

Bylaw 20812

A Bylaw to amend Charter Bylaw 20001, as amended
The Edmonton Zoning Bylaw
Amendment No. 58

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 by:
 - a. Replace “Section” with “Subsection” in the column heading for the following tables: 2.60.4.1, 2.130.5.4, 2.210.8.5, 2.210.9.4, 2.210.10.13, 2.240.5.1, 2.240.6.3, 5.100.3.2;
 - b. Replace “Subsection” with “Subsections” in the following sections: 3.16.5.7, 3.25.6.17, 3.51.4.9, 3.102.4.6, 3.103.4.9, 5.80.6.4;
 - c. Add “NW” after the phrases “Brander Drive”, “66 Avenue”, and “Whitemud Drive” in Section 3.11.2;
 - d. Add “NW” after the phrases “98 Avenue” and “96A Street NW” in Section 3.12.2;
 - e. Add “NW” after the phrases “Grierson Hill Road” and “95 Street” in Section 3.13.2;
 - f. Add “NW” after the phrases “Buena Vista Road” and “139 Street” in Section 3.14.2;
 - g. Add “NW” after the phrase “Buena Vista Road” in Section 3.15.2;
 - h. Add “NW” after the phrases “Rossdale Road” and “101 Street” in Section 3.16.2;
 - i. Add “NW” after the phrases “99 Avenue” and “104 Street” in Section 3.21.5.7.3;
 - j. Add “NW” after the phrase “105 Street” in Section 3.21.5.8.1;
 - k. Add “NW” after the phrases “105 Street” and “97 Avenue” in Section 3.21.6.3;
 - l. Add “NW” after the phrases “109 Street” and “100 Avenue” in Section 3.22.5.2;

- m. Add “NW” after the phrases “109 Street” and “100 Avenue” in Section 3.22.5.4;
- n. Add “NW” after the phrases “109 Street” and “100 Avenue” in Section 3.22.5.5;
- o. Add “NW” after the phrases “99 Avenue” and “104 Street” in Section 3.23.4.3;
- p. Add “NW” after the phrase “104 Avenue” in Section 3.24.5.5.8;
- q. Add “Street” after the phrase “102” in Section 3.25.5.6.5;
- r. Add “NW” after the phrase “105 Avenue” in Section 3.25.6.24.1;
- s. Add “NW” after the phrase “100 Street” in Section 3.27.5.1.3;
- t. Add “NW” after the phrase “103A Avenue” in Section 3.27.5.7.4;
- u. Add “NW” after the phrase “104 Avenue” in Section 3.27.5.7.5;
- v. Add “NW” after the phrase “144 Avenue” in Section 3.71.4.2;
- w. Add “NW” after the phrase “144 Avenue” in Section 3.72.4.2.5;
- x. Add “NW” after the phrase “144 Avenue” in Section 3.72.6.5;
- y. Add “NW” after the phrases “36 Street” and “144 Avenue” in Section 3.72.6.8.2.2;
- z. Add “NW” after the phrase “36 Street” in Section 3.73.7.4;
- aa. Add “SW” after the phrase “James Mowatt Trail” in Section 3.121.5.2.2;
- bb. Add “SW” after the phrases “James Mowatt Trail” and “119 Street” in Section 3.121.6.15;
- cc. Add “SW” after the phrase “Parsons Road” in Section 3.180.2.3;
- dd. Replace “Off-premises Signs” with “Off-premises Advertising” in the following sections: 3.25.3.13, 3.24.3.18;
- ee. Remove the colon from the following sections: 2.10.3.5, 2.20.3.5, 2.210.10.11;
- ff. Remove the period from the following sections: 2.20.4.2.5, 3.43.5.4.8, 3.50.5.2.3, 3.50.5.2.6, 3.72.4.1.4, 3.102.5.1.5, 3.102.5.1.7, 7.200.7.2.5;

- gg. Add a colon at the end of “Unless the following applies” in the following tables: 2.50.4.4, 2.50.4.5, 2.80.4.5, 3.174.5.1, 3.175.5.4, 3.176.5.1;
- hh. Add a period at the end of the following sections: 2.60.3.5, 2.240.4.5, 3.22.5.6, 3.23.6.2.3, 3.162.7.4, 3.175.1, 3.43.5.5.6, 3.133.6.12;
- ii. Replace “City Council” with “Council” in the following sections: 7.20.1.11, 7.50.4.8
- jj. Replace “Lodging Houses” with “Lodging House” in the following sections: 3.21.2.2.1, 3.22.3.1.1, 3.23.2.2.1, 3.24.2.2.1, 3.25.3.1.1, 3.26.2.2.1, 3.27.3.1.1, 3.28.3.1.1, 3.71.2.2.1, 3.72.2.2.1, 3.83.2.2.1, 3.91.3.1.1, 3.92.3.1.2, 3.93.2.2.1, 3.101.2.14.1, 3.102.2.2.1, 3.132.2.2.1, 3.141.2.2.1, 3.151.3.1.1, 3.152.3.1.1, 3.161.2.2.1, 3.174.2.2.2, 3.175.3.1.1, 3.176.2.2.2;
- kk. Replace “Secondary Suites” with “Secondary Suite” in the following sections: 2.80.2.2.4, 3.21.3.1.3, 3.23.2.2.2, 3.26.2.2.4, 3.42.2.2.5, 3.44.2.2.3, 3.111.2.2.2, 3.172.2.2.5, 3.173.2.2.3, 3.174.2.2.5, 3.175.2.2.6, 3.176.2.2.5;
- ll. Replace “On-premise Advertising” with “On-premises Advertising” in the following sections: 3.131.4.11.3, 3.134.4.10.2;
- mm. Replace “parks” with “Parks” in the following sections: 2.240.4.4, 3.22.6.13.3, 3.22.6.19.2, 3.22.7.1.4.1, 3.23.6.14.3, 3.23.6.15.1.1, 3.24.6.6, 3.25.6.22.3, 3.25.6.26, 3.26.6.12.3, 3.27.6.12.3, 6.27.6.17, 3.28.6.23;
- nn. Replace “statutory plans” with “Statutory Plans” in the following sections: 2.70.1, 2.80.1, 2.90.1, 2.100.1, 2.110.1, 2.180.5.2.1, 2.200.5.4.1, 2.220.3.2.2, 2.230.1, 2.250.3.1.1, 2.250.3.4, 3.11.6.4.1, 3.12.6.4.1, 3.13.6.4.1, 3.14.6.3.1, 3.15.6.4.1, 3.16.6.3.1, 3.102.4.3.2;
- oo. Replace “fencing” with “Fencing” in the following sections: 2.50.5.6, 2.70.5.9, 2.80.5.9, 3.72.6.7, 3.74.7.3, 3.121.6.25.4, 3.141.4.2.2, 3.92.6.4, 3.93.6.3;
- pp. Replace “landscaping” with “Landscaping” in the following sections: 2.210.4.2.2, 3.22.6.9.2, 3.23.6.15.1.1, 3.24.6.15.1, 3.25.6.4, 3.25.6.26, 3.25.7.2.5.10, 3.25.7.2.5.11, 3.27.6.17, 3.28.6.23, 3.100.4, 3.101.7.4, 3.121.6.19, 3.121.6.26.4, 3.131.6.8, 3.132.6.10, 3.133.6.8, 7.150.5.6;
- qq. Replace “landscaped” with “Landscaped” in the following sections: 3.22.7.1.2, 3.23.6.5.2, 3.23.7.1.2, 3.24.6.5.2, 3.24.7.1.2, 3.25.7.1.3, 3.26.7.1.1, 3.27.7.1.3, 3.28.7.1.3, 3.42.6.3.3, 3.43.6.5.3, 3.44.6.5.3, 3.121.6.15, 3.121.6.22, 3.121.6.26, 3.121.6.27, 3.121.6.30.2, 3.141.7.1.2;
- rr. Replace “sites” with “Sites” in the following sections: 2.220.1, 3.21.7.1.3, 3.27.6.14, 3.28.7.1.2, 3.28.7.1.3, 3.141.5.6.2;

