

Charter Bylaw 19502

A Bylaw to amend Bylaw 12800, as amended,  
The Edmonton Zoning Bylaw  
Amendment No. 3127

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) Replacing “abutting” with “Abutting” in Section 6.1;
  - b) deleting the definition “Signs” from Section 6.2 and replacing with the following:

“**Sign** means any visual medium, including its structure and other component parts, illuminated or not illuminated, which is used or capable of being used, on a permanent or temporary basis, to identify or convey information, or to advertise or attract attention to a product, service, place, activity, person, institution or business. Without limiting the generality of the foregoing Sign includes banners, placards, and painted messages, and those attached to or painted on a vehicle (or trailer) that is parked on a property and being used for advertising purposes. Sign shall not include national flags, interior window displays of merchandise, or Sign painted on or attached to a motor vehicle on a public roadway;”;
  - c) Replacing “abut” with “Abut” in Sections 71.3(f)(i), 71.3(f)(ii), 310.4.7, 320.4.5, 330.4.3(a), 330.4.5, 330.5.2(d), 340.4.3, 340.4.5, 340.5.1(b), 350.4.5, 350.5.3(b), 360.4.2(a), 360.4.4, 370.4.10(b)(i), 370.4.11(a), 370.4.19, 400.5.1(b), 410.4.6(c), 520.4.6, 553.4.4(a), 570.4.1.10, 570.4.1.10(c), 571.4.1.10, 571.4.1.10(c), 572.4.1.10, 572.4.1.10(c), 573.4.1.10, 573.4.1.10(c), 910.5(5)(a)(ii)(C), 930.4.4.9, 930.5.4.5, 940.6.5(k), 960.4.4(l),

960.4.4(l)(iii), 960.5.4(i), 960.6.4(f), 970.11.6(b)(i), 990.4.4.1(h), 997.8.5(d), and 997.10.5(c);

- d) Replacing “abuts” with “Abuts” in Sections 6.1 Corner Lot, 6.1 Corner Site, 6.1 Double Fronting Site, 6.1 Frontage, 50.2.2, 53.3, 59C.3.1(d), 71.3(d), 71.3(f)(iii), 72.2.5(c), 72.2.8(b), 72.2.8(c), 90.1, 90.2, 115.3.7, 130.4.8(b)(i), 150.4.18, 160.4.9, 170.4.7, 170.4.11, 250.4.1(d), 250.4.1(e), 250.4.1(f)(iii), 310.4.5, 310.4.6, 320.4.3, 320.4.4, 330.4.3, 330.4.4, 340.4.3, 340.4.4, 350.4.3, 360.4.2, 370.4.12, 370.5.2, 400.4.3, 410.4.3, 410.4.6, 410.4.6(b), 420.4.2, 430.4.3, 510.5.2, 520.5.2, 550.4.2, 551.4.3, 552.4.4, 553.4.4, 570.3.2.2, 570.4.1.6, 570.4.1.10(b), 571.4.1.6, 571.4.1.10(b), 572.4.1.6, 572.4.1.10(b), 573.4.1.6, 573.4.1.10(b), 574.4.9, 816.3.1(b), 816.5.1(c), 910.8.4(e)(iv), 910.10.4(e)(iii), 910.12.4(e)(iii), 920.10.3(h), 920.10.3(i)(iii), 920.8.3(g), 920.9.3(g), 930.4.4.3, 930.5.4.2, 940.6.5(h), 940.7.3(e), 940.8.3(c), 950.5.3(g), 960.4.4.4(h), 960.4.4.4(l)(ii), 960.5(4)(d), 960.6(4)(d), 970.6.4(c), 970.6.4(i)(iii), 970.7.3(b), 970.8.4(c), 970.8.4(h), 970.8.4(i)(iii), 970.9.4(c), 970.9.4(f), 970.9.4(i)(iii), 980.5(m)(iv), 994.4.4(e)(i), 994.4.4(e)(ii)(A), 997.8.4(m)(v), 997.8.4(v), 997.8.5(e), and 999.4.4.3(a);
- e) Replacing “abutting” with “Abutting” in Sections 6. Corner Lot, 6.1 Corner Site, 6.1 Front Line, 6.1 Front Yard, 6.1 Isolation, 6.1 Rear Yard, 6.1 Side Yard, 6.1 Site, 6.2 Frontage Signs, 43.1, 46. Table 46(2), 50.5.1(c), 50.6.1(c), 52.4(b), 59.2.3, 59.2.5(c), 59B.3.1(a), 59C.3.1(a), 59D.2.3(c), 59D.3.1(c), 59E.3.1(c), 59F.3.1(d), 59G.2.4(b), 59H.2.1(e), 59H.2.2(b), 59H.2.3(b), 71.3(c), 71.3(f), 71.3(f)(i), 71.3(f)(ii), 87.2(d), 110.4.10(b), 110.4.10(c), 110.4.13, 115.4.8(b), 115.4.8(c), 120.4.10(c), 120.4.13, 130.4.16, 130.4.8(a), 150.4.15, 150.4.9(b), 150.4.9(c), 155.4.21(a)(i), 160.4.18, 165.5.2(c), 210.6.1, 210.6.1(a), 210.6.1(b), 330.4.8(b), 370.1, 370.4.14, 370.4.6, 410.4.6(a), 430.4.5, 510.5.1, 520.4.4, 520.4.6, 520.5.1, 560.4.3, 570.3.2.1, 574 Appendix I (3)(11), 574 Appendix I (3)(13), 574 Appendix I (3)(15), 574 Appendix IV (3)(7)(e), 574 Appendix IV (3)(7)(f), 574.4.2(c), 574.5.4, 710.4.3(c), 816.3.5(b)(i), 816.3.5(b)(ii), 816.3.5(b)(iii), 816.5.1(d), 816.5.2(d), 860.5.4(a), 860.5.4(c), 860.5.6(c), 910.4.1(c)(i), 910.4.1(c)(ii), 910.4.2(a), 910.4.4(b), 910.4.8(a), 910.5.4(e)(i)(B), 910.5.5(a)(ii)(E), 910.5.5(a)(iii), 910.5.6(c)(i), 910.6.4(e)(i)(B), 910.6.5(a)(ii)(D), 910.6.5(a)(iii), 910.6.5(b)(iv), 910.7.4(e)(i)(B), 910.7.5(d)(ii), 910.7.5(d)(v), 910.7.6(b), 910.8.4(e)(vi), 910.8.4(g)(i)(B), 910.8.5(a)(ii)(C), 910.8.5(c)(iii), 910.8.6(b), 910.9.4(c)(i), 910.9.4(c)(ii), 910.9.4(c)(iii), 910.9.4(c)(iv), 910.9.5(a)(iii)(E), 910.9.5(b)(ii), 910.10.4(g)(i)(B), 910.10.5(a)(ii)(C), 910.10.5(b)(v), 910.11.4(f)(i)(B), 910.11.5(a)(ii)(C), 910.11.5(b)(iv), 910.12.4(b)(iii), 910.12.4(c)(i),

