

Bylaw 21336

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 331

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. Charter Bylaw 20001, The Edmonton Zoning Bylaw, is hereby amended as follows:

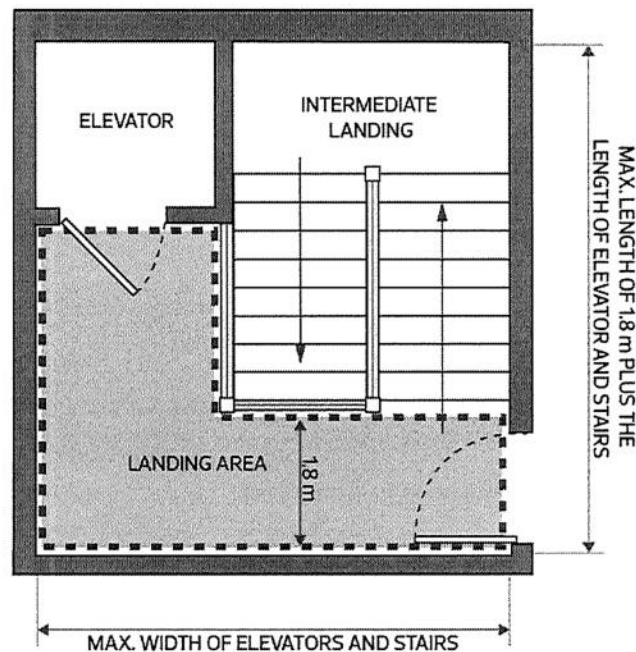
- a. Delete from Subsection 2.10.4.3.6 “of a principal Dwelling”;
- b. Delete Subsection 2.20.6.1.1. and replace it with the following “Vehicle access may be from a Street for a maximum of 50% of principal Dwellings per Site, not including Backyard Housing; or”;
- c. Delete from Subsection 2.80.3.21.3 “3.20.2” and replace it with “3.21.2”;
- d. Add to the end of Subsection 2.210.10 Appendix IV: Northern Alberta Institute of Technology (NAIT) - Main Campus, a new subsection as follows:

“Other Regulations

10.18. To ensure ongoing analysis of transportation related issues throughout the development of the lands within this area of application, a Transportation Impact Assessment will be required to support any Development Permit application for a principal building, with the exception of Minor Industrial Uses for storage purposes. The scope of the Transportation Impact Assessment will build off other studies in the area, to the satisfaction of the Development Planner in consultation with the City department responsible for transportation planning. The Development Planner may impose conditions requiring improvements to the adjacent roadway network, including 118 Avenue, 120 Avenue, 106 Street and 109 Street based on the findings of the Transportation Impact Assessment.”;

- e. Delete from Subsection 3.43.5.6, Table 5.6. Tower and Podium Regulations, Subsection 5.6.4, the following: “Diagram for Subsection 5.4.4” and replacing it with “Diagram for Subsection 5.6.4”
- f. Delete from Subsection 3.172.5.1.10, Table 5.1. Site and Building Regulations, Subsection 5.1.10, the following: “Despite Section 5.70, maximum Height for an eave line” and replace it with “Maximum Height for an eave line”;
- g. Delete Subsection 5.60.10.1, and replace it with the following: “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, for every application for Multi-unit Housing, Cluster Housing, and non-Residential development, excluding those listed in Subsection 2.1.
 - 10.1.1. Despite Subsection 10.1, in the event no building permit is required, a landscape security must be provided prior to the approval of the Development Permit application.”;
- h. Delete Subsection 5.70.1.10.1 and replace it with the following: “1.10.1. A landing area within the rooftop enclosure must have:
 - 1.10.1.1. a maximum width equal to the width of the associated stairway and elevator; and
 - 1.10.1.2. a maximum length equal to 1.8 m plus the length of the associated stairway and elevator.”;
- i. Delete after Subsection 5.70.1.10.2 the Diagram for Subsection 1.10.1 and replace with the following:

“Diagram for Subsection 1.10.1



- j. Delete Subsection 5.80.2.1 and replace it with the following: “Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, Row Housing, and Residential development in the form of Multi-unit Housing or Cluster Housing with 8 Dwellings or less, must comply with the following.”;
- k. Add after Subsection 5.80.2.1.1.1 the following: “2.1.2. For Multi-unit Housing, Row Housing and Cluster Housing a Pathway with a minimum unobstructed width of 0.9 m must connect main entrances of Dwellings to shared waste collection and Parking Areas, where provided.” and renumber all of the following subsections, diagrams and references to subsections accordingly;
- l. Delete Subsection 5.80.3.1.3 and replace it with the following: “Residential development not listed in Subsection 2.1 must provide at least 1 common Pathway with a minimum width of 1.8 m to enable safe and convenient access for pedestrians and active mobility users from the main entrance of principal buildings to each of the following:
- 3.1.3.1. adjacent sidewalks, shared use paths, and transit stops;
 - 3.1.3.2. Parking Areas; and
 - 3.1.3.3. outdoor Common Amenity Areas, where not immediately accessible from another entrance to the building.”;
- m. Delete Subsection 6.30.5.1 and replace it with the following: “Subsections 1.2 to 1.8 do not apply; and”;

n. Delete Subsection 6.90.3.4.1 and replace it with the following: “3.4.1. a Sign that projects less than 0.1 m from the building wall above or Abutting a path of travel intended for pedestrians and active mobility users, in which case:

