

Bylaw 21017

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 166

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

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. This Bylaw, and any changes herein, has an effective date of May 1, 2025.
2. Charter Bylaw 20001, The Edmonton Zoning Bylaw, is hereby amended as follows:
 - a. In accordance with this Bylaw, all applicable diagram, map, Section and Subsection references within the Zoning Bylaw shall be renumbered accordingly.
 - b. In Section 5.60.10 Landscape Security Requirements, replacing Subsection 10.1 with: “10.1 As a condition of Development Permit approval, a landscape security in the form of an irrevocable letter of credit, cheque or landscape development bond must be provided prior to the release of the Development Permit for building permit review, as outlined in Subsection 10.7, for every application for Multi-unit Housing, Cluster Housing, and non-Residential development, excluding those listed in Subsection 2.1.”
 - c. In Section 5.60.10 Landscape Security Requirements, replacing Subsection 10.2 with: “10.2 The amount of the landscape security must be sufficient to cover the cost to install and maintain the required Landscaping, as determined by the Development Planner based on:
 - 10.2.1 the minimum Landscaping requirement of the Zoning Bylaw, including any associated planting beds;
 - 10.2.2 ground cover as provided in the landscape plan; and

10.2.3. any additional Landscaping required under Subsection 5.1.”

d. In Section 5.60.10 Landscape Security Requirements, adding a new Subsection 10.3: “10.3 If at the time of the first Landscape inspection the required Landscaping has been fully installed, the amount of the landscape security may be reduced to 20% of the Landscaping costs to ensure the required Landscaping is maintained in a healthy condition for a minimum of 24 months.”

e. In Section 5.60.10 Landscape Security Requirements, replacing newly renumbered Subsection 10.5.2 with: “10.5.2 The initial term of the letter of credit must be for at least 12 months and must be renewed until the landscape security is no longer required.”

f. In Section 5.60.10 Landscape Security Requirements, adding a new Subsection 10.6: “10.6 Where a landscape security is submitted in the form of a landscape development bond, the following applies:

10.6.1. The landscape development bond must be in a form satisfactory to the Development Planner and must be issued by a surety licensed to issue bonds in the Province of Alberta.

10.6.2. The landscape development bond must be in full force and effect until the Development Planner determines that the required Landscaping has been maintained in a healthy condition in compliance with Subsection 9.2.”

READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK