

Zoning Bylaw No. 12800

OFFICE CONSOLIDATION
DECEMBER 2023



Edmonton Zoning Bylaw 12800



Welcome to the Edmonton Zoning Bylaw

Edmonton's Zoning Bylaw is changing.

City Council approved the new [Zoning Bylaw 20001](#) which takes effect on **January 1, 2024**.

Starting January 1, 2024, Edmonton's new Zoning Bylaw can be viewed on the new [Zoning Bylaw 20001 webpage](#).

Direct Control zones can still be viewed using this current webpage.

For more information, visit edmonton.ca/zoningbylawrenewal

Within the Zoning Bylaw, you can easily view regulations, schedules, site specific development control provisions and the Zoning Map.

On the left, there are a number of ways for you to see any part of the bylaw.

- Click on a book or page in the **Contents** and that page is displayed for you.
- Type in a keyword in the **Index** and all the entries are displayed for you. Scroll and click the entry you want.
- Type in a search word in **Search**, all entries matching your search word are displayed. Click the entry you want to display.

The City of Edmonton provides this information in good faith, but it gives no warranty nor accepts liability from any incorrect, incomplete or misleading information, or its use for any purpose.

Certified copies of the official Bylaw and amendments are available from the Office of the City Clerk. However, any interpretation or inquiries regarding the Bylaw should be directed to:

Urban Planning and Economy Phone: 311

Table of Contents

Bylaw 12800, as amended.

[Record of Text Amendments](#)

Part I	Operative and Interpretive Clauses
	General Administrative Clauses
	General Development Regulations
	Special Land Use Provisions

Part II	Residential Zones
	Commercial Zones

[Industrial Zones](#)
[Urban Service Zones](#)
[Agricultural and Reserve Zones](#)
[Direct Control Provisions](#)
[Overlay](#)
[Special Areas](#)

Part III

[Zoning Map](#) (Last Updated: June 9, 2020)

Part IV

[\(DC1\) Direct Development Control Provisions](#)
[\(DC2\) Site Specific Development Control Provisions](#)
[\(DC2\) Development Agreements](#)

The City of Edmonton provides this information in good faith, but it gives no warranty nor accepts liability from any incorrect, incomplete or misleading information, or its use for any purpose.
This website was last updated December 15, 2023, with text amendments to November 6, 2023.
© **2001** by the City of Edmonton Urban Planning and Economy c/o 3rd Floor, City Hall, 1 Sir Winston Churchill Square Edmonton, Alberta, T5J 2R7. All rights reserved. No part of this document may be reproduced in any form or by any means, electronic or mechanical, including photocopying, recording or by any information storage and retrieval system, without written permission of the publisher.

Record of Text Amendments

The Edmonton Zoning Bylaw, Bylaw 12800, as amended, was adopted by City Council on February 22, 2001.

Effective June 14, 2001

Following is a list of Bylaws adopted by Council subsequent to February 22, 2001, which amended Parts I and II (the text) of the Zoning Bylaw. The list is based on the adoption dates of City Council. The list does not include Rezoning Bylaws, which amend Part III, the Zoning Map.

To view a copy of the City Council Public Hearing agenda/minutes please go [here](#)

2023		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
November 6, 2023	20636	This amendment replaces Section 990 Special Area Heritage Valley Town Centre Appendix I
October 3, 2023	20614	This amendment replaces Section 992 Special Area Riverview Appendix I
October 3, 2023	20618	This amendment replaces Section 994 Special Area The Orchards at Ellerslie Appendix I
September 11, 2023	20584	This amendment replaces Section 960 Special Area Ambleside Appendix I
September 11, 2023	20554	This amendment replaces Section 970 Special Area Edmonton Energy and Technology Park Appendix I
August 21, 2023	20552	This amendment replaces Section 994 Special Area Orchards Appendix I
July 10, 2023	20527	This amendment revises sections 992.1 and 992.4 in Riverview and replaces Section 992 Special Area Riverview - Appendix I
May 30, 2023	20503	This amendment replaces Section 910 Special Area Downtown - Appendix II and III
May 30, 2023	20499	This amendment replaces Section 992 Special Area Riverview - Appendix I and Section 993 Special Area Riverview Town Centre Appendix I and II
April 24, 2023	20461	This amendment replaces Section 990 Special Area Heritage Valley Town Centre -Appendix I
April 24, 2023	20438	This amendment replaces Section 940 - Special Area, Griesbach - Appendix I
2022		
December 6, 2022	20324	This amendment replaces Section 990 Special Area Heritage Valley Town Centre -Appendix I
September 13, 2022	20052	This amendment replaces Section 992 Special Area Riverview - Appendix I
August 16, 2022	20164	This amendment creates Section 1001 (CMUV) Central McDougall Urban Village Zone
August 16, 2022	20205	This amendment replaces Section 998 Special Area Stillwater - Appendix I
July 5, 2022	20169	This amendment replaces Section 910 Special Area Downtown - Appendix II and III
June 22, 2022	20160	This amendment revises sections 940.5, 940.7, 940.9 in Griesbach

June 22, 2022	20136	This amendment revises Section 992 – Special Area Riverview - Appendix I
June 8, 2022	20119	This amendment revises Section 1000 Special Area Edmonton South Appendix I
May 10, 2022	20089	This amendment revises Section 574 - UI Urban Institutional- Appendix IV
May 10, 2022	20054	This amendment revises Section 992 – Special Area Riverview - Appendix I
May 10, 2022	20053	This amendment adds Section 992 – Special Area Riverview
April 20, 2022	19860	This amendment revises Section 910 Special Area Downtown - Appendix II and III
April 5, 2022	20040	This amendment revises Section 819 Main Streets Overlay
March 15, 2022	20006	This amendment revises Section 940 Special Area Griesbach Appendix I
March 15, 2022	19990	This amendment replaces Section 970 Edmonton Energy and Technology Park Appendix I
February 8, 2022	19946	This amendment replaces- Section 997 Special Area Blatchford Appendix II Environmental Overlay
2021		
December 7, 2021	19909	This amendment revises Sections 210 (RA7) Low Rise Apartment Zone and 220 (RA8) Medium Rise Apartment Zone This bylaw goes into effect on February 1, 2022
November 23, 2021	19881	This amendment revises Section 930.6. (ECB) Ellerslie Commercial Business Zone. The amendment adds General Retail Stores and Drive-in Food Services.
September 8, 2021	19844	This amendment revises Sections 997.8,997.9,997.10
August 31, 2021	19785	This amendment revises the maps that are appendices to Section 910 - Special Area Downtown of the Zoning Bylaw (consolidated map not yet completed Public Hearing Minutes here)
August 31, 2021	19825	This amendment revises section 993.6 Riverview Town Centre Commercial Zone and replaces 993 Special Area Riverview Town Centre Appendix II
August 17, 2021	19729	This amendment revises the maps that are appendices to Section 910 - Special Area Downtown of the Zoning Bylaw
July 6, 2021	19730	This amendment revises the maps that are appendices to Section 910 - Special Area Downtown of the Zoning Bylaw
June 29, 2021	19679	This amendment revises multiple sections to align with Provincial Bills 39 and 48
June 23, 2021	19718	This amendment creates Appendix V (River Crossing Area) of Section 541 River Valley Activity Node Zone
June 23, 2021	19737	This amendment revises the definition for a Surface Parking Lot
June 23, 2021	19738	This amendment revises Section 14.2 Wind Impact Assessments
June 8, 2021	19722	This amendment replaces Section 574 Appendix II
June 8, 2021	19724	This amendment revises sections 3.1, 710, and 900

April 20, 2021	19646	This amendment replaces 940 Griesbach Special Area Appendix I
April 20, 2021	19657	This amendment adds 930.6 (ECB) Ellerslie Business Commercial Zone and replaces Section 930 Appendix I and amends Section 930
February 23, 2021	19549	This amendment replaces 860 The Quarters Overlay Appendix I
February 9, 2021	19503	This amendment reduces barriers to business and aid in the economic development and recovery in Edmonton. This amendment revises multiple sections of the Zoning Bylaw.
February 9, 2021	19502	This amendment improves clarity and grammar, and amend regulations for short-term rentals. This amendment revises multiple sections of the Zoning Bylaw.
January 26, 2021	19526	This amendment replaces Appendix I to Section 940 Special Area Greisbach
January 26, 2021	19522	This amendment replaces Appendix I to Section 970 Special Area Edmonton Energy and Technology Park
January 2, 2021	19511	This amendment facilitates the development of new and expanded outdoor patio and retail space due to current economic realities posed by COVID-19, and beyond.
2020		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
November 17, 2020	19483	This amendment revises the maps that are appendices to Section 910 - Special Area Downtown of the Zoning Bylaw
November 5, 2020	19490	This amendment enables supportive housing developments in the Zoning Bylaw
November 3, 2020	19434	This amendment allows for secondary suites and garden suites in conjunction with single detached housing in Griesbach-specific residential zones, Griesbach
November 3, 2020	19429	This amendment revises Section 86 (Secondary Suites) and Section 87 (Garden Suites) of the Zoning Bylaw
October 20, 2020	19443	This amendment updates 997 Special Area Blatchford
July 7, 2020	19227	This amendment adds zone RA8g to the Special Area Griesbach in Section 940
September 22, 2020	19413	This amendment updates Appendix I of Section 574.
August 18, 2020	19388	This amendment updates the regulations of the 900 Special Area of Stillwater
June 9, 2020	19223	This amendment updates Section 320.2 to include a permitted use in the Shopping Centre Zone
June 9, 2020	19339	This amendment updates Section 12.2 for COVID-19 Temporary Outdoor Patio and Temporary Sidewalk Cafe
June 23, 2020 Effective July 2, 2020	19275	This amendment updates the regulations on Section 54 Parking, Loading and Passenger Drop-off

May 26, 2020	19257	This amendment creates Appendix V (Buena Vista Park - Yorath House) of Section 541 River Valley Activity Node Zone
2019		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
December 9, 2019	19087	This amendment includes change to Mobile Homes
November 25, 2019	19071	This amendment updates the boundaries of the North Saskatchewan River Valley and Ravine System Protection Overlay
September 23, 2019	18994, 19007, 19008	These amendments update Section 910 Downtown Special Area Appendix I and II maps.
September 23, 2019	19013	This amendment includes changes to Section 230 High Rise Apartment Zone
August 26, 2019	18931	This amendment updates Appendices I and II of Section 997 Special Area Blatchford.
August 26, 2019	18967	This amendment includes changes to enable "Missing Middle" development.
August 26, 2019	18958	This amendment creates Section 993 Special Area Riverview Town Centre.
July 15, 2019	18941	This amendment includes changes to sections 76, 79 and 96, removing special land use regulations for Lodging Houses, Group Homes, and Limited Group Homes
June 17, 2019	18882	This amendment includes changes to Section 85 Liquor Stores
June 6, 2019	18879	This amendment replaces Appendices 1-3 of Section 910
May 13, 2019	18837	This amendment includes changes to Section 819 Main Streets Overlay
April 30, 2019	18821	This amendment replaces Appendices 1-3 of Section 910
March 11, 2019	18673	This amendment includes amendments to sections 12, 900 and creates Section 1000 Special Area Edmonton South.
February 25, 2019	18721	This amendment includes changes to Section 574 Urban Institutional Zone.
February 25, 2019	18720	This amendment includes changes to Section 70 related to Cannabis Retail Sales.
February 25, 2019	18718	This amendment includes changes to Sections 86, 87 & 93 related to Garden Suites.
February 25, 2019	18662	This amendment creates Section 135 Residential Low Density Zone.
2018		
December 10, 2018	18648	This amendment includes changes to Privacy Screening and Rooftop Terraces Sections 49 & 61
December 10, 2018	18638	This amendment includes changes allowing additional opportunities for Semi-detached and Duplex Housing in the RF1 and RF2 Zones in sections 110, and 120
December 10, 2018	18637	This amendment includes changes related Mature Neighbourhood Overlay refinements to sections 6.1, 814.3, and 814.5

December 10, 2018	18224	This amendment includes changes to 910.12 (AED) Arena & Entertainment District Zone relating to Major & Minor Alcohol Sales
November 26, 2018	18614	This amendment replaces Appendices 1, 2 & 3 to Section 910 Special Area Downtown
November 26, 2018	18613	This amendment includes changes to sections 3.2, 7.4, 7.8, 12.2, 54.1, 54.2, 82, 91, removing Flea Markets, adding Special Events and Market to various zones related to reducing barriers for businesses and special events
November 5, 2018	18593	This amendment creates section 994 Special Area Orchards
November 5, 2018	18570	This amendment includes changes to Section 811 the North Saskatchewan River Valley Overlay Appendix I
September 17, 2018	18553	This amendment includes changes to correct administrative errors and amendments to the (RA9) High Rise Apartment Zone to section 54.2 and 230
September 5, 2018	18534	This amendment includes changes to sign regulations in Sections 6.2, 7.9, 23.1, 23A, 59.2, 59B.3, 59C.3, 59D.2, 59D.3, 59E.2, 59E.3, 59F.2, 59F.3, 59G.2, 59G.3, 59I.2, 59J.2, and 59J.3
September 5, 2018	18527	This amendment includes adding Cannabis Retail Sales to Section 920.10 (TMU) Terwillegar Mixed Use Zone
September 5, 2018	18526	This amendment includes adding Cannabis Retail Sales to Section 930.4 (EIB) Ellerslie Industrial Business Zone
September 5, 2018	18525	This amendment includes adding Cannabis Retail Sales to Section 990.4 (TC-C) Heritage Valley Town Centre Commercial Zone
September 5, 2018	18523	This amendment includes adding Cannabis Retail Sales to Section 940.6 (GVC) Griesbach Village Centre Zone
September 5, 2018	18523	This amendment includes adding Cannabis Retail Sales to Section 999.4 (MRC) Marquis Retail Centre Zone, 999.5 (MMUT) Marquis Mixed Use Transition Zone, 999.6 (MMS) Marquis Main Street Zone, and 999.7 (MED) Marquis Entertainment District
September 5, 2018	18522	This amendment includes adding Cannabis Retail Sales to Section 970.6 (EETB) Edmonton Energy and Technology Park Business Park Zone
September 5, 2018	18521	This amendment includes adding Cannabis Retail Sales to Section 950.8 (CCNC) Clareview Campus Neighbourhood Commercial Zone
September 5, 2018	18520	This amendment includes adding Cannabis Retail Sales to Section 997.9 (BLMR) Blatchford Low to Medium Rise Residential Zone & 997.10 (BMR) Blatchford Medium Rise Residential Zone
September 5, 2018	18519	This amendment includes adding Cannabis Retail Sales to Section 960.6 (UVCa) Ambleside Urban Village Commercial Zone & 960.5 (CSCa) Ambleside Shopping Centre Zone
August 20, 2018	18484	To allow for Secondary Suites on Smaller Lots, and in Semi-detached, Duplex, and Row Housing. Specifically, amendments to 3.2, 6.1, 7.2, 54.2 Schedule 1, 86, 110, 115, 120, 130, 140, 150, 155,

		160, 165, 170, 210, 220, 230, 570, 571, 572, 573, 814, 910.7, 920.10, 940.5, 940.9, 960.4, 960.6, 998.4, 998.5, and 998.6
July 10, 2018	18393	This amendment included replacing Appendix I of section 980 and the addition of Section 981 (HVRH) Heritage Valley Row Housing Zone
July 9, 2018	18473	This amendment included some minor changes correct administrative errors in the Zoning Bylaw
July 9, 2018	18467	This amendment includes adding Reverse Housing. Specifically amendments to Sections 6.1 and 130
July 9, 2018	18460	This amendment replaces Appendix I Section 860 "The Quarters Downtown Overlay"
June 12, 2018	18387	This amendment includes changes to land use regulations that enable cannabis retail sales and cannabis production and distribution facilities once recreational cannabis is legalized. Specifically, amendments to 7.4, 7.5, 7.6, 7.8, 11, 22, 69, 70, 320, 330, 340, 350.2, 360, 370, 400, 910.5, 910.6, 910.7, 910.9, 910.11, and 910.12
June 11, 2018	18421	This amendment includes changes to RA9 and High Rise Residential Overlay. This includes changes to design requirements, creates additional use opportunities, clarifies intent, and ensure that a modest high rise apartment is possible to be developed in the zone. Specifically, amendments to Section 230, and Section 816
May 7, 2018	18381	This amendment also includes minor changes to: list defined terms alphabetically; specify rounding of numerical measurements to the tenth decimal place; correct the parking schedule to reflect current Use terminology; change the delegation of permit fees to be set by the City Manager; clarify the definition of, and include ambulance services into, the Protective and Emergency Services Use; remove references to Grade in regulations when not specified in relation to determining the Height of a development and replacing with ground level; correct administrative errors related to amenity area in the Special Area Zones for Stillwater, the Terwillegar Mixed Use Zone, and the Low Rise Apartment Zone; change 'ancillary' to 'Accessory' to clarify terminology; clarify permit requirements for Residential Sales Centres; add new regulations for side decks in residential areas; update parking requirements for low density Special Area Zones and the RMD Zone; clarify parking restrictions for recreational vehicles; and undertake administrative updates to the Flood Plain Overlay maps
April 9, 2018	18170	Amendment to Remove Edmonton Strathcona County Joint Planning Study Area Secondary and Garden Suites Overlay, deleting Sections 86(10), 87(26) and Section 822
March 19, 2018	18304	Amendments to Sections 998.4 ,998.5, 998.6 Special Area Zones in Stillwater
February 26, 2018	18303	Amend Sections 6.1, 42, 44, 46, 47, 50, 55, 94, 110, 120, 130, 140, 150, 155, 160, 165, 170, 210, 220, 230, 310, 320, 330, 340, 360, 370, 570, 571, 572, 573, 823, 910.5, 910.6, 910.7, 910.8, 910.9,

		910.10, 910.11, 910.12, 920.5, 920.6, 920.8, 920.9, 920.10, 940.5, 940.6, 940.9, 950.4, 950.5, 960.4, 980.5, 995.5, 997.8, 997.9, 997.10 related to Amenity Area
February 26, 2018	18305	Amend Sections relating to Mandatory Municipal Government Act Changes to Subdivision and Development Permit Application Requirements This bylaw goes into effect on May 1, 2018
February 13, 2018	18199	Add new Section 999 Special Area Marquis Town Centre
January 25, 2018	18097	Amendment to Section 970, Edmonton Energy and Technology Park Medium Industrial Zone, 970 Appendix I and II
2017		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
November 15, 2017	18210	Amendments to Section 819 Main Streets Overlay and Appendix Maps
September 11, 2017	18169	Amend Sections 55, 57, 420, 430, 630 related to Higher Quality Development Along Major Transportation Corridors
September 11, 2017	18171	Amend Sections related to Main Streets Overlay, strategic parking reductions and Breweries, Wineries and Distilleries
August 28, 2017	18083	Amend Section 160, 170, 210, 220, 230, 815, 816, 818, 819, 821, 823 related to notification process for variance of regulations in six overlays. This bylaw goes into effect on September 1, 2017
August 28, 2017	18116	Amend Section 20 related to Class "A" Notifications This bylaw goes into effect on September 1, 2017
August 28, 2017	18157	Amend Section 574
July 10, 2017	18106	Amend Section 814 related to the Mature Neighbourhood Overlay This bylaw goes into effect on September 1, 2017
July 10, 2017	18105	Amend Section 995
July 10, 2017	18115	Amend Sections 3.2, 7.2, 20, 22, 48, 50, 52, 75, 86, 87, 110, 115, 120, 130, 140, 150, 155 160, 170, 210, 220, 230, 240, 814, 822, 910.9, 920.4, 920.5, 920.6, 920.8, 920.9, 940.5, 940.7, 940.9, 970.10, 980.4, 980.5, 980.6, 995.3, 995.4 995.5, 997.5, 998.4 related to Garden Suites This bylaw goes into effect on September 1, 2017
June 28, 2017	18076	Amend Sections 6.1, 7.3, 7.4, 7.5, 7.6, 7.8 related to Cannabis Activities
June 28, 2017	18087	Amend Sections 54.1, 54.2, 160.4, 170.4, 570.4, 571.4, 572.4, 573.4 related to minimum parking requirements in low density residential
June 28, 2017	18089	Amend Section 14 related to Information Requirements for the Demolition of Historic Resources
June 12, 2017	18050	Amend Section 110.4
June 12, 2017	18058	Amend Section 3.6, 11.3

June 12, 2017	18055	Amend Section 155.4
May 29, 2017	17959	Amend Section 14.7 and 910.4
May 29, 2017	18013	Amend Section 814 related to the Mature Neighbourhood Overlay This bylaw goes into effect on September 1, 2017
April 28, 2017	17973	Amend Sections 12.2, 54.1, 54.6, 811.3 related to limiting impermeable surfaces in low density areas
April 26, 2017	17843	Delete and substitute Appendix 1 The Quarters Downtown Overlay, Delete and substitute Appendix I, 2 & 3 to Section 910 Special Area Downtown
April 10, 2017	17931	Amend Section 980 (HVLD) Special Area Heritage Valley Low Density Zone
April 10, 2017	17934	Amend numerous sections related to Building Mounted Solar Energy Devices
April 10, 2017	17935	Add Section 26 Development Permit Inspections
March 20, 2017	17896	Amend Sections 14, 54.2 572 and 573
March 6, 2017	17901	Amend numerous sections related to Urban Farms
February 22, 2017	17875	Add new Section 998 Special Area Stillwater
January 23, 2017	17828	Amend Section 860 The Quarters Overlay
January 23, 2017	17866	Amend Section 995 (GLHD) Special Area Graydon Hill Low Density Residential Zone
2016		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
December 12, 2016	17836	Amend Section 85 and adding Appendix I to Section 85
November 28, 2016	17831	Update terminology, correct minor typographic errors and provide clarity in the interpretation of regulations.
November 28, 2016	17832	Reflect the new delegations set out in the City Administration Bylaw, Bylaw 16620
September 19, 2016	17767	Amend sections 6.1, 82, subsection 12.2 and 8.11
September 19, 2016	17730	Delete and substitute Appendix 1 to Section 860 The Quarters Downtown Overlay
August 22, 2016	17727	Amend sections 6.1 and 49, subsections 814.3, 12.2, 87(9), 997.6, 823.3, 140.4, 7.7, 12.2 and 13.2
July 11, 2016	17699	Amend section 54.2 Schedule 1 (B) by adding 7. Child Care Services.
June 27, 2016	17672	Amend subsections 55, 6.1, 13.2, 15, 54, 82 and reordering Section 6.1
June 13, 2016	17641	Delete and substitute Appendix I, 2 & 3 to Section 910 Special Area Downtown
May 25, 2016	17642	Delete and substitute Appendix 3 to Section 910 Special Area Downtown
May 25, 2016	17643	Delete and replace Section 80 Child Care Services and numerous amendments relating to Child Care Services
April 18, 2016	17617	Add new definitions and amend Section 155
April 18, 2016	17612	Delete and substitute Appendix I to Section 920 Special Area Terwillegar

April 18, 2016	17123	Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial
April 4, 2016	17600	Amend Section 54
April 4, 2016	17554	Amend Section 23, This bylaw goes into effect on May 2, 2016.
March 14, 2016	17556	Amend Sections 140 and 814
March 14, 2016	17557	Amend Section 970 Special Area Edmonton Energy and Technology Park
January 25, 2016	17488	Amend Section 910.5.6.a and 910.6.6.a
January 25, 2016	17487	Amend Section 20 This bylaw goes into effect on April 1, 2016.
2015		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
November 16, 2015	17422	Amendment to numerous sections to update terminology, resolve some typographic errors and address procedure issues with current regulations. This bylaw goes into effect on December 1, 2015.
November 2, 2015	17424	Delete and substitute Appendix I, 2 & 3 to Section 910 Special Area Downtown
October 19, 2015	17403	Add Urban Agricultural Definitions and Regulations This bylaw goes into effect on February 1, 2016.
September 21, 2015	17375	Delete and substitute Appendix I, 2 & 3 to Section 910 Special Area Downtown
September 21, 2015	17387	Delete and substitute Section 980 Special Area Heritage Valley Low Density Zone
July 6, 2015	17277	Amend Section 14
July 6, 2015	16733	Amend Height and Grade Regulations
July 6, 2015	17062	Amend Height and Grade Regulations (signed on July 9, 2015)
June 22, 2015	17244	Delete and substitute Appendix I to Section 960 Special Area Ambleside
June 22, 2015	17245	Delete and substitute Appendix I, 2 & 3 to Section 910 Special Area Downtown
June 22, 2015	17247	Add new Section 997 - Special Area Blatchford; and amend Sections 7 and 50
June 9, 2015	17229	Delete and substitute Appendix I to Section 940 Special Area Griesbach
April 27, 2015	17171	Delete and substitute Appendix I to Section 940 Special Area Griesbach
April 13, 2015	17151	Amendment to Section 12
April 13, 2015	17116	Amendment to subsections 41, 54, 87, and Sections 110, 120, 140 & 150
March 16, 2015	17133	Amendment to Section 150
February 17, 2015	17527	Amend numerous sections regarding Urban Indoor Farms, Urban Outdoor Farms and Urban Gardens
2014		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
November 3, 2014	16973	Amend Section 910.12.4

October 20, 2014	16942	Delete and substitute Section 970 Special Area Edmonton Energy and Technology Park
October 20, 2014	16943	Delete and substitute Appendix I to Section 970 Special Area Edmonton Energy and Technology Park
October 6, 2014	16951	Delete and substitute Appendix I to Section 821 Alberta Avenue Pedestrian Commercial Shopping Street Overlay
October 6, 2014	16958	Add Map 1 for Appendix I to Section 574 Urban Institutional Zone
September 22, 2014	16945	Amend numerous Sections
August 25, 2014	16888	Amend Section 574, Appendix I, MacEwan University - Downtown Campus
July 14, 2014	16877	Delete and substitute Appendix I to Section 980 Heritage Valley Low Density Zone
June 24, 2014	16850	Amend Section 860 and delete and substitute Appendix I and II to Section 860 The Quarters Overlay
June 24, 2014	16859	Delete Sections 810 and 810A, and amend numerous Sections removing the Airport Protection Overlay references Delete and substitute Appendix 3 to Section 910 Special Area Downtown
June 9, 2014	16831	Amend Sections 510 and 530
May 12, 2014	16810	Amend Section 980 Special Area Heritage Valley Low Density Zone
March 24, 2014	16749	Amend Section 11 and 14.
February 10, 2014	16701	Delete and substitute Appendix I to Section 940 Special Area Griesbach
January 27, 2014	16679	Delete and substitute Appendix I to Section 960 Special Area Ambleside
2013		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
December 9, 2013	16584	Amend Section 910.12 (AED) Arena & Entertainment District Zone and delete and substitute Appendix I, 2 & 3 to Section 910 Special Area Downtown
December 9, 2013	16613	Delete and substitute Appendix I to Section 960 Special Area Ambleside
November 4, 2013	16614	Delete and substitute Appendix I to Section 960 Special Area Ambleside
September 16, 2013	16591	Amend numerous sections to standardize parking requirements
September 3, 2013	16573	Add Appendix II to Section 574 (UI) Urban Institutional Zone
August 26, 2013	16547	Delete and substitute Appendix I, 2 & 3 to Section 910 Special Area Downtown
July 15, 2013	16476	Add new Section 155 (RMD) Residential Mixed Dwelling Zone
July 15, 2013	16489	Amend numerous sections regarding cancellation of development permits

July 15, 2013	16465	Delete and substitute Appendix I to Section 960 Special Area Ambleside
July 2, 2013	16487	Delete and substitute Appendix I, 2 & 3 to Section 910 Special Area Downtown
July 2, 2013	16488	Amend numerous Sections
June 17, 2013	16243	Delete and substitute Appendix I to Section 970 Special Area Edmonton Energy and Technology Park
April 22, 2013	16384	Amend Section 45
March 18, 2013	16370	Add Body Rub Definition and Section 97 Body Rub Centres
March 18, 2013	16271	Numerous sections to amend use classes and development regulations in residential zones
March 5, 2013	16277	Delete and substitute Appendix I to Section 960 Special Area Ambleside
March 4, 2013	16352	Delete and substitute Appendix I to Section 995 Special Area Graydon Hill Low Density Residential Zone
January 21, 2013	16312	Amend numerous Sections regarding Hardsurfaced parking
January 21, 2013	16313	Amend numerous Sections regarding Sign Regulations
January 21, 2013	16314	Amend Section 574
January 21, 2013	16324	Add new Section 995 Special Area Graydon Hill Low Density Residential Zone
2012		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
November 13, 2012	15953	Numerous sections to amend use classes and development regulations
October 29, 2012	16258	Add new Section 574 (UI) Urban Institutional Zone
October 29, 2012	15520	Amend Sections relating to Alcohol Sales
September 10, 2012	16180	Amend Section 130 (RPL) Planned Lot Residential Zone
September 10, 2012	16223	Amend Section 150 (RF4) Semi-detached Residential Zone
September 10, 2012	16224	Numerous sections to amend use classes and regulations and expand opportunities for the development of arts-related uses
September 10, 2012	16229	Delete and substitute Appendix I to Section 940 Special Area Griesbach
August 27, 2012	15998	Amend numerous Sections
July 16, 2012	16176	Add Appendix IV to 541 (AN) River Valley Activity Node
July 16, 2012	16169	Delete and substitute Appendix I to Section 970 Special Area Edmonton Energy and Technology Park
July 3, 2012	16151	Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial
June 18, 2012	16120	Amend Section 990 Special Area Heritage Valley Town Centre
June 18, 2012	16126	Amend numerous Sections
May 28, 2012	16110	Amend Section 23
May 14, 2012	16096	Add new Section 990 Special Area Heritage Valley

		Town Centre
April 16, 2012	16074	Delete and substitute Appendix I to Section 960 Special Area Ambleside
April 2, 2012	16060	Delete and substitute Appendix I to Section 960 Special Area Ambleside
March 12, 2012	16032	Amend numerous sections regarding Department names, and correct some errors
January 16, 2012	15958	Delete and substitute Appendix I to Section 960 Special Area Ambleside
2011		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
December 12, 2011	15954	Delete and substitute Appendix 2 to Section 823 Medium Scale Residential Infill Overlay
October 11, 2011	15892	Amend numerous sections regarding outdoor signs
September 26, 2011	15634	Amend numerous Sections regarding parking in residential zones
September 26, 2011	15887	Amend subsection 49(g)
September 26, 2011	15888	Amend Section 520
September 12, 2011	15880	Delete and substitute Appendix I to Section 980 Heritage Valley Low Density Zone
August 29, 2011	15846	Add new Section 980 Special Area Heritage Valley Low Density Zone
August 29, 2011	15847	Amend Section 551
July 18, 2011	15834	Delete and replace Section 370 (CB3) Commercial Mixed Business Zone
July 18, 2011	15786	Add new subsection 3.7, amend Section 815 and delete and replace Section 823 Medium Scale Residential Infill Overlay
July 18, 2011	15810	Delete and substitute Appendix I to Section 960 Special Area Ambleside
June 20, 2011	15735	Amend numerous Sections regarding definition for Yards and Setbacks
June 20, 2011	15783	Amend Section 80 Child Care Services
June 20, 2011	15784	Amend Schedule 1(B) Areas Within the Downtown Special Area, within subsection 54.2
June 20, 2011	15785	Amend Section 6 and subsection 54.2
June 20, 2011	15787	Amend Section 220 (RA8) Medium Rise Apartment Zone
May 2, 2011	15643	Amend subsection 6.1 and add new Section 970 - Special Area Edmonton Energy And Technology Park
May 2, 2011	15644	Delete and substitute Appendix I to Section 970 Special Area Edmonton Energy and Technology Park
January 31, 2011	15635	Amend Sections 12 and 49
January 18, 2011	15489	Amend subsection 54.2 Schedule 1 and add new Section 910.12 (AED) Area & Entertainment District Zone
2010		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
December 13,	15201	Amend Sections 6.1, 54.2 and replace Section 910

2010		Downtown Special Area Zoning Regulations
December 13, 2010	15444	Amend Section 45
December 13, 2010	15630	Amend Section 23A
December 13, 2010	15632	Amend Sections 50.3, 55.2, and replace Section 160
December 13, 2010	15633	Add new Section 165 - (URCH) Urban Character Row Housing Zone
November 8, 2010	15571	Delete and substitute Appendix I to Section 940 Special Area Griesbach
July 21, 2010	15446	Add Section 370 CB3 Commercial Mixed Business Zone
July 19, 2010	15389	Add subsection 819.4, amend Section 814, and adding Section 823 Medium Scale Residential Infill Overlay
July 19, 2010	15498	Delete and substitute Appendix II to Section 860 The Quarters Overlay
July 19, 2010	15508	Delete and substitute numerous portions of 950.5 CCMD Clareview Campus Medium Density Residential Zone
July 19, 2010	15509	Delete and substitute subsections 115.3 (2) and 115.4 (1)
July 5, 2010	15481	Delete and substitute Appendix I to Section 960 Special Area Ambleside
May 25, 2010	15414	Amend Sections 6.1 and 6.2
May 10, 2010	15436	Amend Section 910
April 26, 2010	15404	Amend Section 510
March 23, 2010	15359	Amend Sections 6.1, 60, 150, 160, 170, 210, 220
March 10, 2010	15346	Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial
January 20, 2010	15338	Delete and substitute Appendix I to Section 940 Special Area Griesbach
2009		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
October 13, 2009	15298	Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial
April 15, 2009	15038	Amend Sections 6.1, 7.3, add Sections 92 and 860 The Quarters Overlay
February 2, 2009	15036	Amend numerous Sections regarding Garage Suites, Garden Suites and Secondary Suites. Delete and substitute Appendix I to Section 822
January 19, 2009	15059	Amend subsection 24.4.4(a) and (d)
2008		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
December 15, 2008	15091	Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial
July 23, 2008	14965	Delete and substitute Appendix I to Section 960 Special Area Ambleside
June 16, 2008	14934	Amend Sections 6.1, 7.7, 45.1, 48.1 and 50.4
April 14, 2008	14898	Add subsection 6.1(53), amend subsection 44.3

		and 44.4
March 10, 2008	14757	Amending Sections 7.4, 50.3, 72.2, 110, 120, 140, 822
February 25, 2008	14870	Delete and substitute Appendix I to Section 960 Special Area Ambleside
2007		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
December 12, 2007	14799	Delete and substitute Appendix I to Section 940 Special Area Griesbach
December 12, 2007	14800	Delete and substitute Appendix I to Section 960 Special Area Ambleside
December 12, 2007	14750	Add Garage Suites and Secondary Suites, amend numerous sections and add Section 822
November 15, 2007	14769	Delete and substitute Appendix I to Section 940 Special Area Griesbach
November 1, 2007	14764	Delete and substitute Appendix I to Section 960 Special Area Ambleside
September 10, 2007	14731	Add Section 821 Alberta Avenue Pedestrian Commercial Shopping Street Overlay
August 28, 2007	14584	Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial
August 28, 2007	14679	Adding 6.1.(45), 50.4, 59K, 541 and amending Sections 7.8, 14.8
August 24, 2007	14704	Add Appendix III Louise McKinley Riverfront - Section 541 (AN) Zone
July 9, 2007	14632	Delete and substitute Appendix I to Section 940 Special Area Griesbach
May 1, 2007	14444	Amend subsections 50.3, 130.4, and 150.4
May 1, 2007	14532	Delete and substitute Appendix I to Section 940 Special Area Griesbach
April 17, 2007	14547	Amend subsection 7.4 and add new Section 85.3
March 12, 2007	14511	Delete and substitute Appendix I to Section 960 Special Area Ambleside
March 12, 2007	14520	Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial
February 7, 2007	14477	Delete and substitute Appendix I to Section 960 Special Area Ambleside
February 7, 2007	14241	Amend Sections 6, 13, 60 and 150
2006		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
December 12, 2006	14440	Add new Sections: 570 - (CS1) Community Services 1 Zone; 571 - (CS2) Community Services 2 Zone; 572 - (CS3) Community Services 3 Zone and 573 - (CS4) Community Services 4 Zone
June 28, 2006	14306	Delete and substitute Appendix I to Section 960 Special Area Ambleside
May 10, 2006	14215	Add new Section 960 Special Area Ambleside
May 3, 2006	14263	Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial
May 3, 2006	14264	Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial

May 3, 2006	14272	Delete and substitute Appendix I to Section 920 Special Area Terwillegar
March 23, 2006	14235	Add Subsection 940.9 (GLG) Griesbach Low Density Residential with Garage Suites Zone
March 23, 2006	14236	Delete and substitute Appendix I to Section 940 Special Area Griesbach
March 23, 2006	14240	Add Outdoor Participant Recreation Services to Subsections 610.3, 620.3 and 630.3.
February 6, 2006	14158	Add Section 14.7 and amend Section 910.3.(3)
January 11, 2006	14127	Delete (I) Industrial Zone and (IS) Special Industrial Zone, add new Section (IL) Light Industrial Zone and renumber Section 400, and amend Sections 7, 14 and 57
2005		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
December 5, 2005	14147	Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial
September 12, 2005	14089	Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial
August 23, 2005	14077	Amend Section 950.7.3) j.i. CCSF Clareview Campus Single Family Residential Zone
May 25, 2005	13993	Delete and substitute Appendix I to Section 920 Special Area Terwillegar
March 23, 2005	13953	Delete and substitute Appendix I to Section 940 Special Area Griesbach
March 1, 2005	13912	Administrative Text and Map amendments to Sections 220, 920 and 940,
January 13, 2005	13866	Delete and substitute Appendix I to Section 920 Special Area Terwillegar
January 13, 2005	13858	Amendments to Section 910.6, (HA) Heritage Area Zone, Special Area Downtown
2004		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
December 6, 2004	13835	Delete and substitute Appendix I to Section 920 Special Area Terwillegar
December 6, 2004	13864	Delete and substitute Appendix I to Section 920 Special Area Terwillegar
December 6, 2004	13865	Delete and substitute Appendix I to Section 920 Special Area Terwillegar
May 3, 2004	13685	Delete and substitute Appendix I to Section 940 Special Area Griesbach
March 1, 2004	13566	Delete and substitute Appendix I to Section 940 Special Area Griesbach
January 13, 2004	13560	Delete and substitute Appendix I to Section 920 Special Area Terwillegar
2003		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
November 18, 2003	13437	Adding new Section 820 Whyte Avenue Commercial Overlay
September 15, 2003	13456	Renaming Section 920 from Special Area Terwillegar Towne to Special Area Terwillegar

September 15, 2003	13457	Delete and substitute Appendix I to Section 920 Special Area Terwillegar
July 10, 2003	13331	Adding new Section 950 Special Area Clareview Campus
July 10, 2003	13319	Deleting and substituting Appendix I to Section 950 Special Area Clareview Campus
May 22, 2003	13383	Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial
May 22, 2003	13384	Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial
May 12, 2003	13360	Delete and substitute Appendix I to Section 920 Special Area Terwillegar Towne
January 22, 2003	13259	Deleting and substituting Section 150.4(5) and 150.4(9)
January 22, 2003	13252	Delete and substitute Appendix I to Section 920 Special Area Terwillegar Towne
2002		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
December 5, 2002	13228	Omnibus Changes to the text of the Zoning Bylaw
October 17, 2002	13191	Adding new Section 940 - Special Area Griesbach
October 17, 2002	13164	Deleting and substituting Appendix I to Section 940 Special Area Griesbach
July 8, 2002	13125	Delete and substitute Appendix I to Section 920 Special Area, Terwillegar Towne
July 8, 2002	13117	Referencing, transposition and consistency corrections
June 12, 2002	13061	Delete and substitute Appendix I to Section 930 Special Area, Ellerslie Industrial
May 28, 2002	12919	Delete and substitute Appendix I to Section 930 Special Area, Ellerslie Industrial
March 15, 2002	12923	Amendments to the text of Sections 50, 130 and 150
March 12, 2002	12973	Delete Casinos and Other Gaming Establishments use from (EZ) Enterprise Zone, (CCA) Core Commercial Arts Zone and (CMU) Commercial Mixed Use Zone in Section 910
March 12, 2002	12993	Adding new Subsection 24.2(3)(b)
February 4, 2002	12961	Omnibus Changes to the text of the Zoning Bylaw
2001		
<u>Adoption Date</u>	<u>Bylaw</u>	<u>Content</u>
November 19, 2001	12908	Deleting Section 910.8(2) (t), 910.9(2) (r), 920.10(2) (r) and inserting with Section 910.8(3) aa), 910.9(3) w) and 910.10.(3) u)
September 5, 2001	12835	Adding Section 541 (AN) River Valley Activity Node Zone
July 4, 2001	12832	Adding a new clause to Schedules 59C.2.2.c, 59D.2.2.c, 59E.2.2.j, 59F.2.2.j, 59G.1.5.h, 59G.2.3.c, 59I.2.1.c. and 59H.1.3.d; and Delete Clause 59H.1.3.c and replace with a new Clause 59H.1.3.c Adding a new clause, Clause 59H.1.3.d

June 18, 2001	12810	Adding Appendix I to Section 920 Special Area, Terwillegar Towne
June 18, 2001	12819	Adding Appendix I to Section 930 Special Area, Ellerslie Industrial
May 30, 2001	12808	Inserting as Section 920.5 the text contained in Bylaw 12499; incorporating all changes to Bylaw 5996 that took place between November 15, 2000 and the Effective date (June 14, 2001); incorporating as Part IV of the Zoning Bylaw all Direct Control Districts in effect immediately prior to the Effective date.
May 30, 2001	12809	Inserting as Section 920.5 the text contained in Bylaw 12499; incorporating all changes to Bylaw 5996 that took place between November 15, 2000 and the Effective date (June 14, 2001); incorporating as Part IV of the Zoning Bylaw all Direct Control Districts in effect immediately prior to the Effective date.
April 18, 2001	12807	Deleting Section 2.4

Part I

GENERAL ADMINISTRATIVE AND REGULATORY CLAUSES

SECTIONS 1 – 7

INTERPRETIVE CLAUSES

Edmonton Zoning Bylaw 12800

1. Title and Contents

*Bylaw 17831
November 28, 2016*

1.1 Title

1. Zoning Bylaw 12800 may be cited as the Zoning Bylaw.
2. Unless otherwise referenced in a Direct Control Provision or Agreement, references to "this Bylaw" shall be interpreted to be references to Zoning Bylaw 12800.

1.2 Contents of Bylaw

1. The contents of this Bylaw shall include:
 - a. Part I, General Administrative and Regulatory Clauses, as set out in Sections 1 to 109 inclusive;
 - b. Part II, Zones, Direct Control Provisions, Overlays and Special Areas, as set out in Sections 110 to 999 inclusive;
 - c. Part III, Zoning Map; and
 - d. Part IV, Direct Control Provisions adopted by City Council pursuant to the provisions of Sections 710 and 720 of this Bylaw and Development Agreements.

Edmonton Zoning Bylaw 12800

2. Repeal, Enactment and Transition Procedures

*Bylaw 17831
November 28, 2016*

1. No provisions of any other Bylaw with respect to zoning, development control, development schemes and Uses shall hereafter apply to any parts of the City described in this Bylaw.
2. Edmonton Land Use Bylaw 5996, as amended is repealed.
3. The provisions of this Bylaw come into effect 90 days after the date of its enactment (the "effective date").

*Bylaw No. 12807
April 18, 2001*

4. Subject only to the provisions in the Municipal Government Act respecting non-conforming Uses and notwithstanding the effect it may have on rights, vested or otherwise, the provisions of this Bylaw govern from the effective date onward. In particular, no Development Permit Application shall be evaluated under the procedural or substantive provisions of a previous land use bylaw after the effective date, even if the application was received before the effective date.

*Bylaw 12809
May 30, 2001*

5. Part III of this Bylaw is hereby amended to incorporate all changes to the Edmonton Land Use Bylaw 5996 that took place between November 15, 2000 and the effective date.
6. Any Direct Control Provisions that were in effect immediately prior to the effective date are hereby deemed to continue in full force and effect and are hereby incorporated into Part IV of this Bylaw.
7. Unless there is an explicit statement to the contrary in a Direct Control District or Provision, any specific reference in a Direct Control District or Direct Control Provision to a land use bylaw shall be deemed to be a reference to the land use bylaw that was in effect at the time of the creation of the Direct Control District or Provision.

Edmonton Zoning Bylaw 12800

*Bylaw 17831
November 28, 2016*

3. General Interpretation

3.1 Community and Neighbourhood Improvement Plans

*Charter Bylaw 19724
June 8, 2021*

1. Where the provisions of plans refer to Zones of Zoning Bylaw 2135 or the Land Use Classification Guide, the Development Officer shall have regard to them, insofar as they are applicable, with respect to the closest equivalent Zone of this Bylaw.

3.2 Provisions for existing Development Permits and Direct Control Provisions

1. For the purpose of any Development Permit or Direct Control Provision:
 - a. Funeral Services or Cremation and Interment Services is deemed to be Funeral, Cremation and Interment Services;
 - b. Minor Home Occupation or Office-in-the-Home is deemed to be Minor Home Based Business;
 - c. Major Home Occupation or Homecraft is deemed to be Major Home Based Business;
 - d. Linked Housing is deemed to be Row Housing;
 - e. Major Eating and Drinking Establishments is deemed to be Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs and Nightclubs;
 - f. Minor Eating and Drinking Establishments is deemed to be:
 - i. Specialty Food Services;
 - ii. Restaurants; and
 - iii. Bars and Neighbourhood Pubs for less than 100 Occupants;
 - g. Greenhouses, Plant Nurseries and Market Gardens is deemed to be Urban Outdoor Farms, and Greenhouses, Plant Nurseries and Garden Centres; and
 - h. Farms is deemed to be Rural Farms.

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

- i. Garage Suites is deemed to be Garden Suites.

*Charter Bylaw 18381
May 7, 2018*

- j. Custom Manufacturing Establishments is deemed to be Creation and Production Establishments.

*Charter Bylaw 18613
November 26, 2018*

- k. Flea Market is deemed to be Market.

*Charter Bylaw 18882
June 17, 2019*

- l. Major Alcohol Sales is deemed to be Liquor Stores

*Charter Bylaw 18882
June 17, 2019*

- m. Minor Alcohol Sales is deemed to be Liquor Stores, limited to [275 m²](#).

*Charter Bylaw 18967
August 26, 2019*

- n. Stacked Row Housing is deemed to be Multi-unit Housing
- o. Apartment Housing is deemed to be Multi-unit Housing

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- p. Non-accessory Parking is deemed to be: Vehicle Parking

*Charter Bylaw 19490
November 5, 2020*

- q. Limited Group Home is deemed to be Supportive Housing, Restricted to Limited Supportive Housing
 - r. Group Home is deemed to be Supportive Housing
 - s. Temporary Shelter Services is deemed to be Supportive Housing
- 2. Daytime Child Care Services is deemed to be Child Care Services and shall be developed in accordance with Section 80.

*Charter Bylaw 18484
August 20, 2018*

- 3. For all Direct Control Provisions created prior to the passage of Bylaw 11844, which contain Single Detached Housing, Semi-detached Housing, Duplex Housing or Secondary Suite as a listed Use, the maximum number of Single Detached Housing Dwellings per Lot shall be one, the maximum number of Semi-detached Housing or Duplex Housing Dwellings per Site shall be two, and the maximum number of Secondary Suites per principal Dwelling, shall be one, unless specifically noted otherwise in the Direct Control Provision.

3.3 Transitional and Interpretive

- 1. In the case of any conflict between the text of this Bylaw and any maps or drawings used to illustrate any aspect of this Bylaw (including Part III, Zoning Map) the text shall govern.
- 2. In the case of any conflict between a number written in numerals and a number written in letters, the number written in numerals shall govern.
- 3. In the case of any conflict between information expressed in metric units and in imperial units, the metric shall govern.

*Charter Bylaw 18381
May 7, 2018*

- 4. Where a provision references a City department that no longer exists, the Development Officer shall consult with the department that they consider to be most appropriate.

3.4 Headings and Titles

- 1. Notwithstanding any other provision of this Bylaw or any other Bylaw passed by City Council to the contrary, headings and titles within this Bylaw shall be deemed to form a part of the text of this Bylaw.

3.5 Reference Aids

1. Words that are capitalized in this Bylaw denote:
 - a. General Definitions in subsection 6.1;
 - b. General Sign Definitions in subsection 6.2;
 - c. Uses in Section 7;
 - d. titles of Zones, Direct Control Provisions, Overlays and Special Areas; and
 - e. headings and titles within this Bylaw.
2. Words that are not capitalized should be given their plain and ordinary meaning as the context requires.
3. When a word or expression is defined in this Bylaw, other parts of speech and grammatical forms of the same word or expression have corresponding meanings.
4. Zone is to be interpreted as the same as District and a Rezoning Amendment is to be interpreted as the same as a Redistricting Amendment.

*Bylaw 18058
June 12, 2017
Charter Bylaw 18381
May 7, 2018*

3.6 Rounding Numbers

1. Unless specified elsewhere in this Bylaw, units shall be rounded to the tenth decimal place.
2. Notwithstanding Section 3.6.1, measurements shall not be rounded up for the purpose of determining the minimum Site Width for Single Detached Housing in the RF1, RF2, RF3, and RF4 Zones.

Edmonton Zoning Bylaw 12800

*Bylaw 17831
November 28, 2016*

4. Zoning Map

4.1 Interpreting the Zoning Map

1. Part III, the [Zoning Map](#), divides the city into Zones and specifies the Zones that apply to particular lands.

4.2 Zoning and Overlay Boundaries

1. Should uncertainty or dispute arise relative to the precise location of any Zone boundary, as depicted on the Zoning Map, or Overlay boundary, as depicted on the Zoning Map, the location shall be determined by applying the following rules:
 - b. where a Zone or Overlay boundary is shown as approximately following the centre of streets, Lanes or other public thoroughfares, it shall be deemed to follow the centre line thereof;
 - c. where a Zone or Overlay boundary is shown as approximately following the boundary of a Site, the Site boundary shall be deemed to be the boundary of the Zone or Overlay;
 - d. where a Zone or Overlay boundary is shown as approximately following city limits, it shall be deemed to be following city limits;
 - e. where a Zone or Overlay boundary is shown as approximately following the centre of pipelines, railway lines, or utility easements, it shall be deemed to follow the centre line of the right-of-way thereof;
 - f. where a Zone or Overlay boundary is shown as approximately following the edge or shore lines of the North Saskatchewan River, or other bodies of water, it shall be deemed to follow such lines, and in the event of change in such edge or shorelines, it shall be deemed as moving with the same;
 - g. where a Zone or Overlay boundary is shown as being parallel to or as an extension of features noted above, it shall be so construed;
 - h. where a Zone or Overlay boundary is shown as approximately following a topographic contour line or a top of bank line, it shall be deemed to follow such line, and in the event of change in such line, it shall be deemed as moving with that line;
 - i. where features on the ground are at variance with those shown on the Zoning Map or map appended to an Overlay, or in other circumstances not mentioned above, the Development Officer shall interpret the Zone or Overlay boundaries. Any such decision shall be a Class B Discretionary Development; and
 - j. where a Zone or Overlay boundary is not located in conformity to the provisions of subsections 4.2(1)(a) to (h), and in effect divides or splits a registered parcel of land, the disposition of such boundary shall be determined by dimensions indicated on the Zoning Map or map appended to an Overlay, or by measurements directly scaled from that Map.

4.3 Street and Highway Boundaries

*Bylaw 16032
March 12, 2012*

1. Notwithstanding anything contained in this Bylaw, no Zone shall be deemed to apply to any public roadway and any public roadway may be designed, constructed, widened, altered, redesigned and maintained in such manner as may be determined by Transportation Services.

2. Where any public roadway is closed pursuant to the provisions of the Municipal Government Act, the land contained therein shall thereupon be deemed to carry the same Zone as the Abutting land, even where the Abutting land is designated as a Direct Control Provision.
3. Where such Abutting lands are governed by different Zones, the centre line of the public roadway shall be deemed to be the Zone boundary.
4. Where through the operation of subsection 4.3(2) the boundaries of a Direct Control Provision are extended to include a closed portion of public roadway, the Area of Application for the Direct Control Provision, as set out in the regulations governing that Zone boundary, which are within Part IV of this Bylaw, shall be automatically amended by the Development Officer to include, as part of the Area of Application, reference to the closed portion of public roadway which becomes part of the Direct Control Provision.

Edmonton Zoning Bylaw 12800

*Bylaw 17831
November 28, 2016*

5. Approval Required For Development

5.1 Requirement for a Development Permit

1. No person shall commence, or cause or allow to be commenced, a development without a Development Permit issued in accordance with [Section 12](#) of this Bylaw.
2. No person shall carry on, or cause or allow to be carried on a development without a Development Permit issued in accordance with [Section 12](#) of this Bylaw.

*Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015*

5.2 Other Requirements

1. An approved Development Permit means that the proposed development has been reviewed against the provisions of this Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site.

Edmonton Zoning Bylaw 12800

6. *Definitions General*

6.1 General Definitions

6.2 General Sign Definitions

Edmonton Zoning Bylaw 12800

6. *General Definitions*

Terms and words in this Bylaw which are defined in the Municipal Government Act, 1994, have the meaning expressed in that Act. Other terms and words, unless the context requires otherwise, are defined as follows:

Above Ground Parkade

Abut or Abutting

Accessory

Act or Municipal Government Act

Amateur Radio Antenna and Support Structure

Amenity Area

Animal Unit

Bare Land Condominium

Bare Land Condominium Unit

Basement

Bed and Breakfast Operation

Bicycle Parking

Blank Walls

Body Rub Centre

Bylaw Enforcement Officer

Caliper

Cannabis

Cannabis Production and Distribution

Common Amenity Area

Congregate Living

Conversion

Corner Lot

Corner Site

Council

Curb Cutting

Dangerous Goods

Density

Development Officer

Development Permit

Discretionary Uses

Dormer

Double Fronting Site

Driveway

Dwelling

Eco-Industrial Development

Eco-Industrial Networking

Edmonton Zoning Bylaw

Enclosed Front Porch

[Façade](#)
[Family Oriented Dwelling](#)
[Fence](#)
[Floor Area](#)
[Floor Area Ratio](#)
[Floor Plate](#)
[Frontage](#)
[Front Lot Line](#)
[Front Setback](#)
[Front Yard](#)
[Garage](#)
[Grade](#)
[Green Buildings](#)
[Green Parking Lots](#)
[Green Roof](#)
[Habitable Room](#)
[Half Storey](#)
[Hardsurfaced](#)
[Height](#)
[Hen Enclosure](#)
[Household](#)
[Impermeable Material](#)
[Inclusive Design](#)
[Interior Lot](#)
[Interior Site](#)
[Isolation](#)
[Landscaping](#)
[Lane](#)
[Limited Supportive Housing](#)
[Living Room](#)
[Lot](#)
[Mobile Home Lot](#)
[Mobile Home Park](#)
[Mobile Home Subdivision](#)
[Multi-unit Project Developments](#)
[Natural Area Management Plan](#)
[Non-habitable Room](#)
[Non-required Habitable Room Windows](#)
[Nuisance](#)
[Occupants](#)
[Overlay](#)
[Parking Area](#)
[Party Wall](#)
[Permitted Uses](#)
[Platform Structures](#)
[Preferential Parking](#)
[Principal Living Room Windows](#)
[Privacy Screening](#)
[Privacy Zone](#)

[Private Outdoor Amenity Area](#)
[Public Amenity Space](#)
[Public Space](#)
[Rear Lot Line](#)
[Rear Setback](#)
[Rear Yard](#)
[Renewable Energy Device](#)
[Retaining Wall](#)
[Reverse Housing](#)
[Rooftop Terrace](#)
[Satellite Signal Receiving Antenna](#)
[Seasonal Bedding Sites](#)
[Separation Space](#)
[Setback](#)
[Side Lot Line](#)
[Side Setback](#)
[Side Yard](#)
[Site](#)
[Site Coverage](#)
[Site Depth](#)
[Site Side Setback](#)
[Site Width](#)
[Sleeping Unit](#)
[Statutory Plan](#)
[Stepback](#)
[Storey](#)
[Street Wall](#)
[Studio](#)
[Surface Parking Lot](#)
[Tandem Parking](#)
[Temporary Development](#)
[Tower](#)
[Traffic Generation](#)
[Transit Avenue](#)
[Transit Centre](#)
[Treed Landscaped Boulevard](#)
[Underground Parkade](#)
[Unenclosed Front Porch](#)
[Use](#)
[Violation Notice](#)
[Walkway](#)
[Water Retention Structures](#)
[Yard](#)
[Zero Lot Line Development](#)
[Zone](#)
[Zoning Bylaw Compliance Certificate](#)

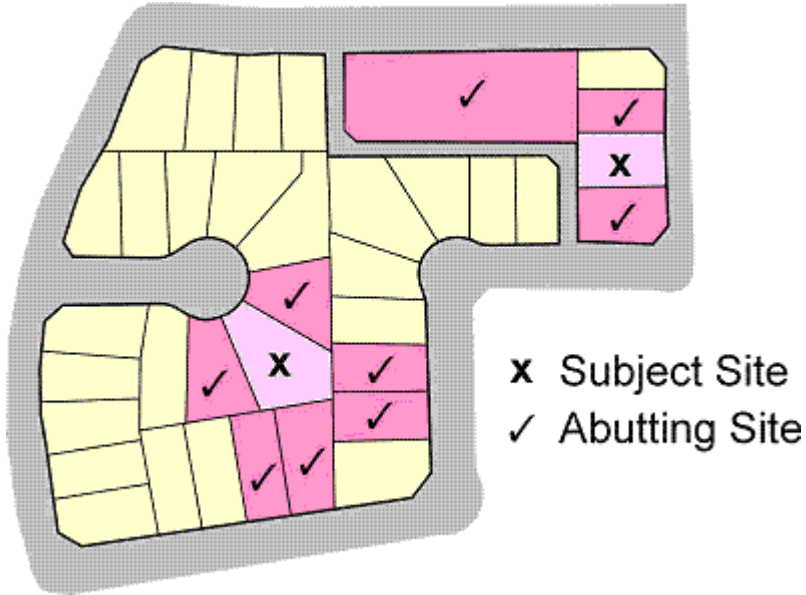
*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

Above Ground Parkade means a structure, that provides parking spaces for more than three motorized vehicles that is designed for the parking of vehicles in tiers of floors, and at least one floor is located above ground;

Charter Bylaw 19502
February 9, 2021

Abut or **Abutting** means immediately contiguous to or physically touching, and when used with respect to a lot or Site, means that the lot or Site physically touches upon another lot, Site, or piece of land, and shares a property line or boundary line with it;

*Bylaw 15414
May 25, 2010*



*Bylaw 16945
September 22, 2014*

Accessory means, when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site;

Act or Municipal Government Act, means the Municipal Government Act, R.S.A. 2000, c.M-26, as amended. References in this Bylaw to other Acts shall have the following meanings:

- a. Condominium Property Act, shall mean the Condominium Property Act, R.S.A. 2000, c. C 22, as amended;
- b. Environmental Protection and Enhancement Act, shall mean the Environmental Protection and Enhancement Act, R.S.A. 2000, c. E-12, as amended;
- c. Traffic Safety Act, shall mean the Traffic Safety Act, R.S.A. 2000, c.T-6, as amended;
- d. Historical Resources Act, shall mean the Historical Resources Act, R.S.A. 2000, c. H-9, as amended;
- e. Railway (Alberta) Act, shall mean the Railway Act, R.S.A. 2000, c. R-4, as amended;
- f. Safety Codes Act, shall mean the Safety Codes Act, S.A. 2000, c. S1, as amended; and
- g. Post-secondary Learning Act, shall mean the Post-secondary Learning Act, SA 2003, c.P-19.5, as amended;

Amateur Radio Antenna and **Support Structure** means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the purpose of the reception and transmission of radio signals by private, federally licensed amateur radio operators;

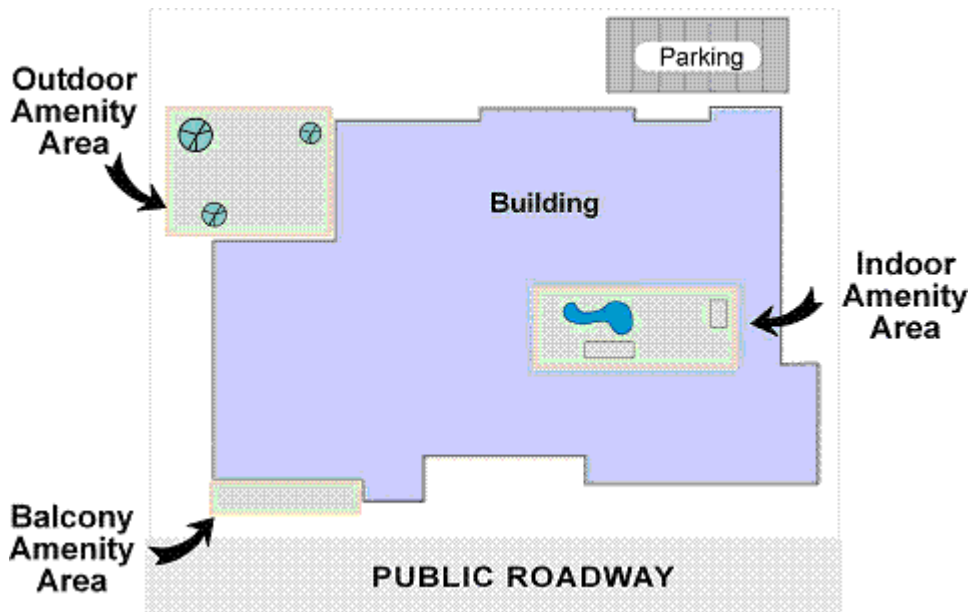
Bylaw 17831
November 28, 2016
Bylaw 18303
February 26, 2018

Amenity Area means:

- a. with respect to Residential Uses, space outside a Dwelling or Sleeping Unit provided for the active or passive recreation and enjoyment of the occupants of a residential development, which may be for private or communal use and owned individually or in common, subject to the regulations of this Bylaw;
- b. with respect to non-Residential Uses, space provided for the active or passive recreation and enjoyment of the public, during the hours which the development is open to the public, which shall be owned and maintained by the owners of the development, subject to the regulations of this Bylaw; and
- c. with respect to both Residential and non-Residential Uses, may include indoor or outdoor space, Platform Structures, Rooftop Terraces, and Accessory structures.

Bylaw 15414
May 25, 2010
Bylaw 18303
February 26, 2018

The following is an example provided for illustrative purposes only:



Animal Unit means the number of animals of a particular category of livestock that shall excrete 73 kg of total nitrogen in a 12 month period;

*Bylaw 14241
February 7, 2007*

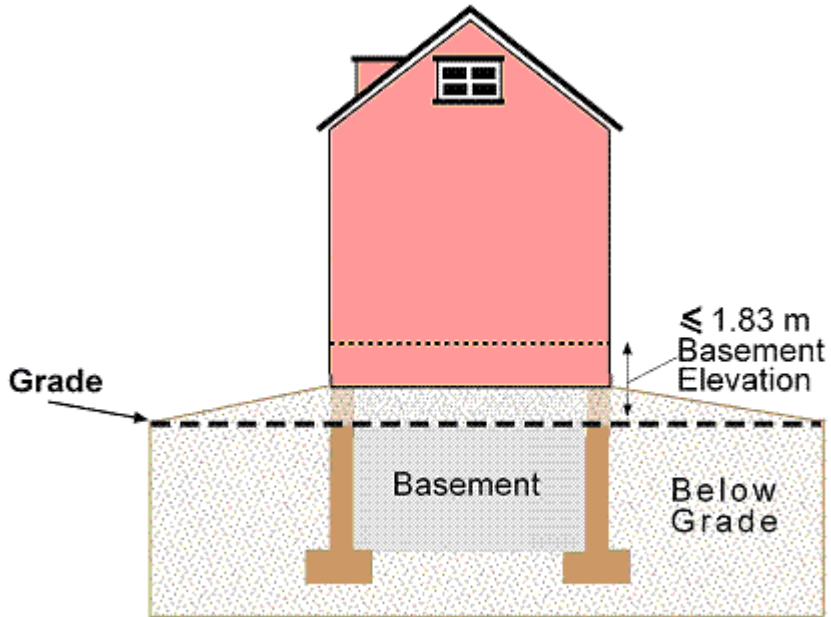
"Bare Land Condominium Unit" means a bare land unit as defined in the Condominium Property Act, RSA 2000, c. C-22.

*Bylaw 14241
February 7, 2007*

“Bare Land Condominium” means a condominium development containing Bare Land Condominium Units, created specifically through subdivision and registered as a condominium plan in accordance with the Condominium Property Act, RSA 2000, c. C-22.

Bylaw 15414
May 25, 2010
Bylaw 16733
July 6, 2015
Charter Bylaw 18387
May 7, 2018

Basement means the portion of a building or structure which is wholly or partially below ground level, having above Grade no more than [1.83 m](#) of its clear Height which lies below the finished level of the floor directly above;



Bed and Breakfast Operation means a Dwelling where temporary sleeping accommodations, with or without meals, are provided for remuneration to members of the public;

Bicycle Parking means a space designed for the securing of one or more bicycles in an orderly fashion. Bicycle Parking can be either:

- a. long term, meaning a weather-protected, secure location where access to the enclosure is limited to authorized individuals only. For example: a room within a residential building or workplace; an enclosure within a parking garage; or a cluster of bicycle lockers.
- b. short term, meaning a publicly-accessible location that is visible from and close to the entrance of the building it serves. For example: a bicycle rack or bicycle corral.

Blank Walls means exterior walls containing no windows, doors or other similar openings;

*Bylaw 16370
March 18, 2013*

Body Rub Centre means a Personal Service Shop development where services are provided that involve the physical external manipulation of the soft tissues of the human body that are performed, offered or solicited for a fee in a manner that appeals to or is designed to appeal to erotic or sexual appetites or inclinations. This includes but is not limited to a body rub advertised by any means as "sensual", "sexy" or by any other word or any depiction having like meaning or implication.

*Bylaw 17831
November 28, 2016*

Bylaw Enforcement Officer means an individual appointed as a bylaw enforcement officer, pursuant to the Enforcement Bylaw, Bylaw 16368;

*Bylaw 17672
June 27, 2016*

Caliper means the trunk diameter of a tree measured at a point 300.0 mm above the top of the root ball;

Cannabis Production and Distribution means development used principally for one or more of the following activities as it relates to Cannabis:

- a. the production, cultivation, and growth of Cannabis;
- b. the processing of raw materials;
- c. the making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products;
- d. the storage or transshipping of materials, goods and products; or
- e. the distribution and sale of materials, goods and products to Cannabis Retail Sales stores or to individual customers.

*Bylaw 18076
June 28, 2017
Charter Bylaw 18381
May 7, 2018*

Cannabis means a cannabis plant and anything referred to in subsection (a) of this definition but does not include anything referred to in subsection (b) of this definition:

- a. Cannabis includes:
 - i. any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not, other than a part of the plant referred to in subsection (b) of this definition.
 - ii. any substance or mixture of substances that contains or has on it any part of such a plant;
 - iii. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

- b. Notwithstanding subsection (a) of this definition, Cannabis does not include:
 - i. a non-viable seed of a cannabis plant;
 - ii. a mature stalk, without any leaf, flower, seed or branch, of such plant;
 - iii. fibre derived from a stalk referred in subsection (b)(ii) of this definition; and
 - iv. the root or any part of the root of such a plant

*Bylaw 18303
February 26, 2018*

Common Amenity Area means communal space provided for the active or passive recreation and enjoyment of all occupants of a residential development.

*Bylaw 15953
November 13, 2012
Charter Bylaw 19490
November 5, 2020*

Congregate Living means four or more individuals occupying Sleeping Units in a building where the occupants share access to facilities such as cooking, dining, laundry, or sanitary facilities. Typical Uses where Congregate Living is found include Fraternity and Sorority Housing, Supportive Housing, and Lodging Houses.

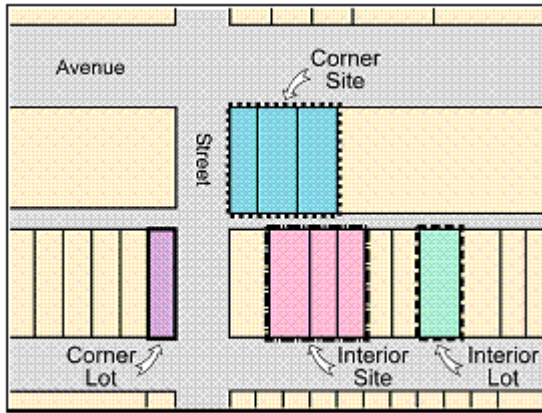
Conversion means a change in Use of land or a building or an act done in relation to land or a building that results, or is likely to result, in a change in the Use of such land or building with or without involving major structural alterations;

*Bylaw 14934
June 16, 2008
Bylaw 15414
May 25, 2010*

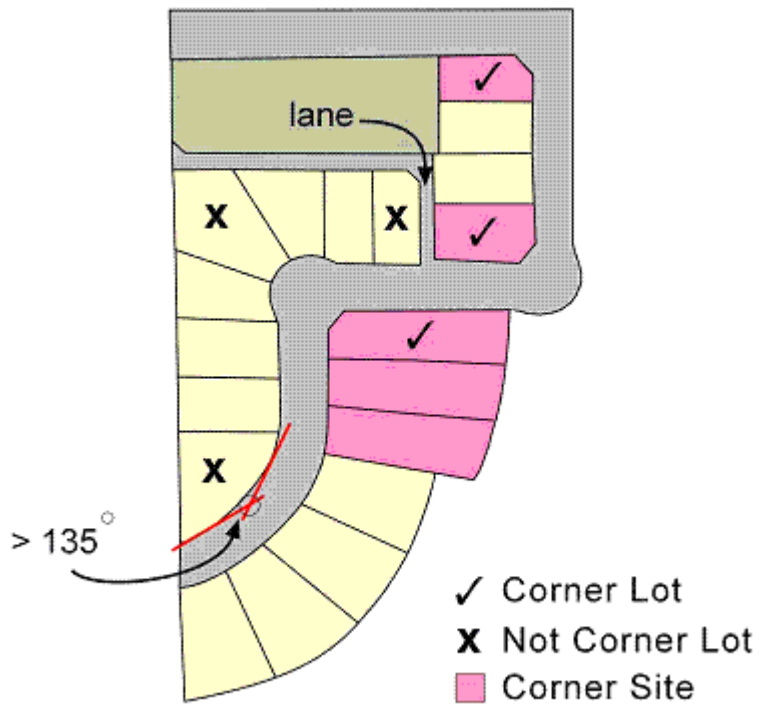
Corner Lot means:

- a. a Lot located at the intersection of two public roadways, other than Lanes; or
- b. a Lot located abutting a public roadway, other than a Lane, which changes direction at any point where it abuts the lot;

provided that in both cases the Lot shall not be considered a Corner Lot where the contained angle formed by the intersection or change of direction is an angle of more than 135 degrees. In the case of a curved corner, the angle shall be determined by the lines tangent to the property line abutting the public roadways, provided the roadway is not a Lane, at the point which is the extremity of that property line. In the case of a curved corner, the point which is the actual corner of the Lot shall be that point on the property line abutting the public roadway, provided the roadway is not a Lane, which is nearest to the point of intersection of the tangent lines.



Examples

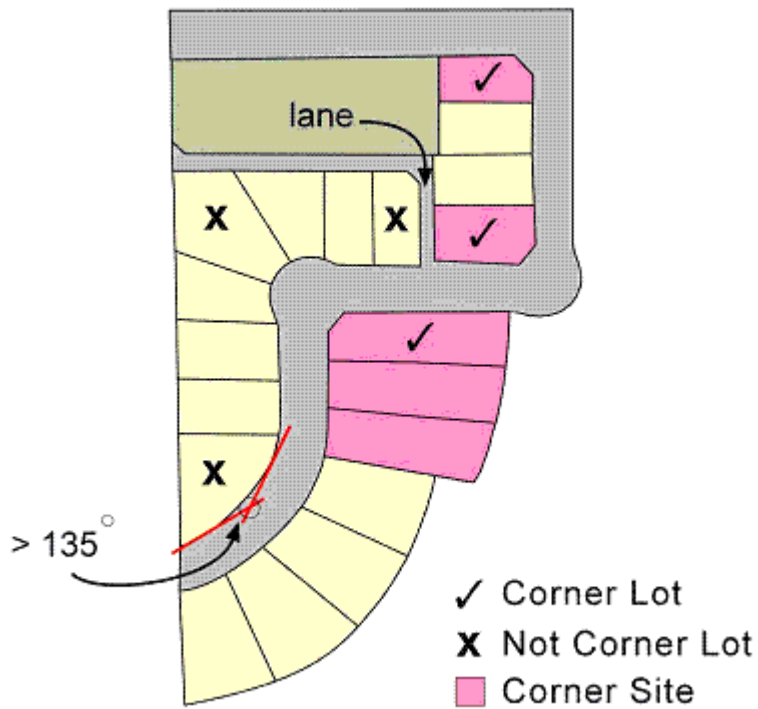
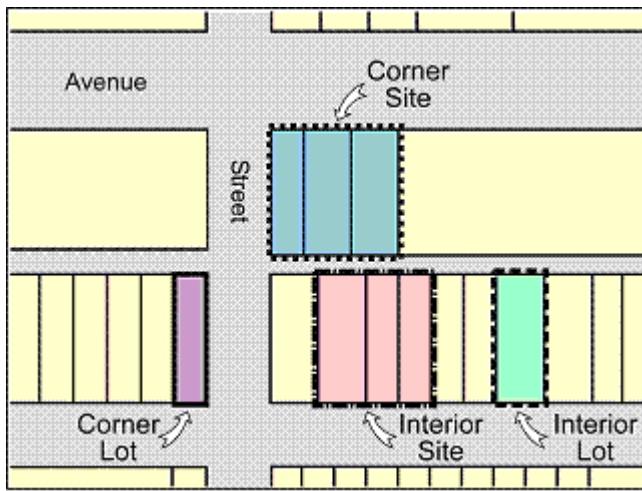


*Bylaw 14934
June 16, 2008
Bylaw 15414
May 25, 2010*

Corner Site means an area of land consisting of one or more adjacent Lots where at least one Lot is:

- a. located at the intersection of two public roadways, other than Lanes; or
- b. abuts a public roadway, other than a Lane, which changes direction at any point where it abuts the Site;

provided that in both cases the Site shall not be considered a Corner Site where the contained angle formed by the intersection or change of direction is an angle of more than 135 degrees. In the case of a curved corner, the angle shall be determined by the lines tangent to the property line abutting the public roadways, provided the roadway is not a Lane, at the point which is the extremity of that property line. In the case of a curved corner, the point which is the actual corner of the Site shall be that point on the property line abutting the public roadway, provided the roadway is not a Lane, which is nearest to the point of intersection of the tangent lines.



Council means the Council of the Municipal Corporation of the City of Edmonton;

Curb Cutting means the cutting or lowering of a curb, sidewalk or boulevard, or any of them, to provide a driveway for vehicular and pedestrian access to a Site;

*Bylaw 15643
May 2, 2011*

Dangerous goods means Dangerous Goods as defined in the Alberta Fire Code, as may be amended from time to time, and are produced, processed, handled, stored, used or disposed of on any site

Density means, when used in reference to Residential and Residential-Related development, the number of Dwellings on a Site expressed as Dwellings per hectare;

*Bylaw 17832
November 28, 2016*

Development Officer shall be the development authority, pursuant to the City Administration Bylaw, Bylaw 16620.

Development Permit means a document authorizing a development, issued by a Development Officer pursuant to this Bylaw or any previous Bylaw governing land use within the City, and includes the plans and conditions of approval;

Discretionary Uses means those uses of land, buildings or structures for which Permits may be issued only at the discretion of the Development Officer;

*Charter Bylaw 18637
December 10, 2018*

Dormer means an extension of a room that projects vertically beyond the plane of a sloped roof to allow for a window opening into the room.

Double Fronting Site means a Site which abuts two public roadways, not including Lanes as defined in the Highway Traffic Act, which are parallel or nearly parallel in the vicinity of the Site;

*Bylaw 15634
September 26, 2011
Bylaw 17973
April 27, 2017*

Driveway means an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area and does not include a Walkway.

*Charter Bylaw 19087
December 9, 2019
Charter Bylaw 19490
November 5, 2020*

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 Supportive Housing or Lodging House Uses;

*Bylaw 15643
May 2, 2011*

Eco-Industrial Development means a community of manufacturing and service businesses seeking enhanced environmental and economic performance through collaboration in managing environmental and resources issues including energy, water and materials. By working together, the community of businesses seeks a collective benefit which is greater than the sum of the individual benefits each company would realize if it optimized its individual performance only.

Eco-Industrial Networking (EIN) means embraces a systems approach and lessons from nature. In practice, EIN creates collaborative relationships (networks) between businesses, governments, and communities to more efficiently and effectively use resources, such as materials and energy, but also including land, infrastructure, and people. Possible benefits are:

- More efficient land use planning
- Greater returns for capital investment
- Leveraged partnerships between public and private organizations
- Integral consideration of ecological, social, and economic impacts
- Multi-objective infrastructure systems (utilities / services)
- Sustainable economic development
- Green buildings, technologies & practices
- "Waste = food" synergies

Edmonton Zoning Bylaw means a land use bylaw, as that term is used in the Municipal Government Act;

Enclosed Front Porch means an entrance structure typically located at the front or side of a Dwelling at the ground floor entry level, consisting of a roof and floor, where the front and sides of the structure have been enclosed by solid walls or windows;

*Bylaw 15201
December 13, 2010*

Façade means the exterior outward face of a building. Typically, the façade of interest is that surface that serves as the front of that building and faces a building's primary street. Buildings on the corner of two streets or a street and an alley present two public façades.

*Bylaw 17727
August 22, 2016*

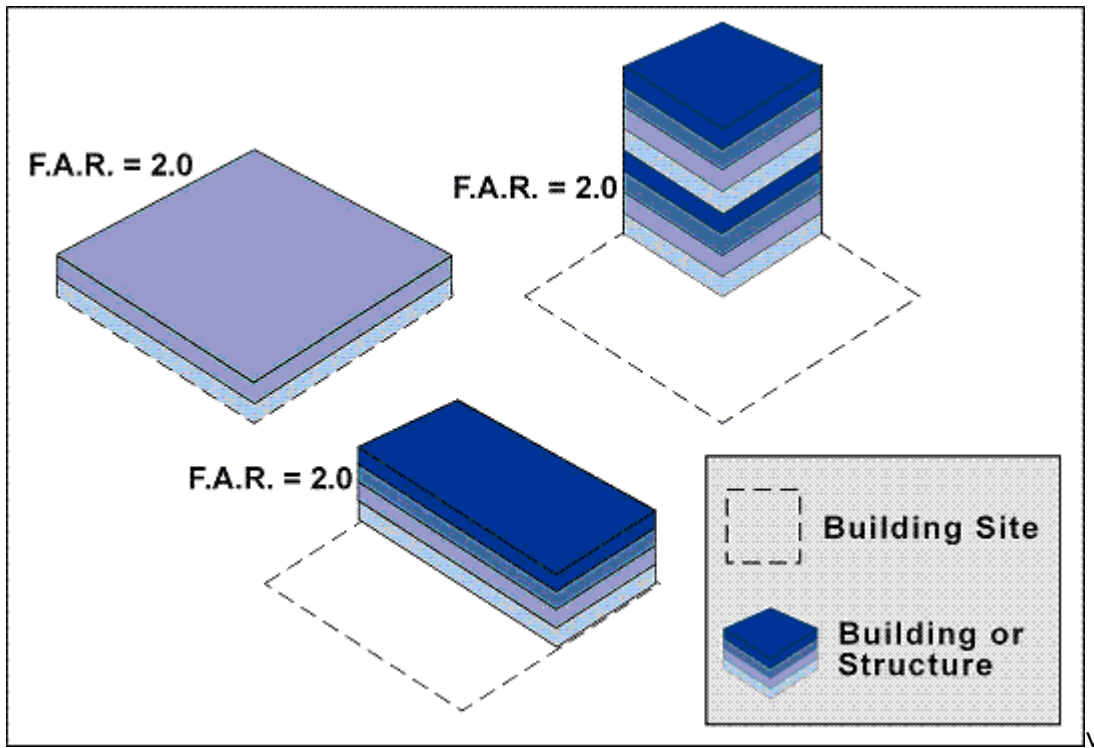
Fence means a structure constructed at ground level, used to prevent or restrict passage, provide visual screening, noise attenuation, Landscaping, or to mark a boundary.

Bylaw 16733
July 6, 2015
Bylaw 18303
February 26, 2018
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 18484
August 20, 2018

Floor Area Ratio means the numerical value of the Floor Area of the building or structure relative to the Site upon which it is located, excluding:

- a. Basement areas used exclusively for storage or service to the building, or as a Secondary Suite;
- b. Parking Areas below ground level;
- c. Walkways required by the Development Officer;
- d. Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development, divided by the area of the Site; and
- e. indoor Common Amenity Area, divided by the area of the Site.

Bylaw 15414
May 25, 2010



Floor Area means the total Floor Area of the building or structure, contained within the outside surface of the exterior and Basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used;

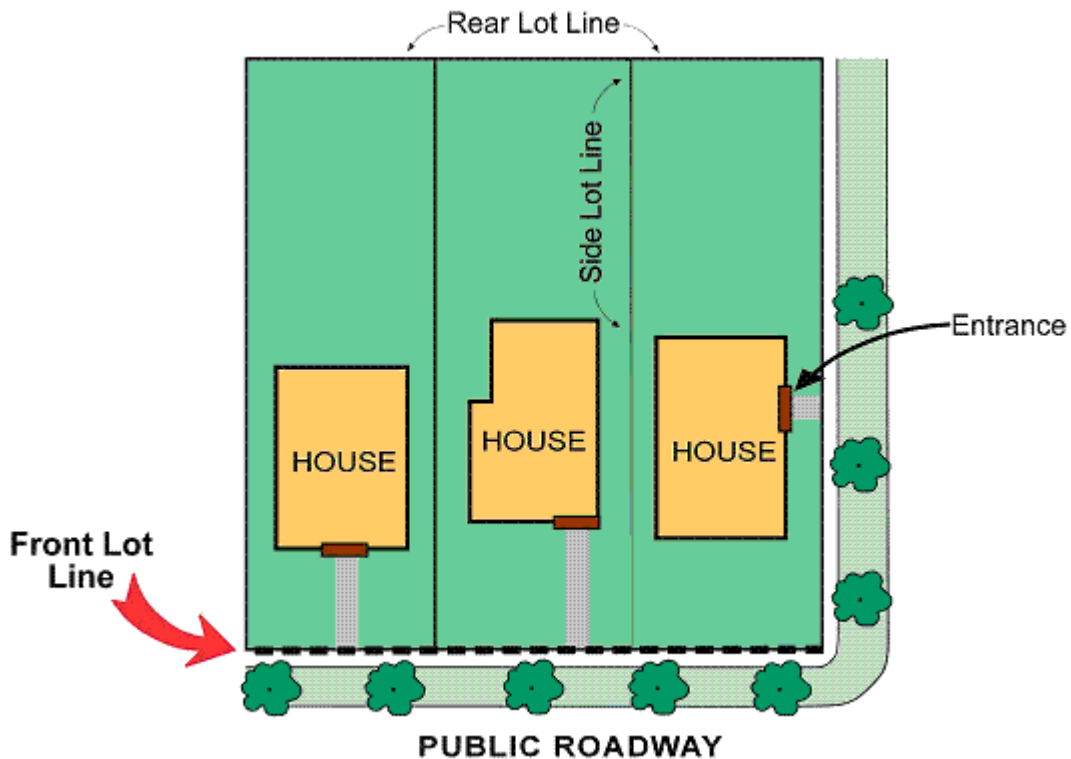
*Bylaw 15201
December 13, 2010*

Floor Plate means the total floor area of a Storey within a building or structure contained within the outside surface of the exterior walls, provided that in the case of a wall containing windows, the glazing line of windows may be used.

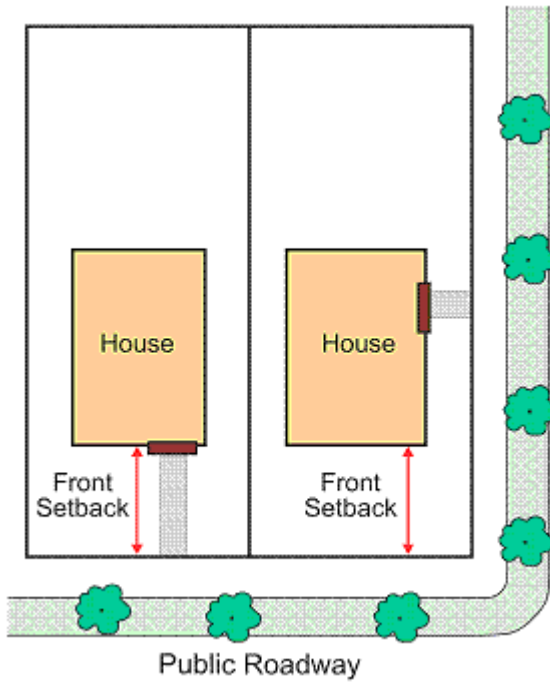
Charter Bylaw 18467
July 9, 2018

Front Lot Line means the property line separating a lot from an abutting public roadway other than a Lane. In the case of a Corner Lot, the Front Line is the shorter of the property lines abutting a public roadway, other than a Lane. In the case of a Corner Lot formed by a curved corner, the Front Lot Line shall be the shorter of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line; In the case of Reverse Housing, the Front Lot Line means the shortest property line which is furthest from and opposite the Lot Line abutting the Lane.

Bylaw 15414
May 25, 2010

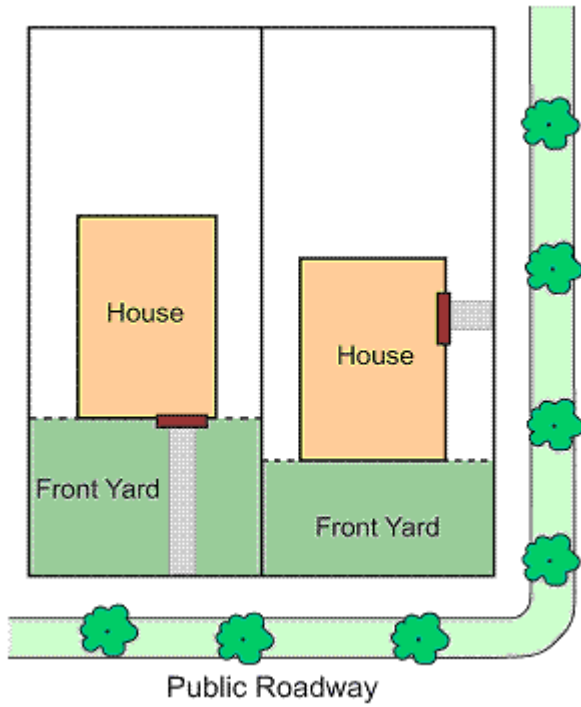


Front Setback means the distance that a development or a specified portion of it, must be set back from a Front Lot Line. A Front Setback is not a Front Yard, Amenity Space or Separation Space.



Bylaw 15414
May 25, 2010
Bylaw 15735
June 20, 2011

Front Yard means the portion of a Site abutting the Front Lot Line extending across the full width of the Site, situated between the Front Lot Line and the nearest wall of the principal building, not including projections.



Frontage means, where used with reference to residential development, the lineal distance measured along the Front Lot Line; and where used with reference to non-residential development, the length of the property line of any side of a separate development which is parallel to, and abuts, a public roadway, not including a Lane, which is directly accessible from the development. The Frontage of an individual premises in a multiple occupancy development shall be considered as the total width of the bays occupied by that premises which have exposure parallel to any Frontage of the multiple occupancy development;

Garage means an Accessory building, or part of a principal building designed and used primarily for the storage of motor vehicles and includes a carport;

*Bylaw 15414
May 25, 2010
Bylaw 17062
July 9, 2015*

Grade means a geodetic elevation from which the Height of a structure is measured, calculated in accordance with Section 52.

*Bylaw 15643
May 2, 2011*

Green Buildings refers to buildings that strive to balance environmental, economic, and social considerations in design, construction and operation. Energy, water and resource efficiency; occupant comfort and well-being; site development and community context; and the economics of building construction and operation are key considerations. In comparison to conventional buildings, green buildings take advantage of natural processes to generate less waste, less pollution, and reduce their overall environmental footprint.

*Bylaw 15643
May 2, 2011
Bylaw 17973
April 27, 2017*

Green Parking Lots refer to surface parking lots with limited Impermeable Material, substantial tree cover and plant material, and direct surface runoff toward landscaped basins, thus encouraging on-site stormwater management and eliminating or reducing the need for mechanical drainage connections. Environmental performance targets include measures for reducing the urban heat island effect, improving pedestrian infrastructure, comfort and safety, using energy efficient fixtures and recycled materials, managing stormwater run-off on-site, and preserving and enhancing the environment.

*Bylaw 15643
May 2, 2011*

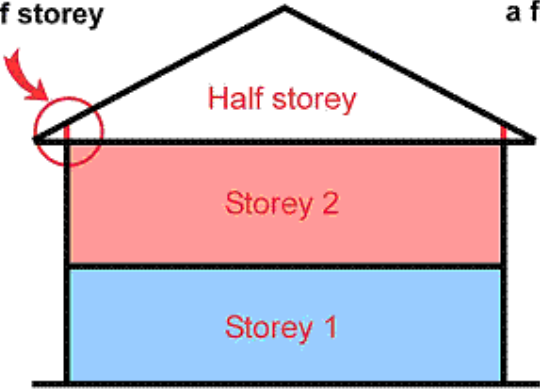
Green Roof means the installation of vegetated roofs and site/building systems that either reduce the amount of storm water runoff and/or reuse storm water on-site or within buildings. Also known as green roof tops, vegetated roofs, planted roofs, rooftop gardens, or eco-roofs which utilize a variety of techniques for growing vegetation on a building rooftop. "Extensive" green roofs are usually lightweight green roof retrofits on existing building roofs, and cannot usually accommodate foot traffic. "Intensive" green roofs usually involve a deeper soil layer, and are easier to incorporate into new building designs.

Habitable Room means any room in a Dwelling other than a Non-habitable Room;

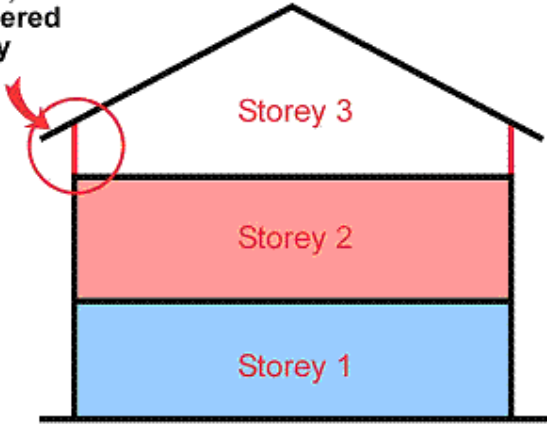
Half Storey means a Storey under a gable, hip, or gambrel roof, the wall plates of which, on at least two opposite walls, are not more than [0.66 m](#) above the floor of such Storey;

Bylaw 15414
May 25, 2010

If less than or equal to 0.66 m high, it is considered a half storey



If more than 0.66 m high, it is considered a full storey



*Bylaw 16312
January 21, 2013
Bylaw 17973
April 27, 2017*

Hardsurfaced means the ground is covered with a durable, dust-free material constructed of impermeable or permeable concrete, asphalt, pavers, or similar material

*Bylaw 17062
July 9, 2015*

Height means a vertical distance between two points.

*Bylaw 17901
March 6, 2017*

Hen Enclosure means an enclosure designed for hen keeping and may include a hen coop consisting of an enclosed covered shelter for hens, and/or a hen run consisting of an enclosed area used to protect hens and allow for free movement.

*Charter Bylaw 19679
June 29, 2021*

Home Based Child Care means a Major Home Based Business development, located within a Dwelling, intended to provide temporary care and supervision for children.

*Bylaw 15953
November 13, 2012
Charter Bylaw 19679
June 29, 2021*

Household means one or more individuals living together as a single housekeeping group.

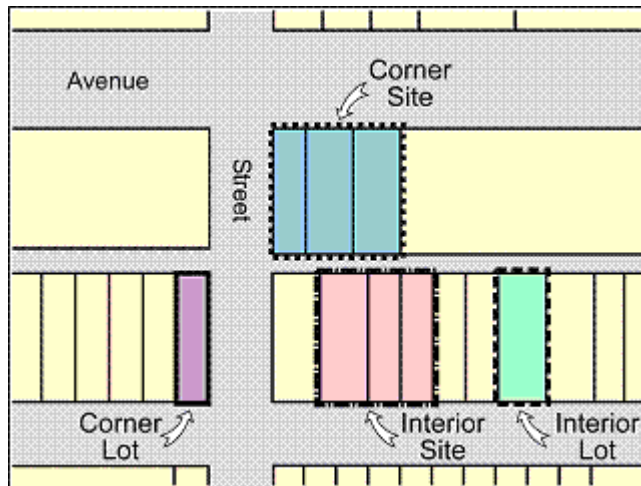
*Bylaw 17973
April 27, 2017*

Impermeable Material means material that is impenetrable by water and includes building coverage, asphalt, concrete, and brick, stone, and wood that do not have permeable spacing. Impermeable Material does not include gravel, river rock, wood chips, bark mulch, permeable pavers, permeable concrete, permeable asphalt, soil pavement, wood decking with spaced boards, and other materials which have permeable characteristics when in place and are not placed on a layer of material that is impenetrable by water such as plastic sheeting.

*Bylaw 15998
August 27, 2012*

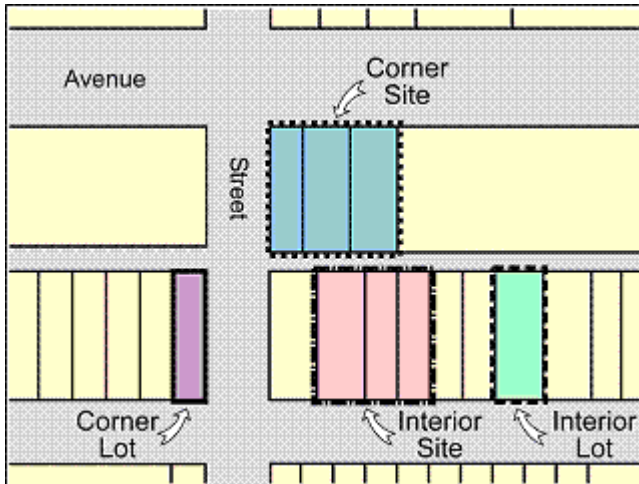
Inclusive Design, when used in respect to a Dwelling or Sleeping Unit, is a design approach that allows the unit to be used as a primary residence for any resident, regardless of that person's age, or existing or potential physical limitations.

Interior Lot means any Lot other than a Corner Lot.



Examples

Interior Site means any Site other than a corner Site;



Examples

Isolation means, when used with reference to a Site, that the Site is so situated with respect to a proposed development, and abutting existing development, proposed development for which a Development Permit has been issued, public roadways and natural features, that such Site would not comply with the minimum requirements of this Bylaw. Isolate has a similar meaning;

Landscaping means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following:

- a. soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings;
- b. decorative hardsurfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and

*Bylaw 17727
August 22, 2016*

- c. architectural elements such as decorative Fencing, walls and sculpture;

Bylaw 16488
July 2, 2013

Lane means an alley as defined in the Traffic Safety Act;

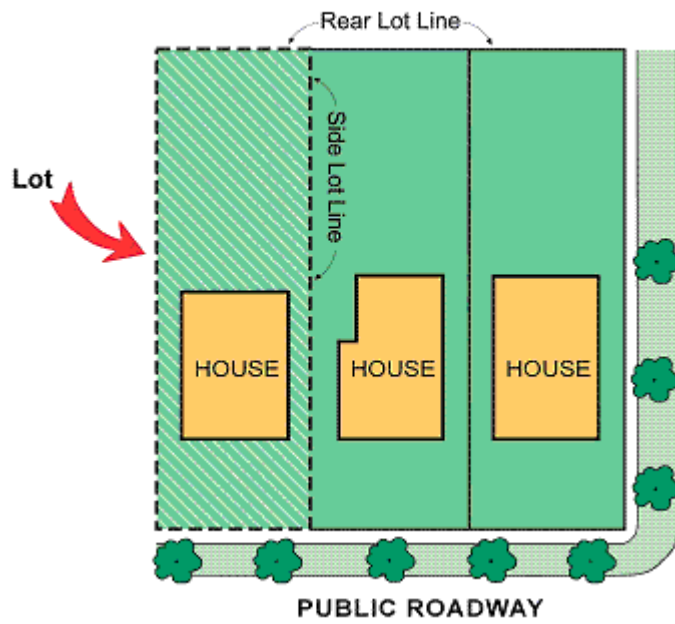
Limited Supportive Housing means a Supportive Housing development with not more than six residents. This development can reasonably expect two or fewer visits by emergency services per month and is located in a freestanding structure that is purpose-built or wholly converted for that purpose.

Living Room means any room in a Dwelling used for the common social activities of the occupants, and designed for general living, whether or not combined with specific activities such as dining, food preparation, or sleeping. Unless provided in such combination, a kitchen or dining room is not a Living Room;

Bylaw 14934
June 16, 2008

Lot means 'lot' as defined under Part 17 of the *Municipal Government Act*:

Bylaw 15414
May 25, 2010



Mobile Home Lot means the space allotted for the installation of one Mobile Home in any Mobile Home Park or Mobile Home Subdivision;

Mobile Home Park means a parcel of land under one title which has been divided into Mobile Home Lots;

Mobile Home Subdivision means an area designated RMH Zone under this Bylaw and subdivided by a registered plan into individual lots of Mobile Homes;

*Bylaw 15359
March 23, 2010
Charter Bylaw 18484
August 20, 2018*

Multi-unit Project Developments are developments of three or more principal Dwellings, Commercial or Industrial uses developed on a Site that includes common property, such as, but not limited to, communal parking areas, driveways, private roadways, amenity areas, or maintenance areas that are shared. Typical Multi-unit Project Developments include rental projects and conventional Condominium developments, developed in accordance with the Condominium Property Act, RSA 2000, c. C-22.

*Bylaw 14679
August 28, 2007*

Natural Area Management Plan means a document formulated to ensure that all responsibilities and actions necessary to support the conservation, preservation or restoration of a Natural Area.

Non-habitable Room means a space in a Dwelling providing a service function and not intended primarily for human occupancy, including bathrooms, entry ways, corridors, or storage areas;

Non-required Habitable Room Windows includes any windows, in any Habitable Room, not required to meet the ventilation and natural light requirements of the regulations of the Safety Codes Act;

*Bylaw 15643
May 2, 2011*

Nuisance means anything that is obnoxious, offensive or interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses. This could include that which creates or is liable to create a nuisance through emission of noise, smoke, dust, odour, heat, light, fumes, fire or explosive hazard; results in the unsightly or unsafe storage of goods, salvage, junk, waste or other materials; poses a hazard to health and safety; or adversely affects the amenities of the neighbourhood or interferes with the rights of neighbours to the normal enjoyment of any land or building.

Occupants means, when referring to Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs and Nightclubs, people that may occupy Public Space within any of these Uses, to be calculated at 1 Occupant per [1.2 m²](#) of Public Space;

Overlay means additional development regulations superimposed on specific areas of the Zoning Map, which supersede or add to the development regulations of the underlying Zone;

*Bylaw 15634
September 26, 2011*

Parking Area means an area that is used for the parking of vehicles. A Parking Area is comprised of one or more parking spaces, and includes a parking pad, but does not include a Driveway.