3.4.1.1. the clearance above the path of travel must be less than 0.6 m; or

3.4.1.2. a tactile walking surface indicator below the Sign must be installed to alert people with low vision to an obstacle; and”;

o. Delete the diagram and title from Subsection 6.90.3.4.1 and replace it with the following:

“Diagram for Subsection 3.4.1.1

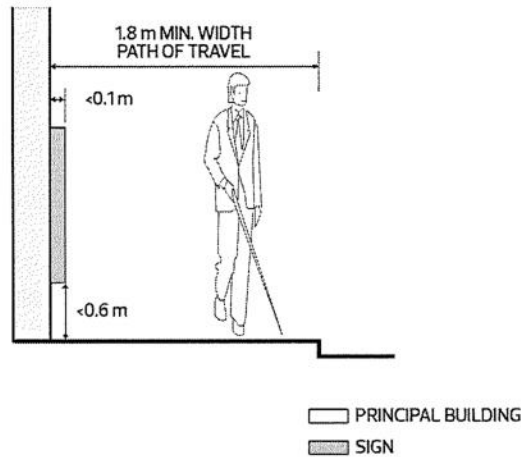
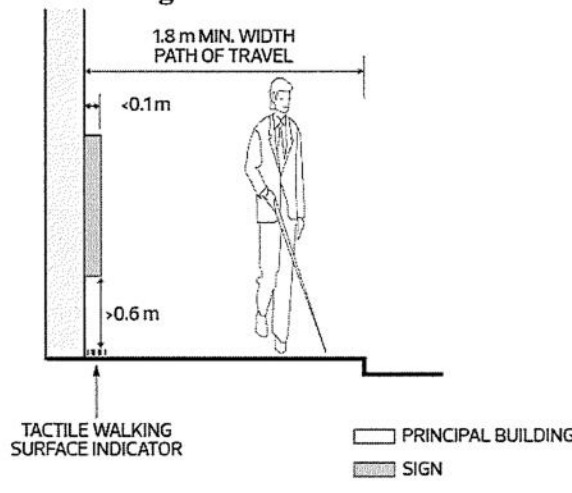


Diagram for Subsection 3.4.1.2



p. Delete Subsection 6.120.4.1.4 and replace with the following: “4.1.4. Subsection 10, excluding Subsection 10.9; and”;

q. Delete Subsections 6.120.4.9 and 6.120.4.10 and replace with the following: “4.9. The City may draw on the landscape security for the City’s use absolutely to install, maintain,

or replace improperly maintained Landscaping required for the development if the Landscaping has not been:

- 4.9.1. installed within 18 months of the date of issuance of the Development Permit; or
 - 4.9.2. maintained in a healthy condition for a minimum of 24 months after the Landscaping has been determined to be installed in compliance with Subsection 10.7 of Section 5.60.”;
- r. Delete Subsection 7.120.7.2.1 and replace with the following: “7.2.1. is on a Site Zoned PS, PSN, A, NA, UF, BP where the development is for a City of Edmonton park project approved by the City department responsible for Integrated Infrastructure Services or will be carried out under the provisions of a development agreement with the City of Edmonton;”;
 - s. Delete Subsection 7.160.1.1.3 and replace it with the following: “1.1.3. the right to appeal that decision.”;
 - t. Delete Subsection 7.160.1.2 and replace it with the following: “1.2. Within 7 days of a Development Permit being issued, the Development Planner must ensure the description of the development and the date the development permit was issued is published and publicly available on the City of Edmonton website.”;
 - u. Delete from Subsection 8.20 in Subsection a. of the definition for Floor Area Ratio “, or as a Secondary Suite”

2. Charter Bylaw 20001, The Edmonton Zoning Bylaw, is hereby amended as follows:

- a. Add after Subsection 2.30.6.1 the following: “6.2. Despite 6.1., vehicle access may be from a Street for Multi-unit Housing or Cluster Housing where:
 - 6.2.1. the Site is located within the boundaries of the Developing Areas as identified in the Municipal Development Plan;
 - 6.2.2. the development consists of more than 8 principal Dwellings; and
 - 6.2.3. Parking Areas are accessed from an internal private road or Drive Aisle, to the satisfaction of the Development Planner in consultation with the City department responsible for Transportation Services.” and renumber all of the following subsections accordingly;

