

Charter Bylaw 19087

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No.2926

WHEREAS City Council at its meeting of February 22, 2001, gave third reading to Bylaw 12800, as amended; and

WHEREAS 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. Bylaw 12800, as amended, The Edmonton Zoning Bylaw is hereby further amended by :

a) Adding the following definition to Section 6:

“Recreational Vehicle means a motorized or non-motorized vehicle or structure designed for recreation and travel purposes, and is not a Dwelling. This includes, but is not limited to, motor homes, travel trailers, fifth wheels, truck campers, tent trailers, park model trailers, camper van conversions, small utility trailers, boats, snowmobiles, all-terrain vehicles, jet skis, or motorcycles and trailers to carry them.”;

b) Deleting the following definition in Section 6 entirely, and replacing it as follows:

“Dwelling means:

- a. a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is suitable for permanent residence for a single Household; or

- b. a Sleeping Unit, for the purposes of calculating Density for Group Home or Lodging House Uses.”;
- c) Deleting the following definition in Section 7.2(2) entirely, and replacing it as follows:

“2. **Garden Suite** means an Accessory building containing a Dwelling, which is located separate from the principal Use which is Single Detached Housing, and which may contain a Parking Area. A Garden Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. This Use includes Mobile Homes that conform to Section 78 of this Bylaw. This Use does not include Secondary Suites, Blatchford Lane Suites, or Blatchford Accessory Suites.”;
- d) Deleting the following definition in Section 7.2(3) entirely, and replacing it as follows:

“3. **Mobile Home** means development consisting of a non-motorized transportable single detached Dwelling which is, upon its arrival at the Site where it is to be located, ready for occupancy except for incidental building operations such as placement on foundation supports and connection to utilities. This Use does not include Recreational Vehicles.”;
- e) Deleting the following definition in Section 7.2(4) entirely, and replacing it as follows:

“4. **Multi-unit Housing** means development that consists of three or more principal Dwellings arranged in any configuration and in any number of buildings. This Use does not include Blatchford Townhousing or Blatchford Stacked Row Housing.”;
- f) Adding the following after Section 23.1(6), and renumbering the remainder of the section accordingly:

“7. It is an offence to use a Recreational Vehicle as a Dwelling for a Residential Use. In determining if a Recreational Vehicle is being used as a Dwelling for a Residential Use criteria, including but not limited to the below, may be considered:

 - a. The Recreational Vehicle is connected to utilities for the purpose of power, water, gas, or sewer services.
 - b. The Recreational Vehicle is storing food, personal effects, clothing, or bedding.
 - c. The Recreational Vehicle is being occupied for the purpose of sleeping or accommodation.
 - d. The kitchen or sanitary facilities show signs of recent use.

8. Notwithstanding 23.1(7) a Recreational Vehicle located in a Tourist Campsite is permitted.”;

- g) Adding the following Specific Offence in the table for Section 23A - Specified Penalties for Offences and renumbering the Section numbers referenced in the table accordingly:

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Use of a Recreational Vehicle as a Residential Use	23.1(7)	\$500.00	\$1000.00
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- h) Deleting Section 57.3(1) entirely and replacing it with the following:

“1. In all non-industrial developments, the design and use of exterior finishing materials shall be to the satisfaction of the Development Officer who shall ensure, as far as reasonably practicable, proposed buildings and structures shall use materials similar to, or better than, the standard of surrounding development.”;

- i) Adding the following after Section 57.3(1):

“2. For any Dwelling contained within a structure that is designed to be movable, the undercarriage of the structure shall be screened from view by the foundation or skirting.”;

j) Deleting Section 78 entirely and replacing it with the following:

“78. Mobile Homes

Mobile Homes shall comply with the following:

1. in any Zone, other than the RMH Zone, where a Mobile Home is the development proposed as a principal Dwelling or Garden Suite, the following regulations shall apply:
 - a. towing apparatus, axle and wheels, shall be removed, except that:
 - i. the towing apparatus may remain attached to the structure if it is concealed so as to appear to be part of the total building design to the satisfaction of the Development Officer; and
 - b. the Mobile Home shall be placed on a foundation, to the satisfaction of the Development Officer in consultation with Safety Codes Permits & Inspections.”

READ a first time this	9th	day of	December	, A. D. 2019;
READ a second time this	9th	day of	December	, A. D. 2019;
READ a third time this	9th	day of	December	, A. D. 2019;
SIGNED and PASSED this	9th	day of	December	, A. D. 2019.

THE CITY OF EDMONTON


MAYOR


CITY CLERK

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