- ss. Replace “site” with “Site” in the following sections: 3.131.7.4, 3.141.5.6.2, 3.162.6.4, 3.171.7.2, 3.174.5.2.2.1, 3.176.5.2.1, 3.176.5.2.2.1;
- tt. Replace “on-site” with “on-Site” in sections: 3.44.7.8, 6.60.3;
- uu. Replace “off-site” with “off-Site” in sections: 3.25.4.11.6, 7.150.6;
- vv. Replace “drive aisles” with “Drive Aisles” in the following sections: 2.70.3.18.2, 2.80.3.18.2, 3.101.7.3, 3.102.7.2, 3.121.6.23;
- ww. Replace “bike parking spaces” with “Bike Parking Spaces” in the following sections: 2.210.7.10.4, 2.210.7.10.5, 2.210.10.16.3, 2.210.10.16.4, 2.210.11.8.13.6, 2.210.11.9.10.6, 2.210.11.10.6, 7.20.1.17.2
- xx. Replace “zoned” with “Zoned” in the following sections: 2.60.5.1, 2.210.10.15, 3.42.6.1, 3.42.6.3, 3.42.7.10, 3.42.7.12.3, 3.43.6.5, 3.43.7.11, 3.43.7.14.3, 3.44.6.5, 3.44.7.11, 3.44.7.13.3, 3.71.1, 3.71.4.2, 3.71.5.2.1, 3.71.5.2.3, 3.71.6.4.2, 3.72.5.1.1, 3.72.5.1.3, 3.72.5.2.2, 3.72.6.7, 3.73.6.3.2, 3.73.7.3, 3.74.6.2.2, 3.74.7.3, 3.75.5.1.1, 3.75.5.1.3, 3.161.5.2, 3.173.7.2, 3.174.5.2, 3.174.7.4, 3.176.5.1.10, 3.176.5.2, 3.176.7.2, 3.181.4.1, 3.183.4.5, 7.50.4.2.3.1;
- yy. Replace “zone” with “Zone” in the following sections: 3.25.6.1, 3.171.4.4.1, 3.182.1;
- zz. Replace “height” with “Height” in the following sections: 3.22.6.19.1, 3.81.7.3.4, 3.82.6.3.4, 3.141.5.6.2, 6.110.9.2;
- aaa. Replace “use” with “Use” or “uses” with “Uses” in the following sections: 3.130.4.1, 3.140.4.1, 3.141.7.7.2;
- bbb. Replace “tower” with “Tower” in the following sections: 3.25.6.17.1, 3.50.5.13.3, 3.141.5.6.1;
- ccc. Replace “towers” with “Towers” in section 3.102.5.2;
- ddd. Replace “lots” with “Lots” in section 3.111.1;
- eee. Replace “lot” with “Lot” in section 3.151.6.4;
- fff. Replace “street” with “Street” in the following sections: 3.21.6.6, 3.21.6.12, 3.25.6.5.1, 6.25.6.5.3, 3.102.6.8;
- ggg. Replace “sign” with “Signs” in the following sections: 3.27.4.13, 7.160.2.2.6, 7.200.3.8;

- hhh. Replace “facade” with “Facade” in the following sections: 3.22.6.20, 3.51.6.2.3.4;
- iii. Replace “facades” with “Facades” in the following sections: 3.71.5.1, 3.181.6.1.3;
- jjj. Replace “abutting” with “Abutting” in the following sections: 3.22.6.23.1, 3.27.6.3, 3.141.5.2.3;
- kkk. Replace “podium” with “Podium” in the following sections: 3.22.5.7.2, 3.28.5.5.3, 3.101.5.2;
- lll. Replace “storey” with “Storey” in the following sections: 2.10.4.2.1, 3.27.6.2.3;
- mmm. Replace “flanking Street” with “Flanking Street” in the following sections: 3.42.4.1.1.4.3, 3.42.4.1.1.6, 3.91.5.3.11, 3.92.5.3.8, 3.151.5.10.16, 5.151.6.4, 3.152.5.5.11;
- nnn. Replace “renewable energy devices” with “Renewable Energy Devices” in the following sections: 3.51.6.2.6, 3.53.6.2.6, 3.54.6.2.6;
- ooo.
- ppp. Replace “garages” with “Garages” in section 2.20.6.2;
- qqq. Replace “local road” with “Local Road” in section 2.240.6.4.1;
- rrr. Replace “Landscaped buffer” with “Landscaped Buffer” in section 3.42.6.4;
- sss. Replace “rear or side lot lines” with “Rear or Side Lot Lines in the following sections: ttt. 3.50.5.2.13;
- uuu. Replace “protected natural areas” with “Protected Natural Areas” in section 3.50.5.2.14;
- vvv. Replace “floor plates” with “Floor Plates” in section 3.71.4.4.1;
- www. Replace “active street frontages on the ground floor” with “active Street Frontages on the Ground Floor” in section 3.101.6.10;
- xxx. Replace “dwellings” with “Dwellings” in section 3.111.5.2.6;
- yyy. Replace “yard” with “Yard” in section 3.121.7.1;
- zzz. Replace “Zero Lot Line development” with “Zero Lot Line Development” in section 3.151.6.9;

