

Charter Bylaw 20736

A Charter Bylaw to amend Charter Bylaw 20001, as amended  
The Edmonton Zoning Bylaw  
Amendment No. 19

WHEREAS Edmonton City Council at its meeting of October 23, 2023, gave third reading to Charter Bylaw 20001 (the “Edmonton Zoning Bylaw”); and

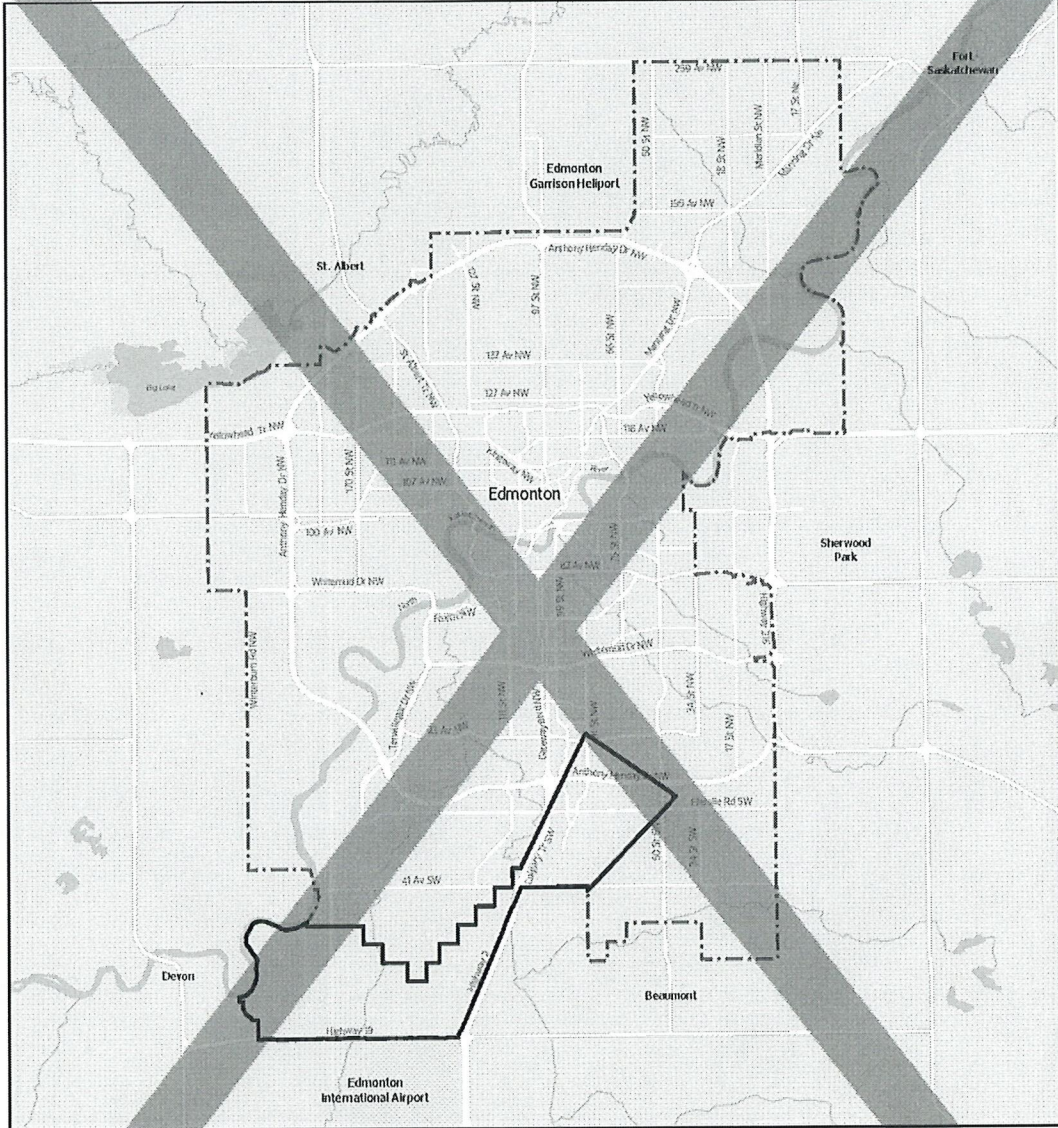
WHEREAS Edmonton City Council considers it desirable to amend the text of the Edmonton Zoning Bylaw;

NOW THEREFORE after due compliance with the relevant provisions of the *Municipal Government Act* RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Charter Bylaw 20001, The Edmonton Zoning Bylaw, is hereby amended as follows:
  - a. Delete “Parking, Access and Site Circulation” as the Table of Contents Header for Section 5.80 and replace it with “Parking, Access, Site Circulation, and Bike Parking”;
  - b. Add “Unless the following applies” as a new row in Table 4.1 after Section 2.20.4.1.3;
  - c. Add “Minimum Site Width on a Local Road or for Reverse Housing” and “5.5 m” and “-” as a new Section 2.20.4.1.4 row in Table 4.1, and renumber accordingly;
  - d. Add “Supportive Housing” as Section 2.60.2.2.4;
  - e. Delete “The Residential Use, where provided, must be on a Site that contains non-Residential Uses.” and replace it with “The Residential Use must be on a Site with at least 1 non-Residential Use other than a Sign Use.” in Section 2.70.3.2.1;
  - f. Delete “Basic Service Uses must not be the only Use on a Site.” and replace it with “Basic Service Uses must be on a Site with at least 1 additional Use other than a Sign Use.” in Section 2.70.3.17;
  - g. Delete “Basic Service Uses must not be the only Use on a Site.” and replace it with “Basic Service Uses must be on a Site with at least 1 additional Use other than a Sign Use.” in Section 2.80.3.16;
  - h. Delete “Basic Service Uses must not be the only Use on a Site.” and replace it with “Basic Service Uses must be on a Site with at least 1 additional Use other than a Sign Use.” in Section 2.90.3.16;

- i. Delete “Recycling Drop-off Centres must not be the only Use on a Site.” and replace it with “Recycling Drop-off Centres must be on a Site with at least 1 additional Use other than a Sign Use.” in Section 2.100.3.15.1;
- j. Delete “Recycling Drop-off Centres must not be the only Use on a Site.” and replace it with “Recycling Drop-off Centres must be on a Site with at least 1 additional Use other than a Sign Use.” in Section 2.110.3.13.1;
- k. Delete “Major Indoor Entertainment” and replace it with “Liquor Store” in Section 2.120.2.11;
- l. Delete “Minor Indoor Entertainment” and replace it with “Major Indoor Entertainment” in Section 2.120.2.12;
- m. Delete “Liquor Store” and replace it with “Minor Indoor Entertainment” in Section 2.120.2.13;
- n. Delete “.1” after the phrase “Despite Subsection 6.1” in Section 2.180.4.2;
- o. Delete “Parks must not be the only Use on a Site.” and replace it with “Parks must be on a Site with at least 1 additional Use other than a Sign Use.” in Section 2.190.3.4;
- p. Delete “.1” after the phrase “Despite Subsection 6.1” in Section 2.200.4.2;
- q. Add “Supportive Housing” as Section 2.230.2.3.4;
- r. Delete “;” after the phrase “where the only structures and buildings on the resulting Lot are an existing Dwelling and related Accessory buildings and structures” and replace it with “. The maximum size of this resulting Lot is 2.0 ha;” in Section 2.230.5.1.1;
- s. Delete “Appendix” as the header and replace it with “4. Appendices” in Section 2.270;
- t. Delete the following maps in Section 2.270.4:

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

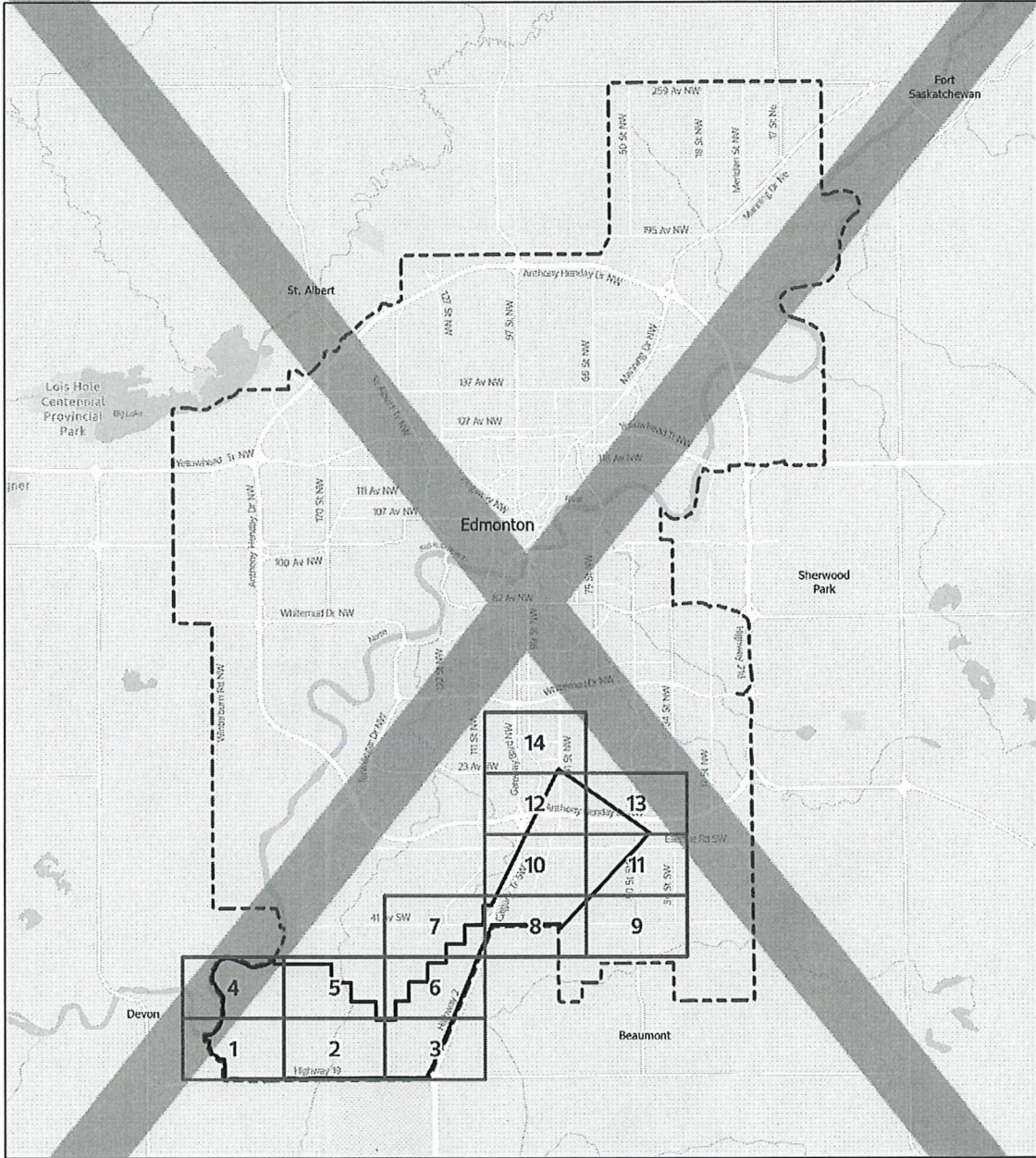


- EIA Airport Protection Overlay Boundary
- - - City of Edmonton Boundary

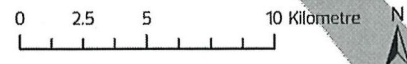


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# Index Map: Edmonton International Airport Protection Overlay

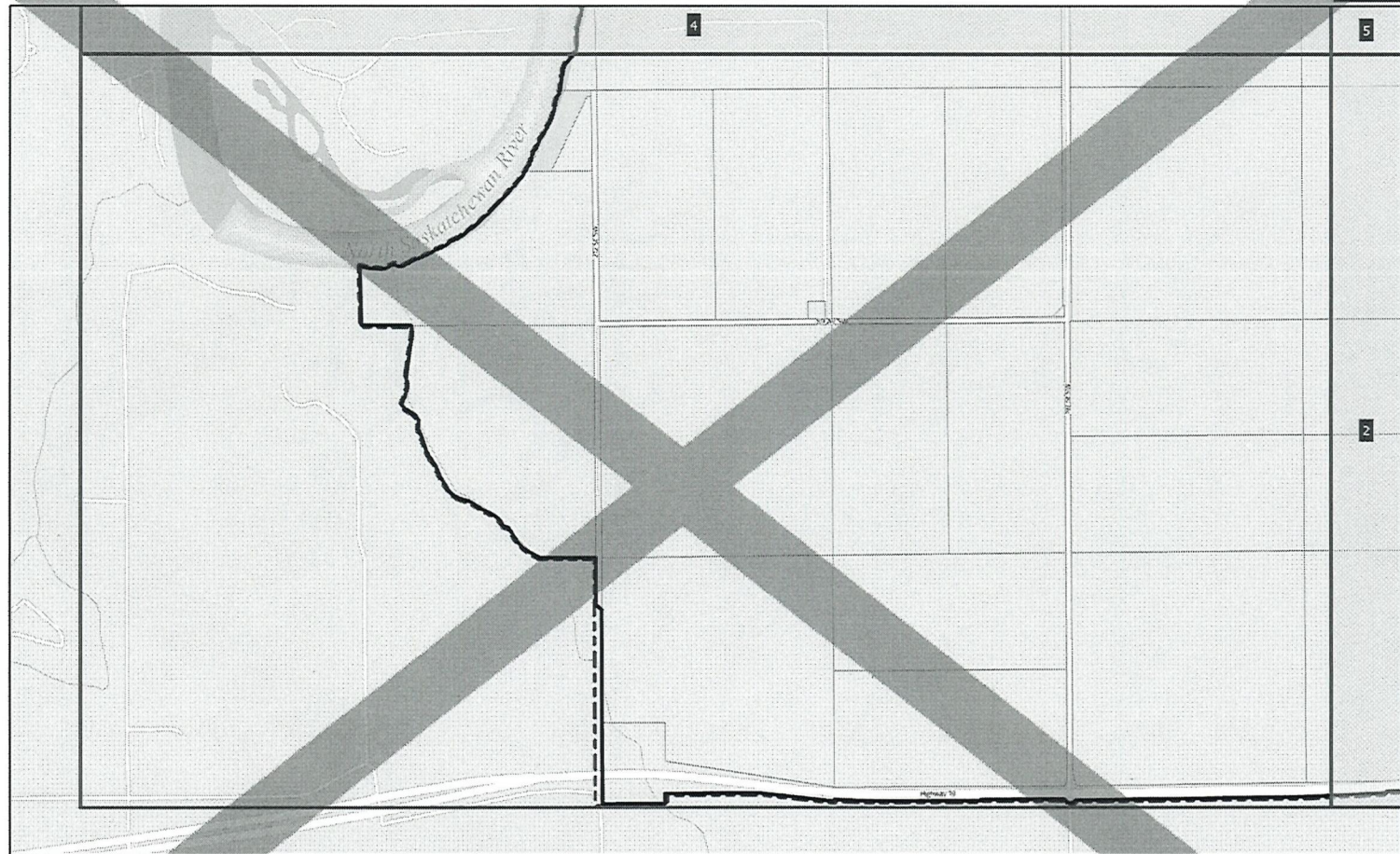


— Edmonton International Airport Protection Overlay  
- - - City of Edmonton Boundary



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# Edmonton International Airport Protection Overlay

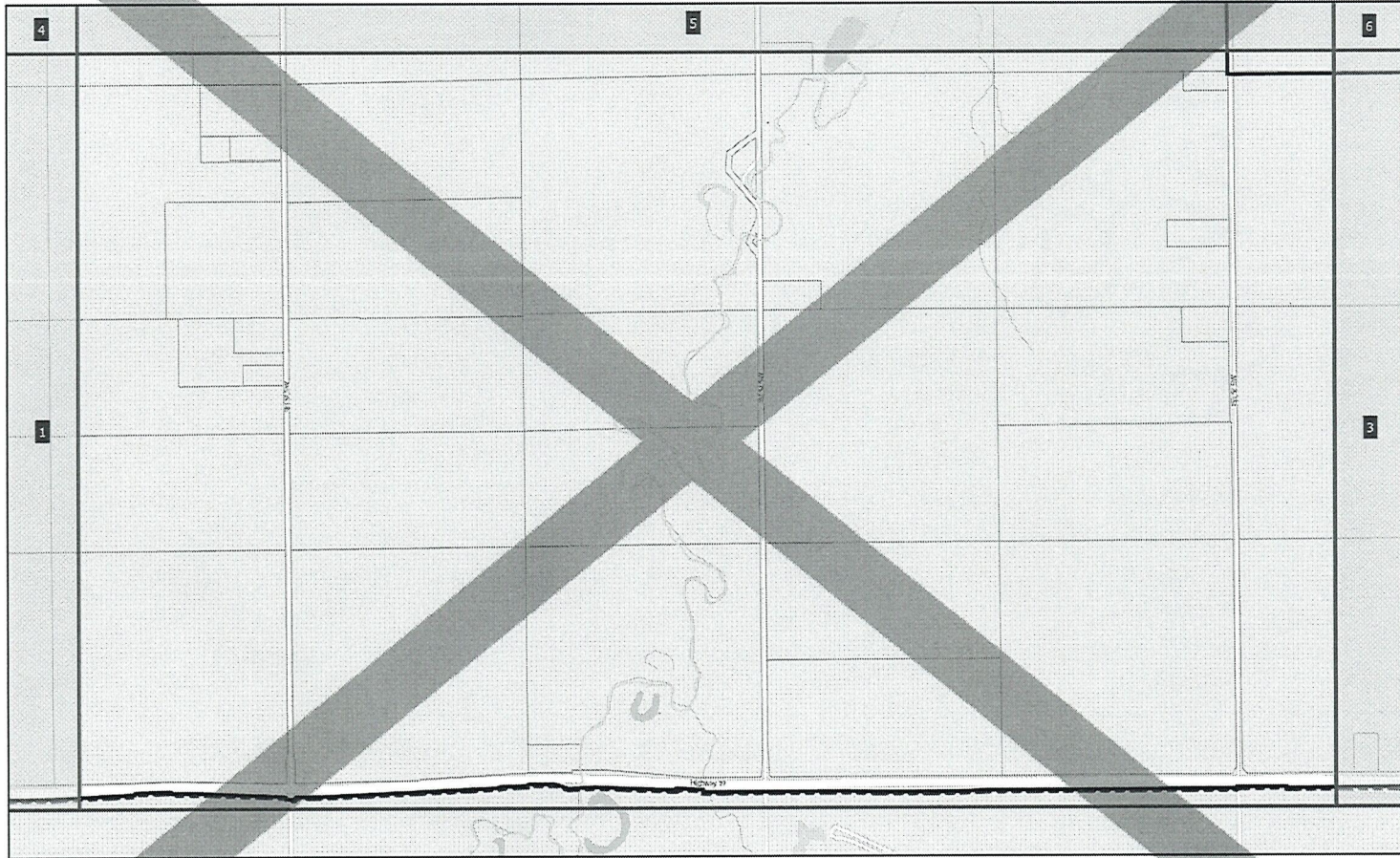


- Edmonton International Airport Protection Overlay
- Titled Lot
- City of Edmonton Boundary

