

Bylaw 21473

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 401

WHEREAS Edmonton City Council at its meeting of April 7, 2026, gave third reading to Charter Bylaw 20001 (the “Edmonton Zoning Bylaw”); and

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. Replace “2.30 RSM - Small-Medium Scale Transition Residential Zone” with “2.30 RSM - Small-Medium Scale Residential Zone” in the Table of Contents;
 - b. Replace “Small-Medium Scale Transition Residential Zone” with “Small-Medium Scale Residential Zone” in the heading for Section 2.30;

- c. Replace Section 2.30.1 in its entirety with the following:

“1. Purpose

To allow for a range of small to medium scale Residential development up to 3 or 4 Storeys in Height, in the form of Row Housing and Multi-unit Housing. Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a larger multi-unit Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents. This Zone is used in Nodes and Corridors and other Sites supported by Statutory Plans, and on large undeveloped Sites.”

READ a first time this	day of	, A. D. 2026;
READ a second time this	day of	, A. D. 2026;
READ a third time this	day of	, A. D. 2026;
SIGNED and PASSED this	day of	, A. D. 2026.

THE CITY OF EDMONTON

MAYOR

CITY CLERK