- aaaa. Replace “stepbacks” with “Stepbacks” in section 3.161.6.12;
- bbbb. Replace “Multi-Unit Housing” with “Multi-unit Housing” in section 5.80.6.3.1;
- cccc. Replace “barrier-free” with “Barrier-free” in section 7.20.1.17.2;
- dddd. Replace “Site Area” with “Site area” in the following sections: 2.140.3.1.1.1, 2.190.3.1.1, 2.200.3.4.1, 3.173.5.3.1;
- eeee. “Solar collectors” with “solar collectors” in section 6.90.3.20.1;
- ffff. Replace “Lot Line” with “Lot line” in the following sections: 2.240.6.3.1, 3.44.5.3, 3.92.5.3.7, 3.93.5.1.13, 3.151.6.1.1, 3.151.6.1.2;
- gggg. Replace “Facade Length” with “Facade length” in the following sections: 3.25.6.24, 3.25.6.24.1, 3.25.6.25;
- hhhh. Replace “non-residential” and “Non-residential” with “non-Residential” in section 3.25.7.1.3;
- iiii. Replace “Residential” with “residential” in section 2.50.3.3;
- jjjj. Replace “Developments” with “developments” in section 3.28.6.15;
- kkkk. Replace “Gardens” with “gardens” in section 3.26.6.14.2;
- llll. Replace “Vehicle Parking” with “vehicle parking” in section 3.50.5.8;
- mmmm. Replace “Dwelling Units” with “Dwelling units” in section 3.172.4.2.3;
- nnnn. Replace “Accessory Building” with “Accessory building” in the following sections: 3.92.5.2.6, 3.92.5.2.9, 3.92.5.2.13, 3.92.5.2.17, 3.92.5.2.21;
- oooo. Replace “Garage Door” with “Garage door” in section 3.92.5.3.8;
- pppp. Replace “Ground level” with “ground level” in section 3.132.6.8;
- qqqq. Replace “Site Plan” with “Site plan” in the following sections: 3.152.5.6.1, 3.152.7.2.1, 3.152.7.3.1;
- rrrr. Replace “Setback Area” with “Setback area” in section 5.60.4.2;
- ssss. Replace “Landscape inspection” with “landscape inspection” in the following sections: 5.60.10.1, 5.60.10.2.1;

- tttt. Replace “Principal Dwelling/Building” with “Principal Dwelling/building” in the following sections: 3.92.5.2.12, 3.92.5.2.16, 3.92.5.2.20;
- uuuu. Replace “Landscape Plan” with “landscape plan” in the following sections: 3.25.7.2.5, 3.25.7.2.5.1, 3.50.5.2;
- vvvv. Replace “Diagram for Subsections 4.2.9” with “Diagram for Subsection 4.2.9” in Table 4.2 of Section 2.20;
- wwww. Replace “Diagram for Subsections 4.2.10” with “Diagram for Subsection 4.2.10” in Table 4.2 of Section 2.20;
- xxxx. Replace “Diagram for Subsection 4.5” with “Diagrams for Subsection 4.5” in Table 4.5 of Section 2.40;
- yyyy. Replace "Diagram for Subsection 4.1" with "Diagram for Subsections 4.1.3, 4.1.4, 4.1.5" in Table 4.1 of Section 2.60;
- zzzz. Replace "Diagram for Subsection 4.4" with "Diagram for Subsections 4.4.2, 4.4.5, 4.4.6, 4.4.8, and 4.4.9" in Table 4.4 of Section 2.70;
- aaaa. Replace "Diagram for Subsection 4.4" with "Diagram for Subsections 4.4.2, 4.4.5, 4.4.6, 4.4.8, and 4.4.9" in Table 4.4 of Section 2.70;
- bbbb. Replace "Diagram for Subsection 4.7.3 and 4.7.4" with “Diagram for Subsections 4.7.3 and 4.7.4 ” in Table 4.7 of Section 2.80.;
- cccc. Replace "Diagram for Subsection 4.1" with "Diagram for Subsections 4.1.4, 4.1.7, 4.1.9, and 4.1.10” in Table 4.1 of Section 2.90;
- dddd. Replace "Diagram for Subsection 4.1.5, 4.1.6, 4.1.9, 4.1.11, 4.1.12, 4.1.13" with “Diagram for Subsections 4.1.5, 4.1.6, 4.1.9, 4.1.11, 4.1.12, and 4.1.13 ” in Table 4.1 of Section 2.100;
- eeee. Replace "Diagram for Subsection 4.1.11, 4.1.13, 4.1.14, 4.1.15" with “Diagram for Subsections 4.1.11, 4.1.13, 4.1.14, and 4.1.15 ” in Table 4.1 of Section 2.100;
- ffff. Replace "Diagram for Subsection 4.1.4, 4.1.5, 4.1.6, 4.1.8, 4.1.9, 4.1.10" with “Diagram for Subsections 4.1.4, 4.1.5, 4.1.6, 4.1.8, 4.1.9, and 4.1.10 ” in Table 4.1 of Section 2.110.
- gggg. Replace "Diagram for Subsection 4.1.8, 4.1.10, 4.1.11, 4.1.12" with “Diagram for Subsections 4.1.8, 4.1.10, 4.1.11, and 4.1.12 ” in Table 4.1 of Section 2.110;

- hhhhh. Replace "Diagram for Subsection 4.1" with "Diagram for Subsections 4.1.3, 4.1.4, 4.1.5, 4.1.6, and 4.1.7" in Table 4.1 of Section 2.120;
- iiii. Replace "Diagram for Subsection 6.8 and 6.9" with "Diagram for Subsections 6.8 and 6.9" in Section 3.121;
- jjjj. Replace "Diagram for Subsection 4.1" with "Diagram for Subsections 4.1.3, 4.1.4, 4.1.5, and 4.1.6" in Table 4.1 of Section 2.130;
- kkkk. Replace "Diagram for Subsection 4.1" with "Diagram for Subsections 4.1.4, and 4.1.5" in Table 4.1 of Section 2.140;
- llll. Replace "Diagram for Subsections 4.1.2 - 4.1.4" with "Diagram for Subsections 4.1.2, 4.1.3, and 4.1.4" in Table 4.1 of Section 2.170;
- mmmm. Replace "Diagram for Subsections 4.1.2 - 4.1.4" with "Diagram for Subsections 4.1.2, 4.1.3, and 4.1.4" in Table 4.1 of Section 2.180;
- nnnn. Replace "Diagram for Subsections 4.1" with "Diagram for Subsections 4.1.2, 4.1.3, and 4.1.4" in Table 4.1 of Section 2.200;
- oooo. Replace "Diagram for Section 11.8.8" with "Diagram for Subsection 11.8.8" in Section 2.210;
- pppp. Replace "Diagram for Section 11.9.6.4" with "Diagram for Subsection 11.9.6.4" in Section 2.210;
- qqqq. Replace "Diagram for Section 11.10.5.7" with "Diagram for Subsection 11.10.5.7" in Section 2.210;
- rrrr. Replace "Diagram for Subsection 4.1" with "Diagram for Subsection 4.1.3" in Table 4.1 in Section 2.230;
- ssss. "Diagram for Section 5.1" with "Diagram for Subsection 5.1.3" in Table 5.1 in Section 2.240;
- tttt. Replace "Diagram for Section 8.3, 8.4, and 8.6" with "Diagram for Subsections 8.3, 8.4, and 8.6" in Table 8 of Section 5.10;
- uuuu. Replace "Diagram for Table 5.1.3" with "Diagram for Subsections 5.1.3.1, 5.1.3.2, 5.1.3.3, and 5.1.3.4" in Table 5.1.3 of Section 5.80;