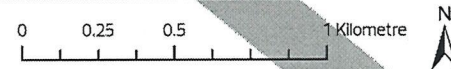


# Edmonton International Airport Protection Overlay

Edmonton

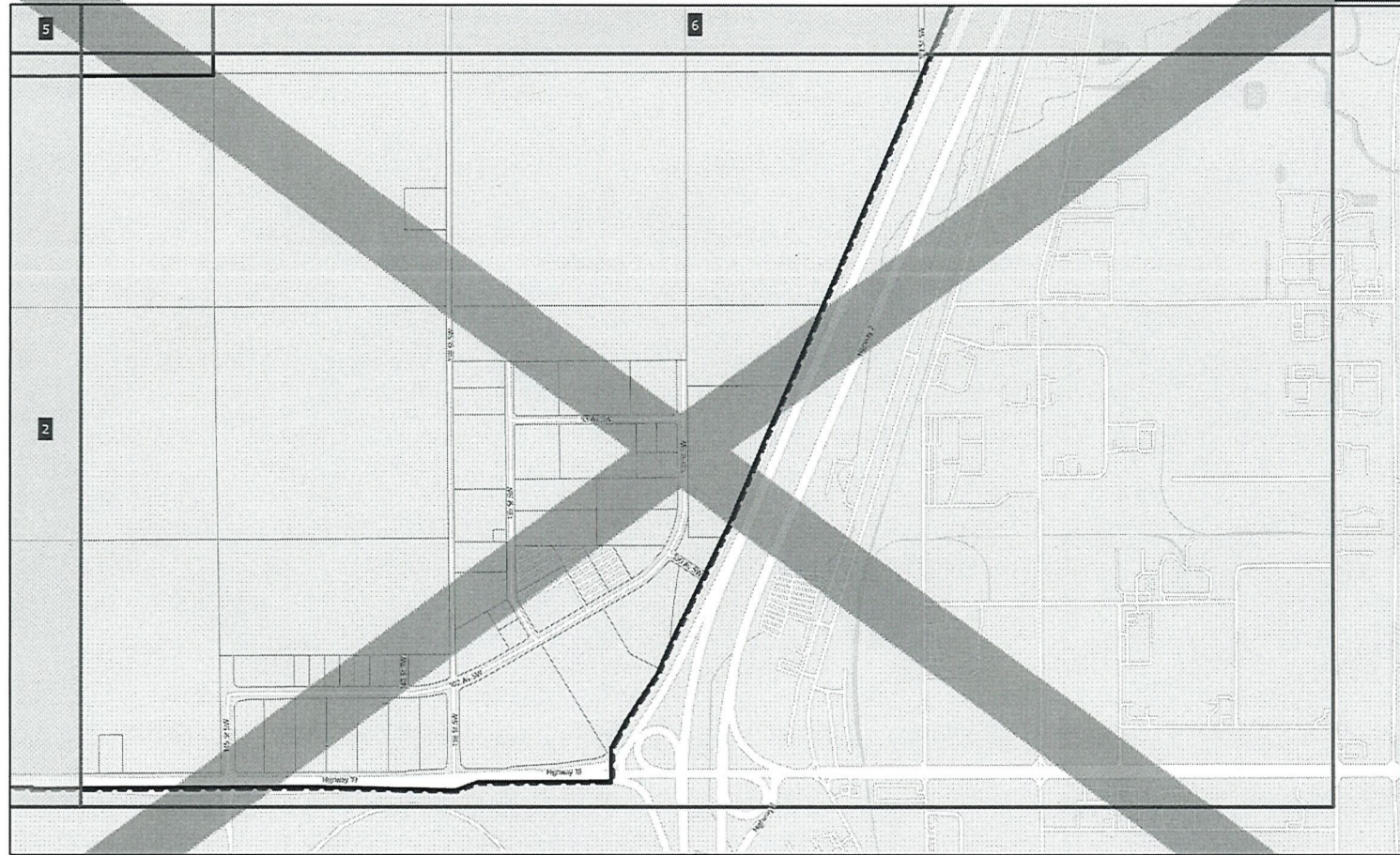


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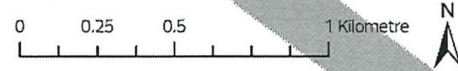


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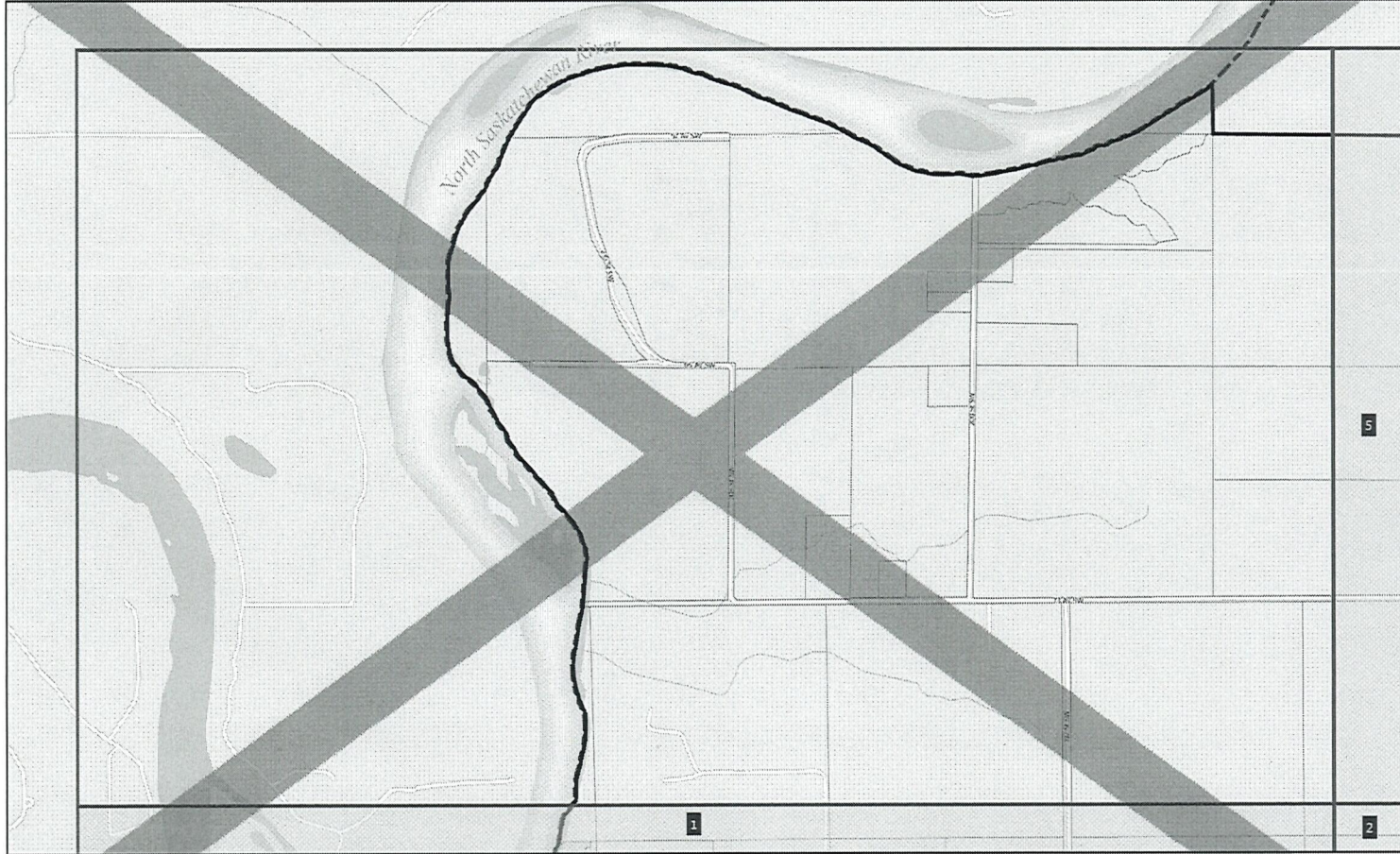


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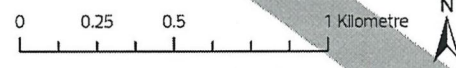


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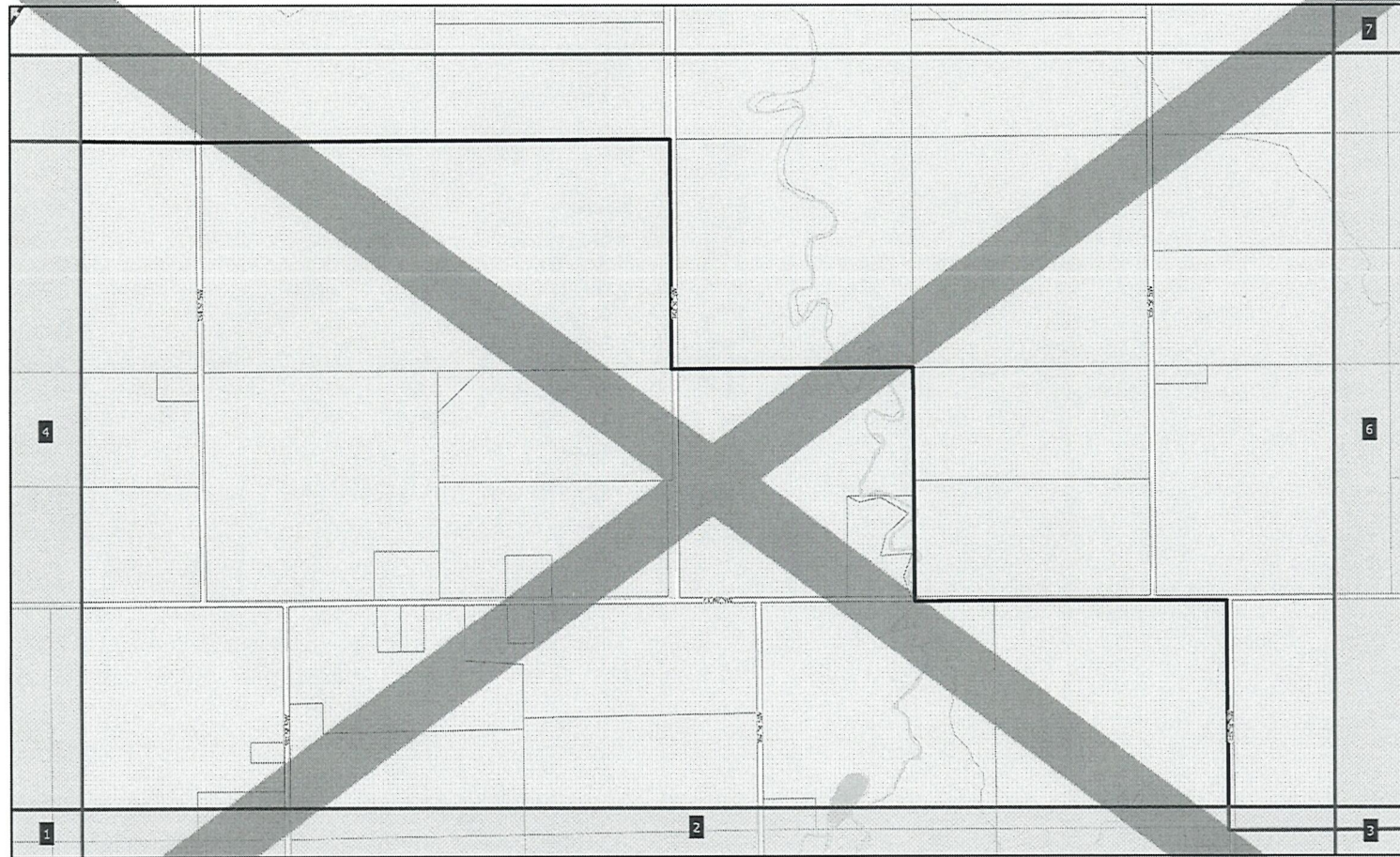
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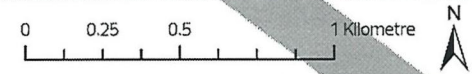
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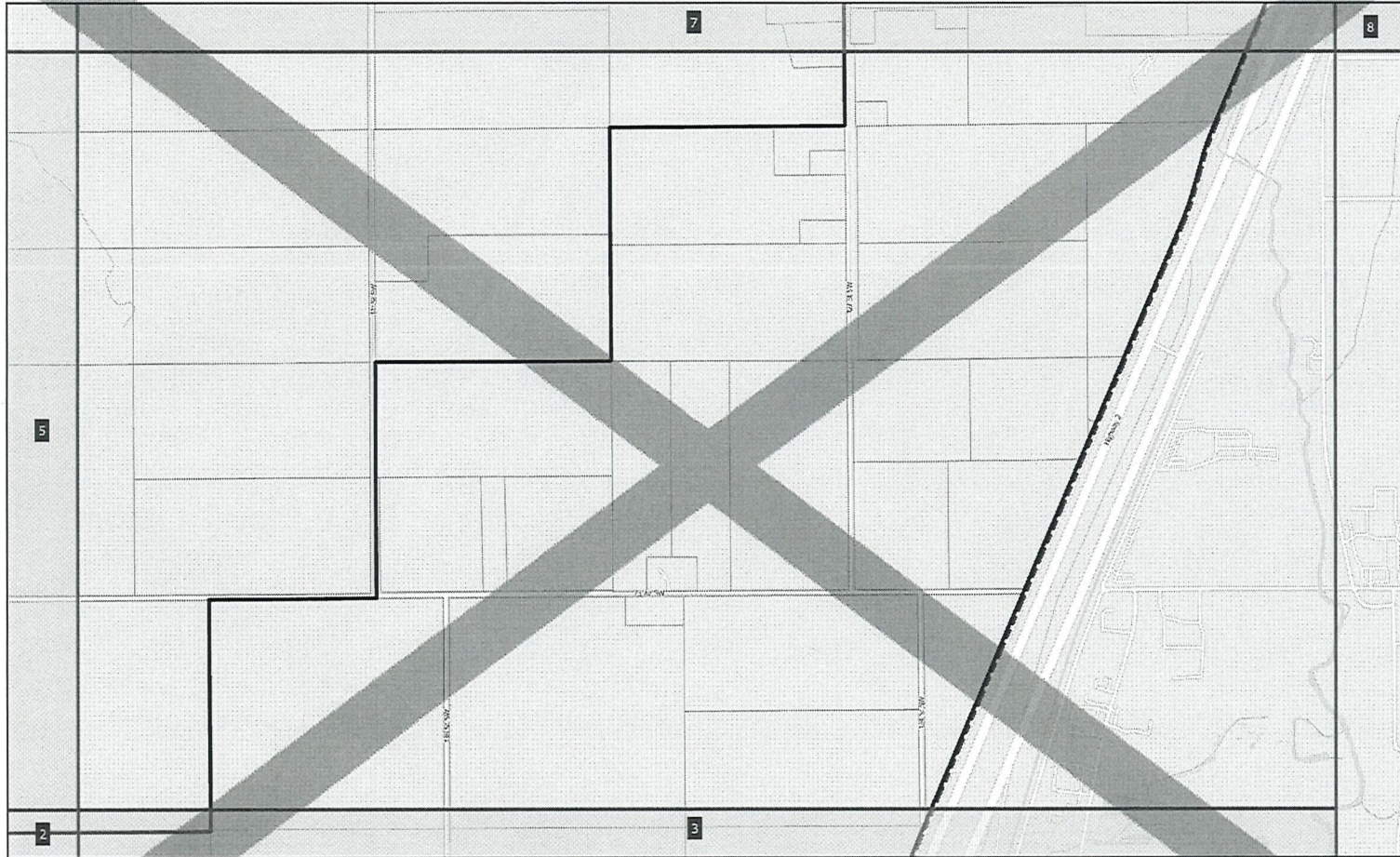
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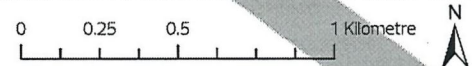
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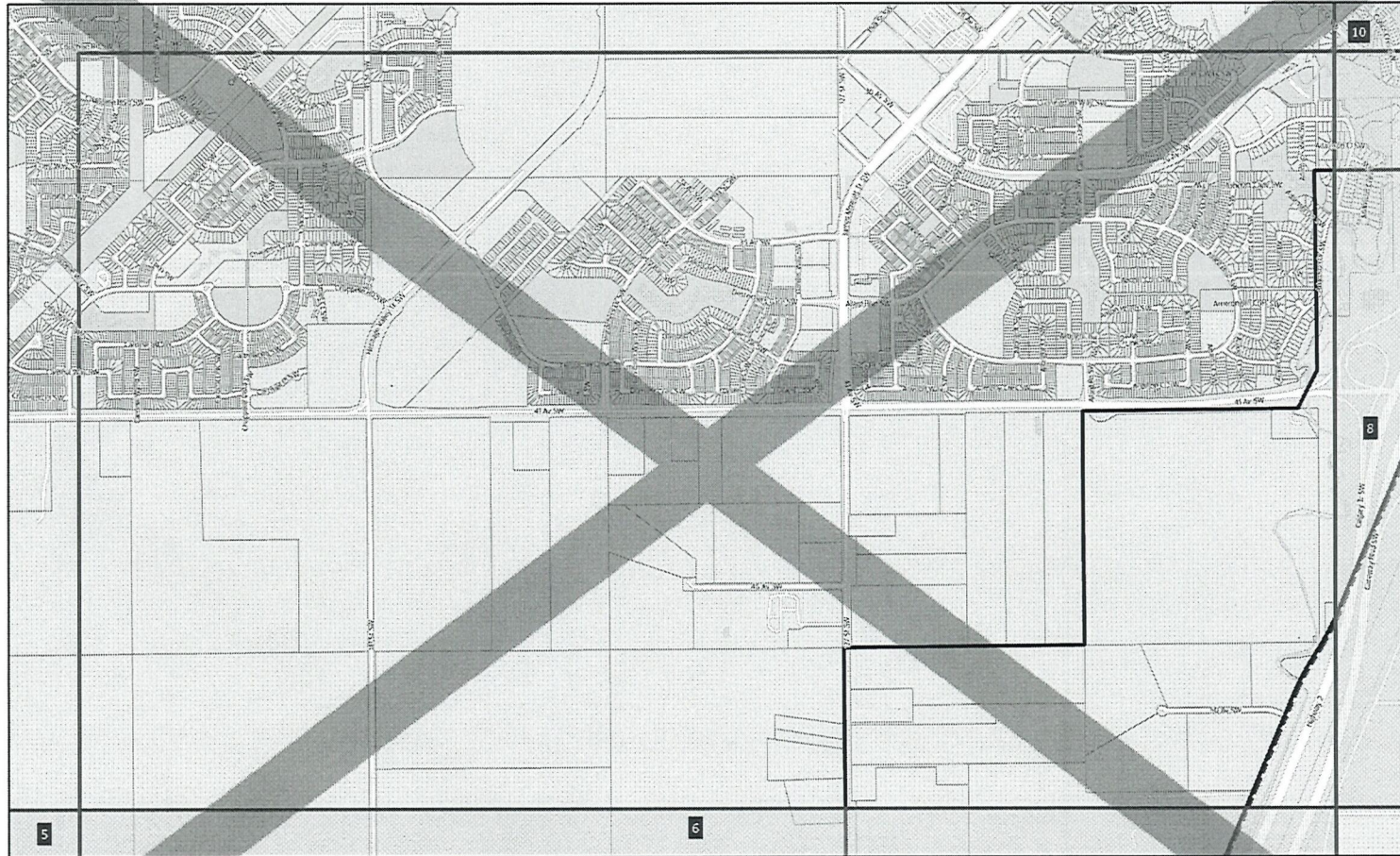
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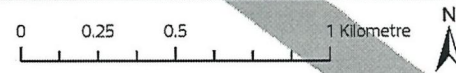
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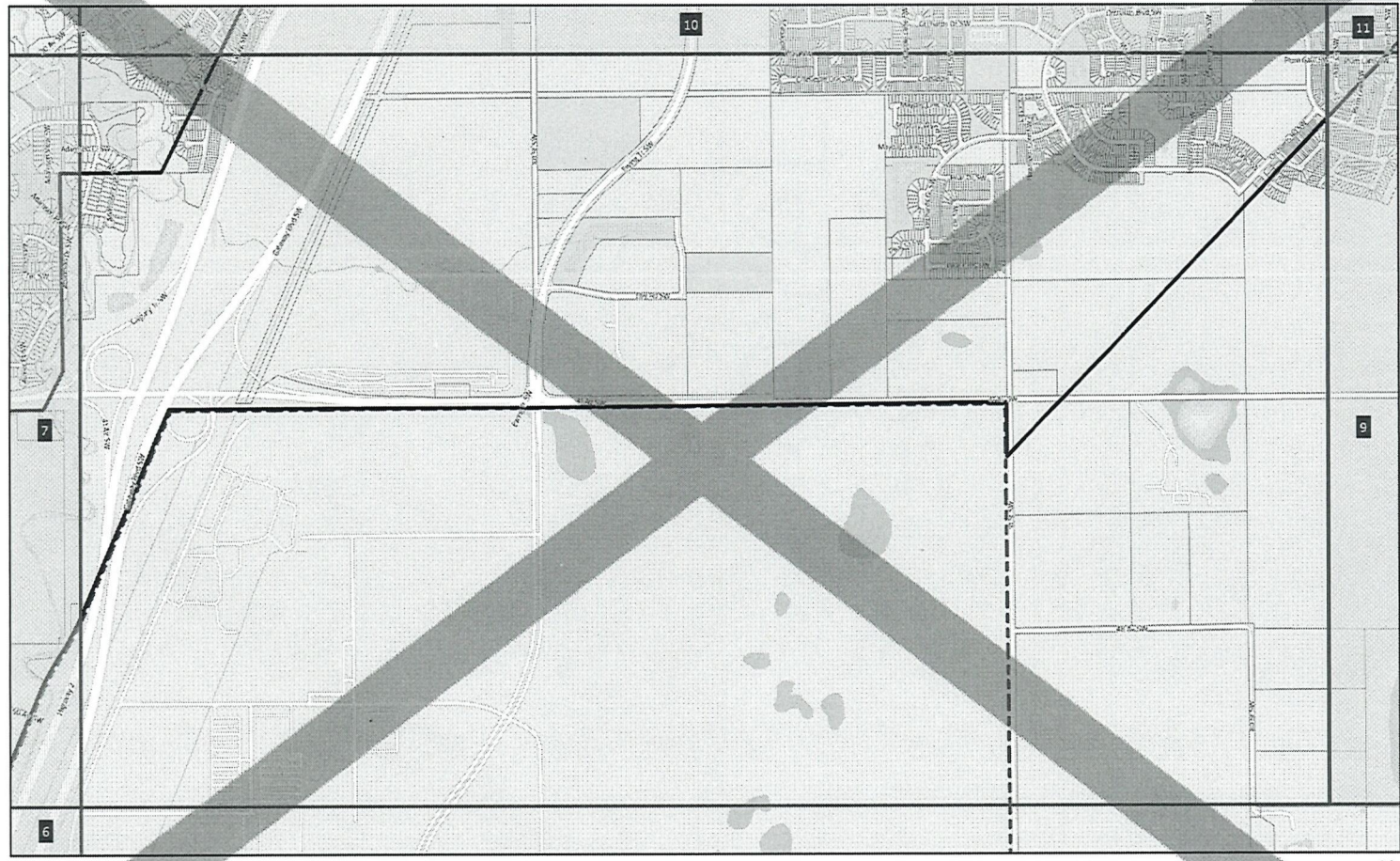