- 910.12.4(e)(ii), 910.12.5(c)(i), 920.4.3(b), 920.5.3(d)(ii), 920.5.3(d)(iii), 920.6.3(f)(ii), 920.6.3(f)(iii), 920.8.4(h)(ii), 920.8.4(h)(iii), 920.8.4(h)(iv), 940.5.5(h)(ii), 940.5.5(h)(iii), 940.5.5(h)(iv), 940.6.5(i), 940.9.5(h)(ii), 940.9.5(h)(iii), 940.9.5(h)(iv), 950.6.4(i)(ii), 950.6.4(i)(iii), 950.6.5(b), 950.7.4(i)(ii), 950.7.4(i)(iii), 970.5.8(a)(i)(B), 970.6.4(i)(i), 970.7.3(c), 970.8.4(i)(i), 970.9.4(i)(i), 980.5(d), 980.5(k), 980.5(l)(ii), 980.5(o)(iii), 980.5(p)(ii)(B), 980.5(p)(ii)(C), 980.5(p)(ii)(C)(2), 981.5(j), 981.5(m), 981.8(h), 981.8(h)(i), 990.4.4.2(Roadways and Parking)(e), 990.4.4.2(Site Planning and Design)(a)(iii), 994.4.4(e)(i), 994.4.4(l)(i)(A), 994.5.4(n), 994.6.4(h), 994.6.4(i), 994.6.4(p)(i), 997.4, 997.6.1(e), 997.6.1(e)(i), 997.8.4(c), 997.8.4(h)(i), 997.8.4(p), 997.8.4(p)(i), 997.8.4(p)(ii), 997.8.4(p)(iii), 997.8.4(p)(v), 997.8.4(q), 997.8.4(s), 997.8.4(v), 997.8.4(x)(iii), 997.8.4(x)(iv), 997.8.4(y), 997.8.5(d), 997.8.5(g), 997.9.4(g), 997.9.4(p), 997.9.4(p)(i), 997.9.4(p)(ii), 997.9.4(p)(iii), 997.9.4(p)(v), 997.9.4(t), 997.9.4(w)(iii), 997.9.4(w)(iv), 997.9.5(b), 997.9.5(f), 997.10.4(f), 997.10.4(g), 997.10.4(r), 997.10.4(r)(ii), 997.10.4(s), 997.10.4(v), 997.10.4(x)(iii), 997.10.4(x)(iv), 997.10.5(b), 997.10.5(c), 997.10.5(f), 998.4.4(k)(ii), 998.4.4(m)(ii), 998.4.4(m)(viii), 998.5.4(k)(ii), 998.5.5(b)(ii)(A), 998.6.4(j)(ii), 999.5.5.2(i), 999.6.4.12, and 999.6.5.1(i);
- f) Replacing “Apartment Housing” with “Multi-unit Housing” in Sections 230.7.1(b), 230.7.2(a), 993.6.2(c), 993.7.2(b), and 993.8.2(a);
- g) Replacing “frontage” with “Frontage” in Sections 165.5.2(a), 860.3.3, 910.4.8(b), 910.6.5(b)(iv), 910.9.5(g)(i), 910.9.6(a), 910.12.5(b)(iv)(C), 910.12.5(b)(iv)(D), 940.5.5(k)(ii), 940.9.5(k)(iii), and 1000.4;
- h) Replacing “frontages” with “Frontages” in Sections 910.9.5(a)(iii)(D), 970.5.2(c), and 970.5.8(b)(ii);
- i) Replacing “lane” with “Lane” in Sections 87.11(c), 130.4.8(c)(iii), 140.4.19, 220.4.15, 230.4(5)(d), 330.3.25, 340.3.4, 340.3.20, 340.3.29, 574. Appendix IV. 7(f), 574.4.10, 860.5.2(b), 860.5.3(f), 860.5.3(g), 860.5.4(a), 860.5.4(c), 860.5.6(c), ,910.4.1(b), 910.4.1(c)(ii), 910.4.4(a), 910.4.8(a), 910.4.8(b), 910.5.4(e)(i)(B), 910.6.4(d)(i)(D)(2), 910.7.3(h), 910.7.4(e)(i)(B), 910.7.5(d)(ii), 910.7.5(e)(i), 910.8.4(g)(i)(B), 910.8.6(b), 910.9.5(a)(iii)(C), 910.9.5(c)(i), 910.9.5(c)(iii), 910.9.6(b), 910.10.4(g)(i)(B), 910.10.5(c)(iii), 910.11.4(f)(i)(B), 910.11.4(b)(ii), 910.11.5(c)(iv), 910.12.4(c)(i), 910.12.4(e)(ii), 940.6.4(k), 940.6.4(s), 940.6.4(s), 940.8.3(c), 950.6.4(i)(ii), 950.6.4(i)(iii), 980.5(a)Table 1, 980.5(b)Table 2, 980.5(e)(ii), 980.5(p)(ii)(B), 980.5(p)(ii)(B)(2), 980.5(p)(ii)(C)(2), 980.5(p)(ii)(H)(iv), 981.5(a) Table 1, 981.5(b) Table 2, 981.5(m), 995.5

Table 1(b), 995.5 Table 1 (e), 995.5(l)(ii), 995.5(n)(ii), 997.6(1)(e)(iii), 998.5.4(k)(ii), 998.4.4(k)(ii), 998.6.4(j)(ii), 999.4.6.5, 999.5.5.1(b), 999.5.6.5, 999.6.4.14, 999.6.5.1(i), 999.6.6(4), 999.7.6.6;

- j) Replacing “laneway” with “Lane” in Section 910.6.4(d)(i)(D)(2);
- k) Replacing “Public Roadway” with “public roadway” in Sections 130.1, 230.5.1(a), 230.5.1(c), 910.4.1(b), 910.4.1(c)(ii), 910.4.8(a), 910.7.4(e)(i)(B), 910.9.4(e)(i)(B), 910.9.5(a)(iii)(C), 910.9.5(c)(i), 910.9.5(c)(iii), 910.9.6(a), , 910.4.8(a), 910.4.8(b), 910.11.4(f)(i)(B), 910.11.5(b)(ii), 910.11.5(c)(i), 910.11.5(c)(iv), 910.10.4(g)(i)(B), 910.10.5(c)(iii), 910.5.4(e)(i)(B), and 910.6.4(e)(i)(B);
- l) Replacing “Public roadways” with “public roadways” in Section 970.5.8;
- m) Replacing “Roadway” with “roadway” in Section 970.7.3(d);
- n) Deleting “Stacked Row Housing” from Sections 993.7.2(o) and 993.8.2(m);
- o) Deleting Section 7.3(8) and replacing with the following:
 

“8. **Minor Home Based Business** means development consisting of the Use of an approved Dwelling by a resident of that Dwelling for one or more businesses. The business Use must be secondary to the Residential Use of the building and no aspects of the business operations shall be detectable from outside the property. The Dwelling shall not be used as a workplace for non-resident employees of the business. This Use includes Bed and Breakfast Operations but does not include General Retail Sales, Cannabis Retail Sales or Cannabis Production and Distribution.”;
- p) Deleting Section 7.4(52) and replacing with the following:
 

“52. **Warehouse Sales** means development used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This Use includes developments where principal goods being sold are such bulky items as furniture, carpet, major appliances and building materials. This Use does not include Markets or developments used for the retail sale of food or a broad range of goods for personal or household use.”;
- q) Deleting Section 12.2(f)(v)(J) and replacing with the following:
 

