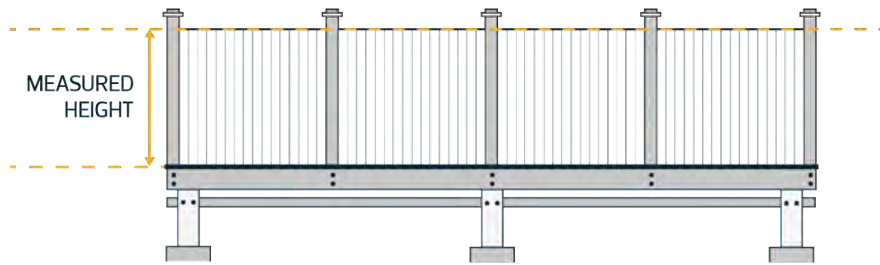
#### 2.3.1 - Revised from S. 49.1.f

- 2.3. Despite Subsection 6.1.1 of Section 7.100, 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.

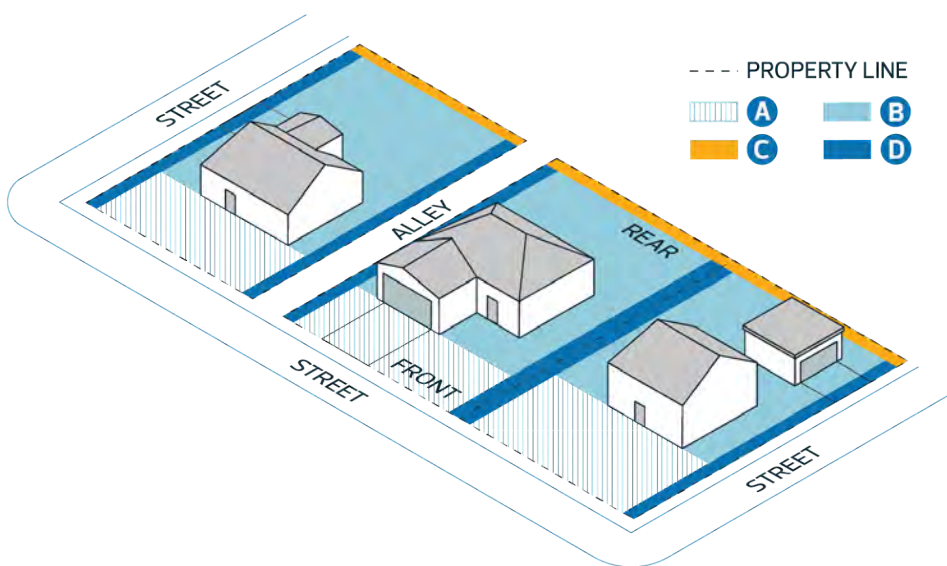
Diagram for Subsection 3.1



- 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. Despite Subsection 6.1.1 of Section 7.100, 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.

**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. 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.

**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.



# 5.110 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 <b>appropriately-lit, in compliance with Subsection 3 of Section 5.120.</b></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. <b>Note:</b> Subsection 1.1.1 has been updated to reference the lighting regulations in the Site Performance Standards, and to update from “well lit” to “appropriately lit” to align with the update to the Site Performance Standards section that regulates lighting of sites and to recognize that different developments have different lighting requirements.</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. A CPTED assessment must be prepared by a qualified security consultant, architect, or similar professional.</p> <p>2.4. A CPTED assessment must include:</p> <ul style="list-style-type: none"> <li>2.4.1. <b>project overview;</b></li> <li>2.4.2. Site and building context, including: <ul style="list-style-type: none"> <li>2.4.2.1. Site and building location; and</li> <li>2.4.2.2. surrounding developments;</li> </ul> </li> <li>2.4.3. building design, including: <ul style="list-style-type: none"> <li>2.4.3.1. building access points; and</li> <li>2.4.3.2. stairwells;</li> </ul> </li> <li>2.4.4. security features and Site access controls;</li> <li>2.4.5. Parking Areas and Bike Parking Spaces, where applicable;</li> <li>2.4.6. public spaces;</li> <li>2.4.7. sightlines, blind corners, and potential entrapment spots;</li> <li>2.4.8. outdoor signage, or other wayfinding techniques;</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 - New regulation</b> This regulation enables the development planner to request a CPTED assessment for any development as required to ensure that the development complies with the criteria set out in subsection 1.1.</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>Note:</b> The Design Guide for a Safer City, created in 1995, is a resource for design professionals and community groups to incorporate a safety lens in their work, provides an outline for integrating safety and security concerns throughout the</p>

- 2.4.9. outdoor lighting;
  - 2.4.10. Pathways;
  - 2.4.11. Landscaping;
  - 2.4.12. any other relevant content; and
  - 2.4.13. recommended mitigation measures, where applicable, to ensure the development meets the minimum standards in compliance with Subsection 1.1.
- 2.5. The Development Planner may apply conditions to a Development Permit based on the recommendations of a CPTED assessment.

design and review of a development and promotes community awareness of the importance of safe physical environments. Pages 62-64 of the document include a checklist that may be used as a guide for applicants and reviewers and may help to inform additional content as detailed in subsection 2.4.13, to ensure that the development meets basic standards.

This document is currently being reviewed by Administration. Updates to this Section may be necessary in the future to align with any potential updates to this document.

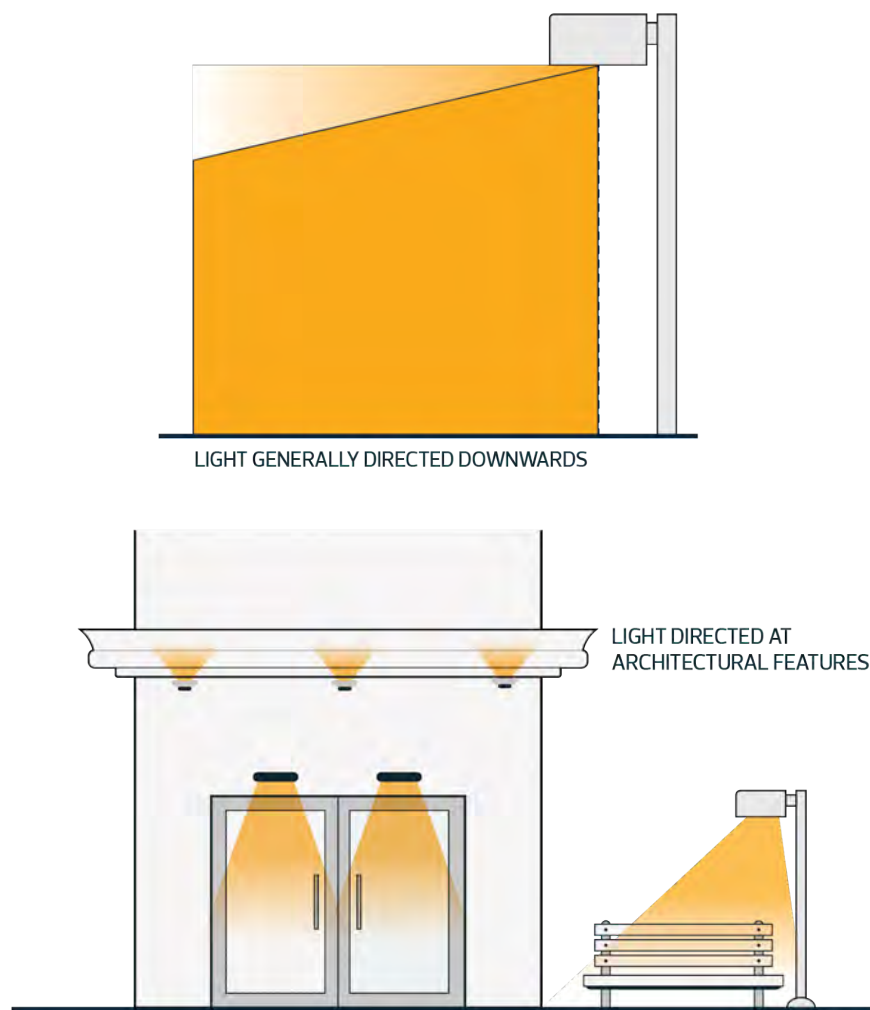
**2.5 - Transferred from S. 58.1.1**

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.

# 5.120 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 Dwellings 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; and</li> <li>2.1.5. other similar measures.</li> </ul> <p>2.2. The Development Planner may impose conditions on a Development Permit to require the implementation of mitigation measures to ensure compliance 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 surrounding 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. Based on engagement feedback, the wording has been updated to ensure that lighting on the subject site is also directed away from sites across an alley or a street.</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>

Diagrams for Subsection 3.1.2



- 3.1.3. be designed to provide an **appropriately**-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 Abutting Sites;
  - 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 5.60,

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 **and city-owned facilities** provide appropriate and safe space for waste collection and for municipal vehicles to access and collect this waste. Regulations apply only to residential, mixed-use development, **and city-owned facilities** 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, **loaded or unloaded**, 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 **Yard** of a Residential Site for longer than reasonably necessary to load or unload the vehicle.
- 5.3. Despite Subsection 5.2, 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
  - 5.3.2. where a minimum distance of 0.6 m is provided from the Recreational Vehicle to the interior edge of a sidewalk or the curb where no sidewalk is present.

**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.

**5.4 - Transferred from S.45.6**  
This clarifies the types of accessory vehicles that are not counted as recreational

<p>5.4. For the purposes of Subsections 5.2 and 5.3, 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>vehicles because they're smaller in size for the purpose of these regulations.</p>
<p><b>6. Cross-Lot Drainage</b></p> <p>6.1. Where developments, such as Row Housing, require surface drainage to cross 1 or more Lots, all affected Lots must register a private drainage easement allowing the uninhibited flow of water across these 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>

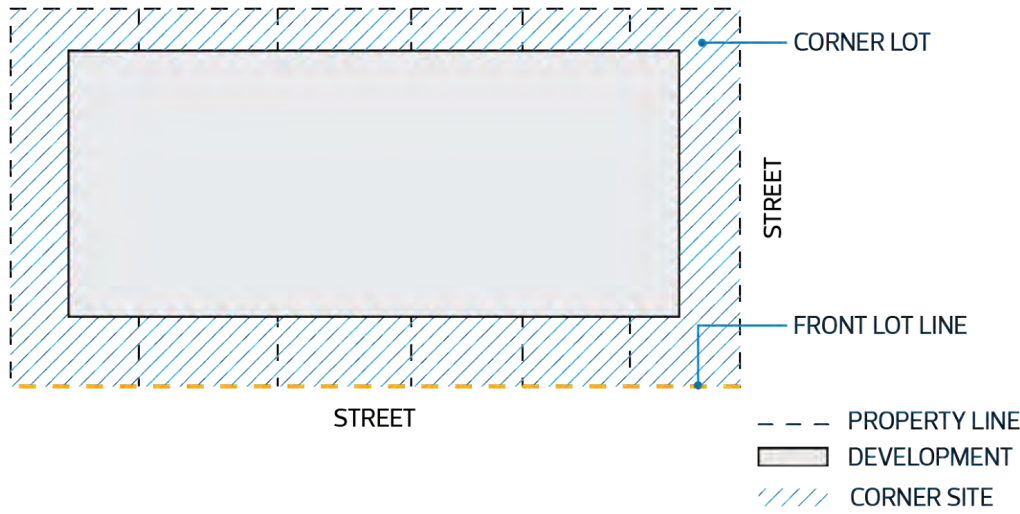
# 5.130 Unique Lot Conditions

## Regulations

## Notes / Rationale

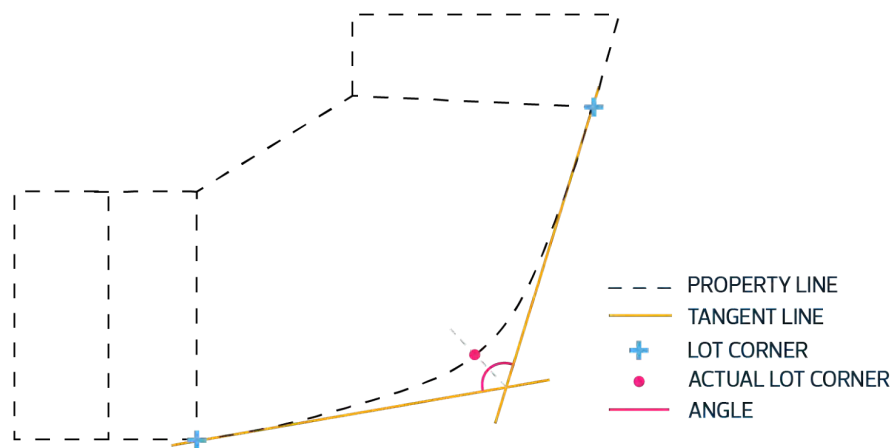
1. On Corner Sites consisting of more than 1 Lot, the Front Lot Line of the Site is the same as the Front Lot Line of the Corner Lot.

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 and the definition of Front Lot Line, 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.

# Zoning Bylaw 20001

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## Part 6 - Specific Development Regulations

# 6.10 Backyard Housing

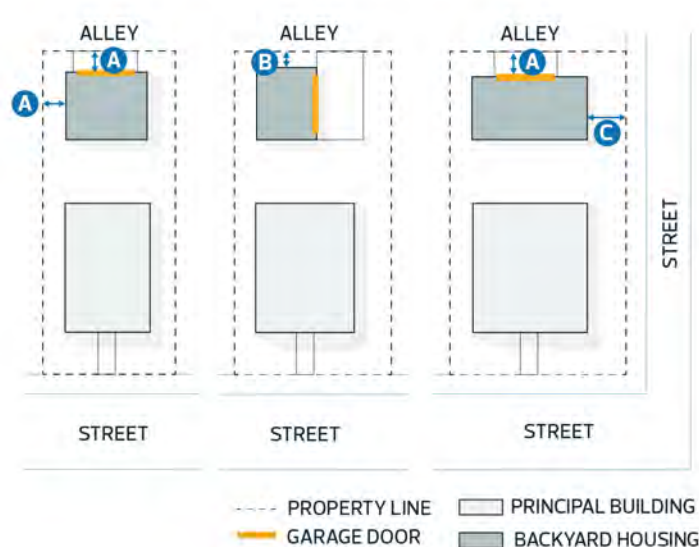
## Regulations

## 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 Section 5.50	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	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	0.6 m	<b>B</b>
1.9.	Minimum Flanking Side Setback is the same as the minimum Flanking Side Setback in the underlying Zone	-	<b>C</b>

Diagram for Subsections 1.7, 1.8 and 1.9



### Building Separation

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 current rules for garden suites.

Garden Suites are proposed to no longer be considered accessory dwellings so that they have the potential to be condominiumized (subject to the limitations of the Condominium Property Act). 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)**  
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.

**1.7 - Revised from S.87.6, S.87.8**



<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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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 maintenance easement area.
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 techniques or features to minimize the perception of massing, eliminate large blank walls, and provide visual interest. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual breaks of building Facades into smaller sections; features such as windows, balconies, or porches; using a combination of finishing materials; or other similar techniques or 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 5.50.
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 5.120.

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 based on the flanking side setback of the applicable Zone.

**1.10 Revised from S.87.9**

This regulation is being reintroduced to mitigate concerns with massing and 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**

Subdividing Backyard Housing onto its own lot or forming a bare land condominium remains prohibited.

**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 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**

**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.

## 6.20 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 5.110, 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 5.110.

**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.

## 6.30 Cannabis Retail Stores

### Regulations

### Notes / Rationale

- At the time a Development Permit application is submitted, a Cannabis Retail Store must be located to provide minimum separation distances in compliance with Table 1:

**Table 1. Minimum Separation Distance**

Subsection	From approved or existing:	200 m (from store to store)	200 m (from Site to Site)	100 m (from Site to Site)
1.1.	Cannabis Retail Stores	x		
1.2.	Libraries		x	
1.3.	Schools		x	
1.4.	Community recreation facilities			x
1.5.	Provincial Health Care Facilities			x
1.6.	Sites designated as School Reserves			x
1.7.	Sites designated as Municipal and School Reserves			x
	<b>From Sites Zoned:</b>			
1.8.	PS, PSN, or A			x

- For the purposes of Subsection 1, when measuring separation distances:
  - from Site to Site, the distance is measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and not Zone boundaries; and
  - from store to store, the distance is measured from the closest point of the Cannabis Retail Store to the closest point of another Cannabis Retail Store.

**Diagram for Subsection 2**



- For the purposes of Subsection 1:
  - the term "School" means a school as defined in subsection 1(1)(x)(i) to (iv) and (vi) of the Education Act;
  - 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; and
  - the term "Provincial Health Care Facility" means a provincial health care facility as defined in Subsection 105(1)(e) of the Gaming, Liquor and Cannabis Regulation.
- 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.
- For Sites greater than 2.0 ha that are Zoned CG, CB, MU, or a Direct Control Zone, and do not contain a Library at the time a Development Permit application for a Cannabis Retail Store is submitted:
  - Subsection 1.1 does not apply; and

**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".

**3.1, 3.2 - Transferred from S. 70.3(c) and S.70.4(d)**

These are unchanged from the current regulations. The provincial definitions for "school" and "community recreation facilities" are applied when measuring separation distances as part of Subsection 1.

**3.3 - New Regulation**

This regulation is added to clarify that the definition for "Provincial Health Care Facility" is adopted from the Gaming, Liquor and Cannabis Regulation when measuring separation distances as part of Subsection 1.

**4 - 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.

- 5.2. the distances specified in Section 105(3) of the Gaming, Liquor and Cannabis Regulation are expressly varied to 0 m.
- 6. 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 5.2.

This regulation also indicates that no other variance to the separation distances is permitted.

**5 - Transferred from S.70.4(c)**

This regulation continues the current rules that separation distances are not required for large sites.

**6 - 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.

## 6.40 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 <a href="#">Site in the IH Zone</a> or a Major Utilities Use.</li> </ol> </li> <li>2. Where required, risk assessments for Child Care Services must be provided in compliance with Section 7.140.</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. <a href="#">In response to feedback, the regulation is revised to ensure that Child Care Services are not located next to heavy industrial sites regardless if they are currently developed with major industrial uses - this is due to the potential for those sites to develop with major industrial uses in the future.</a></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 outdoor play spaces are positioned and designed to reduce impacts from rail lines, streets or other on-site features, uses or activities. This regulation also outlines minimum enclosure requirements.</p> <p><b>4 Revised from S.80.3(a)</b> Minor revisions made for clarity.</p> <p><b>Notes:</b> <a href="#">Current regulations related to required separation distances between Child Care Services and vehicle service stations have been removed in consultation with the City's Risk team. Vehicle Support Services are not considered acute hazards. Removal of these regulations will enable more opportunities for Child Care Services throughout Edmonton and in places where people may work.</a></p> <p><a href="#">New Body Rub Centres and Crematoriums are proposed to require minimum separation distances from existing Child Care Services under Section 6.20 and Section 6.50.</a></p>

# 6.50 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. 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.

## 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 60.0 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. <b>The maximum number of non-resident employees or business partners working on-site at any one time is 2.</b></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. <ol style="list-style-type: none"> <li>4.1. <b>The trailer must not be stored in the Front Yard, except on a Driveway.</b></li> </ol> </li> <li>5. Commercial Vehicles operated by a Home Based Business are only permitted to park on Site in compliance with Subsection 5 of Section 5.120.</li> <li>6. Industrial vehicles, equipment, and materials, and commercial equipment and materials are not permitted to be stored outdoors on a Site that contains 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 <b>to be used or stored</b> 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 Section 6.90.</li> <li>12. The Development Planner may impose conditions establishing the following on a Development Permit to mitigate potential Nuisances: <ol style="list-style-type: none"> <li>12.1. <b>any necessary mitigation measures described in Subsection 2 of Section 5.120;</b></li> <li>12.2. <b>the hours of operation of a Home Based Business; and</b></li> <li>12.3. <b>the number of people that may visit a Home Based Business concurrently.</b></li> </ol> </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. <b>The wording is revised to its current ZB 12800 wording for clarity.</b></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 to clarify the trailer must be enclosed and it is not allowed to be stored in the front yard, except on a driveway.</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. Outdoor speakers and amplification systems are prohibited to reduce impacts to neighbours.</p> <p><b>8 - New Regulation</b> This regulation is intended to 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 using or 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> <p><b>12 - New Regulation</b> 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</p>



occur to limit potential impacts from the business towards neighbouring properties. The regulation is revised to include additional conditions addressing nuisances that could be added to a development permit that are outlined in S.5.120 of the proposed Zoning Bylaw for clarity.

**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".

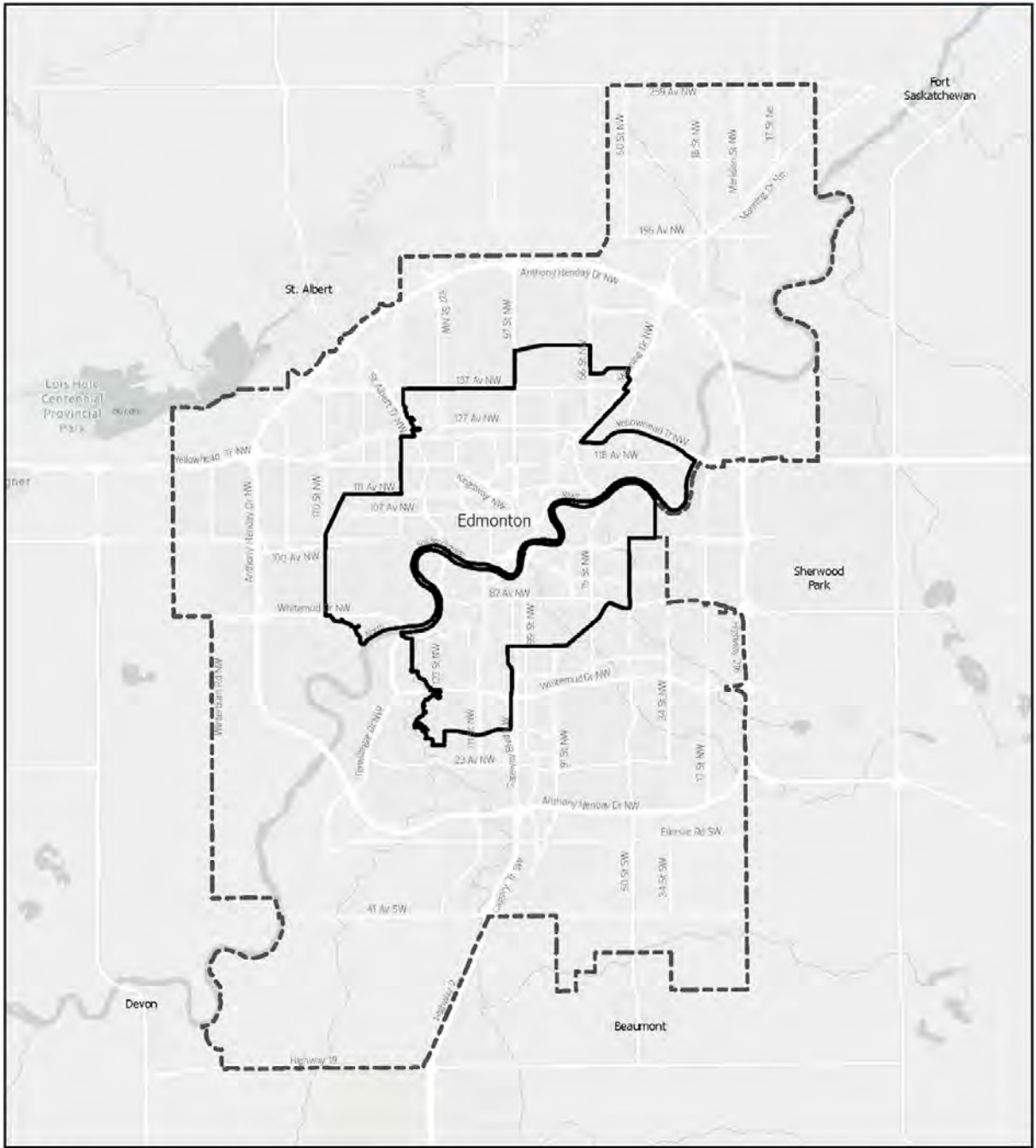
**3 - Transferred from S.85.2**  
This regulation proposes to carry forward the exceptions to the separation distance required between liquor stores when Liquor Stores are proposed outside of the Liquor Store Non-exemption Area boundary identified in Appendix 1 in S.85 in the current Zoning Bylaw 12800. 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.

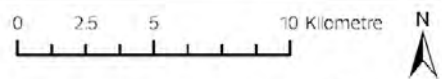
**4.2 - Revised from S.85.7.c**  
This regulation proposes to simplify the allowable increased floor area for the new temporary liquor store location compared to the floor area of the existing Liquor Store. Currently S.85.7.c in Zoning Bylaw 12800 limits the increase to 10% of the total floor area to a maximum of 50 m<sup>2</sup>.

Appendix I

Index Map:  
Liquor Stores – Non-exemption Area to 500m Separation Distance



— Non-exemption Area to 500m Separation Distance  
- - - City of Edmonton Boundary



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

Appendix I  
Note: Map is replaced with a new look. To see the location of the boundary and areas previously shown with inset maps, users will be encouraged to view from the interactive map.

## 6.80 Lodging Houses and Supportive Housing

Regulations	Notes / Rationale
<ol style="list-style-type: none"> <li>1. 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: Backyard Housing, Single Detached Housing, Semi-detached Housing, Duplex Housing, Row Housing, or Multi-unit Housing.</li> <li>2. Despite Subsection 1, a Residential Use in the form of Supportive Housing may be located in a building containing, or which previously contained, a Hotel Use.</li> <li>3. 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> </ol>	<p><b>1 - 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>2 - New Regulation</b> This allows for hotel conversions to supportive housing in certain zones and to ensure these developments comply with subsections 1 and 3.</p> <p><b>3 - 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>

# 6.90 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 [Standard](#). Future amendments to the sign section may be required to ensure that regulations align with this [standard](#).

