

Mark-up and Rationale of Proposed Omnibus Text Amendments to Zoning Bylaw 20001: Q2 2024

Mark-up Categories

- Changes to Specific Terms** - Are changes to a specific word that occur multiple times throughout Zoning Bylaw 20001. For these changes, the word change will first be written, followed by the list of subsections the change will be applied to. Example:
Replace “abuts” with “Abuts” in the following sections:
6.1 Corner Lot, 6.1 Corner Site, 6.1 Double Fronting Site, 6.1 Frontage, 50.2.2, 53.3, 54.2 Schedule 1(A)(30), 59C.3.1(d), 71.3(d), 71.3(f)(iii), 72.2.5(c), 72.2.8(b), 72.2.8(c), 90.1, 90.2,
- Changes to Specific Regulations** - Are changes to a specific regulation. These will be identified using the following formatting standards:
Black Font - Existing text in Zoning Bylaw 20001
~~Strikethrough~~ - Proposed deletion from Zoning Bylaw 20001
Underline - Proposed addition to Zoning Bylaw 20001
- Changes to Diagrams, Illustrations, or Maps** - Are changes to or replacement of a diagram, illustration, or map. These will be identified using the following formatting standards:
X - A red 'X' is used to identify what is changing. If the entire image is covered by an 'X', it is being replaced by a new image, which will follow the image with the 'X'. If only a portion of the image is covered by an 'X', that 'X' depicts the general location of what is changing in the image, and the new image following the image with the 'X' will show the proposed change.

Changes to Specific Regulations

Table of Contents

#	Markup	Rationale
1	5.80 Parking, Access, and Site Circulation, <u>and Bike Parking</u>	Proposed amendment for the Table of Contents header for Section 5.80, to make clear that Section 5.80 contains regulations for bike parking.

Part 2

#	Markup	Rationale												
2	<p>2.20 RSF - Small Scale Flex Residential Zone</p> <p>4. Site and Building Regulations</p> <p>4.1. Development must comply with Table 4.1:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">Table 4.1. Site and Building Regulations</th> </tr> <tr> <th style="text-align: center;">Subsection</th> <th style="text-align: center;">Regulation</th> <th style="text-align: center;">Value</th> <th style="text-align: center;">Symbol</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Table 4.1. Site and Building Regulations				Subsection	Regulation	Value	Symbol					Proposed amendment to enable narrower lots on Sites on a Local Road that Abut an Alley, and Sites that have reverse housing, in the RSF Zone. This amendment is intended to enable a greater
Table 4.1. Site and Building Regulations														
Subsection	Regulation	Value	Symbol											

Site Width - Where the Site does not Abut an Alley			
4.1.1.	Minimum Site Width	7.5 m	A
Lot Width - Where the Site does not Abut an Alley			
4.1.2.	Minimum Lot Width for each attached principal Dwelling where the attached Dwellings are developed on separate Lots	5.0 m	B
<p>Diagram for Subsections 4.1.1 and 4.1.2</p> <p>The diagram illustrates an 'ABUTTING LOT' situated between a 'STREET' and an 'ALLEY'. It shows a 'PRINCIPAL BUILDING' with three 'FRONT ATTACHED GARAGE' units. Dimension 'A' represents the total width of the site, which is 7.5 meters. Dimension 'B' represents the width of each individual lot, which is 5.0 meters. A legend indicates that a dashed line represents the 'PROPERTY LINE', an orange line represents the 'GARAGE DOOR', and a grey rectangle represents the 'PRINCIPAL BUILDING'.</p>			

variety of small scale Residential in the RSF Zone.

Site Width - Where the Site Abuts an Alley			
4.1.3.	Minimum Site Width	7.0 m	C
<u>Unless the following applies:</u>			
<u>4.1.4.</u>	<u>Minimum Site Width on a Local Road or for Reverse Housing</u>	<u>5.5 m</u>	-
Lot Width - Where the Site Abuts an Alley			
4.1.45.	Minimum Lot Width for Row Housing internal Dwellings developed on separate Lots	3.6 m	D
4.1.56.	Minimum Lot Width for Semi-detached Housing or Row Housing end Dwellings developed on separate Lots	4.8 m	E
Diagram for Subsections 4.1.3, 4.1.45 and 4.1.56			

	<p style="text-align: center;">ALLEY</p> <p style="text-align: center;">STREET</p> <p style="text-align: center;">C E D E</p> <p style="text-align: right;"> - - - - PROPERTY LINE ——— GARAGE DOOR □ PRINCIPAL BUILDING ■ ACCESSORY BUILDING </p>	
<p>3</p>	<p>2.60 RR - Rural Residential Zone</p> <p>Residential Uses</p> <p>2.1. Home Based Business</p> <p>2.2. Residential, limited to:</p> <p style="padding-left: 40px;">2.2.1. Backyard Housing</p> <p style="padding-left: 40px;">2.2.2. Secondary Suite</p>	<p>Proposed amendment to list Supportive Housing as a permitted form of the Residential Use, to maintain previous development rights from Zoning Bylaw 12800.</p>

	<p>2.2.3. Single Detached Housing</p> <p>2.2.4. Supportive Housing</p>	
4	<p>2.70 MUN - Neighbourhood Mixed Use Zone</p> <p>3.2. Residential</p> <p>3.2.1. The Residential Use, where provided, must be on a Site that contains <u>with at least 1</u> non-Residential Uses s. other than a Sign Use.</p>	<p>Proposed amendment to ensure that Sign Uses are not used to satisfy the requirement that other Uses must be provided on Sites with the Residential Use.</p>
5	<p>2.70 MUN - Neighbourhood Mixed Use Zone</p> <p>3.17. Basic Service Uses must not be the only Use on a Site <u>be on a Site with at least 1 additional Use other than a Sign Use.</u></p>	<p>Proposed amendment to ensure that Sign Uses are not used to satisfy the requirement that other Uses must be provided on Sites with basic Service Uses.</p>
6	<p>2.80 MU - Mixed Use Zone</p> <p>3.16. Basic Service Uses must not be the only Use on a Site <u>be on a Site with at least 1 additional Use other than a Sign Use.</u></p>	<p>Proposed amendment to ensure that Sign Uses are not used to satisfy the requirement that other Uses must be</p>

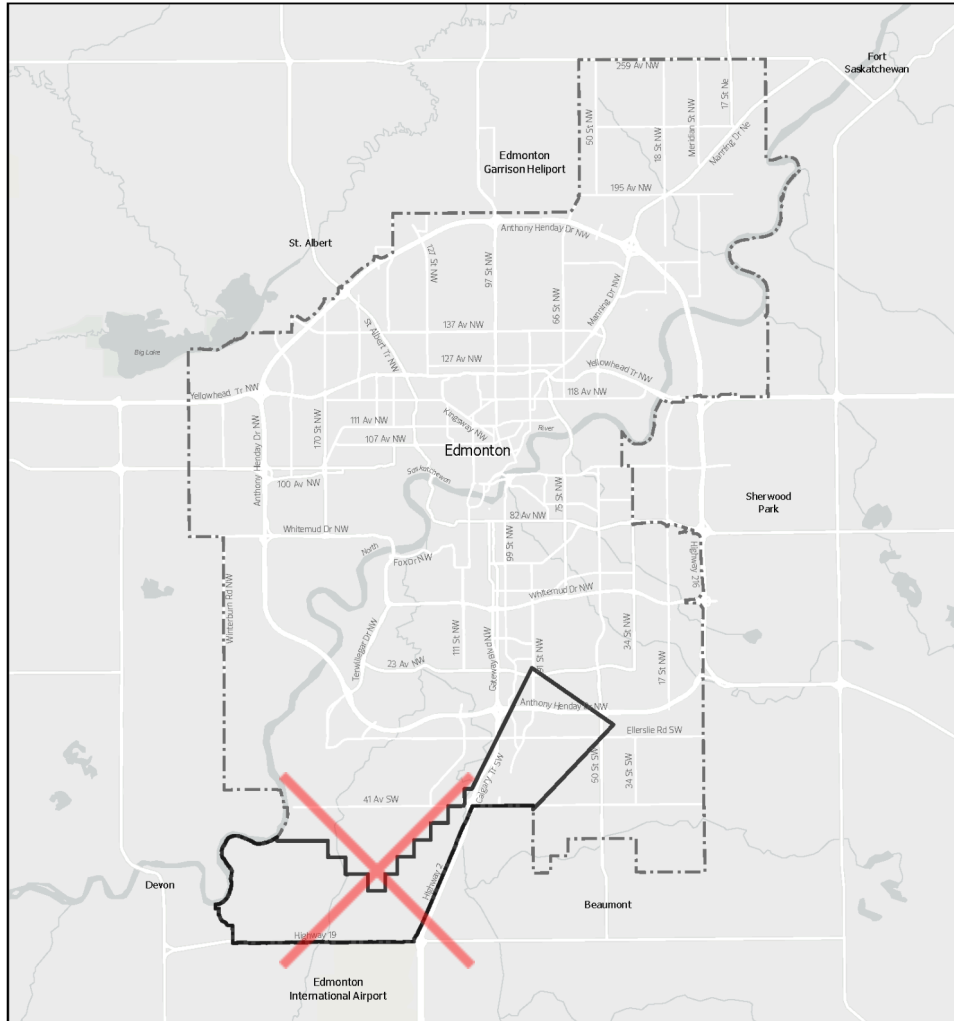
		provided on Sites with basic Service Uses.
7	<p>2.90 CN - Neighbourhood Commercial Zone</p> <p>3.16. Basic Service Uses must not be the only Use on a Site <u>be on a Site with at least 1 additional Use other than a Sign Use.</u></p>	Proposed amendment to ensure that Sign Uses are not used to satisfy the requirement that other Uses must be provided on Sites with basic Service Uses.
8	<p>2.100 CG - General Commercial Zone</p> <p>3.15.1. Recycling Drop-off Centres must not be the only Use on a Site <u>be on a Site with at least 1 additional Use other than a Sign Use.</u></p>	Proposed amendment to ensure that Sign Uses are not used to satisfy the requirement that other Uses must be provided on Sites with Recycling Drop-off Centres.
9	<p>2.110 CB - Business Commercial Zone</p> <p>3.13.1. Recycling Drop-off Centres must not be the only Use on a Site <u>be on a Site with at least 1 additional Use other than a Sign Use.</u></p>	Proposed amendment to ensure that Sign Uses are not used to satisfy the requirement that other Uses must be provided on Sites with Recycling Drop-off Centres.