“J. Household Repair Services”;
- r) Deleting Section 14.4(2)(a) and renumbering accordingly;

- s) Deleting Section 22.6 and replacing with the following:
  - “6. Notwithstanding subsection 22(4)(a)(ii) above, if a building permit for the development is applied for and the appropriate building permit fee as determined by the City Manager is paid within the two calendar year period, the Development Permit issued shall not expire unless and until the building permit application or the building permit so issued is cancelled or allowed to expire by virtue of the building permit not being issued or of work not having commenced within the statutory minimum period.”;
- t) Deleting Section 23.1(4) and replacing with the following:
  - “4. It is an offence for any person not to take the corrective measures specified in a Violation Notice issued pursuant to Section 23.3 and 23.2.”;
- u) Deleting Section 24.4(1)(e) and replacing with the following:
  - “e. the President of each Business Improvement Area association.”;
- v) Deleting the text of Section 51 and replacing with the following:
  - “1. Nuisance Caused by Lights
    - a. Where outdoor lights are provided, the light fixtures shall be arranged, installed, and maintained to deflect, shade, and focus light away from Abutting Sites or adjacent land Uses in order not to cause a nuisance. Outdoor lights shall not interfere with the effectiveness of any traffic control device.”;
- w) Deleting Section 52.2(a) and replacing with the following:
  - “a. in any Zone other than a Residential Zone, the following features shall not be considered for the purpose of Height determination: chimney stacks, either free-standing or roof mounted, steeples, belfries, domes, or spires, monuments, elevator housings, roof stairways, entrances, water or other tanks, ventilating equipment, skylights, fire walls, plumbing stacks, receiving or transmitting structures, masts, flag poles, clearance markers, Solar Collectors, or other similar erections.”;
- x) Deleting Section 52.2(c) and replacing with the following:
  - “c. Where the maximum Height as determined by Section 52.1 is measured to the midpoint, the ridge line of the roof shall not extend more than 1.7 m above the maximum permitted building Height of the Zone or overlay, or in the case of a

Garden Suite the maximum permitted building Height in accordance with Section 87 of this Bylaw.”;

- y) Adding Section 54.2(2)(c) as follows:
  - “c. Passenger Pick Up and Drop Off spaces
    - i. Vehicle Parking spaces that are designated for passenger pick up and drop off, and have a sign to indicate a maximum duration of 30 minutes or less, shall not count towards maximum Vehicle Parking quantities.”;
- z) Adding a new Section 54.5(1)(b) as follows and renumbering the remainder of the Section accordingly:
  - “b. For Fraternity and Sorority Housing, Supportive Housing, Live Work Unit, Lodging House, Hotels, and Motels, the minimum number of Bicycle Parking spaces shall be 1 Bicycle Parking space per 3 motel rooms, hotel suites, or Sleeping Units.”;
- aa) Deleting Section 54.5(2)(a) and replacing with the following:
  - “a. Each horizontal Bicycle Parking space shall be a minimum of 0.6 m wide, 1.8 m deep with a vertical clearance of at least 2.0 m.”;
- bb) Adding a new Section 54.5(2)(b) as follows and renumbering the remainder of the Section accordingly:
  - “b. Each vertical Bicycle Parking space shall be a minimum of 0.6 m wide, 1.1 m deep with a vertical clearance of at least 2.3 m.”;
- cc) Adding a new Section 54.5(2)(c) as follows and renumbering the remainder of the Section accordingly:
  - “c. Vertical or stacked racks may be used to satisfy a maximum of 80% of the Bicycle Parking requirements if it can be demonstrated that they can be safely and efficiently used, to the satisfaction of the Development Officer in consultation with the appropriate City Department.”;
- dd) Deleting Section 54.7(3)(a) and replacing with the following:
  - “a. be provided at the rate of 2 pick-up/drop-off spaces for the first 10 children, plus 1 additional pick-up/drop-off space for every 10 additional children, except that;
    - i. An on-street loading zone shall satisfy a portion of the passenger pick-up/drop-off Vehicle Parking space requirement without a variance if the Development Officer, after consultation with the applicable City