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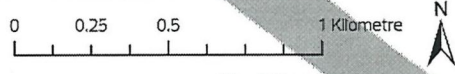


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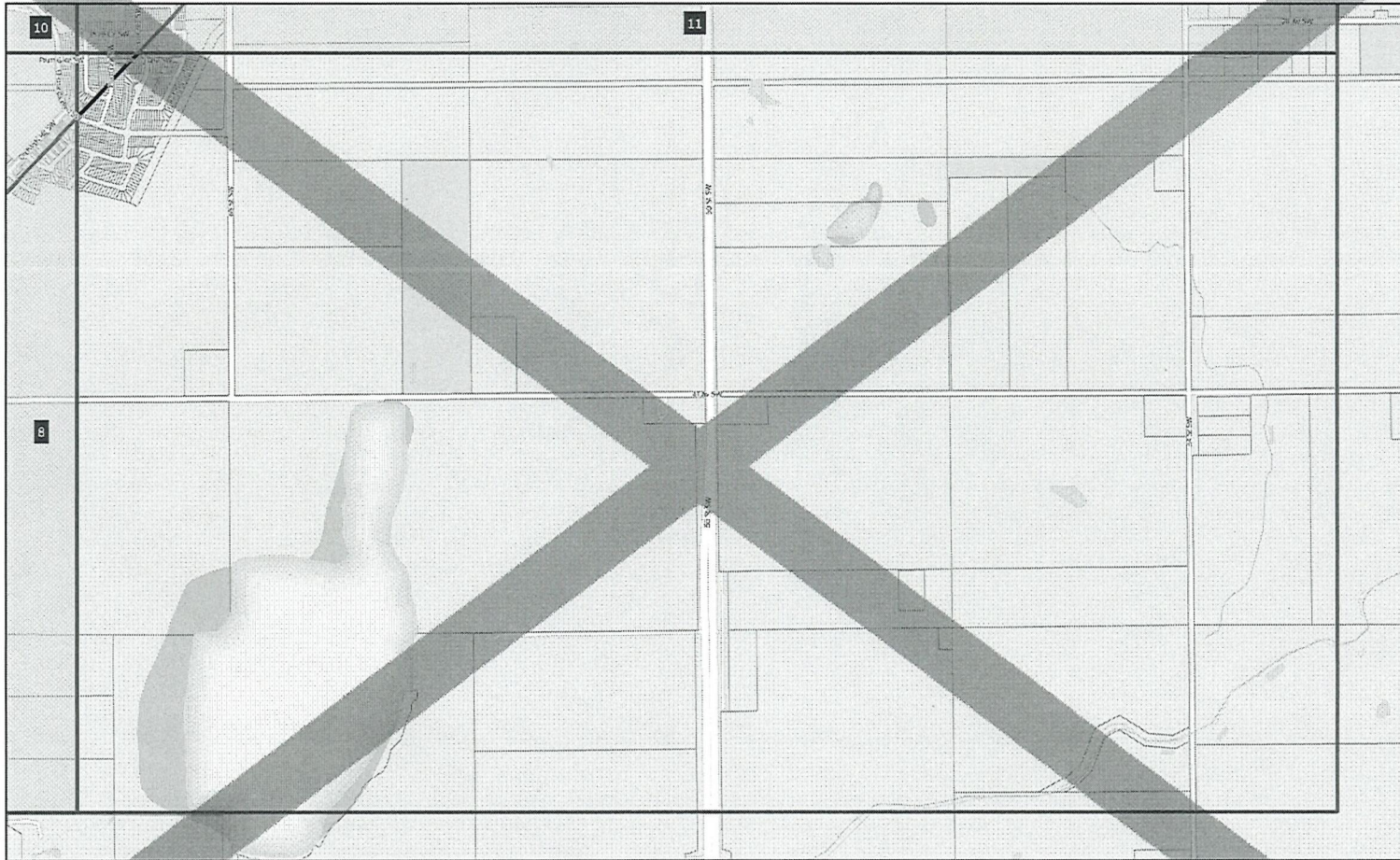
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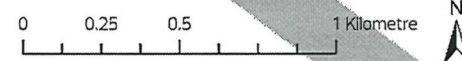
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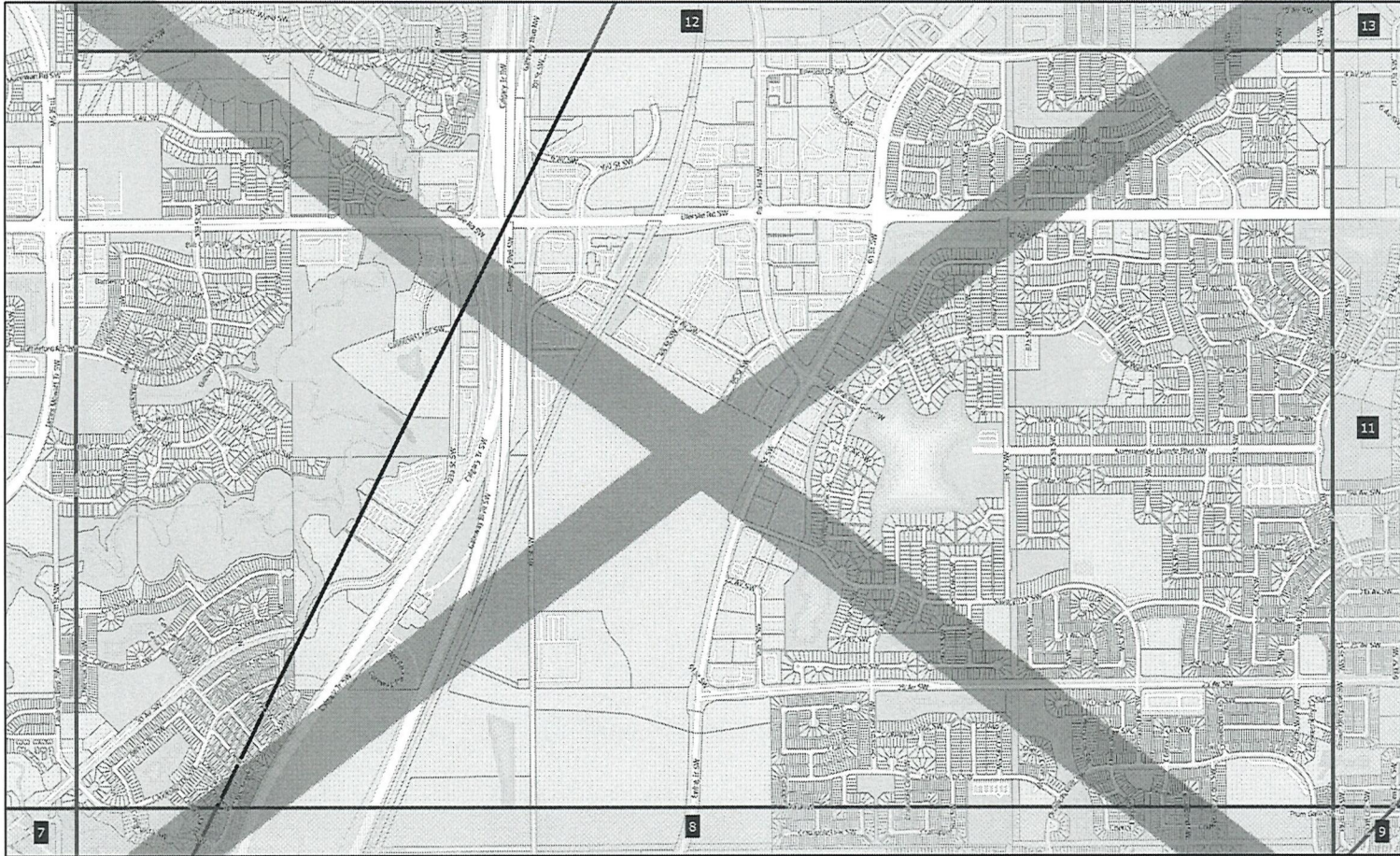


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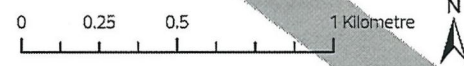


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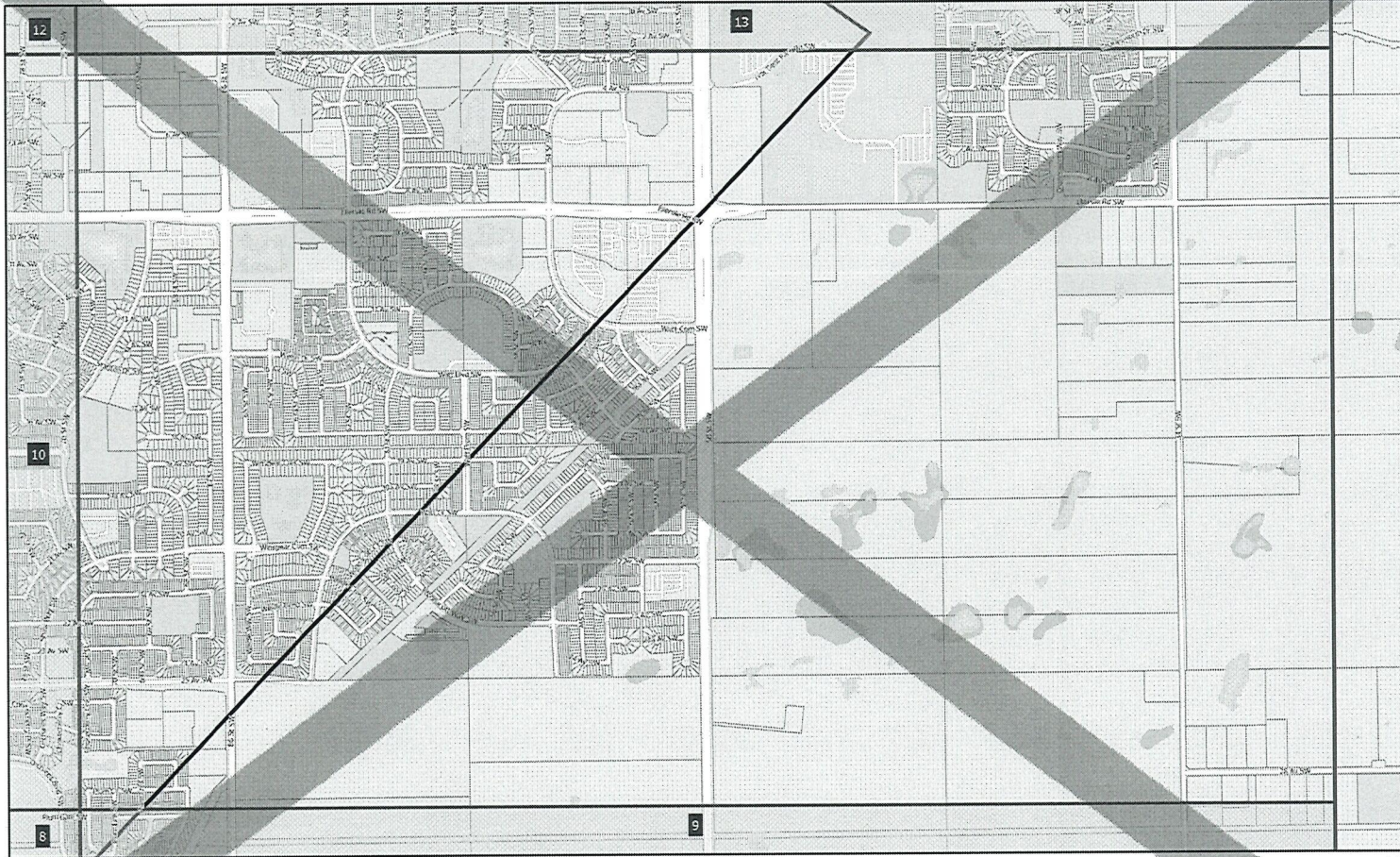


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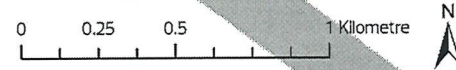