vvvvv. Replace “Diagram for Subsection 5.5” with “Diagram for Subsections 5.5.1, 5.5.2, and 5.5.3” in Table 5.5 of Section 5.80;

wwwww. Replace “Diagrams for Subsections 8.1, 8.2, 8.3” with “Diagrams for Subsections 8.1, 8.2, and 8.3” under the heading Bike Rack Design in Section 5.80;

xxxxx. Replace “Diagram for Subsection 7.5.1 and 7.5.2” with “Diagram for Subsections 7.5.1 and 7.5.2” in Section 5.90;

yyyyy. Replace “Diagram for Subsection 2.2” with “Diagram for Subsections 2.2.1, 2.2.2, and 2.2.3” in Table 2.2 of Section 5.100;

zzzzz. Replace “Diagram for Subsection 3.2” with “Diagram for Subsections 3.2.1, 3.2.2, 3.2.3, and 3.2.4” in Table 3.2 of Section 5.100;

aaaaa. Replace “Signs” with “Sign Uses” in the following sections: 2.10.3.8, 2.10.3.9, 2.30.3.8, 2.30.3.9, 2.40.3.8, 2.40.3.9, 2.50.3.9, 2.60.3.9, 2.70.3.23, 2.80.3.21, 2.90.3.22, 2.100.3.18, 2.110.3.16, 2.120.3.17, 2.130.3.9, Subheading in Section 3 of 2.140, 2.140.3.3, 2.150.4.4, 2.160.5.1, 2.160.5.2, 2.160.5.3, 2.160.5.4, 2.170.3.7, 2.180.3.8, 2.190.3.8, 2.200.3.10, 2.210.3.9, 2.210.3.11, 2.220.3.3, 2.220.3.3.1, 2.230.3.6, 2.240.4.8, 3.11.5.6, 3.11.5.7, 3.12.5.4, 3.12.5.5, 3.13.5.6, 3.13.5.7, 3.14.5.4, 3.14.5.5, 3.15.5.3, 3.15.5.4, 3.16.5.7, 3.16.5.7.1.2, 3.20.5.6.1, 3.20.5.6.2, 3.21.4.7, 3.22.4.11, 3.23.4.9, 3.24.4.12, 3.25.4.10, 3.25.4.11, 3.26.4.12, 3.26.4.13, 3.26.4.14, 3.27.4.13, 3.28.4.12, 3.82.4.6, 3.91.4.8, 3.92.4.7, 3.93.4.6, 3.101.4.8, 3.101.4.8.2, 3.102.4.6, 3.102.4.6.2, 3.103.4.9, 3.103.4.10, 3.131.4.8, 3.131.4.9, 3.131.4.11.5, 3.132.4.11, 3.132.4.13.1, 3.133.4.13, 3.133.4.17, 3.134.4.7, 4.134.4.9, 3.161.4.8, 3.162.4.11, 3.163.4.14, 3.181.4.14, 3.182.4.4, 3.183.4.15;

bbbbbb. Replace “Signs” with “Sign Use” in the following sections: 3.26.4.13, 3.26.4.14

cccccc. Remove “the regulations found in” in the following sections: 3.22.4.11, 3.24.4.12, 3.25.4.11, 3.26.4.12, 3.27.4.12, 3.28.4.12, 3.81.4.6, 3.82.4.6, 3.141.4.12, 3.151.4.6, 3.152.4.5, 3.161.4.7;

dddddd. Replace “General Purpose” with “Purpose” in the following sections: 3.20.1, 3.40.1, 3.70.1, 3.80.1, 3.90.1, 3.100.1, 3.110.1, 3.120.1, 3.130.1, 3.140.1, 3.150.1, 3.160.1, 3.170.1, 3.180.1;

eeeeee. Replace the “Agriculture Uses” subheading with “Agricultural Uses” in the following sections: 2.170.3, 2.180.3, 2.190.2, 2.190.3, 2.230.3, 2.240.4, 3.12.4, 3.41.4;

ffffff. Replace “Basic Services”, “Basic Services Uses” and “Basic Service Use” subheadings with “Basic Service Uses” in the following sections: 2.140.2, 2.240.3, 3.25.3, 3.27.3, 3.54.4, 3.56.4, 3.131.3, 3.141.2, 3.141.3, 3.162.3, 3.171.3, 3.181.3, 3.182.3, 3.183.3, 3.183.4;

ggggg. Replace “Commercial” subheading with “Commercial Uses” in the following section: 2.150.3;

hhhhh. Replace “Signs” and “Signs Uses” subheadings with “Sign Uses” in the following sections: 2.140.3, 3.51.4, 3.52.4, 3.53.4, 3.103.4;

iiiiii. Remove “of this Bylaw” from the following sections: 3.50.5.2, 5.10.5, 5.100.1.1, 7.110.3.6, 7.130.1.2, 7.130.2.1, 7.130.2.3;

jjjjj. Delete “www.” in Section 1.20;

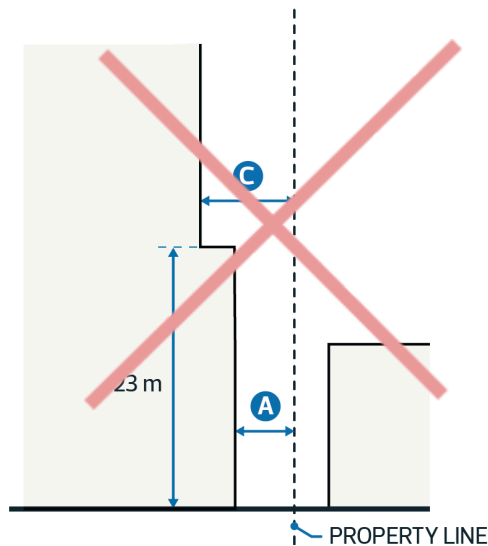
kkkkk. Delete “and” after the phrase “eliminate large blank walls,” in Section 2.10.5.1.2;

lllll. Add “, and accentuate main entrances facing the Street” after the phrase “provide visual interest” in Section 2.10.5.1.2;

mmmmm. Replace “the” with “a” in Section 2.10.5.6;

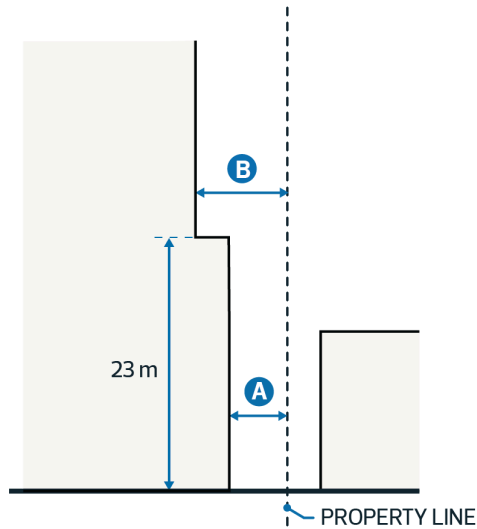
nnnnn. Delete the following in Section 2.50:

