

## Mark-up of Proposed Text Amendment

Black Font = existing Zoning Bylaw text

Underline Italic Font = proposed addition to Zoning Bylaw

~~Strikethrough~~ = proposed deletion from Zoning Bylaw

**\*\*Notes\*\***

### 3. Other Provisions

#### 3.4 Other Provisions for existing Development Permits, and Direct Control Provisions

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

### 7. Use Class Definitions

#### 7.4 Commercial Use Classes

~~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.~~

23. **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.

#### 7.5 Industrial Use Classes

7. **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.

#### 7.6 Agricultural and Natural Resource Development Use Classes

1. **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*.

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.

## **7.8 Community, Educational, Recreational and Cultural Service Use Classes**

17. **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.

## **12. Development Classes**

### **12.2 No Development Permit Required**

The following development does not require a Development Permit:

1. Buildings on Rural Farms, other than those used as Dwellings;

20. 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.

## **54. Parking, Loading and Passenger Drop-off**

### **54.2 Schedule 1(A). Urban Indoor Farms, Urban Outdoor Farms and Urban Gardens**

#### **Commercial**

26. Urban Outdoor Farms on Sites that are greater than 1/3 hectare and contain buildings that have 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.

#### **Industrial**

30. Urban Indoor Farms on Sites that are greater than 1/3 hectare and contain buildings that have 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.

## Community, Educational, Recreational and Cultural Service Use Classes

48. Urban Gardens on sites that are greater than 1/3 hectare and contain buildings that have 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.

## **70-97 98. Special Land Use Provisions**

### **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.

**Part II. Zones, Direct Control Provisions, Overlays and Special Areas**

<b>Urban Indoor Farms Use Class</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Prohibited</b>
110 (RF1) Single Detached Residential Zone			Yes
115 (RSL) Residential Small Lot Zone			Yes
120 (RF2) Low Density Infill Zone			Yes
130 (RPL) Planned Lot Residential Zone			Yes
140 (RF3) Small Scale Infill Development Zone			Yes
150 (RF4) Semi-detached Residential Zone			Yes
155 (RMD) Residential Mixed Dwelling Zone			Yes
160 (RF5) Row Housing Zone			Yes
165 (UCRH) Urban Character Row Housing Zone			Yes
170 (RF6) Medium Density Multiple Family Zone			Yes
210 (RA7) Low Rise Apartment Zone			Yes
220 (RA8) Medium Rise Apartment Zone			Yes
230 (RA9) High Rise Apartment Zone			Yes
240 (RR) Rural Residential Zone			Yes
250 (RMH) Mobile Home Zone			Yes
310 (CNC) Neighbourhood Convenience Commercial Zone		Yes	
320 (CSC) Shopping Centre Zone			Yes
330 (CB1) Low Intensity Business Zone		Yes	
340 (CB2) General Business Zone	Yes		
350 (CHY) Highway Corridor Zone	Yes		
360 (CO) Commercial Office Zone			Yes
370 (CB3) Commercial Mixed Business Zone			Yes
400 (IB) Industrial Business Zone		Yes	
410 (IL) Light Industrial Zone	Yes		
420 (IM) Medium Industrial Zone	Yes		
430 (IH) Heavy Industrial Zone			Yes
510 (US) Urban Services Zone			Yes
520 (PU) Public Utility Zone			Yes
530 (AP) Public Parks Zone			Yes
531 (NA) Natural Areas Protection Zone			Yes
540 (A) Metropolitan Recreation Zone			Yes
541 (AN) River Valley Activity Node Zone			Yes
550 (MA) Municipal Airport Zone			Yes
551 (MA1) Municipal Airport Airfield Zone			Yes
552 (MA2) Municipal Airport Business Industrial Zone			Yes
553 (MA3) Municipal Airport General Business Zone			Yes
560 (AJ) Alternative Jurisdiction Zone			Yes
570 (CS1) Community Services 1 Zone			Yes