#### 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 -

Subsections 4 through 9 lists the applicable zones under the area of applicability. To enable special areas zones and direct control zones to reference particular subsections, "Any other zone that refers to this subsection" has been added to the list of applicable zones. Where a direct control zone does not include a [particular](#) subsection reference within the zone itself, subsection 9 applies [by default](#).

### 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 [City](#) department responsible for transportation planning;

#### 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

- 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, *as determined by the Development Planner in consultation with the City department responsible for transportation planning.*
- 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 vertical clearance of 2.5 m, except that this does not apply to:
  - 3.4.1. a Fascia Sign or Projecting Sign that projects less than 0.1 m from the building wall above or Abutting a path of travel intended for pedestrians and active mobility users, in which case the clearance must be less than 0.6 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 3.4.1

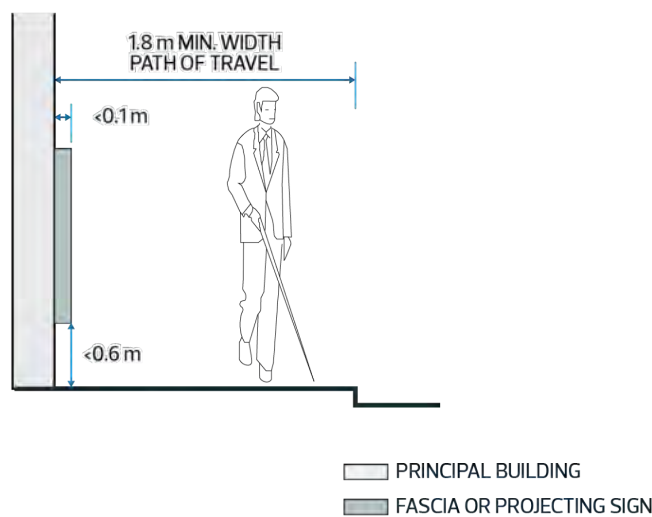
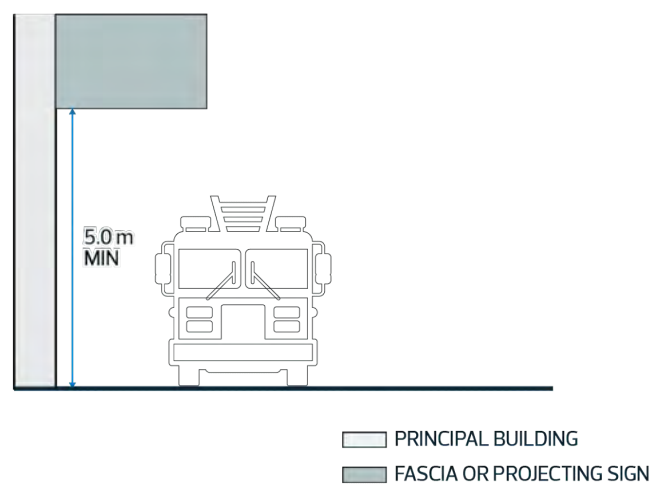


Diagram for Subsection 3.4.2



- 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;
  - 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

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.

**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 sympathetic in design to the arts and cultural core in the civic precinct area.

**3.11 - Transferred from S. 59.2.4**

**3.12 - Revised from S. 59.2.3**

This regulation is revised and broadened to apply to all illuminated signs, including digital signs.

**3.13 - Revised from S.59.2.5.c**

This regulation is revised to apply to both residential, protected natural areas and parks. The regulation has also been adjusted to consider illuminated signs that are "facing" rather than located abutting or adjacent in order to focus on mitigating impact of light.

**3.14 - New regulation**

This regulation is added to ensure that 24 hour businesses may be able to stay on during the hours between 12:00 AM and 5:00 AM. The nuisance regulations in Section 5.120 will help mitigate the nuisance impacts of the illuminated signs in these cases.

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. The intensity of exposed bulbs on a Sign, excluding Signs with Digital Copy, must not exceed 1100 lumens.
- 3.12. An illuminated Sign must not:
  - 3.12.1. shine or reflect light onto Abutting or adjacent Sites containing a Residential Use;
  - 3.12.2. face an Abutting or adjacent Residential Use or Health Care Facility; or
  - 3.12.3. be flashing or strobing.
- 3.13. An illuminated Sign that:
  - 3.13.1. faces or is within a Protected Natural Area or Park; or
  - 3.13.2. faces a Residential Use,
 must be turned off daily between 12:00 AM and 5:00 AM,
- 3.14. Despite Subsection 3.13, a Sign may be illuminated between 12:00 AM and 5:00 AM if the Sign contains On-premises Advertising associated with a business that operates during this period, and only while the business is in operation
- 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, and Major Digital Signs and Minor Digital Signs in the form of a Ground Sign must not be closer than 45.0 m from another Freestanding Sign, or Major Digital Sign or Minor Digital Sign in the form of a Ground 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, except that:
    - 3.16.2.1. where a Site has a Frontage less than 30.0 m, a Portable Sign is permitted where the applicant submits written consent from the owner of an Abutting Site where the combined total Frontage of both Sites is greater than 30.0 m.
  - 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.

**3.15 - 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 and 3.16.4 - 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. The maximum duration for portable signs with off-premises advertising is revised to 90 days to provide more flexibility.

**3.19 - Revised**

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 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 identifies the information required upon submission of a comprehensive sign design plan.

**3.23 - 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.

**3.24 - Transferred from S. 59.3.1**

**3.25 - New regulations**

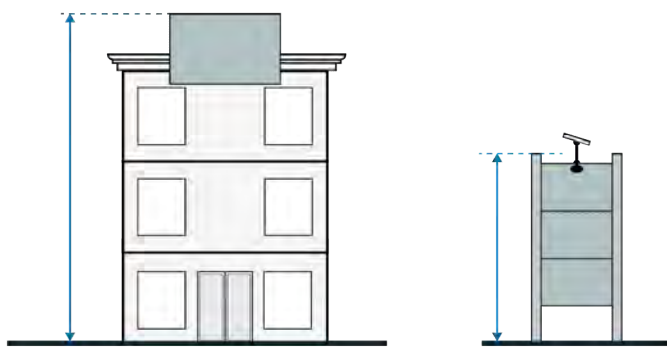
These regulations are added to provide clarity that the eventual development of each sign requires a separate development permit application, and that their development must comply with the plan.

- 3.18. The maximum duration of the validity of a Development Permit for Portable Signs with Off-premises Advertising is 90 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 Sign Area are excluded from the maximum Sign Height.

**Diagram for Subsection 3.20**



**Comprehensive Sign Design Plan**

- 3.21. A Development Permit for a Comprehensive Sign Design Plan, with a focus on human scale and people-focused Signs and promoting building identity is required for development on:
  - 3.21.1. a Site Zoned MU or MUN, or a Site Zoned CN that contains a Main Street Development, for any of the following types of development:
    - 3.21.1.1. Redevelopment of a Site.
    - 3.21.1.2. Construction of 1 or more new principal buildings.
    - 3.21.1.3. Exterior alteration of 1 or more building Facades.
  - 3.21.2. a Site in a Direct Control Zone, where the Comprehensive Sign Design Plan is required in the Zone.
- 3.22. A Comprehensive Sign Design Plan must include coloured plans that identify:
  - 3.22.1. the Site context, including surrounding developments;
  - 3.22.2. the maximum number of Signs and their Sign Uses;
  - 3.22.3. the type of illumination;
  - 3.22.4. the proposed Sign Area; and
  - 3.22.5. the location of each individual Sign Use proposed as part of the development.
- 3.23. In addition to the plans required in Subsection 3.22, a Comprehensive Sign Design Plan must include a statement that explains how the Comprehensive Sign Design Plan:
  - 3.23.1. achieves a human scale and people-focused design, as required in Subsection 3.21; and
  - 3.23.2. is compatible with the architectural character of the building and Site design.
- 3.24. The Signs proposed in the Comprehensive Sign Design Plan must comply with any applicable Sign subsections.
- 3.25. Where a Development Permit for a Comprehensive Sign Design Plan has been issued, all future Development Permit applications for Signs must comply with 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

**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)

**Note:** Where a regulation is revised or transferred from more than two regulations, references will not specify the

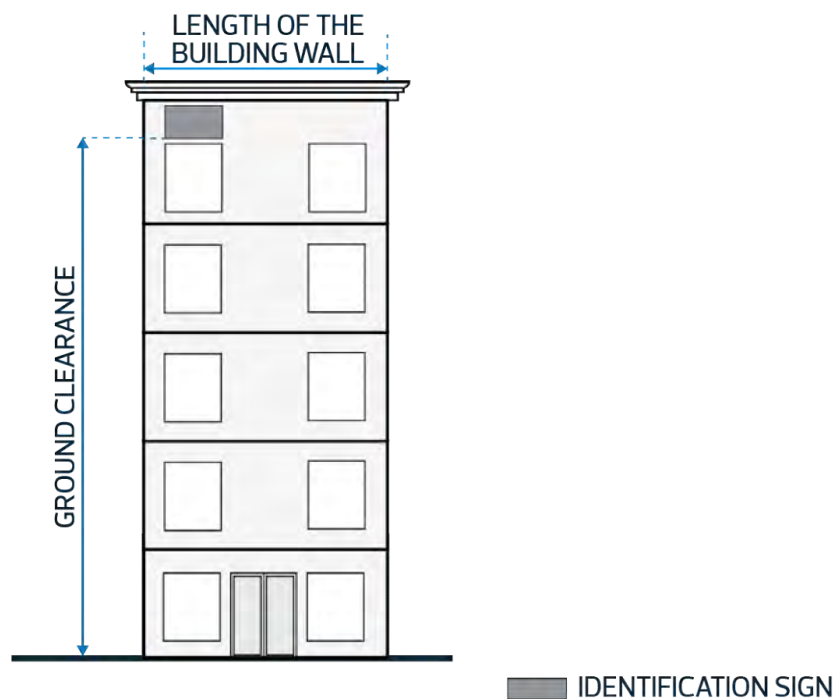


<p>4.1.3. RSM - Small-Medium Scale Transition Residential Zone</p> <p>4.1.4. RM - Medium Scale Residential</p> <p>4.1.5. RR - Rural Residential Zone</p> <p>4.1.6. AG - Agriculture Zone</p> <p>4.1.7. FD - Future Urban Development Zone</p> <p>4.1.8. Any other Zone that refers to this Subsection.</p> <p>4.2. 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 Zone or Specific Development Regulation take precedence.</p>	<p>specific regulations that are revised/transferred and instead will note that the regulation is revised, consolidated and relocated from a number of sign schedules.</p> <p><b>4.1 - New regulation</b> 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.</p>
<p><b>Fascia Signs</b></p> <p>4.3. A maximum of 1 Fascia Sign is permitted for:</p> <p>4.3.1. each individual non-Residential Use;</p> <p>4.3.2. each individual Home Based Business, limited to an Identification Sign; and</p> <p>4.3.3. each individual building for the purposes of building identification.</p> <p>4.4. Fascia Signs may be illuminated, except that:</p> <p>4.4.1. illumination is limited to External Illumination only; and</p> <p>4.4.2. Fascia Signs for Home Based Businesses must not be illuminated.</p> <p>4.5. The top of a Fascia Sign must not extend above the Ground Floor.</p> <p>4.6. The maximum Sign Area for Fascia Signs is:</p> <p>4.6.1. 3.0 m2 for Fascia Signs other than for a Home Based Business; and</p> <p>4.6.2. 1.0 m2 for Fascia Signs for a Home Based Business.</p>	<p><b>4.2 - 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>4.3 - Revised regulation</b> This regulation is consolidated and revised from a number of current regulations to prescribe a maximum number of signs for each of these activities and purposes. This is to ensure that fascia signs are only allowed in the scenarios outlined in 4.3.1, 4.3.2 and 4.3.3.</p>
<p><b>Freestanding Signs</b></p> <p>4.7. A maximum of 2 Freestanding Signs are permitted on a Site with a Development Permit for a non-Residential Use.</p> <p>4.8. Freestanding Signs may be illuminated, except that:</p> <p>4.8.1. illumination is limited to External Illumination only.</p> <p>4.9. The maximum Sign Area for Freestanding Signs is 3.0 m2.</p> <p>4.10. The maximum Height for Freestanding Signs is 1.8 m.</p>	<p><b>4.4.1 - Revised from S. 59A.2.2</b> This regulation is revised to limit illumination to external illumination to mitigate impact of sign illumination to surrounding residential areas.</p>
<p><b>Portable Signs with On-premises Advertising</b></p> <p>4.11. A maximum of 2 Portable Signs are permitted on a Site with a Development Permit for a:</p> <p>4.11.1. Community Service Use;</p> <p>4.11.2. Child Care Service Use; or</p> <p>4.11.3. Library Use.</p> <p>4.12. Portable Signs may be illuminated, except that:</p> <p>4.12.1. illumination is limited to External Illumination only.</p> <p>4.13. The maximum Sign Area for Portable Signs is 3.0 m2.</p> <p>4.14. The maximum Height for Portable Signs is 1.8 m.</p>	<p><b>4.4.2 - New regulation</b> 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.</p> <p><b>4.5 - Revised from S. 59A.2.2</b> This regulation is revised for simplicity and to continue to limit fascia signs to the ground floor in a residential context.</p>
<p><b>Projecting Signs</b></p> <p>4.15. Each individual non-Residential Use located on the Ground Floor is permitted a maximum of 1 Projecting Sign per building Frontage.</p> <p>4.16. Projecting Signs may be illuminated, except that:</p> <p>4.16.1. illumination is limited to External Illumination only.</p> <p>4.17. The maximum projection of a Projecting Sign from the building wall is 1.5 m.</p> <p>4.18. The top of a Projecting Sign must not extend above the Ground Floor.</p> <p>4.19. The maximum Sign Area is 3.0 m2</p>	<p><b>4.6.1 - Revised regulation</b> This regulation is revised to align with the maximum sign area for freestanding signs and portable signs.</p> <p><b>4.6.2 - Revised from S. 75.1</b> 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.</p>
	<p><b>4.7 - Transferred from S. 59A.3.1</b></p> <p><b>4.8.1 - Revised from 59A.3.1 and 59B.3.1.e</b> This regulation is revised to limit illumination to external illumination to mitigate impact of sign illumination to surrounding residential areas.</p> <p><b>4.9 and 4.10 - Transferred from S. 59A.3.1</b></p> <p><b>4.11 - Revised regulation</b> This regulation is revised to allow portable signs for community services, child care services and libraries.</p>

	<p><b>4.12.1 - New regulation</b> This regulation is revised to limit illumination to external illumination to mitigate impact of sign illumination to surrounding residential areas.</p> <p><b>4.13 and 4.14 - Revised regulation</b> This regulation is revised to align the maximum sign area and height for portable signs with freestanding signs.</p> <p><b>4.15 - New regulation</b> This regulation is added to provide a maximum number for projecting signs per individual establishment.</p> <p><b>4.16.1 - New regulation</b> This regulation is revised to limit illumination to external illumination to mitigate impact of sign illumination to surrounding residential areas.</p> <p><b>4.17 - Transferred from S. 59B.4.c</b></p> <p><b>4.18 - Transferred from S. 59B.4.b</b> This regulation is transferred with minor updates to improve clarity.</p> <p><b>4.19 - New regulation</b> This regulation is added to provide a maximum area for projecting signs, specifically for projecting signs that are oriented parallel to the building wall.</p>
<h2>5. Specific Regulations for Large Scale Residential, Mixed Use and Neighbourhood Commercial Zones</h2> <h3>Area of Applicability</h3> <p>5.1. Subsection 5 applies to the following Zones:</p> <ul style="list-style-type: none"> <li>5.1.1. MUN - Neighbourhood Mixed Use Zone</li> <li>5.1.2. MU - Mixed Use Zone</li> <li>5.1.3. CN - Neighbourhood Commercial Zone</li> <li>5.1.4. RL - Large Scale Residential Zone</li> <li>5.1.5. Any other Zones that refer to this Subsection.</li> </ul> <p>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 Zone or Specific Development Regulation take precedence.</p> <h3>General Regulations</h3> <p>5.3. No more than 4 total of the following Signs may be permitted on a Site:</p> <ul style="list-style-type: none"> <li>5.3.1. Freestanding Signs;</li> <li>5.3.2. Projecting Signs in the form of a Roof Sign;</li> <li>5.3.3. Major Digital Signs; and</li> <li>5.3.4. Minor Digital Signs.</li> </ul> <h3>Fascia Signs</h3> <p>5.4. Fascia Signs may be illuminated.</p> <p>5.5. No portion of a Fascia Sign may be located above:</p> <ul style="list-style-type: none"> <li>5.5.1. the eaveline or roofline on a 1 or 2 Storey building; or</li> <li>5.5.2. the second Storey on a building that is greater than 2 Storeys.</li> </ul> <p>5.6. The maximum Sign Area for each individual Fascia Sign is 20.0 m<sup>2</sup>.</p> <p>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.</p> <p>5.8. Despite Subsection 5.5.2, 1 Fascia Sign per Facade may be located above the second Storey if:</p> <ul style="list-style-type: none"> <li>5.8.1. the Fascia Sign contains only On-premises Advertising;</li> <li>5.8.2. the Fascia Sign is an Identification Sign; and</li> </ul>	<p><b>Equivalent Schedules in Zoning Bylaw 12800:</b> Schedules 59D (that applies to CNC), 59E (that applies to CSC and the Main Street Overlay) and 59F (that applies to CB1, CB2)</p> <p><b>Note:</b> 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.</p> <p><b>5.1 - New regulation</b> 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.</p> <p><b>5.2 - 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>5.3 - Revised regulation</b> This regulation is revised, consolidated and relocated from a number of sign schedules. <b>The maximum number allowed on the site is 4 and uses outlined in 5.3.1 - 5.3.4 may be combined to make up this total.</b> 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.</p> <p><b>5.4 - Transferred regulation</b> This regulation is consolidated and</p>

- 5.8.3. 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 5.8.3



- 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 an Interior Side Setback and must be a minimum of 3.0 m from the Interior Side Lot Line.
- 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. The maximum Sign Area for Portable Signs is 5.0 m<sup>2</sup>.
- 5.18. The maximum Height for Portable Signs is 3.0 m.

#### Projecting Signs

- 5.19. Projecting Signs may be illuminated.
- 5.20. Where a Projecting Sign is not in the form of a Roof Sign and is oriented perpendicular to the building wall:
- 5.20.1. a maximum of 2 Projecting Signs is allowed for each individual Ground Floor establishment;
- 5.20.2. a maximum of 1 Projecting Sign is allowed per building for the purpose of advertising businesses that do not have access at ground level;
- 5.20.3. the maximum projection from the building wall is 2.0 m; and
- 5.20.4. the top of a Projecting Sign must not be located:
- 5.20.4.1. above the eaveline or roofline on a 1 or 2 Storey building; or
- 5.20.4.2. above the second Storey on a building that is greater than 2 Storeys.
- 5.21. Where a Projecting Sign is not in the form of a Roof Sign and is parallel to the building wall:
- 5.21.1. No portion of the Projecting Sign may be located above:
- 5.21.1.1. the eaveline or roofline on a building with 1 or 2 Storeys; or
- 5.21.1.2. the second Storey on a building with greater than 2 Storeys.
- 5.21.2. The maximum Sign Area for each individual Projecting Sign is 20.0 m<sup>2</sup>.

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 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, 5.8.1.1 and 5.8.1.2 - 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 fascia 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

- 5.21.3. The total cumulative Sign Area for all Projecting Signs and Fascia Signs on a building is a maximum of 50% of the Facade.
- 5.22. Where a Projecting Sign is in the form of a Roof Sign:
- 5.22.1. it must be located on a Site greater than 2 ha;
- 5.22.2. the maximum Sign Area for the Roof Sign is 20.0 m<sup>2</sup>; and
- 5.22.3. the maximum Height of the Roof Sign must not exceed the maximum Height of the applicable Zone.
- Minor Digital Signs and Major Digital Signs**
- 5.23. Minor Digital Signs and Major Digital Signs must be located on Sites greater than or equal to 1 ha.
- 5.24. The maximum Height of Minor Digital Signs and Major Digital Signs is 6.0 m.
- 5.25. The maximum width of Minor Digital Signs and Major Digital Signs is 8.0 m.
- 5.26. Minor Digital Signs and Major Digital Signs in the form of a Wall Sign must comply with the following:
- 5.26.1. They must face an Arterial Road or a Collector Road.
- 5.26.2. The maximum Sign Area is 10.0 m<sup>2</sup>.
- 5.26.3. The cumulative total Sign Area for these Signs on a building is a maximum of 25% of the Facade.
- 5.27. Minor Digital Signs and Major Digital Signs in the form of a Ground Sign must comply with the following:
- 5.27.1. They must be located adjacent to an Arterial Road or a Collector Road.
- 5.27.2. The maximum Digital Copy area is 10.0 m<sup>2</sup>.
- 5.27.3. The maximum Sign Area is 20.0 m<sup>2</sup>.
- 5.27.4. Ground Signs must not be located within an Interior Side Setback and must be a minimum of 3.0 m from the Interior Side Lot Line.

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**

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 and 5.18- 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.

#### **5.19 - Revised regulation**

This regulation is consolidated and relocated from a number of sign schedules

#### **5.20.1 - 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.

**5.20.2 - Transferred from S. 819.5.2.b**

**5.20.3 - Transferred regulation**

**5.20.4 - Revised regulation**

This regulation is revised to be consistent with what is allowed for fascia signs.

**5.21 - 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.

**5.21.1, 5.21.1.1 and 5.21.1.2 - New regulations**

These regulations are added to regulate where the sign may be located on the building.

**5.21.2 - 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 5.21.3, is intended to mitigate sign proliferation on buildings.

**5.21.3 - 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.

**5.22.1 - 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.

**5.22.2 - Transferred regulation**

**5.22.3 - Revised from regulation**

This regulation is revised, consolidated and relocated from a number of sign schedules to language to improve readability.

**5.23 - 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.

**5.24 - Revised regulation**

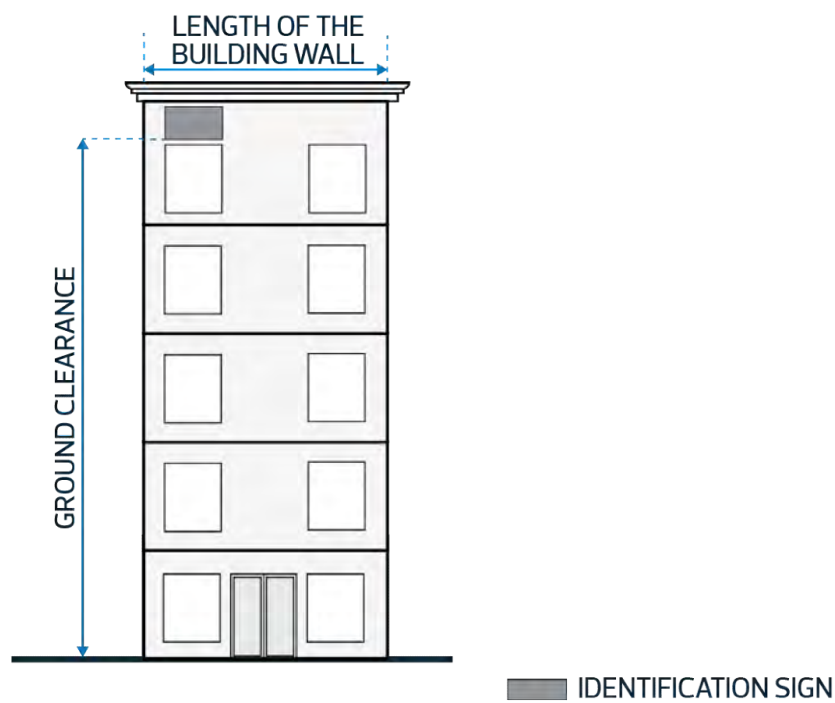
This regulation is revised, consolidated and relocated from a number of sign schedules to establish a maximum size for height of all freestanding signs in these zones. The maximum height depends on the specific zone, and whether a site is within the main streets overlay. For simplicity, and to align 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.

**5.25 - Transferred regulation**

	<p><b>5.26.1 - New regulation</b> This regulation is added to limit impacts of off-premises advertising on nearby residential.</p> <p><b>5.26.2 and 5.26.3 - Revised regulation</b> 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.</p> <p><b>5.27.1 - New regulation</b> This regulation is added to limit impacts of digital signs on nearby residential.</p> <p><b>5.27.2 - Revised regulation</b> 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.</p> <p><b>5.27.3 - Revised regulation</b> This regulation is revised, consolidated and relocated from a number of sign schedules to apply to both minor digital signs and major digital signs.</p> <p><b>5.27.4 - 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>6. Specific Regulations for General Commercial and Business Employment Zones</b></p> <p><b>Area of Applicability</b></p> <p>6.1. Subsection 6 applies to the following Zones:</p> <ul style="list-style-type: none"> <li>6.1.1. CG - General Commercial Zone</li> <li>6.1.2. CB - Business Commercial Zone</li> <li>6.1.3. BE - Business Employment Zone</li> <li>6.1.4. Any other Zones that refer to this Subsection.</li> </ul> <p>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 Zone or Specific Development Regulation take precedence.</p> <p><b>General Regulations</b></p> <p>6.3. Where the Site is less than 1 ha, no more than 4 total of the following Signs may be permitted on a Site:</p> <ul style="list-style-type: none"> <li>6.3.1. Freestanding Signs;</li> <li>6.3.2. Projecting Signs in the form of a Roof Sign;</li> <li>6.3.3. Major Digital Signs; and</li> <li>6.3.4. Minor Digital Signs.</li> </ul> <p><b>Fascia Signs</b></p> <p>6.4. Fascia Signs may be illuminated.</p> <p>6.5. No portion of a Fascia Sign may be located:</p> <ul style="list-style-type: none"> <li>6.5.1. above the eaveline or roofline on a building with 1 or 2 Storeys; or</li> <li>6.5.2. above the second Storey on a building with greater than 2 Storeys.</li> </ul>	<p><b>Equivalent Schedules in Zoning Bylaw 12800:</b> Schedules 59F (that applies to CB2, CHY, IB and IL) and 59E (that applies to CSC)</p> <p><b>Note:</b> 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.</p> <p><b>6.1 - New regulation</b> 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.</p> <p><b>6.2 - 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>6.3 - Revised regulation</b> 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</p>

- 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. Despite Subsection 6.5.2, 1 Fascia Sign per Facade may be located above the second Storey if:
  - 6.8.1. the Fascia Sign contains only On-premises Advertising;
  - 6.8.2. the Fascia Sign is an Identification Sign; and
  - 6.8.3. 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 6.8.3



- 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 an Interior Side Setback and must be a minimum of 3.0 m from the Interior Side Lot Line.
- 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 contain only On-premises Advertising:
  - 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. The maximum Sign Area for Portable Signs is 5.0 m<sup>2</sup>.
- 6.19. The maximum Height for Portable Signs is 3.0 m.

#### Projecting Signs

- 6.20. Projecting Signs may be illuminated.
- 6.21. The maximum projection from the building wall is 2.0 m.
- 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 Signs are 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; and

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 6.7, 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 6.8.2 - New regulation

This regulation is added to allow towers to place one fascia sign per building face above the second storey for building identification

#### 6.8.3 - 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.

- 6.22.3. the top of a Projecting Sign must not be located:
- 6.22.3.1. above the eaveline or roofline on a building with 1 or 2 Storeys; or
- 6.22.3.2. 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>; and
- 6.23.3. the total cumulative Sign Area for all Projecting Signs and Fascia Signs on a building 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>;
- 6.24.2. the maximum Height of a Roof Sign must not exceed the maximum Height of the applicable Zone; and
- 6.24.3. where the Roof Sign contains Off-premises Advertising, it must face an Arterial Road or a Collector Road.

#### Minor Digital Signs

- 6.25. The maximum Height of a Minor Digital Sign is 8.0 m.
- 6.26. The maximum width of a Minor Digital Sign 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 these Signs on a building 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 an Interior Side Setback and must be a minimum of 3.0 m from the Interior Side Lot Line.

#### Major Digital Signs

- 6.29. The maximum Height of a Major Digital Sign is 8.0 m.
- 6.30. The maximum width of a Major Digital Sign 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>.
- 6.31.3. The total cumulative Sign Area for these Signs on a building is a maximum of 25% of the Facade.
- 6.32. Major Digital Signs in the form of a Ground Sign must comply with the following:
- 6.32.1. They must be located adjacent to an Arterial Road or a Collector Road.
- 6.32.2. The maximum Digital Copy area is 12.0 m<sup>2</sup>.
- 6.32.3. The total maximum Sign Area is 30.0 m<sup>2</sup>.
- 6.32.4. Ground Signs must not be located within an Interior Side Setback and must be a minimum of 3.0 m from an Interior Side Lot Line.

#### 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 proposed to be removed to reduce complexity and enable the maximum number of portable signs to be limited to 5.

#### 6.18, 6.19- Revised regulations

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.

#### 6.20 and 6.21- Transferred regulation

#### 6.22.1 - Revised regulation

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.

#### 6.22.2 - Transferred from S. 819.5.2.b

#### 6.22.3 - 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.

#### 6.23 - 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.

#### 6.23.1, 6.23.1.1 and 6.23.1.2 - New regulations

These regulations are added to regulate where the sign may be located on the building.

#### 6.23.2 - New regulation

This regulation is added to limit the size of these signs and aligns with what is allowable for fascia signs. This size is adapted from schedule 59E and to align with the scale of the zone.

#### 6.23.3 - 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.

#### 6.24.1 - Transferred regulation



**6.24.2 - Transferred regulation**

**6.24.3 - Revised regulation**

**6.25 and 6.26 - Transferred regulation**

**6.27.1 - New regulation**

This regulation is added to limit impacts on nearby residential by ensuring that signs with digital copy are oriented towards arterial and collector roads.

**6.27.2 and 6.27.3 - Revised regulations**

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.

**6.28.1 - New regulation**

This regulation is added to ensure these types of signs are not located on the interior of residential neighbourhoods.

**6.28.2 and 6.28.3 - Revised regulations**

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.

**6.28.4 - New regulation**

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.

**6.29 - Transferred regulation**

**6.30 - Transferred regulation**

**6.31.1 - New regulation**

This regulation is added to limit impacts on nearby residential by ensuring that signs with digital copy are oriented towards arterial and collector roads.

**6.31.2 and 6.31.3 - Revised regulations**

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.

**6.32.1 - New regulation**

This regulation is added to ensure these types of signs are not located on the interior of residential neighbourhoods.

**6.32.2 and 6.32.3 - Revised regulations**

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

**6.32.4 - 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.

## 7. Specific Regulations for Medium and Heavy Industrial Zones

### Area of Applicability

- 7.1. Subsection 7 applies to the following Zones:
  - 7.1.1. IM - Medium Industrial Zone
  - 7.1.2. IH - Heavy Industrial Zone
  - 7.1.3. Any other Zone that refers to this Subsection.
- 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 Zone or Specific Development Regulation take precedence.

### General Regulations

- 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:
  - 7.3.1. Freestanding Signs;
  - 7.3.2. Projecting Signs in the form of a Roof Sign;
  - 7.3.3. Major Digital Signs; and
  - 7.3.4. Minor Digital Signs.

### Fascia Signs

- 7.4. Fascia Signs may be illuminated.
- 7.5. Where a Fascia Sign contains Off-premises Advertising:
  - 7.5.1. The maximum Sign Area for the Fascia Sign is 20.0 m<sup>2</sup> except that the Development Planner may vary the maximum Sign Area up to 40.0 m<sup>2</sup>; and
  - 7.5.2. The Fascia Sign must face an Arterial Road or a Collector Road.

### Freestanding Signs

- 7.6. Freestanding Signs may be illuminated.
- 7.7. The maximum Sign Area for Freestanding Signs is 30.0 m<sup>2</sup> except that the Development Planner may vary the maximum Sign Area up to 40.0 m<sup>2</sup>.
- 7.8. Freestanding Signs must not be located within an Interior Side Setback and must be a minimum of 3.0 m from the Interior Side Lot Line.
- 7.9. The maximum Height for Freestanding Signs is 10.0 m.
- 7.10. Where Freestanding Signs contain Off-premises Advertising, they must be located adjacent to an Arterial Road or a Collector Road.

### Portable Signs

- 7.11. Portable Signs may be illuminated.
- 7.12. 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.
- 7.13. The maximum Sign Area for Portable Signs is 5.0 m<sup>2</sup>.
- 7.14. The maximum Height for Portable Signs is 3.0 m.

### Projecting Signs

- 7.15. Projecting Signs may be illuminated.
- 7.16. Where a Projecting Sign is not in the form of a Roof Sign and is oriented perpendicular to the building wall:
  - 7.16.1. the maximum projection from the building wall is 2.0 m; and
  - 7.16.2. the top of a Projecting Sign must not be located above the Ground Floor.
- 7.17. Where a Projecting Sign is not in the form of a Roof Sign and is parallel to the building wall:
  - 7.17.1. No portion of the Projecting Sign may be located above:
    - 7.17.1.1. the eaveline or roofline on a building with 1 or 2 Storeys; or
    - 7.17.1.2. the second Storey on a building with greater than 2 Storeys.
  - 7.17.2. The maximum Sign Area for each individual Projecting Sign is 20.0 m<sup>2</sup> except that the Development Planner may vary the maximum Sign Area up to 40.0 m<sup>2</sup>.
- 7.18. Where a Projecting Sign is in the form of a Roof Sign:
  - 7.18.1. the maximum Sign Area is 20.0 m<sup>2</sup>;
  - 7.18.2. the maximum Height must not exceed the maximum Height of the applicable Zone; and

### Equivalent Schedule in Zoning Bylaw 12800:

Schedule 59G (that applies to IM and IH)

#### 7.1 - New regulation

This regulation is added to outline what zones this subsection applies to.

#### 7.2 - 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.

#### 7.3 - Revised regulation

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.

#### 7.4 - Transferred from S. 59G.2.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.

#### 7.5.1 - Revised regulation

This regulation is revised, consolidated and relocated. 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 off-premises signs.

#### 7.5.2 - 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.

#### 7.6 - 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.

#### 7.7 - 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.

#### 7.8 - 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.

#### 7.9 - 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.

#### 7.10 - 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

7.18.3. the Roof Sign must face an Arterial Road or a Collector Road.

#### Minor Digital Signs

- 7.19. The maximum Height of a Minor Digital Sign is 8.0 m.
- 7.20. The maximum width of a Minor Digital Sign is 8.0 m.
- 7.21. Minor Digital Signs in the form of a Wall Sign must comply with the following:
- 7.21.1. They must face an Arterial Road or a Collector Road.
- 7.21.2. The maximum Sign Area for each individual Wall Sign is 20.0 m<sup>2</sup>.
- 7.21.3. The total cumulative Sign Area for these Signs on a building is a maximum of 25% of the Facade.
- 7.22. Minor Digital Signs in the form of a Ground Sign must comply with the following:
- 7.22.1. They must be located adjacent to an Arterial Road or a Collector Road.
- 7.22.2. The maximum Digital Copy area is 20.0 m<sup>2</sup>.
- 7.22.3. The total maximum Sign Area is 30.0 m<sup>2</sup>.
- 7.22.4. Ground Signs must not be located within an Interior Side Setback and must be a minimum of 3.0 m from an Interior Side Lot Line.

#### Major Digital Signs

- 7.23. The maximum Height of a Major Digital Sign is 8.0 m.
- 7.24. The maximum width of a Major Digital Sign is 8.0 m.
- 7.25. Major Digital Signs in the form of a Wall Sign must comply with the following:
- 7.25.1. They must face an Arterial Road or a Collector Road.
- 7.25.2. The total cumulative Sign Area for these Signs on a building is a maximum of 25% of the Facade.
- 7.25.3. The maximum Sign Area for each individual Wall Sign is 12.0 m<sup>2</sup>.
- 7.26. Major Digital Signs in the form of a Ground Sign must comply with the following:
- 7.26.1. They must be located adjacent to an Arterial Road or a Collector Road.
- 7.26.2. The maximum Digital Copy area is 12.0 m<sup>2</sup>.
- 7.26.3. The total maximum Sign Area is 30.0 m<sup>2</sup>.
- 7.26.4. The Ground Sign must not be located within an Interior Side Setback and must be a minimum of 3.0 m from an Interior Side Lot Line.

towards arterial and collector roads.

#### 7.11 - Transferred from S. 50G.2.7.e and S. 59G.3.8.e

This regulation is consolidated and relocated from a number of sign schedules and applies to all portable signs regardless of the type of advertising.

#### 7.12 - 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.

#### 7.13 and 7.14 - Revised from S. 50G.2.7.f

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 a maximum sign area of 5.0m<sup>2</sup> and maximum height of 3.0 m is used as a level of acceptability for both on-premises and off-premises signs.

#### 7.15- 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.

#### 7.16.2 - Revised from S. 59G.2.2.b

This regulation is revised with updates to language to improve readability.

#### 7.17 - 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.

#### 7.17.1, 7.17.1.1 and 7.17.1.2 - New regulations

These regulations are added to regulate where the sign may be located on the building.

#### 7.17.2 - 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.

#### 7.18.1 - Transferred from S. 59G.3.2.a

#### 7.18.2 - Transferred from S. 59G.2.4.a

#### 7.18.3 - 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.

#### 7.19 and 7.20 - Revised regulations

These regulations are revised, consolidated and apply to minor digital signs regardless of the type of advertising.

#### 7.21.1 - New regulation

This regulation is added to limit impacts on nearby residential by ensuring that signs with digital copy are oriented towards

arterial and collector roads.

**7.21.2 and 7.21.3 - Revised regulations**  
 These regulations are revised, consolidated and apply to minor digital signs regardless of the type of advertising.

**7.22.1 - New regulation**  
 This regulation is added to ensure these types of signs are not located on the interior of residential neighbourhoods.

**7.22.2 and 7.22.3 - Revised regulations**  
 These regulations are revised, consolidated and apply to minor digital signs regardless of the type of advertising.

**7.22.4 - 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.

**7.23 and 7.24 - Revised regulations**  
 These regulations are revised, consolidated, and relocated to apply to both on-premises and off-premises advertising.

**7.25.1 - New regulation**  
 This regulation is added to limit impacts 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**  
 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.

**7.26.1 - New regulation**  
 This regulation is added to ensure these types of signs are not located on the interior of residential neighbourhoods.

**7.26.2, 7.26.3 - Revised regulations**  
 These regulations are revised, consolidated, and relocated and apply to major digital signs regardless of the type of advertising.

**7.26.4 - 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 Zone or Specific Development Regulation 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>. The distance must be measured from the Sign location to the nearest point of the Site Zoned residential.
- 8.6. A maximum of 25% of the Sign Area may be used for a sponsor's name or Logo.

### Freestanding Signs

- 8.7. Freestanding Signs may be illuminated.
- 8.8. Freestanding Signs must be located in a Yard Abutting a Street
- 8.9. A maximum of 2 Freestanding Signs are permitted on a Site.
- 8.10. Freestanding Signs must not be located within an Interior Side Setback and must be a minimum of 3.0 m from an Interior Side Lot Line.
- 8.11. The maximum Sign Area for Freestanding Signs is 20.0 m<sup>2</sup> and the maximum Height is 8.0 m, except that:
  - 8.11.1. 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, the maximum Sign Area is 3.0 m<sup>2</sup> and the maximum Height is 3.0 m. The distance must be measured from the Sign location to the nearest point of the Site Zoned residential.
- 8.12. A maximum of 25 % of the Sign Area may be used for a sponsor's name or 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 of a Minor Digital Sign is 8.0 m.
- 8.23. The maximum width of a Minor Digital Sign 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:

### 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 and 8.5.1 - Revised from S. 59C.2.1.b

This regulation is revised to provide opportunity for greater sign area if it is 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.3.1.e

This regulation is revised, consolidated and applies to freestanding signs regardless of their advertising type

#### 8.8 - Revised from S. 59C.3.1.a

This regulation is revised and consolidated and with updates to language to improve readability.

#### 8.9 - Revised regulation

This regulation is revised to allow for two freestanding signs.

#### 8.10 - 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.

#### 8.11 and 8.11.1 - Revised regulations

These regulations are revised, consolidated and apply to freestanding signs regardless of the type of advertising.

#### 8.12 - Revised from S. 59C.3.1.f

This regulation is revised and consolidated with updates to language to improve readability.

#### 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

<p>8.25.1. They must be located in a Yard Abutting a Street.</p> <p>8.25.2. They must not be located within an Interior Side Setback and must be a minimum of 3.0 m from an Interior Side Lot Line.</p> <p>8.25.3. The maximum Digital Copy area is 8.0 m<sup>2</sup> except that:</p> <p>8.25.3.1. Where the Ground Sign is located less than 60.0 m from a residential Zone and not separated by an Arterial Road, the maximum Digital Copy area is 3.0 m<sup>2</sup>. The distance must be measured from the Sign location to the nearest point of the Site Zoned residential.</p> <p>8.25.4. The total maximum Sign Area is 20.0 m<sup>2</sup> except that:</p> <p>8.25.4.1. Where the Ground Sign is located less than 60.0 m from a residential Zone and not separated by an Arterial Road, the maximum Sign Area is 3.0 m<sup>2</sup>. The distance must be measured from the Sign location to the nearest point of the Site Zoned residential.</p>	<p>portable signs regardless of the type of advertising.</p> <p><b>8.17 - Revised regulation</b> This regulation is revised and applies to projecting signs regardless of the type of advertising.</p> <p><b>8.18 - Transferred from S. 59C.2.2.b</b></p> <p><b>8.19 - Transferred from S. 59C.2.2.e</b></p> <p><b>8.20 - Revised from S. 59C.2.2.d</b> This regulation is revised and consolidated with updates to language to improve readability.</p> <p><b>8.21 - New regulation</b> This regulation is added to limit impacts of digital copy on abutting residential sites or sites with residential uses.</p> <p><b>8.22 and 8.23 - Transferred from S. 59C.3.3.a and S. 59C.3.3.b</b></p> <p><b>8.24.1 - Transferred from S. 59C.3.3.c.i</b></p> <p><b>8.24.2 - New regulation</b> This regulation is added to mitigate impact on surrounding residential.</p> <p><b>8.25.1 and 8.25.2 - New regulations</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>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> <p>9.1.1. UI - Urban Institution Zone;</p> <p>9.1.2. Direct Control Zone, unless otherwise stated in the Direct Control Zone;</p> <p>9.1.3. HA - Heritage Area Zone;</p> <p>9.1.4. Any other Zone that refers to this Subsection.</p> <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 Zone or Specific Development Regulation 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> <p>9.3.1. 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</p> <p>9.3.2. 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.</p>	<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>9.2 - 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>9.3 - Revised from S. 59H.2.2</b> This regulation is revised to apply to Urban Institution, Direct Control Zones, Heritage Area Zone and any other Zone that refers to this subsection as listed in subsection 9.1. 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

#### Appendix I: Civic Centre Area Boundary



 Civic Centre Area Boundary

0 0.25 0.5 Kilometres



City of Edmonton  
Urban Planning and Economy  
Map Last Updated: October 2023

#### 10.1 - Revised

This appendix is added to provide additional clarity on where this boundary applies.

# 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, except for Special Events specified in Subsection 6.9 of Section 7.120.</li> <li>2. Special Events for the purpose of seasonal plant sales Accessory to a non-Residential Use can occur for a maximum of 125 consecutive days.</li> <li>3. Outdoor lighting for Special Events must comply with Subsection 3 of Section 5.120.</li> <li>4. Outdoor waste collection areas for Special Events must be screened from view from Abutting Streets and Sites.</li> <li>5. Despite Section 5.10, 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 Downtown Special Area.</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. Where provided, Signs associated with a Special Event are limited to Temporary Signs and Signs with an existing Development Permit and must: <ol style="list-style-type: none"> <li>7.1. not contain Digital Copy, except for Signs with an existing Development Permit that allow for 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, BP, PS, PSN, PU, UF, or a River Valley Special Area Zone as outlined in Section 7.120.</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 Section 7.120.</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 Downtown Special Area.</p> <p><b>6 - Transferred from S. 91.1.c</b> No change from current rules.</p> <p><b>7 - Revised from S. 12.2.1.bb</b> Sign regulations for Special Events have been added to the Special Events section for ease of reference. <b>The regulations have been revised to provide an exception to allow for Digital Copy when it is on an existing, approved, digital sign on the site.</b> 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 Section 7.120.</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

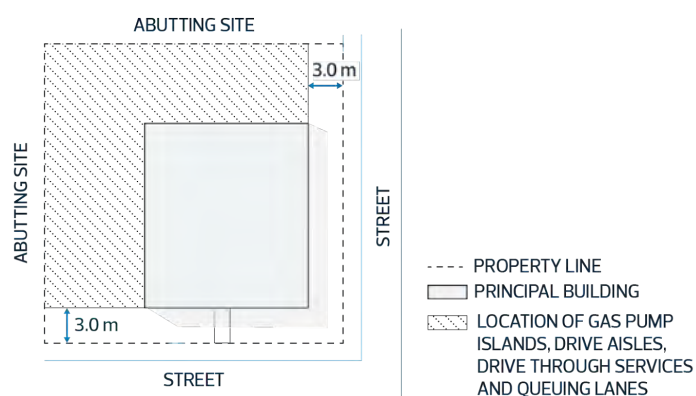
Regulations	Notes / Rationale
<p><b>Location Criteria and Minimum Site Dimensions</b></p> <ol style="list-style-type: none"> <li>1. Where provided, Vehicle Support Services and Uses with Drive-through Services must be located:               <ol style="list-style-type: none"> <li>1.1. on a Corner Site 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 <b>per individual establishment</b> and 1 outbound queuing space <b>per service bay exit</b>.               <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 in 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. <b>Vehicle Support Services are not considered acute hazards (Acute hazards meaning pipelines, rail lines, IH Sites, dangerous goods routes)</b>. 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></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.

**Additional Regulations for Mixed Use Zones and Main Street Developments**

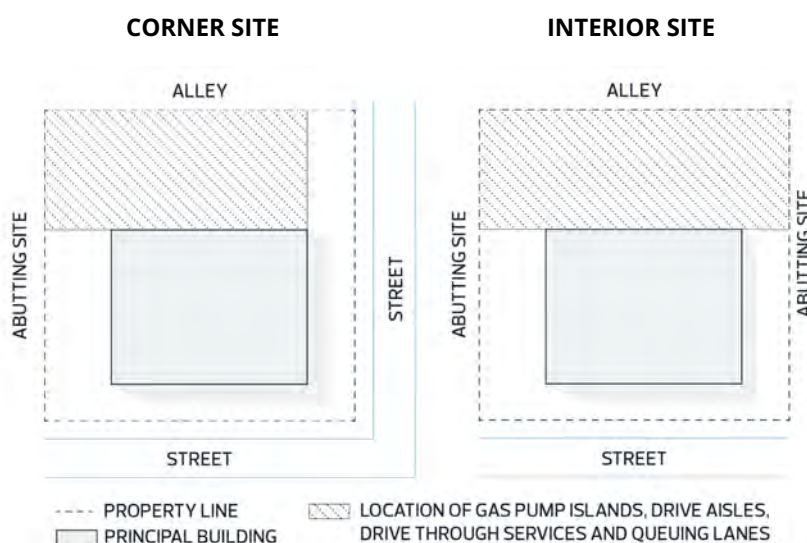
13. Where provided on a Site with a Main Street Development or on a Site Zoned mixed use, Vehicle Support Services and Uses with Drive-through Services must comply with the following:
  - 13.1. Vehicle Support Services must not be the only Use on a Site.
  - 13.2. Freestanding structures, fuel pump islands, Drive Aisles, Drive-through Services, and queueing 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, to the satisfaction of the Development Planner.

To carry forward setback requirements for fuel pump islands in order to accommodate room for landscaping, screening, and additional space to minimize negative impacts to abutting streets, alleys and sites.

**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.

**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. This regulation also proposes to only require a minimum of 5 inbound queuing spaces per establishment rather than per service bays, and 1 outbound queuing space per service bay exit.

**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.

**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:** This section clarifies 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.

**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.

**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.

**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.

# Zoning Bylaw 20001

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## Part 7 - Administrative and Interpretive Regulations

## 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 <b>except as otherwise provided for in this Bylaw</b>.</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> </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 6 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 that 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>

# 7.20 General Rules of Interpretation

## Regulations

## Notes / Rationale

### 1. General Interpretation

#### Grammatical Reference Regulations

- 1.1. Words that are capitalized in this Bylaw refer to:
  - 1.1.1. General Definitions in Part 8;
  - 1.1.2. Use Definitions in Part 8;
  - 1.1.3. titles of Zones, Direct Control Zones, Overlays, and Special Areas; and
  - 1.1.4. headings and titles within this Bylaw.
- 1.2. Words that are not capitalized should be given their plain and ordinary meaning as the context requires.
- 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.

#### General Reference Regulations

- 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.
- 1.5. Direct Control Provision is to be interpreted as the same as Direct Control Zone.
- 1.6. "Section" in this Bylaw means a reference to a contained set of regulations within a Part of this Bylaw.
- 1.7. "Subsection" in this Bylaw means a reference to a specific regulation or set of regulations within a Section.
- 1.8. A reference to:
  - 1.8.1. "commercial building" means a building containing 1 or more Commercial Uses and not containing any Residential Uses;
  - 1.8.2. "commercial Zone" means a Zone where the Purpose is to primarily enable Commercial Uses;
  - 1.8.3. "industrial building" means a building containing 1 or more Industrial Uses;
  - 1.8.4. "industrial Zone" means a Zone where the Purpose is to primarily enable Industrial Uses;
  - 1.8.5. "mixed use building" means a building containing a mix of 1 or more non-Residential Uses with 1 or more Residential Uses;
  - 1.8.6. "mixed use Zone" means a Zone where the Purpose is to primarily enable a mix of non-Residential Uses and Residential Uses;
  - 1.8.7. "non-residential building" means a building, other than a mixed use building, containing 1 or more non-Residential Uses;
  - 1.8.8. "non-residential Zone" means a Zone other than a residential Zone;
  - 1.8.9. "residential building" means a building containing 1 or more Residential Uses. A residential building includes a mixed-use building;
  - 1.8.10. "residential Zone" means a Zone where the Purpose is to primarily enable Residential Uses; and
  - 1.8.11. a Use that is "existing as of January 1, 2024" means that the Use is existing with a valid Development Permit as of January 1, 2024.
- 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.
- 1.10. Any development regulation that regulates a principal building and depends on the context of 1 or more Abutting properties or road rights-of-way must only be applied to the Development Permit application for the construction of a principal building and does not apply to future Development Permit applications on that Site unless such applications result in the construction of a new principal building or an expansion of the building envelope of an existing principal building.
- 1.11. 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.

#### 1.1 - Revised from S.3.5.1

This section is updated to align with the new bylaw structure.

#### 1.2, 1.3, 1.4 - Transferred from S.3.5.2, S.3.5.3 and S.3.5.4

These regulations are transferred with minor updates to improve readability.

#### 1.5 - New regulation

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.

#### 1.6 & 1.7 - New regulations

These regulations are added to clarify references to specific regulations and to the sections within the bylaw.

#### 1.8.1 - 1.8.10 - New regulations

These regulations are added to clarify that where a reference to a group of Zones or buildings are 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.

#### 1.8.11 - New regulation

This regulation is added to clarify that Uses listed in Zones where they are existing as of the enactment date of this Bylaw, the use must be existing with a valid Development Permit. This ensures that only legally existing activities are continued as permitted development and that no new such activities are allowed in the Zone.

#### 1.9 - New regulation

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.