<p>10</p>	<p>2.120 BE - Business Employment Zone</p> <p>2.11. Major Indoor Entertainment<u>Liquor Store</u></p> <p>2.12. Minor Indoor Entertainment<u>Major Indoor Entertainment</u></p> <p>2.13. Liquor Store<u>Minor Indoor Entertainment</u></p>	<p>Proposed amendment is to fix an alphabetization error.</p>
<p>11</p>	<p>2.180 PS - Parks and Services Zone</p> <p>4.2. Despite Subsection 6.1.4 of Section 7.100, the Development Planner may vary the maximum Height where necessary to accommodate features essential to the Use.</p>	<p>Proposed amendment for clarity and consistency.</p>
<p>12</p>	<p>2.190 PU - Public Utility Zone</p> <p>3.4. Parks must not be the only Use on a Site<u>be on a Site with at least 1 additional Use other than a Sign Use.</u></p>	<p>Proposed amendment to ensure that Sign Uses are not used to satisfy the requirement that other Uses must be provided on Sites with Parks.</p>
<p>13</p>	<p>2.200 UF - Urban Facilities Zone</p> <p>4.2. Despite Subsection 6.1.4 of Section 7.100, the Development Planner may vary the maximum Height where necessary to accommodate features essential to the Use.</p>	<p>Proposed amendment for clarity and consistency.</p>

<p>14</p>	<p>2.230 AG - Agriculture Zone</p> <p>Residential Uses</p> <p>2.2. Home Based Business</p> <p>2.3. Residential, limited to:</p> <p> 2.3.1. Backyard Housing</p> <p> 2.3.2. Secondary Suite</p> <p> 2.3.3. Single Detached Housing</p> <p> <u>2.3.4. Supportive Housing</u></p>	<p>Proposed amendment to list Supportive Housing as a permitted form of the Residential Use. Supportive Housing would only be allowed in the form of Single Detached Housing or Backyard Housing. This is intended to improve consistency on how Supportive Housing is listed in Zones that allow for Residential development, and to support more equitable housing.</p>
<p>15</p>	<p>2.230 AG - Agriculture Zone</p> <p>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:</p> <p> 5.1.1. where the only structures and buildings on the resulting Lot are an existing Dwelling and related Accessory buildings and structures; <u>The maximum size of this resulting Lot is 2.0 ha;</u></p>	<p>Proposed amendment to ensure the subdivision of agricultural land with only a Dwelling and related Accessory buildings and structures results in a Lot with a maximum area of 2.0 ha. This ensures that the farmstead lot is of an appropriate size while maximizing the balance of the</p>

	<p>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</p> <p>5.1.3. where the resulting Lot is to be developed for Essential Utilities.</p>	<p>subdivided lot is large enough for agricultural production and minimizing the fragmentation of Agricultural land.</p>
<p>16</p>	<p>2.270 APO - Airport Protection Overlay</p> <p><u>4. Appendixes</u></p>	<p>Proposed amendment to update the Airport Protection Overlay map boundary, to align with updated boundaries from the Province. This also includes numbering the Appendix header to align with how Appendix sections are labeled in the rest of the Bylaw.</p>

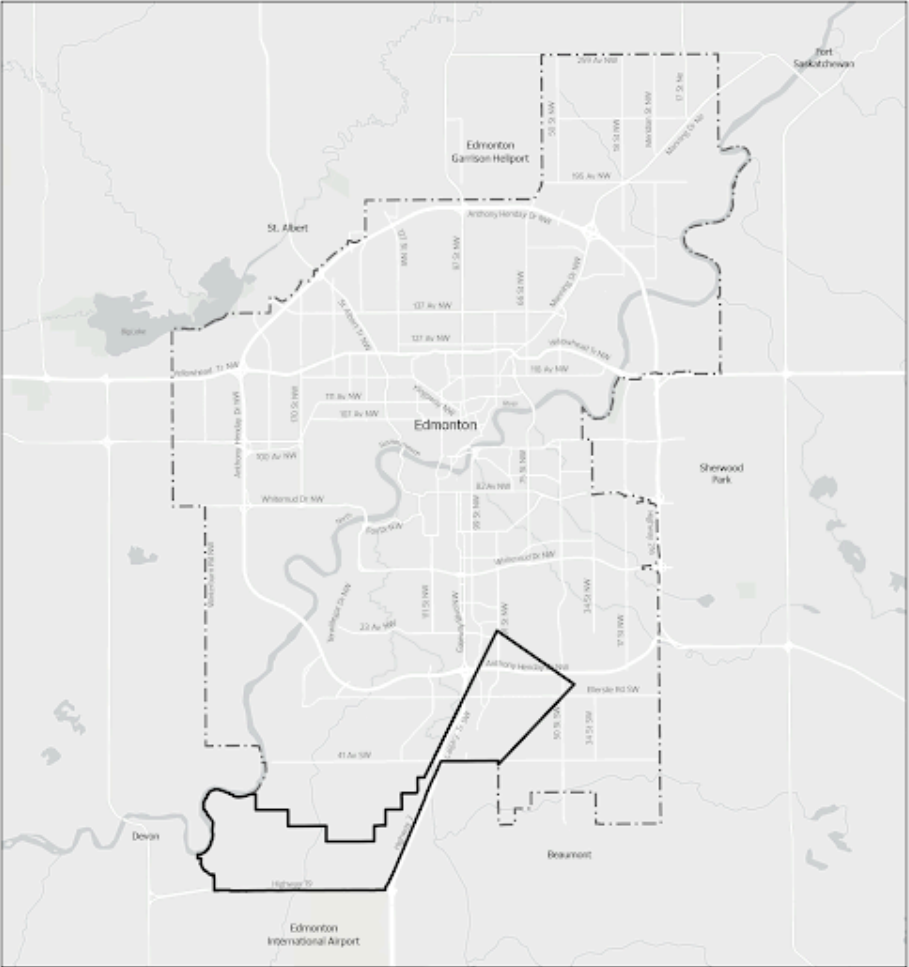
Appendix I: APO – Airport Protection Overlay Edmonton Airport Index Map



— EIA Airport Protection Overlay Boundary
- - - City of Edmonton Boundary



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



- EIA Airport Protection Overlay Boundary
- - - City of Edmonton Boundary



City of Edmonton
Urban Planning and Economy
Map Last Updated: April 2024

Part 3		
#	Markup	Rationale
17	<p>3.20 Downtown Special Area</p> <p>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.</p>	<p>Proposed amendment to fix a typographical error.</p>
18	<p>3.21 HDR - High Density Residential Zone</p> <p>3.2. Body Rub Centre</p> <p><u>3.3. Office Indoor Sales and Service</u></p> <p>3.34. <u>Office</u></p>	<p>Proposed amendment to ensure the previous discretionary uses in Zoning Bylaw 12800 are carried forward in Zoning Bylaw 20001. Zoning Bylaw 12800 listed 'Convenience Retail Stores' as a discretionary use. 'Convenience Retail Stores' are now included as part of the 'Indoor Sales and Service' Use. Due to the broader Use categories introduced through Zoning Bylaw 20001, adding Indoor</p>

		Sales and Services as a Use will expand development rights from what was allowed in Zoning Bylaw 12800.												
19	<p>3.40 Blatchford Special Area</p> <p>76. Appendices</p>	Proposed amendment to fix a numbering error.												
20	<p>3.42 BRH - Blatchford Row Housing Zone</p> <p>7.6. Garages or Hardsurfaced<u>Hard Surfaced</u> parking pads for a Residential Use that Abuts an Alley must:</p>	Proposed amendment is to fix a spelling error.												
21	<p>3.43 BLMR - Blatchford Low to Medium Rise Residential Zone</p> <p>5.1. Development must comply with Table 5.1:</p> <table border="1" data-bbox="296 1055 1402 1390"> <thead> <tr> <th colspan="3">Table 5.1. Density and Height Regulations</th> </tr> <tr> <th>Subsection</th> <th>Regulation</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">Density</td> </tr> <tr> <td>5.1.1.</td> <td>Minimum Density</td> <td>45 Dwellings/ha</td> </tr> </tbody> </table>	Table 5.1. Density and Height Regulations			Subsection	Regulation	Value	Density			5.1.1.	Minimum Density	45 Dwellings/ha	Proposed amendment to remove duplicate maximum density requirements, to be in alignment with the previous BLRM Zone regulations in Zoning Bylaw 12800.
Table 5.1. Density and Height Regulations														
Subsection	Regulation	Value												
Density														
5.1.1.	Minimum Density	45 Dwellings/ha												

	<table border="1"> <tr> <td>5.1.2.</td> <td>Maximum Density</td> <td>270 Dwellings/ha</td> </tr> <tr> <td>5.1.32.</td> <td>Maximum Density for Multi-unit Housing</td> <td>275 Dwellings/ha</td> </tr> <tr> <td colspan="3" style="text-align: center;">Height</td> </tr> <tr> <td>5.1.43.</td> <td>Minimum Height</td> <td>12.0 m</td> </tr> <tr> <td>5.1.54.</td> <td>Maximum Height</td> <td>23.0 m</td> </tr> </table>	5.1.2.	Maximum Density	270 Dwellings/ha	5.1.32.	Maximum Density for Multi-unit Housing	275 Dwellings/ha	Height			5.1.43.	Minimum Height	12.0 m	5.1.54.	Maximum Height	23.0 m	
5.1.2.	Maximum Density	270 Dwellings/ha															
5.1.32.	Maximum Density for Multi-unit Housing	275 Dwellings/ha															
Height																	
5.1.43.	Minimum Height	12.0 m															
5.1.54.	Maximum Height	23.0 m															
22	<p>3.43 BLMR - Blatchford Low to Medium Rise Residential Zone</p> <p>7.13.4. provide a minimum 2.5 m wide hHard sSurfaced Pathway;</p>	Proposed amendment to fix a spelling error.															
23	<p>3.44 BMR - Blatchford Medium Rise Residential Zone</p> <p>5.3. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line mustshall be determined on a hierarchy based on the Lot Line firstly Abutting;</p>	Proposed amendment to fix a typographical error.															

