

COUNCIL REPORT – LAND USE PLANNING BYLAW

Edmonton

CHARTER BYLAW 21164

Omnibus text and map amendments to the District Policy and five district plans

Purpose

To amend the District Policy and five district plans to provide policy clarity, complete necessary updates and rectify text and mapping errors.

Readings

Charter Bylaw 21164 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 Charter Bylaw 21164 be considered for third reading.

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on May 23, 2025, and May 31, 2025. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The District Policy and plans have been in effect since October 2024 and have since been used extensively through the Land Development Application (LDA) process. Administration has identified some opportunities to provide greater policy clarity and mitigate the need for some common district plan amendments. As such, this omnibus Charter Bylaw can be characterized as routine maintenance to make administrative changes and fix minor errors in the District Policy and the five district plans that require revisions. This is the first set of omnibus amendments for the District Policy and district plans to keep them evergreen and up to date.

The proposed amendments are broken down into three categories as follows:

1. Revisions to the *District Policy* text to provide stronger language to help guide proposals for development on medium and heavy industrial lands, in alignment with the Industrial Investment Action Plan.
2. Revisions to the *District Policy* glossary terms to provide greater clarity about district plan map features, including those related to the urban service land use designation.
3. Revisions to text and maps in *five district plans* to rectify minor errors and make other necessary updates.

The following are summaries of the proposed amendments. See Appendix 2 for a detailed list of the revisions, including specific rationale.

1. Industrial Policy Amendment

Administration has received a number of inquiries and applications to rezone or redesignate away from medium and heavy industrial uses within industrial areas to other lighter uses (including schools, religious assemblies and commercial uses). In response, Administration has identified the need for greater policy clarity to guide recommendations on these applications. The proposed immediate solution is to revise District Policy 2.5.3.4, which is intended to reinforce the preservation of existing land designated for medium and heavy industrial uses. Through the Industrial Investment Action Plan (IIAP) implementation, a comprehensive review of the policy direction for the city's industrial lands will determine if additional guidance is required.

2. District Policy Glossary Amendments

The Urban Service land use designation in the district plan maps includes a variety of utility uses, including stormwater management facilities (SWMFs) and the Transportation/Utility Corridor (TUC). As the planned SWMFs are nearly all located in developing areas, they are subject to lower level statutory plan direction and are often adjusted as land development occurs and additional studies are completed. As a result, requiring district plan amendments to capture these minor adjustments causes unnecessary red tape and cost. The proposed glossary revisions are intended as an interim measure to mitigate the need for district plan amendments until a comprehensive mapping solution can be developed.

The Open Space - Current, TUC and Urban Service glossary definitions are proposed to be updated to provide greater policy clarity and fix text errors in the existing definitions.

3. Text and Map Amendments to District Plans

The draft district plans were finalized in April 2024 in preparation for the public hearing process. As such, there were some Land Development Applications (LDA) that were in motion prior to the final approval in October 2024 and were unable to be incorporated into the respective district plans at the time. While this was an uncommon occurrence, it is prudent that the maps be rectified to incorporate these amendments as soon as possible. This Charter Bylaw proposes to rectify some minor text and mapping errors/revisions that have been identified. There are a total of five district plans that require updates or corrections. The complete list of amendments is detailed in Attachment 2.

Engagement

Administration completed a very limited circulation of the draft amendments and a summary of the proposed changes to industry partners (BILD and NAIOP) from March 27, 2025 to April 10, 2025. This limited engagement was selected due to the administrative nature of the proposed amendments.

No concerns were received regarding the proposed updates.

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Attachments

1. Charter Bylaw 21164
2. Mark-up and Rationale of Proposed Amendments to the District Policy and District Plans