#### 1.10 - New regulation

This regulation is added to clarify that where a regulation relating to a principal building depends on off-site condition, only the condition at the time that the development permit application is in review is considered. If off-site conditions change following a decision, it does not impact or render the principal building non-conforming.

#### 1.11 - Revised from S.3.4.1

This regulation is transferred with minor updates to improve readability.

#### 1.12- Revised from S.3.3.1 and 13.1.5

This regulation is updated to align with the new bylaw structure and to improve readability.

#### 1.13 - Transferred from S.3.3.2

This regulation is transferred with minor updates to improve readability.

**Interpreting Conflicts**

- 1.12. 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 Section 1.20, Zoning Map), the text takes precedence.
- 1.13. 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.
- 1.14. In the case of any conflict between information expressed in metric units and in imperial units, the metric must govern.
- 1.15. Where a regulation references a City department that no longer exists, it must be interpreted as the department that is most appropriate.

**Rounding Numbers**

- 1.16. Unless specified elsewhere in this Bylaw, units must be rounded to the tenth decimal place.
- 1.17. Where a calculation to determine any of the following results in a number with a tenth decimal place of 0.5 or greater, the value must be rounded up to the next whole number:
  - 1.17.1. total number of trees or shrubs required in compliance with Section 5.60;
  - 1.17.2. minimum or maximum number of parking spaces, number of deemed parking spaces for the purpose of determining barrier-free parking spaces, number of loading spaces, number of pick-up and drop off spaces, and number of bike parking spaces required in compliance with Section 5.80; and
  - 1.17.3. total number of Dwellings or Sleeping Units required to achieve an incentive to increase the maximum Floor Area Ratio or Site Coverage specified in a Zone.
- 1.18. Despite Subsection 1.17, where a calculation specified in Subsection 1.17 results in a number less than 1.0, the value must be rounded to 1.0.

**1.14 - Transferred from S.3.3.3**

This regulation is transferred with minor updates to improve readability.

**1.15 - Revised from S.3.3.4**

This regulation is revised to improve readability.

**1.16 - Transferred from S.3.6.1**

This regulation is transferred with no changes.

**1.17 & 1.18 - New Regulations**

These regulations are revised to apply to specific regulations that must always result in a whole number. They have been updated to ensure that where a calculation results in a value less than 0.4, that the result is at least 1. Subsection 4.2 in the RM Zone, for example, provides an incentive to increase the FAR where a certain percentage of all dwellings meet certain criteria. Where a development with 4 or fewer dwellings wanted to increase their FAR, the update to this would ensure that at least 1 dwelling would be required to meet the criteria.

**S.3.6.2 - Retired**

Current S.3.6.2, which prohibits the rounding of Site Width measurements, is proposed to be retired as it has little impact on 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.

**2. Electronic Notices and Approving Forms and Fees**

- 2.1. Any application form, application fee or other form referenced in this Bylaw must be approved by the City Manager.
- 2.2. Unless otherwise specified, a notice or acknowledgment issued under this Bylaw may be sent by electronic means.

**2.1 - Revised from S.19.1.2**

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.

**2.2 - Revised from S.11.7.2**

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.

**3. Use Definitions Regulations**

- 3.1. Uses, as set out in Section 8.10, are grouped according to common functional or physical impact characteristics.
- 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.
- 3.3. When interpreting the Use definitions as set out in Section 8.10:
  - 3.3.1. the typical examples that may be listed in the definitions are not intended to be exclusive or restrictive;
  - 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

**3 - Revised from S.7.1**

These regulations are relocated from the current use definitions section with minor updates to improve readability. The direction and general outcomes remain the same.

- 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.

## 4. Direct Control Zones and Existing Development Permits

- 4.1. For the purpose of any Direct Control Zone passed on or before December 31, 2023:
- 4.1.1. 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;
- 4.1.2. where the Direct Control Zone references a specific Section or Subsection of a land use bylaw, that reference is interpreted to be to the specific Section or Subsection of the land use bylaw that was in effect on the date on which the Direct Control Zone was approved by Council; and
- 4.1.3. where the Direct Control Zone references a specific Zone or Overlay of a land use bylaw, that reference is interpreted to be to the specific Zone or Overlay of the land use bylaw that was in effect on December 31, 2023.
- 4.2. For the purpose of any Direct Control Zone passed on or after January 1, 2024:
- 4.2.1. where the Direct Control Zone references a specific Section or Subsection of a land use bylaw, that reference is interpreted to be to the specific Section or Subsection of the land use bylaw that was in effect on the date on which the Direct Control Zone was approved by Council; and
- 4.2.2. where the Direct Control Zone references a specific Zone or Overlay of a land use bylaw, that reference is interpreted to be to the specific Zone or Overlay of the land use bylaw that was in effect on the date of decision for the Development Permit application.
- 4.3. 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.
- 4.4. 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.
- 4.5. 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.
- 4.6. 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:
- 4.6.1. the maximum number of Single Detached Housing Dwellings per Lot is 1;
- 4.6.2. the maximum number of Semi-detached Housing or Duplex Housing Dwellings per Site is 2; and
- 4.6.3. the maximum number of Secondary Suites per principal Dwelling is 1, unless specifically noted otherwise in the Direct Control Zone.

### 4.1.1 - New Regulation

This regulation is added to ensure that Uses listed in Direct Control Zones passed under Land Use Bylaw 5996 or Zoning Bylaw 12800 continue to refer to the definition immediately prior to the repeal of that bylaw.

### 4.1.2 - Revised from S.2.7

This regulation ensures that a specific reference within a Direct Control Zone created under a previous bylaw to a regulation or section will continue to be a reference to the bylaw that was in effect at the time the Direct Control Zone was passed by Council. Maintaining that link is important to ensure that Council's intent continues to be realized.

### 4.1.3 - New Regulation

This regulation codifies the current interpretation of specific references to Zones and Overlays in Zoning Bylaw 12800 where they are to be a reference to the Zone or Overlay in effect at the time of the Development Permit application. This regulation ensures that where a Direct Control Zone created prior to December 31, 2023 has a specific reference to a Zone or Section in Zoning Bylaw 12800, the most recent version of Zoning Bylaw 12800 is referenced.

### 4.2.1 - Revised from S.2.7

This regulation ensures that, for Direct Control Zones created under this Bylaw, specific references to sections or subsections reference the bylaw that was in effect at the time the direct control zone was created. Specific references to regulations in Direct Control Zones imply a specific intent or development outcome for that development. Maintaining that link is important to ensure that Council's intent continues to be realized.

### 4.2.2 - New Regulation

This regulation codifies the current interpretation of specific references to Zones and Overlays to be the Zone or Overlay that is in effect at the time of the Development Permit application.

### 4.3 - New Regulation

This regulation is added to ensure that council's intended development outcomes are maintained.

### 4.4 - New Regulation

This regulation is added to ensure that the scope of development permits are not retroactively altered.

### 4.5 - Revised from S.3.2.2

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 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.



**4.6 - Transferred from S.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> <ol style="list-style-type: none"> <li>Section 1.20, the Zoning Map, divides the city into Zones and specifies the Zones that apply to particular lands.</li> </ol> <p><b>Zoning and Overlay Boundaries</b></p> <ol style="list-style-type: none"> <li>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: <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Where a Zone or Overlay boundary is shown as approximately following city limits, it is deemed to be following city limits.</li> <li>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.</li> <li>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 <b>edges or shorelines</b>.</li> <li>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.</li> <li>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.</li> <li>Where features on the ground are different from those shown on the Zoning Map, the 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.</li> <li>Where a Zone or Overlay boundary does not conform to Subsections 2.1 to 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.</li> </ol> </li> </ol>	<p><b>1 - Revised from S.4.1</b> This regulation is revised to align with the new bylaw structure.</p> <p><b>2 - Revised from S.4.2</b> These regulations have been revised to improve readability. <b>These regulations clarify how the zoning map should be interpreted in the event that there are mapping anomalies or inconsistencies.</b></p>
<p><b>Street and Highway Boundaries</b></p> <ol style="list-style-type: none"> <li>Despite the regulations in this Bylaw, no Zone is deemed to apply to any public roadway and any public roadway may be designed, constructed, widened, altered, redesigned and maintained in a manner determined by the City.</li> <li>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. <ol style="list-style-type: none"> <li>Where the Abutting lands are governed by different Zones, the centre line of the public roadway is deemed to be the Zone boundary.</li> <li>When Subsection 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 automatically amended by the Development Planner to include the closed portion of the public roadway.</li> </ol> </li> </ol>	<p><b>3 and 4 - Revised from S.4.3</b> These regulations are revised to improve readability. <b>Subsection 3 clarifies that the Zoning Bylaw only regulates development on private, titled land, and Subsection 4 clarifies how zoning boundaries must be adjusted in the event of a road closure bylaw.</b></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, Special Area, or Overlay specifically exclude or modify these regulations with respect to any development.</p>	<p><b>1.1 Transferred from S.40</b>                      This regulation has been transferred from Section 40 with minor language updates. This regulation provides the framework for which rules apply in the event that more than one set of rules apply to a specific development.</p>
<p><b>2. Specific Development Regulations</b></p> <p>2.1. The Specific Development Regulations in Part 6 apply to specific developments on all Sites. These regulations take precedence except where the regulations of a Zone, Direct Control Zone, Special Area, or Overlay specifically exclude or modify these regulations with respect to any development.</p>	<p><b>2.1 Transferred from S.69.1</b>                      This regulation has been transferred from Section 69.1 with minor language updates to improve readability. This regulation provides the framework for which rules apply in the event that more than one set of rules apply to a specific development.</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 Section 7.70.</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 Section 8.20, 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 Section 7.80.</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> <ul style="list-style-type: none"> <li>2.2.1. the assessed owner of land that is subject to the Rezoning Amendment;</li> </ul>	<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 Section 8.20, 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> This regulation is added to clarify that</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 any applicable community leagues; and</p> <p>2.2.4. the executive director of any 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. for a Direct Control Zone, is 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>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.</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 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><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><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>

- 3.2.3. compatibility with surrounding development in terms of Use, function, and scale of development;
- 3.2.4. relationship to, or impacts on, transportation networks including but not limited to bicycles, pedestrians, transit, and vehicles;
- 3.2.5. microclimate impacts, including but not limited to sun, shadow, and wind;
- 3.2.6. relationship to, or impacts on, services such as water and sewage systems, public transit and other utilities, and public facilities such as recreational facilities and schools;
- 3.2.7. relationship to municipal land, right-of-way, or easement requirements;
- 3.2.8. effect on stability, retention, and rehabilitation of desirable existing Uses, buildings, or both in the area;
- 3.2.9. necessity and appropriateness of the proposed Zone in view of the stated intentions of the applicant;
- 3.2.10. documented opinions related to land use impacts raised by area residents regarding the application; and
- 3.2.11. the potential impacts on municipalities within referral and notification areas as identified in the Municipal Development Plan.

**Advisement to Applicant and Proceeding to Council**

- 3.3. Upon receiving the advisement from the Development Planner as specified in Subsection 3.1.3, the applicant must advise the Development Planner if:
  - 3.3.1. they wish the proposed amendment to proceed to Council; or
  - 3.3.2. they do not wish to proceed to Council with the proposed amendment, in which case the application is considered cancelled.
- 3.4. If the applicant does not respond to the Development Planner's advisement, a Development Planner may cancel the application after 1 year from the date of the advisement of the Development Planner.
- 3.5. If requested by the applicant, the Development Planner must submit the proposed amendment to Council, accompanied by the report and recommendations prepared by the Development Planner.
- 3.6. The Development Planner may present for the consideration of Council any proposed amendment to this Bylaw, and the proposed amendment must be accompanied by the report and recommendations of the Development Planner.

**3.2.5 - New regulation**

This regulation is added to formalize current practice to consider microclimate impacts in the analysis.

**3.2.10 - Revised from S. 24.2.4.j**

This regulation is revised to clarify that opinions raised by area residents that relate to land use impacts are considered in the analysis.

**3.3 - Revised from S. 24.3.2**

This regulation is revised to improve readability.

3.3.1 is revised to remove reference to advertising fees. Fee requirements are consolidated under subsections 1.1.2 and 2.1.3.

**3.4 Revised from S. 24.3.3**

This regulation has been revised to give the Development Planner discretion on whether to cancel an application after 1 year.

**3.5 Transferred from S.24.3.4**

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

**3.6 - Revised from S. 24.3.5**

This regulation is revised to improve readability. The term 'may' allows the development planner to exercise discretion.

**4. Notification of Rezoning Amendments**

**Written Notice**

- 4.1. Prior to Council considering a proposed Rezoning Amendment, the Development Planner must provide notice in compliance with the requirements of the Municipal Government Act.
- 4.2. For the purposes of Subsection 4.1, the Development Planner must send a written notice by ordinary mail to:
  - 4.2.1. the applicant;
  - 4.2.2. the address of the assessed owner of the land subject to the proposed Rezoning Amendment;
  - 4.2.3. the municipal address and the address of the assessed owners of land that are wholly or partially within 60.0 m of the boundaries of the Site which is the subject of the Rezoning Amendment, except that the Development Planner may exempt notification for City-initiated Rezoning Amendments:
    - 4.2.3.1. for lands incorporated into the City zoned from the pre-annexation municipality's land use bylaw to an equivalent Zone in this Bylaw; or
    - 4.2.3.2. to replace existing Zones with new Zones which are generally consistent with the Uses and regulations of the Zone being replaced;
  - 4.2.4. the president of any applicable community leagues; and
  - 4.2.5. the executive director of any applicable business improvement areas.
- 4.3. Despite Subsection 4.2.3, the Development Planner must increase the 60.0 m notification boundary if they determine that Sites beyond 60.0 m are likely to experience any impact attributable to any development allowed within the proposed Zone.
- 4.4. During any ordinary mail delivery stoppage, the notice of a Rezoning Amendment prior to Council considering the proposed amendment must be given by other alternative means that the Development Planner may specify.

**4.1 - Revised from S. 24.4.1**

This regulation is revised to improve readability. The notice requirements are separated into a new regulation in subsection 4.2.

**4.2 - Transferred from S. 24.4.1**

This regulation is revised to clarify existing practice and improve readability. The Municipal Government Act requires written notification.

**4.2.2. - Revised from S. 24.4.1.b**

This regulation is revised to use 'assessed owners of land' to be consistent with language used throughout this section.

**4.2.3 - Revised from S. 24.4.1.c**

This regulation is revised to improve equity. This change means that prior to a rezoning amendment application proceeding to City Council, notices must be sent to both tenants and property owners located within 60 m of the boundaries of the site.

**4.2.3.1 and 4.2.3.2 - Transferred from S. 24.4.1.c**

These regulations have been transferred with minor adjustments to improve clarity.

**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**

**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 **Rezoning Amendment application information** 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 current 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.

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.

	<p>4.13 is revised to clarify that the sign must also be removed within 30 days of withdrawal of an application.</p> <p><b>S. 24.4.4 - Retired</b> 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.</p> <p><b>S. 24.4.7.a - Retired</b> 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.</p>
<p><b>5. Notification for Large Scale Rezoning</b></p> <p>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.</p>	<p><b>5.1 - New regulation</b> 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.</p>



# 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</b> <b>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> <p>2.1.1. the name of any applicable Statutory Plan and its boundary;</p> <p>2.1.2. a map of the Overlay boundary at an appropriate scale; and</p> <p>2.1.3. development regulations specified or altered by the Overlay.</p> <p>2.2. An Overlay must not be used:</p> <p>2.2.1. to alter regulations in, or add additional regulations to, a Direct Control Zone;</p> <p>2.2.2. to alter a Permitted Use or Discretionary Use;</p> <p>2.2.3. where proposed regulations or alterations to regulations in an underlying Zone:</p> <p>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;</p> <p>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</p> <p>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;</p> <p>2.2.4. to alter the following Parts or Sections of this Bylaw:</p> <p>2.2.4.1. Part 1;</p> <p>2.2.4.2. Section 5.40;</p> <p>2.2.4.3. Section 5.120;</p> <p>2.2.4.4. Part 7; and</p> <p>2.2.4.5. Part 8.</p>	<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> <p>3.4.1. Density;</p> <p>3.4.2. Site dimensions and area;</p> <p>3.4.3. Height;</p> <p>3.4.4. Floor Area restrictions and Floor Area Ratio;</p> <p>3.4.5. Setbacks;</p> <p>3.4.6. Amenity Area;</p> <p>3.4.7. maximum parking;</p> <p>3.4.8. architectural and Site design;</p>	<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>3.4.9. 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; 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. Section 5.40;</p> <p>2.4.2.3. Section 5.120;</p> <p>2.4.2.4. Part 7;</p> <p>2.4.2.5. Section 8.10, except that new Uses may be added and listed in Special Area Zones; and</p> <p>2.4.2.6. Section 8.20, 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><b>2.4.2.6 - Revised from S.900.4.3.d.i.</b> This subsection has been updated 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 Zone, the Special Area Zone 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 Zone.

#### 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 Section 7.50. New Direct Control Zone-specific variance authority for the Development Planner is located in proposed Section 7.100.</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. it exceeds the regulations of the closest equivalent standard Zone to accommodate unique development;</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. Additional criteria is added to Section 2.1.1. to ensure that DC Zones are not used solely to allow minor changes from the closest equivalent standard Zone.</p> <p><b>2.1.5 - 2.1.6 - Transferred from S.710.1 &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 section 7.70. 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 Section 7.50, 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 any 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> </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>3.2.2. request feedback on the information provided in Subsection 3.2.1.</p> <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.</p>	<p><b>3.2 - Transferred from 720.4.1.c &amp; d</b> This regulation is updated to improve clarity.</p> <p><b>3.3 - New regulation</b> 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.</p>
<p><b>4. Application Requirements</b></p> <p>4.1. In addition to the application requirements detailed in Subsection 2.1 of Section 7.50, a Direct Control Rezoning Amendment application must include:</p> <p>4.1.1. the proposed Direct Control Zone, which must include:</p> <p>4.1.1.1. the Purpose of the Zone;</p> <p>4.1.1.2. the area of application;</p> <p>4.1.1.3. Uses;</p> <p>4.1.1.4. development regulations;</p> <p>4.1.1.5. a Site plan, to be appended to the Direct Control Zone, that illustrates the specific development outcomes that are proposed; and</p> <p>4.1.1.6. building elevations, to be appended to the Direct Control Zone, that illustrate the specific development outcomes that are proposed;</p> <p>4.1.2. a statement explaining:</p> <p>4.1.2.1. why a standard Zone cannot achieve the desired outcomes, and why a Direct Control Zone is needed in compliance with Subsection 2.1;</p> <p>4.1.2.2. how the proposed Direct Control Zone complies with the applicable Statutory Plans in compliance with Subsection 5.2; and</p> <p>4.1.2.3. how the proposed Direct Control Zone complies with City policy, where applicable;</p> <p>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</p> <p>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.</p> <p>4.2. Despite Subsections 4.1.1.5 and 4.1.1.6, the Development Planner may waive the requirement to provide a Site plan or building elevations where, in the Development Planner's opinion, they are not required to achieve the development outcomes of the Direct Control Zone.</p>	<p><b>4.1 - Transferred from S.720.3 and S.720.4.1</b> This subsection consolidates application and information requirements into one section for ease of reference.</p> <p><b>4.1.1 - Revised S.720.4.1.a</b> The proposed Direct Control Zone is specifically required in the current DC2 Zone, and must be submitted as part of the new Direct Control Zone.</p> <p><b>4.1.1.1 - New regulation</b> The proposed Direct Control Zone must include a Purpose; this regulation formalizes this requirement.</p> <p>The application requirements listed in Subsection 4.1.1 are not currently a formal requirement for DC1s but are required in practice; this regulation establishes the requirement to provide the proposed Zone for all Direct Control Zone applications.</p> <p><b>4.1.1.2, 4.1.1.3, 4.1.1.4 - Revised S.720.3.1</b> These subsections detail the information that must be included in the proposed Direct Control Zone, which must be included in the Rezoning Amendment application.</p> <p><b>4.1.1.5 - Revised S.720.3.2</b> This regulation has been simplified for clarity. Where a Site plan is not required, the Development Planner may waive this requirement in compliance with Subsection 4.2.</p> <p><b>4.1.1.6 - Revised S.720.3.2</b> This regulation amends the requirement to provide building elevations to a must from a may. Where building elevations are not required, the Development Planner may waive this requirement in compliance with Subsection 4.2.</p> <p><b>4.1.2.1 - Transferred from S.720.4.1.b</b> This regulation requires the applicant to provide justification for pursuing a Direct Control Zone.</p> <p><b>4.1.2.2 - Transferred from S.710.5.1</b> This regulation requires the applicant to provide information detailing how the proposed development complies with higher policy direction.</p> <p><b>4.1.2.3 - New regulation</b> Applicants must, where applicable, confirm that their application complies with City policies.</p> <p><b>4.1.3 - Transferred from S.720.4.1.e &amp; f</b> The applicant must provide details of all feedback received and how, if at all, the feedback informed changes to the proposed Direct Control Zone.</p>

	<p><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 Section 6.90.</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. These regulations establish the framework by which a subdivision application must be accepted by the subdivision authority, in accordance with the provisions of the Municipal Government Act.</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 section 7.20. <i>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.</i></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 Section 7.150, 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 Subsection 1.1.8;</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; or</li> <li>1.1.8.2. in compliance with Subsections 4, 5 and 6,</li> </ul> and in such case, the approval is for a Discretionary Development;</li> <li>1.1.9. when considering an application for a Discretionary Development, may approve the application with or without conditions in compliance with Section 7.150, with or without changes in the design of the development, or with or without the imposition of regulations more restrictive than those required by this Bylaw;</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;</li> </ul> an application for development in a Direct Control Zone; and</li> <li>1.1.12. must give notice of their decision on applications in compliance with Section 7.160.</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 - Revised from S. 11.1.1</b> This regulation is revised 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 Section 7.110 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' has been re-introduced to ensure that the existing abilities of the development planner are maintained.</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 section 7.20 that unless otherwise stated, notifications and acknowledgements in this bylaw can be sent electronically. This revision does not result in any change in practice from current S. 11.7, as it allows these acknowledgements to be sent electronically.</p> <p><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 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 Section 7.140.</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 Section 7.130; 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 or 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 application is, at the option of the applicant, deemed to be refused.</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 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 2 of Section 7.20</b> This regulation is transferred out of this subsection and is proposed to be located in subsection 2 of Section 7.20. 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>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.</p> <p>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:</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> <p><b>4.3 - New Regulation</b> 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</p>

- 4.3.1. within the Direct Control Zone;
- 4.3.2. within an applicable regulation of a **previous land use 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 the 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 a Discretionary Development.

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 Zone, 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 a regulation in this proposed bylaw allows for a variance to a general development regulation that applies to the Direct Control Zone.

#### **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 **requested** by the Development Planner to **determine compliance with Subsections 5.2 to 5.4**.
- 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. **When deciding whether to grant a variance**, the Development Planner may also consider whether the land where the proposed development is sited has unusual physical features, including but not limited to,
  - 5.4.1. slope;
  - 5.4.2. grade; or
  - 5.4.3. 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 for 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 3.18 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.

**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>1.1.1. undertake, or cause or allow to be undertaken, a development; or</p> <p>1.1.2. carry on, or cause or allow to be carried on, a development, 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 Section 7.120.</p>	<p><b>1.1 and 1.2 - Revised from S. 5.1</b> This regulation is revised and transferred from current S. 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>2.1.1. the Municipal Government Act;</p> <p>2.1.2. the Safety Codes Act;</p> <p>2.1.3. the Historical Resources Act; and</p> <p>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. <i>The Zoning Bylaw contains the rules for what can be built where and what kinds of activities can take place on a site, in accordance with the Municipal Government Act. A Development Permit approves a development in accordance with the Zoning Bylaw. This regulation clarifies that there may be additional legal obligations or required approvals, that are outside the scope of the Development Permit approval.</i></p>
<p><b>3. Development Categories</b></p> <p>3.1. This Bylaw contains the following development categories:</p> <p>3.1.1. Permitted Development;</p> <p>3.1.2. Discretionary Development; and</p> <p>3.1.3. No Development Permit Required.</p> <p>3.2. A Permitted Development includes a development that:</p> <p>3.2.1. is a Permitted Use;</p> <p>3.2.2. is Accessory to a Permitted Use; or</p> <p>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. As specified in Section 7.100, 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>3.4.1. is a Discretionary Use;</p> <p>3.4.2. is Accessory to a Discretionary Use;</p> <p>3.4.3. despite Subsection 3.2.2, is an Accessory Use to a non-Residential Use in a residential Zone;</p> <p>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 regulation 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 regulation 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 Zone 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 Control Zones has been removed as it has been recategorized 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 style="padding-left: 20px;">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 located within the North Saskatchewan River Valley and Ravine System Protection Overlay <i>where the applicable Zone includes 1 or more Residential Uses</i>:</p> <p style="padding-left: 20px;">1.3.1. Accessory buildings, Platform Structures or structures, or the removal of an Accessory building, Platform Structure, or structure;</p> <p style="padding-left: 20px;">1.3.2. Urban Agriculture Uses;</p> <p style="padding-left: 20px;">1.3.3. cisterns, septic tanks, or other underground water and wastewater retention facilities; and</p> <p style="padding-left: 20px;">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 style="padding-left: 20px;">3.1.1. complies with the regulations of this Bylaw;</p> <p style="padding-left: 20px;">3.1.2. is not in the NA Zone; and</p> <p style="padding-left: 20px;">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><b>3.3 - Transferred from 12.2.1.s</b></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 that complies with the regulations of this Bylaw, and is mounted on a building that is not listed on the Inventory or Register of Historic Resources in Edmonton.</p>	<p>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 section 5.10.</p>
<p><b>4. Residential Exemptions</b></p> <p>4.1. Interior alterations and maintenance to a residential building, including mechanical or electrical work, 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 or <b>an increase in the number of Sleeping Units in a Lodging House;</b></p> <p>4.1.3. a change of Use; or</p> <p>4.1.4. the addition of a new Use except a Home Based Business that complies with Subsection 4.6.</p> <p>4.2. The construction of any Fence, wall or gate, provided that the construction and placement of the structure complies with this Bylaw.</p> <p>4.3. The construction of Privacy Screening, provided that the construction and placement of the structure complies with this Bylaw.</p> <p>4.4. The parking or storage, or both, of any uninhabited Recreational Vehicle in a residential Zone, where parking or storage complies with Subsection 5 of Section 5.120.</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, <b>including Home Based Child Care</b>, 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 on-Site employees of the Home Based Business live in the <b>associated</b> Dwelling;</p> <p>4.6.4. the maximum number of business associated visits per day is 6, <b>except that this does not apply to Home Based Child Care;</b></p> <p>4.6.5. the external appearance of the Dwelling and <b>any</b> Accessory building are unchanged, excluding Signs in compliance with Subsection 4.6.6; and</p> <p>4.6.6. <b>any Fascia Sign advertising a Home Based Business complies with Subsection 8.12.</b></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 <b>or expansion</b> of 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 section 5.100.</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 section 5.100.</p> <p><b>4.4 - Revised from S. 12.2.1.l</b> This regulation is revised to improve readability and update equivalent section references.</p> <p><b>S.12.2.1.q - Retired</b></p>



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 and S. 12.2.1.gg**

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 4.6.6 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. *The criteria that limits the number of non-resident children associated with a Home Based Child Care to 6 or less is maintained and incorporated into the Home Based Child Care definition.*

## 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
  - 5.1.5. it complies with regulations that restrict the size and location of the Use in the applicable Zone.

