

COUNCIL REPORT – LAND USE PLANNING BYLAW

Edmonton

BYLAW 20812

Omnibus Text Amendments to Zoning Bylaw 20001: Q4 2024

Purpose

To amend Zoning Bylaw 20001 to correct minor errors, resolve unintended consequences, and improve the utility and outcomes of the Bylaw.

Readings

Bylaw 20812 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree that Bylaw 20812 be considered for third reading.

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on October 25, 2024, and November 2, 2024. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

Background

This omnibus bylaw contains multiple amendments to Zoning Bylaw 20001. Omnibus amendments are typically proposed to perform administrative changes, fix minor errors, and adjust specific regulations.

Zoning Bylaw 20001 came into effect on January 1, 2024. As part of the Bylaw's implementation, omnibus amendments are proposed to ensure that the Bylaw is performing as intended. On April 22, 2024, Administration brought the first set of omnibus amendments to City Council Public Hearing.

This is the second set of omnibus amendments for Zoning Bylaw 20001. The proposed amendments were informed by feedback from Administration, development industry partners, and Edmontonians.

Summary of Proposed Amendments

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The proposed amendments are intended to correct minor errors, resolve unintended consequences, and improve the utility or outcomes of the Bylaw.

As detailed in Attachment 2, proposed noteworthy amendments that are intended to improve the outcomes of the Bylaw include:

- Item #42: proposed amendment to the North Saskatchewan River Valley and Ravine System Protection Overlay to streamline the approval process where an existing geotechnical report supports a development. This process change ensures that the appropriate technical review continues to occur from a slope stability and risk perspective without requiring the variance mechanism.
- Item #109: proposed amendment to clarify pre-application notification requirements for direct control rezoning applications. If approved, the proposed change will not require pre-application notification for direct control zones that do not propose an increase in intensity or use.
- Item #111: proposed amendment to exempt a pergola from requiring a development permit. This will enable residents to more easily build these simple, low-impact structures.
- Item #115: proposed amendment to enable a second notification sign to be required at the rear of site abutting an alley. If approved, further guidance will be provided upon implementation.

In addition to the key changes highlighted above, this set of omnibus amendments also includes minor updates to resolve errors related to typography, syntax, and grammar. This includes updates to diagrams to improve clarity and usability. More details on the proposed amendments can be found in Attachment 2.

Advise-level Engagement

Administration launched the Zoning Bylaw 20001 Feedback Form on December 12, 2023. This form provides Edmontonians, development industry partners and development permit applicants the opportunity to identify minor errors, potential unintended consequences and opportunities for improvement.

Comments received through this form between February 1 and July 31, 2024 were considered when drafting the proposed omnibus amendments. Administration continues to collect feedback through this form to inform potential future bylaw amendments.

In addition, Administration circulated the draft amendments and a summary of the proposed changes from August 23, 2024 to September 17, 2024 to the following key stakeholder groups for information and any potential feedback:

- Business Improvement Area (BIA) Associations
- Community Leagues and the Edmonton Federation of Community Leagues
- Industry Groups (i.e. IDEA, BILD, NAIOP)

A total of 28 comments were received through the feedback form, Zoning Bylaw team email, and the circulation of the proposed amendments to the above key stakeholder groups.

Comments received were considered along with technical analysis and policy considerations to inform the proposed amendments.

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Attachments

1. Bylaw 20812
2. Mark-up and Rationale of Proposed Omnibus Text Amendments to Zoning Bylaw 20001: Q4 2024