Part 5

#	Markup	Rationale																																
24	<p>5.10 Accessory Uses, Buildings and Structures</p> <p>8. Unless otherwise specified in this Bylaw, Accessory buildings or structures located in residential Zones must comply with Table 8:</p> <table border="1" data-bbox="205 665 1495 1352"> <thead> <tr> <th colspan="4" data-bbox="205 665 1495 740">Table 8. Accessory Building or Structures Regulations</th> </tr> <tr> <th data-bbox="205 740 428 815">Subsection</th> <th data-bbox="428 740 1031 815">Regulation</th> <th data-bbox="1031 740 1262 815">Value</th> <th data-bbox="1262 740 1495 815">Symbol</th> </tr> </thead> <tbody> <tr> <td data-bbox="205 815 428 889">8.1.</td> <td data-bbox="428 815 1031 889">Maximum Height</td> <td data-bbox="1031 815 1262 889">4.3 m</td> <td data-bbox="1262 815 1495 889">-</td> </tr> <tr> <td data-bbox="205 889 428 964">8.2.</td> <td data-bbox="428 889 1031 964">Maximum Site Coverage</td> <td data-bbox="1031 889 1262 964">20%</td> <td data-bbox="1262 889 1495 964">-</td> </tr> <tr> <td colspan="4" data-bbox="205 964 1495 1032" style="text-align: center;">Setbacks</td> </tr> <tr> <td data-bbox="205 1032 428 1107">8.3.</td> <td data-bbox="428 1032 1031 1107">Minimum Setback</td> <td data-bbox="1031 1032 1262 1107">0.6 m</td> <td data-bbox="1262 1032 1495 1107">A</td> </tr> <tr> <td colspan="4" data-bbox="205 1107 1495 1182">Unless 1 or more of the following applies:</td> </tr> <tr> <td data-bbox="205 1182 428 1352">8.4.</td> <td data-bbox="428 1182 1031 1352">Minimum Setback from the Garage door of a detached Garage where the door faces an Alley</td> <td data-bbox="1031 1182 1262 1352">1.2 m</td> <td data-bbox="1262 1182 1495 1352">B</td> </tr> </tbody> </table>	Table 8. Accessory Building or Structures Regulations				Subsection	Regulation	Value	Symbol	8.1.	Maximum Height	4.3 m	-	8.2.	Maximum Site Coverage	20%	-	Setbacks				8.3.	Minimum Setback	0.6 m	A	Unless 1 or more of the following applies:				8.4.	Minimum Setback from the Garage door of a detached Garage where the door faces an Alley	1.2 m	B	<p>Proposed amendment to the diagram for Section 8.3, 8.4, and 8.6 to clarify what the minimum Flanking Side Setback requirement is.</p>
Table 8. Accessory Building or Structures Regulations																																		
Subsection	Regulation	Value	Symbol																															
8.1.	Maximum Height	4.3 m	-																															
8.2.	Maximum Site Coverage	20%	-																															
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8.4.	Minimum Setback from the Garage door of a detached Garage where the door faces an Alley	1.2 m	B																															

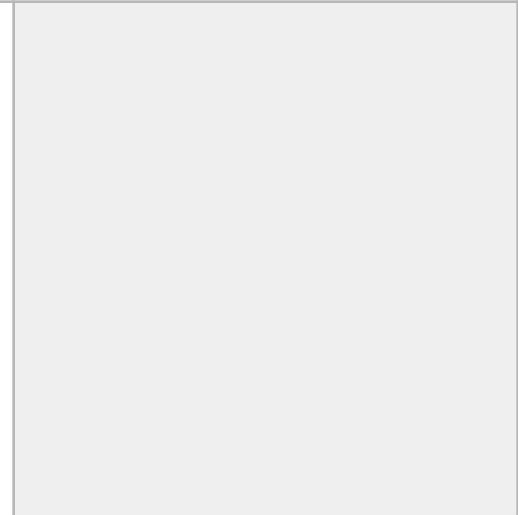
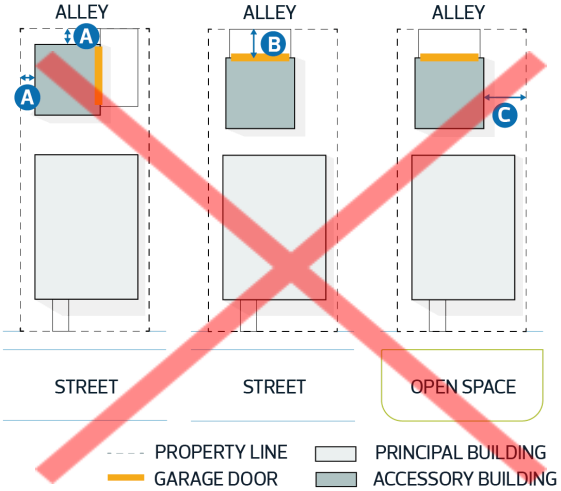
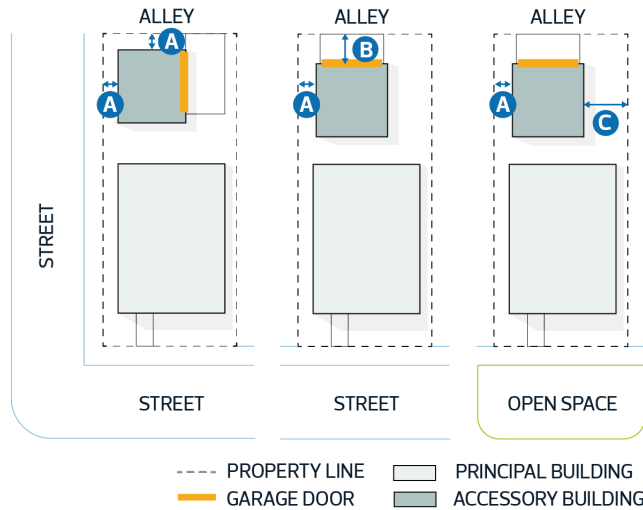
<p>8.5.</p>	<p>Minimum Rear or Interior Side Setback for an Accessory building that has a maximum Height less than or equal to 2.4 m measured to the peak of the roof</p>	<p>0 m</p>	<p>-</p>	
<p>8.6.</p>	<p>Minimum Setback between an Accessory building and at least 1 Interior Side Lot Line where a Site is developed as Reverse Housing</p>	<p>1.2 m</p>	<p>C</p>	

Diagram for Section 8.3, 8.4, and 8.6





25 5.50 Inclusive Design

14. The following must be included on the same floor as the Barrier-free entrance to the Dwelling:

- 14.1. at least 1 bathroom that includes:
 - 14.1.1. a Barrier-free tub or shower; and
 - 14.1.2. grab bars installed at the toilet, and at the tub or shower;
- 14.2. a kitchen;

Proposed amendment to allow for a bathroom, kitchen, laundry facility, and bedroom to be on a different floor as the Barrier-free entrance to a Dwelling where the stair lift or elevator is provided at the time of construction. This is

14.3. laundry facilities, if provided within the Dwelling; and

14.4. a minimum of 1 bedroom, unless the Dwelling is designed as a studio.

15. Despite Subsection 14, a bathroom, kitchen, laundry facility, and bedroom are not required to be on the same floor as a Barrier-free entrance to the Dwelling where a stair lift or elevator provides Barrier-free access to these facilities.

156. If the Dwelling contains more than 1 Storey, ~~#~~ and an elevator or stair lift is not provided at the time of construction, the Dwelling must be designed to accommodate the installation of a stair lift or elevator.

156.1. To accommodate a stair lift, stairways must:

156.1.1. provide access between all floors;

156.1.2. have a minimum width of 1.0 m; and

156.1.3. have a minimum clearance depth of 3.0 m from the stairway at all landings.

156.2. To accommodate an elevator, at least 1 closet on each floor must:

156.2.1. have a minimum dimension of 2.0 m x 2.0 m;

156.2.2. be vertically aligned with all closets of the same minimum dimensions on each floor; and

156.2.3. be constructed to be able to function as a residential elevator shaft, with floors that can be easily removed, excluding the lowest floor.

intended to enable inclusive Backyard Housing development, where a Garage is on the first floor, with the Dwelling above.

<p>26</p>	<p>5.80 Parking, Access, and Site Circulation, <u>and Bike Parking</u></p>	<p>Proposed amendment to make clear that Section 5.80 contains regulations for bike parking.</p>
<p>27</p>	<p>5.80 Parking, Access, and Site Circulation</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 <u>Street where no sidewalk exists</u>, 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>Proposed amendment to ensure a sidewalk is provided from a principal Dwelling entrance to a Street, where no public sidewalk exists.</p>
<p>28</p>	<p>5.80 Parking, Access, and Site Circulation</p> <p>2.1.2. Where vehicle access is permitted from a Street, a maximum of 1 Driveway <u>with Street access</u> is permitted from a Street: <u>for each ground-oriented principal Dwelling.</u></p>	<p>Proposed amendment to ensure that each ground-oriented Dwelling can have a maximum of 1 Driveway with access from a Street for small scale Residential development.</p> <p>This is intended to minimize the number of driveway accesses from a Street where a Zone</p>