Diagram for Subsection 4.5.1 and 4.5.2



And replace it with:

Diagram for Subsections 4.5.1 and 4.5.2



oooooo.Delete “Uses” from Section 2.90.3.13;

pppppp. Delete “Uses” from Section 2.100.3.9;

qqqqqq.Replace “Above ground” with “Above-ground” in Section 2.100.6.6;

rrrrrr. Replace “Year-Round” with “Year-round” after the phrase “Despite Subsection 4.1.1, where a building containing a Hotel Use is converted to accommodate a” in Section 2.110.3.10.1;

ssssss. Replace “Restrictions” after the phrase “Uses with Total Area and Floor Area” with “Exceptions” in Section 2.120.3;

tttttt. Replace “Section” after the phrase “The Development Planner may consider a variance to” with “Subsection” in Section 2.200.3.7.2;

uuuuuu.Delete “Abutting a Site in a residential Zone where a minimum 3.0 m Landscape Buffer is provided within the Setback.” in Section 2.200.5.2;

vvvvvv.Add “, loading, and waste collection areas” after the phrase “Despite Subsection 5.1, Surface Parking Lots” and add “from:
 5.2.1. And Alley; and
 5.2.2. an Abutting Site in a residential Zone where a minimum 3.0 m Landscape Buffer is provided within the Setback.”
 after the phrase “may project into a Setback” in updated Section 2.200.5.2;

wwwwww. Replace “Table 4.1. Site Regulations” with “Table 4.1. Site and Building Regulations” in Section 2.200.4.1;

xxxxxx.Delete “Uses” from 2.210.10.11;

yyyyyy.Delete the period after “Subsection 10.16.1” in Section 2.210.10.16.2;

zzzzzz. Replace “school” with “School” and “park” with “Park” in Section 2.240.4.4;

aaaaaaa. Replace “Table 5.1. Site Regulations” with “Table 5.1. Site and Building Regulations” in the header of the table for Section 2.240.5.1;

bbbbbbb. Replace “to” after the phrase “This Overlay applies to those lands identified in Appendix I” with “of” in Section 2.250.2.1;

ccccccc. Add “Subsection” before “3.1” and “3.2.3” in Section 2.250.3.4;

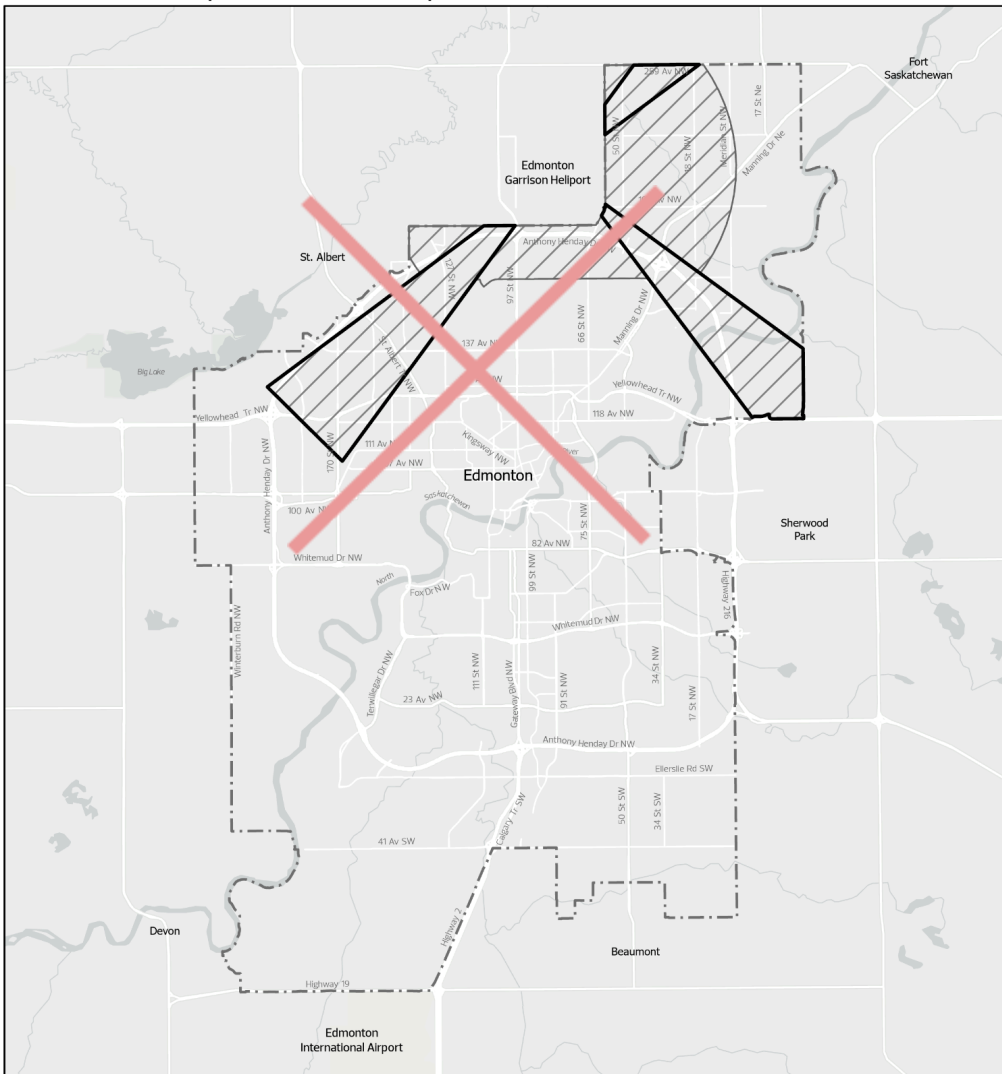
ddddddd. Delete “ Development within the boundaries of this Overlay but outside of the North Saskatchewan River Valley and Ravine System, as shown in Area 1 of Appendix I of this Overlay, must maintain a minimum Setback of 10.0 m from the North Saskatchewan River Valley and Ravine System, as shown in Area 2 of Appendix I of this Overlay.” and replace it with “No development is allowed within Area 2, as shown in Appendix I of this Overlay, unless supported by a geotechnical study, in consultation with the City department responsible for geotechnical engineering as specified in Subsection 3.2 or 3.4.” in Section 2.260.3.1;

eeeeeee. Delete Section 2.260.3.2 and renumber accordingly;

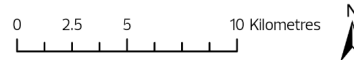
ffffff. Add “of this Overlay” after the phrase “This Overlay applies to all lands identified in Appendices I & II” in Section 2.270.2.1;

ggggggg. Delete the following diagram in Section 2.270:

