

## Mark-up and Rationale of Proposed Omnibus Text Amendments to Zoning Bylaw 20001: Q4 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 Terms		
#	Markup	Rationale
1	<p><b>Replace "Section" with "Subsection" in the column heading for the following tables:</b></p> <p>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</p>	Proposed amendment to fix a grammatical error.
2	<p><b>Replace "Subsection" with "Subsections" in the following sections:</b></p> <p>3.16.5.7, 3.25.6.17, 3.51.4.9, 3.102.4.6, 3.103.4.9, 5.80.6.4</p>	Proposed amendment to fix a grammatical error.
3	<p><b>Add full street name references in the following sections:</b></p> <p>3.11.2, 3.12.2, 3.13.2, 3.14.2, 3.15.2, 3.16.2, 3.21.5.7.3, 3.21.5.8.1, 3.21.6.3, 3.22.5.2, 3.22.5.4, 3.22.5.5, 3.23.4.3, 3.24.5.5.8, 3.25.5.6.5, 3.25.6.24.1, 3.27.5.1.3, 3.27.5.7.4, 3.27.5.7.5, 3.71.4.2, 3.72.4.2.5, 3.72.6.5, 3.72.6.8.2.2, 3.73.7.4, 3.121.5.2.2, 3.121.6.15, 3.180.2.3</p>	Proposed amendment to provide full street name references.
4	<p><b>Replace "Off-premises Signs" with "Off-premises Advertising" in the following sections:</b></p> <p>3.25.3.13, 3.24.3.18</p>	Proposed amendment to fix general definition error.

<p><b>5</b></p>	<p><b><i>Remove the colon from the following sections:</i></b></p> <p>2.10.3.5, 2.20.3.5, 2.210.10.11</p>	<p>Proposed amendment is to fix a formatting error.</p>
<p><b>6</b></p>	<p><b><i>Remove the period from the following sections:</i></b></p> <p>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</p>	<p>Proposed amendment to fix a punctuation error.</p>
<p><b>7</b></p>	<p><b><i>Add a colon at the end of "Unless the following applies" in the following tables:</i></b></p> <p>2.50.4.4, 2.50.4.5, 2.80.4.5, 3.174.5.1, 3.175.5.4, 3.176.5.1</p>	<p>Proposed amendment is to fix a formatting error.</p>
<p><b>8</b></p>	<p><b><i>Add a period at the end of the following sections:</i></b></p> <p>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</p>	<p>Proposed amendment to fix a punctuation error.</p>
<p><b>9</b></p>	<p><b><i>Replace "City Council" with "Council" in the following sections:</i></b></p> <p>7.20.1.11, 7.50.4.8</p>	<p>Proposed amendment for consistency in references.</p>
<p><b>10</b></p>	<p><b><i>Replace "Lodging Houses" with "Lodging House" in the following sections:</i></b></p> <p>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,</p>	<p>Proposed amendment for consistency in references as it should be referred to as singular.</p>

	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	
<b>11</b>	<p><b><i>Replace "Secondary Suites" with "Secondary Suite" in the following sections:</i></b></p> <p>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</p>	Proposed amendment for consistency in references as it should be referred to as singular.
<b>12</b>	<p><b><i>Replace "On-premise Advertising" with "On-premises Advertising" in the following sections:</i></b></p> <p>3.131.4.11.3, 3.134.4.10.2</p>	Proposed amendment to fix spelling error.
<b>13</b>	<p><b><i>For the following terms, replace:</i></b></p> <p><i>"parks" with "Parks" in the following sections:</i></p> <p>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</p> <p><i>"statutory plans" with "Statutory Plans" in the following sections:</i></p> <p>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</p> <p><i>"fencing" with "Fencing" in the following sections:</i></p>	Proposed amendments to fix capitalization errors in references to general definitions.

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

*"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

*"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

*"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

*"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

*"on-site" with "on-Site" in sections:*

3.44.7.8, 6.60.3

*"off-site" with "off-Site" in sections:*

3.25.4.11.6, 7.150.6

*"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

*"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

*"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

*"zone" with "Zone" in the following sections:*

3.25.6.1, 3.171.4.4.1, 3.182.1

*"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

*"use" with "Use" or "uses" with "Uses" in the following sections:*

3.130.4.1, 3.140.4.1, 3.141.7.7.2

*"tower" with "Tower" in the following sections:*

3.25.6.17.1, 3.50.5.13.3, 3.141.5.6.1

*"towers" with "Towers" in section 3.102.5.2*

*"lots" with "Lots" in section 3.111.1*

*"lot" with "Lot" in section 3.151.6.4*

*"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

*"sign" with "Signs" in the following sections:*

3.27.4.13, 7.160.2.2.6, 7.200.3.8

*"facade" with "Facade" in the following sections:*

3.22.6.20, 3.51.6.2.3.4

*"facades" with "Facades" in the following sections:*

3.71.5.1, 3.181.6.1.3

*"abutting" with "Abutting" in the following sections:*

3.22.6.23.1, 3.27.6.3, 3.141.5.2.3

*"podium" with "Podium" in the following sections:*

3.22.5.7.2, 3.28.5.5.3, 3.101.5.2

*"storey" with "Storey" in the following sections:*

2.10.4.2.1, 3.27.6.2.3

*"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

*"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

*"garages" with "Garages" in section 2.20.6.2*

*"local road" with "Local Road" in section 2.240.6.4.1*

*"Landscaped buffer" with "Landscaped Buffer" in section 3.42.6.4*

*"rear or side lot lines" with "Rear or Side Lot Lines" in sections  
3.50.5.2.13*



*"protected natural areas" with "Protected Natural Areas" in section 3.50.5.2.14*

*"floor plates" with "Floor Plates" in section 3.71.4.4.1*

*"active street frontages on the ground floor" with "active Street Frontages on the Ground Floor" in section 3.101.6.10*

*"dwellings" with "Dwellings" in section 3.111.5.2.6*

*"yard" with "Yard" in section 3.121.7.1*

*"Zero Lot Line development" with "Zero Lot Line Development" in section 3.151.6.9*

*"stepbacks" with "Stepbacks" in section 3.161.6.12*

*"Multi-Unit Housing" with "Multi-unit Housing" in section 5.80.6.3.1*

*"barrier-free" with "Barrier-free" in section 7.20.1.17.2*

*"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*

*"Solar collectors" with "solar collectors" in section 6.90.3.20.1*

*"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

*"Facade Length" with "Facade length" in the following sections:*

3.25.6.24, 3.25.6.24.1, 3.25.6.25

*"non-residential" and "Non-residential" with "non-Residential" in section 3.25.7.1.3*

*"Residential" with "residential" in section 2.50.3.3*

*"Developments" with "developments" in section 3.28.6.15*

*"Gardens" with "gardens" in section 3.26.6.14.2*

*"Vehicle Parking" with "vehicle parking" in section 3.50.5.8*

*"Dwelling Units" with "Dwelling units" in section 3.172.4.2.3*

*"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

*"Garage Door" with "Garage door" in section 3.92.5.3.8*

	<p><i>"Ground level" with "ground level" in section 3.132.6.8</i></p> <p><i>"Site Plan" with "Site plan" in the following sections: 3.152.5.6.1, 3.152.7.2.1, 3.152.7.3.1</i></p> <p><i>"Setback Area" with "Setback area" in section 5.60.4.2</i></p> <p><i>"Landscape inspection" with "landscape inspection" in the following sections: 5.60.10.1, 5.60.10.2.1</i></p> <p><i>"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</i></p> <p><i>"Landscape Plan" with "landscape plan" in the following sections: 3.25.7.2.5, 3.25.7.2.5.1, 3.50.5.2</i></p>	
<p><b>14</b></p>	<p><b><i>For the following diagram headings, replace:</i></b></p> <p><i>"Diagram for Subsections 4.2.9" with "Diagram for Subsection 4.2.9" in Table 4.2 of Section 2.20.</i></p> <p><i>"Diagram for Subsections 4.2.10" with "Diagram for Subsection 4.2.10" in Table 4.2 of Section 2.20.</i></p>	<p>Proposed amendments to provide more consistency in how subsections are referenced in diagrams.</p>

"Diagram for Subsection 4.5" with "Diagrams for Subsection 4.5" in Table 4.5 of Section 2.40.

"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.

"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.

"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.

"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.

"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.

"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.

"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.

"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.

"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.

"Diagram for Subsection 6.8 and 6.9" with "Diagram for Subsections 6.8 and 6.9" in Section 3.121.

"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.

"Diagram for Subsection 4.1" with "Diagram for Subsections 4.1.4, and 4.1.5" in Table 4.1 of Section 2.140.

"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.

"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.