**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.

**5.1.2 and 5.1.3 - Revised from S. 12.2.1.f.i and 12.2.1.f.ii**

This regulation is revised to improve readability.

**5.1.4 - Revised from S. 12.2.f.iii**

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.

	<b>5.1.5 - Transferred from S. 12.2.1.f.iv</b>
<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. An Accessory Community Services Use, limited to cultural, religious or spiritual activities, provided that the development does not result in:</p> <ul style="list-style-type: none"> <li>6.2.1. exterior alterations to the building or Site; or</li> <li>6.2.2. additional Floor Area to the building.</li> </ul> <p>6.3. Buildings for Agriculture Uses, except those used as Dwellings.</p> <p>6.4. Flood control and hydroelectric dams.</p> <p>6.5. A Protected Natural Area Use that does not include a new building or structure.</p> <p>6.6. 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>6.7. The construction and maintenance of an Essential Utility development.</p> <p><b>Telecommunications and Transmitting Structures</b></p> <p>6.8. 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>6.9. A Special Event that complies with Subsections 3, 4, 5 and 6 of Section 6.100 and:</p> <ul style="list-style-type: none"> <li>6.9.1. is on a Site owned by the City of Edmonton Zoned A, BP, PS, PSN, PU, UF or a River Valley Special Area Zone;</li> <li>6.9.2. is for the purpose of seasonal plant sales Accessory to a non-Residential Use and complies with Subsection 2 of Section 6.100; or</li> <li>6.9.3. does not exceed 7 consecutive days, or 7 cumulative days per calendar year.</li> </ul> <p><b>Outdoor Patio Spaces</b></p> <p>6.10. 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, or that is exempt from requiring a Development Permit under Subsection 5.1, where:</p> <ul style="list-style-type: none"> <li>6.10.1. the new or expanded patio space complies with the requirements of this Bylaw except that the patio space may be located within a Setback, other than a Setback Abutting a Site Zoned residential, despite any regulation prohibiting development within a Setback;</li> <li>6.10.2. existing trees and shrubs are not removed or damaged;</li> <li>6.10.3. the required number of designated Barrier-free parking spaces remain available for Barrier-free parking use;</li> <li>6.10.4. 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>6.10.5. 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>6.10.6. the use of any audio-visual equipment, including but not limited to television, speakers, and video displays are: <ul style="list-style-type: none"> <li>6.10.6.1. 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;</li> <li>6.10.6.2. not attached to a building;</li> <li>6.10.6.3. facing away from vehicle traffic; and</li> <li>6.10.6.4. not arranged consecutively to create a wall or visual barrier where adjacent to a Street.</li> </ul> </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 - New regulation</b> This new regulation clarifies that spaces within existing developments used for cultural, religious or spiritual activities that are subordinate, incidental and devoted to an existing principal Use do not require a separate development permit application. Examples include prayer rooms, sacred spaces, or spaces used for smudging ceremonies.</p> <p><b>6.3 - 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>6.4 - Transferred from S. 12.2.1.b</b></p> <p><b>6.5 - 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>6.6 - Revised from S. 12.2.1.g</b> This regulation is revised to improve readability.</p> <p><b>6.7 - Revised from S. 12.2.1.m</b> This regulation is revised to the latest defined term.</p> <p><b>6.8 - 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>6.9 - 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 on City owned land Zoned A, PS, PSN, PU, UF or a River Valley Special Area Zone. The BP Zone has been added to the list to ensure</p>

## Outdoor Retail Spaces

- 6.11. Exterior alterations for the development of an outdoor retail space that is Accessory to an Indoor Sales and Service Use that is operating under an existing valid Development Permit or that is exempt from requiring a Development Permit under Subsection 5.1, where:
- 6.11.1. all aspects of the new or expanded outdoor retail space comply with this Bylaw except that the retail space may be located within a Setback other than a Setback Abutting a Site Zoned residential, despite any regulation prohibiting development within a Setback;
  - 6.11.2. existing trees and shrubs are not removed or damaged;
  - 6.11.3. the required number of designated Barrier-free parking spaces must remain available for Barrier-free parking use;
  - 6.11.4. 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;
  - 6.11.5. neither the sale nor on-site consumption of alcohol, tobacco, or Cannabis are taking place within the outdoor retail space;
  - 6.11.6. cooking and food and drink preparation areas are not within an outdoor retail space;
  - 6.11.7. no part of the outdoor retail space, including exit gates, opens or encroaches into road right-of-way, unless approval is given by the appropriate City department; and
  - 6.11.8. there are no outdoor speakers or amplification systems within the outdoor retail space.

that special events located on a park site in that special area that take place on a site owned by the City are also exempt from requiring a Development Permit.

### 6.10 - Revised from S. 12.2.1.dd

This regulation is revised to update the uses for patio exemptions to the latest equivalents.

#### 6.10.1 - Revised from S. 12.2.1.dd.i and S. 12.2.1.dd.ii

This regulation is revised to improve readability. Using the reference 'of this Bylaw' captures all regulations, not just the Zone and applicable overlays 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.

#### 6.10.2 - Transferred from S. 12.2.1.dd.ii

This requirement is moved to a standalone regulation to be clear that no existing trees or shrubs may be removed, not just those in required setbacks.

#### 6.10.3 - Revised from S. 12.2.1.dd.iii

This regulation is revised to improve readability.

#### 6.10.4 - 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.

#### 6.10.5 - Revised from S. 12.2.1.dd.v

This regulation is revised to improve readability and to reduce the need for future bylaw amendments when the City reorganizes or renames departments.

#### 6.10.6 - 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.

#### 6.10.6.4 - Revised from S. 12.2.1.dd.vi

This regulation is revised to clarify that the exemption criteria requiring that the arrangement of audio visual equipment not create a wall only applies in situations where the patio is abutting a public roadway, not including an alley.

### 6.11 - Revised from S. 12.2.1.ee

This regulation is revised to update the uses for outdoor retail space exemptions to the latest equivalent. Temporary markets may consider

developing temporary patios separately under the special event regulations.

**6.11.1 - Revised from S. 12.2.1.ii and S. 12.2.1.iii**

This regulation is revised to improve readability. Using the reference 'of this Bylaw' captures all regulations, not just the Zone and applicable overlays 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.

**6.11.2 - Transferred from S. 12.2.1.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.

**6.11.3 - Revised from S. 12.2.1.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.

**6.11.4 - Revised from S. 12.2.1.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.

**6.11.5 & 6.11.6 - Transferred from S. 12.2.1.v and 12.2.1.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.

**6.11.7 - Revised from S. 12.2.1.vii**

This regulation is revised to improve readability and to reduce the need for future bylaw amendments when the City reorganizes or renames departments.

**6.11.8 - Revised from S. 12.2.1.viii**

This regulation is revised to improve readability.

## 7. Landscaping, Parks, Urban Agriculture and Parking Exemptions

- 7.1. Landscaping, where the existing Grade and natural surface drainage pattern are not materially altered, provided the Landscaping complies with Section 5.60, except where Landscaping forms part of a development that requires a Development Permit.
- 7.2. A Park Use that:
- 7.2.1. is on a Site Zoned PS, PSN, A, NA, UF, BP where the development is or will be carried out under the provisions of a development agreement with the City of Edmonton;
  - 7.2.2. complies with the regulation of the Zone; and
  - 7.2.3. does not include the development of buildings or structures greater than 10.0 m<sup>2</sup>.
- 7.3. An Urban Agriculture Use that:
- 7.3.1. is a Permitted Use in the Zone or a listed Use in the Direct Control Zone;
  - 7.3.2. complies with the regulations of the Zone;
  - 7.3.3. is located outdoors or within an existing building with a valid Development Permit and which does not result in exterior alterations to the building; and
  - 7.3.4. does not include the development of buildings or structures greater than 10.0 m<sup>2</sup>.
- 7.4. A Parking Facility Use that:
- 7.4.1. does not result in exterior alterations to the Site, Surface Parking Lot or Parkade; and
  - 7.4.2. does not result in additional Floor Area within a Parkade or Surface Parking Lot, where applicable.

**7.1 - Revised from S. 12.2.1.n**  
This regulation is revised to improve readability.

**7.2 - New regulation**  
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.

**7.3 - Revised from S. 12.2.1.x**  
This regulation is revised because the Urban Agriculture Use replaces the current definitions for urban outdoor farms. Urban gardens are no longer regulated. 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.

**7.4 - Revised from S. 12.2.1.ff**  
This regulation is revised to replace 'vehicle parking' with 'parking facilities'. The reference that this Use must be a '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.

## 8. Signs and Related Exemptions

### General Sign Exemptions

- 8.1. An official notice, Sign, placard or bulletin required or permitted to be displayed in compliance with federal, provincial or municipal legislation.
- 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.
- 8.3. A Rezoning Amendment application Sign required by Section 7.50.
- 8.4. A Development Permit notification Sign required by Section 7.160.
- 8.5. Municipal address numbers or letters displayed on the premises to which they refer.
- 8.6. A Flag.
- 8.7. A Mural.
- 8.8. A Mural Sign:
- 8.8.1. where the text is limited to the artist's name, benefactor or mural sponsor, and is less than 10% of the Sign Area; or
  - 8.8.2. where the text includes the artist's name and 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 and does not include Digital Copy;
  - 8.12.2. is less than or equal to 0.3 m x 0.4 m; and
  - 8.12.3. complies with applicable regulations in this Bylaw.
- 8.13. A Sign associated with Urban Agriculture that:
- 8.13.1. is non-illuminated and does not include Digital Copy;

**8.1 - Revised from S. 12.2.1.t.i**  
This regulation is revised to improve readability.

**8.2 - Revised from S. 12.2.1.t.ii**  
This regulation is revised to improve readability. Signs placed on the authority of the city department responsible for transportation planning generally follow the [Manual of Uniform Traffic Control Devices for Canada](#).

**8.3 - New regulation**  
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.

**8.4 - Revised from S. 12.2.1.t.xiv**  
This regulation is revised to improve 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

- 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 6.90;
- 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 and does not include Digital Copy;
- 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 Temporary Sign that:
- 8.17.1. contains On-premises Advertising;
- 8.17.2. is non-illuminated and does not include Digital Copy;
- 8.17.3. is implicit to the construction or alteration of a development, where the development has a valid Development Permit; and
- 8.17.4. is on the Site for no longer than the duration of the construction or alteration.

#### Specific Sign Exemptions in Residential Zones

- 8.18. A Temporary Sign that:
- 8.18.1. is located in a residential Zone;
- 8.18.2. is non-illuminated;
- 8.18.3. is a Directional 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.

#### Specific Sign Exemptions in Non-Residential Zones

- 8.20. A Temporary Sign that is 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

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 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

- 8.21.5. complies with applicable regulations 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. is located in a non-residential Zone;
  - 8.22.3. is 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 6.90; and
  - 8.24.4. have a maximum Sign Area of 2.0 m<sup>2</sup>.

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 - 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.

- 9.1.3. 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.
- 9.1.16. 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

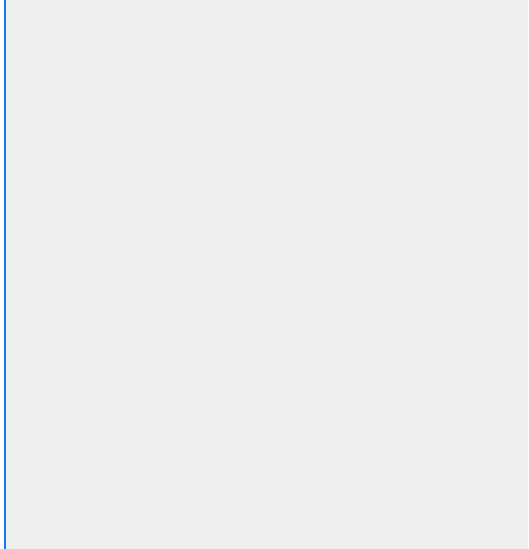


not impede or interfere with the natural flow of surface water onto adjacent lands or into public ditches; and

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. Section 7.140; 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 Section 7.150 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 current sections 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.13.2.1</b> This new regulation incorporates language and the intent of S.13.2.1 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 Section 7.100 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 Development Planner is not prohibited from taking corrective action under Section 7.200 of this Bylaw.</p> <p>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.</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, 2.2.2 - 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.13.1.5 has been relocated to the general rules of interpretation, subsection 1.12 of Section 7.20.</p>

# 7.140 Special Information Requirements

Regulations	Notes / Rationale
<p><b>1. Drainage Information</b></p> <p>1.1. The Development Planner may 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 <b>principal</b> 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; <b>and</b></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 organized 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 - Floodplain Protection Overlay to streamline the bylaw. Current S. 14.4 regulations only apply to sites within the Floodplain Protection Overlay boundaries, so the requirements are more appropriately located there.</p> <p><b>S. 14.8 - Transferred to S. 2.15</b> Current S.14.8 is transferred from this section to NA - Natural Areas Zone to streamline the bylaw. Current S. 14.8 regulations only apply to sites within the natural areas zone or for application to rezone to the Natural Areas Zone, so the requirements are more appropriately located there.</p> <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. <b>For example, the applicant is required to meet Drainage Bylaw 18093, the Residential Lot Grading guidelines, or the Commercial and Multi-Family Lot Grading guidelines, or Drainage Services and Wastewater Bylaw 19627</b></p>

## 2. Edmonton Design Committee

- 2.1. The Development Planner, prior to providing a decision on the Development Permit application, must refer all Development Permit applications to the Edmonton Design Committee, where required by the Edmonton Design Committee Bylaw.
- 2.2. The Development Planner may refer a Development Permit application for a Minor Digital Sign or Major Digital Sign to the Edmonton Design Committee, where specified in this Bylaw.
- 2.3. The Development Planner:
  - 2.3.1. must consider the Edmonton Design Committee’s recommendations before making a decision on the Development Permit application; and
  - 2.3.2. may impose conditions on the Development Permit based on the recommendations provided by the Edmonton Design Committee.

### 2.1 - Revised from S. 14.7

This regulation is revised to improve readability.

### 2.2 - Revised from S 14.7

This regulation refines the discretion of the Development Planner by limiting digital sign referrals to cases where this bylaw specifies the ability to do so.

### 2.3.1 - Revised from S. 14.7

This regulation is revised to improve readability.

### 2.3.2 - New regulation

This regulation clarifies the ability of the Development Planner to add conditions that relate to the Edmonton Design Committee’s comments.

## 3. Environmental Assessment Information

- 3.1. The Development Planner may require an environmental assessment as part of a Development Permit application where:
  - 3.1.1. the Development Planner has reason to believe that contaminants may exist; or
  - 3.1.2. this requirement is specified in this Bylaw.
- 3.2. The environmental assessment information specified in Subsection 3.1 may include, but is not limited to:
  - 3.2.1. environmental site assessments;
  - 3.2.2. remedial action plans; and
  - 3.2.3. risk management plans.
- 3.3. The environmental assessment information must be:
  - 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
  - 3.3.2. prepared to the satisfaction of the Development Planner, in consultation with the appropriate City department.
- 3.4. The Development Planner:
  - 3.4.1. must consider the environmental assessment information before making a decision on a Development Permit application; and
  - 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.

### 3 - Environmental Assessment Information

The collection of environmental assessment information is a provincially guided process to assess a site to determine if the newly proposed activities are impacted by historical uses. Information may include plans to remediate the site prior to the new use and/or mitigating the impacts of contamination.

### 3.1 - Revised from S. 14.9

This subsection removed references to ‘risk assessments’ to better distinguish the differences between subsections 3, 4 and 8.

### 3.1.1 and 3.1.2 - New regulations

These regulations provide criteria for when environmental assessment information may be required. For example, it could be triggered based on historical information or where required from previous zoning bylaw regulations for site specific areas.

### 3.2 - Revised from S. 14.9.1

These regulations are revised to improve readability. ‘Exposure control plans’ are removed because this information forms part of the risk management plan.

### 3.3.1, 3.3.2 - New regulations

These regulations are added to clarify who can prepare environmental assessment and related information. The Development Planner may refuse this information if it’s not prepared to applicable standards.

### 3.4.1, 3.4.2 - New regulation

These regulations are added to clarify how the Development Planner uses the information collected under subsection 3.1.

## 4. Environmental Impact Assessment

- 4.1. The Development Planner may require an environmental impact assessment as part of a Development Permit application where:
  - 4.1.1. a proposed development is for industrial activities designated for either approval or registration under the Alberta Environmental Protection and Enhancement Act; or

### 4 - Environmental Impact Assessment

Environmental impact assessments may be required where a proposed development or activity is regulated through the Alberta Environmental Protection and Enhancement Act. The information gathered is used to assess how the

<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 environmental impact assessments;</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 provincial standards for the proposed industrial operation;</p> <p>4.2.4. identify the nature and quantities of substance releases;</p> <p>4.2.5. identify any Uses that could be detrimentally impacted by the substance releases;</p> <p>4.2.6. demonstrate what remedial and mitigative measures must be undertaken; and</p> <p>4.2.7. identify and recommend separation distances or other land use planning measures that could be undertaken.</p> <p>4.3. The Development Planner:</p> <p>4.3.1. must consider the recommendations of the environmental impact assessment when making a decision on a Development Permit application; and</p> <p>4.3.2. in consultation with the appropriate City department, may impose conditions on the Development Permit necessary to mitigate impacts identified in the environmental impact assessment.</p>	<p>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 of professions are removed.</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 thorough 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 subsection 3.4 of section 2.260, 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 not accept 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>
<p><b>6. Municipal Historic Evaluation</b></p> <p>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 a structure on the Inventory of Historic Resources in Edmonton.</p> <p>6.2. The municipal historic evaluation must include:</p> <ul style="list-style-type: none"> <li>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);</li> <li>6.2.2. photographs of elevations of all sides of the structure;</li> <li>6.2.3. photographs of the structure in context with its surrounding streetscape with the perspective of the photograph identified;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>6.2.7. original plans or blueprints, or a scaled and dimensioned floor plan and line drawings of all elevations of the structure;</li> <li>6.2.8. current Certificate of Title;</li> <li>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;</li> <li>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;</li> <li>6.2.11. a summary of the reason for the proposed demolition; and</li> <li>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.</li> </ul> <p>6.3. <b>Where applicable</b>, the Development Planner must receive the information specified in Subsection 6.2 before making a decision on the Development Permit application for demolition of a structure on the Inventory of Historic Resources in Edmonton.</p>	<p><b>6.1 - Revised from 14.12.1</b> This regulation is revised to improve readability..</p> <p><b>6.2 - Transferred from S. 14.12.1.a through 14.12.1.l</b></p> <p><b>6.3 - Revised from 14.12.1</b> This regulation is revised to improve readability.</p>
<p><b>7. Parking and Traffic Information</b></p> <p>7.1. The Development Planner may require parking and traffic information as part of a Development Permit application where:</p> <ul style="list-style-type: none"> <li>7.1.1. the application is for a Discretionary Development; or</li> <li>7.1.2. this requirement is specified in this Bylaw.</li> </ul> <p>7.2. Parking and traffic information specified in Subsection 7.1 may include, but is not limited to:</p> <ul style="list-style-type: none"> <li>7.2.1. a parking impact assessment;</li> <li>7.2.2. a parking demand and management study;</li> <li>7.2.3. a parking utilization count;</li> <li>7.2.4. a traffic impact assessment;</li> </ul>	<p><b>7.1, 7.1.1, 7.1.2 - Revised from S. 14.11</b> This regulation is revised to improve readability and provides specific criteria for when parking information may be required. Parking information under this subsection is not required for permitted development, unless specifically identified elsewhere in this bylaw.</p> <p>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</p>

<p>7.2.5. a traffic study; and</p> <p>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.</p> <p>7.3. The parking and traffic information must:</p> <p>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 and Geoscientists of Alberta to practice in Alberta, to the satisfaction of the Development Planner in consultation with 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>help inform the number and placement of vehicle accesses a development needs.</p> <p><b>7.2 - Revised from S. 14.11</b> This regulation is revised to improve readability and to include traffic-related information</p> <p><b>7.3.1 - Revised from 14.11.3</b> This regulation is revised to improve readability and updates references to professional engineer work products to 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 IH or a Site 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 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>Risk assessments may be required where the proposed development meets the criteria specified in the City of Edmonton Risk Assessment Guidebook. Information is reviewed to determine the risk of human fatality in two primary scenarios: when a new source of dangerous and hazardous substances is proposed, and when a new sensitive use is proposed near an existing source of dangerous and hazardous substances.</p> <p><b>8.1 - Revised from S. 14.6.1</b> This regulation is revised to improve readability and provides specific criteria for 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.</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</p>

prepared. Therefore, a detailed list of risk assessment requirements is not necessary to be regulated through this bylaw. The requirement that the risk assessment provide recommendations to mitigate risk is maintained, as this will support identifying appropriate Development Permit conditions.

**8.3.1 and 8.3.2 - Revised from S. 14.6.1**

These regulations are revised to improve readability. They specify how the Development Planner, in consultation with the appropriate City department, can use the information from the risk assessment to add conditions, or require changes to an application to ensure the proposed development is appropriately sited.

**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 **maximum allowable 3-dimensional building massing permitted under the regulations of the applicable Zone** and the proposed 3-dimensional building massing of the **proposed building**;
  - 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 an **applicant** to revise the proposed **Discretionary Development** to mitigate the impacts identified in the sun shadow impact study, including but not limited to, **revisions** to building design and Site design.

**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.

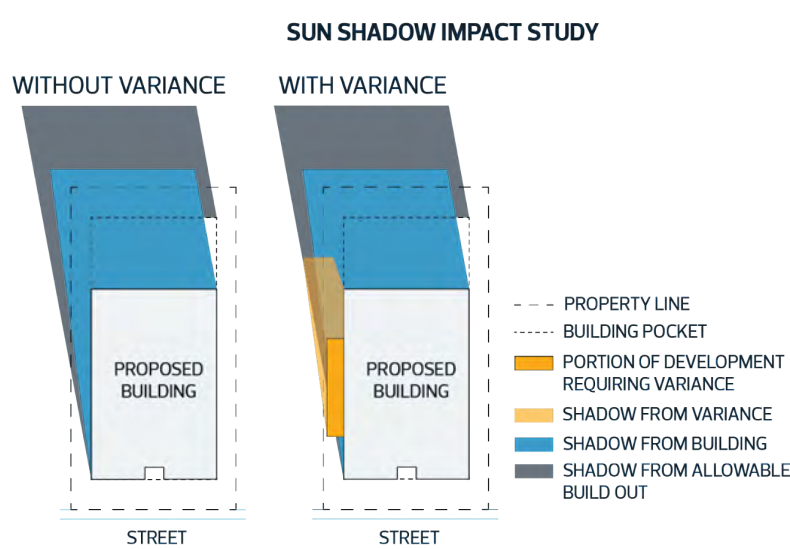
**9.2.3 - New regulation**

This regulation is added to clarify the minimum study requirements that are used by the Development Planner during the evaluation, as outlined in subsection 9.3.1. 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

Diagram for Subsection 9.3.1





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:

**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 **qualified** professional who specializes in 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.

**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 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, having regard for 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 walkways that connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves, or are 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. <ol style="list-style-type: none"> <li>7.1. If the Development Planner does not impose conditions 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> </ol> </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 Section 7.160.</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 <b>any conditions</b> of 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 <b>application</b> 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 <b>the subject of</b> 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 <b>any</b> applicable community leagues; and</p> <p>1.3.4. the executive director of <b>any</b> 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 receive notifications.</li> </ul> <p><b>1.3 - Revised from S. 20.3.1</b> This regulation is revised to improve</p>

	<p>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 subsection 2 of Section 7.20 that unless otherwise stated, notifications and acknowledgements in this bylaw can be sent electronically. This revision does not result in any change in practice.</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 2.2 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><b>2.2.</b> 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 issued for new principal building construction and any associated demolition.</p> <p>2.2.2. Signs must be located on-Site <b>within 2.0 m of</b>, and be readable 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 Section 7.190, 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 <b>and includes the new proposed definition for 'Flanking Side Lot Line.'</b></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 or any other applicable appeal board by filing a written notice of appeal with the Subdivision and Development Appeal Board or the applicable 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 or any other applicable appeal board by filing a written notice of appeal with the Subdivision and Development Appeal Board or the applicable appeal board within 21 days after notice of the decision regarding the Development Permit application was given.</li> <li>3. Subject to the provisions of the Municipal Government Act, if a Development Permit application is deemed to be refused in accordance with Subsection 2.5 of Section 7.100, the applicant may appeal the refusal by filing a written notice of appeal with the Subdivision and Development Appeal Board or any other applicable appeal board.</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. It has been updated to align with the timing and process through which an applicant may appeal a development permit application that has, at their option, been deemed refused because a decision was not made within 40 days of it having been acknowledged as complete.</p>

# 7.180 Development Permit Application Resubmissions

Regulations	Notes / Rationale
<ol style="list-style-type: none"> <li>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:               <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 or any other applicable appeal board on a previous application, if the previous application was appealed to, and subsequently refused by, the Subdivision and Development Appeal Board or any other applicable 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, another applicable 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, another applicable appeal board, the Alberta Court of Appeal, or the Supreme Court of Canada.</li> </ol> </li> <li>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:               <ol style="list-style-type: none"> <li>2.1. the Development Planner;</li> <li>2.2. the Subdivision and Development Appeal Board or any other applicable 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> </li> <li>3. Subsections 1 and 2 do not apply to:               <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 under Subsection 2.3 of Section 7.100 of this Bylaw.</li> </ol> </li> <li>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.</li> </ol>	<p><b>1 - Transferred from S.18.1</b></p> <p>This regulation is transferred with minimal updates to improve wording and clarity. It establishes the framework for when, following a refused decision by a Development Planner, an appeal body or an applicable court, an applicant may resubmit a development permit application for the same scope of work.</p> <p><b>2 - Transferred from S.18.4</b></p> <p>This regulation is transferred with minimal updates to improve wording and clarity. It establishes the framework for when a new development permit application that has been refused two times by a Development Planner, an appeal body or an applicable court may be resubmitted for the same scope of work.</p> <p><b>3 - Transferred from S.18.2</b></p> <p>This regulation is transferred with minimal updates to improve wording and clarity. It provides an exception to the resubmission interval established in subsection 1; if a new development permit application complies with all applicable regulations then an applicant doesn't have to wait 6 months from the date of a refusal.</p> <p><b>4 - Transferred from S.18.3</b></p> <p>This regulation is transferred with minimal updates and reorganized to improve wording and clarity. It clarifies that if an application has been submitted to the development planner before the applicable resubmission interval, the development planner must not accept it and must not consider it to have been submitted.</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 <i>or any other applicable appeal board</i>:</p> <p>1.1.2.1. the date the Subdivision and Development Appeal Board <i>or the applicable appeal board</i> 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 <i>or any other applicable appeal board</i> as specified in Section 7.170 has passed.</p> <p>2.2. A Development Permit issued by the Subdivision and Development Appeal Board <i>or any other applicable appeal board</i> 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 <i>or any other applicable appeal board</i> in compliance with Section 7.170. The Development Permit remains suspended until:</p> <p>2.4.1. the Subdivision and Development Appeal Board <i>or the applicable appeal board</i> issues a decision and the time for filing a leave to appeal application to the Alberta 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 Section 7.120 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, Duplex Housing, Backyard Housing, Secondary Suite, Semi-detached Housing, or Single Detached Housing; or</p> <p>4.2.1.2. 2 years of the date of issuance of a Development Permit for any Use not listed in 4.2.1.1;</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 <b>in compliance with</b> the Development Permit;</p> <p>4.2.3. without restricting the generality of Subsection 4.2.2, development commences when <b>the Site</b> is altered through excavation or preparation in anticipation of construction <b>under</b> the Development Permit. The Site is not considered to be altered by any of the following:</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 revised for clarity.</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 the 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 4.2.1.1, the length of the extension must not exceed 1 additional year; and</p> <p>5.2.2. for a Development Permit that must commence within 2 years as specified in Subsection 4.2.1.2, the length of the extension must not exceed 2 additional years.</p>	<p><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 - Revised from S. 22.8.d</b> 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</p>



	<p>included every time a regulation references an application form, application fee or other similar forms.</p> <p><b>5.1.4 - Transferred from S. 22.8.f</b> This regulation is transferred with minor updates for clarity.</p> <p><b>5.2.1 and 5.2.2 - Revised from S. 22.8.b</b> These regulations are revised so that commencement extension length aligns with the original commencement period. For example, if a development is required to commence within 1 year, the extension may be granted for up to 1 additional year. If a development is required to commence within 2 years, the extension may be granted for up to 2 additional years.</p>
<p><b>6. Cancellation of a Development Permit</b></p> <p>6.1. The Development Planner may cancel a Development Permit if:</p> <ul style="list-style-type: none"> <li>6.1.1. any person undertakes development on a Site contrary to the Development Permit;</li> <li>6.1.2. any person causes or allows any development to take place on a Site contrary to the Development Permit;</li> <li>6.1.3. the application for the Development Permit contained a material misrepresentation;</li> <li>6.1.4. material facts were not disclosed at any time during the application process for the Development Permit;</li> <li>6.1.5. the Development Permit was issued as a result of a material error; or</li> <li>6.1.6. the property owner provides a written request for cancellation to the Development Planner.</li> </ul> <p>6.2. Despite Subsections 6.1.1 through 6.1.5, the Development Planner must not cancel a Development Permit that has been appealed to the Subdivision and Development Appeal Board, another applicable appeal board, the Alberta Court of Appeal, or the Supreme Court of Canada, until a decision is issued or the appeal is otherwise resolved.</p> <p>6.3. Notice of the Development Planner's decision to cancel the Development Permit must be provided in writing to the property owner, and to the applicant of the Development Permit. The notice must state the reasons for the cancellation of the Development Permit.</p> <p>6.4. Any person who undertakes development, or causes or allows any development to take place, 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 in accordance with Subsection 2.</p>	<p><b>6 - Transferred from S. 17.2</b> This regulation is transferred from current S. 7.2 to help improve readers' understanding of the interrelated concepts of validity, expiry and cancellation of a development permit.</p> <p><b>6.1.6 - Revised S. 17.2.1.e</b> This regulation is revised to improve readability.</p> <p><b>6.3 - Revised from S. 17.2.3</b> This regulation is revised to improve readability. 'Ordinary mail' is removed from this regulation as it is not a requirement of the Municipal Government Act. This allows flexibility to send the notice by mail or electronically.</p> <p><b>S. 17.2.5 - Retired</b> This regulation is retired because there is an existing offence in proposed S. 7.12 and it is not necessary to list it here.</p>

# 7.200 Inspections, 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 the 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 to:</p> <p>2.2.1. construct a building or structure;</p> <p>2.2.2. make an addition or alteration to a building or structure;</p> <p>2.2.3. commence or undertake a Use or change of intensity of Use; or</p> <p>2.2.4. 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 Subsection 5.</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>3.6. It is an offence to store a vehicle that is prohibited or restricted under Subsection 5 of Section 5.120 of this Bylaw in a residential Zone 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 regulation</b> This regulation 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><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</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 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>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 Abandoned Sign. The following criteria may be considered when determining if a Sign has become an Abandoned Sign:</p> <ul style="list-style-type: none"> <li>4.4.1. the Sign is missing Copy;</li> <li>4.4.2. the Sign contains no Copy;</li> <li>4.4.3. the Sign advertises a thing, place, or business that is no longer in existence;</li> <li>4.4.4. the Sign is damaged or is overturned; and</li> <li>4.4.5. other similar criteria.</li> </ul> <p>4.5. It is an offence to display a Fascia Sign or Projecting Sign without a valid 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 regulation</b> This regulation 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>
<p><b>5. Enforcement and Violation Notices</b></p> <p>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.</p> <p>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,</p>	<p><b>5.1 - New regulation</b> This regulation is added to clarify that bylaw enforcement officers are allowed to enter private land to investigate compliance with this bylaw.</p> <p><b>5.2 - Revised from S.23.2</b> This regulation is revised for clarity.</p>

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.

**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
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 is 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

**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.

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.

# Zoning Bylaw 20001

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## Part 8 - Definitions

## 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 is operated 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>	<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.
<b>Residential</b>	Means a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.  This includes: Backyard Housing, 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>	<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.

### Commercial Uses

Uses	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
<b>Bar</b>	Means a development where the primary purpose is to sell alcoholic drinks for on-Site consumption. 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>	<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
<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>	<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.
<b>Cannabis Lounge</b>	Means a development that allows Cannabis to be purchased and consumed on-Site by the public in a location permitted by Provincial or Federal legislation.	<ul style="list-style-type: none"> <li>• Cannabis Lounge</li> </ul>	<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.
<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>	<b>Existing Use Definition</b> Minor changes for clarity
<b>Custom Manufacturing</b>	Means a development that manufactures or creates custom products that may be sold to 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	<ul style="list-style-type: none"> <li>• Breweries, Wineries and Distilleries</li> <li>• Creation and Production</li> </ul>	<b>New Use definition</b> This use is intended to capture any small

	<p>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 manufacturing or assembly, small-scale manufacturing, and wineries and distilleries.</p>	<ul style="list-style-type: none"> <li>Establishments (manufacturing)</li> <li>Special Industrial Uses (small-scale)</li> </ul>	<p>businesses that create products, food, etc. and provide limited opportunities to sell on-site.</p>
<b>Food and Drink Service</b>	<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></p> <p>This use is meant to capture any business meant to provide food or drink to people for purchase that are prepared on-site.</p>
<b>Health Service</b>	<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></p> <p>Minor changes for clarity. This definition is re-introduced as its own use class to distinguish it from other offices for clarity.</p>
<b>Hotel</b>	<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></p> <p>This use can have unique characteristics similar in nature to both commercial and residential development, making it different from other commercial uses in terms of form and intensity of activity.</p>
<b>Indoor Sales and Service</b>	<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></p> <p>This use is meant to capture most businesses where the primary commercial activity occurs indoors.</p> <p>The land use impacts are similar so separating these activities is not as necessary. Where impacts may occur is more dependent on the scale of the business. This can be controlled through regulation.</p> <p>This also allows for more opportunities for businesses to occur closer to where residents live and offer more choices for where businesses can locate.</p>
<b>Liquor Store</b>	<p>Means a development where the primary 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></p> <p>Minor changes for clarity</p>
<b>Major Indoor Entertainment</b>	<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> <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>Casinos and Other Gaming Establishments</li> <li>“Cultural Exhibits” portion of Public Libraries and Cultural Exhibits (indoor)</li> <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><b>New Use definition</b></p> <p>This use is intended to combine entertainment activities that typically attract large numbers of people, may require lots of parking, and may create lighting and noise impacts.</p>



<p><b>Minor Indoor Entertainment</b></p>	<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>
<p><b>Office</b></p>	<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>
<p><b>Outdoor Entertainment</b></p>	<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>
<p><b>Outdoor Sales and Service</b></p>	<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 vehicle (with a gross vehicle weight rating (GVWR) of less than 4600 kg) sales and rentals, and plant nurseries.</p>	<ul style="list-style-type: none"> <li>• Animal Hospitals and Shelters (<i>outdoor</i>)</li> <li>• Automotive and Minor Recreation Vehicle Sales/Rentals</li> <li>• Convenience Vehicle Rentals</li> <li>• Greenhouses, Plant Nurseries and Garden Centres (<i>outdoors</i>)</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>
<p><b>Parking Facility</b></p>	<p>Means a development where vehicle parking is located on a Site that has <b>any</b> principal Use other than Standalone Parking Facilities.</p> <p>Typical examples include: Surface Parking Lots and Parkades on a Site with <b>any</b> 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 where parking can be the only use on a Site. As Parking Facilities are not devoted to any particular use and may operate wholly independently of another use on the same Site, it may operate as a principal use as long as the Site contains another principal use. <b>The use of an existing parking facility would not require a development permit, but the development of a facility in the form of a surface parking lot or parkade would still require a development permit tied to the principal use.</b></p>
<p><b>Residential Sales Centre</b></p>	<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>
<p><b>Standalone Parking Facility</b></p>	<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> <p>Typical examples include: Parkades and Surface Parking Lots.</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 where parking is the sole use, in order to control where these facilities may be located.</p>

<p><b>Vehicle Support Service</b></p>	<p>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.</p> <p>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.</p>	<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>	<p><b>New Use definition</b></p> <p>This use is intended to describe businesses needed to support the operation and maintenance of vehicles.</p>
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## Industrial Uses

Uses	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
<p><b>Crematorium</b></p>	<p>Means a development where the buildings or structures are used to cremate human or pet remains.</p>	<ul style="list-style-type: none"> <li>Funeral, Cremation and Interment Services (cremation services only)</li> </ul>	<p><b>New Use definition</b></p> <p>This use has been created because of the potential impacts associated with the use and proposed regulations related to this use.</p>
<p><b>Indoor Self Storage</b></p>	<p>Means a development where personal items and goods are stored in buildings with separate compartments and each compartment has its own access.</p>	<ul style="list-style-type: none"> <li>Part of General Industrial</li> </ul>	<p><b>New Use definition</b></p> <p>This use was created to allow for this activity but not other similar industrial uses in some appropriate commercial areas.</p>
<p><b>Major Industrial</b></p>	<p>Means a development used primarily for 1 or more of the following activities:</p> <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 1 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 (higher impact)</li> <li>General Contractor Services (higher impact)</li> </ul>	<p><b>New Use definition</b></p> <p>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.</p>
<p><b>Minor Industrial</b></p>	<p>Means a development used primarily for 1 or more of the following activities:</p> <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 those permitted under the 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 (lesser impact)</li> <li>General Industrial (lesser impact)</li> <li>Recycling Depots</li> <li>Special Industrial Uses</li> <li>Temporary Storage (lesser impact)</li> <li>Truck and Mobile Home Sales/Rentals</li> <li>Vehicle and Equipment Sales/Rentals</li> </ul>	<p><b>New Use definition</b></p> <p>This definition combines multiple definitions describing industrial activity which does not have significant land use impacts.</p>
<p><b>Natural Resource Development</b></p>	<p>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.</p> <p>Typical examples include: clay pits, coal mining, gravel pits, oil and gas wells, sandpits, and stripping of topsoil.</p>	<ul style="list-style-type: none"> <li>Natural Resource Development</li> </ul>	<p><b>Existing Definition</b></p> <p>There is minimal change to the definition except for clarity.</p> <p>This use is now classified as more of an “Industrial use” because of its major land use impacts.</p>

## 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: community halls, community league buildings, community recreation centres, <a href="#">Religious Assemblies</a> , Seasonal Shelters, and Year-round Shelters.	<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 a collection of 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 active 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 further distinguish this use from activities that may be permitted through the Parks use. This definition is revised in response to engagement feedback.
<b>Park</b>	Means a development where 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: <a href="#">open green space</a> , <a href="#">pedestrian trails and paths</a> , <a href="#">picnic grounds</a> , <a href="#">plazas</a> , <a href="#">sports fields</a> , and <a href="#">associated structures such as band shells</a> , ice rinks, <a href="#">outdoor pools</a> , playgrounds, and spray parks.	<ul style="list-style-type: none"> <li><a href="#">Outdoor Participant Recreation Services (where developed with a public park, school, or community league building)</a></li> <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 because the intent of the activities are the same. It also includes <a href="#">development such as rinks and sports fields, which were sometimes previously approved as Outdoor Participant Recreation Services.</a>
<b>Protected Natural Area</b>	Means an area 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 Use 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 development where 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.

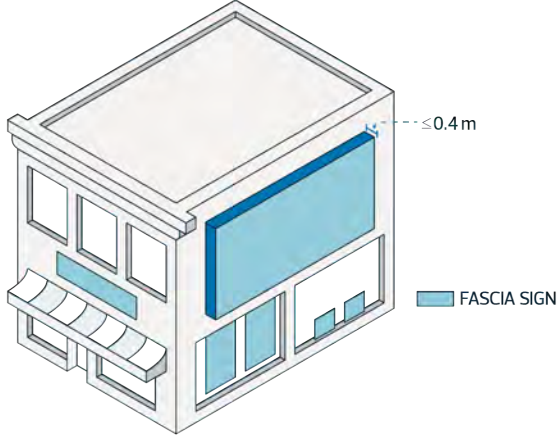
## Basic Service Uses

Uses	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
<b>Cemetery</b>	Means a development where land is used primarily as landscaped open space for burying the deceased, and may include columbariums, mausoleums, and buildings used for funeral services.	<ul style="list-style-type: none"> <li>Cemeteries</li> <li>Funeral, Cremation and Interment Services (when developed as part of a cemetery)</li> </ul>	<b>Existing Use definition</b> This definition is revised to clarify that this use may also include funeral homes when developed in conjunction with a cemetery.
<b>Detention Facility</b>	Means a development with 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 development that provides infrastructure which 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 development where 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 likely to create major Nuisances 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 utility 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 development where 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 Recycling 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 that provides publicly or privately operated transit services. This Use does not include vehicle storage and maintenance facilities.  Typical examples include: bus stops, cable transport stations, Mass Transit Stations (including 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>Train Station (regional)</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.

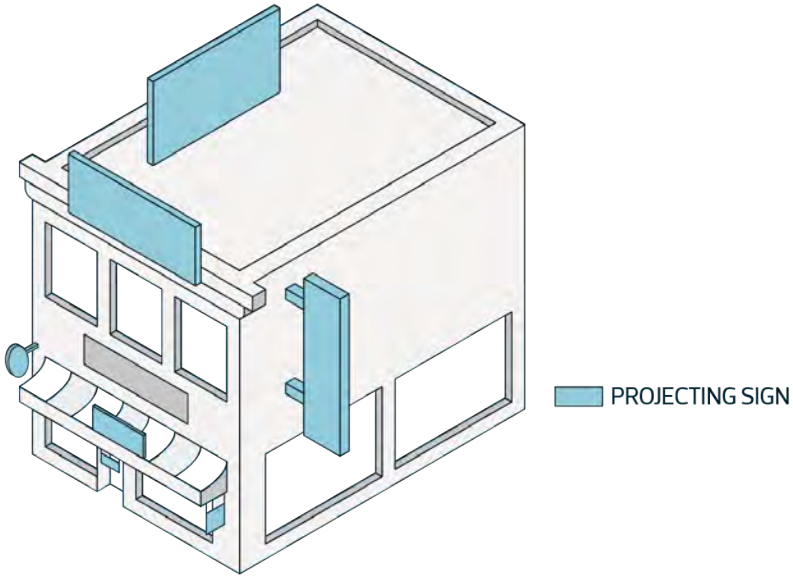
## Agricultural Uses

Use	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
<b>Agriculture</b>	<p>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.</p> <p>Typical examples include: farms, greenhouses, and small animal breeding facilities.</p>	<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>	<p><b>Existing Use definition</b></p> <p>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>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>

## Sign Uses

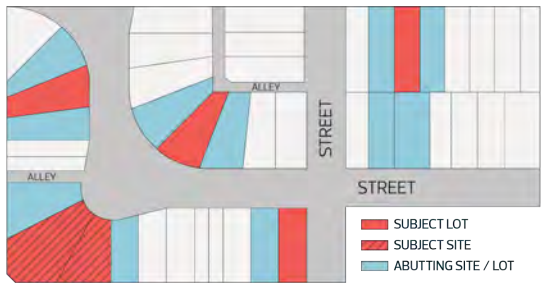
Uses	Definition	Equivalent Zoning Bylaw 12800 Uses	Notes / Rationale
<b>Fascia Sign</b>	<p>Means a Wall Sign or a Window Sign that does not contain Digital Copy.</p> <p>Typical examples include business identification signs, window signs, billboards, posters, or Mural Signs.</p> 	<ul style="list-style-type: 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>
<b>Freestanding Sign</b>	<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> 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> <li>• Minor On-premises Off-premises Signs</li> </ul>	<p><b>Revised Use definition</b> This definition is revised to consolidate Minor Digital On-premises Signs, Minor Digital Off-premises Signs 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> 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>

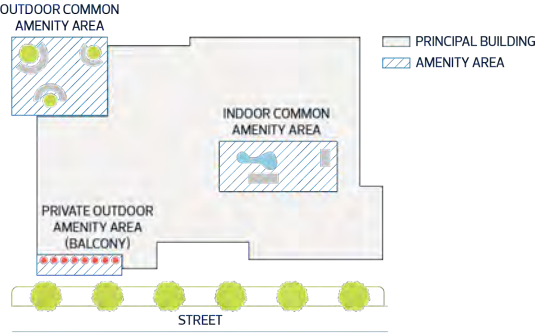
<p><b>Projecting Sign</b></p>	<p>Means a Sign that projects:</p> <ul style="list-style-type: none"> <li>• more than 0.4 m from a building Facade;</li> <li>• below or above a canopy, awning, or architectural feature; or</li> <li>• above the eaveline or roofline.</li> </ul> <p>It does not contain Digital Copy.</p> <p>Typical examples include blade, 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>
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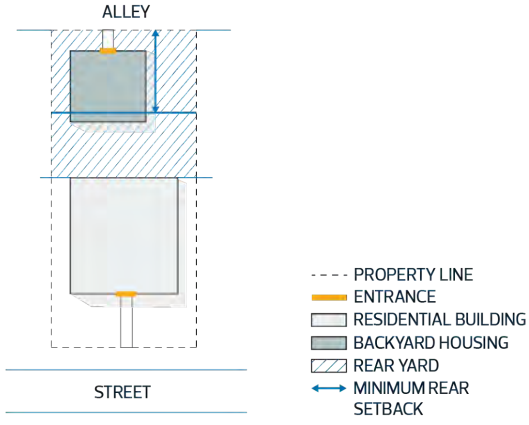
## 8.20 General Definitions

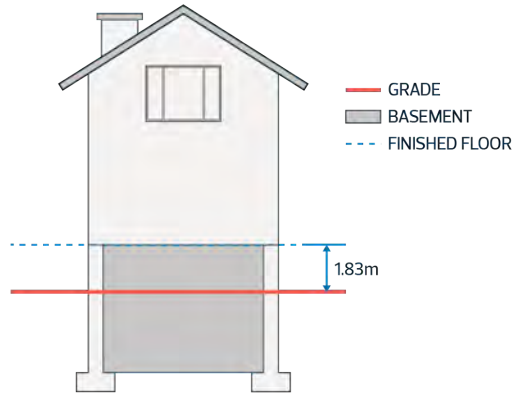
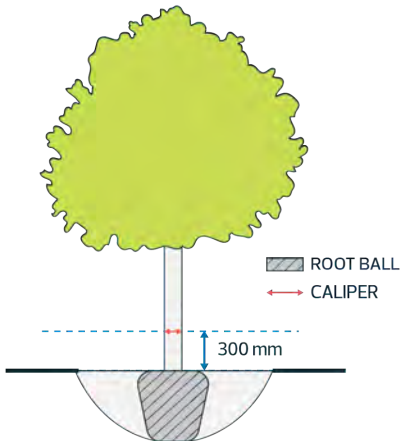
### Proposed General Definitions

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>	<p>means immediately contiguous to or physically touching.</p> <p>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.</p> 	<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 (AJ) Alternative Jurisdiction Zone, and is adapted from the Government of Canada’s Land Management Manual, Chapter 10
<b>Alley</b>	means a narrow roadway primarily 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.

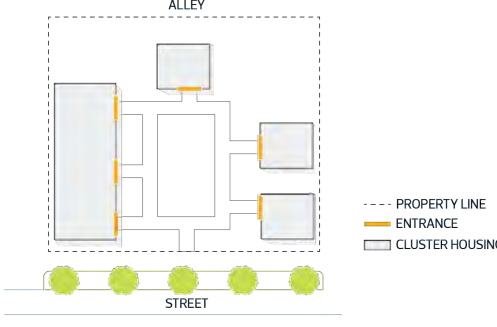


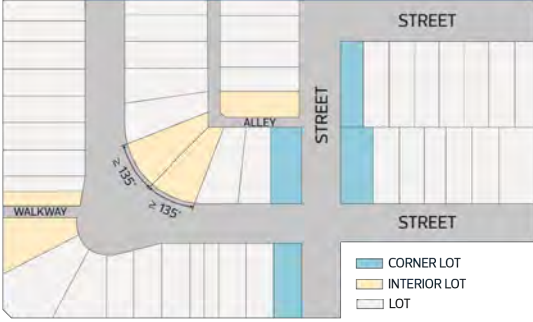

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Amenity Area</b></p>	<p>means:</p> <ul style="list-style-type: none"> <li>a. with respect to Residential Uses, space outside a Dwelling or Sleeping Unit provided for the active or passive 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 spaces, 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> 	<p><b>Amenity Area</b></p>	<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>	<p><b>Transferred</b></p> <p>This definition is proposed to be maintained with minor updates to format and language to improve readability.</p>
<p><b>Architectural Elements</b></p>	<p>mean building details used to accentuate entrances, windows, storefronts or other prominent building features to create visual interest. Architectural Elements include details such as varying rooflines, mouldings, arches, lintels, columns, cornices, and sills.</p>	<p>-</p>	<p>-</p>	<p><b>New Definition</b></p>
<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>-</p>	<p>-</p>	<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="https://maps.edmonton.ca">maps.edmonton.ca</a></p>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Backyard Housing</b></p>	<p>means a building containing 1 or more Dwellings, that is located wholly within the Rear Yard, and partially or wholly within the Rear Setback of the applicable Zone, 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. A building is considered backyard housing and must meet the backyard housing regulations (such as maximum height and site coverage) where it is located in the rear yard of another building and is located wholly or partially within the rear setback. Both of these conditions must be met to categorize a building as backyard housing.</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>-</p>	<p>-</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>
<p><b>Bare Land Condominium</b></p>	<p>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, R.S.A. 2000, c. C-22.</p>	<p><b>Bare Land Condominium</b></p>	<p>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, R.S.A. 2000, c. C-22.</p>	<p><b>Transferred</b> This definition is proposed to be maintained.</p>
<p><b>Bare Land Condominium Unit</b></p>	<p>means a bare land unit as defined in the Condominium Property Act, R.S.A. 2000, c. C-22.</p>	<p><b>Bare Land Condominium Unit</b></p>	<p>means a bare land unit as defined in the Condominium Property Act, R.S.A. 2000, c. C-22.</p>	<p><b>Transferred</b> This definition is proposed to be maintained.</p>
<p><b>Barrier-free</b></p>	<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, activities, or areas within a building.</p> <p>Typical examples of obstacles include doorways that project into a Barrier-free path and a lack of access between building floors.</p>	<p>-</p>	<p>-</p>	<p><b>New Definition</b> This definition is adapted from the City of Edmonton Access Design Guide.</p>

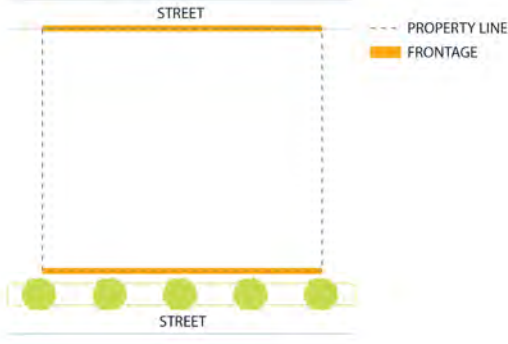
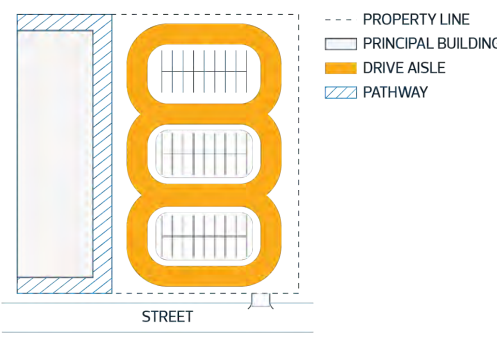
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Basement</b>	<p>means the portion of a building or structure that is wholly or partially below ground level. A Basement has a maximum Height of 1.83 m above Grade measured from Grade to the finished level of the floor directly above.</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. This definition is revised to remove potential contradiction with the Storey definition.
<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 designed to secure a bike horizontally or vertically and can also be designed as Inclusive Bike Parking.</p> <p>A Bike Parking Space can be provided as Short Term Bike Parking or Long Term Bike Parking.</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.
<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 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.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<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> <ul style="list-style-type: none"> <li>a. Cannabis includes: <ul 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> </ul> </li> <li>b. Despite Subsection (a) of this definition, Cannabis does not include: <ul 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> </ul> </li> </ul>	<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> <ul style="list-style-type: none"> <li>a. Cannabis includes: <ul 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> </ul> </li> <li>b. Notwithstanding subsection (a) of this definition, Cannabis does not include: <ul 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> </ul> </li> </ul>	<b>Transferred</b> This definition is proposed to be maintained.
<b>Cannabis Production and Distribution</b>	<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>	<b>Cannabis Production and Distribution</b>	<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>	<b>Revised</b> This definition is proposed to be maintained with revisions to improve readability.