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



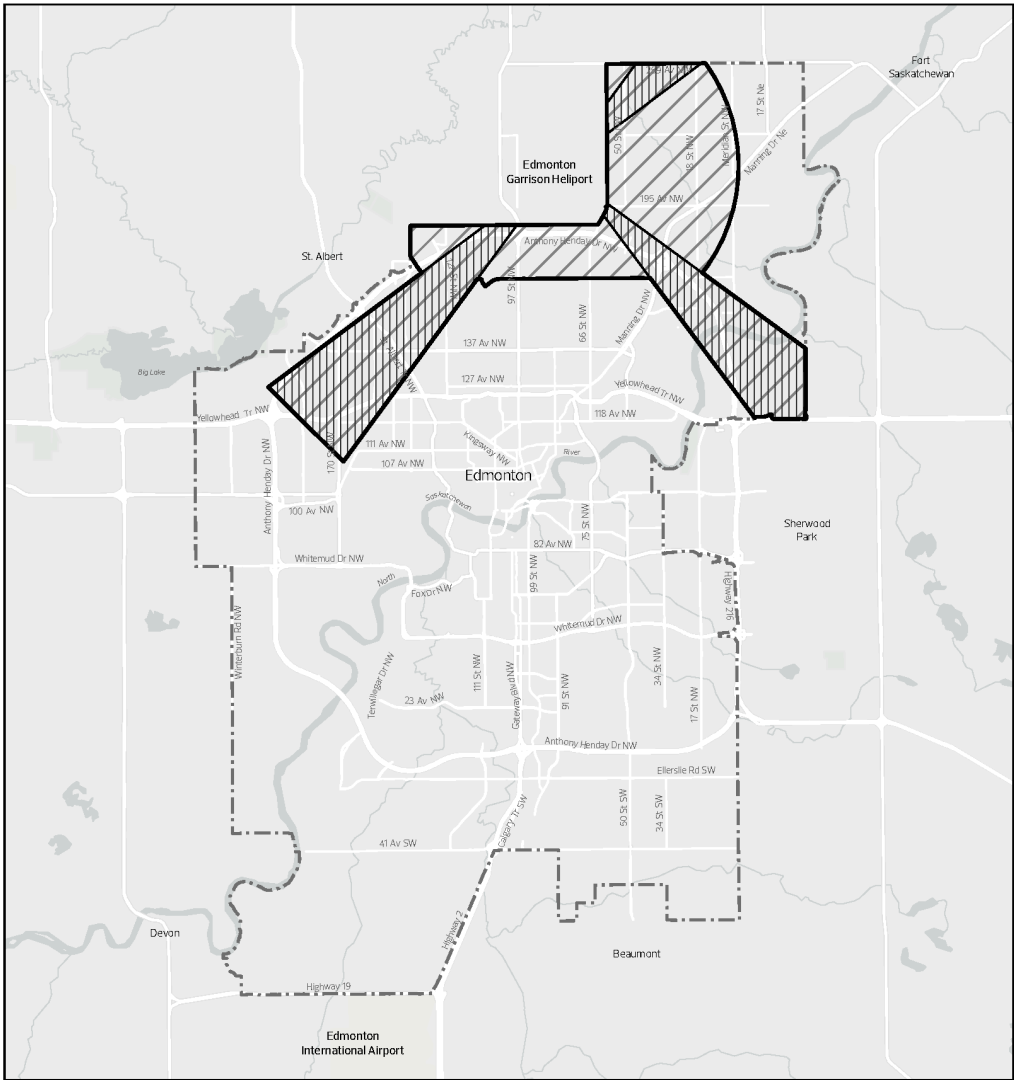
- Garrison Heliport Protection Overlay Boundary
- Bird Hazard Area
- City of Edmonton Boundary



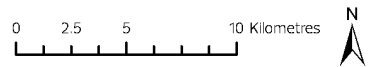
City of Edmonton
Urban Planning and Economy
Map Last Updated: October 2023

and replace it with the following:

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



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



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

hhhhhh. Delete “Services” after the phrase “Food and Drink” and replace it with “Service” in Section 3.12.4.5;

iiiiiii. Delete “Libraries” and replace it with “Library” in Section 3.22.2.19;

jjjjjjj. Delete “and” before the phrase “other features that provide visual interest and support human scale development.” in Section 3.22.6.5.4;

- kkkkkkk. Delete “the” before the phrase “Subsection 7.1.2, non-residential buildings on Sites less than 1,394 m2 are not required to provide the 3% Amenity Area.” in Section 3.24.7.2;
- lllllll. Delete “be” before the phrase “be determined prior to approval of a Development Permit through submission of a pedestrian circulation study” in Section 3.25.6.7;
- mmmmmmm. Delete “of the Zoning Bylaw” after the phrase “Landscaping must be in compliance with Section 5.60” in Section 3.25.7.2;
- nnnnnnn. Delete “Multi unit” and replace it with “Multi-unit” in Section 3.26.2.2.2;
- ooooooo. Delete “Services” and replace it with “Service” in Section 3.26.3.8;
- ppppppp. Delete the “.” after the phrase “The Development Planner may consider a variance to Subsection 4.11.1” in Section 3.26.4.11.2;
- qqqqqqq. Delete “Subsection” and replace it with “Section” in Section 3.26.7.2;
- rrrrrrr. Delete “Commercial” and replace it with “Residential” before the phrase “Uses” in the header before Section 3.27.3.1;
- sssssss. Replace “Residential Uses” with “**Residential** is” in Section 3.28.4.2;
- ttttttt. Add “Zones” after the headers “Open Space and Civic Services” and “Residential” in Section 3.40.3.1;
- uuuuuuu. Delete “Table 5.1. Development Regulations” and replace it with “Table 5.1. Site and Building Regulations” in Section 3.41.5.1;
- vvvvvvv. Delete the heading “Agriculture Uses” and delete the following regulation: “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.” in Section 3.41 and renumber accordingly;
- wwwwwww. Delete “Dwelling units/ha” and replace with “Dwellings/ha” in Section 3.42.5.1.1 and 3.42.5.1.2;
- xxxxxxx. Delete “rear-detached” and replace it with “rear detached” in Section 3.42.7.8;
- yyyyyyy. Delete “Site” after the phrase “Despite Subsection 7.9, no parking, loading, storage or waste collection area is permitted within any” in Section 3.42.7.10;