- department, finds that the proposal meets the requirements of the applicable City department;
- ii. Passenger pick-up and drop-off spaces are not required on a Site within the boundaries of the Main Street Overlay or the Capital City Downtown Plan.”;
- ee) Adding Section 54.7(3)(c) as follows:
    - “c. be identified by sign for each passenger pick-up and drop-off spaces to indicate that the spaces are reserved for passenger pick-up and drop-off, and specify a maximum duration for a single visit.”;
  - ff) Deleting Section 54.8(3)(b) and renumbering the remainder of the Section accordingly;
  - gg) Deleting Section 59E.3(8)(c) and replacing with the following:
    - “c. all proposed Roof Off-premises Sign locations shall be reviewed in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; and proximity to residential development. The Development Officer may require revisions to the application to mitigate the impact of a proposed Roof Off-premises Sign or may refuse a permit that adversely impacts the built environment;
  - hh) Adding a new Section 61.1(c) as follows:
    - “c. Privacy Screening, excluding vegetative screening, constructed on a Rooftop Terrace shall be a minimum Height of 1.5 m and shall not exceed 1.7 m in Height, when measured from the surface of a Rooftop Terrace.”;
  - ii) Deleting the text of Section 74 and replacing with the following:
    - “1. A Minor Home Based Business shall comply with the following regulations:
      - a. A Dwelling used for one or more Minor Home Based Businesses shall not generate more than one business associated visit per day at the Dwelling;
      - b. Notwithstanding 74(1), visits by guests of a Bed and Breakfast Operation shall not count towards the business associated visits to the Dwelling;
      - c. a Bed and Breakfast Operation, operating as a Minor Home Based Business, may have up to a maximum of two Sleeping Units. Cooking facilities shall not be located within the Sleeping Units;

- d. there shall be no exterior signage, display or advertisement other than a business identification plaque or Sign 10.0 cm x 30.5 cm in size located on the Dwelling;
- e. there shall be no mechanical or electrical equipment used that creates external noise, or visible and audible interference with home electronics equipment in adjacent Dwellings;
- f. the Minor Home Based Business shall not employ any person on-site other than a resident of the Dwelling;
- g. there shall be no outdoor business activity, or outdoor storage of materials or equipment associated with the business allowed on the Site. Indoor storage shall only be allowed inside the Dwelling;
- h. the Minor Home Based Business shall not change the principal character or external appearance of the Dwelling involved; and
- i. in addition to the information requirements of subsection 13.1 of this Bylaw, each application for a Development Permit for the Use Minor Home Based Business shall include a description of the business to be undertaken in the Dwelling, an indication of the anticipated number of business visits per week.”;
- jj) Deleting Section 75.7 and replacing with the following:
  - “7. a Bed and Breakfast Operation, operating as a Major Home Based Business may have more than two Sleeping Units. Cooking facilities shall not be located within the Sleeping Units.”;
- kk) Deleting Section 75.10;
- ll) Deleting Section 86.4 and replacing with the following:
  - “4. A Secondary Suite shall not be developed within the same principal Dwelling containing Supportive Housing.”;
- mm) Deleting Section 87.21 and replacing with the following:
  - “21. A Garden Suite shall not be allowed within the same Site containing Supportive Housing.”;
- nn) Deleting Section 94.1(a)(iii) and replacing with the following:
  - “iii. internal common space is designed to facilitate safety, circulation and resident interaction by:
    - A. containing a minimum corridor clearance width of 1.65 m,



- B. containing a minimum stairway clearance width of 1.65 m,
  - C. minimizing the impact of corridor length by including, at regular intervals, areas which could accommodate seating, and
  - D. allowing visual surveillance of the principal entry area;”;
- oo) Deleting “a.” from Section 110.4(6)(a);
- pp) Deleting Section 110.4(7) and replacing with the following:
- “7. Notwithstanding subsection 110.4(6), the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.”
- qq) Deleting Section 130.4(3) and replacing with the following:
- “3. Maximum Site Coverage shall be as follows:

Table 130.4.3 Maximum Site Coverage				
	i. Principal Dwelling/ building	ii. Accessory building	iii. Principal building with attached Garage	iv. Total Site Coverage
a. Single Detached Housing	A. 35%	B. 17%	C. 47%	D. 47%
b. Single Detached Housing – Zero Lot Line Development	A. 38%	B. 17%	C. 53%	D. 53%
c. All other Uses	A. 35%	B. 17%	C. 47%	D. 47%

“;

- rr) Deleting Section 135.4(1) and replacing with the following:
- “1. The maximum total Site Coverage shall be:

Table 135.4(1)(a) - Maximum Site Coverage				
	i. Principal building	ii. Accessory building	iii. Total where Primary vehicular access is from a Lane	iv. Total where Primary vehicular access is not from a Lane

a. Single Detached Housing	A. 35%	B. 17%	C. 52%	D. 50%
b. Single Detached Housing - Zero Lot Line Development	A. 38%	B. 18%	C. 56%	D. 53%
c. Semi-detached Housing	A. 35%	B. 18%	C. 53%	D. 50%
d. Semi-detached Housing - Zero Lot Line Development	A. 38%	B. 20%	C. 58%	D. 55%
e. Duplex Housing	A. 35%	B. 17%	C. 52%	D. 50%
f. Duplex Housing - Zero Lot Line Development	A. 38%	B. 18%	C. 56%	
g. for all other Uses described in 135.2 and 135.3.	55%			

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ss) Deleting Section 135.4(5) and replacing with the following:

“5. Front Setbacks shall be in accordance with Table 135.4(5):