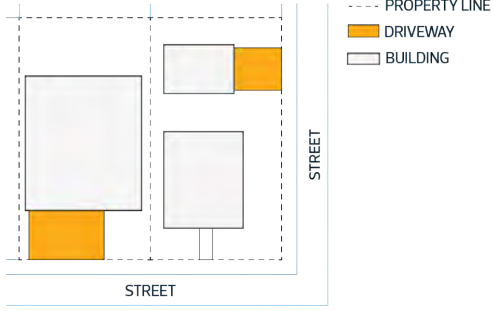
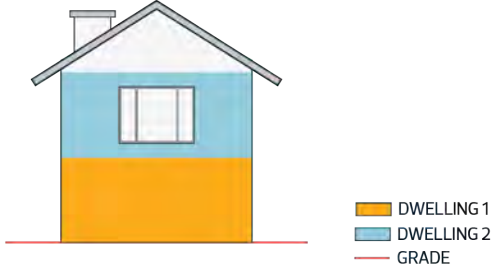
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Cluster Housing</b></p>	<p>means a housing arrangement consisting of 2 or more principal residential buildings, other than Backyard Housing, on a Site that includes common property, such as communal Parking Areas, private roadways, Pathways, Amenity Areas, or maintenance areas that are shared.</p> 	<p><b>Multi-unit Project Developments</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, R.S.A. 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. The definition excludes Backyard Housing to make clear that regulations related to cluster housing do not apply to backyard housing.</p>
<p><b>Collector Road</b></p>	<p>means a Street that primarily provides neighbourhood travel between Local Roads and Arterial Roads and may also include direct vehicle access to Abutting Sites.</p>	<p>-</p>	<p>-</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="https://maps.edmonton.ca">maps.edmonton.ca</a>.</p>
<p><b>Commercial Frontage</b></p>	<p>means a development that has non-Residential Uses located at ground level and oriented towards the Street.</p> <p>Where described as a Modifier in a regulation, this is represented with the letters “cf” on the Zoning Map.</p>	<p>-</p>	<p>-</p>	<p><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.</p>
<p><b>Commercial Vehicle</b></p>	<p>means a vehicle that is intended or designed for commercial purposes or is used for commercial purposes.</p>	<p>-</p>	<p>-</p>	<p><b>New definition</b> This definition is transferred from S.45.2, which is currently written as a regulation in Zoning Bylaw 12800.</p>
<p><b>Common Amenity Area</b></p>	<p>means an Amenity Area that provides communal space for the active or passive recreation and enjoyment of all occupants of a Residential development.</p>	<p><b>Common Amenity Area</b></p>	<p>means communal space provided for the active or passive recreation and enjoyment of all occupants of a residential development.</p>	<p><b>Transferred</b> This definition is proposed to be maintained.</p>
<p><b>Comprehensive Sign Design Plan</b></p>	<p>means a comprehensive conceptual plan for Signs that specifies the Use, size, type, illumination, Height, design, location, and number of Signs proposed on a building or Site.</p> <p>A Comprehensive Sign Design Plan does not approve the development of a Sign.</p>	<p>-</p>	<p>-</p>	<p><b>New Definition</b> Development Permits for Comprehensive Sign Design Plan are required for certain types of developments, but the term is not currently defined. The definition adds clarity to this permit requirement.</p>

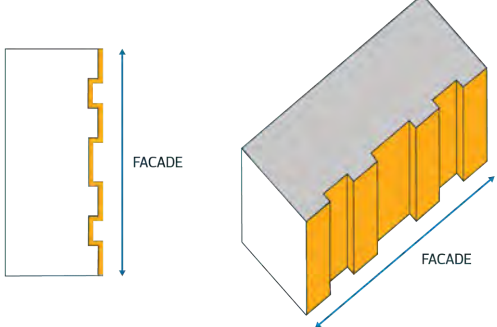
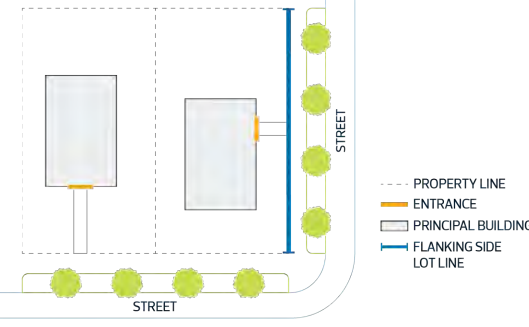
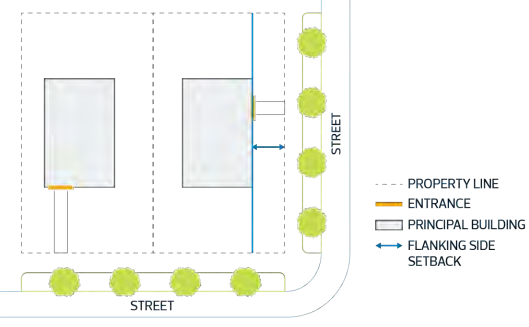
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Copy</b>	means the letters, graphics or characters that make up the message on the Sign face.	<b>Copy</b>	means the letters, graphics or characters that make up the message on the Sign face.	<b>Transferred</b> This definition is proposed to be maintained.
<b>Corner Lot</b>	<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 Section 5.130.</li> </ol> 	<b>Corner Lot</b>	<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>	<b>Revised</b> This definition is proposed to be maintained with updates to language to improve readability.
<b>Corner Site</b>	<p>means a Site where at least 1 Lot is a Corner Lot.</p> 	<b>Corner Site</b>	<p>means an area of land consisting of one or more adjacent Lots where at least one Lot is:</p> <ol style="list-style-type: none"> <li>located at the intersection of two public roadways, other than Lanes; or</li> <li>abuts a public roadway, other than a Lane, which changes direction at any point where it abuts the Site;</li> </ol> <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>	<b>Revised</b> This definition is proposed to be maintained with updates to language to improve readability.
<b>Council</b>	means the Council of the Municipal Corporation of the City of Edmonton.	<b>Council</b>	means the Council of the Municipal Corporation of the City of Edmonton;	<b>Transferred</b> This definition is proposed to be maintained.

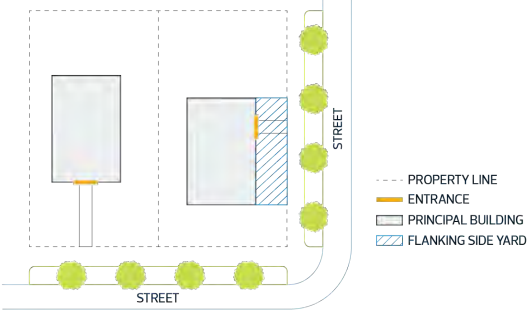
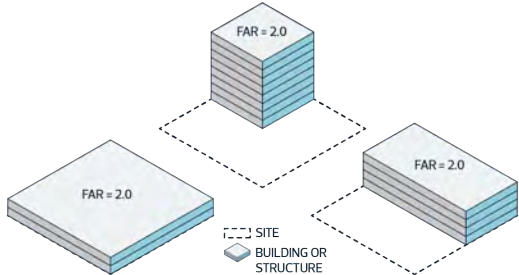
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Dangerous Goods</b>	means products, materials or substances that are: <ul style="list-style-type: none"> <li>a. regulated by the Transportation of Dangerous Goods Regulations SOR/2001-286, as amended; or</li> <li>b. classified as controlled products under the Hazardous Products Regulations SOR/2015-17, as amended,</li> </ul> and are produced, processed, handled, stored, used, or disposed of on a Site.	<b>Dangerous Goods</b>	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.	<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.
<b>Density</b>	means, when used in reference to Residential development, the number of Dwellings on a Site, expressed as Dwellings per hectare.  Density is calculated by dividing the number of Dwellings on a Site by the Site's area. For the purposes of calculating Density for Lodging Houses and Supportive Housing, each Sleeping Unit is considered a Dwelling.	<b>Density</b>	means, when used in reference to Residential and Residential- Related development, the number of Dwellings on a Site expressed as Dwellings per hectare;	<b>Revised</b> The sleeping unit density calculation is proposed to be transferred out of the dwelling definition into this definition..
<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.

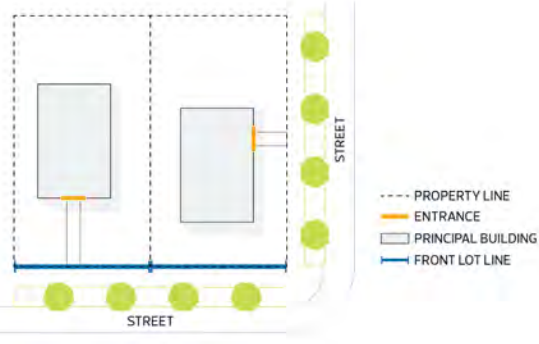
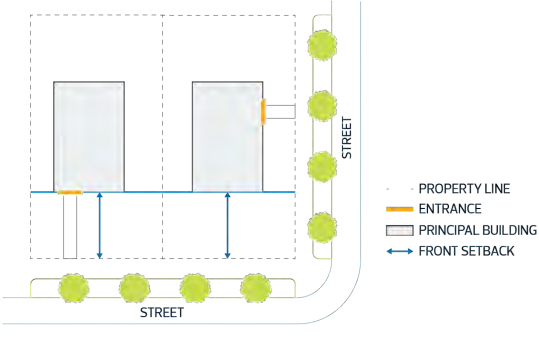
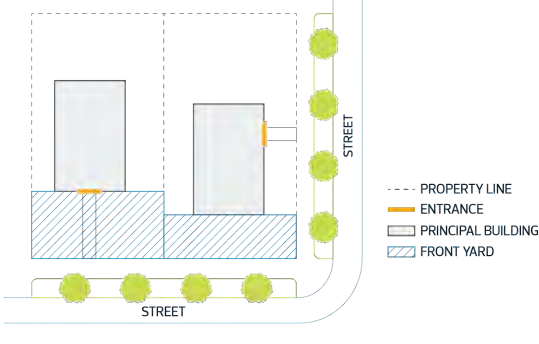
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Discretionary Development</b>	means a development that meets the criteria in Subsection 3.4 of Section 7.110 of this Bylaw.	-	-	<b>New Definition</b> This definition is proposed to distinguish this term from Discretionary Uses.
<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> 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.
<b>Drive-through Services</b>	means an activity associated with a Use that requires 1 or more inbound or outbound queuing spaces, and provides rapid customer service to people within a motor vehicle.	-	-	<b>New definition</b> This definition is new and describes the portion of any business that includes drive-through service.  This will be used to regulate parts of the development such as the drive-through aisle.



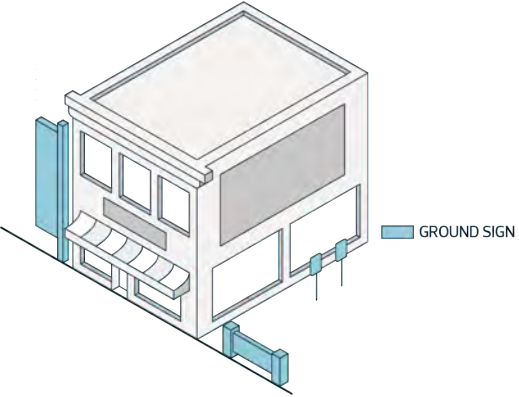
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Driveway</b></p>	<p>means an area that provides vehicle access to the Garage or Parking Area of a small scale Residential development from a Street, Alley, or private roadway. A Driveway does not include a Pathway.</p>  <p>The diagram shows a property line (dashed line) enclosing two buildings (grey rectangles). A driveway (orange rectangle) leads from a street (labeled 'STREET') to a garage area (orange rectangle) attached to one of the buildings. A legend indicates: PROPERTY LINE (dashed line), DRIVEWAY (orange), and BUILDING (grey).</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>Revised</b> This definition is proposed to be maintained with updates to language and 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 levels above ground level. The bottom level is labeled 'DWELLING 1' (orange) and the top level is labeled 'DWELLING 2' (blue). A red line indicates the 'GRADE'. A legend indicates: DWELLING 1 (orange), DWELLING 2 (blue), and GRADE (red).</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>
<p><b>Dwelling</b></p>	<p>means a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, living room, 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.</p>	<p><b>Dwelling</b></p>	<p>means a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is suitable for permanent residence for a single Household; or</p> <p>a Sleeping Unit, for the purposes of calculating Density for Supportive Housing or Lodging House Uses;</p>	<p><b>Revised</b> This definition is proposed to be maintained with updates to language to improve clarity. <i>In response to engagement feedback, living room has been added back into the definition, with the understanding that some dwellings may accommodate one or more of these activities in a single room.</i></p>
<p><b>Environmental Protection and Enhancement Act</b></p>	<p>means the Environmental Protection and Enhancement Act, R.S.A. 2000, c. E-12, as amended.</p>	<p>-</p>	<p>-</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>
<p><b>External Illumination</b></p>	<p>means an external light source directed to illuminate the exterior surface of a Sign.</p>	<p>-</p>	<p>-</p>	<p><b>New definition</b></p>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Facade</b></p>	<p>means any exterior outward face of a building measured from corner to corner.</p> 	<p><b>Façade</b></p>	<p>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.</p>	<p><b>Revised</b> This definition is proposed to be revised with updates to language. <i>In response to engagement feedback, a diagram has been added for clarity.</i></p>
<p><b>Fence</b></p>	<p>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.</p>	<p><b>Fence</b></p>	<p>means a structure constructed at ground level, used to prevent or restrict passage, provide visual screening, noise attenuation, Landscaping, or to mark a boundary.</p>	<p><b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.</p>
<p><b>Flag</b></p>	<p>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 or emblem of a country, province, territory, municipality, or institution.</p>	<p>-</p>	<p>-</p>	<p><b>New definition</b> This definition is required in order to exempt country and institutional flags from requiring a development permit.</p>
<p><b>Flag Sign</b></p>	<p>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 Banner Signs.</p>	<p>-</p>	<p>-</p>	<p><b>New definition</b> This definition is new and required to exempt flag signs from requiring a development permit in certain contexts.</p>
<p><b>Flanking Side Lot Line</b></p>	<p>means a Lot line, other than a Front Lot Line, that Abuts a Street on a Corner Site.</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> This proposed definition distinguishes a side lot line facing a street from a side lot line facing a property.</p>
<p><b>Flanking Side Setback</b></p>	<p>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.</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> This proposed definition distinguishes a side setback facing a street from an interior side setback facing a property on a corner site.</p>

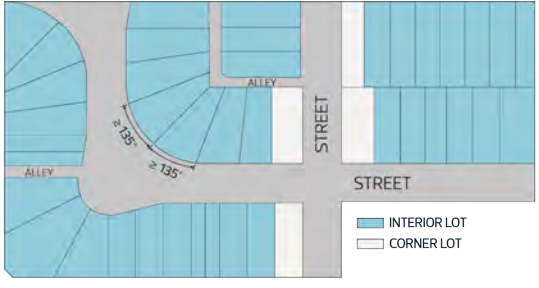
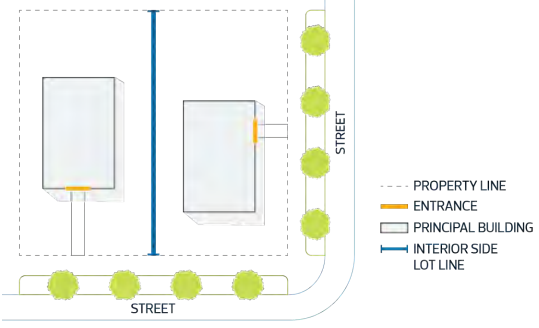
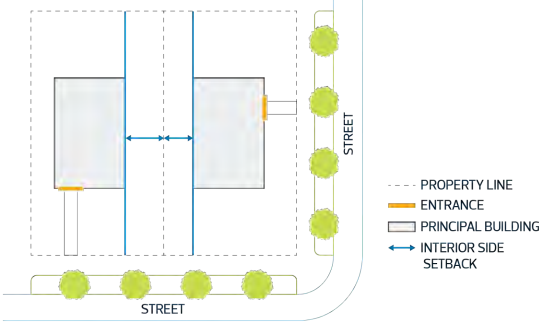
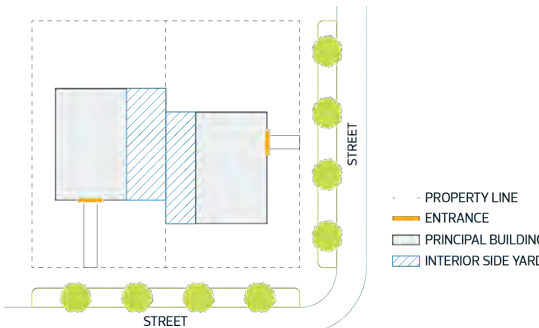
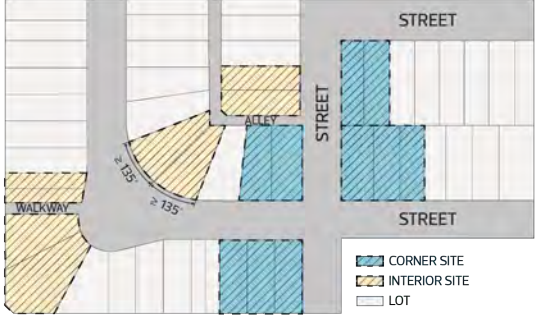
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Flanking Side Yard</b></p>	<p>means the portion of a Site Abutting the Flanking Side Lot Line, extending between the Front Yard and the Rear Yard and located between the Flanking Side Lot Line and the nearest wall of the principal building, not including projections.</p>  <p>The diagram shows a rectangular lot with a dashed line for the 'PROPERTY LINE'. A yellow line indicates the 'ENTRANCE'. A grey rectangle represents the 'PRINCIPAL BUILDING'. A blue hatched area between the building and the right 'STREET' is labeled 'FLANKING SIDE YARD'. The front and back boundaries are also labeled '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>Revised</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 and Drive Aisles within Parkades;</li> <li>areas used for Bike Parking Spaces located within a building;</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 a dashed line boundary. Three buildings are shown on the site, each labeled 'FAR = 2.0'. A legend indicates 'SITE' and 'BUILDING OR STRUCTURE'.</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>Revised</b> This definition is proposed to be revised in the following ways:</p> <ul style="list-style-type: none"> <li>Updates to language to improve clarity.</li> <li>Walkways required by the Development Planner are proposed to be removed from the definition because there are no requirements to provide indoor Walkways in the proposed Bylaw.</li> <li>The FAR acronym is proposed to be added to the definition as Floor Area Ratio is often referred to as FAR.</li> <li>Addition of indoor bike parking spaces to the list of features excluded from FAR to encourage this type of development.</li> </ul>

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> <ol style="list-style-type: none"> <li>the Lot line separating a Lot from an Abutting Street;</li> <li>in the case of a Corner Lot, the Front Lot Line is the shorter of the Lot lines Abutting a Street;</li> <li>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 Section 5.130, and the 2 points at the endpoints of that Lot line; or</li> <li>in the case of a Reverse Housing development, the Front Lot Line means the shortest Lot line that is furthest from and opposite the Lot line Abutting the Alley.</li> </ol> 	<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.
<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.
<b>Front Yard</b>	<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> 	<b>Front Yard</b>	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;	<b>Transferred</b> This definition is proposed to be maintained with minor language updates to improve clarity

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Frontage</b>	<p>means:</p> <ul style="list-style-type: none"> <li>a. where used with reference to buildings, the total linear distance measured along the length of all Facades facing a Street; or</li> <li>b. where used with reference to Sites or Lots, the total linear distance measured along the length of all Lot lines that Abut a Street.</li> </ul>	<b>Frontage</b>	<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>Revised</b> This definition is proposed to be revised to align with how Frontage is referenced in the draft bylaw in different scenarios and to improve clarity.</p>
<b>Garage</b>	<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>	<b>Garage</b>	<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>
<b>Grade</b>	<p>means a geodetic elevation from which the Height of a building or structure is measured, calculated in compliance with Section 5.70.</p>	<b>Grade</b>	<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>
<b>Green Building</b>	<p>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.</p>	<b>Green Buildings</b>	<p>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;</p>	<p><b>Transferred</b> This definition is proposed to be maintained.</p>
<b>Green Parking Lot</b>	<p>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.</p> <p>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.</p>	<b>Green Parking Lots</b>	<p>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;</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 Roof</b>	<p>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.</p> <p>“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.</p>	<b>Green Roof</b>	<p>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;</p>	<b>Transferred</b> This definition is proposed to be maintained.
<b>Grocery Store</b>	<p>means an Indoor Sales and Service business that primarily sells a range of fresh or packaged food products in a retail store. Other household items may also be sold.</p>	-	-	<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>	<p>means the first Storey.</p>	-	-	<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>	<p>means a Sign supported independently of a building.</p> 	<b>Freestanding Signs</b>	<p>means a Sign supported independently of a building.</p>	<b>Revised</b> This definition is proposed to be revised with a new name.
<b>Hard Surfaced</b>	<p>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.</p>	<b>Hardsurfaced</b>	<p>means the ground is covered with a durable, dust-free material constructed of impermeable or permeable concrete, asphalt, pavers, or similar material</p>	<b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.
<b>Height</b>	<p>means a vertical distance between 2 points.</p> <p>Where described as a Modifier in a regulation, this is represented as the letter “h” and a number on the Zoning Map.</p>	<b>Height</b>	<p>means a vertical distance between 2 points.</p>	<b>Revised</b> This definition is proposed to be revised to include how a height modifier would be represented on the Zoning Map.

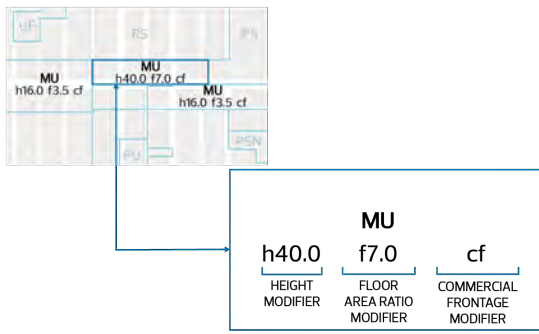
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Hen Enclosure</b>	means an Accessory building designed for hen keeping and may include a hen coop consisting of an enclosed covered shelter for hens, and/or a hen run consisting of an enclosed 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 up to 6 non-resident 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>Revised</b> This definition is revised to align with Provincial requirements and clarify the intended scale and intensity of home based child care operations.
<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.
<b>Inclusive Bike Parking</b>	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.	-	-	<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.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<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>
<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, and located between the Interior Side Lot Line and the nearest wall of the principal building, not including projections.</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 Street.</p>
<p><b>Interior Site</b></p>	<p>means a Site other than a Corner Site.</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>



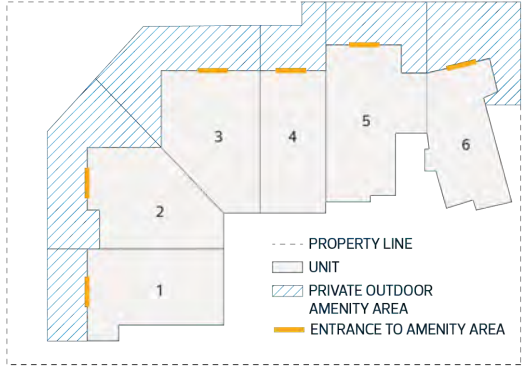
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Landscape Buffer</b>	means a Landscaped area where additional planting is required to provide screening or minimize building massing, privacy impacts, or a Nuisance.	-	-	<b>New definition</b> This definition is added for clarity.
<b>Landscaping</b>	<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> <ul style="list-style-type: none"> <li>a. soft landscaping elements such as trees, shrubs, plants, lawns, gardens, and ornamental plantings;</li> <li>b. decorative Hard Surfacing elements in the form of patios, Pathways, and paths consisting of materials such as bricks, pavers, shale, crushed rock, or other suitable materials, excluding monolithic concrete and asphalt; and</li> <li>c. architectural elements such as decorative Fencing, walls, and sculpture.</li> </ul> <p>Landscaping does not include decorative Hard Surfacing used for, or contained within, Parking Areas, Driveways, or vehicle access areas.</p>	<b>Landscaping</b>	<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> <ul style="list-style-type: none"> <li>a. soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings;</li> <li>b. decorative hardsurfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and</li> <li>c. architectural elements such as decorative Fencing, walls and sculpture;</li> </ul>	<b>Revised</b> This definition is revised with minor updates to clarify that decorative hard surfacing contained in driveways is not considered landscaping.
<b>Local Road</b>	means a Street that primarily provides direct access to <b>Abutting</b> Sites and serves neighbourhood travel. Local Roads include service roads.	-	-	<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="https://maps.edmonton.ca">maps.edmonton.ca</a> .
<b>Lodging House</b>	means a building, or part of a building, containing 4 or more Sleeping Units and each Sleeping Unit is rented individually. A Lodging House does not provide on-Site or off-Site social, physical, or mental health supports.	<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>	<b>New general definition</b> This definition is proposed to be revised from a use definition to a general definition.