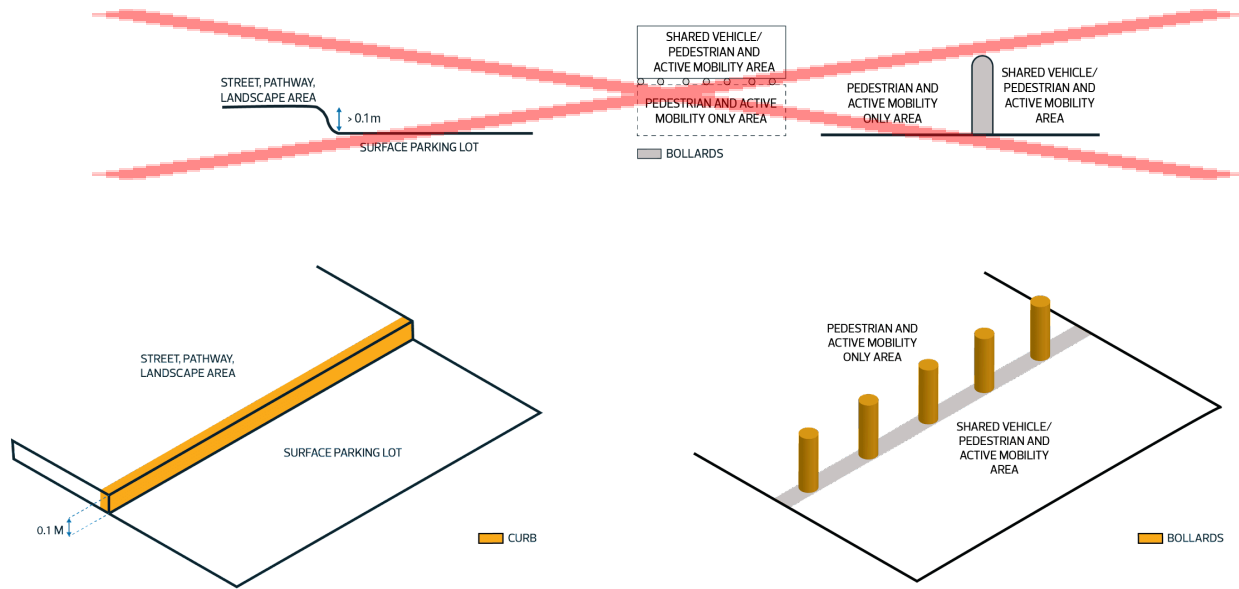
		<p>allows for access from a Street. This does not include Driveways that have access from an Alley.</p>
<p>29</p>	<p>5.80 Parking, Access, and Site Circulation</p> <p>2.1.5. Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within:</p> <p>2.1.5.1. a Front Yard; or</p> <p>2.1.5.2. a Flanking Side Yard; <u>or</u></p> <p><u>2.1.5.3. a Flanking Side Setback.</u></p>	<p>Proposed amendment to improve vehicle parking locational requirements for Small Scale Residential Development.</p> <p>The current regulation allows for both Driveways and Parking Areas to be within a Front Yard or Flanking Side Yard.</p> <p>The proposed amendment no longer allows for Parking Areas (that are not on a Driveway) to be within the Front or Flanking Side Yard. This is intended to improve the clarity of the regulation and reduce potential loopholes that would allow for Parking Areas, such as a</p>

		<p>parking pad, to be located in the front or flanking side portion of a Site.</p> <p>In addition, the proposed amendment no longer allows for vehicle parking within the required Flanking Side Setback. This is intended to reduce the negative impact on urban design and traffic safety vehicle parking spaces directly along the Lot Line may cause, and to more closely reflect what was previously allowed under Zoning Bylaw 12800.</p>
<p>30</p>	<p>5.80 Parking, Access, and Site Circulation</p> <p>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:</p>	<p>Proposed amendment to replace the diagram for Subsection 4.8, to more clearly depict the intent of the regulation. Subsection 4.8 requires continuous raised or precast curbing with a minimum height of 0.1 m, or</p>

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.

bollards, to separate Streets, pathways, sidewalks and Landscaped areas from Surface Parking Lots.

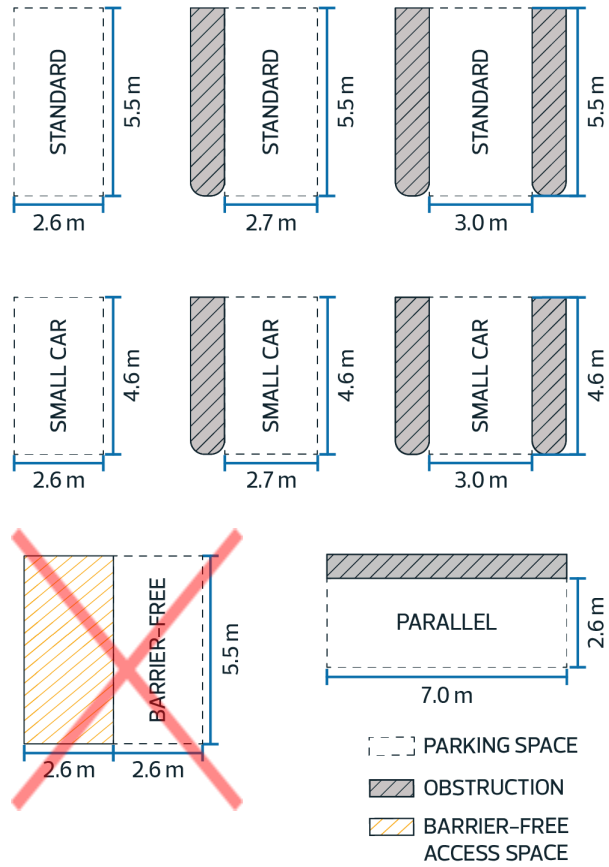
Diagram for Subsection 4.8



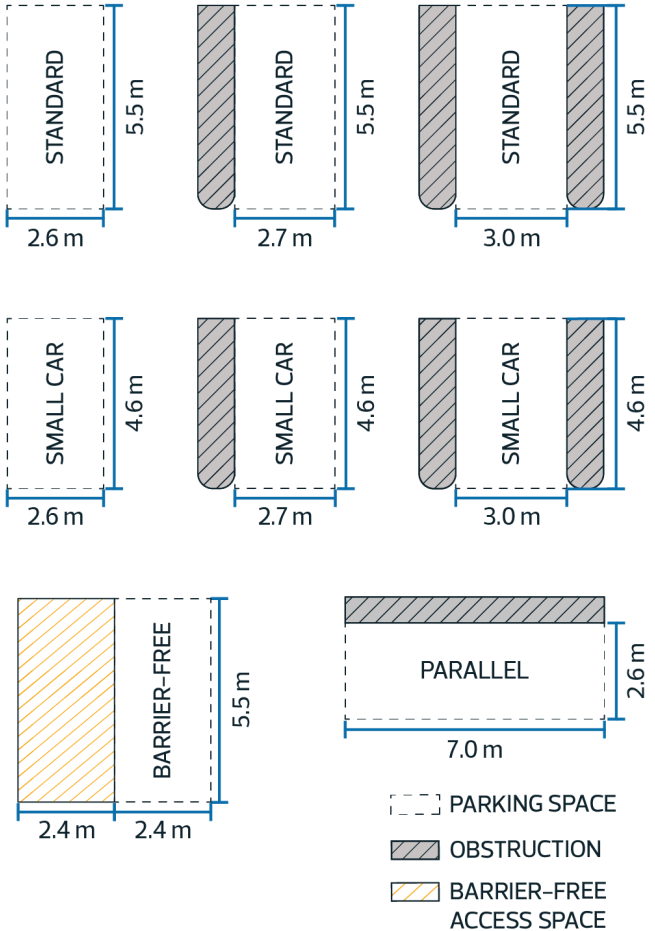
31 5.80 Parking, Access, and Site Circulation

Diagram for Table 5.1.3

Proposed amendment to ensure the correct width (2.4 m not 2.6 m) for a Barrier-free



Parking Space, as regulated in Subsection 5.1.3.3, is included in the Diagram for Table 5.1.3.



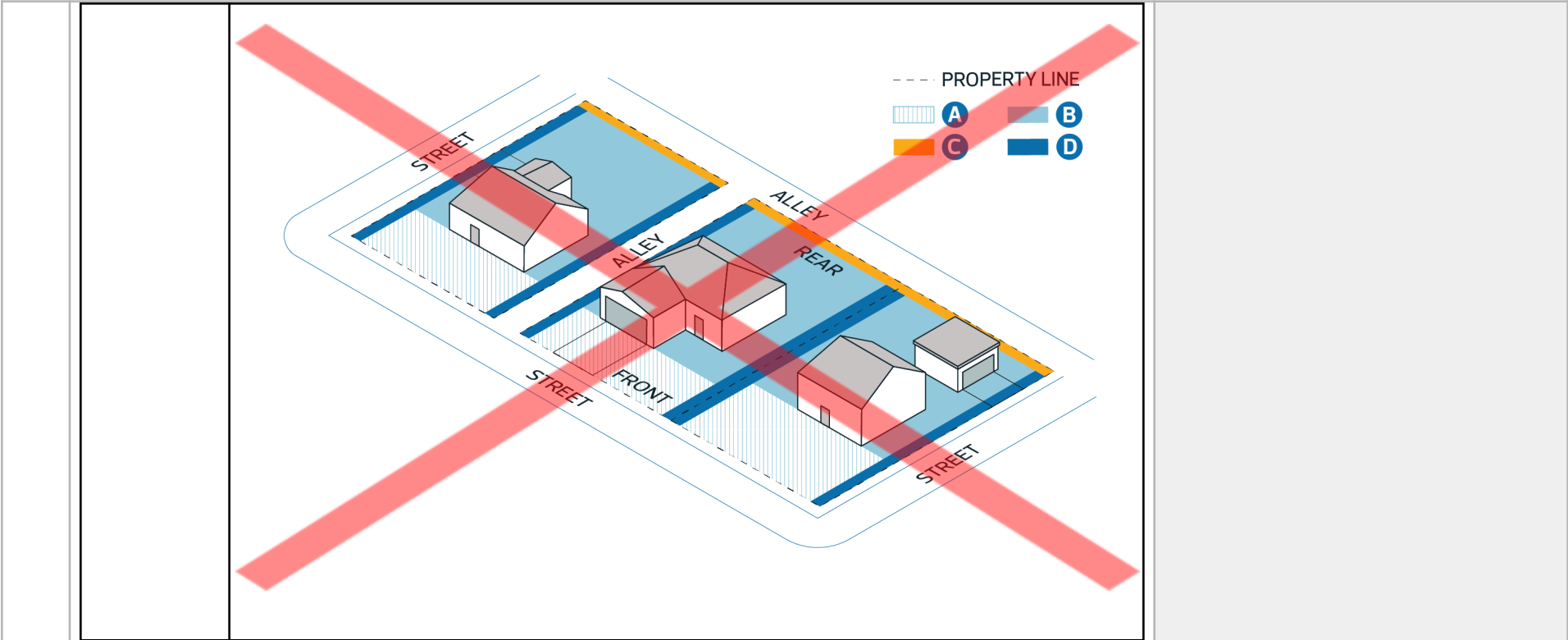
<p>32</p>	<p>5.80 Parking, Access, and Site Circulation</p> <p>Long Term Bike Parking Quantities</p> <p>8.7. A minimum of 85% to a maximum of 90% of all required Bike Parking Spaces for Multi-unit Housing, <u>Supportive Housing, Lodging Houses</u>, and Offices specified in Table 8.5 must be Long Term Bike Parking.</p> <p>8.8. Where the minimum Bike Parking Space requirement for Commercial Uses; excluding Offices, and Community Uses, <u>Health Care Facilities, and Transit Centres</u> 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.</p>	<p>Proposed amendment to ensure the required percentage of Long Term Bike Parking applies to Supportive Housing, Lodging Houses, Health Care Facilities, and Transit Centres. These housing forms and Uses are already required to provide Bike Parking.</p>
<p>33</p>	<p>5.90 Projection into Setbacks</p> <p>Accessibility Ramps</p> <p>12. An accessibility ramp may project without limits into a required Setback where:</p> <p>12.1. the maximum ramp width is 1.5 m;</p> <p>12.<u>21</u>. the ramp is not located in a Setback area used for vehicle access; and</p> <p>12.<u>32</u>. the ramp provides Ground Floor access to a building.</p>	<p>Proposed amendment to remove the maximum ramp width that can project into a setback. This is intended to ensure ramps can meet Building Code regulations and accessibility requirements.</p>
<p>34</p>	<p>5.100 Residential Fences and Privacy Screens</p>	<p>Proposed amendment to how Privacy Screen Heights are regulated in the front portion of</p>