	Table 135.4(5) - Front Setback Regulations
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Primary vehicular Site access	i. Treed Landscaped Boulevard is provided at the front of the Lot	ii. No Treed Landscaped Boulevard	iii. Reverse Housing	iv. All other scenarios
a. is from a Lane or from the flanking side of the Lot	A. 3.0 m	B. 4.5 m	C. 3.0 m	D. N/A
b. is not from a Lane, including where a front attached Garage forms an integral part of a Dwelling	A. N/A	B. N/A	C. N/A	D. 5.5 m

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tt) Deleting Section 135.4(7)(a) and replacing with the following:

“a. excluding Zero Lot Line Development shall be 1.2 m, except as outlined in Table 135.4(7)(a)

Table 135.4(7)(a) - Minimum Side Setbacks excluding Zero Lot Line Development	
i. Corner Sites, where the principal building faces the Front Lot Line	ii. Corner Sites where the principal building faces the flanking Side Lot Line
A. 2.4 m for the Side Setback Abutting a flanking public roadway, other than a Lane; or	A. 3.0 m for the Side Setback Abutting a flanking public roadway, other than a Lane, where a treed landscaped boulevard is present; or
B. 1.2 m for the Side Setback Abutting a Lane.	B. 4.5 m for the Side Setback Abutting a flanking public roadway, other than a Lane, where a treed landscaped boulevard is not present.

“.

uu) Deleting Section 135.4(7)(b) and replacing with the following:

- “b. for Zero Lot Line Development, may be reduced to 0 m on one side where the other Side Setback is a minimum of 1.5 m, except such other side set back may be in accordance with Table 135.4(7)(b):

Table 135.4(7)(b) - Minimum Side Setbacks for Zero Lot Line Development	
i. Corner Sites, where the principal building faces the Front Lot Line	ii. Corner Sites where the principal building faces the flanking Side Lot Line
A. 2.4 m for the Side Setback Abutting a flanking public roadway, other than a Lane; or	A. 3.0 m for the Side Setback Abutting a flanking public roadway, other than a Lane, where a treed landscaped boulevard is present; or
B. 1.2 m for the Side Setback Abutting a Lane.	B. 4.5 m for the Side Setback Abutting a flanking public roadway, other than a Lane, where a treed landscaped boulevard is not present.

“.

- vv) Deleting Section 135.4(8)(c)(i)(E) and replacing with the following:  
 “E. that the Garage shall not encroach on the private maintenance easement;
- ww) Deleting Section 140.4(11)(b) and replacing with the following:  
 “b. on a Corner Site where the building faces the Front Lot Line, the minimum Side Setback flanking the roadway shall be 20% of the width of the Lot flanking the roadway, to a maximum of 3.1 m;”;
- xx) Deleting Section 150.4(9)(c) and replacing with the following:  
 “c. on a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback abutting the Side Lot Line flanking the public roadway shall be 20% of the width of the Lot flanking the roadway, to a maximum of 4.5 m; and”;
- yy) Deleting Section 155.4(3) and replacing with the following:  
 “3. Row Housing shall not exceed five principal Dwellings per building.”;
- zz) Deleting Section 170.2(4) and replacing with the following:  
 “4. Multi-unit Housing, on a Site 1.4 ha or less”;
- aaa) Deleting Section 170.3(12) and renumbering accordingly;

- bbb) Adding “Duplex Housing that existed prior to February 9, 2021” to Section 170.3 in alphabetical order and renumbering accordingly;
- ccc) Adding “Multi-Unit Housing, on a Site larger than 1.4 ha” to Section 170.3 in alphabetical order and renumbering accordingly;
- ddd) Adding “Semi-detached Housing that existed prior to February 9, 2021” to Section 170.3 in alphabetical order and renumbering accordingly;
- eee) Deleting Section 170.4(10) and replacing with the following:
  - “10. Principal Dwellings shall have a minimum of 2 bedrooms, except that:
    - a. Where a development consists of more than one Dwelling, the principal Dwelling may have less than 2 bedrooms provided the overall average number of bedrooms in the development is 2.25 per Dwelling.”;
- fff) Deleting Section 210.4(13) and replacing with the following:
  - “13. All principal Dwellings shall have an individual ground level entrance, where:
    - a. the Site Abuts a public roadway, other than a Lane;
    - b. the building Façade that faces the public roadway is 12.2 m or longer;
    - c. the Dwelling is located on the first Storey; and
    - d. the Site is located either
      - i. within the boundaries of the Mature Neighbourhood Overlay; or
      - ii. outside the boundaries of the Mature Neighbourhood Overlay and is Setback less than 4.5 m from the public roadway, other than a Lane.”;
- ggg) Adding a new Section 210.4(14) as follows and renumbering the remainder of the Section accordingly:
  - “14. Principal Dwellings that have an individual ground level entrance:
    - a. may share one of these entrance doors between two Dwellings; and
    - b. sliding patio doors shall not serve as this entrance.”;
- hhh) Adding Section 210.4(22) as follows:
  - “22. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.”;
- iii) Deleting Section 220.4(14) and replacing with the following:
  - “14. All principal Dwellings shall have an individual ground level entrance, where:
    - a. the Site Abuts a public roadway, other than a Lane;