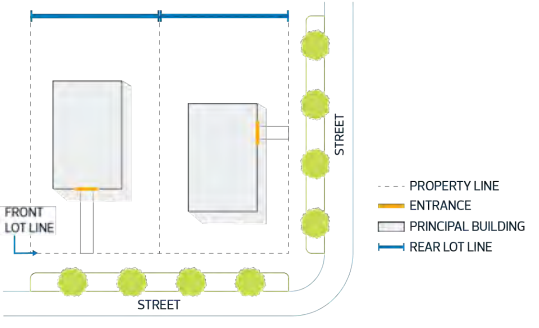
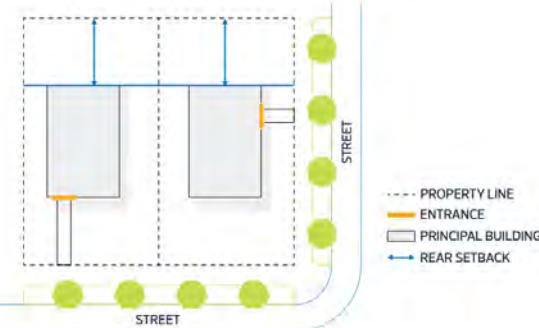
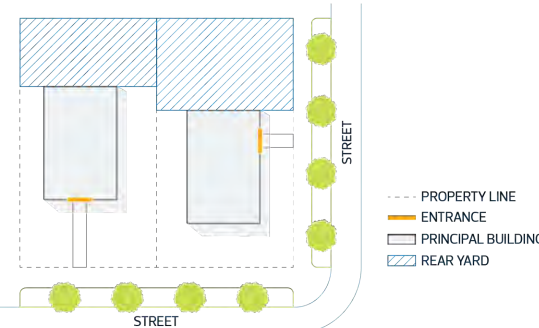
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Logo</b>	means a readily identifiable symbolic representation used exclusively by an individual company or person to simplify product or business recognition which contains no additional advertising 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.	<b>Revised</b> This definition is revised by shortening the term.
<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 or cages.	-	-	<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: <ul style="list-style-type: none"> <li>a. a quarter section;</li> <li>b. a river lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;</li> <li>c. a settlement lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;</li> <li>d. a part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or</li> <li>e. a part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.</li> </ul>	<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>Lot Width</b>	means the horizontal distance between the side Lot lines measured 9.0 m from the Front Lot Line.	-	-	<b>New definition</b> This definition is proposed to support regulations in the Zoning Bylaw that reference lot width.
<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>- building or Podium placement close to the Street;</li> <li>- orienting buildings and main entrances towards the Street;</li> <li>- high quality building design that provides visual interest, weather protection, and articulation to minimize the perception of massing;</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.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Mass Transit Station</b></p>	<p>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.</p> <p>Typical examples include LRT stops and stations, transit centres or other major stops served by mass transit routes.</p>	<p><b>Transit Centre</b></p>	<p>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.</p>	<p><b>New definition</b> A new definition is proposed for “Mass Transit Station” to align with statutory plans.</p>
<p><b>Message Duration</b></p>	<p>means the period of time Digital 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 particular 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.</p>
<p><b>Multi-unit Housing</b></p>	<p>means a building that contains:</p> <ol style="list-style-type: none"> <li>1 or more Dwellings combined with at least 1 Use other than Residential or Home Based Business; or</li> <li>any number of Dwellings that do not conform to any other definition in the Zoning Bylaw.</li> </ol> <p>Typical examples include stacked row housing, apartments, and housing in a mixed-use building.</p>	<p><b>Multi-unit Housing</b></p>	<p>means development that consists of:</p> <ol style="list-style-type: none"> <li>three or more principal Dwellings arranged in any configuration and in any number of buildings; or</li> <li>any number of Dwellings developed in conjunction with a Commercial Use where allowed in the Zone.</li> </ol>	<p><b>New general definition</b> Replaces the Multi-unit Housing use definition with a general definition.</p>
<p><b>Municipal Government Act</b></p>	<p>means the Municipal Government Act, R.S.A. 2000, c.M-26, as amended.</p>	<p>-</p>	<p>-</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>
<p><b>Mural</b></p>	<p>means a piece of artwork located on a wall, including a painting, fresco, frieze, photograph, picture, image, illustration, or graphic presentation that does not contain advertising in any form. It does not contain Digital Copy.</p>	<p>-</p>	<p>-</p>	<p><b>New Definition</b> This definition is required in order to exempt these from requiring a development permit.</p>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Mural Sign</b>	means a Wall Sign that is a piece of artwork, including a painting, fresco, frieze, photograph, picture, image, illustration, or graphic presentation that includes <b>advertising</b> . It does not contain Digital Copy.	-	-	<b>New Definition</b> This definition is required in order to exempt these types of signs from requiring a development permit <b>under certain conditions</b> .
<b>Natural Area Management Plan</b>	means a document that ensures all responsibilities and actions necessary to support the conservation, preservation or restoration of a protected natural area.	<b>Natural Area Management Plan</b>	means a document formulated to ensure that all responsibilities and actions necessary to support the conservation, preservation or restoration of a Natural Area.	<b>Transferred</b> This definition is proposed to be maintained with updates to improve clarity.
<b>Nuisance</b>	means the external impact caused by an activity that is reasonably likely to interfere with the use and enjoyment of an individual's property, due to: <ul style="list-style-type: none"> <li>a. the frequency, time of day and day of the week the activity occurs;</li> <li>b. the proximity of the activity to neighbouring properties;</li> <li>c. the nature and use of the surrounding area; or</li> <li>d. the effects of the activity on the surrounding area.</li> </ul> <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>	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.	<b>Revised</b> This definition is proposed to be maintained with updates to formatting and language to improve clarity.
<b>Off-Premises Advertising</b>	means Copy that relates to a business, <b>activity or organization</b> that does not have a 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.	<b>Off-Premises Advertising</b>	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.	<b>Revised</b> This definition is proposed to be maintained with updates to language to improve clarity. <b>Wording has been added to align with the on-premises advertising definition.</b>
<b>On-Premises Advertising</b>	means Copy that relates only to a business, activity or organization that has a Development Permit to operate on the Site where the Sign is located.	<b>On-Premises Advertising</b>	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.	<b>Revised</b> This definition is proposed to be maintained with updates to language to improve clarity.
<b>Overlay</b>	means additional development regulations superimposed on specific areas of the Zoning Map that supersede or add to the development regulations of the underlying Zone.	<b>Overlay</b>	means additional development regulations superimposed on specific areas of the Zoning Map, which supersede or add to the development regulations of the underlying Zone;	<b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.
<b>Parkade</b>	means a structure that includes 1 or more Parking Areas and 1 or more Drive Aisles and which may be composed of multiple levels above or below ground. It does not include a Surface Parking Lot.	<b>Above Ground Parkade</b>	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;	<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, a Driveway, 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 that: a. occupies a greater Floor Plate than the rest of the Tower; and b. does not exceed 6 Storeys in Height, unless otherwise specified in a Zone.	-	-	<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 provide flexibility in podium height where a zone specifies otherwise.
<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.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Privacy Screen</b>	<p>means a structure located on a Platform Structure or Rooftop Terrace that provides a visual barrier by obscuring sightlines from Abutting Sites, Streets or Alleys.</p> <p>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.</p>	<b>Privacy Screening</b>	<p>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.</p>	<b>Revised</b> This definition is revised to distinguish a privacy screen from a fence and to clarify that a privacy screen is a structure.
<b>Private Outdoor Amenity Area</b>	<p>means an Amenity Area that provides outdoor 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. This definition includes private balconies.</p> 	<b>Private Outdoor Amenity Area</b>	<p>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;</p>	<b>Revised</b> This definition is proposed to be revised with minor updates to language to improve clarity.
<b>Public Amenity Area</b>	<p>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.</p>	<b>Public Amenity Space</b>	<p>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.</p>	<b>Revised</b> This definition is proposed to be renamed to clarify that public amenity space is a type of Amenity Area.
<b>Public Park and Ride Facility</b>	<p>means a Surface Parking Lot or Parkade owned by the City of Edmonton that is intended to serve a Mass Transit Station, where drivers leave their vehicles in order to take public transit.</p>	-	-	<b>New definition</b> To distinguish publicly-owned park and ride facilities from private operations.
<b>Public Space</b>	<p>means space that is part of an establishment and 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, bathrooms, or food or drink preparation areas.</p>	<b>Public Space</b>	<p>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.</p>	<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>	<p>means the Railway (Alberta) Act, R.S.A. 2000, c. R-4, as amended.</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.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Rear Lot Line</b></p>	<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>  <p>The diagram shows a lot with a principal building and an entrance. The front lot line is indicated by a dashed line. The rear lot line is indicated by a solid blue line. The property line is shown as a dashed line. The street is shown at the bottom and right. A legend identifies: PROPERTY LINE (dashed line), ENTRANCE (orange line), PRINCIPAL BUILDING (grey rectangle), and REAR LOT LINE (solid blue line).</p>	<p><b>Rear Lot Line</b></p>	<p>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;</p>	<p><b>Transferred</b> This definition is proposed to be maintained with minor updates to language to improve clarity.</p>
<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>The diagram shows a lot with a principal building and an entrance. The rear setback is indicated by a blue double-headed arrow between the building and the rear lot line. The property line is shown as a dashed line. The street is shown at the bottom and right. A legend identifies: PROPERTY LINE (dashed line), ENTRANCE (orange line), PRINCIPAL BUILDING (grey rectangle), and REAR SETBACK (blue double-headed arrow).</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, and located between the Rear Lot Line and the nearest wall of the principal building, not including projections or Backyard Housing.</p>  <p>The diagram shows a lot with a principal building and an entrance. The rear yard is indicated by a hatched area between the building and the rear lot line. The property line is shown as a dashed line. The street is shown at the bottom and right. A legend identifies: PROPERTY LINE (dashed line), ENTRANCE (orange line), PRINCIPAL BUILDING (grey rectangle), and REAR YARD (hatched area).</p>	<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>Revised</b> This definition is proposed to be revised by excluding backyard housing, which is considered a principal building in the new bylaw.</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>

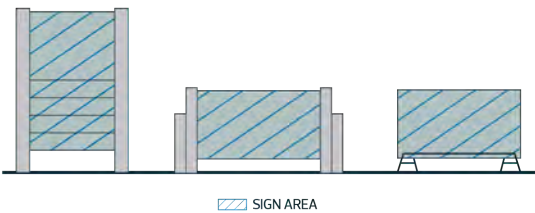
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Reduced Setback Development</b></p>	<p>means a housing arrangement of Single Detached Housing, Semi-detached Housing, or Row Housing that is developed on a Site where 1 Interior Side Setback is reduced up to a minimum of 0.6 m. This does not include Cluster Housing. A Reduced Setback Development must not also be a Zero Lot Line Development. This housing arrangement may only be used where regulations specific to it are contained in the applicable Zone.</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>
<p><b>Religious Assembly</b></p>	<p>means a Community Service development used for worship and related religious activities. Typical activities include chapels, churches, convents, gurdwara, monasteries, mosques, parish halls, synagogues, and temples.</p>	<p><b>Religious Assembly</b></p>	<p>means development used for worship and related religious, philanthropic or social activities and includes Accessory rectories, manses, meeting rooms, food preparation and service facilities, classrooms, dormitories and other buildings. Typical Uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries. This Use does not include Private Education Services, Public Education Services, and Commercial Schools, even as Accessory Uses.</p>	<p><b>New general definition</b> Replaces the Religious Assembly Use with a general definition. This definition is proposed in order to apply a specific regulation to Religious Assemblies in the PS and PSN Zones.</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 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, 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 (A) Alternative Jurisdiction Zone.</p>
<p><b>Retaining Wall</b></p>	<p>means a structure constructed to support and resist lateral pressure in order to retain earth, rocks, water or similar materials.</p>	<p><b>Retaining Wall</b></p>	<p>means a structure constructed to support and resist lateral pressure in order to retain earth, rocks, water or similar materials.</p>	<p><b>Transferred</b> This definition is proposed to be maintained.</p>

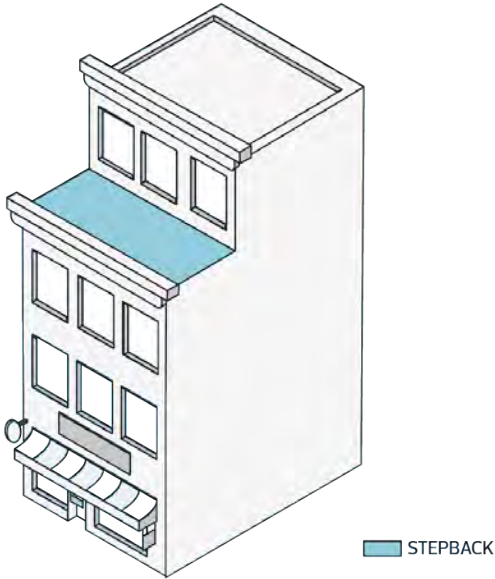
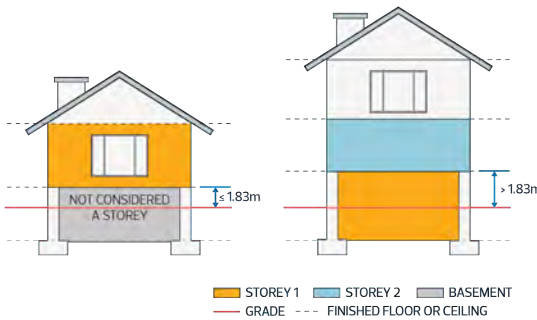
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<p><b>Reverse Housing</b></p>	<p>means a housing arrangement of Single Detached Housing, Semi-detached Housing, Duplex Housing or Row Housing that is developed on a Site that fronts onto an open space and does not front onto a Street or Alley. Vehicle access is provided from an Alley.</p> 	<p><b>Reverse Housing</b></p>	<p>means a development on a Site that does not front onto a public roadway and vehicular access is provided from a public Lane.</p>	<p><b>Revised</b> This definition is proposed to be maintained with updates to language to improve clarity.</p>
<p><b>Rezoning Amendment</b></p>	<p>means the process of changing a property's Zone by amending the Zoning Map to modify development rights, subject to the approval of Council.</p>	<p>-</p>	<p>-</p>	<p><b>New definition</b> This term existed in the previous Bylaw but remained undefined. New term added to improve clarity.</p>
<p><b>Roof Sign</b></p>	<p>means a Sign installed against, on, or above a roof, or on or above the parapet of a building.</p>	<p><b>Roof Signs</b></p>	<p>Roof Signs means a Sign erected upon, against, or above a roof, or on top of or above, the parapet of a building.</p>	<p><b>Transferred</b> This general definition is proposed to be maintained with minor updates to improve clarity.</p>
<p><b>Rooftop Terrace</b></p>	<p>means a structure located on a roof of a building that is intended for use as an outdoor Amenity Area that may be surrounded by guardrails, parapet walls or similar features 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>	<p><b>Rooftop Terrace</b></p>	<p>means an elevated structure intended for use as an outdoor Amenity Area that may be surrounded by guardrails, parapet walls or similar features, and is located above:</p> <ul style="list-style-type: none"> <li>a. the uppermost Habitable Room;</li> <li>b. the uppermost Commercial Floor Area intended for occupancy; or</li> <li>c. in the case of an Accessory building other than a Garden Suite, any roof.</li> </ul> <p>This definition does not include a Platform Structure.</p>	<p><b>Revised</b> This definition is proposed to be simplified.</p>
<p><b>Row Housing</b></p>	<p>means a building that contains 3 or more principal Dwellings joined in whole or in part at the side, the rear, or the side and the rear, with none of the principal Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.</p>	<p><b>Row Housing</b></p>	<p>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.</p>	<p><b>New general definition</b> Replaces the Row Housing Use with a general definition. This definition is revised to include developments where row housing units are attached at the rear and not just at the side.</p>
<p><b>Safety Codes Act</b></p>	<p>means the Safety Codes Act, R.S.A. 2000, c. S-1, as amended.</p>	<p>-</p>	<p>-</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>

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<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 Service 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.
<b>Secondary Suite</b>	means a Dwelling that is subordinate to, and located within, a building in the form of 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.	<b>Secondary Suite</b>	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.	<b>New general definition</b> Replaces the Secondary Suite Use with a general definition This definition is proposed to be revised to remove the term "Accessory" because "Accessory" as a defined term can only be used for a building, use, or structure.
<b>Semi-detached Housing</b>	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. 	<b>Semi-detached Housing</b>	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.	<b>New general definition</b> Replaces the Semi-detached Housing Use with a general definition

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Sensitive Use</b>	<p>means, for the purposes of determining when a risk assessment is required, an activity or development where the acceptable <b>annual risk threshold</b> 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.</p>	-	-	<p><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 used by the City of Edmonton aligns with <b>Major Industrial Accidents Council of Canada standards</b>.</p>
<b>Setback</b>	<p>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.</p>	<b>Setback</b>	<p>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;</p>	<p><b>Transferred</b> This definition is proposed to be maintained with minor updates to improve clarity.</p>
<b>Short Term Bike Parking</b>	<p>means a convenient and publicly-accessible parking location for bicycles <b>that can be easily located from the main entrance of the building it serves</b>. Typical examples include bicycle racks or bicycle corrals.</p>	-	-	<p><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.</p>
<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 <b>Flags</b>, interior window displays of merchandise, or Signs painted on or attached to a motor vehicle <b>located</b> on a Street or Alley.</p> <p>Typical examples include: Freestanding Signs, Fascia Signs, Portable Signs, Projecting Signs, Banner Signs, placards, <b>Murals</b>, Mural Signs, 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>	<p><b>Transferred</b> This definition is proposed to be maintained with minor updates to improve clarity.</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 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>	<p><b>Transferred</b> This definition is proposed to be maintained.</p>

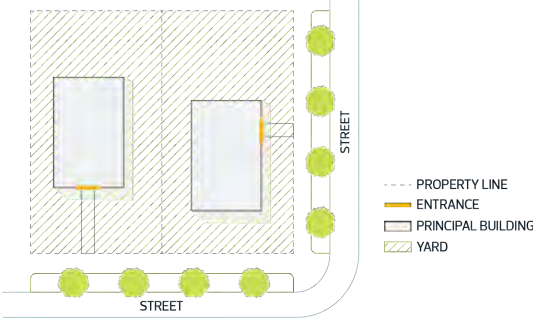
Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Sign Structure</b>	means any structure that supports a Sign, including materials used to conceal or improve the visual appearance of the structural parts.	<b>Sign Structure</b>	means any structure which supports a Sign, including materials used to conceal or improve the visual appearance of the structural parts;	<b>Transferred</b> This definition is proposed to be maintained with minor updates to improve clarity.
<b>Single Detached Housing</b>	means a building that contains 1 principal Dwelling and has direct access to ground level.	<b>Single Detached Housing</b>	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.	<b>New general definition</b> Replaces the Single Detached Housing Use with a general definition.
<b>Site</b>	means an area of land consisting of 1 or more Abutting Lots.	<b>Site</b>	means an area of land consisting of one or more abutting Lots;	<b>Transferred</b> This definition is proposed to be maintained with minor updates to improve clarity.
<b>Site Coverage</b>	<p>means the total horizontal 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>	<b>Revised</b> This definition is proposed to be maintained with updates to clarify that cantilevers are included in Site Coverage because they add Floor Area to a building.
<b>Site Depth</b>	means the distance between the mid-points of the Front Lot Line and the mid-points of the Rear Lot Line.	<b>Site Depth</b>	means the distance between the mid-points of the Front Lot Line and the mid-points of the Rear Lot Line.	<b>Transferred</b> This definition is proposed to be maintained.
<b>Site Width</b>	means the horizontal distance between the side boundaries of the Site measured 9.0 m from the Front Lot Line.	<b>Site Width</b>	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;	<b>Revised</b> This definition is proposed to be revised so that the site width is measured 9.0 m from the front lot line.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Sleeping Unit</b>	means a room in a residential building that is used for people to live, that is available through an accommodation agreement and is not self-contained. Sleeping Units have shared access to facilities such as cooking, dining, laundry, sanitary, or general living facilities in the same residential building. A Sleeping Unit provides accommodation for a maximum of 2 people.	<b>Sleeping Unit</b>	means a Habitable Room in a building used for Congregate Living in which the room is occupied by a person under any form of accommodation agreement providing remuneration for the room, and the room:  does not include provision for cooking or food preparation, except that: i. Sleeping Units may include limited food preparation facilities such as bar fridge, mini-sink, and microwave where Lodging Houses or Supportive Housing is a Permitted Use and where more than 12 Sleeping Units are allowed in a development; ii. may or may not be equipped with sanitary facilities; and iii. provides accommodation for a maximum of two persons.	<b>Revised</b> This definition is proposed to be maintained with updates to improve clarity.
<b>Soft Landscaping</b>	means Landscape materials that allow water infiltration and absorption into the ground to reduce stormwater runoff and to be capable of supporting living plants, such as trees, shrubs, flowers, grass, or other perennial ground cover. This does not include materials that prevent water infiltration or materials such as artificial turf, decking, bricks, and pavers.	-	-	<b>New Definition</b> This new definition clarifies that soft landscaping areas are intended to support vegetation growth, water infiltration and absorption. This definition corresponds with new regulations in the Landscaping Section that replace the maximum impermeable material area with a minimum soft landscaping requirement for small scale residential development. <b>Notes:</b> - This proposed change will limit the amount of artificial turf that could be used on a lot - Soft landscaping could include soil or soil covered by other materials such as mulch or decorative rock - Other materials that prevent water infiltration could include compacted crushed rock or gravel, or shale
<b>Statutory Plan</b>	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.	<b>Statutory Plan</b>	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.	<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>Stepback</b></p>	<p>means the horizontal distance a building Facade is stepped back from 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>
<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> 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> 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. This definition refers 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> 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 a building, or part of a building, containing 1 or more Sleeping Units or Dwellings that provide accommodations and on-Site or off-Site social, physical, or mental health supports to ensure an individual's daily needs are met.	<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 relocatable or removeable from a Site 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, unless otherwise specified in a Zone, 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.
<b>Treed Boulevard</b>	means the portion of a Street Abutting a Lot or sidewalk 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 revised to clarify that it does not refer to boulevards that run down the middle of a street.
<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 City of Edmonton to a person who has committed an offence under Section 7.200 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.



Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<b>Wall Sign</b>	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 eave line or roofline, or beyond the horizontal limits of the wall.	<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 Freestanding Use 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>	means a structure designed to retain a large volume of water, a minimum of 0.378 cubic metres.  Typical examples include swimming pools, skating rinks, ornamental ponds, hot tubs, whirlpools, and spas.	<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.
<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>	means the part of a Site unoccupied by any portion of a building or structure. A Yard is not a Setback.  	<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 Service 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, meal 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>This housing arrangement may only be used where regulations specific to it are contained in the applicable Zone.</b>	<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.

Proposed Term	Proposed New Definition	Current Term	Current Zoning Bylaw 12800 Definition	Notes / Rationale
<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 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>Zoning Map</b>	means the map identified in Section 1.20 of this Bylaw that specifies the Zones and Overlays 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. This activity will continue to be accommodated under the Home Based Business Use.
<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.

Current Term	Current Zoning Bylaw 12800 Definition	Notes/Rationale
<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. Portions of the Congregate Living definition have been incorporated into the Sleeping Units definition.
<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 h. "Waste = food" synergies	<b>Retired</b> This definition is specific to the Edmonton Energy and Technology Special Area Zones. It has been relocated to that Zone.
<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.

Current Term	Current Zoning Bylaw 12800 Definition	Notes/Rationale
<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. Section 5.50 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 Subdivision</b>	means an area designated RMH Zone under this Bylaw and subdivided by a registered plan into individual lots of Mobile Homes;	<b>Retired</b> 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.

Current Term	Current Zoning Bylaw 12800 Definition	Notes/Rationale
<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>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.
<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.

Current Term	Current Zoning Bylaw 12800 Definition	Notes/Rationale
<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>	<p>("Compliance Certificate") means a document which may be issued by a Development Officer, upon request and upon payment of the required fees, indicating that a building or buildings on a Site are located in accordance with the Setback regulations of this Bylaw or the Setbacks specified in Development Permits which may have been issued for the Site.</p> <p>A Compliance Certificate shall not operate as a Development Permit nor shall it approve any variance to the Setback regulations of this Bylaw not previously approved.</p>	<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.