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 <u>2.0 m</u>	A
3.2.2.	Maximum Height in all other Yards	2.0 m	B
Unless 1 or more of the following applies:			
3.2.2.	<u>Maximum Height in required Front Setback</u>	<u>1.3 m</u>	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			

a Residential Site. This is intended to allow for Privacy Screens up to 2.0 m in Height in the Front Yard of a Site, excluding the required Front Setback area. This will allow for higher Privacy Screens between balconies, and provide more opportunities for private Amenity Areas, while still ensuring sightlines between the Street and the Site are maintained.

This proposed amendment also includes an update to the Diagram for Subsection 3.2.



	<p>The diagram illustrates a double-fronting site layout. It shows two lots, each with a house, separated by an alley. A rear lot with a house is also shown. The site is bounded by streets on three sides and an alley on the fourth. A legend in the top right corner defines the symbols used: a dashed line for the PROPERTY LINE, a hatched pattern for area A, a light blue shaded area for area B, an orange shaded area for area C, and a dark blue shaded area for area D. The diagram shows that the front lot has a front lot line (A) and a rear lot line (B). The rear lot has a front lot line (C) and a rear lot line (D).</p>	
<p>35</p>	<p>5.130 Unique Lot Conditions</p> <p>4. Double Fronting Sites must have 2 Front Lot Lines.</p>	<p>Proposed amendments to allow the Development Planner to determine that a Double Fronting Site only has 1 Front Lot Line. This is intended to</p>

4.1. Despite the definition of Front Lot Line, the Development Planner may determine that a Double Fronting Site only has 1 Front Lot Line. 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.

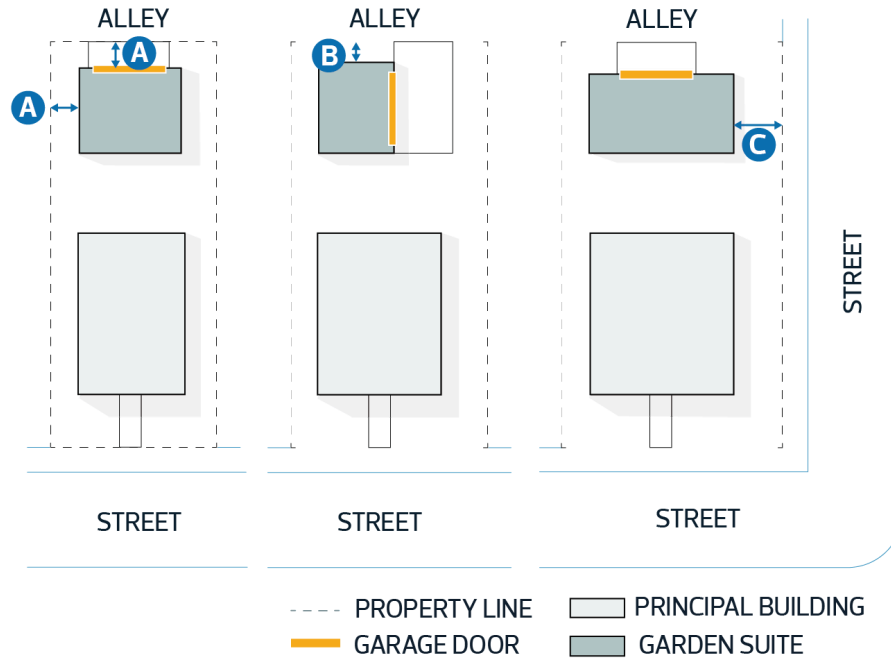
accommodate situations where a Site abuts 2 parallel Streets, but where only 1 Front Lot Line should be applied, to ensure the development is oriented similarly to Abutting Sites or any other configuration where development does not occur on both sides of the Site.

Part 6

#	Markup	Rationale																
36	<p>6.10 Backyard Housing</p> <p>1. Backyard Housing must comply with Table 1:</p> <table border="1" data-bbox="205 1073 1495 1369"> <thead> <tr> <th colspan="4" data-bbox="205 1073 1495 1149">Table 1. Building Regulations</th> </tr> <tr> <th data-bbox="205 1149 428 1222">Subsection</th> <th data-bbox="428 1149 1031 1222">Regulation</th> <th data-bbox="1031 1149 1262 1222">Value</th> <th data-bbox="1262 1149 1495 1222">Symbol</th> </tr> <tr> <th colspan="4" data-bbox="205 1222 1495 1295">Height</th> </tr> <tr> <td data-bbox="205 1295 428 1369">1.1.</td> <td data-bbox="428 1295 1031 1369">Maximum Height</td> <td data-bbox="1031 1295 1262 1369">6.8 m</td> <td data-bbox="1262 1295 1495 1369">-</td> </tr> </thead></table>	Table 1. Building Regulations				Subsection	Regulation	Value	Symbol	Height				1.1.	Maximum Height	6.8 m	-	<p>Proposed amendment to reduce the separation distance requirements between 2 or more Backyard Housing buildings on the same Site, to allow for more flexibility on how Backyard Housing is developed and to align with accessory building separation regulations.</p>
Table 1. Building Regulations																		
Subsection	Regulation	Value	Symbol															
Height																		
1.1.	Maximum Height	6.8 m	-															

Unless the following applies:			
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	-
Site Coverage			
1.3.	Maximum Site Coverage	20%	-
Floor Area			
1.4.	Maximum second Storey Floor Area per Dwelling	60.0 m ²	-
Unless the following applies:			
1.5.	Maximum second Storey Floor Area per Dwelling where the Backyard Housing complies with the Inclusive Design requirements of Section 5.50	70.0 m ²	-
Building Length			

1.6.	Maximum total length of any second Storey building wall containing Backyard Housing	15.0 m	-
Setbacks			
1.7.	Minimum Setback	1.2 m	A
Unless 1 or more of the following applies:			
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
1.9.	Minimum Flanking Side Setback is the same as the minimum Flanking Side Setback in the underlying Zone	-	C
Diagram for Subsections 1.7, 1.8 and 1.9			



Building Separation

1.10.

Minimum distance between Backyard Housing ~~buildings~~ and ~~any~~ other principal ~~Dwelling buildings on the same Site, except for other Backyard Housing buildings on the same Site~~