- zzzzzzz. Delete “Dwelling units/ha” and replace with “Dwellings/ha” in Section 3.44.5.1.1 and 3.44.5.1.2;
- aaaaaaa. Delete “bicycle parking spaces” after the phrase “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 50” and replace it with “Bike Parking Spaces” in Section 3.44.7.4;
- bbbbbbb. Delete “Potential” and replace it with “potential” before the phrase “hazards” in Section 3.50.5.7.3;
- ccccccc. Add “**Park Special Area**” after the phrase “**Edmonton Energy and Technology**” in Section 3.50.5;
- ddddddd. Delete “Sited” after the phrase “Building mounted micro wind structures must be” and replace it with “sited” in Section 3.50.5.13.4;
- eeeeeee. Delete “Appendix 1 – Special Area Edmonton Energy and Technology Park” and replace it with “Appendix I – Special Area Edmonton Energy and Technology Park” in Section 3.50.6;
- ffffff. Delete “of this Section” after the phrase “All Uses and activities, except those noted in Subsections 7.1 and 7.4” in Section 3.53.7.5;
- ggggggg. Delete “Subsections” after the phrase “All Uses and related activities, except those noted in” and replace it with “Subsection” in Section 3.56.7.5;
- hhhhhhh. Add “Zones” after the header for “Residential” in Section 3.80.3.1;
- iiiiiii. Add “Unless the following applies” as a new row in Table 5.3 after Section 3.92.5.3.45.3.3;
- jjjjjjj. Add “ Minimum Rear Setback where vehicular access is from an Alley and a rear attached Garage is provided” and “1.1 m” as a new Section 3.92.5.3.4 row in Table 5.3, and renumber accordingly;
- kkkkkkk. Delete “Sections” after the phrase “Despite Subsection 7.1, and” and replace it with “Section” in Section 3.93.7.2;
- lllllll. Add a “.” after the phrase “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” for the definition of Pedestrian Through Zone in Section 3.100.4.1;

- mmmmmmmm. Delete “definitions apply” after the phrase “the following use” and replace it with “definition applies” in Section 3.130.4.1;
- nnnnnnnn. Delete the “s” after “sidewalk” in Section 3.133.5.2;
- oooooooo. Add “Zones” after the header “Mixed Use” in Section 3.140.3.1;
- pppppppp. Delete “definitions apply” after the phrase “the following use” and replace it with “definition applies” in Section 3.140.4.1;
- qqqqqqqq. Add “for” after the phrase “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” in Section 3.141.7.5.12.5;
- rrrrrrrr. Delete the “.” after the phrase “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” and replace it with a “;” in Section 3.161.5.2.1;
- ssssssss. Delete “Row Housing Dwelling” after the phrase “a minimum Landscaped Setback of 7.5 m is required from any Multi-unit Housing or” and replace it with a “Row Housing” in the updated Section 3.161.5.2.1;
- ttttttt. Delete “percent” and replace it with “%” and delete the “.” in Section 3.174.5.1.4;
- uuuuuuuu. Add “Lots” after the phrase “Surface Parking” and delete “is” and replace it with “are” in Section 3.174.7.3;
- vvvvvvvv. Replace “Total” with “total” in Section 3.175.5.2.5;
- wwwwwww. Delete “percent” and replace it with “%” and delete the “.” in Section 3.176.5.1.4;
- xxxxxxx. Add “Lots” after the phrase “Surface Parking” and delete “is” and replace it with “are” in Section 3.176.7.1;
- yyyyyyyy. Delete “ Ellerslie Commercial Business Zone” and replace it with “Ellerslie Business Commercial Zone” in Section 3.180.2.4;
- zzzzzzzz. Delete “for the Site as specified by” and replace it with “, where Front Lot Lines are determined through” in Section 5.10.5;

aaaaaaaa. Add “7.0. Unless otherwise stated in this Bylaw, Accessory buildings in the RS and RSF Zones, or a residential Zone with a maximum Height of 12.0 m or less, are exempt from building facade design requirements.” in Section 5.10.7 and renumber accordingly;

bbbbbbbbb. Renumber the subclauses under Section 5.50.21 to 21.1 and 21.2;

cccccccc. Add “, Bylaw” after the phrase “Traffic Bylaw” in Section 5.60.2.3;

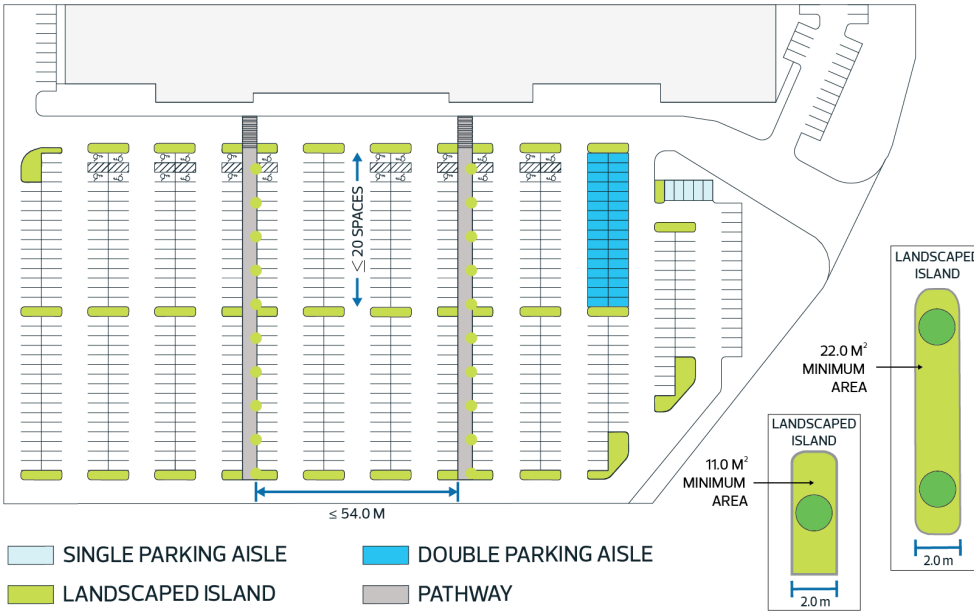
dddddddd. Delete “principal” after the phrase “1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of” in Section 5.80.2.1.1;

eeeeeeee. Delete the following diagram in Section 5.80:

Diagram for Subsection 4.5.1 and 4.5.2



and replace it with:



ffffff. Add “Parking Areas,” after the phrase “Unless otherwise specified, vehicle access,” in Section 5.80.5.7;

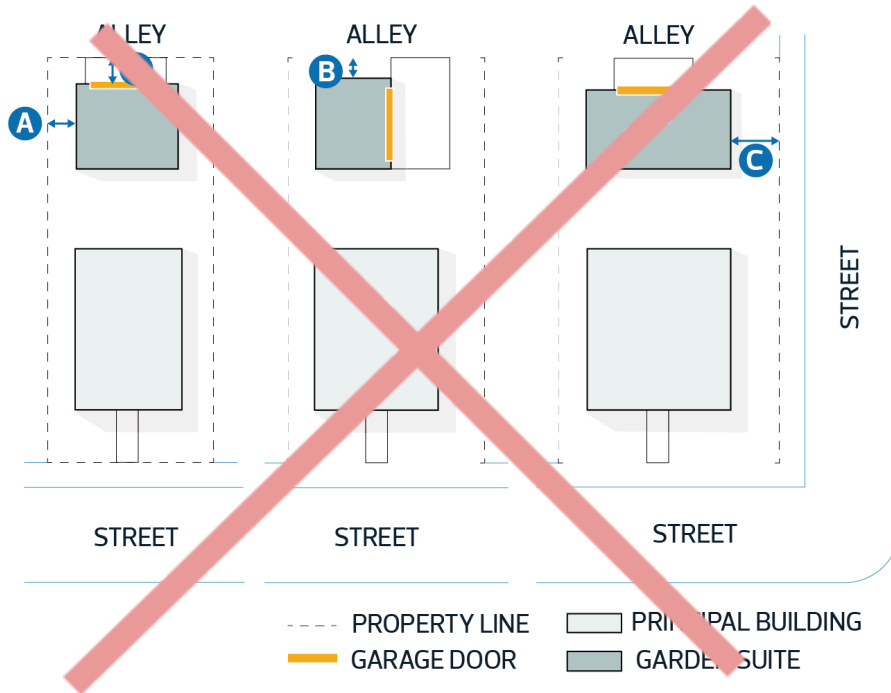
gggggggg. Delete “3” after the phrase “Driveways and Parking Areas for Residential developments specified in Subsection” and replace it with “2” in Section 5.80.5.9;