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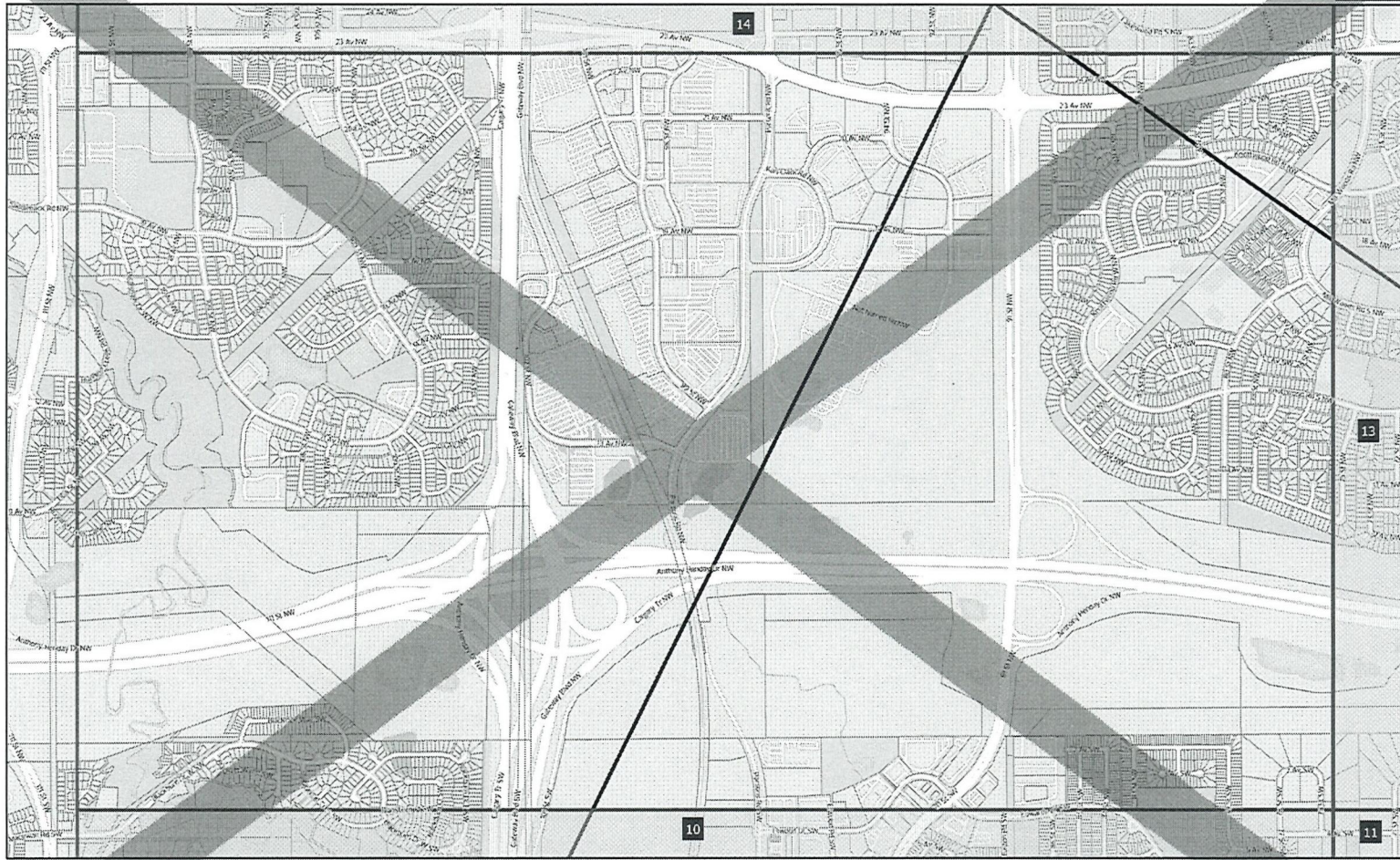
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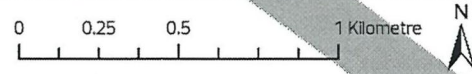
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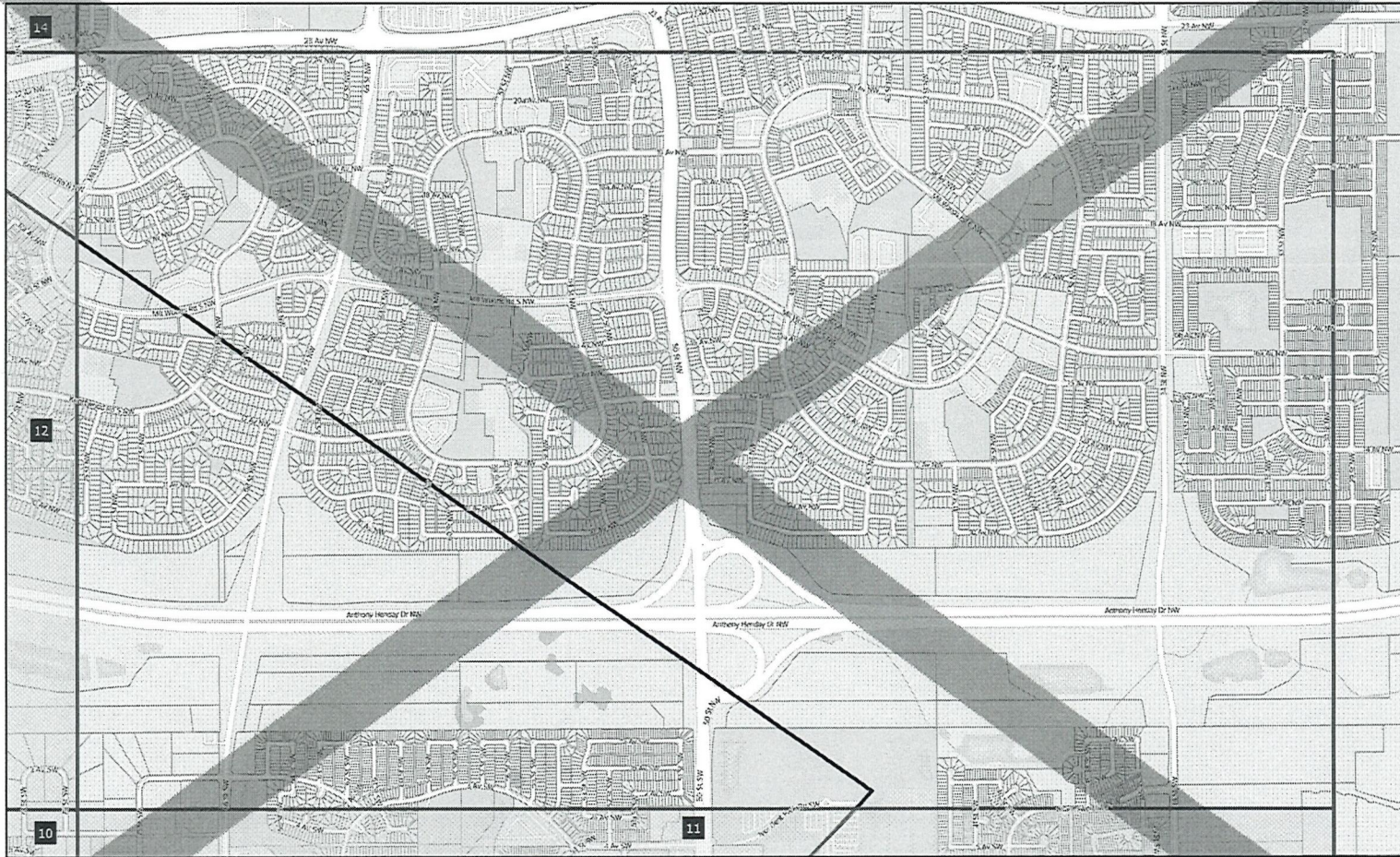
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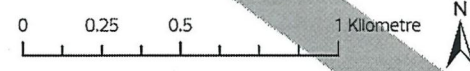


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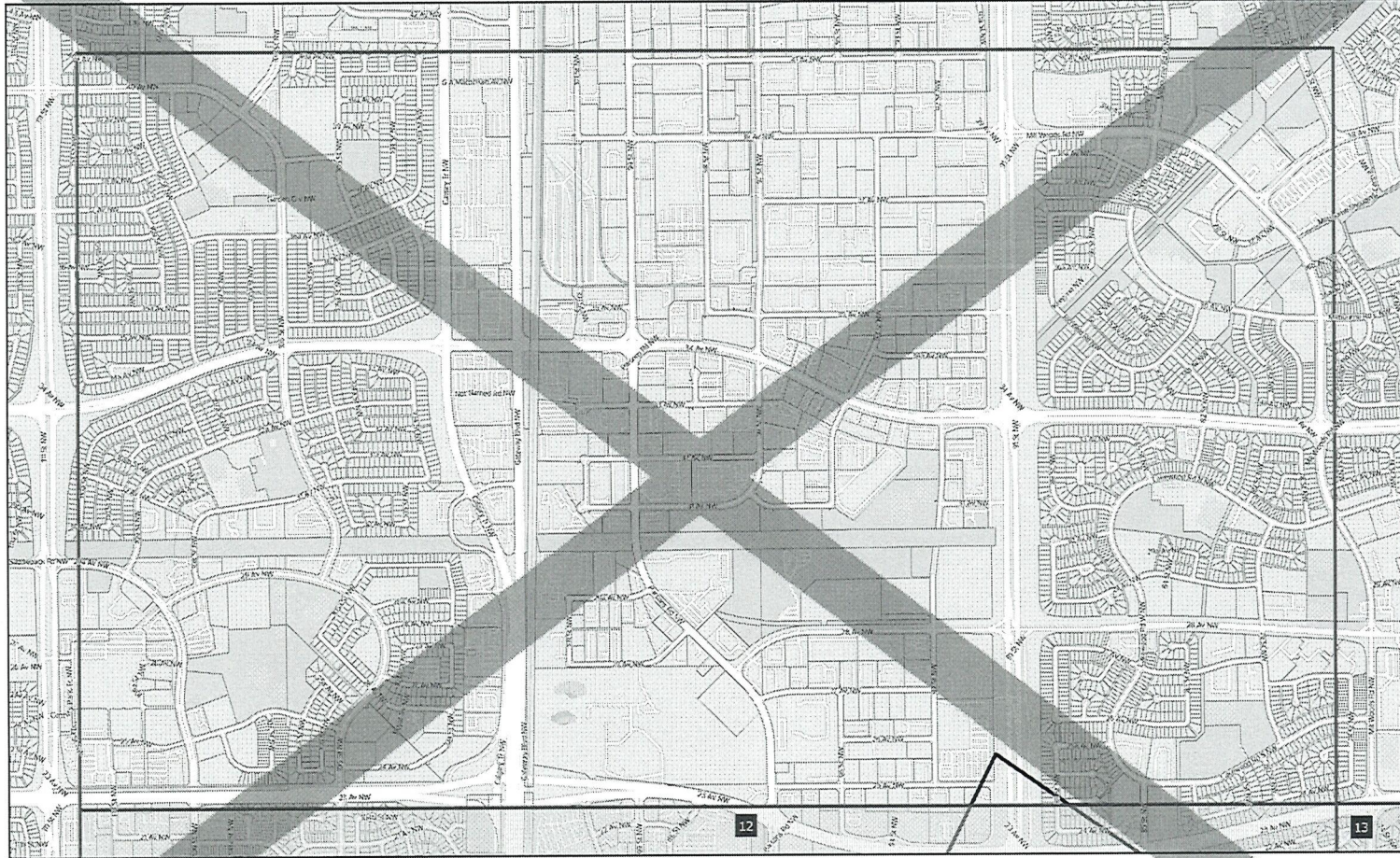


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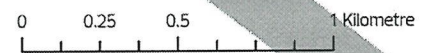


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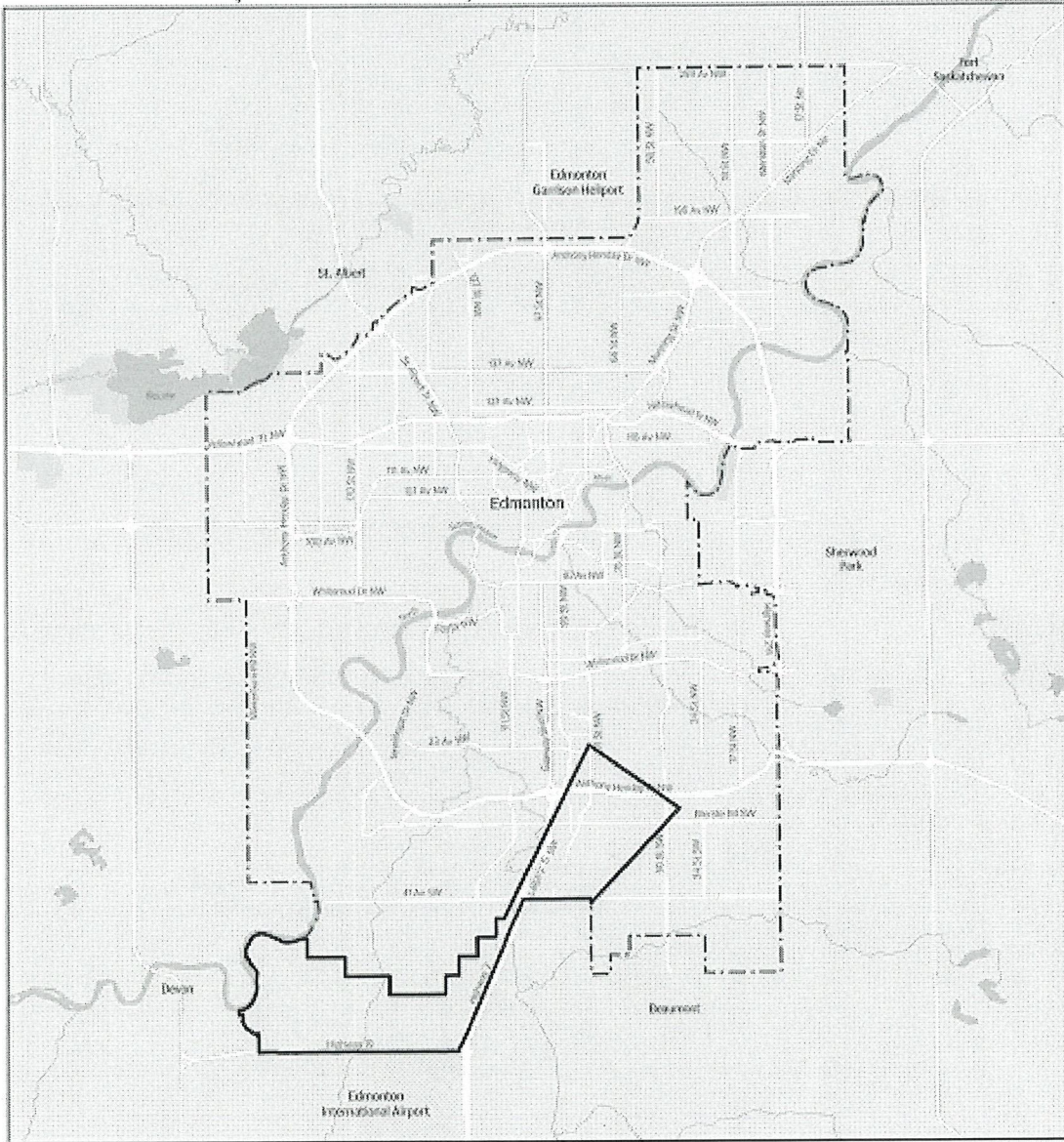


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and replace them with the following maps:

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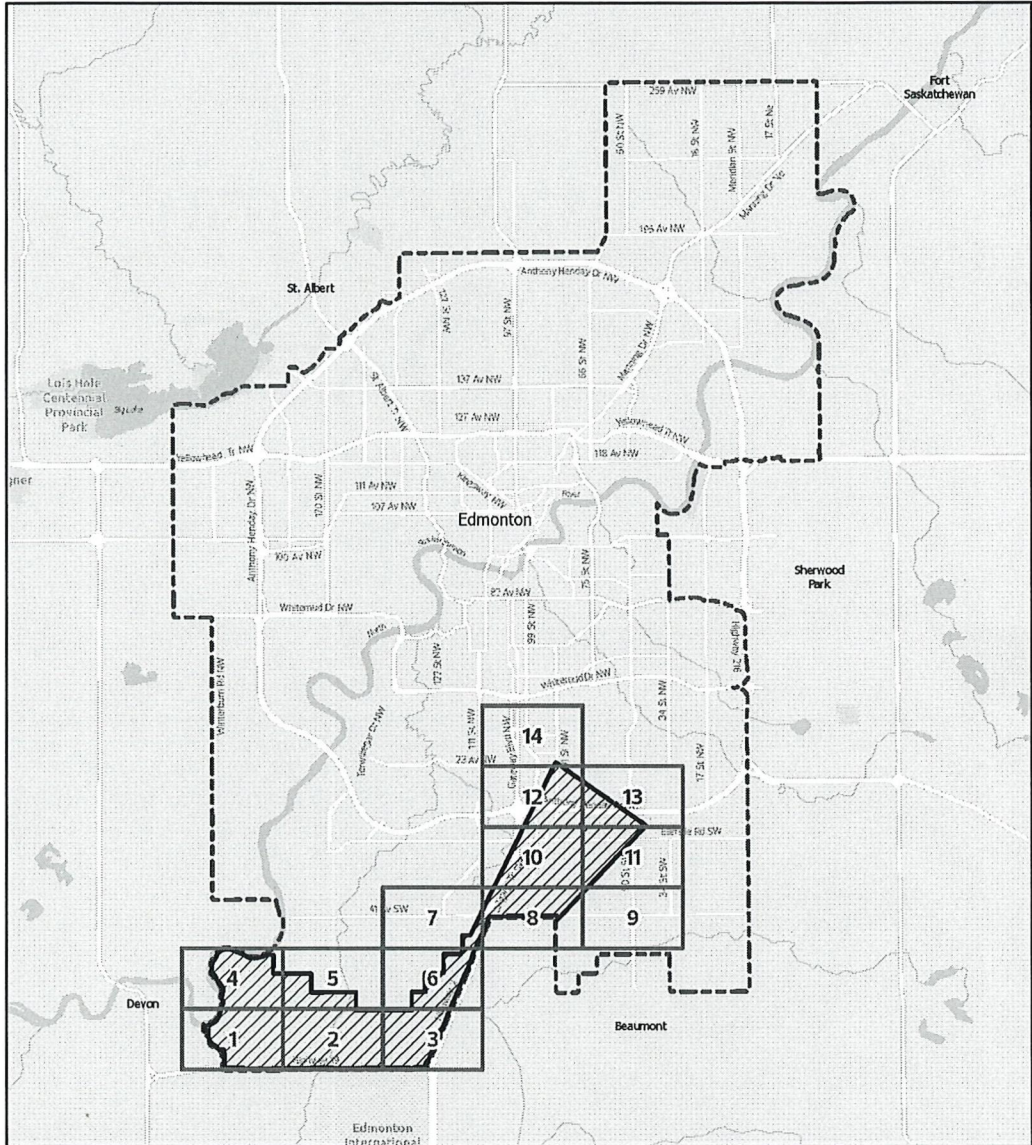


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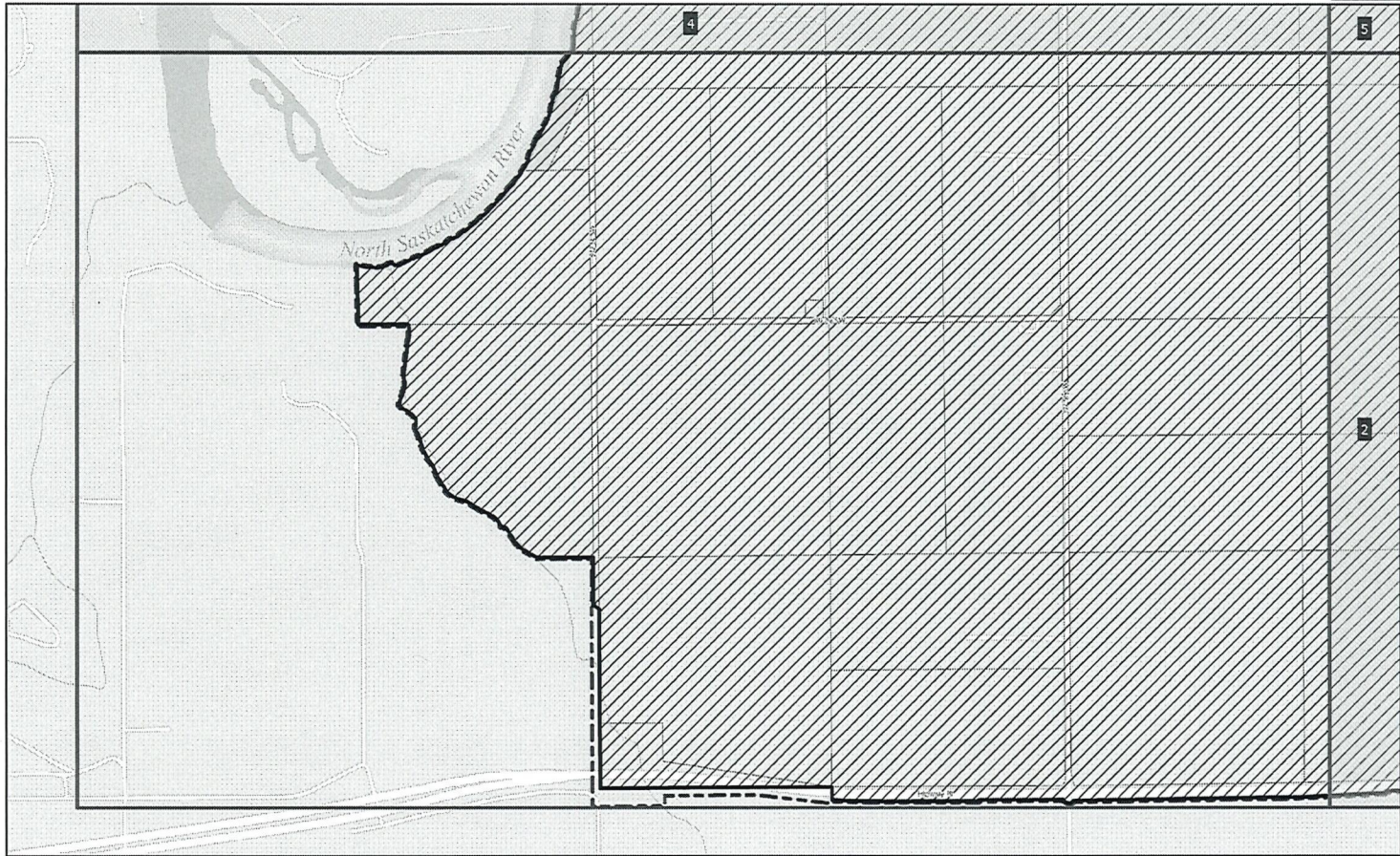


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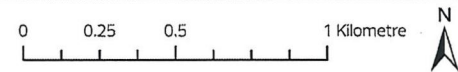


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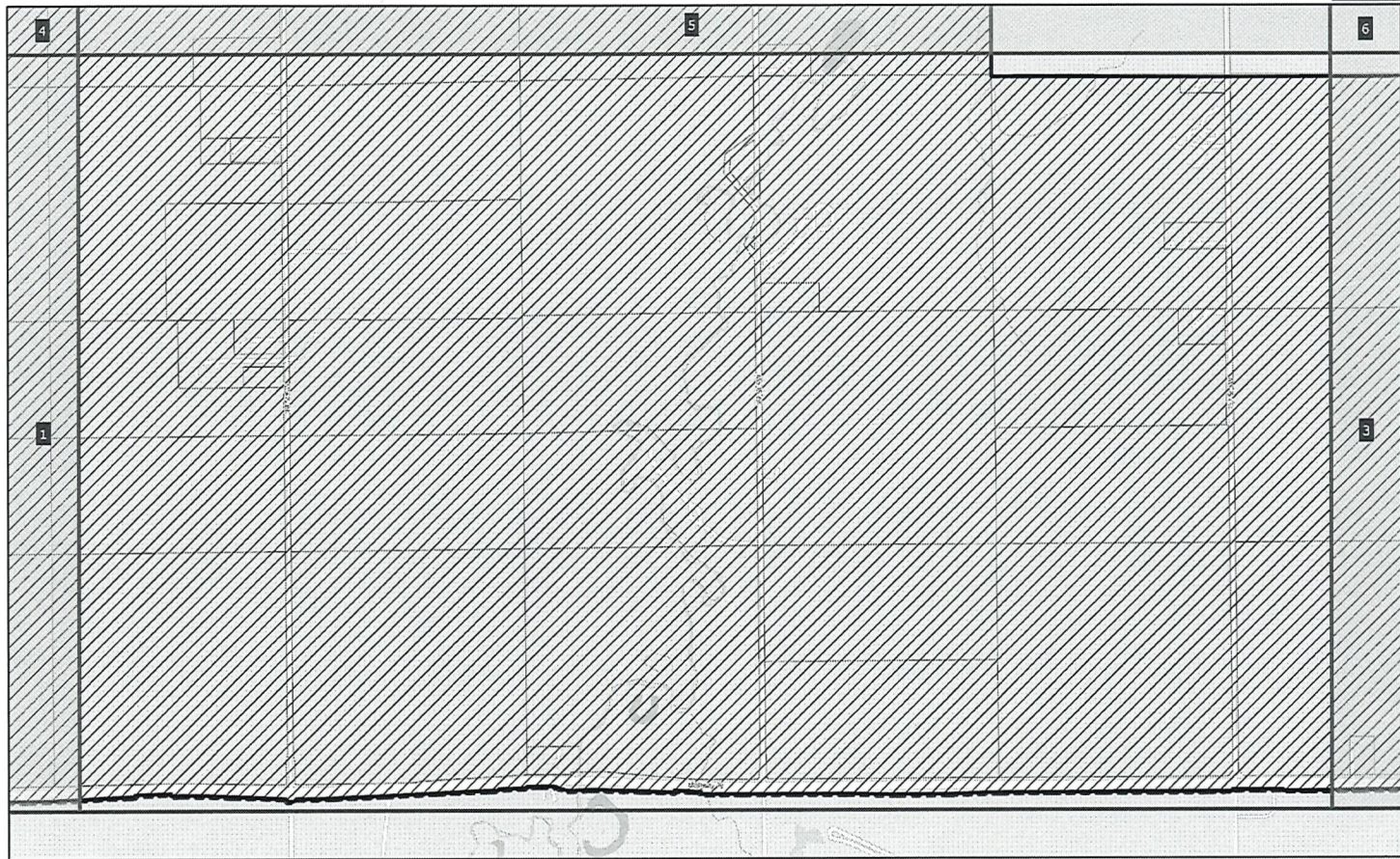
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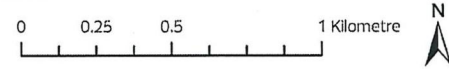
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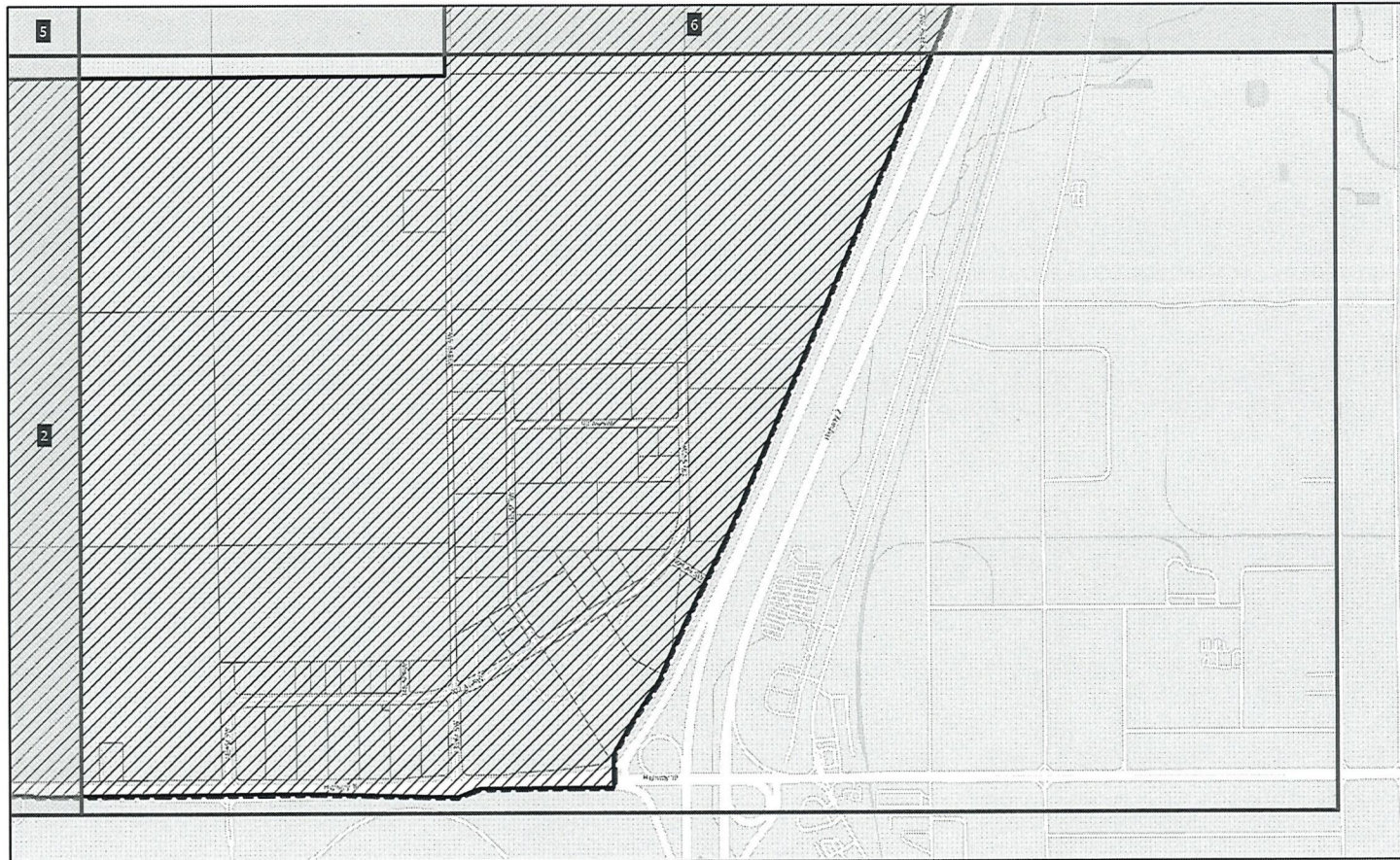
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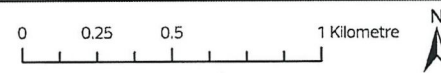
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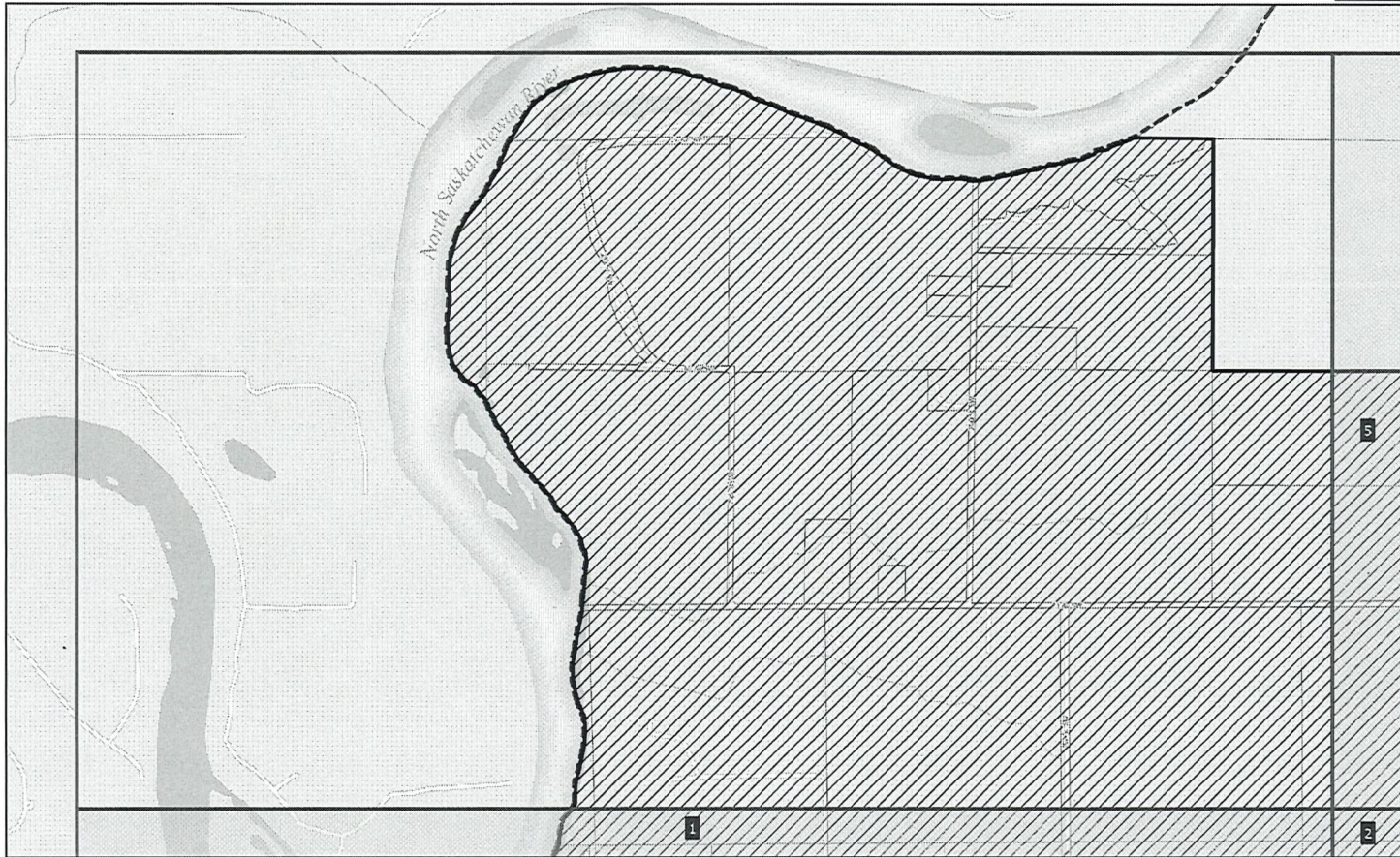
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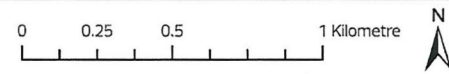
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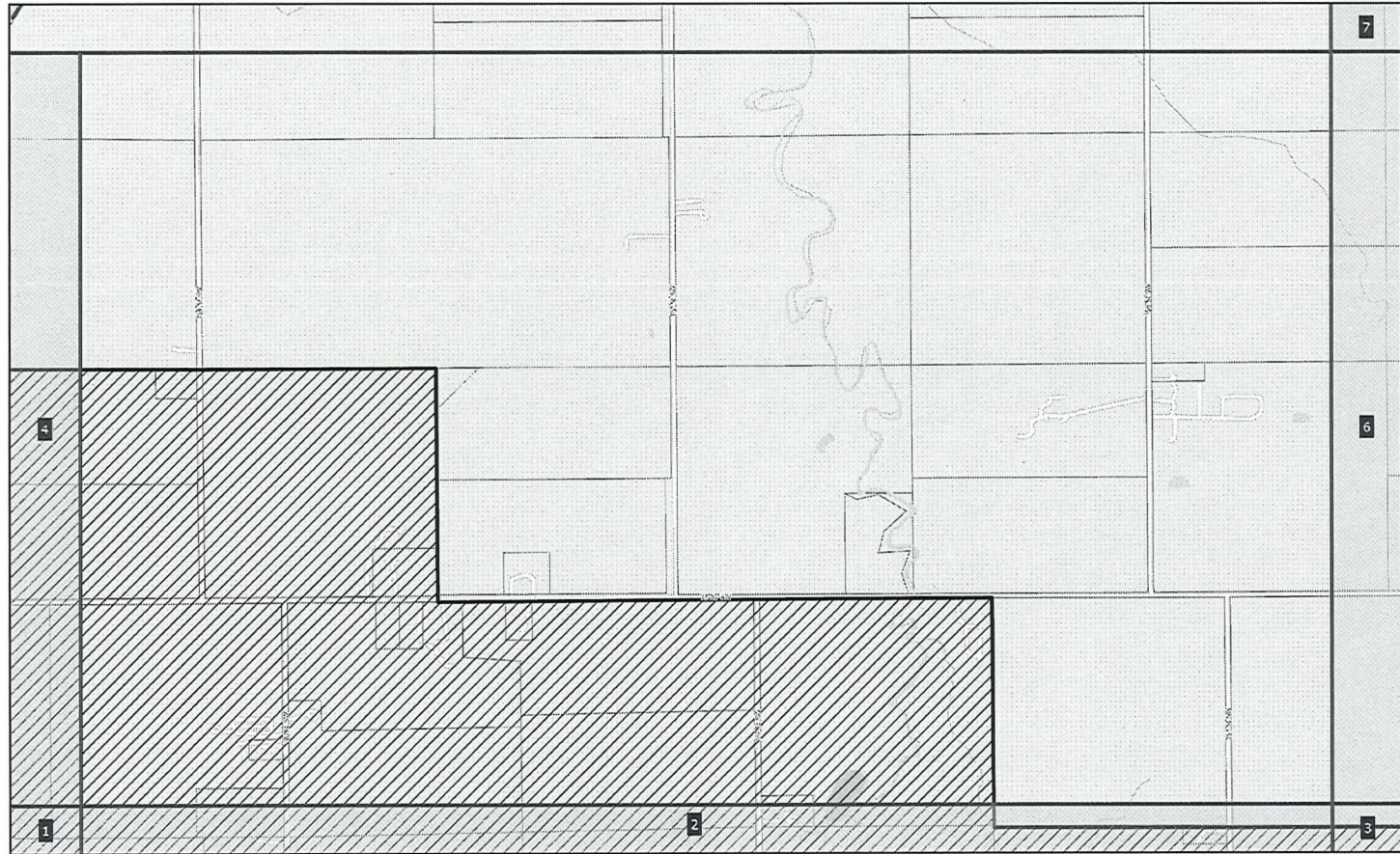


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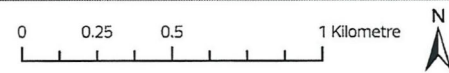