*"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.*

*"Diagram for Section 11.8.8" with "Diagram for Subsection 11.8.8" in Section 2.210.*

*"Diagram for Section 11.9.6.4" with "Diagram for Subsection 11.9.6.4" in Section 2.210.*

*"Diagram for Section 11.10.5.7" with "Diagram for Subsection 11.10.5.7" in Section 2.210.*

*"Diagram for Subsection 4.1" with "Diagram for Subsection 4.1.3" in Table 4.1 in Section 2.230.*

*"Diagram for Section 5.1" with "Diagram for Subsection 5.1.3" in Table 5.1 in Section 2.240.*

*"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.*

*"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.*

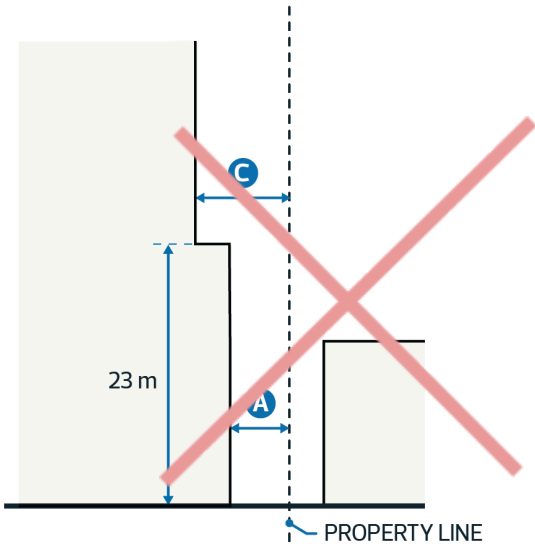
	<p><i>"Diagram for Subsection 5.5" with "Diagram for Subsections 5.5.1, 5.5.2, and 5.5.3" in Table 5.5 of Section 5.80.</i></p> <p><i>"Diagrams for Subsections 8.1, 8.2, 8.3" with "Diagrams for Subsections 8.1, 8.2, and 8.3" under the heading Bike Rack Design in Section 5.80.</i></p> <p><i>"Diagram for Subsection 7.5.1 and 7.5.2" with "Diagram for Subsections 7.5.1 and 7.5.2" in Section 5.90.</i></p> <p><i>"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.</i></p> <p><i>"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.</i></p>	
<p><b>15</b></p>	<p><b><i>Replace "Signs" with "Sign Uses" in the following sections:</i></b></p> <p>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,</p>	<p>Proposed amendment to fix reference error as these regulations should apply to all Sign Uses.</p>

	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	
<b>16</b>	<b><i>Replace "Sign" with "Sign Use" in the following sections:</i></b>  3.26.4.13, 3.26.4.14	Proposed amendment to fix reference error as these regulations should apply to all Sign Uses.
<b>17</b>	<b><i>Remove "the regulations found in" in the following sections:</i></b>  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	Proposed amendment to ensure consistency in how this regulation is written across all zones.
<b>18</b>	<b><i>Replace "General Purpose" with "Purpose" in the following sections:</i></b>  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	Proposed amendment for consistency in headings..
<b>19</b>	<b><i>Replace the "Agriculture Uses" subheading with "Agricultural Uses" in the following sections:</i></b>  2.170.3, 2.180.3, 2.190.2, 2.190.3, 2.230.3, 2.240.4, 3.12.4, 3.41.4	Proposed amendment for consistency in subheadings.

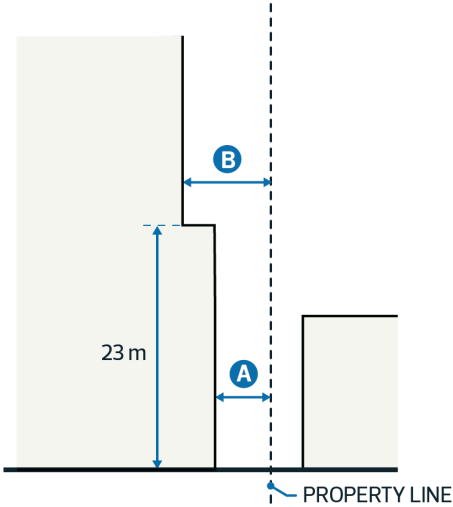


<p><b>20</b></p>	<p><b><i>Replace “Basic Services”, “Basic Services Uses” and “Basic Service Use” subheadings with “Basic Service Uses” in the following sections:</i></b></p> <p>2.140.2, 2.240.3, 3.25.3, 3.27.3, 3.54.4, 3.56.4, 3.131.3, 3.141.2, 3.141.3, 3.162.3, 3.171.3, 3.181.3, 3.182.3, 3.183.3, 3.183.4</p>	<p>Proposed amendment for consistency in subheadings.</p>
<p><b>21</b></p>	<p><b><i>Replace “Commercial” subheading with “Commercial Uses” in the following section:</i></b></p> <p>2.150.3</p>	<p>Proposed amendment for consistency in subheadings.</p>
<p><b>22</b></p>	<p><b><i>Replace “Signs” and “Signs Uses” subheadings with “Sign Uses” in the following sections:</i></b></p> <p>2.140.3, 3.51.4, 3.52.4, 3.53.4, 3.103.4</p>	<p>Proposed amendment for consistency in subheadings.</p>
<p><b>23</b></p>	<p><b><i>Remove “of this Bylaw” from the following sections:</i></b></p> <p>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</p>	<p>Proposed amendment for consistency in references to the Zoning Bylaw.</p>
<p style="text-align: center;"><b>Part 1 - Contents and Zoning Map</b></p>		
	<p><b>Markup</b></p>	<p><b>Rationale</b></p>

<p><b>24</b></p>	<p><b>1.20 Zoning Map</b></p> <p>The Zoning Map displays Zoning, Overlay, and appendix map information. The Zoning Map is available online at <a href="http://www.maps.edmonton.ca">www.maps.edmonton.ca</a>.</p>	<p>Proposed amendment to correct the Zoning Map URL</p>
<p><b>Part 2 - Standard Zones and Overlays</b></p>		
	<p><b>Markup</b></p>	<p><b>Rationale</b></p>
<p><b>25</b></p>	<p><b>2.10 RS - Small Scale Residential Zone</b></p> <p><b>Building Design Regulations</b></p> <p>5.1. Where a building wall:</p> <p style="padding-left: 40px;">5.1.1. faces a Street; or</p> <p style="padding-left: 40px;">5.1.2. has a total length greater than 20 m facing a Site in a residential Zone,</p> <p>the Facade must be articulated using 2 or more design techniques or features to minimize the perception of massing, eliminate large blank walls, <del>and</del> provide visual interest, <b>and accentuate main entrances facing the Street</b>. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual breaks of building Facades into smaller sections; features such as windows, balconies, or</p>	<p>Proposed amendment to ensure that 2 or more design techniques or features are required to accentuate the main entrance and address the street presence for the street facing unit of a mid-block row house.</p>

	<p>porches; use of a combination of finishing materials; or other similar techniques or features.</p>	
<p><b>26</b></p>	<p><b>2.10 RS - Small Scale Residential Zone</b></p> <p>5.6. Sliding patio doors must not serve as <del>the</del> main entrance of a Dwelling.</p>	<p>Proposed amendment to help address the street presence for the street facing units of a mid-block row house.</p>
<p><b>27</b></p>	<p><b>2.50 RL - Large Scale Residential Zone</b></p> <p><b>Diagram for Subsection 4.5.1 and 4.5.2</b></p>  <p>The diagram illustrates a building footprint on a property. A vertical dashed line represents the 'PROPERTY LINE'. A height dimension of '23 m' is shown for a portion of the building. Two setbacks are labeled 'A' and 'C'. The diagram is crossed out with a large red 'X'.</p>	<p>Proposed amendment to fix a diagram error and to provide more consistency in how subsections are referenced in diagrams.</p>

**Diagram for Subsections 4.5.1 and 4.5.2**



<p><b>28</b></p>	<p><b>2.90 CN - Neighbourhood Commercial Zone</b> 3.13. Residential <b>Uses</b></p>	<p>Proposed amendment to fix a formatting error.</p>
<p><b>29</b></p>	<p><b>2.100 CG - General Commercial Zone</b> 3.9. Residential <b>Uses</b></p>	<p>Proposed amendment to fix a formatting error.</p>
<p><b>30</b></p>	<p><b>2.100 CG - General Commercial Zone</b></p>	<p>Proposed amendment to fix a grammatical error.</p>

