

Urban Planning and Economy

Edmonton

**Text Amendments to Zoning Bylaw
20001 - Omnibus and Omnibus Plus,
2025**

Item 3.25 BYLAW 21336

November 19, 2025, Public Hearing

What is an Omnibus text amendment?

An Omnibus Bylaw:

- Fixes to minor errors
- Responds to unintended consequences
- Recommends performance improvements

An Omnibus Plus Bylaw:

- Changes development rights
- Administrative changes that do not warrant own report or project

Proposed Changes - Omnibus

Most changes update section references, such as numbering and illustrations.

Other highlights include:

- Introducing minimum pathway requirements to shared parking and waste collection for small scale multi-unit, row and cluster housing.
- Formalizing the landscaping security procedure when no building permit required.
- Ensuring that the minimum flanking side setback also applies to non-residential entrances in the RS- Small Scale Residential Zone.

Proposed Changes - Omnibus Plus

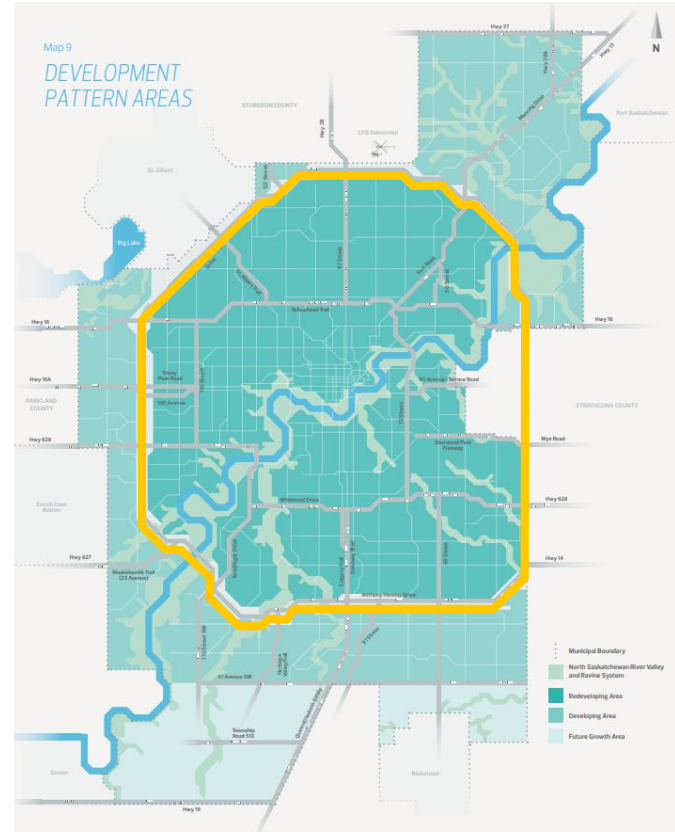
Enforcement

- These amendments will reduce barriers that enforcement officers currently have in enforcing Zoning Bylaw violations.
- The proposed amendments will typically be applied in more egregious zoning infractions.
- No new zoning offences will be introduced. The proposed change is administrative in nature and clarifies the language for offences to allow for more successful prosecution when matters go to court.

Proposed Changes - Omnibus Plus

Alley Access

- Adding an exception that will allow vehicles to access a site from an abutting street, even if the site abuts an alley.
- This exception is only proposed to apply to multi-unit housing and cluster housing in the RM and RSM Zones in developing areas, generally outside the Anthony Henday.



Community Insights

- Suggestions to reduce pathway width for smaller scale development
- Mixed feedback for alley access changes in developing areas
- Mixed feedback for FAR changes to include secondary suites
- Support for enforcement provisions that make it easier to enforce Zoning Bylaw regulations

Respondents (8)



JOURNAL AD
Oct 31 & Nov 8

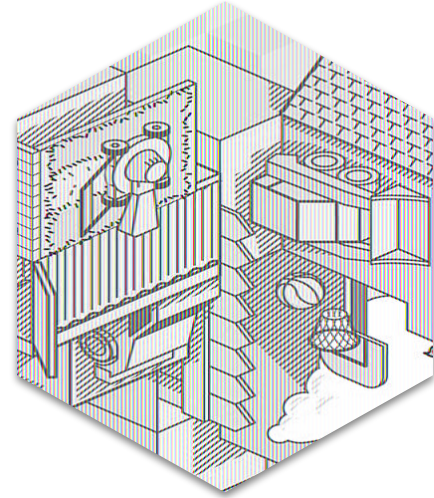


DRAFT CIRCULATION

Bylaw 21336

Administration supports Bylaw 21336.

If approved, the proposed amendments would be effective immediately.



Questions and Thank You