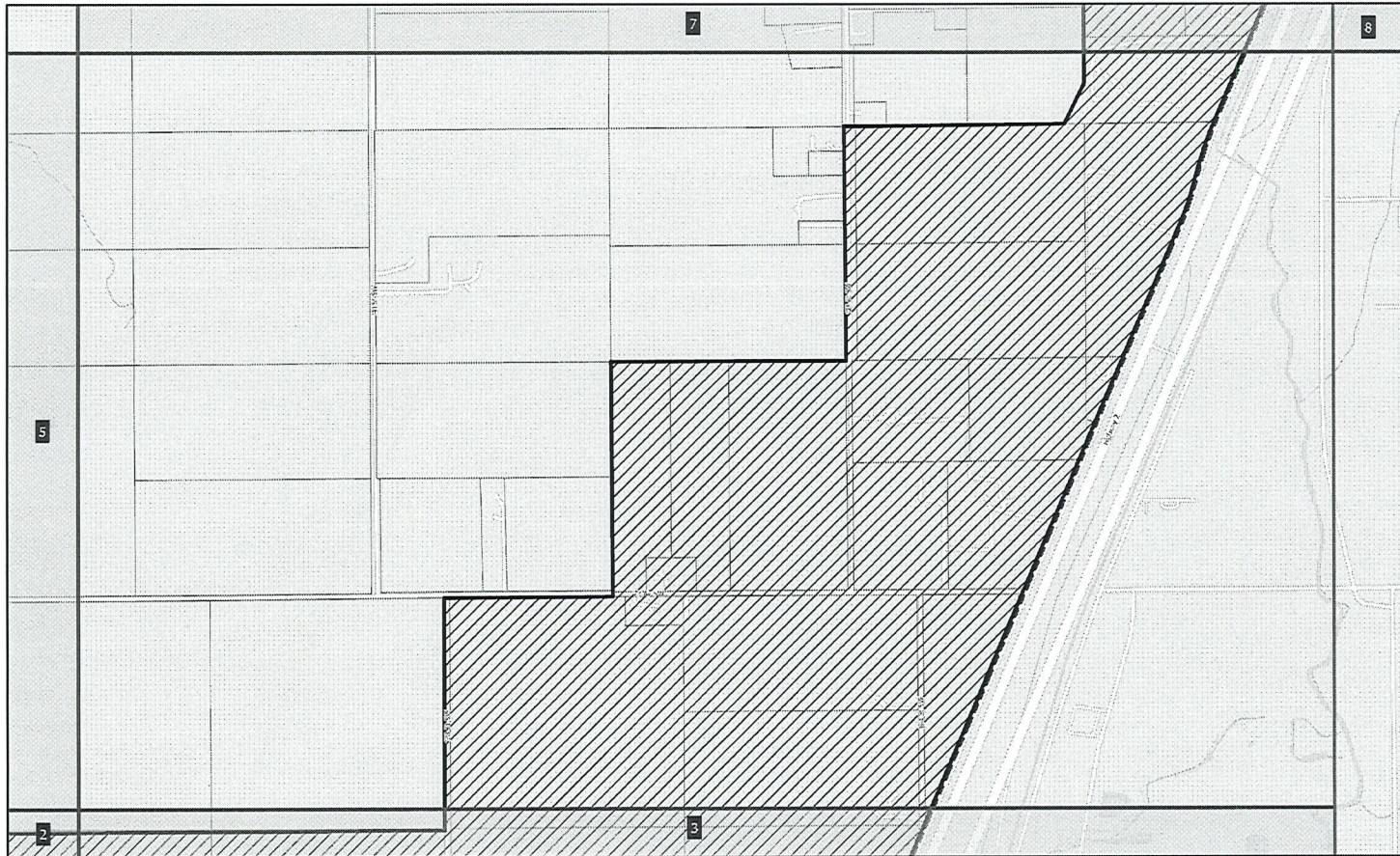
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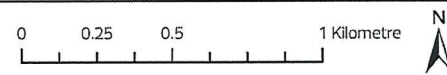
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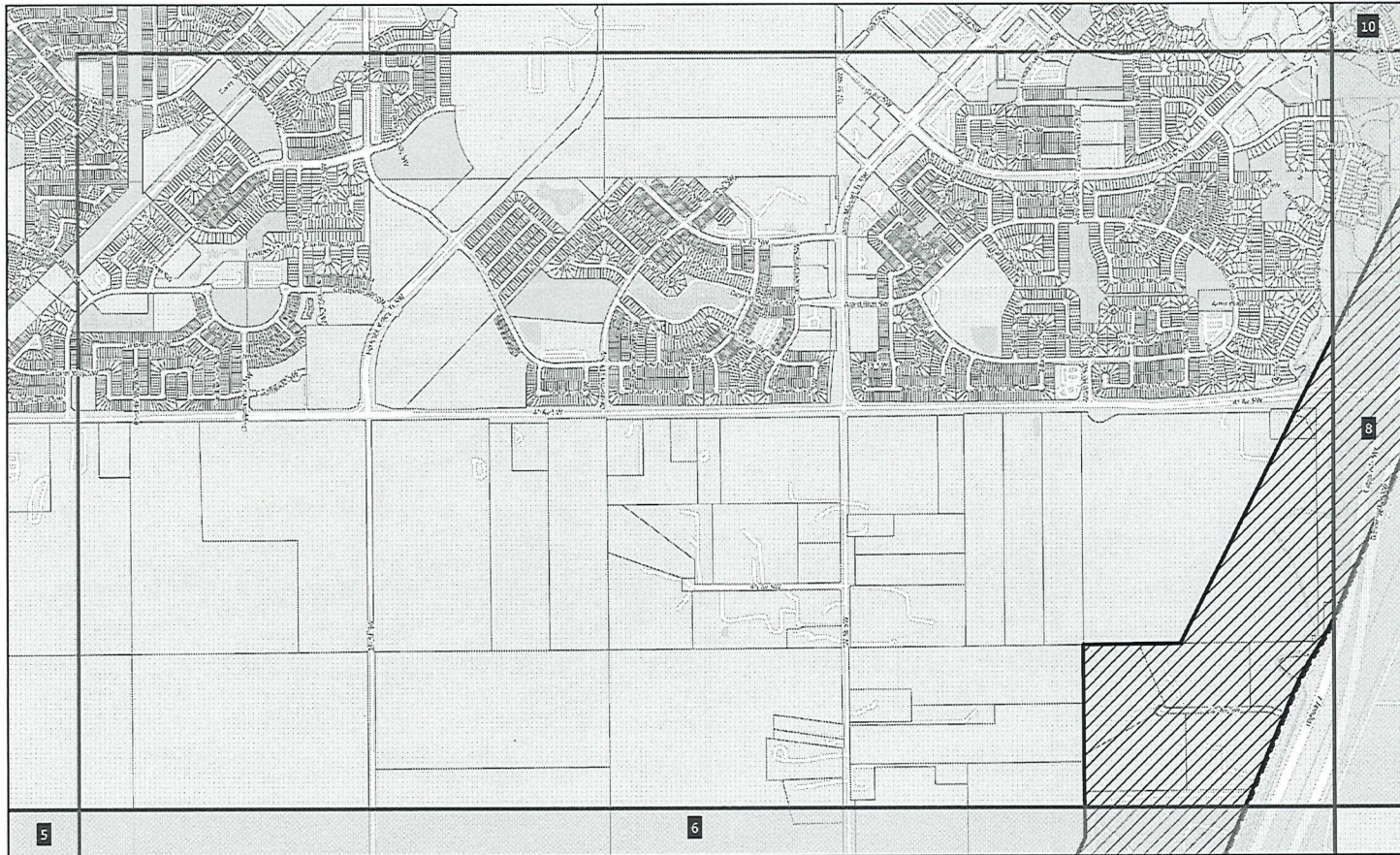
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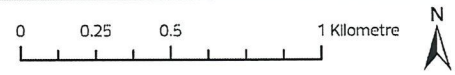
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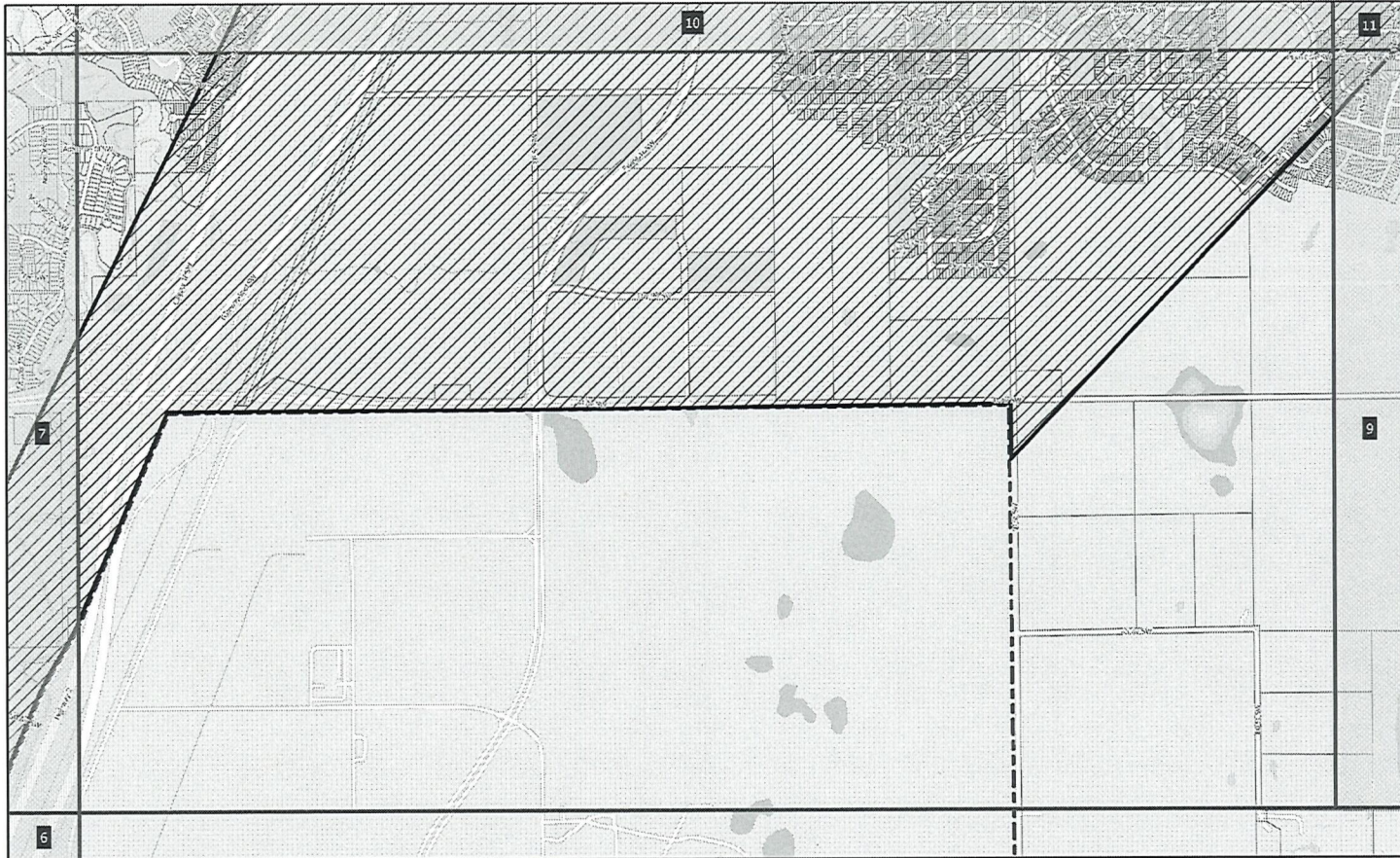
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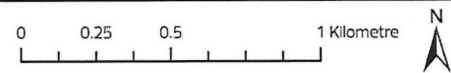
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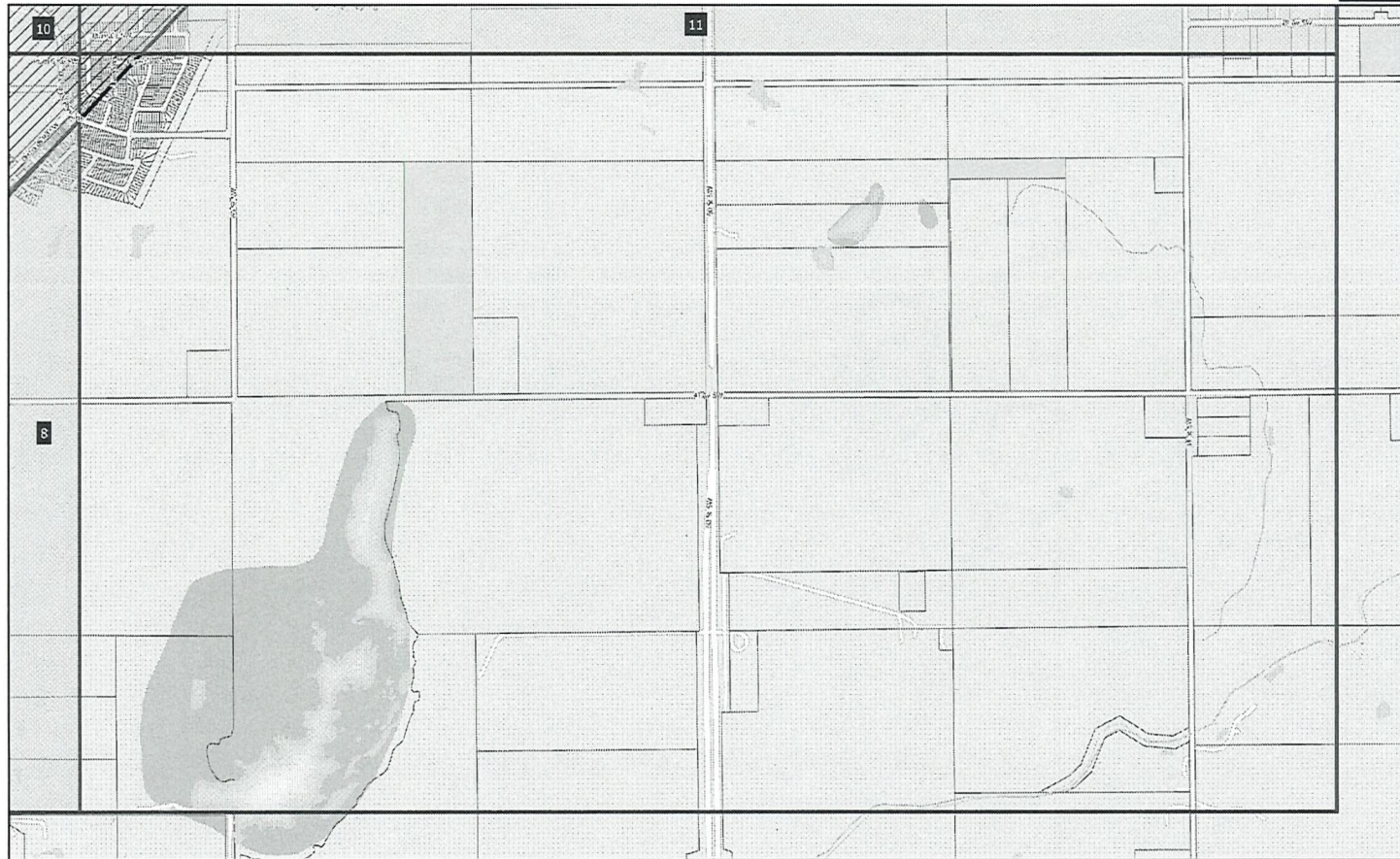


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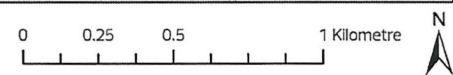