	6.6. <del>Above-ground</del> Above-ground Parkade Facades facing a Street or a Park must be wrapped with Commercial or Community Uses, that have a minimum depth of 8.0 m, on the Ground Floor.	
31	<p><b>2.110 CB - Business Commercial Zone</b></p> <p>3.10.1. Despite Subsection 4.1.1, where a building containing a Hotel Use is converted to accommodate a <del>Year-Round</del>Year-round Shelter or Seasonal Shelter the maximum Height is 30.0 m.</p>	Proposed amendment to fix a grammatical error.
32	<p><b>2.120 BE - Business Employment Zone</b></p> <p><b>Uses with Total Area and Floor Area <del>Restrictions</del>Exceptions</b></p>	Proposed amendment for consistency in how headers are used throughout the zones.
33	<p><b>2.200 UF - Urban Facilities Zone</b></p> <p>3.7.2. The Development Planner may consider a variance to <del>Subsection</del>Section 3.7.1 based on the recommendations provided in an environmental site assessment in compliance with Section 7.140.</p>	Proposed amendment for consistency in references to subsections within the zone.
34	<p><b>2.200 UF - Urban Facilities Zone</b></p> <p>5.2. Despite Subsection 5.1, Surface Parking Lots, <del>loading, and waste collection areas</del> may project into a Setback <del>from: Abutting a Site in a residential Zone where a minimum 3.0 m Landscape Buffer is provided within the Setback.</del></p> <p>5.2.1. an Alley; and</p>	Proposed amendment to align the regulations within the RM Zone and allow waste collection to be accessed off of the Alley or as close to the Alley as possible. This amendment provides more flexibility in

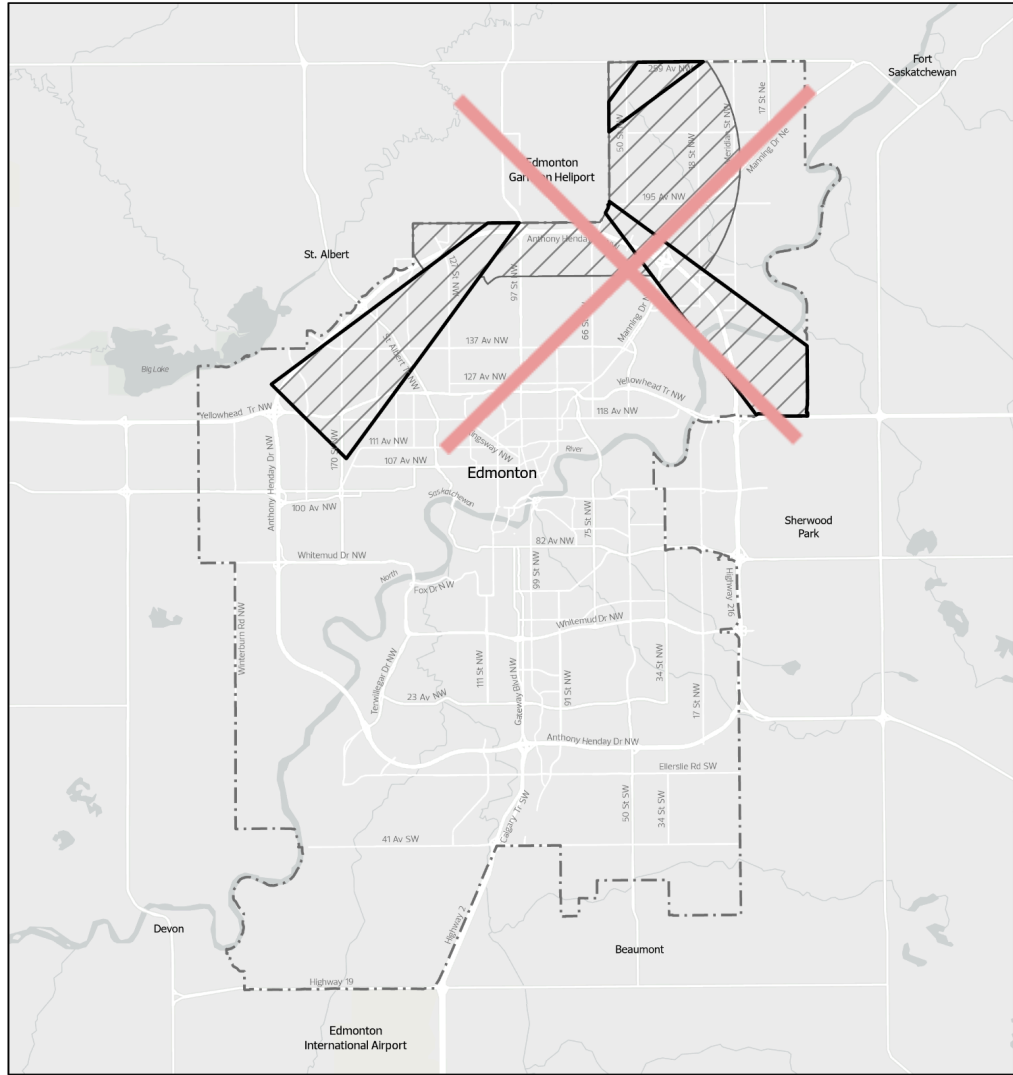
	<p>5.2.2. an Abutting Site in a residential Zone where a minimum 3.0 m Landscape Buffer is provided within the Setback.</p>	<p>where these site features can be located.</p>
35	<p><b>2.200 UF - Urban Facilities Zone</b></p> <p><i>Replace "Table 4.1. Site Regulations" with "Table 4.1. Site and Building Regulations" in the header for table 4.1.</i></p>	<p>Proposed amendment to ensure table headers are consistent across the zones when the table contains both site and building regulations.</p>
36	<p><b>2.210 UI - Urban Institution Zone</b></p> <p>10.11. <b>Minor Industrial Uses:</b></p>	<p>Proposed amendment for consistency in references to Uses.</p>
37	<p><b>2.210 UI - Urban Institution Zone</b></p> <p>10.16.2 the Development Planner may vary Subsection 10.16.1: where recommended by an approved parking study in consultation with the City department responsible for transportation planning;</p>	<p>Proposed amendment to remove the period after the subsection for consistency in references to subsections.</p>
38	<p><b>2.240 FD - Future Urban Development Zone</b></p> <p>4.4. Schools must only be located where the Site is designated as a sSchool or pPark Site by a Statutory Plan.</p>	<p>Proposed amendment to fix a capitalization error.</p>
39	<p><b>2.240 FD - Future Urban Development Zone</b></p> <p>Replace "<b>Table 5.1. Site Regulations</b>" with "<b>Table 5.1. Site and Building Regulations</b>" in the header for table 5.1.</p>	<p>Proposed amendment to ensure table headers are consistent across the zones</p>

		when the table contains both site and building regulations.
<b>40</b>	<p><b>2.250 FPO - Floodplain Protection Overlay</b></p> <p>2.1 This Overlay applies to those lands identified in Appendix I <del>to</del> of this Overlay.</p>	Proposed amendment for consistency in how appendices are referenced within an overlay.
<b>41</b>	<p><b>2.250 FPO - Floodplain Protection Overlay</b></p> <p>3.4. The Development Planner must impose conditions in accordance with the recommendations identified in the certificate outlined in <b>Subsection 3.1</b> to ensure that the development complies with the floodplain management policies of the applicable statutory plans and to ensure any specific design concerns outlined in <b>Subsection 3.2.3</b> have been addressed.</p>	Proposed amendment for consistency in references to subsections within the zone.
<b>42</b>	<p><b>2.260 RVO - North Saskatchewan River Valley and Ravine System Protection Overlay</b></p> <p>3.1. <del>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. 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.</del></p>	Proposed amendment 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

	<p><del>3.2. The Development Planner may consider a variance to Subsection 3.1 if the variance is supported by the geotechnical engineering study specified in Subsection 3.3 or 3.5.</del></p> <p><i>and adjust the numbering of the subsections following to account for the deletion.</i></p>	<p>without requiring the variance mechanism.</p>
<p><b>43</b></p>	<p><b>2.270 APO - Airport Protection Overlay</b></p> <p>2.1 This Overlay applies to all lands identified in Appendices I &amp; II: <del>of this Overlay.</del></p>	<p>Proposed amendment for consistency in how appendices are referenced within an overlay.</p>
<p><b>44</b></p>	<p><b>2.270 APO - Airport Protection Overlay</b></p>	<p>Proposed amendment to fix an error in how the boundary is depicted and to better communicate the area of application in alignment with the federal regulations. As existing, the appendix shows that the Harrison Heliport Protection Overlay Boundary to only cover the approach surface, but it also includes the bird hazard area. This update better communicates the approach surface area and the bird hazard area. It also shows</p>



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

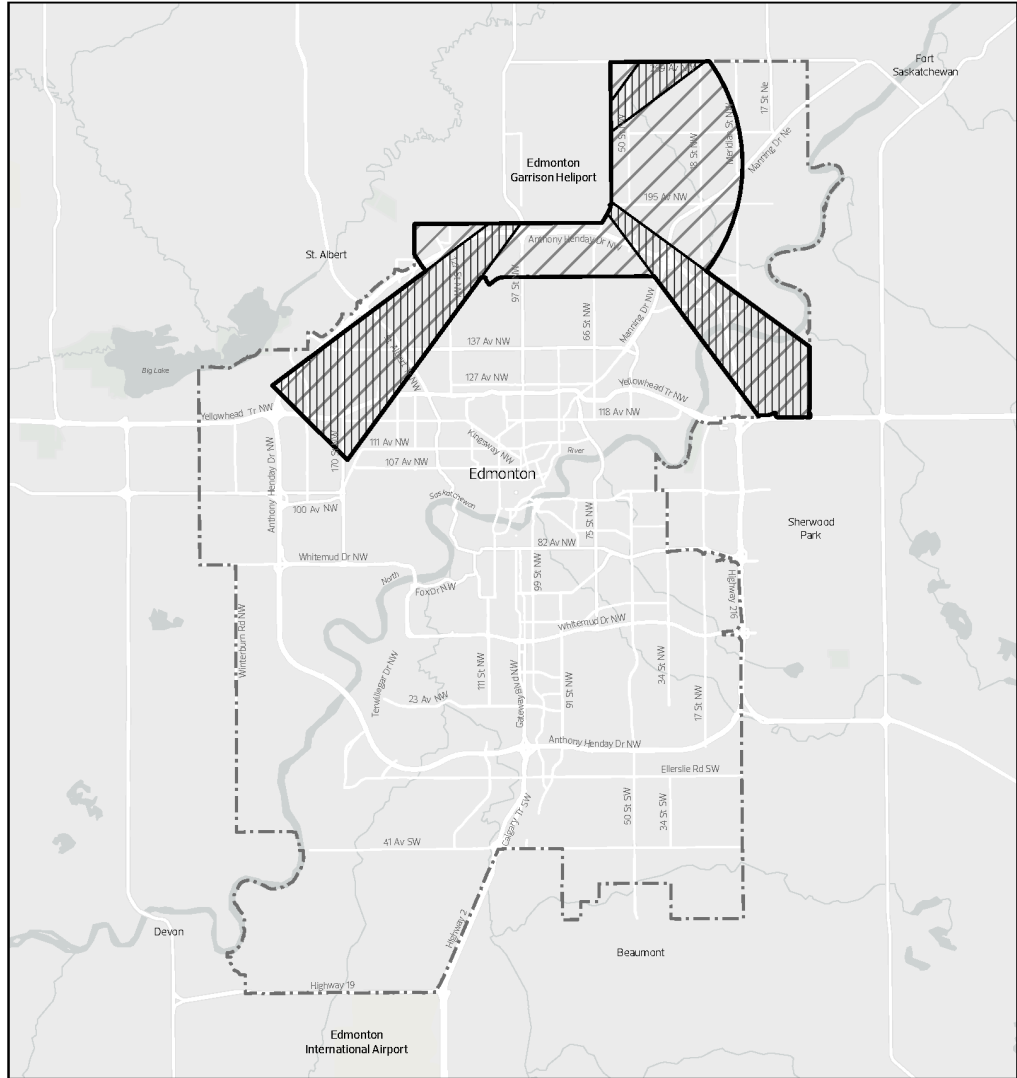


- Garrison Heliport Protection Overlay Boundary
- Bird Hazard Area
- City of Edmonton Boundary

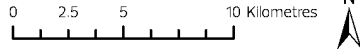


that both these areas make up the Airport Protection Overlay Boundary. The name was also updated to replace “Harrison Heliport Protection Overlay Boundary” with “Airport Protection Overlay Boundary”.

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



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



Part 3 - Special Area Zones		
	Markup	Rationale
45	<p><b>3.12 A2 - Muttart Conservatory Zone</b></p> <p>4.5. Food and Drink Services</p>	Proposed amendment to accurately reflect the name of the Use; Uses should be listed as singular.
46	<p><b>3.22 CMU - Commercial Mixed Use Zone</b></p> <p>2.19. Libraryies</p>	Proposed amendment to accurately reflect the name of the Use; Uses should be listed as singular.
47	<p><b>3.22 CMU - Commercial Mixed Use Zone</b></p> <p>6.5.4. <del>and</del> other features that provide visual interest and support human scale development.</p>	Proposed amendment for a grammatical error.
48	<p><b>3.24 UW - Urban Warehouse Zone</b></p> <p>7.2 Despite <del>the</del> Subsection 7.1.2, non-residential buildings on Sites less than 1,394 m2 are not required to provide the 3% Amenity Area.</p>	Proposed amendment to fix a grammatical error.

<p><b>49</b></p>	<p><b>3.25 AED - Arena &amp; Entertainment District Zone</b></p> <p>6.7. In addition to the Street, the Setback area must ensure safe pedestrian stacking room and convenient movement through the Arena and Entertainment District, which must <del>be</del> be determined prior to approval of a Development Permit through submission of a pedestrian circulation study, to the satisfaction of the Development Planner, in consultation with the City department responsible for transportation planning as determined at the Development Permit stage. The study must recommend appropriate Setbacks based on the:</p>	<p>Proposed amendment to fix a grammatical error.</p>
<p><b>50</b></p>	<p><b>3.25 Arena &amp; Entertainment District Zone</b></p> <p>7.2. Landscaping must be in compliance with Section 5.60 <del>of the Zoning Bylaw</del> except that:</p>	<p>Proposed amendment for consistency in references to other sections in the Zoning Bylaw.</p>
<p><b>51</b></p>	<p><b>3.26 Heritage Area Zone</b></p> <p>2.2.2. <del>Multi-unit</del>Multi-unit Housing</p>	<p>Proposed amendment to fix a grammatical error.</p>
<p><b>52</b></p>	<p><b>3.26 Heritage Area Zone</b></p> <p>3.8. Emergency Services</p>	<p>Proposed amendment to accurately reflect the name of the Use; Uses should be listed as singular.</p>
<p><b>53</b></p>	<p><b>3.26 Heritage Area Zone</b></p>	<p>Proposed amendment to fix a grammatical error.</p>

	4.11.2. The Development Planner may consider a variance to Subsection 4.11.1. based on the recommendations provided in an environmental site assessment in compliance with Section 7.140.	
54	<p><b>3.26 HA - Heritage Area Zone</b></p> <p>7.2. Despite <del>Sub</del>section 5.80, Surface Parking Lots must provide a minimum 2.0 m Landscaped Setback from any property line Abutting a Street in addition to the Landscaping requirement.</p>	Proposed amendment for consistency in references to other sections within a zone.
55	<p><b>3.27 CCA - Core Commercial Arts Zone</b></p> <p><i>Replace "Commercial" with "Residential" in the heading before Subsection 3.1.</i></p>	Proposed amendment to fix an error in the heading.
56	<p><b>3.28 JAMSC - Jasper Avenue Main Street Commercial Zone</b></p> <p><i>Replace "Residential Uses" with "Residential is" in section 4.2.</i></p>	Proposed amendment to fix a formatting error.
57	<p><b>3.40 Blatchford Special Area</b></p> <p>3.1. Zones contained in Section 3.40 have been created in conformance with Section 7.70.</p> <p><b>Open Space and Civic Services Zones</b></p> <p>(BP) Blatchford Parks Zone</p> <p><b>Residential Zones</b></p> <p>(BRH) Blatchford Row Housing Zone</p>	Proposed amendment for clarity and consistency in headers in the special area zones.