hhhhhhhh. Delete “6.8 and 6.11” and replace it with “6.7 and 6.10” in Section 5.80.6.3.3.3;

iiiiiiii. Delete the “s” after the phrase “1.0 space” in Section 5.80.8.5.3;

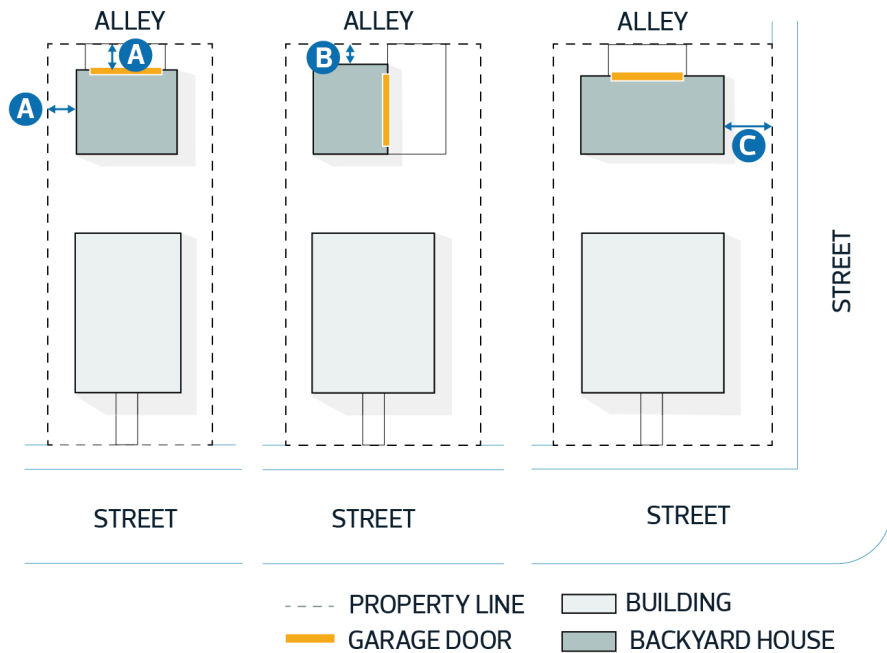
jjjjjjjj. Delete the “6” after the phrase “two intersecting tangent lines described in Subsection” and replace it with a “5” in Section 5.130.6;

kkkkkkkk. Delete the following diagram in Section 6.10:
Diagram for Subsections 1.7, 1.8 and 1.9



And replace it with

Diagram for Subsections 1.7, 1.8 and 1.9



IIIIIIII. Delete “on Site” and replace it with “on-Site” in Section 6.60.5;

mmmmmmmmmm. Add “from” before the phrases “store to store” and “Site to site” within Table 1 in Section 6.70.1;

nnnnnnnnn. Delete “3.22” and replace it with “3.23” in Section 6.90.3.24;

ooooooooo. Delete “6.21. The maximum projection from the building wall is 2.0 m.” add it as a subclause under 6.22, and renumber accordingly in Section 6.90;

ppppppppp. Delete “10.1. Appendix I: Civic Centre Area Boundary” in Section 6.90.10;

qqqqqqqqq. Delete the following appendix map:

Appendix I | Civic Centre Area Boundary



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

Civic Centre Area Boundary



This map is a draft proposal, subject to change and is in no way binding upon any lands within the municipal corporate boundaries of the City of Edmonton. The City of Edmonton gives no warranty nor accepts liability from any incorrect, incomplete or misleading information or its use for any purpose. No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Urban Planning and Economy department.

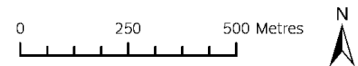


and replace it with:

Appendix I: Civic Centre Area Boundary



Civic Centre Area Boundary



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

rrrrrrrr. Add “4.7 or” after the phrase “which may not meet all of the requirements of Subsection” and delete “.1” after “4.9” in Section 7.50.4.12;

ssssssss. Delete “Charter Bylaw 18826,” and add “, Charter Bylaw 18826” after the phrase “Public Notification Bylaw” in Section 7.50.5.1;

tttttttt. Delete “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.” after the phrase “Despite Subsection 3.1” and replace it with “pre-application notification is not required for Direct Control Rezoning Amendment applications where the intensity and Use of the development is not significantly increased.” in Section 7.80.3.3;

uuuuuuuuu. Delete “City” after the phrase “how the proposed Direct Control Zone complies with” and replace it with “Council” in Section 7.80.4.1.2.3;

vvvvvvvvv. Add “3.3. A pergola, provided it is not attached to a building and remains less than 4.3 m in Height.” in Section 7.120.3.3 and renumber accordingly;

wwwwwwwww. Delete “Home Based Business – Type 1” and replace it with “ Home Based Business Type 1” in Section 7.120.9.1.7;

xxxxxxxxx. Delete “m³” and replace it with “cubic metres” in Section 7.120.9.1.19;

yyyyyyyyy. Delete the heading “Table 10.1 - Wind Impact Assessment Requirements” and replace it with “Table 10.1. Wind Impact Assessment Requirements” in Section 7.140.10.1;

zzzzzzzzz. Add “At least 1” in front of the phrase “Sign must be located on-Site within 2.0 m of, and be readable from, a Front Lot Line or Flanking Side Lot Line.” in Section 7.160.2.2.2;

aaaaaaaaa. Add “2.2.3. Where a Sign is required facing an Alley, the Sign must be located on-Site within 2.0 m of, and be readable from, the Lot Line abutting the Alley.” in Section 7.160.2.2.3;

bbbbbbbbb. Add “The Treed Boulevard may either be existing, or approved but not yet installed.” after the phrase “Treed Boulevard means the portion of a Street Abutting a Lot or sidewalk that has been landscaped with trees planted at intervals.” in Section 8.20 for the definition Treed Boulevard;

cccccccc. Replace “On-Premises Advertising” with “On-premises Advertising” in Section 8.20;

ddddddddd. Replace “Off-Premises Advertising” with “Off-premises Advertising” in Section 8.20.

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

THE CITY OF EDMONTON

MAYOR

CITY CLERK