

Bylaw 17403

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No.2112

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS 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. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by :
  - a) adding to the end of Section 3.4:
    - “7. the Use Greenhouses, Plant Nurseries and Market Gardens is deemed to be the following Use classes:
      - a) Greenhouses, Plant Nurseries and Garden Centres; and
      - b) Urban Outdoor Farms
    8. the Use Farms is deemed to be the following Use class:
      - a) Rural Farms.”
  - b) deleting from Section 7.4(23) “Greenhouses, Plant Nurseries and Market Gardens means development used primarily for the raising, storage, basic processing and sale of fruits and vegetables, bedding, edible, household and ornamental plants.” and replacing it with “**Greenhouses, Plant Nurseries and Garden Centres** means development used for propagation, storage and sale of plants, and for the sale of products used for landscaping purposes.”

- c) adding a new definition alphabetically to Section 7.5 “**Urban Indoor Farms** means the cultivation and harvesting of plant and animal products primarily within buildings. Accessory Uses may include on-Site sales, outdoor storage, and food packaging and processing. Example activities may include vertical farms, hydroponics, aquaponics, and food distribution. This does not include Livestock Operations.” and renumbering accordingly;
- d) deleting from Section 7.6(1) “Farms mean development for the primary production of farm products such as: dairy products; poultry products; cattle, hogs, sheep and other animals; wheat or other grains; and vegetables or other field crops. This does not include Livestock Operations.” And replacing it with “Rural Farms means development for the primary production of farm products such as: dairy products; poultry products; cattle, hogs, sheep and other animals; wheat or other grains; and vegetables or other field crops in rural and peri-urban areas. This does not include Livestock Operations or Urban Outdoor Farms.”;
- e) adding a new definition alphabetically to Section 7.6 “**Urban Outdoor Farms** means the cultivation and harvesting of plant and animal products in urban areas, primarily on idle or under-used land. Accessory Uses may include on-Site sales and composting plants grown on-Site, outdoor storage, and buildings for the operation of the Site and the extension of the growing season. This does not include Livestock Operations, Rural Farms or Urban Gardens.”;
- f) adding a new definition alphabetically to Section 7.8 “**Urban Gardens** means the cultivation and harvesting of plant and animal products in urban areas where the primary purpose is supportive of community, educational, recreational, rehabilitative or social programming. Accessory Uses may include outdoor storage, composting, and buildings for the operation of the Site and the extension of the growing season. This does not include Livestock Operations, Rural Farms or Urban Outdoor Farms.”;
- g) deleting from Section 12.2(1) “farms” and replacing it with “Rural Farms”;
- h) adding the following to the end of Section 12.2 “Urban Gardens or Urban Outdoor Farms Use that does not involve buildings, on-site sales, fencing or keeping animals, and:
  - a) is accessory to a primary Use; or
  - b) is a community garden on publicly owned lands such as municipal reserve, school reserve, parkland, or Public Utility Lots.”;

- i) adding alphabetically to the commercial use classes parking requirement of Section 54.2 Schedule 1(A):

**“Urban Outdoor Farms**

Urban Outdoor Farms on Sites that are greater than 1/3 hectare and contain buildings that contain at least 100 m<sup>2</sup> of Floor Area, parking shall be provided on the basis of 1 space per 100 m<sup>2</sup> of Floor Area with a minimum of 3 spaces.” and renumbering accordingly;

- j) adding alphabetically to the industrial parking requirement of Section 54.2 Schedule 1(A):

**“Urban Indoor Farms**

Urban Indoor Farms on Sites that are greater than 1/3 hectare and contain buildings that contain at least 100 m<sup>2</sup> of Floor Area, parking shall be provided on the basis of 1 space per 100 m<sup>2</sup> of Floor Area with a minimum of 3 spaces.” and renumbering accordingly;

- k) adding alphabetically to the Community, Educational, Recreational and Cultural Service Use Classes parking requirement of Section 54.2 Schedule 1(A):