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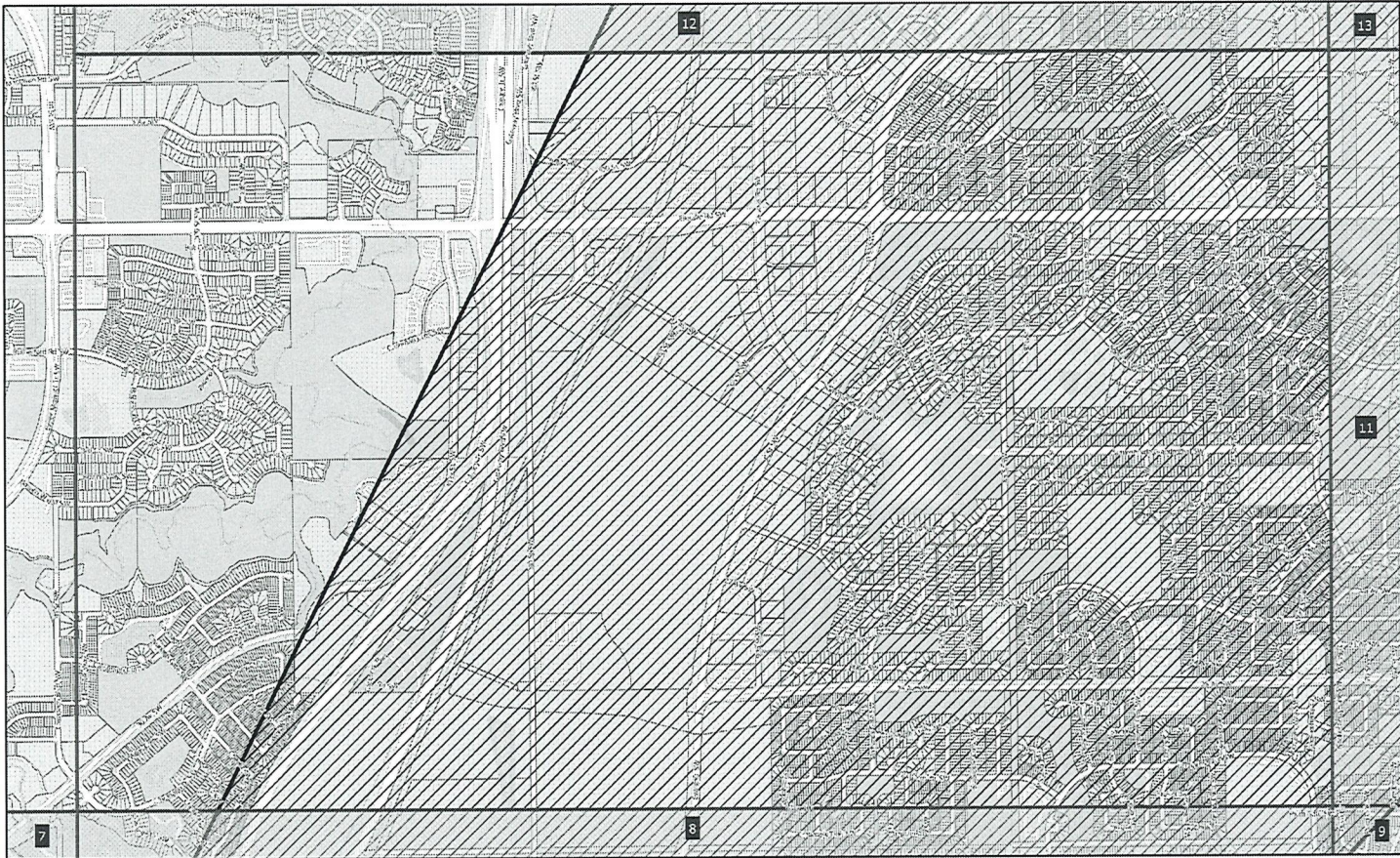
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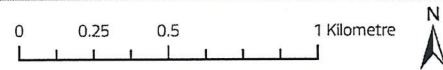
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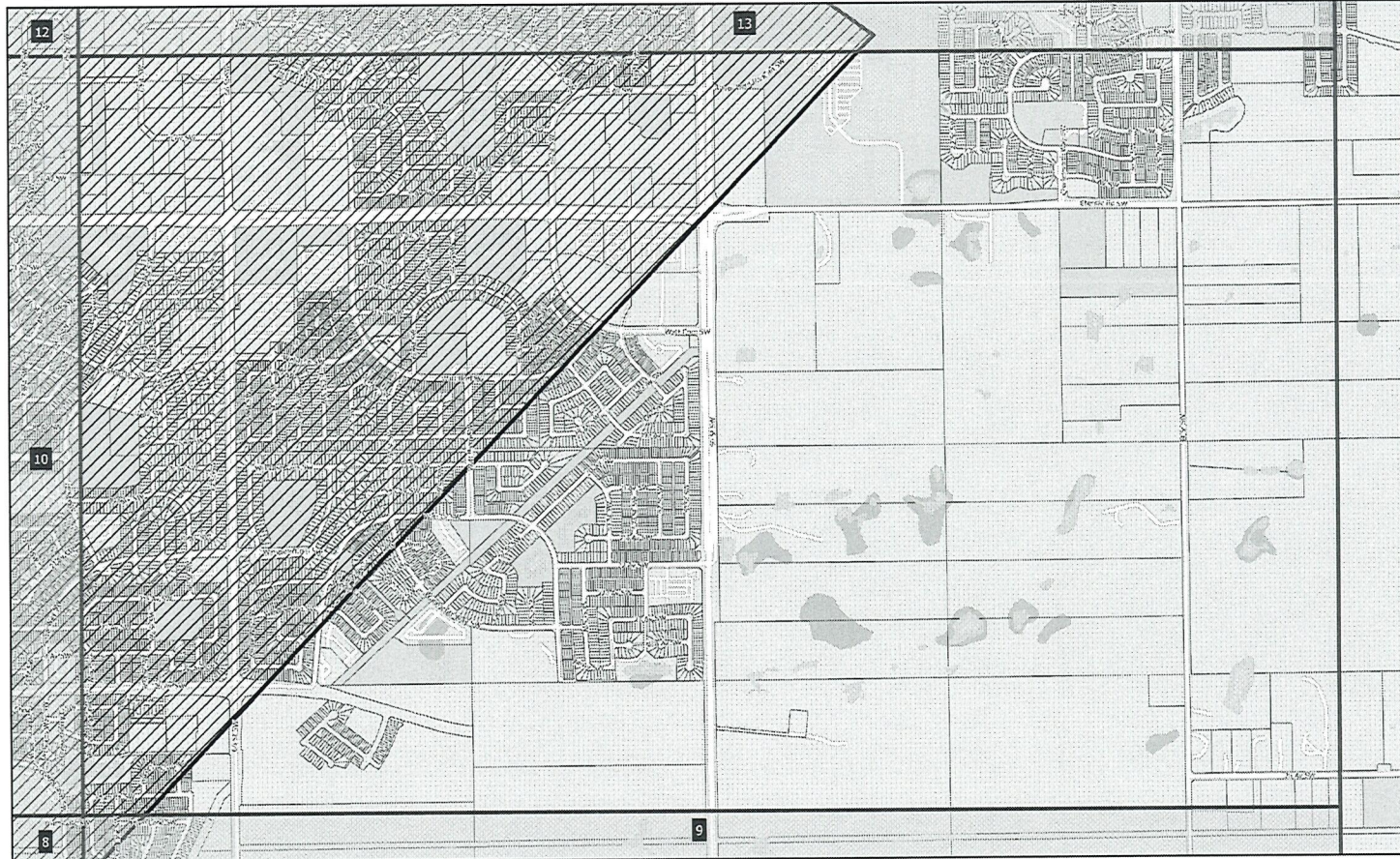
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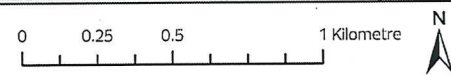
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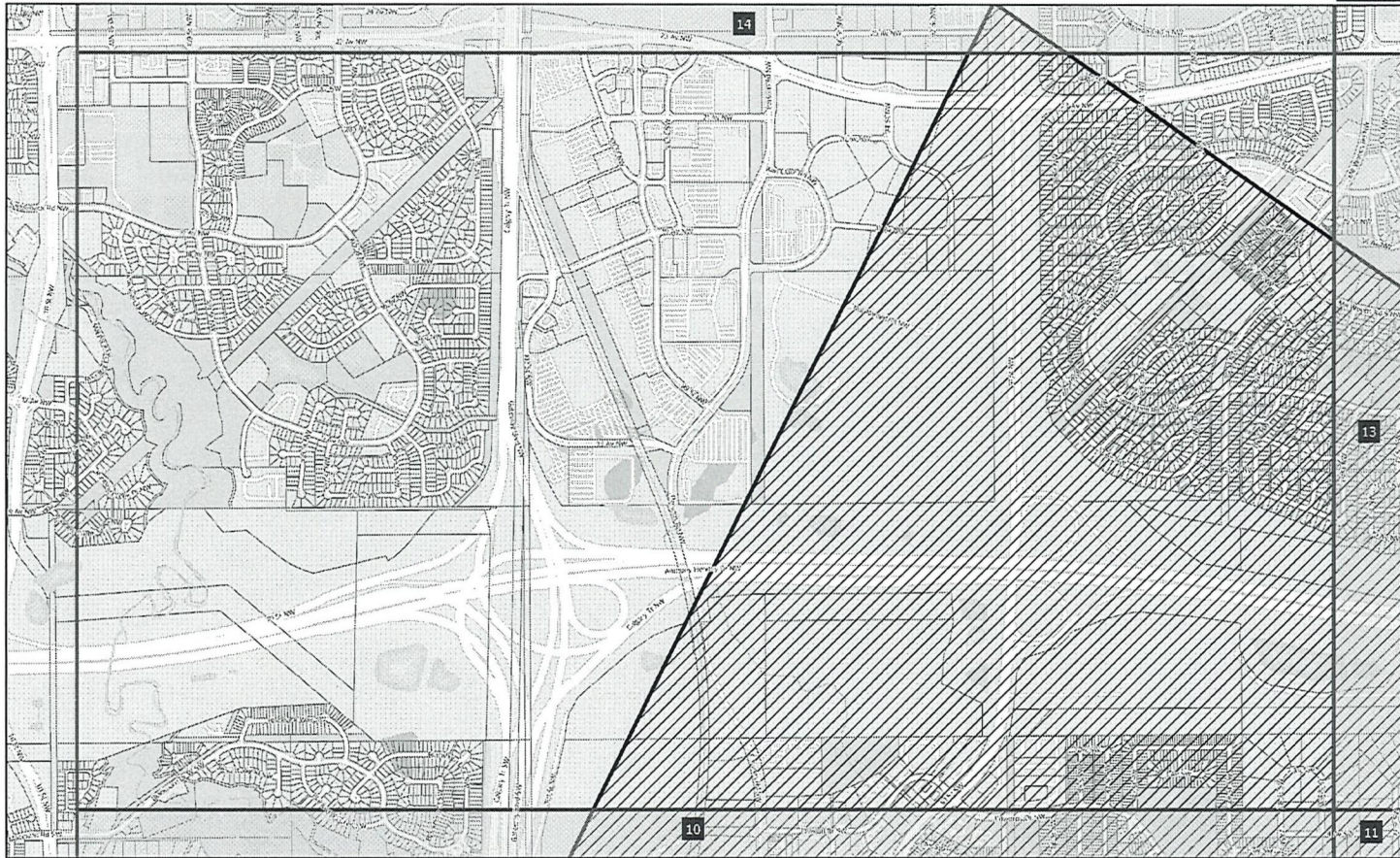
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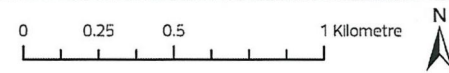
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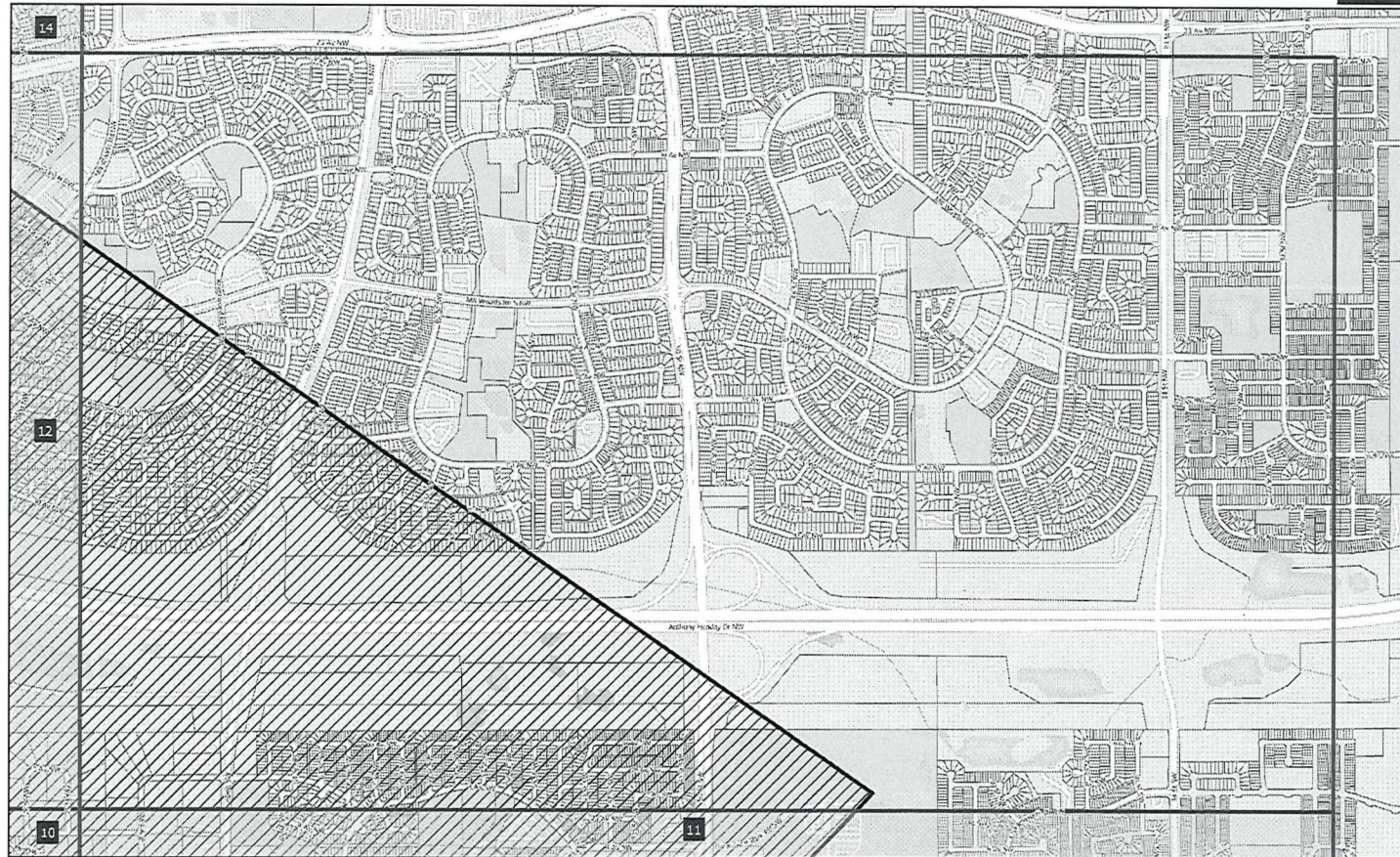


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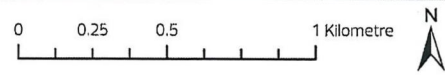




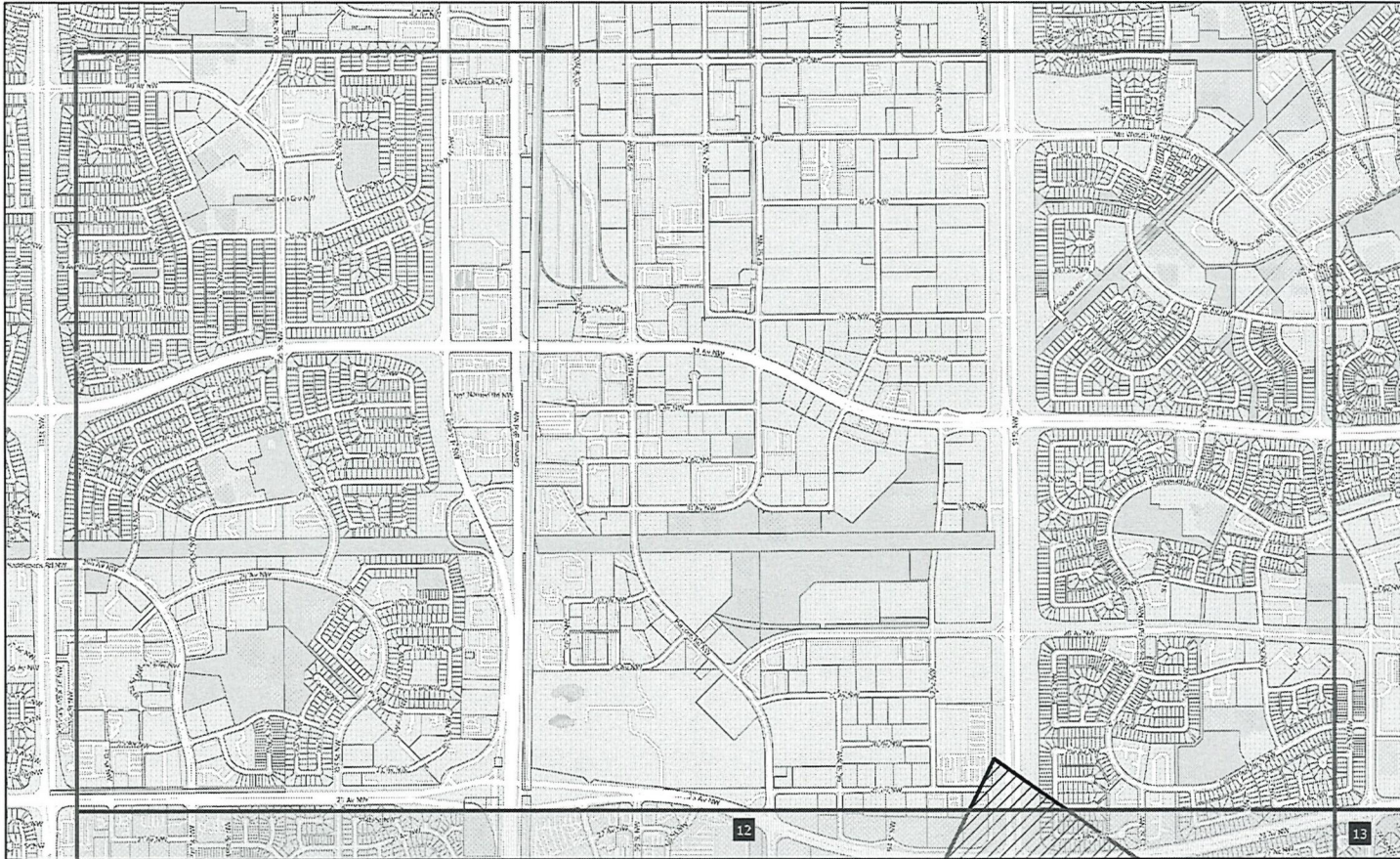
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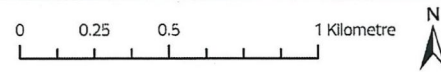
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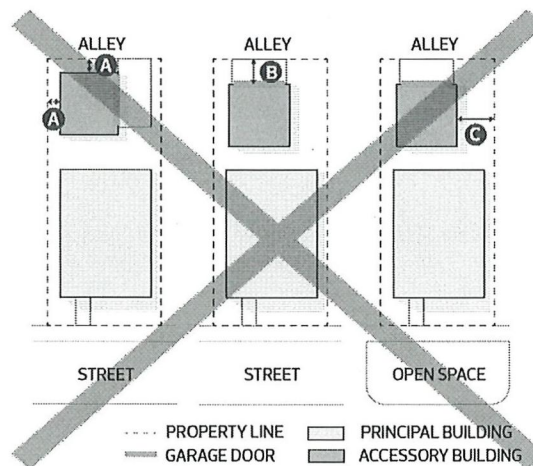
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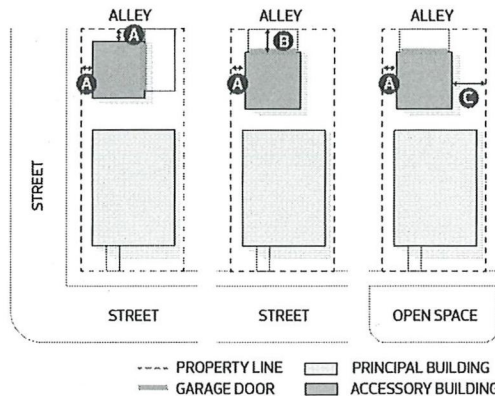
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- u. Delete “level” after the phrase “The Ground Floor” in Section 3.20.5.8.1;
- v. Delete “Office” and replace it with “Indoor Sales and Service” in Section 3.21.3.3;
- w. Add “Office” as Section 3.21.3.4;
- x. Delete “7. Appendices” and replace it with the header “6. Appendices” in Section 3.40;
- y. Delete “Hardsurfaced” and replace it with “Hard Surfaced” in Section 3.42.7.6;
- z. Delete “soft Landscaping” and replace it with “Soft Landscaping” in the following Sections: 3.42.7.12.5, 3.43.7.13.5, 3.44.7.12.5;
- aa. Delete Section 3.43.5.1.2 in Table 5.1 and renumber accordingly;
- bb. Delete “for Multi-unit Housing” in updated Section 3.43.5.1.2 in Table 5.1;
- cc. Delete “hHard sSurfaced” after the phrase “provide a minimum 2.5 m wide”, and replace it with “ Hard Surfaced” in Section 3.43.7.13.4;
- dd. Delete “shall” in Section 3.44.5.3;
- ee. Delete the following diagram in Section 5.10:



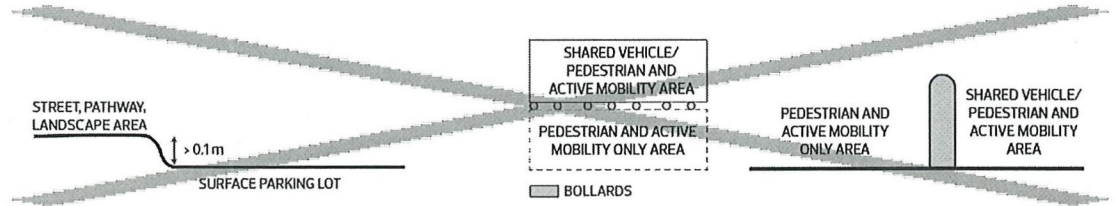
and replace it with the following diagram:



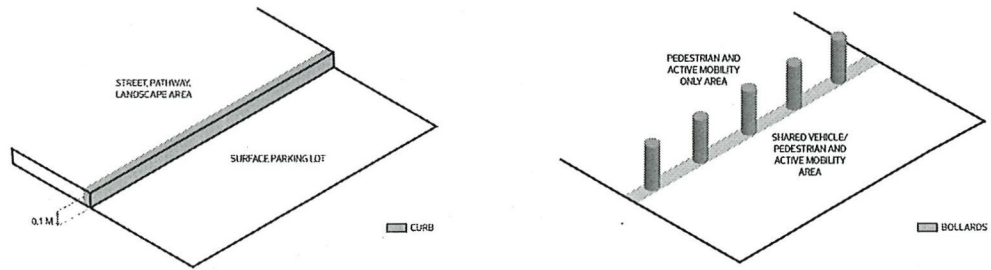
- ff. Add “Despite Subsection 14, a bathroom, kitchen, laundry facility, and bedroom are not required to be on the same floor as a Barrier-free entrance to the Dwelling where a stair lift or elevator provides Barrier-free access to these facilities.” as Section 5.50.15, and renumber accordingly;
- gg. Replace “, it” after the phrase “If the Dwelling contains more than 1 Storey” with “and an elevator or stair lift is not provided at the time of construction, the Dwelling” in updated Section 5.50.16;
- hh. Delete “Parking, Access, and Site Circulation” and replace it with “Parking, Access, Site Circulation, and Bike Parking” in Section 5.80;
- ii. Add “Street where no sidewalk exists,” after the phrase “Dwellings directly to an Abutting sidewalk” in Section 5.80.2.1.1;
- jj. Add “with Street access” after the phrase “a maximum of 1 Driveway” in Section 5.80.2.1.2;
- kk. Delete “from a Street:” after the updated phrase “a maximum of 1 Driveway is permitted” in Section 5.80.2.1.2;
- ll. Add “for each ground-oriented principal Dwelling.” after the updated phrase “1 Driveway is permitted from a Street:” in Section 5.80.2.1.2;
- mm. Delete “or Parking Area” after the phrase “those located on a Driveway” in Section 5.80.2.1.5;
- nn. Delete “or” after the phrase “a Front Yard” in Section 5.80.2.1.5.1;
- oo. Replace “.” after the phrase “a Flanking Side Yard” with “; or” in Section 5.80.2.1.5.2;

pp. Add “a Flanking Side Setback.” as Section 5.80.2.1.5.3;

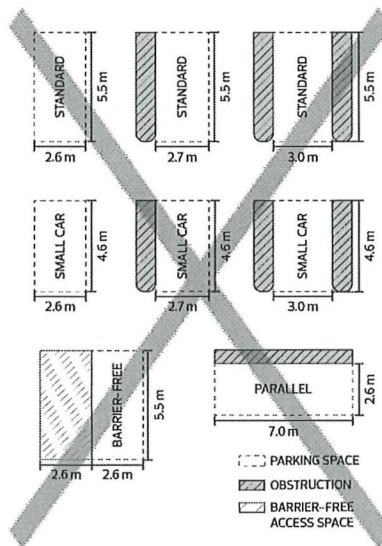
qq. Delete the following diagram in Section 5.80.4.8:



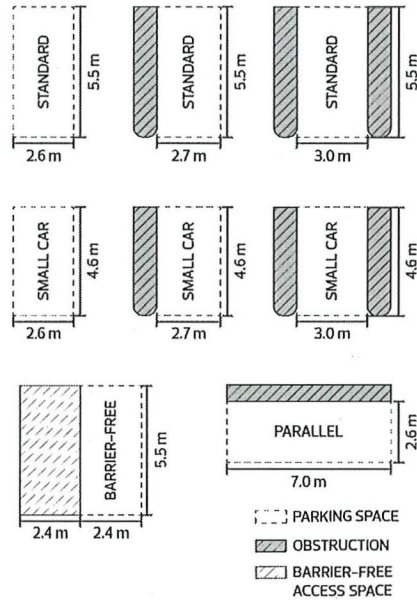
and replace it with the following diagram:



rr. Delete the following diagram in Section 5.80.5.1.3:

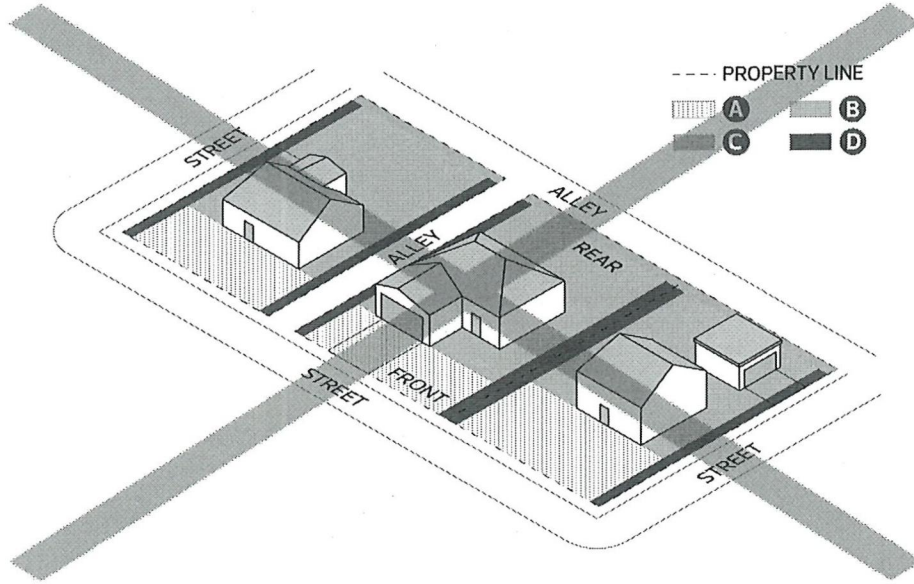


and replace it with the following diagram:

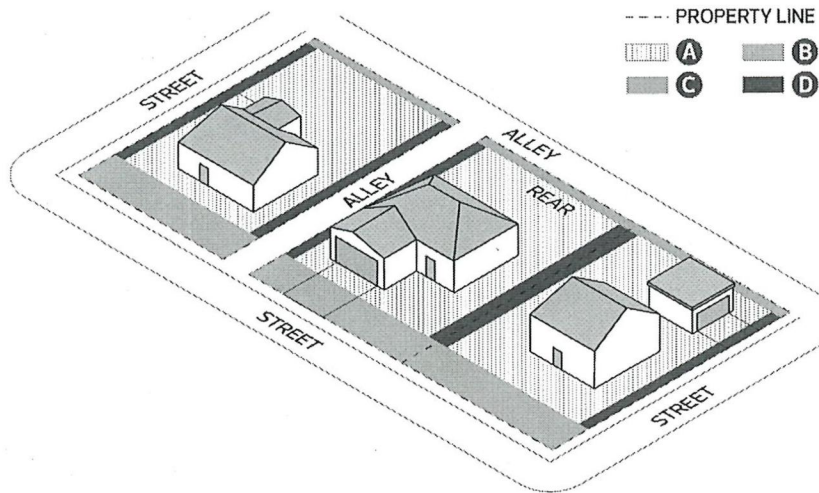


- ss. Add “, Supportive Housing, Lodging Houses,” after the phrase “to a maximum of 90% of all required Bike Parking Spaces for Multi-unit Housing” to Section 5.80.8.7;
- tt. Delete “and Community Uses” and replace with “Community Uses, Health Care Facilities, and Transit Centres” before the phrase “specified in Table 8.5” in Section 5.80.8.8;
- uu. Delete Section 5.90.12.1 in its entirety, and renumber accordingly;
- vv. Delete “in Front Yards” after the phrase “Maximum Height” in Section 5.100.3.2.1 of Table 3.2;
- ww. Replace “1.3 m” with “2.0 m” in Section 5.100.3.2.1 of Table 3.2;
- xx. Delete Section 5.100.3.2.2 in its entirety in Section 5.100.3.2.1 of Table 3.2;
- yy. Add “Maximum Height in required Front Setback” and “1.3 m” and “B” as a new row under the phrase “Unless 1 or more of the following applies:” as Section 5.100.3.2.2 in Table 3.2;

zz. Delete the following diagram in Section 5.100.3.2 of Table 3.2:



and replace it with the following diagram:

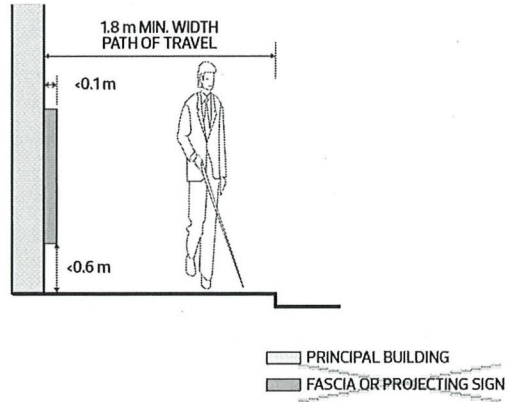


aaa. Add “Despite the definition of Front Lot Line, the Development Planner may determine that a Double Fronting Site only has 1 Front Lot Line. The Development Planner must consider the orientation and access to the proposed development, and the Front Lot Lines of Abutting Lots when making this decision.” as Section 5.130.4.1;

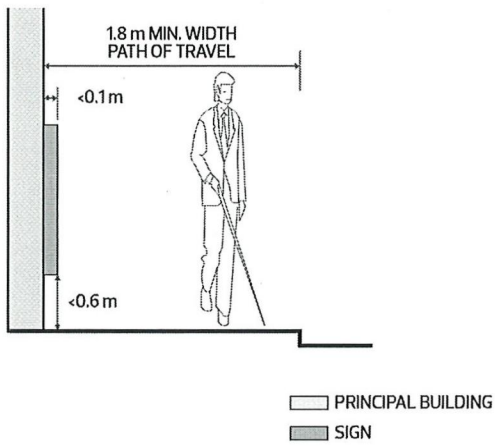
- bbb. Add “buildings” after the phrase “between Backyard Housing” in Section 6.10.1.10 in Table 1;
- ccc. Delete “any ” after the phrase “between Backyard Housing buildings and” in updated Section 6.10.1.10 in Table 1;
- ddd. Delete “Dwelling on the same Site” after the phrase “and other principal”, and replace it with “buildings on the same Site, except for other Backyard Housing buildings” in updated Section 6.10.1.10 in Table 1;
- eee. Add “Minimum distance between Backyard Housing buildings on the same Site” and “0.9 m” and “-” in a new row as Section 6.10.1.11 in Table 1;
- fff. Replace “more than 1 Backyard Housing Dwellings are attached along a common Lot line” with “Backyard Housing development is built on 1 or more common Lot lines” in Section 6.10.3.1;
- ggg. Delete “.1” in the phrase “No other variance to Subsection 1.1 is permitted” and add “.” at the end of Section 6.30.4;
- hhh. Add “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 in size and zoned either MU, CG, or Direct Control.” as Section 6.70.4, and renumber accordingly;
- iii. Delete “Fascia Sign or Projecting” after the phrase “a” at the beginning of Section 6.90.3.4.1;
- jjj. Delete “a Fascia Sign or Projecting Sign Abutting or” at the beginning of Section 6.90.3.4.2, and replace it with “a Sign that Abuts or is”;



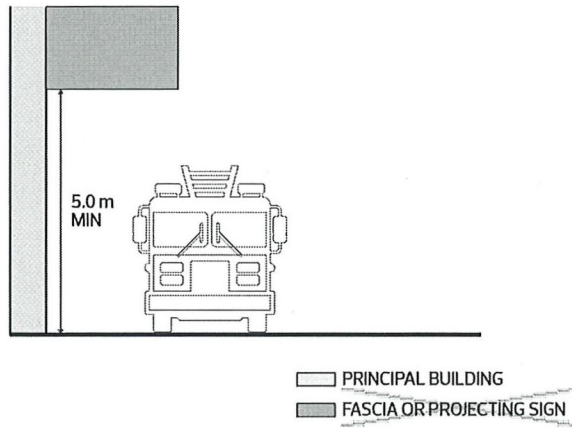
kkk. Delete the following diagram in Section in Section 6.90.3.4.1:



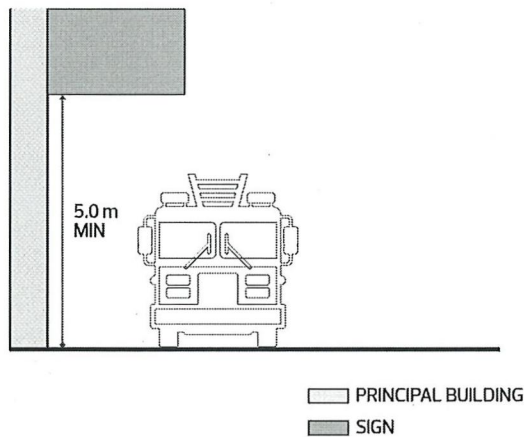
and replace it with the following diagram:



III. Delete the following diagram in Section in Section 6.90.3.4.2:



and replace it with the following diagram:

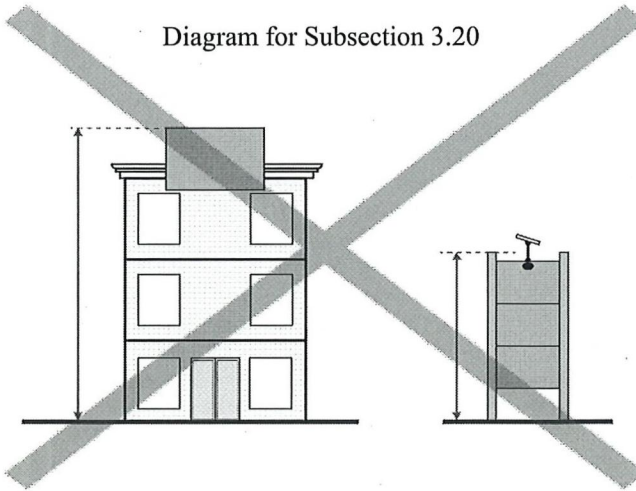


mmm. Delete the header “Measuring Height for Signs” before Section 6.90.3.20, and replace it with “Measuring Height and Width for Signs”;

nnn. Add “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.” as Section 6.90.3.21, and renumber accordingly;

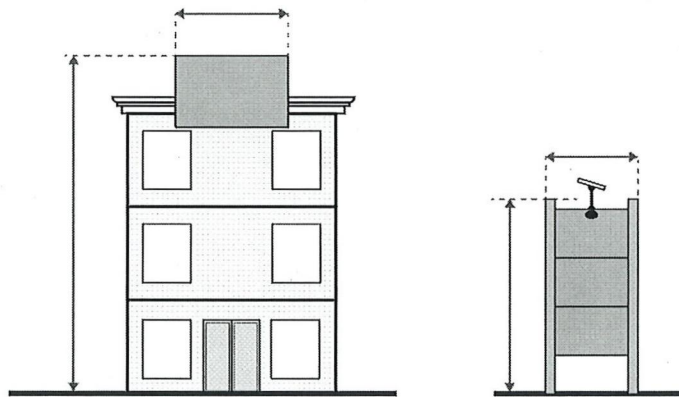
ooo. Delete the following diagram and header in Section 6.90.3.20:

Diagram for Subsection 3.20



and replace it with the following diagram and header after updated Subsection 6.90.3.21:

Diagram for Subsections 3.20 and 3.21



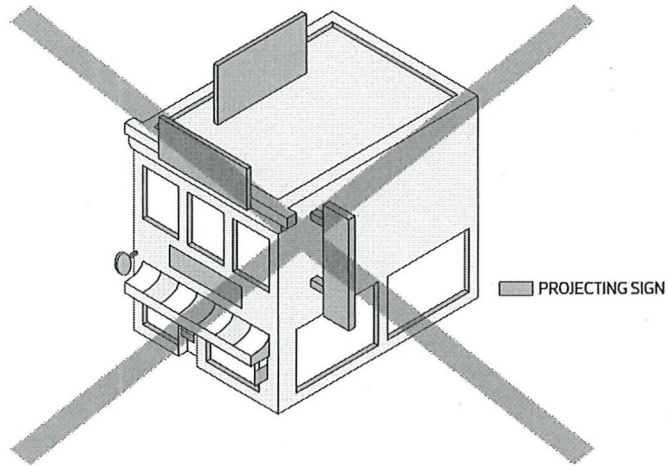
ppp. Delete “cumulative” after the phrase “The” in Section 6.90.5.26.3;

qqq. Add “cumulative” after the phrase “total” in Section 6.90.5.26.3;

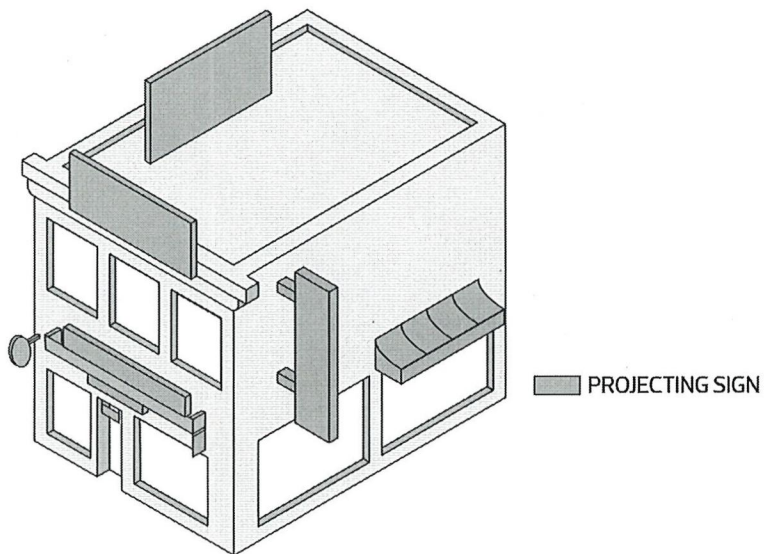
rrr. Add “Despite Subsection 6.25, if the Minor Digital Sign is in the form of a Ground Sign and is not located within 60.0 m of a Site Zoned residential, the maximum Height of the Digital Copy is 8.0 m and the maximum Height of the Sign is 10.0 m. The distance must be measured from the Sign location to the nearest point of the Site Zoned residential.” as Section 6.90.6.25.1;

- sss. Delete “Vehicle Support Services must not be the only Use on a Site” and replace it with “Vehicle Support Services must be on a Site with at least 1 additional Use other than a Sign Use.” in Section 6.110.13.1;
- ttt. Replace “the telephone number and email address of the Development Planner for public inquiries regarding the Rezoning Amendment” with the phrase “the contact information for the City” in Section 7.50.4.10.6;
- uuu. Add “The construction of any Fence, wall or gate, provided that the construction and placement of the structure complies with this Bylaw.” as Section 7.120.3.7;
- vvv. Add “The construction of Privacy Screening, provided that the construction and placement of the structure complies with this Bylaw.” as Section 7.120.3.8;
- www. Delete Sections 7.120.4.2 and 7.120.4.3 and renumber accordingly;
- xxx. Add “complies with Subsections 3.1 and 3.2 of Section 6.90;” as Section 7.120.8.13.1, and renumber accordingly;
- yyy. Add “complies with Subsections 3.1 and 3.2 of Section 6.90;” as Section 7.120.8.16.1, and renumber accordingly;
- zzz. Replace “contains On-premises Advertising” with “is” at the beginning of updated Section 7.120.8.16.2;
- aaaa. Add “complies with Subsections 3.1 and 3.2 of Section 6.90;” as Section 7.120.8.17.1, and renumber accordingly;
- bbbb. Add “complies with Subsections 3.1 and 3.2 of Section 6.90;” as Section 7.120.8.18.1, and renumber accordingly;
- cccc. Delete “are permitted” after the phrase “On-premises Advertising” in Section 7.120.8.19
- dddd. Replace “provided that” with “where” after the phrase “subdivision or neighbourhood” in Section 7.120.8.19;
- eeee. Delete “Temporary Sign that is a” after the phrase “A” in Section 7.120.8.20;
- ffff. Add “complies with Subsections 3.1 and 3.2 of Section 6.90;” as Section 7.120.8.20.1, and renumber accordingly;

- gggg. Add “complies with Subsections 3.1 and 3.2 of Section 6.90;” as Section 7.120.8.22.1, and renumber accordingly;
- hhhh. Add “complies with Subsections 3.1 and 3.2 of Section 6.90;” as Section 7.120.8.23.1, and renumber accordingly;
- iiii. Add “are Temporary Signs;” as Section 7.120.8.24.1, and renumber accordingly;
- jjjj. Add “complies with Subsections 3.1 and 3.2 of Section 6.90;” as updated Section 7.120.8.24.2, and renumber accordingly;
- kkkk. Replace “approved” with “issued” after the phrase “Development Permit being” in Section 7.160.1.2;
- llll. Add “demolition or” after the phrase “Development Permit being issued for ” in Section 7.160.2.2.1;
- mmmm. Delete “and any associated demolition” after the phrase “new principal building construction” in Section 7.160.2.2.1;
- nnnn. Add “Residential Use in the form of a” after the phrase “Development Permit for a” in Section 7.190.4.2.1.1;
- oooo. Delete Section 7.190.5.1.2 in its entirety, and renumber accordingly;
- pppp. Delete “food gardens,” after the phrase “Typical examples include: community gardens,” in the definition for Urban Agriculture in Section 8.10;
- qqqq. Delete “where the only activity on the Site is vehicle parking” after the phrase “Standalone Parking Facility means a development ” in the definition for Standalone Parking Facility in Section 8.10, and replace it with “consisting of vehicle parking, which does not have another principal Use on the Site other than Signs”;
- rrrr. Delete the following diagram for the definition of Projecting Sign in Section 8.10:



and replace it with the following diagram:



ssss. Add "steps," after the phrase "Typical examples of obstacles include" in the definition for Barrier-free in Section 8.20;

tttt. Delete "or" after the phrase "1 Use of than Residential" in the definition for Multi-unit Housing in Section 8.20;

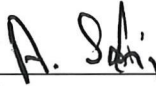
uuuu. Add “, or Sign Uses” after the phrase “Home Based Business” in the definition of Multi-unit Housing in Section 8.20;


vvvv. Delete “or ” after the phrase “a building in the form of Single Detached Housing, Semi-detached Housing” and replace it with “,” in the definition for Secondary Suite in Section 8.20;

www. Add “, or Backyard Housing” after the phrase “Row Housing” in the definition for Secondary Suite in Section 8.20.

READ a first time this	22nd day of April	, A. D. 2024;
READ a second time this	22nd day of April	, A. D. 2024;
READ a third time this	22nd day of April	, A. D. 2024;
SIGNED and PASSED this	22nd day of April	, A. D. 2024.

THE CITY OF EDMONTON

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
A / CITY CLERK