- b. the building Façade that faces the public roadway is 12.2 m or longer;
  - c. the Dwelling is located on the first Storey; and
  - d. the Site is located either
    - i. within the boundaries of the Mature Neighbourhood Overlay; or
    - ii. outside the boundaries of the Mature Neighbourhood Overlay and is Setback less than 4.5 m from the public roadway, other than a Lane.”;
- jjj) Adding a new Section 220.4(15) as follows and renumbering the remainder of the Section accordingly:
  - “15. Principal Dwellings that have an individual ground level entrance:
    - a. may share one of these entrance doors between two Dwellings; and
    - b. sliding patio doors shall not serve as this entrance.”;
- kkk) Adding Section 220.4(23) as follows:
  - “23. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.”;
- lll) Deleting the text of Section 240.1 General Purpose and replacing with the following:
  - “The purpose of this Zone is to regulate rural residential uses that existed prior to February 9, 2021. Any subdivision of lands zoned Rural Residential is strictly prohibited.”;
- mmm) Deleting Section 240.4(3) and replacing with the following
  - “3. The minimum Site Width shall be 30.5 m. Within the RR zone, Site Width shall be measured as an average of the Front Lot Line and Rear Lot Line widths.”;
- nnn) Deleting Section 330.5(2)(c) and replacing with the following:
  - “c. all storage, display or parking areas shall be Hardsurfaced in accordance with subsection 54.4.6 of this Bylaw;”;
- ooo) Deleting Section 340.5(1)(a) and replacing with the following:
  - “a. all storage, display and parking areas shall be Hardsurfaced in accordance with subsection 54.4.6 of this Bylaw;”;
- ppp) Deleting Section 370.4(10)(b) and replacing with the following:
  - “b. Notwithstanding the above, the Development Officer may increase the building Height to a maximum of 45.0 m if the additional Height accommodates Residential or Residential-Related Uses and:

- i. adjacent buildings Abut the Lot line to form a pedestrian-oriented shopping street; or
- ii. the development consists of a podium that forms part of an existing or future pedestrian-oriented shopping street; or
- iii. the Site is located on a Transit Avenue.

Adverse environmental impacts such as sun shadow and wind shall be minimized in accordance with Section 14 of this Bylaw. Any development that exceeds 36.0 m in Height shall become a Class B Development.”;

qqq) Deleting Section 370.4(18) and replacing with the following:

“18. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Front Setback or Side Setback area.”;

rrr) Deleting Section 400.5(1)(a) and replacing with the following:

“a. all storage, display or parking areas shall be Hardsurfaced in accordance with subsection 54.4.6 of this Bylaw;”;

sss) Deleting Section 570.4.1(1) and replacing with the following:

“1. The minimum Density shall be 35 Dwellings/ha.”;

ttt) Deleting Section 571.2.3(2) and replacing with the following:

“2. Row Housing, on a Site of less than 1.4 ha”;

uuu) Deleting Section 571.4.1(1) and replacing with the following:

“1. The minimum Density shall be 35 Dwellings/ha.”;

vvv) Deleting Section 572.2.3(2) and replacing with the following:

“2. Row Housing, on a Site of less than 1.4 ha”;

www) Deleting Section 572.4.1(1) and replacing with the following:

“1. The minimum Density shall be 35 Dwellings/ha.”;

xxx) Deleting Section 573.4.1(1) and replacing with the following:

“1. The minimum Density shall be 35 Dwellings/ha.”;

yyy) Deleting the second Section 910.9(6)(a) and replacing with the following:

“b. Buildings fronting onto public roadway, other than a Lane, shall provide at least 80% of at ground level street frontage for Commercial Uses.”;

zzz) Deleting Section 910.12.6(b) and replacing with the following:

- “b. Notwithstanding Section 91 of the Zoning Bylaw, the following regulations shall apply to Markets:
- i. No minimum distance from residential development shall be required;