**“Urban Gardens**

Urban Gardens on Sites that are greater than 1/3 hectare and contain buildings that contain at least 100 m<sup>2</sup> of Floor Area, parking shall be provided on the basis of 1 space per 100 m<sup>2</sup> of Floor Area with a minimum of 3 spaces.” and renumbering accordingly;

- l) adding a new Special Land Use Provision:

**“98. Urban Outdoor Farms, Urban Gardens, and Urban Indoor Farms**

1. Urban Outdoor Farms, Urban Gardens, and Urban Indoor Farms shall comply with the following regulations:
  - a. The Development Permit application shall include a Site plan that, in addition to meeting the requirements of Section 13.2 or 13.3 shows the location of any growing plots, composting, fencing, animal buildings, on-site sales area, lot grading alterations, outdoor storage, and irrigation equipment.
  - b. The development shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located;
  - c. The development shall not generate odour, waste, or visual impact, in excess of that which is characteristic of the Zone in which it is located;

- d. Storage sheds, cisterns, tool sheds, compost bins, or similar buildings shall not be located in a Setback that abuts a public roadway;
  - e. Notwithstanding the Site Coverage requirements in the underlying Zone, for the Urban Gardens and Urban Outdoor Farms use classes, the Development Officer shall exclude raised beds from the calculation for maximum Site Coverage. Seasonal structures such as hoop-houses, cold-frames, and similar growing shelter types that are used for the extension of the growing season shall be excluded if they are 1.5 m in Height or less; and
  - f. Keeping animals shall be in accordance with Animal Licensing and Control Bylaw 13145.
2. In Residential Zones:
- a. Outdoor storage shall be limited to the materials or equipment associated with the Use as shown on the approved Development Permit, and shall be in compliance with conditions imposed by the Development Permit;
  - b. A compost pile shall be located at least 1.2 m from any property line, except when a suitable barrier, such as a retaining wall, or bin is in place. Where a compost bin or barrier is used, the bin or barrier can be on the property line. Compost bins shall have a lid and compost piles shall be screened from view of the adjacent public roadway; and
  - c. Compost may only consist of plant or plant based material, and shall not utilize any mechanized processes.”
- m) deleting from Sections 7.6(1), 572.2.1.1, 573.2.1.1, 610.2.1, 620.2.1, 630.2.1, 997.5.4, “Farms” and replacing it with “Rural Farms”;
  - n) deleting from Sections 7.4(22), 7.4(23), 330.3.12, 340.2.11, 400.3.13, 410.3.7, 540.3.5, 541.2.4, 572.2.2.2, 573.2.2.2, 610.3.2, 620.3.2, 630.3.2, 910.11.3.1, 930.4.3)10, 940.6.4)h, 960.6.2.jj, 997.5.4 “Greenhouses, Plant Nurseries, and Market Gardens” and replacing it with “Greenhouses, Plant Nurseries and Garden Centres”;
  - o) adding alphabetically to Sections 340.2, 350.2, 410.2, 420.2, 910.9.2, 910.11.2, 930.5.2), 940.6.3), 990.4.2, “Urban Indoor Farms” as a Permitted Use and renumbering accordingly;
  - p) adding alphabetically to Sections 310.3, 330.3, 400.3, 630.3, 910.5.3, 910.6.3, 910.7.3, 920.10.2)b, 930.4.3, 970.6.3, “Urban Indoor Farms” as a Discretionary Use and renumbering accordingly;