571 (CS2) Community Services 2 Zone			Yes
572 (CS3) Community Services 3 Zone			Yes
573 (CS4) Community Services 4 Zone			Yes
574 (UI) Urban Institutional Zone			Yes
610 (AG) Agricultural Zone			Yes
620 (AGU) Urban Reserve Zone			Yes
630 (AGI) Industrial Reserve Zone		Yes	
910.5 (CCA) Core Commercial Arts Zone		Yes	
910.6 (CMU) Commercial Mixed Use Zone		Yes	
910.7 (HA) Heritage Area Zone		Yes	
910.8 (HDR) High Density Residential Zone			Yes
910.9 (JAMSC) Jasper Avenue Main Street Commercial Zone			Yes
910.10 (RMU) Residential Mixed Use Zone			Yes
910.11 (UW) Urban Warehouse Zone	Yes		
910.12 (AED) Arena & Entertainment District Zone			Yes
920.4 (RPLt) Terwillegar Planned Lot Residential Zone			Yes
920.5 (RF4t) Terwillegar Semi-detached Residential Zone			Yes
920.6 (RF5t) Terwillegar Row Housing Zone			Yes
920.8 (TSDR) Terwillegar Single Detached Residential			Yes
920.9 (TSLR) Terwillegar Small Lot Residential Zone			Yes
920.10 (TMU) Terwillegar Mixed Use Zone		Yes	
930.4 (EIB) Ellerslie Industrial Business		Yes	
930.5 (EIM) Ellerslie Medium Industrial Zone	Yes		
940.5 (GLD) Griesbach Low Density Residential Zone			Yes
940.6 (GVC) Griesbach Village Centre Zone	Yes		
940.7 (RF5g) Griesbach Row Housing Zone			Yes
940.8 (RA7g) Griesbach Low Rise Apartment Zone			Yes
940.9 (GLG) Griesbach Low Density Residential with Garage Suites Zone			Yes
950.4 (CCHD) Clareview Campus High Density Residential Zone			Yes
950.5 (CCMD) Clareview Campus Medium Density Residential Zone			Yes
950.6 (CCLD) Clareview Campus Low Density Residential Zone			Yes
950.7 (CCSF) Clareview Campus Single Family Residential Zone			Yes
950.8 (CCNC) Clareview Campus Neighbourhood Commercial Zone			Yes
960.4 (RA7a) Ambleside Low-Rise Apartment Zone			Yes
960.5 (CSCa) Ambleside Shopping Centre Zone			Yes
960.6 (UVCa) Ambleside Urban Village Commercial Zone			Yes
970.6 (EETB) Edmonton Energy and Technology Park Business Park Zone		Yes	

970.7 (EETC) Edmonton Energy and Technology Park Chemical Cluster Zone			Yes
970.8 (EETL) Edmonton Energy and Technology Park Logistics Zone			Yes
970.9 (EETM) Edmonton Energy and Technology Park Manufacturing Zone			Yes
970.10 (EETR) Edmonton Energy and Technology Park Industrial Reserve Zone			Yes
980 (HVLD) Heritage Valley Low Density Zone			Yes
990 Special Area Heritage Valley Town Centre			Yes
990.4 (TC-C) Heritage Valley Town Centre Commercial Zone	Yes		
995 (GHLD) Special Area Graydon Hill Low Density Residential Zone			Yes
997.7 (BP) Blatchford Parks Zone			Yes
997.8 (BRH) Blatchford Row Housing Zone			Yes
997.9 (BLMR) Blatchford Low to Medium Rise Residential Zone			Yes
997.10 (BMR) Blatchford Medium Rise Residential Zone			Yes

Urban Outdoor Farms Use Class	Permitted	Discretionary	Prohibited
110 (RF1) Single Detached Residential Zone		Yes	
115 (RSL) Residential Small Lot Zone		Yes	
120 (RF2) Low Density Infill Zone		Yes	
130 (RPL) Planned Lot Residential Zone		Yes	
140 (RF3) Small Scale Infill Development Zone		Yes	
150 (RF4) Semi-detached Residential Zone		Yes	
155 (RMD) Residential Mixed Dwelling Zone		Yes	
160 (RF5) Row Housing Zone		Yes	
165 (UCRH) Urban Character Row Housing Zone		Yes	
170 (RF6) Medium Density Multiple Family Zone		Yes	
210 (RA7) Low Rise Apartment Zone		Yes	
220 (RA8) Medium Rise Apartment Zone		Yes	
230 (RA9) High Rise Apartment Zone		Yes	
240 (RR) Rural Residential Zone			Yes
250 (RMH) Mobile Home Zone		Yes	
310 (CNC) Neighbourhood Convenience Commercial Zone		Yes	
320 (CSC) Shopping Centre Zone		Yes	
330 (CB1) Low Intensity Business Zone		Yes	
340 (CB2) General Business Zone		Yes	
350 (CHY) Highway Corridor Zone		Yes	
360 (CO) Commercial Office Zone		Yes	