- ii. No additional parking shall be required;
  - iii. No direct vehicular access to arterial roadways shall be required; and
  - iv. May be of a temporary nature.”;
- aaaa) Adding at the beginning of Section 940 “**940 Special Area Griesbach**”;
- bbbb) Deleting Section 940.9.5(g) and replacing with the following:
  - “g. The minimum Rear Setback shall be 7.5 m, except in the case of a Corner Lot it shall be 4.5 m. The minimum distance from the Rear Lot Line to a detached Garage where the vehicle doors face the Lane shall be 1.2 m. Where a Garage is attached to or designed as an integral part of a Dwelling at the rear of the Dwelling, the minimum distance from the Rear Lot Line to the Garage shall be 4.5 m provided that any part of the principal building within 7.5m of the Rear Lot Line does not exceed a Height of 4.6 m nor a width of 7.5 m.”;
- cccc) Deleting Section 960.6.2(ss) and replacing with the following:
  - “ss. Specialty Food Services”;
- dddd) Deleting Section 980.5(n) and replacing with the following:
  - “n. In addition to the requirements of Section 980.5(m), where a Side Setback for one side of a principal building that is not a Party Wall of Semi-detached Housing is reduced to 0 m:
    - i. the owner of the Site proposed for Zero Lot Line Development shall register on all titles within the Zero Lot Line Development Site as well as all titles on the adjacent Site a restrictive covenant and easement that:
      - A. requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
      - B. provides for the protection of drainage of the Site, including the right for water to flow across Lots and the requirement not to inhibit the flow of water across Lots.
    - ii. the owner of the Site proposed for the Zero Lot Line Development shall register a utility easement(s) on, where necessary, all lots within the Zero Lot Line development and the Abutting Lots to ensure adequate access for utility maintenance.”;
- eeee) Deleting Section 980.5(p)(ii)(B) and replacing with the following:



“B. notwithstanding Section 50, where the principal buildings faces a public roadway, other than a Lane, and the vehicle doors of the detached Garage face a Lane abutting the Site:

1. no portion of the detached Garage shall be located less than 1.2 m from the Lot Line Abutting the Lane;
2. no portion of the detached Garage shall be located less than 0.60 m from the rear Lot Line where the Garage faces a flanking lane;
3. no portion of the detached Garage shall be located less than 0.90 m from the Side Lot Line where the Garage faces a rear Lane, except that the Side Setback for the accessory building may be reduced to zero where the Side Setback for the principal building has been reduced to zero.”;

ffff) Deleting Section 950.5(p)(ii)(C) and replacing with the following;

“C. notwithstanding Section 50, where the principal building does not face a public roadway, and the vehicle door of a detached Garage face a Lane abutting the Site:

1. no portion of the detached Garage shall be located less than 5.5 m from the Lot Line Abutting that Lane;
2. The minimum distance between the Garage and the Side Lot Line running perpendicular to the abutting Lane shall be 0.90 m, except that the Side Setback for the accessory building may be reduced to zero where the Side Setback for the principal building has been reduced to zero.”;

gggg) Deleting Section 950.5(p)(iv) and replacing the following:

“iv. the distance between an accessory building and the Lot line running parallel to any flanking public roadway, other than a lane shall not be less than the Side Setback requirements for the principal building”;

hhhh) Deleting Section 980.5(p)(ix) and replacing with the following:

“ix. For Single Detached Housing and Semi-detached Housing where on Side Setback is reduced to 0.0 m, the Side Yard Setback from a Garage may also be reduced to 0.0 m where:

- A. only one side of a Lot is reduced to 0.0 m, and the other side Setback is a minimum of 1.5 m;
- B. the owner of the Side proposed for development and the owner of the adjacent Site shall register, on both titles, a 1.5 m private maintenance easement that provides:

1. a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.9 m to the eaves of the building on the adjacent parcel;
  2. a 0.6 m footing encroachment easement, if footing is required;
  3. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
  4. permission to access the easement area for maintenance of both properties.
- C. all roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane; and
- D. no roof leader discharge shall be directed to the maintenance easement.”;
- iiii) Deleting Section 980.5(p)(x) and replacing with the following:
- “x. For Single Detached Housing or Semi-detached Housing where one Side Setback has been reduced to 0.0 m and where primary vehicular access is from a Lane:
- A. access from a Dwelling to a local roadway shall be provided at a distance no greater than 125.0 m from any point in a Lane.”;
- jjjj) Deleting “Principle” from Section 995.5(i) Table 1 and replacing with “Principal”;
- kkkk) Deleting Section 997.8(4)(j) and renumbering accordingly;
- llll) Deleting Section 1000.5(8)(k) and replacing with the following:
- “k. Included within the required number of Parking Spaces for a development, sufficient public Parking Spaces for the disabled Shall be provided in accordance with the requirements of the applicable building code.”;
- mmmm) Deleting Section 1000.9(3)(d) and replacing with the following:
- “d. Notwithstanding the Purpose of this Zone, 1000.9(3)(a) and 1000.9(3)(b), an additional subdivision may be granted from a previously subdivided quarter provided that the additional parcel to be subdivided is cut off from the rest of the parcel by a physical barrier to agricultural operations, and has legal, physical and safe access to a maintained public road.”;

nnnn) Deleting Section 1000.9(3)(f)(ii) and replacing with the following:

“ii. Notwithstanding 1000.9(3)(e)(i), 5 acres located at NW 36-50-24-W4 may be used for Recreational Vehicle Storage.”.

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 2021;

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 2021;

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 2021;

SIGNED and PASSED this                      day of                      , A. D. 2021.

THE CITY OF EDMONTON

MAYOR

CITY CLERK