- q) adding to the end of Sections 310.5, 330.5, 340.4, 350.4, 400.5, 410.4, 420.4, 630.5, 910.5.4, 910.6.4, 910.7.4, 910.11.4, 920.10.3), 930.4.5, 930.5.4, 940.6.5, 970.6.4, 990.4.3.1, “Urban Indoor Farms shall comply with Section 98 of this Bylaw”
- r) adding alphabetically to Sections 510.2, 960.6.2 “Urban Outdoor Farms” as a Permitted Use and renumbering accordingly;
- s) adding alphabetically to Sections 110.3, 115.3, 120.3, 130.3, 140.3, 150.3, 155.3, 160.3, 165.3, 170.3, 210.3, 220.3, 230.3, 250.3, 310.3, 320.3, 330.3, 340.3, 350.3, 360.3, 370.3, 400.3, 410.3, 420.3, 520.3, 572.2.2, 572.2.4, 573.2.2, 573.2.4, 630.3, 920.8.3, 920.9.3, 920.10.2)b, 930.4.3, 930.5.3, 940.5.4, 940.6.4, 940.9.4, 960.4.3, 970.6.3, 970.10.3, 980.4, “Urban Outdoor Farms” as a Discretionary Use and renumbering accordingly;
- t) adding to the end of Sections 110.4, 115.5, 120.4, 130.4, 140.4, 150.4, 155.4, 160.4, 165.4, 170.5, 210.5, 220.6, 230.5, 250.4, 310.5, 320.5, 330.5, 340.5, 350.5, 360.5, 370.4, 400.5, 410.4, 420.4, 510.5, 520.5, 540.4, 541.4, 572.4.2, 573.4.2, 630.5, 920.8.5, 920.9.5, 920.10.3, 930.4.5, 930.5.4, 940.5.5, 940.6.5, 940.9.5, 960.4.4, 960.6.4, 970.6.4, 970.10.4, 980.6, “Urban Outdoor Farms shall comply with Section 98 of this Bylaw” and numbering accordingly;
- u) adding alphabetically to Section 541, Appendix II, 2. “Urban Outdoor Farms”, “Urban Gardens” and “Urban Indoor Farms” as a Discretionary Use and renumbering accordingly
- v) adding alphabetically to Sections 110.2, 115.2, 120.2, 130.2, 140.2, 150.2, 155.2, 160.2, 165.2, 170.2, 210.2, 220.2, 230.2, 250.2, 310.2, 330.2, 360.2, 370.2, 400.2, 410.2, 420.2, 510.2, 520.2, 530.2, 540.2, 541.2, 570.2.1, 570.2.3, 571.2.1, 571.2.3, 574.2, 910.5.2, 910.6.2, 910.8.2, 910.10.2, 910.11.2, 930.4.2, 940.5.2, 940.6.3, 940.9.3, 950.4.2, 950.5.2, 950.6.2, 950.7.2, 950.8.2, 970.6.2, 970.10.2, 980.3, 995.3 “Urban Gardens” as a Permitted Use and renumbering accordingly;
- w) adding to the end of Sections 110.4, 115.4, 120.4, 130.4, 140.4, 150.4, 155.4, 160.4, 165.4, 170.4, 210.4, 220.4, 230.4, 250.4, 310.4, 330.4, 360.4, 370.4, 400.4, 410.4, 420.4, 510.4, 520.4, 530.4, 540.4, 541.4, 570.4.2, 571.4.2, 574.4, 910.5.4, 910.6.4, 910.8.4, 910.10.4, 910.11.4, 930.4.4, 940.5.5, 940.6.5, 940.9.5, 950.4.3, 950.5.3, 950.6.3, 950.7.3, 950.8.3, 970.6.4, 970.10.4, 980.5, 995.5 “Urban Gardens shall comply with Section 98 of this Bylaw”; and

- x) deleting from Sections 540.2.1, 541.2.3 “Farms” and replacing it with “Urban Outdoor Farms”, and renumbering accordingly;

2. This bylaw shall come into effect on February 1, 2016.

READ a first time this	day of	, A. D. 2015;
READ a second time this	day of	, A. D. 2015;
READ a third time this	day of	, A. D. 2015;
SIGNED and PASSED this	day of	, A. D. 2015.

THE CITY OF EDMONTON

---

MAYOR

---

CITY CLERK