<p><b>58</b></p>	<p><b>3.41 BP - Blatchford Parks Zone</b></p> <p><i>Replace “Table 5.1. Development Regulations” with “Table 5.1. Site and Building Regulations” in Table 5.1.</i></p>	<p>Proposed amendment to fix a consistency error.</p>
<p><b>59</b></p>	<p><b>3.41 BP - Blatchford Parks Zone</b></p> <p><i>Delete the following:</i></p> <p><i>Agriculture Uses</i></p> <p><del>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.</del></p> <p><i>and adjust the numbering of the subsections following to account for the deletion.</i></p>	<p>Proposed amendment to delete this regulation as Urban Agriculture is not a listed use in the zone.</p>
<p><b>60</b></p>	<p><b>3.42 BRH - Blatchford Row Housing Zone</b></p> <p><i>Renumber the following:</i></p> <p><del>4.1.24.2.</del> Home Based Businesses must comply with Section 6.60, except that storefronts may only be located along Primary Active Streets and Secondary Active Streets</p> <p><i>and adjust the subsections following to account for the change in numbering.</i></p>	<p>Proposed amendment to fix a formatting error.</p>

<p><b>61</b></p>	<p><b>3.42 BRH - Blatchford Row Housing Zone</b></p> <p><i>Replace “Dwelling units/ha” with “Dwellings/ha” in Subsections 5.1.1 and 5.1.2.</i></p>	<p>Proposed amendment for consistency in how units are referenced.</p>
<p><b>62</b></p>	<p><b>3.42 BRH - Blatchford Row Housing Zone</b></p> <p>7.8. The maximum number of separate Garages within a <del>rear-detached rear detached</del> Garage is 4.</p>	<p>Proposed amendment for consistency in references to rear detached garages.</p>
<p><b>63</b></p>	<p><b>3.42 BRH - Blatchford Row Housing Zone</b></p> <p>7.10. Despite Subsection 7.9, no parking, loading, storage or waste collection area is permitted within any <del>Site</del>-Setback Abutting a Site zoned BP.</p>	<p>Proposed amendment to fix an error.</p>
<p><b>64</b></p>	<p><b>3.44 BMR - Blatchford Medium Rise Residential Zone</b></p> <p><i>Replace “Dwelling units/ha” with “Dwellings/ha” in Subsection 5.1.1 and 5.1.2.</i></p>	<p>Proposed amendment for consistency in how units are referenced.</p>
<p><b>65</b></p>	<p><b>3.44 BMR - Blatchford Medium Rise Residential Zone</b></p> <p>7.4. Despite Section 5.80, visitor bicycle parking for Residential Uses must be provided in an amount equal to at least 10% of the number of Dwelling units located on the Site, to a maximum of 50 bicycle parking spaces, with 50 <del>Bike Parking Spaces</del><del>bicycle parking spaces</del> being the minimum to be provided. Visitor bicycle parking must be located adjacent to a high-traffic area such as a building entrance.</p>	<p>Proposed amendment to ensure that the regulation references the general definition for Bike Parking Spaces.</p>

<p>66</p>	<p><b>3.50 Edmonton Energy and Technology Park Special Area</b></p> <p>3.50.5.7.3 Ppotential hazards, including hazardous substances, quantities, their use, and transportation, storage, and transfer points;</p>	<p>Proposed amendment to fix a grammatical error.</p>
<p>67</p>	<p><b>3.50 Edmonton Energy and Technology Park Special Area</b></p> <p><b>5. Edmonton Energy and Technology Park Special Area Regulations and Information Requirements</b></p>	<p>Proposed amendment for consistency in references to the Edmonton Energy and Technology Park Special Area.</p>
<p>68</p>	<p><b>3.50 Edmonton Energy and Technology Park Special Area</b></p> <p>5.13.4. Building mounted micro wind structures must be Ssited so that all parts of the system are located within the Setbacks or a minimum of 1.0 m from any property line, whichever is greater.</p>	<p>Proposed amendment to fix a grammatical error.</p>
<p>69</p>	<p><b>3.50 Edmonton Energy and Technology Park Special Area</b></p> <p><b>Appendix 4I – Special Area Edmonton Energy and Technology Park</b></p>	<p>Proposed amendment for consistency in appendix titles across the zones as the rest of the appendices are titled using roman numerals.</p>
<p>70</p>	<p><b>3.53 EETL - Edmonton Energy and Technology Park Logistics Zone</b></p> <p>7.5. All Uses and activities, except those noted in Subsections 7.1 and 7.4 of this Section, must be located and carried on within an enclosed building where possible.</p>	<p>Proposed amendment for consistency in references to other sections in the Zoning Bylaw.</p>



<p><b>71</b></p>	<p><b>3.56 EETIM - Edmonton Energy and Technology Park Medium Industrial Zone</b></p> <p>7.5. All Uses and related activities, except those noted in Subsection 7.2 must be located and carried on within an enclosed building.</p>	<p>Proposed amendment to fix a grammatical error.</p>															
<p><b>72</b></p>	<p><b>3.80 Orchards Special Area</b></p> <p>3.1. Zones, contained in Section 3.80 have been created in conformance with Section 7.70.</p> <p><b>Residential Zones</b></p> <p>(OLD) Orchards Low Density Residential Zone</p>	<p>Proposed amendment to provide consistency in how these headers are written across the special area zones.</p>															
<p><b>73</b></p>	<p><b>3.92 SRH - Stillwater Row Housing Zone</b></p> <table border="1" data-bbox="233 915 1493 1403"> <thead> <tr> <th colspan="3" data-bbox="233 915 1493 987"> <b>Table 5.3. Setback Regulations</b> </th> </tr> <tr> <th colspan="3" data-bbox="233 987 1493 1094"> <b>Rear Setback</b> </th> </tr> </thead> <tbody> <tr> <td data-bbox="233 1094 470 1170"> <p>5.3.3</p> </td> <td data-bbox="470 1094 1266 1170"> <p>Minimum Rear Setback</p> </td> <td data-bbox="1266 1094 1493 1170"> <p>6.0 m</p> </td> </tr> <tr> <td colspan="3" data-bbox="233 1170 1493 1245"> <p><b>Unless the following applies:</b></p> </td> </tr> <tr> <td data-bbox="233 1245 470 1403"> <p>5.3.4</p> </td> <td data-bbox="470 1245 1266 1403"> <p>Minimum Rear Setback where vehicular access is from an Alley and a rear attached Garage is provided</p> </td> <td data-bbox="1266 1245 1493 1403"> <p>1.1 m</p> </td> </tr> </tbody> </table>	<b>Table 5.3. Setback Regulations</b>			<b>Rear Setback</b>			<p>5.3.3</p>	<p>Minimum Rear Setback</p>	<p>6.0 m</p>	<p><b>Unless the following applies:</b></p>			<p>5.3.4</p>	<p>Minimum Rear Setback where vehicular access is from an Alley and a rear attached Garage is provided</p>	<p>1.1 m</p>	<p>Proposed amendment to fix a regulatory error where the minimum rear setback where vehicular access is from an Alley and a rear attached Garage is provided was not carried forward from the previous Zoning Bylaw 12800.</p>
<b>Table 5.3. Setback Regulations</b>																	
<b>Rear Setback</b>																	
<p>5.3.3</p>	<p>Minimum Rear Setback</p>	<p>6.0 m</p>															
<p><b>Unless the following applies:</b></p>																	
<p>5.3.4</p>	<p>Minimum Rear Setback where vehicular access is from an Alley and a rear attached Garage is provided</p>	<p>1.1 m</p>															

	and renumber accordingly.					
74	<p><b>3.93 SRA - Stillwater Rear Attached Row Housing Zone</b></p> <p>7.2. Despite Subsection 7.1, and Section 5.20, Private Outdoor Amenity Area shall not be required for Cluster Housing where:</p>	Proposed amendment to fix a grammatical error.				
75	<p><b>3.100 Riverview Town Centre Special Area</b></p> <table border="1" data-bbox="233 605 1499 896"> <thead> <tr> <th data-bbox="233 605 613 680">Term</th> <th data-bbox="613 605 1499 680">Definition</th> </tr> </thead> <tbody> <tr> <td data-bbox="233 680 613 896"><b>Pedestrian Through Zone</b></td> <td data-bbox="613 680 1499 896">The area where people walk and wheel. This area may be shared with people cycling, and may include segregated areas for those who are walking and those cycling.</td> </tr> </tbody> </table>	Term	Definition	<b>Pedestrian Through Zone</b>	The area where people walk and wheel. This area may be shared with people cycling, and may include segregated areas for those who are walking and those cycling.	Proposed amendment to fix a punctuation error.
Term	Definition					
<b>Pedestrian Through Zone</b>	The area where people walk and wheel. This area may be shared with people cycling, and may include segregated areas for those who are walking and those cycling.					
76	<p><b>3.130 Marquis Town Centre Special Area</b></p> <p>4.1. The following use definitions apply to all Marquis Special Area Zones:</p>	Proposed amendment to fix a grammatical error.				
77	<p><b>3.133 MSS - Marquis Main Street Zone</b></p> <p>5.2. Despite Subsection 5.1.4, the Development Planner may increase the Front Setback to accommodate a particular architectural style or to provide opportunities for features such as sidewalks, cafes, patios, or a gathering space.</p>	Proposed amendment to fix a grammatical error.				

<p><b>78</b></p>	<p><b>3.140 Central McDougall Urban Village Special Area</b></p> <p><b>Mixed Use Zones</b></p> <p>(CMUV) Central McDougall Urban Village Zone</p>	<p>Proposed amendment to fix an error in the heading.</p>
<p><b>79</b></p>	<p><b>3.140 Central McDougall Urban Village Special Area</b></p> <p>The following use definitions apply to all Central McDougall Urban Village Special Area Zones:</p>	<p>Proposed amendment to fix a grammatical error.</p>
<p><b>80</b></p>	<p><b>3.141 CMUV - Central McDougall Urban Village Zone</b></p> <p>7.5.12.5. must be securely enclosed within a building or within a 1.8 m high Fence complete with an access gate and card access system to the satisfaction of the Development Planner in consultation with the City department responsible for Fire Rescue Services.</p>	<p>Proposed amendment to fix a grammatical error.</p>
<p><b>81</b></p>	<p><b>3.161 ALA - Ambleside Low-Rise Apartment Zone</b></p> <p>5.2.1. a minimum Landscaped Setback of 7.5 m is required from any Multi-unit Housing or Row House Dwelling to any property line Abutting the Subject Site. No surface parking or loading facilities may be located within this Setback area;</p>	<p>Proposed amendment to fix a punctuation error.</p>
<p><b>82</b></p>	<p><b>3.161 ALA - Ambleside Low-Rise Apartment Zone</b></p> <p>5.2.1. a minimum Landscaped Setback of 7.5 m is required from any Multi-unit Housing or Row Housing Dwelling to any property line Abutting the Subject</p>	<p>Proposed amendment to fix a consistency error in how row housing is referenced in a regulation.</p>

	Site. No surface parking or loading facilities may be located within this Setback area.							
83	<p><b>3.174 Griesbach Low Rise Apartment Zone</b></p> <table border="1"> <thead> <tr> <th colspan="2">Floor Area Ratios</th> <th></th> </tr> </thead> <tbody> <tr> <td>5.1.4</td> <td>                     Maximum Floor Area Ratio where:                     <ul style="list-style-type: none"> <li>a minimum of 10 <del>percent</del>% of Dwellings in a building have a Floor Area greater than 100 m<sup>2</sup>; and</li> <li>the average number of bedrooms in these Dwellings is greater than or equal to 3.</li> </ul> </td> <td>2.5</td> </tr> </tbody> </table>	Floor Area Ratios			5.1.4	Maximum Floor Area Ratio where: <ul style="list-style-type: none"> <li>a minimum of 10 <del>percent</del>% of Dwellings in a building have a Floor Area greater than 100 m<sup>2</sup>; and</li> <li>the average number of bedrooms in these Dwellings is greater than or equal to 3.</li> </ul>	2.5	Proposed amendment to ensure consistency in how percentages are written throughout the rest of the bylaw.
Floor Area Ratios								
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84	<p><b>3.174 GLRA - Griesbach Low Rise Apartment Zone</b></p> <p>7.3. Surface Parking <del>Lots</del> <del>is</del>are not permitted to be located between any building and a Street.</p>	Proposed amendment to fix definition error.						
85	<p><b>3.175 GLDF - Griesbach Low Density Residential Flex Zone</b></p> <p>5.2.5. Maximum <del>T</del>total Site Coverage</p>	Proposed amendment to fix a capitalization error.						
86	<p><b>3.176 Griesbach Medium Rise Apartment Zone</b></p> <table border="1"> <thead> <tr> <th colspan="2">Floor Area Ratios</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor Area Ratios						Proposed amendment to ensure consistency in how percentages are written
Floor Area Ratios								

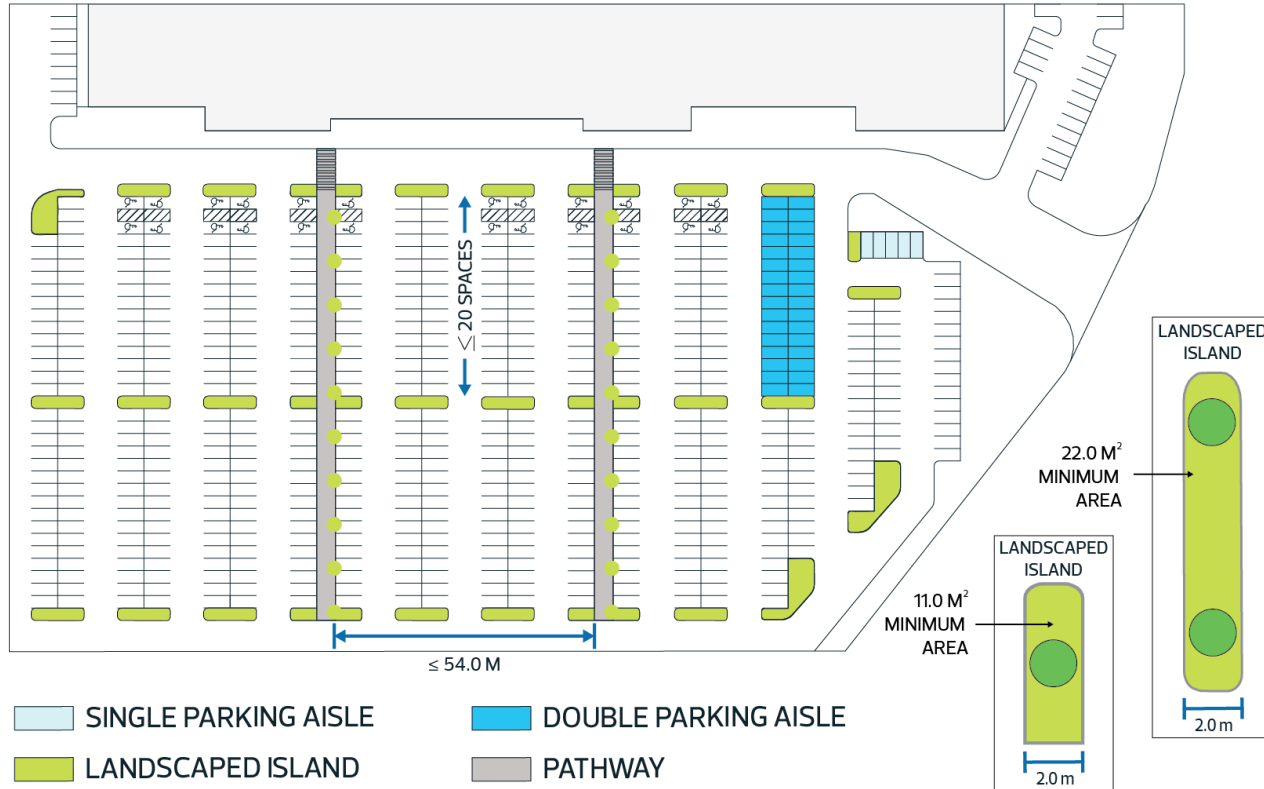
	<p><b>5.1.4</b> Maximum Floor Area Ratio where:</p> <ul style="list-style-type: none"> <li>• a minimum of 10 <del>percent</del>% of Dwellings in a building have a Floor Area greater than 100 m<sup>2</sup>; and</li> <li>• the average number of bedrooms in these Dwellings is greater than or equal to 3<del>;</del></li> </ul>	3.3	throughout the rest of the bylaw.
87	<p><b>3.176 GMRA - Griesbach Medium Rise Apartment Zone</b></p> <p>7.1. Surface Parking <del>Lots</del> <del>is</del>are not permitted to be located between any building and a Street.</p>		Proposed amendment to fix definition error.
88	<p><b>3.180 Ellerslie Industrial Special Area</b></p> <p>2.4. Despite Subsection 2.2, the Ellerslie <del>Commercial</del>Business <del>Commercial</del> Zone may be applied to lands within the Special Study Area that are located adjacent to Parsons Road SW and north of Ellerslie Road SW, defined in the Ellerslie Area Structure Plan.</p>		Proposed amendment to fix an incorrect reference.
<b>Part 5 - General Development Regulations</b>			
<b>Markup</b>			<b>Rationale</b>

<p><b>89</b></p>	<p><b>5.10 Accessory Uses, Buildings and Structures</b></p> <p>5. Unless otherwise provided in this Bylaw, an Accessory building or structure on a Corner Site or a Double Fronting Site is subject to the Front Setback requirements, <del>where Front Lot Lines are determined through for the Site as specified by</del> Section 5.130 of this Bylaw.</p>	<p>Proposed amendment to provide clarity in how Section 5.130 applies to this regulation.</p>
<p><b>90</b></p>	<p><b>5.10 Accessory Uses, Buildings and Structures</b></p> <p><i>Add the following new subsection:</i></p> <p><b>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.</b></p> <p><i>And renumber the following subsections accordingly.</i></p>	<p>Proposed amendment to exempt accessory buildings from building facade design requirements in the small scale residential zones. Structures like sheds and garages are often purchased as packages and designs can be simple. Additionally, the visual and massing impacts associated with these structures is usually minimal.</p>
<p><b>91</b></p>	<p><b>5.50 Inclusive Design</b></p> <p>21. At least 1 bathroom must be included on the same floor as, or within, the Sleeping Unit that includes:</p> <ul style="list-style-type: none"> <li>21.1.<del>1</del>. a Barrier-free tub or shower; and</li> <li>21.<del>1</del>.2. grab bars installed at the toilet, and at the tub or shower.</li> </ul>	<p>Proposed amendment to fix a numbering error.</p>

<p><b>92</b></p>	<p><b>5.60 Landscaping</b></p> <p>2.3. Landscaping on City-owned land must comply with applicable Traffic Bylaw, <b>Bylaw</b> 5590 and the City Design and Construction Standards, to the satisfaction of the Development Planner in consultation with the appropriate City department.</p>	<p>Proposed amendment for consistency in references.</p>
<p><b>93</b></p>	<p><b>5.80 Parking, Access, Site Circulation, and Bike Parking</b></p> <p><b>Site Circulation</b></p> <p>2.1.1. 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of <del>principal</del> Dwellings directly to an Abutting sidewalk, Street where no sidewalk exists or to a Driveway, except that:</p>	<p>Proposed amendment to correct punctuation error and delete the word “principal” because secondary suites also require a hard surface to their entrance as per fire requirements.</p>
<p><b>94</b></p>	<p><b>5.80 Parking, Access, Site Circulation, and Bike Parking</b></p> <p style="text-align: center;"><b>Diagram for Subsections 4.6 and 4.7</b></p>	<p>Proposed amendment to fix diagram error where “landscape” should be “landscaped”.</p>







<p><b>95</b></p>	<p><b>5.80 Parking, Access, Site Circulation, and Bike Parking</b></p> <p>5.7. Unless otherwise specified, vehicle access, <b>Parking Areas</b>, Surface Parking Lots, and loading spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley.</p>	<p>Proposed amendment to fix a regulatory error where the regulation exempts parking spaces not in a surface parking lot (such as in small scale housing) from being hardsurfaced, which is not the</p>
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		intent. The intent is to require hardsurfacing for these spaces.						
96	<p><b>5.80 Parking, Access, Site Circulation, and Bike Parking</b></p> <p>5.9. Despite Subsection 5.7, Driveways and Parking Areas for Residential developments specified in Subsection 32.1 may be provided as Hard Surfaced tire tracks.</p>	Proposed amendment to fix a reference error.						
97	<p><b>5.80 Parking, Access, Site Circulation, and Bike Parking</b></p> <p>6.3.3.3. passenger pick-up and drop-off spaces for Schools or Child Care Services as specified in Subsections 6.87 and 6.140.</p>	Proposed amendment to fix a reference error.						
98	<p><b>5.80 Parking, Access, and Site Circulation</b></p> <table border="1" data-bbox="233 881 1497 1292"> <thead> <tr> <th colspan="2">Table 8.5. Minimum Number of Bike Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>8.5.3</td> <td>Multi-unit Housing, Supportive Housing, or Lodging House, with 9 or more Dwellings or Sleeping Units</td> </tr> <tr> <td></td> <td>1.0 spaces per Dwelling or per 3 Sleeping Units, whichever is greater</td> </tr> </tbody> </table>	Table 8.5. Minimum Number of Bike Parking Spaces		8.5.3	Multi-unit Housing, Supportive Housing, or Lodging House, with 9 or more Dwellings or Sleeping Units		1.0 spaces per Dwelling or per 3 Sleeping Units, whichever is greater	Proposed amendment to fix a grammatical error.
Table 8.5. Minimum Number of Bike Parking Spaces								
8.5.3	Multi-unit Housing, Supportive Housing, or Lodging House, with 9 or more Dwellings or Sleeping Units							
	1.0 spaces per Dwelling or per 3 Sleeping Units, whichever is greater							
99	<p><b>5.130 Unique Lot Conditions</b></p>	Proposed amendment to fix an incorrect reference.						

	<p>6. The corner of a Corner Lot or Corner Site is the point on the curved Lot line(s) that is closest to the two intersecting tangent lines described in Subsection 65.</p>	
<p><b>Part 6 - Specific Development Regulations</b></p>		
	<p><b>Markup</b></p>	<p><b>Rationale</b></p>
<p><b>100</b></p>	<p><b>6.10 Backyard Housing</b></p> <p style="text-align: center;"><b>Diagram for Subsections 1.7, 1.8 and 1.9</b></p>	<p>Proposed amendment to an error in the legend.</p>

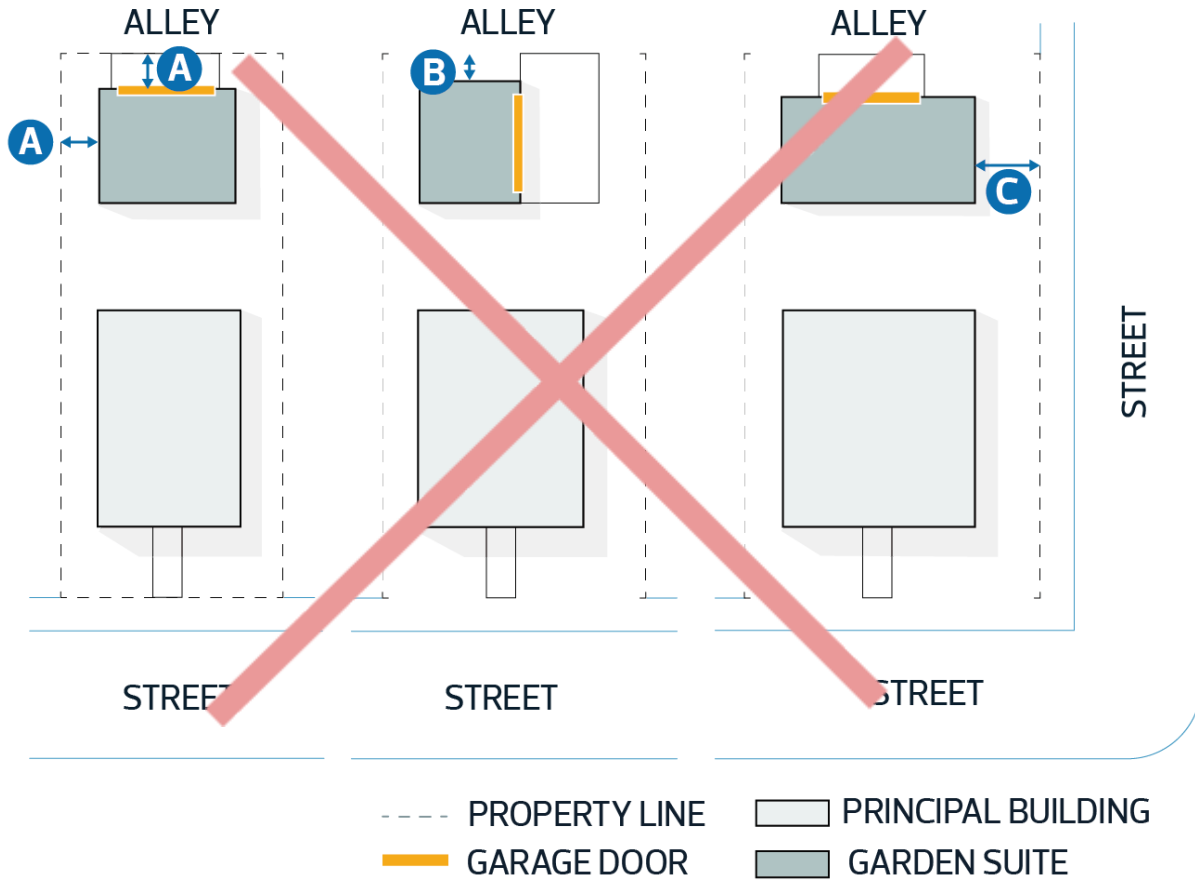


Diagram for Subsections 1.7, 1.8 and 1.9

	<p style="text-align: center;"> <span style="display: inline-block; width: 20px; border-bottom: 1px dashed black; margin-right: 5px;"></span> PROPERTY LINE    <span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> BUILDING  <span style="display: inline-block; width: 20px; height: 5px; background-color: orange; margin-right: 5px;"></span> GARAGE DOOR    <span style="display: inline-block; width: 20px; height: 15px; background-color: #808080; margin-right: 5px;"></span> BACKYARD HOUSE     </p>	
<p><b>101</b></p>	<p><b>6.60 Home Based Businesses</b></p> <p>5. Commercial Vehicles operated by a Home Based Business are only permitted to park <del>on-Site-on-Site</del> in compliance with Subsection 5 of Section 5.120.</p>	<p>Proposed amendment to fix a grammatical error.</p>