370 (CB3) Commercial Mixed Business Zone		Yes	
400 (IB) Industrial Business Zone		Yes	
410 (IL) Light Industrial Zone		Yes	
420 (IM) Medium Industrial Zone		Yes	
430 (IH) Heavy Industrial Zone			Yes
510 (US) Urban Services Zone	Yes		
520 (PU) Public Utility Zone		Yes	
530 (AP) Public Parks Zone			Yes
531 (NA) Natural Areas Protection Zone			Yes
540 (A) Metropolitan Recreation Zone	Yes		
541 (AN) River Valley Activity Node Zone	Yes		
550 (MA) Municipal Airport Zone			Yes
551 (MA1) Municipal Airport Airfield Zone			Yes
552 (MA2) Municipal Airport Business Industrial Zone			Yes
553 (MA3) Municipal Airport General Business Zone			Yes
560 (AJ) Alternative Jurisdiction Zone			Yes
570 (CS1) Community Services 1 Zone			Yes
571 (CS2) Community Services 2 Zone			Yes
572 (CS3) Community Services 3 Zone		Yes	
573 (CS4) Community Services 4 Zone		Yes	
574 (UI) Urban Institutional Zone			Yes
610 (AG) Agricultural Zone			Yes
620 (AGU) Urban Reserve Zone			Yes
630 (AGI) Industrial Reserve Zone		Yes	
910.5 (CCA) Core Commercial Arts Zone			Yes
910.6 (CMU) Commercial Mixed Use Zone			Yes
910.7 (HA) Heritage Area Zone			Yes
910.8 (HDR) High Density Residential Zone			Yes
910.9 (JAMSC) Jasper Avenue Main Street Commercial Zone			Yes
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910.11 (UW) Urban Warehouse Zone			Yes
910.12 (AED) Arena & Entertainment District Zone			Yes
920.4 (RPLt) Terwillegar Planned Lot Residential Zone			Yes
920.5 (RF4t) Terwillegar Semi-detached Residential Zone			Yes
920.6 (RF5t) Terwillegar Row Housing Zone			Yes
920.8 (TSDR) Terwillegar Single Detached Residential		Yes	
920.9 (TSLR) Terwillegar Small Lot Residential Zone		Yes	
920.10 (TMU) Terwillegar Mixed Use Zone		Yes	
930.4 (EIB) Ellerslie Industrial Business		Yes	
930.5 (EIM) Ellerslie Medium Industrial Zone		Yes	
940.5 (GLD) Griesbach Low Density Residential Zone		Yes	

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970.6 (EETB) Edmonton Energy and Technology Park Business Park Zone		Yes	
970.7 (EETC) Edmonton Energy and Technology Park Chemical Cluster Zone			Yes
970.8 (EETL) Edmonton Energy and Technology Park Logistics Zone			Yes
970.9 (EETM) Edmonton Energy and Technology Park Manufacturing Zone			Yes
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520 (PU) Public Utility Zone	Yes		
530 (AP) Public Parks Zone	Yes		
531 (NA) Natural Areas Protection Zone			Yes
540 (A) Metropolitan Recreation Zone	Yes		
541 (AN) River Valley Activity Node Zone	Yes		
550 (MA) Municipal Airport Zone			Yes
551 (MA1) Municipal Airport Airfield Zone			Yes
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997.10 (BMR) Blatchford Medium Rise Residential Zone			Yes

*\*\* Greenhouses, Plant Nurseries and Garden Centres is proposed to be listed as permitted or discretionary in all zones where Greenhouses, Plant Nurseries and Market Gardens is currently listed as permitted or discretionary.*

*\*\* Rural Farms is proposed to be listed as permitted or discretionary in all zones where Farms is currently listed as permitted or discretionary, except in Metropolitan Recreation Zone and River Valley Activity Node Zone 'Farms' is replaced with "Urban Outdoor Farms".*