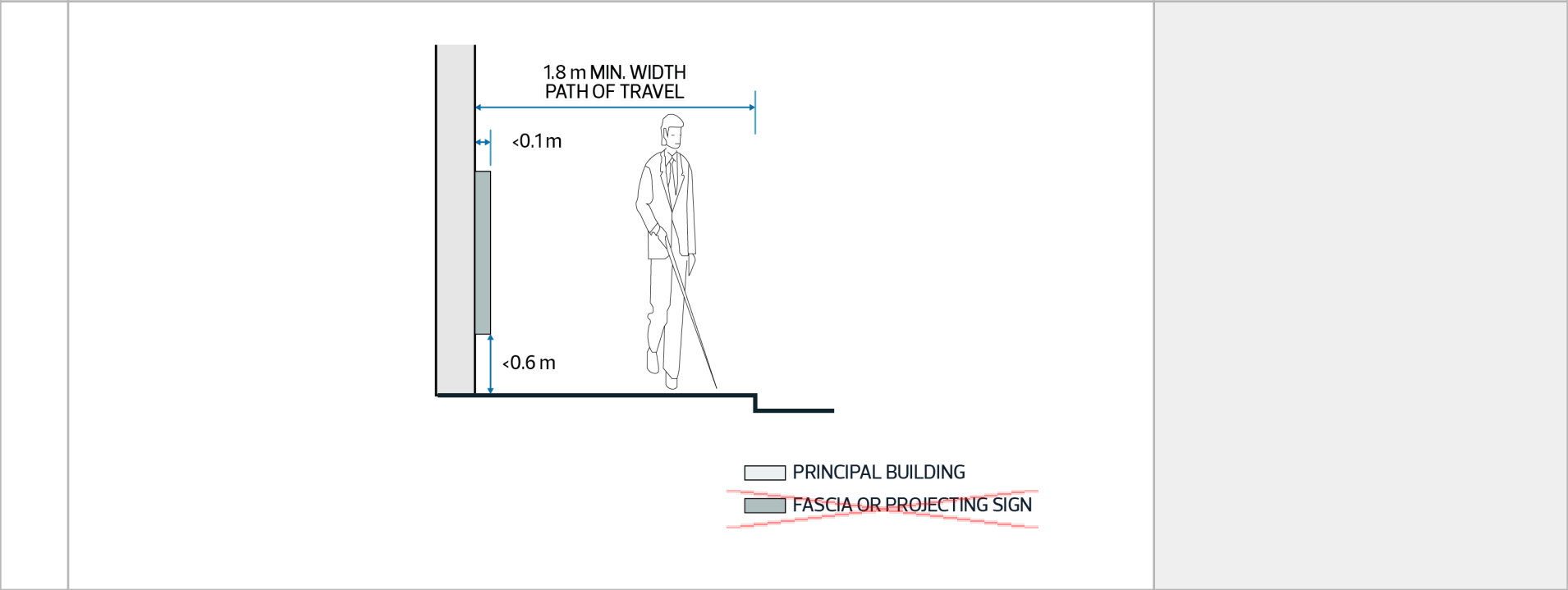
3.0 m

-

	<p>1.11</p>	<p><u>Minimum distance between Backyard Housing buildings on the same Site</u></p>	<p><u>0.9 m</u></p>	<p>-</p>	
<p>37</p>	<p>6.10 Backyard Housing</p> <p>3. Despite Subsection 1.7, the minimum Interior Side Setback for Backyard Housing is 0 m where:</p> <p>3.1. more than 1 Backyard Housing Dwellings are attached along a common Lot line <u>a Backyard Housing building is developed on 1 or more common Lot lines</u>; or</p> <p>3.2. the 0 m Interior Side Setback is the same Setback as a Zero Lot Line Development and:</p> <p>3.2.1. the eaves are not closer than 0.9 m to the eaves of a building on an Abutting Lot; and</p> <p>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.</p>				<p>Proposed amendment to allow Backyard Housing development to be attached along one or more common Lot lines. This is intended to provide greater flexibility for how Backyard Housing is developed.</p> <p>Currently, Backyard Housing Dwellings are allowed to be attached along a common Lot line, and mutual Garages are allowed to be attached along a common lot line. This proposed amendment would allow for a combination of Dwellings and Garages on multiple Lots to be attached, all under a single</p>

		Backyard Housing development.
38	<p>6.30 Cannabis Retail Stores</p> <p>4. The Development Planner may vary the minimum separation distance in Subsection 1.1 by up to 20.0 m. No other variance to Subsection 1.4 is permitted.</p>	Proposed amendment to fix a cross-reference error.
39	<p>6.70 Liquor Stores</p> <p><u>4. Despite Subsections 1.2 and 1.3, the minimum separation distance required between a Liquor Store and Schools, or between a Liquor Store and the PS, PSN, or A Zones, does not apply where the Liquor Store is located on a Site that is greater than 2.0 ha and zoned either MU, CG, or Direct Control.</u></p> <p>4.5. 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:</p> <ul style="list-style-type: none"> 4.5.1. the temporary location is not within 500 m of any other Liquor Store with a valid Development Permit; 4.5.2. the Floor Area of the temporary location is not more than 50.0 m² larger than the total Floor Area of the original Liquor Store; 4.5.3. the Development Permit is issued for a duration of 5 years or less; and 	Proposed amendment to provide an exception to the separation distance requirements in Subsections 1.2 and 1.3 where the Liquor Store is located on a Site that is greater than 2.0 ha in size and zoned either MU, CG, or Direct Control, to carry over the previous regulation in Zoning Bylaw 12800 Section 85.4.

	<p>4.5.4. the Development Permit expires upon the relocation of the existing approved Liquor Store back to its original location.</p>	
<p>40</p>	<p>6.90 Signs</p> <p>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:</p> <p>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</p> <p>3.4.2. a Fascia Sign or Projecting Sign <u>that</u> Abut<u>sting</u> or <u>is</u> 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.</p> <p style="text-align: center;">Diagram for Subsection 3.4.1</p>	<p>Proposed amendment to ensure the exception for the minimum vertical clearance for a Sign Abutting or above a vehicle access, Driveway, Drive Aisle or path of travel intended for pedestrians and active users applies to all Signs that project, including Signs with Digital Copy.</p>



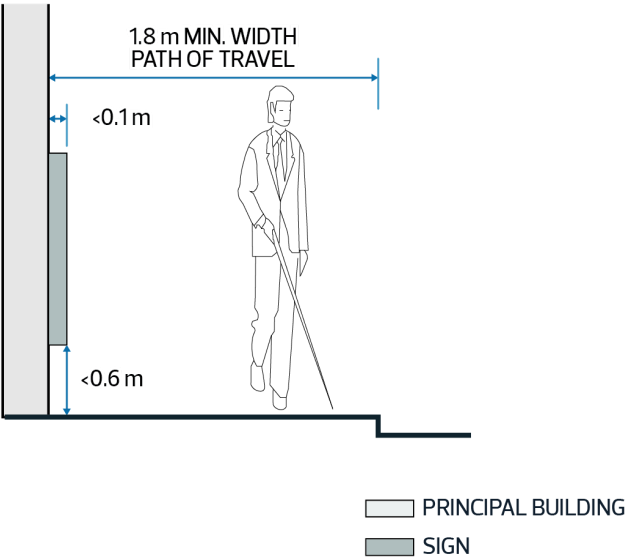
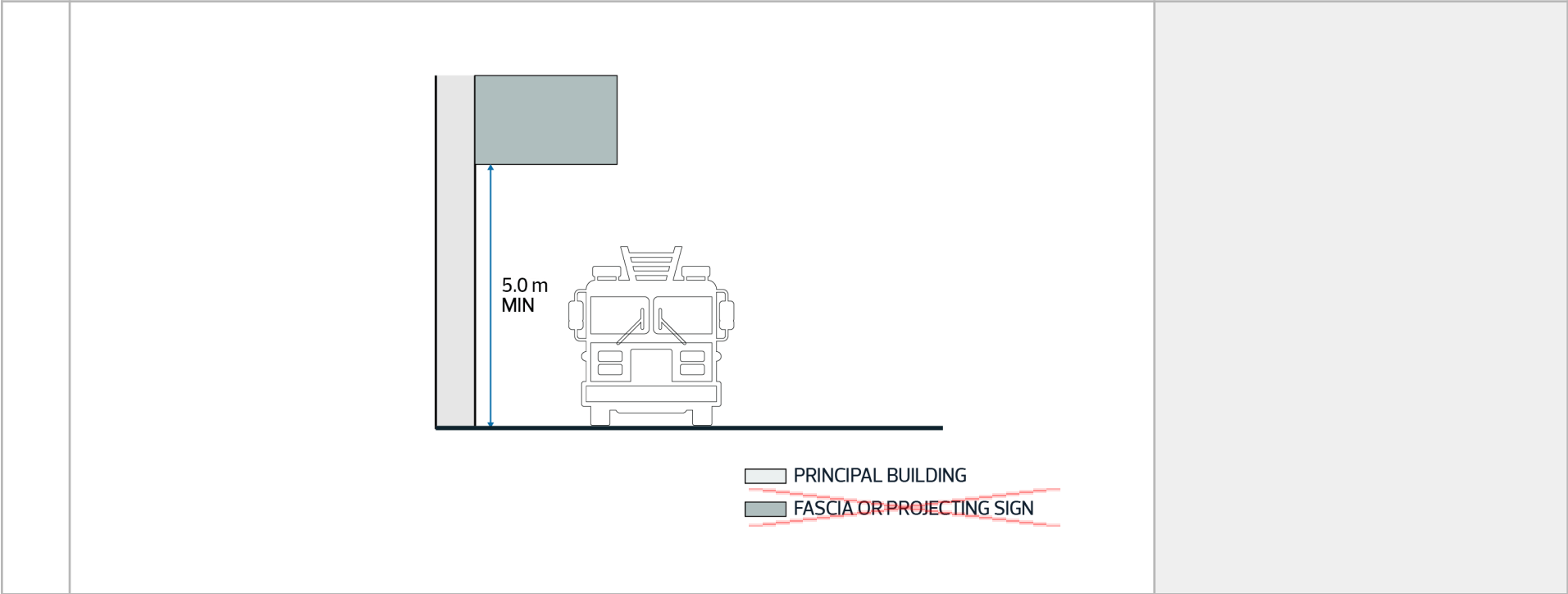
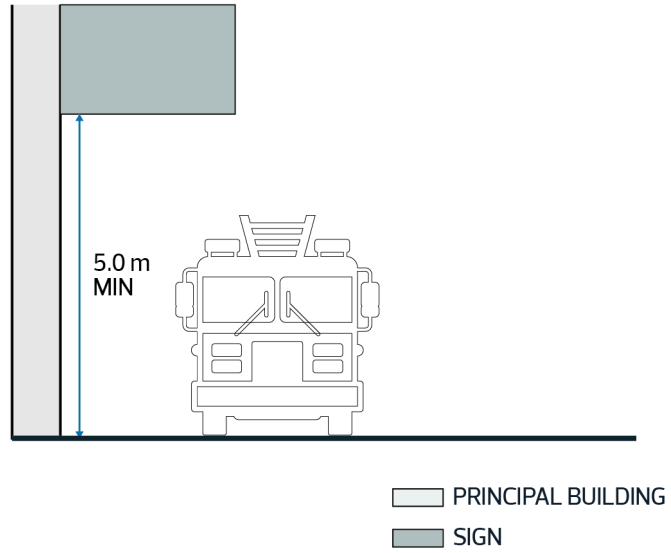


Diagram for Subsection 3.4.2





41 6.90 Signs

Measuring Height and Width for Signs

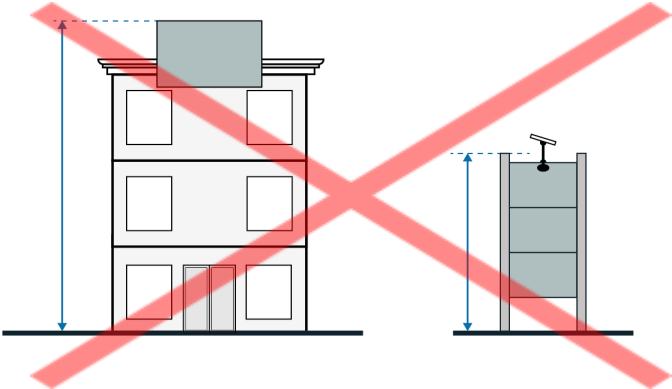
3.20. The Height of a Sign must be measured from the finished ground surface directly under the Sign to the highest point of the Sign, except:

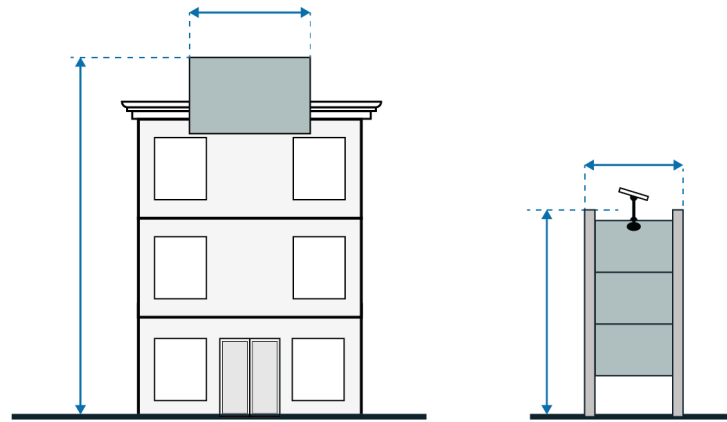
Proposed amendment to clarify how a Sign's width is measured through a new regulation and update to a diagram, and the associated renumbering of subsequent Subsections.

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.

3.21. The width of a Sign must be measured across the face of the Sign perpendicular to the Height of the Sign, including the structure and other component parts.

Diagram for Subsections 3.20 and 3.21





Comprehensive Sign Design Plan

3.2~~4~~2. 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:

3.2~~4~~2.1. 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:

3.2~~4~~2.1.1. Redevelopment of a Site.

3.2~~4~~2.1.2. Construction of 1 or more new principal buildings.

3.2~~4~~2.1.3. Exterior alteration of 1 or more building Facades.

3.2~~4~~2.2. a Site in a Direct Control Zone, where the Comprehensive Sign Design Plan is required in the Zone.

3.2~~2~~3. A Comprehensive Sign Design Plan must include coloured plans that identify:

3.2~~2~~3.1. the Site context, including surrounding developments;

	<p>3.223.2. the maximum number of Signs and their Sign Uses;</p> <p>3.223.3. the type of illumination;</p> <p>3.223.4. the proposed Sign Area; and</p> <p>3.223.5. the location of each individual Sign Use proposed as part of the development.</p> <p>3.234. 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:</p> <p>3.234.1. achieves a human scale and people-focused design, as required in Subsection 3.21; and</p> <p>3.234.2. is compatible with the architectural character of the building and Site design.</p> <p>3.245. The Signs proposed in the Comprehensive Sign Design Plan must comply with any applicable Sign subsections.</p> <p>3.256. 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.</p>	
<p>42</p>	<p>6.90 Signs</p> <p>5.26. Minor Digital Signs and Major Digital Signs in the form of a Wall Sign must comply with the following:</p> <p>5.26.1. They must face an Arterial Road or a Collector Road.</p>	<p>Proposed amendment for consistency.</p>

	<p>5.26.2. The maximum Sign Area is 10.0 m².</p> <p>5.26.3. The cumulative total <u>cumulative</u> Sign Area for these Signs on a building is a maximum of 25% of the Facade.</p>	
<p>43</p>	<p>6.90 Signs</p> <p>Minor Digital Signs</p> <p>6.25. The maximum Height of a Minor Digital Sign is 8.0 m.</p> <p><u>6.25.1. Despite Subsection 6.25, if the Minor Digital Sign is in the form of a Ground Sign and is not located within 60.0 m of a Site Zoned residential, the maximum Height of the Digital Copy is 8.0 m and the maximum Height of the Sign is 10.0 m. The distance must be measured from the Sign location to the nearest point of the Site Zoned residential.</u></p> <p>6.26. The maximum width of a Minor Digital Sign is 8.0 m.</p>	<p>Proposed amendment to provide opportunities for Minor Digital Signs to be the same Height as other Freestanding Signs on a Site. A Height limit of 8.0 m for the Digital Copy is proposed, to help limit potential nuisances. This additional Height is only permitted in areas greater than 60.0 m from a Site Zoned Residential.</p>
<p>44</p>	<p>6.110 Vehicle Support Services and Uses with Drive-through Services</p> <p>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:</p>	<p>Proposed amendment to ensure that Sign Uses are not used to satisfy the requirement that other Uses must be provided on Sites with Vehicle Support Services for Mixed Use</p>

	<p>13.1. Vehicle Support Services must not be <u>on a Site with at least 1 additional Use other than a Sign Use. the only Use on a Site.</u></p>	<p>Zones and Main Street Developments.</p>
Part 7		
#	Markup	Rationale
<p>45</p>	<p>7.50 Zoning Bylaw Amendments</p> <p>4.10 The design and Copy of a Rezoning Amendment application information Sign must contain the following information:</p> <ul style="list-style-type: none"> 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<u>contact information for the City;</u> 4.10.7. applicant name and contact information; 4.10.8. a graphic showing the location and boundaries of the subject Site; and 	<p>Proposed amendment to align the contact information for the City for rezoning signs to what is required for development permit signs, to allow for flexibility on what contact information is included for each individual rezoning.</p>

	<p>4.10.9. any other similar information as required by the Development Planner.</p>	
<p>46</p>	<p>7.120 No Development Permit Required</p> <p>3. Accessory Buildings and Structures Exemptions</p> <p>3.1. An Accessory building less than or equal to 10.0 m² in area, provided it:</p> <ul style="list-style-type: none"> 3.1.1. complies with the regulations of this Bylaw; 3.1.2. is not in the NA Zone; and 3.1.3. is not a Hen Enclosure. <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>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><u>3.7. The construction of any Fence, wall or gate, provided that the construction and placement of the structure complies with this Bylaw.</u></p>	<p>Proposed amendment to move the criteria for when a Fence or Privacy Screen does not require a Development Permit to Subsection 3, so that this exception applies to all Fences and Privacy Screens, instead of applying only to Residential Fences.</p>

	<p><u>3.8. The construction of Privacy Screening, provided that the construction and placement of the structure complies with this Bylaw.</u></p> <p>4. Residential Exemptions</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> <ul style="list-style-type: none"> 4.1.1. a change in the number of Dwellings, within the building or on the Site; 4.1.2. the operation of a Lodging House or an increase in the number of Sleeping Units in a Lodging House; 4.1.3. a change of Use; or 4.1.4. the addition of a new Use except a Home Based Business that complies with Subsection 4.6. <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>47</p>	<p>7.120 No Development Permit Required</p> <p>8.13. A Sign associated with Urban Agriculture that:</p> <ul style="list-style-type: none"> <u>8.13.1. complies with Subsections 3.1 and 3.2 of Section 6.90;</u> 8.13.42. is non-illuminated and does not include Digital Copy; 8.13.23. has a maximum Sign Area of 1.0 m²; and 	<p>General</p> <p>Proposed amendment to ensure that Signs that do not require a Development Permit are required to meet regulations related to traffic</p>

8.13.~~34~~. 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. complies with Subsections 3.1 and 3.2 of Section 6.90;
- 8.16.~~12~~. ~~contains On-premises Advertising~~ is used for real estate sales or leasing;
- 8.16.~~23~~. is non-illuminated and does not include Digital Copy;
- 8.16.~~34~~. is less than or equal to 2.0 m in Height; and
- 8.16.~~45~~. has a maximum Sign Area of 5.0 m².

8.17 A Temporary Sign that:

- 8.17.1. complies with Subsections 3.1 and 3.2 of Section 6.90;

safety and site access as found in Subsections 3.1 and 3.2 of Section 6.90.

Subsection 8.16

Proposed amendment to remove the requirement that real estate sales and leasing signs be for On-premises Advertising in order to not require a Development Permit. This is intended to reduce

- 8.17.~~42~~. contains On-premises Advertising;
- 8.17.~~23~~. is non-illuminated and does not include Digital Copy;
- 8.17.~~34~~. is implicit to the construction or alteration of a development, where the development has a valid Development Permit; and
- 8.17.~~45~~. 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. complies with Subsections 3.1 and 3.2 of Section 6.90;

- 8.18.~~42~~. is located in a residential Zone;
- 8.18.~~23~~. is non-illuminated;
- 8.18.~~34~~. is a Directional Sign;
- 8.18.~~45~~. is less than or equal to 1.2 m in Height; and
- 8.18.~~56~~. has a maximum Sign Area of 1.0 m2.

8.19. A maximum of 2 Ground Signs with On-premises Advertising ~~are permitted~~ at each entrance to a subdivision or neighbourhood ~~where 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

barriers for the advertisement of real estate sales or leasing.

Subsection 8.19

Proposed amendment is to improve clarity or accuracy.

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. complies with Subsections 3.1 and 3.2 of Section 6.90;

8.20.~~23~~. contains On-premises Advertising;

8.20.~~23~~. is located in a non-residential Zone;

8.20.~~34~~. does not contain Digital Copy;

8.20.~~45~~. is less than or equal to 1.5 m in Height; and

8.20.~~56~~. has a maximum Sign Area of 1.0 m².