<p><b>102</b></p>	<p><b>6.70 Liquor Stores</b></p> <p>1. At the time a Development Permit application is submitted, a Liquor Store must be located to provide minimum separation distances in compliance with Table 1:</p> <table border="1" data-bbox="233 440 1320 1192"> <thead> <tr> <th colspan="4" data-bbox="233 440 1320 513">Table 1. Minimum Separation Distance</th> </tr> <tr> <th data-bbox="233 513 441 646">Subsection</th> <th data-bbox="441 513 924 646">From approved or existing:</th> <th data-bbox="924 513 1123 646">500 m (from store to store)</th> <th data-bbox="1123 513 1320 646">100 m (from Site to Site)</th> </tr> </thead> <tbody> <tr> <td data-bbox="233 646 441 797">1.1.</td> <td data-bbox="441 646 924 797">Liquor Stores</td> <td data-bbox="924 646 1123 797">x</td> <td data-bbox="1123 646 1320 797"></td> </tr> <tr> <td data-bbox="233 797 441 963">1.2.</td> <td data-bbox="441 797 924 963">Schools, limited to primary and secondary</td> <td data-bbox="924 797 1123 963"></td> <td data-bbox="1123 797 1320 963">x</td> </tr> <tr> <td colspan="4" data-bbox="233 963 1320 1078" style="text-align: center;"><b>From Sites Zoned:</b></td> </tr> <tr> <td data-bbox="233 1078 441 1192">1.3.</td> <td data-bbox="441 1078 924 1192">PS, PSN, or A</td> <td data-bbox="924 1078 1123 1192"></td> <td data-bbox="1123 1078 1320 1192">x</td> </tr> </tbody> </table>	Table 1. Minimum Separation Distance				Subsection	From approved or existing:	500 m (from store to store)	100 m (from Site to Site)	1.1.	Liquor Stores	x		1.2.	Schools, limited to primary and secondary		x	<b>From Sites Zoned:</b>				1.3.	PS, PSN, or A		x	<p>Proposed amendment to fix consistency error.</p>
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<p><b>103</b></p>	<p><b>6.90 Signs</b></p>	<p>Proposed amendment to fix a reference error.</p>																								

	<p>3.24. In addition to the plans required in Subsection 3.2<del>23</del>, a Comprehensive Sign Design Plan must include a statement that explains how the Comprehensive Sign Design Plan:</p>	
104	<p><b>6.90 Signs</b></p> <p>6.20. Projecting Signs may be illuminated.</p> <p><del>6.21. The maximum projection from the building wall is 2.0 m.</del></p> <p>6.22. Where a Projecting Sign is not in the form of a Roof Sign and is oriented perpendicular to the building wall:</p> <p style="padding-left: 40px;">6.22.1. <b>The maximum projection from the building wall is 2.0 m.</b></p> <p><i>and adjust the following subsection numbers to account for the change in numbering.</i></p>	<p>Proposed amendment to fix numbering error.</p>
105	<p><b>6.90 Signs</b></p> <p><b>10. Appendix I</b></p> <p><del>10.1. Appendix I: Civic Centre Area Boundary</del></p>	<p>Proposed amendment to fix a consistency error as appendices do not include a Subsection number.</p>
106	<p><b>6.90 Signs</b></p>	<p>Proposed amendment to remove the disclaimer from the map as the map is no longer draft.</p>

# Appendix I | Civic Centre Area Boundary



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

 Civic Centre Area Boundary



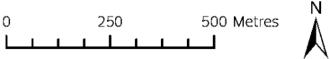
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# Appendix I: Civic Centre Area Boundary



Civic Centre Area Boundary



## Part 7 - Administrative and Interpretive Clauses

	Markup	Rationale
<b>107</b>	<p><b>7.50 Zoning Bylaw Amendments</b></p> <p>4.12. Where the applicant is not the owner of the subject Site, the Development Planner must authorize an alternative notification, which may not meet all of the requirements of Subsection <del>4.7 or 4.9.4</del>, on public property adjacent to the subject Site.</p>	<p>Proposed amendment to fix a referencing error.</p>
<b>108</b>	<p><b>7.50 Zoning Bylaw Amendments</b></p> <p>5.1. Despite anything contained in this Section, in the event of a City-initiated Rezoning Amendment that affects the zoning of more than 500 parcels of land, the City may provide notice in accordance with <del>Charter Bylaw 18826</del>, Public Notification Bylaw, <b>Charter Bylaw 18826</b>.</p>	<p>Proposed amendment for consistency in references to other bylaws.</p>
<b>109</b>	<p><b>7.80 Application of Direct Control Zones</b></p> <p>3.3 Despite Subsection 3.1, <del>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.</del> pre-application notification is not required for</p>	<p>This change is proposed in response to feedback that the number of pre-application notifications have risen significantly since DC1 and DC2</p>

	<p>Direct Control Rezoning Amendment applications where the intensity and Use of the development is not significantly increased.</p>	<p>Zones merged into one Direct Control Zone category.</p> <p>The primary purpose of the direct control zone pre-application notification is to provide residents with an opportunity for early input on a proposed development. This feedback is most crucial where the direct control zone proposes to intensify development on the site.</p> <p>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.</p>
<p><b>110</b></p>	<p><b>7.80 Application of Direct Control Zones</b></p> <p>4.1.2.3. how the proposed Direct Control Zone complies with <del>City-Council</del> policy, where applicable;</p>	<p>Proposed amendment for consistency in references to Council.</p>

<p><b>111</b></p>	<p><b>7.120 No Development Permit Required</b></p> <p><i>Add a new subsection 3.3:</i></p> <p><b>3.3. A pergola, provided it is not attached to a building and remains less than 4.3 m in Height.</b></p> <p><i>and adjust the subsections following to account for the change in numbering.</i></p>	<p>Proposed amendment to exempt a pergola from requiring a development permit. This will enable residents to more easily build these simple, low-impact structures.</p>
<p><b>112</b></p>	<p><b>7.120 No Development Permit Required</b></p> <p>9.1.7. A <b>Home Based Business Type 1.</b><del>Home Based Business—Type 1.</del></p>	<p>Proposed amendment to fix a definition error.</p>
<p><b>113</b></p>	<p><b>7.120 No Development Permit Required</b></p> <p>9.1.19. Landscaping,          9.1.19.1. where the amount of topsoil or similar material being deposited, is less than or equal to 100 <b>cubic metres<sup>m<sup>3</sup></sup></b>, providing that the material deposited is sourced from within the confines of the subject parcel in which the landscaping is to occur, and does not impede or interfere with the natural flow of surface water onto adjacent lands or into public ditches; and</p>	<p>Proposed amendment for consistency in how units are referenced.</p>
<p><b>114</b></p>	<p><b>7.140 Special Information Requirements</b></p> <p><i>Replace the heading in table 10.1, "Table 10.1 - Wind Impact Assessment Requirements" with "Table 10.1. Wind Impact Assessment Requirements".</i></p>	<p>Proposed amendment for consistency in the formatting of table headers.</p>

<p><b>115</b></p>	<p><b>7.160 Notification of Development Permit Decisions</b></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 demolition or new principal building construction.</p> <p>2.2.2. <b>At least 1</b> Sign must be located on-Site within 2.0 m of, and be readable from, a Front Lot Line or Flanking Side Lot Line.</p> <p><b>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.</b></p>	<p>Proposed amendment to establish the ability for a Development Permit Notification Sign to be required at the rear of a site facing an alley. This change is intended to ensure that surrounding neighbours remain informed of new development, particularly when development will occur at the rear of a property. Additional process guidance will be provided for City staff and applicants to ensure consistency and predictability regarding the circumstances in which the additional sign will be required.</p>
<p><b>Part 9 - Definitions</b></p>		
	<p><b>Markup</b></p>	<p><b>Rationale</b></p>

<p><b>116</b></p>	<p><b>8.20 General Definitions</b></p> <p><b>Treed Boulevard</b></p> <p>Treed Boulevard means the portion of a Street Abutting a Lot or sidewalk that has been landscaped with trees planted at intervals. <b>The Treed Boulevard may either be existing, or approved but not yet installed.</b></p>	<p>This proposed amendment is to ensure that this definition is used to apply to situations where the trees already exist or are planned to be installed by the city.</p>
<p><b>117</b></p>	<p><b>8.20 General Definitions</b></p> <p><b>Off-Premises Advertising</b></p> <p>Off-premises Advertising means Copy that relates to a business, activity or organization that does not have a Development Permit to operate on the Site where the Sign is located. Signs with Off-premises Advertising may generally be used for short term advertising.</p>	<p>Proposed amendment is to fix a capitalization error.</p>
<p><b>118</b></p>	<p><b>8.20 General Definitions</b></p> <p><b>On-Premises Advertising</b></p> <p>On-premises Advertising means Copy that relates only to a business, activity or organization that has a Development Permit to operate on the Site where the Sign is located.</p>	<p>Proposed amendment is to fix a capitalization error.</p>