- b. Add after Subsection 2.40.6.1 the following: “6.2. Despite 6.1., vehicle access may be from a Street for Multi-unit Housing or Cluster Housing where:
- 6.2.1. the Site is located within the boundaries of the Developing Areas as identified in the Municipal Development Plan;
 - 6.2.2. the development consists of more than 8 principal Dwellings; and
 - 6.2.3. Parking Areas are accessed from an internal private road or Drive Aisle, to the satisfaction of the Development Planner in consultation with the City department responsible for Transportation Services.” and renumber all of the following subsections accordingly;
- c. Delete Subsection 7.200.2.1 and replace it with the following: “2. General Offences
- 2.1. It is an offence for any person to:
 - 2.1.1. contravene;
 - 2.1.2. cause, permit or undertake a contravention of; or
 - 2.1.3. continue a contravention, regardless of whether the person initially caused, or permitted the contravention of, any provisions of this Bylaw.
 - 2.2. Without restricting the generality of Subsection 2.1, if a Development Permit is required but has not been issued or is not valid under this Bylaw, it is an offence for any person to:
 - 2.2.1. construct or allow a building or structure;
 - 2.2.2. make or allow an addition or alteration to a building or structure;
 - 2.2.3. commence or allow a Use or change of intensity of Use; or
 - 2.2.4. Place or allow the placement of a Sign on land, or on a building or structure.
 - 2.3. Without restricting the generality of Subsection 2.1, it is an offence for any person to undertake a development or allow a development in contravention of a Development Permit, including any conditions of approval.
 - 2.4. It is an offence for any person not to take the corrective measures specified in a Violation Notice issued as specified in Subsection 5.
 - 2.5. It is an offence for any person to continue a development after a Development Permit has expired or has been cancelled or suspended.

- 2.6 In the case of an offence that is of a continuing nature, a contravention constitutes a separate offence in respect of each day, or part of a day, on which it continues and a person guilty of such an offence is liable to a fine in an amount not less than that established by this Bylaw for each such day.”;
- d. Delete Subsection 7.200.3.1 and replace it with the following:
- “3.1 Without restricting the generality of Subsection 2.1, it is an offence for any person to contravene the following specific offences:
- 3.1.1. To construct or allow an Accessory building, or an addition to an Accessory building, without a valid Development Permit where a Development Permit is required.
- 3.1.2. To use or allow the use of a Recreational Vehicle or an Accessory building for residential living purposes. The following criteria may be considered when determining if a Recreational Vehicle or Accessory building is being used for residential living purposes:
- 3.1.2.1. it is connected to utilities for the purpose of power, water, gas, or sewer services;
- 3.1.2.2. it is storing food, personal effects, clothing, bedding, personal hygiene products, medication, or similar items;
- 3.1.2.3. it is being occupied for the purpose of sleeping or accommodation;
- 3.1.2.4. it is unsecured and is at risk of non-authorized use;
- 3.1.2.5. the kitchen or sanitary facilities show signs of recent use; and
- 3.1.2.6. other similar criteria.
- 3.1.3. Despite Subsection 3.1.2., a Recreational Vehicle lawfully located in a campground within an Outdoor Recreation Service Use is permitted.
- 3.1.4. To construct or allow a Fence, wall or gate that exceeds the maximum Height specified in this Bylaw without a valid Development Permit where a Development Permit is required.
- 3.1.5. To construct or allow a Platform Structure without a valid Development Permit where a Development Permit is required.
- 3.1.6. To store or allow the storage of a vehicle that is prohibited or restricted under Subsection 5 of Section 5.120 of this Bylaw in a residential Zone

without a valid Development Permit where a Development Permit is required.

3.1.7. To Hard Surface or allow the Hard Surfacing of an area within a Front Yard or a Flanking Side Yard in a way that contravenes this Bylaw without a valid Development Permit where a Development Permit is required.

3.1.8. Not to display a Development Permit notification Sign where a Development Permit notification sign is required, even if this requirement is not listed as a Development Permit condition.”

- e. Delete from Subsection 7.200.7 in Table 7.1 Specified Penalties for Offenses the list of Specific Offences and replace it with the following: “

Specific Offences			
Accessory building, or an addition to an Accessory building without a Development Permit	3.1.1.	\$250.00	\$500.00
Use of a Recreational Vehicle or Accessory building for residential living	3.1.2.	\$500.00	\$1,000.00
Over-Height Fence, wall or gate without a Development Permit	3.1.4.	\$250.00	\$500.00
Platform Structure without a Development Permit	3.1.5.	\$250.00	\$500.00
Restricted vehicle in a residential Zone without a Development Permit	3.1.6.	\$250.00	\$500.00
Hard Surfacing in contravention of Zoning regulations	3.1.7.	\$1,000.00	\$2,500.00
Failing to display a	3.1.8.	\$500.00	\$1,000.00

Development Permit notification Sign			
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READ a first time this 19th day of November , A. D. 2025;
READ a second time this 19th day of November , A. D. 2025;
READ a third time this 19th day of November , A. D. 2025;
SIGNED and PASSED this 19th day of November , A. D. 2025.

THE CITY OF EDMONTON



MAYOR



A/ CITY CLERK