8.21. A Window Sign that:

8.21.1. contains On-premises Advertising;

8.21.2. is located in a non-residential Zone;

8.21.3. is a Temporary Sign installed for less than 30 days;

8.21.4. does not contain Digital Copy; and

8.21.5. complies with applicable 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. complies with Subsections 3.1 and 3.2 of Section 6.90;

8.22.~~42~~. contains On-premises Advertising;

8.22.~~23~~. is located in a non-residential Zone;

8.22.~~34~~. is installed for less than 30 days;

Subsection 8.20

Proposed amendment to allow for all Ground Signs that meet the criteria in Subsection 8.20.1 through 8.20.6 to not require a Development Permit. This is intended to reduce barriers to drive-through and other directional signage that need to be viewable from the Street.

	<p>8.22.45. is not installed on or above a roof or parapet of a building; and 8.22.56. has a maximum Sign Area of 5.0 m2.</p> <p>8.23. A Fascia Sign that: <u>8.23.1. complies with Subsection 3.1s and 3.2 of Section 6.90;</u> 8.23.42. contains On-premises Advertising; 8.23.23. is located in a non-residential Zone; 8.23.34. is non-illuminated; and 8.23.45. is less than or equal to 0.5 m2 in Sign Area.</p> <p>8.24. A maximum of 3 Flag Signs per Site that: <u>8.24.1 are Temporary Signs;</u> <u>8.24.2. complies with Subsections 3.1 and 3.2 of Section 6.90;</u> 8.24.13. contain On-premises Advertising; 8.24.24. are located in a non-residential Zone; 8.24.35. do not extend higher than the maximum Height allowed for a Freestanding Sign as specified in Section 6.90; and 8.24.46. have a maximum Sign Area of 2.0 m2.</p>	<p>Subsection 8.24 Proposed amendment to require that a Flag Sign must be a Temporary Sign in order to not require a Development Permit. This is to ensure that Flag Signs that are permanent require a Development Permit.</p>
<p>48</p>	<p>7.160 Notification of Development Permit Decisions</p> <p>1.2. Within 7 days of a Development Permit being approved<u>issued</u>, the Development Planner must ensure the information specified in Subsection 1.1 is published on a publicly accessible web page.</p>	<p>Proposed amendment to fix a typographical error.</p>

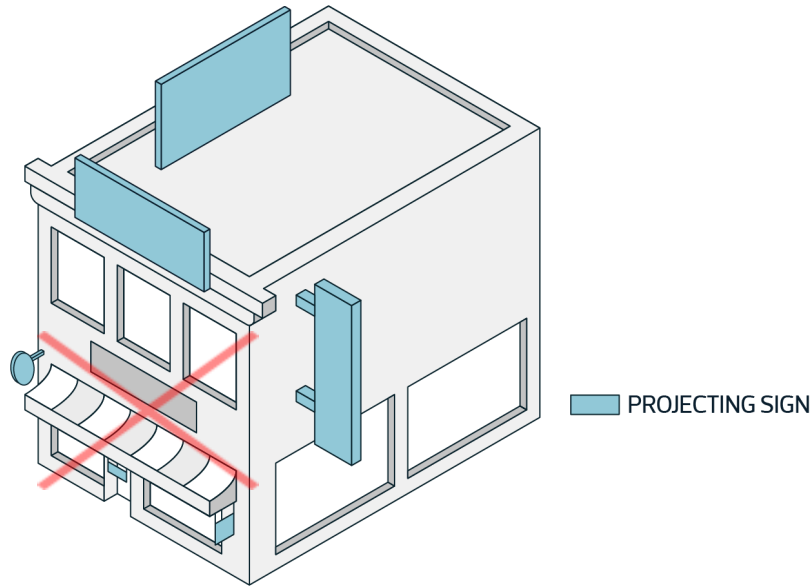
<p>49</p>	<p>7.160 Notification of Development Permit Decisions</p> <p>2.2. Development Permit notification Signs must comply with the following:</p> <p>2.2.1. A minimum of 1 Sign must be posted on-Site for the purpose of notification of a Development Permit being issued for <u>demolition or</u> new principal building construction and any associated demolition.</p>	<p>Proposed amendment to ensure a minimum of 1 Sign is posted on-Site when a Development Permit has been issued for a demolition only for all lands zoned RS, RSM, RM, RL, CN, MUN, or MU.</p> <p>This is to reflect what was previously required in the Mature Neighbourhood Overlay in Zoning Bylaw 12800. The proposed amendment would expand this requirement to all areas of the City that are zoned RS, RSM, RM, RL, CN, MUN, or MU.</p>
<p>50</p>	<p>7.190 Validity, Expiry and Cancellation of Development Permits</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>Proposed amendment is to improve clarity or accuracy.</p>

	<p>4.2.1.1. 1 year of the date of issuance of the Development Permit for a <u>Residential Use in the form of a</u> 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>51</p>	<p>7.190 Validity, Expiry and Cancellation of Development Permits</p> <p>5. Request to Extend Commencement Date</p> <p>5.1. At the request of the applicant, the Development Planner may extend the date that the development must commence as specified in this Bylaw if:</p> <p>5.1.1. the Development Permit does not include a change of Use or a change of intensity of Use;</p> <p>5.1.2. an application is made at least 30 days before the date that the development must commence;</p> <p>5.1.3<u>2</u>. the required application fee is paid; and</p> <p>5.1.4<u>3</u>. no more than 1 extension has previously been granted for the Development Permit.</p>	<p>Proposed amendment to provide flexibility for when a request for an extension for a Development Permit may be submitted. This is intended to improve Development Permit efficiency.</p>
<p>Part 8</p>		
<p>#</p>	<p>Markup</p>	<p>Rationale</p>

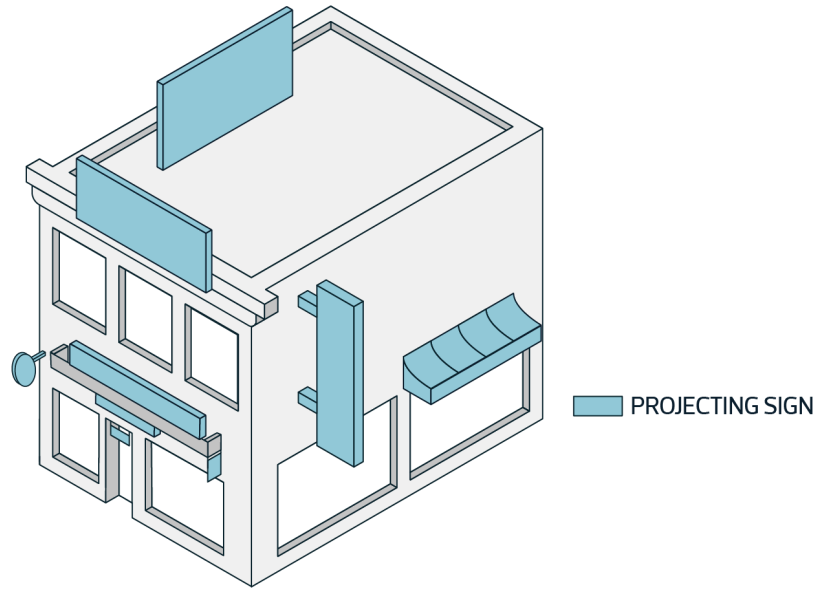
<p>52</p>	<p>8.10 Use Definitions</p> <p>Standalone Parking Facility</p> <p>Standalone Parking Facility means a development where the only activity on the Site is vehicle parking consisting of vehicle parking, which does not have another principal Use on the Site other than Signs. This can be on the ground or within a structure.</p> <p>Typical examples include: Parkades and Surface Parking Lots.</p>	<p>Proposed amendment to the Standalone Parking Facility definition to ensure Standalone Parking Facilities do not have another principal Use on the Site. This is intended to ensure a Site with vehicle parking, and an accessory Use such as a Sign Use, are still considered a Standalone Parking Facility.</p>
<p>53</p>	<p>8.10 Use Definitions</p> <p>Urban Agriculture</p> <p>Urban Agriculture 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>	<p>Proposed amendment to remove food gardens from the typical examples for the Urban Agriculture Use, as food gardens are intended to be considered as landscaping.</p>

54 8.10 Use Definitions

Projecting Sign



Proposed amendment to the Projecting Sign Use definition diagram to provide additional examples of a Projecting Sign. This is intended to improve interpretation and clarity.



55	8.20 General Definitions Barrier-free	Proposed amendment to clarify that steps, or differences in grade, are typical examples of obstacles. Where these obstacles are present, the
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	<p>Barrier-free 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 <u>steps</u>, doorways that project into a Barrier-free path and a lack of access between building floors.</p>	<p>Barrier-free definition is not met.</p>
<p>56</p>	<p>8.20 General Definitions</p> <p>Multi-unit Housing</p> <p>Multi-unit Housing means a building that contains:</p> <ul style="list-style-type: none"> a. 1 or more Dwellings combined with at least 1 Use other than Residential or, Home Based Business, <u>or Sign Uses</u>; or b. any number of Dwellings that do not conform to any other definition in the Zoning Bylaw. <p>Typical examples include stacked row housing, apartments, and housing in a mixed-use building.</p>	<p>Proposed amendment to the definition of Multi-unit Housing to clarify that Sign Uses do not satisfy the criteria of ‘at least 1 Use other than Residential’, in order to meet the Multi-unit Housing definition.</p>
<p>57</p>	<p>8.20 General Definitions</p> <p>Secondary Suite</p>	<p>Proposed amendment to the Secondary Suite definition to clarify that Secondary Suites are allowed in Backyard</p>

	<p>Secondary Suite 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, <u>or Backyard Housing</u>. A Secondary Suite is not a principal Dwelling. A Secondary Suite has a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building. A Secondary Suite has less Floor Area than the principal Dwelling. A Secondary Suite is not separated from the principal Dwelling by a condominium conversion or subdivision.</p>	<p>Housing. This is intended to provide greater flexibility for Backyard Housing, and the types of Dwellings that are allowed in Backyard Housing. Currently, multiple Dwellings are permitted in Backyard Housing. This proposal would now allow for a portion of those Dwellings to be Secondary Suites.</p>
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Changes to Specific Terms

#	Markup	Rationale
58	<p>Replace “soft Landscaping” with “Soft Landscaping” in the following sections: 3.42.7.12.5, 3.43.7.13.5, 3.44.7.12.5</p>	<p>Proposed amendment is to fix a definition error.</p>