Party Wall means either:

- a. a wall erected at, or upon, a line separating two parcels of land, each of which is, or is capable of being, a separate legal parcel subdivided under the Municipal Government Act;
or
- b. a wall separating two Dwellings, each of which is, or is capable of being, a separate legal parcel divided under the Condominium Property Act;

Permitted Uses means those uses of land, buildings or structures for which Permits must be issued by the Development Officer, if the development meets all applicable regulations;

*Bylaw 18303
February 26, 2018*

Platform Structure means an elevated structure intended for use as outdoor Amenity Area that may project and/or be recessed from the wall of a building, may be surrounded by guardrails, parapet walls or similar features. Common examples include: balconies, raised terraces and decks. This definition does not include a Rooftop Terrace.

*Bylaw 15643
May 2, 2011*

Preferential Parking means a conveniently located parking space set aside exclusively for use by a specified type of vehicle or class of users.

Principal Living Room Windows means the main or largest glazed area of a Living Room;

*Bylaw 17727
August 22, 2016*

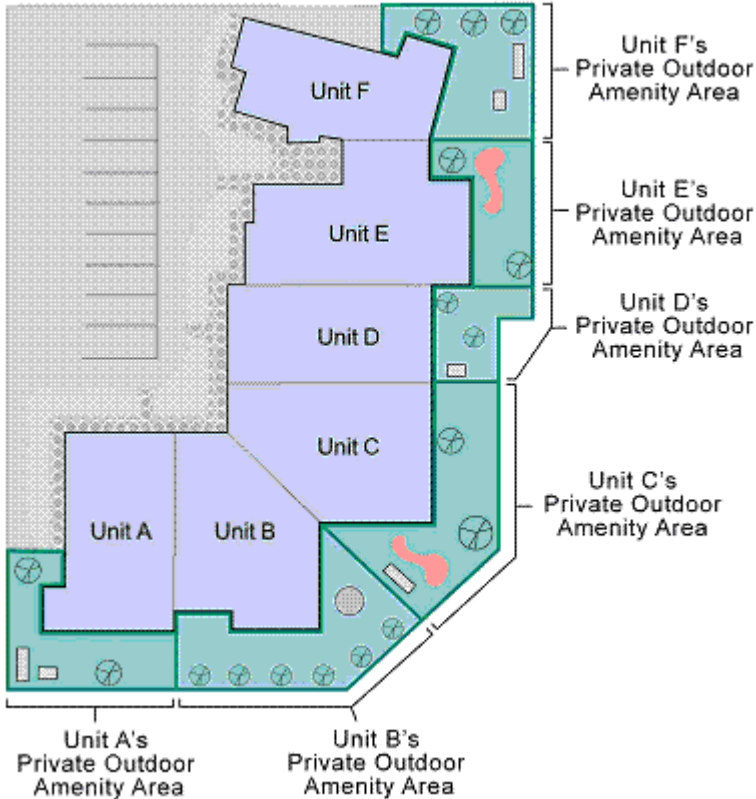
Privacy Screening means a feature that obscures direct and otherwise unimpeded sightlines. Common examples include: vegetative screening, such as shrubs and trees, lattice, masonry or wooden walls, parapet walls, translucent glass or any combination of these or like features. Privacy Screening does not include a balustrade railing or similar railing system.

*Bylaw 14934
June 16, 2008
Bylaw 18303
February 26, 2018*

Privacy Zone means an area within the minimum Separation Space which shall be free of buildings, public roadways, Walkways, on-site roadways, communal parking areas and Common Amenity Areas

Private Outdoor Amenity Area means required open space provided and designed for the active or passive recreation and enjoyment of the residents of a particular Dwelling and which is immediately adjacent to and directly accessible from the Dwelling it is to serve;

Bylaw 15414
May 25, 2010



*Bylaw 15201
December 13, 2010
Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

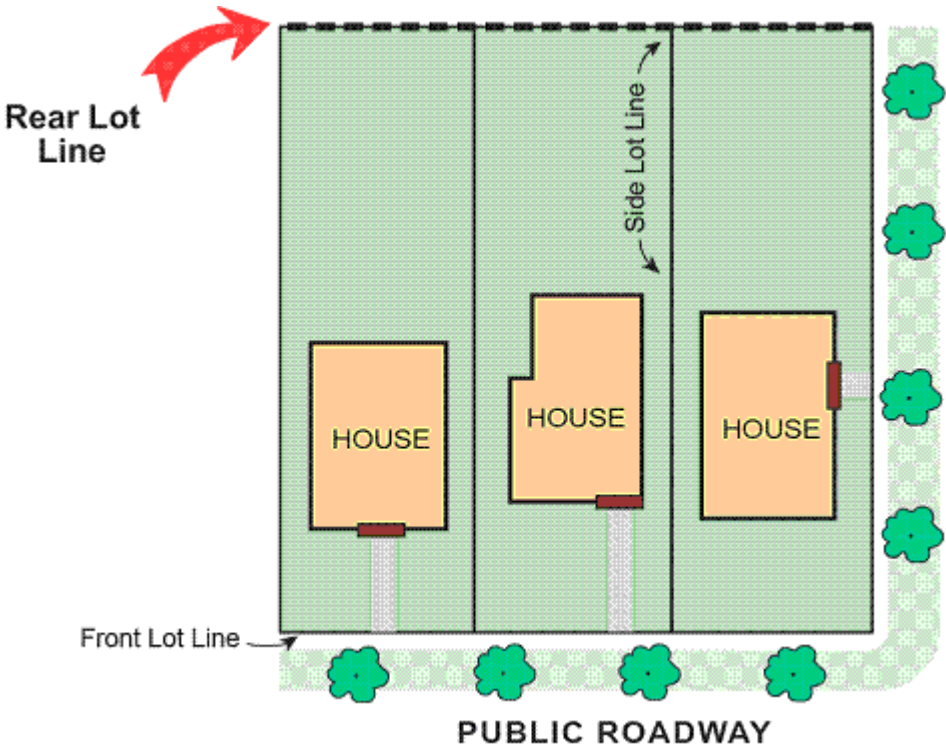
Public Amenity Space means a space in the form of such things as an open space, park, plaza furnishings and includes locations of art, seating areas and other amenities at ground level that are complementary to the adjacent streetscape and are visually and physically accessible to the public

*Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015
Bylaw 18171
September 11, 2017*

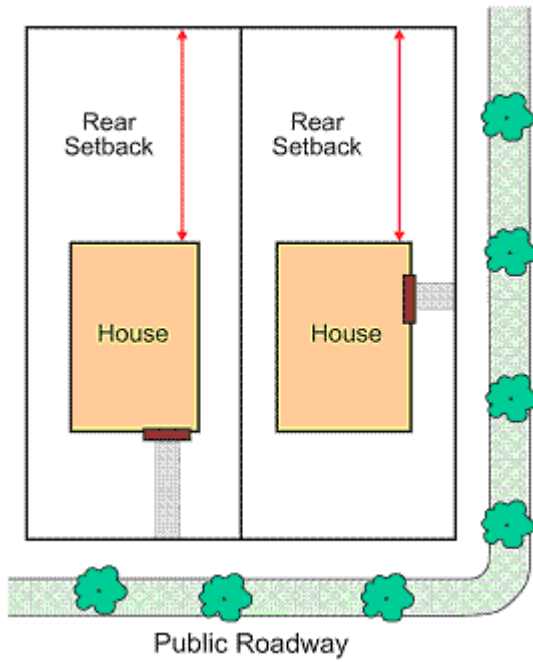
Public Space means space that is part of an establishment, which is open to the public and not restricted to only employees. Public Space includes any private non-sale hospitality area where products manufactured within the premises are provided to private groups for tasting and sampling. This definition does not include kitchens, administration offices, food or drink preparation areas

Rear Lot Line means either the property line of a lot which is furthest from and opposite the Front Lot Line, or, where there is no such property line, the point of intersection of any property lines other than a Front Lot Line which is furthest from and opposite the Front Lot Line;

*Bylaw 15414
May 25, 2010
Bylaw 15735
June 20, 2011*

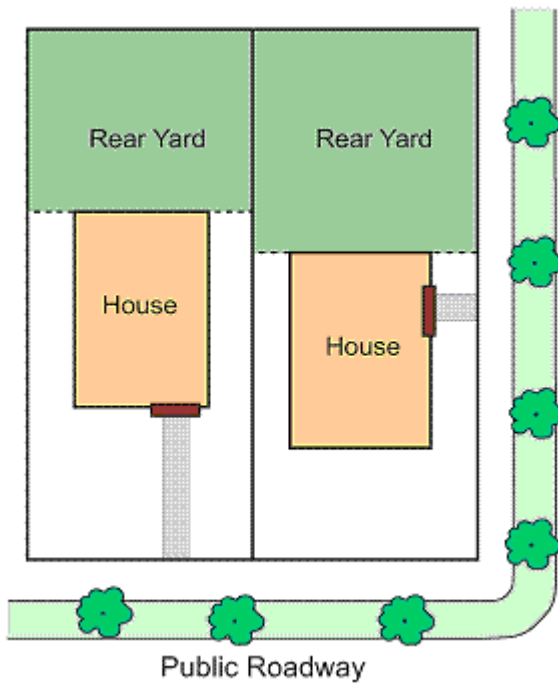


Rear Setback means the distance that a development or a specified portion of it, must be set back from a Rear Lot Line. A Rear Setback is not a Rear Yard, Amenity Space or Separation Space.



Bylaw 15414
May 25, 2010
Bylaw 15735
June 20, 2011

91. **Rear Yard** means the portion of a Site abutting the Rear Lot Line extending across the full width of the Site, situated between the Rear Lot Line and the nearest wall of the principal building, not including projections.



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.

Bylaw 15643
May 2, 2011
Bylaw 17935
April 10, 2017

Renewable Energy Device also known as Alternative Energy System or Power Generation Device means a device where energy is derived from sources that are not depleted by using them, these include:

- a. **Co-generation** production of electricity and thermal energy from the same source, rejected heat from industrial processes can be used to power an electric generator surplus heat from electric generator can be used for industrial processes or for heating purposes (also referred to as combined heat and power – chp).
- b. **District Energy** refers to a group of buildings sharing one energy supply for both heating and cooling (does not produce electricity).
- c. **Solar Collector** means a non-reflective device, used to collect sunlight that is used to convert radiant energy from the sun into thermal or electrical energy.
- d. **Geothermal/ Earth Energy** refers to tapping the heat of the earth itself kilometers deep into the earth's crust. This type of energy is also referred to as geo-thermal energy, though geo-thermal usually refers to the energy derived from areas much deeper beneath the earth's surface
- e. **Wind Energy Conversion System** commonly known as Wind Turbines refers to wind power that is produced by the wind turning rotors mounted to a turbine. This energy is converted to electricity which can be used immediately, stored in batteries or fed back onto the power grid.

*Bylaw 17767
September 19, 2016*

Retaining Wall means a structure constructed to support and resist lateral pressure in order to retain earth, rocks, water or similar materials.

*Charter Bylaw 18467
July 9, 2018*

Reverse Housing means a development on a Site that does not front onto a public roadway and vehicular access is provided from a public Lane.

*Bylaw 17556
March 14, 2016
Bylaw 18303
February 26, 2018*

Rooftop Terrace means an elevated structure intended for use as an outdoor Amenity Area that may be surrounded by guardrails, parapet walls or similar features, and is located above:

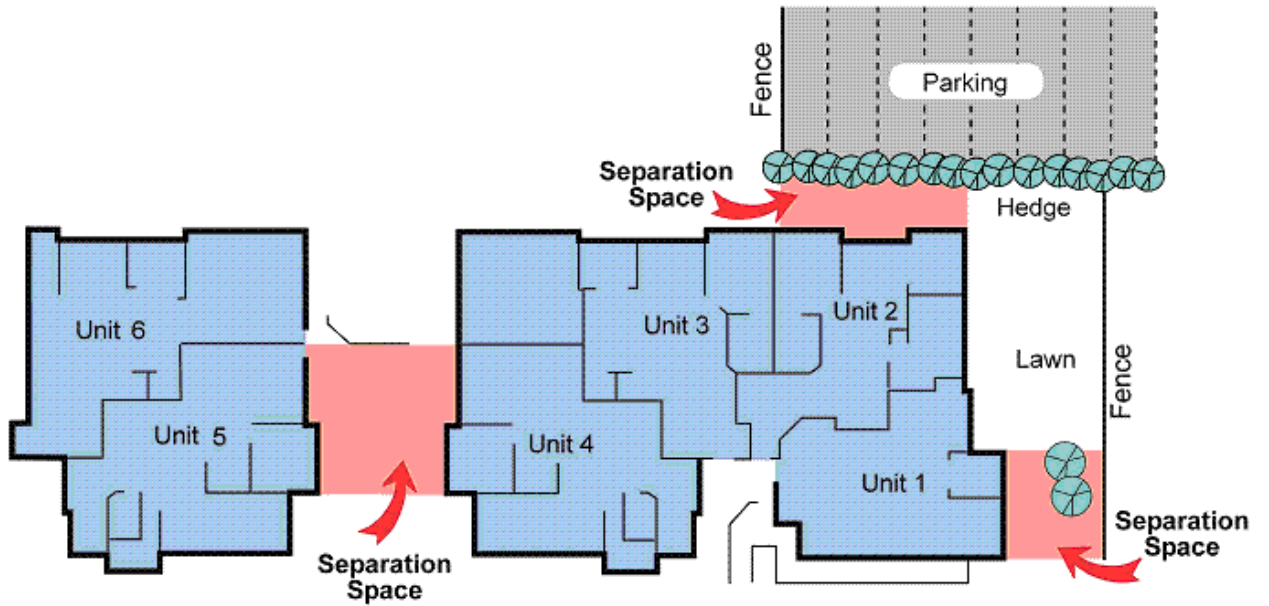
- a. the uppermost Habitable Room;
- b. the uppermost Commercial Floor Area intended for occupancy; or
- c. in the case of an Accessory building other than a Garden Suite, any roof.

This definition does not include a Platform Structure.

Satellite Signal Receiving Antenna means an antenna used for the purpose of receiving television and radio broadcasts transmitted by satellite. Such an antenna (also referred to as a "satellite dish") is usually circular in shape, concave on the receiving side, and may be fixed or rotatable so that it is capable of tracking more than one satellite. This definition does not include an amateur radio, citizens' band, or any other type of antenna, and does not include dishes under [1.0 m](#) in diameter;

Seasonal Bedding Sites means an overwintering area where mature breeding animals and their unweaned young are fed and sheltered;

Separation Space means open space around Dwellings separating them from adjacent buildings or activities within a Site, and providing daylight, ventilation, and privacy. Separation Space is not a Yard;

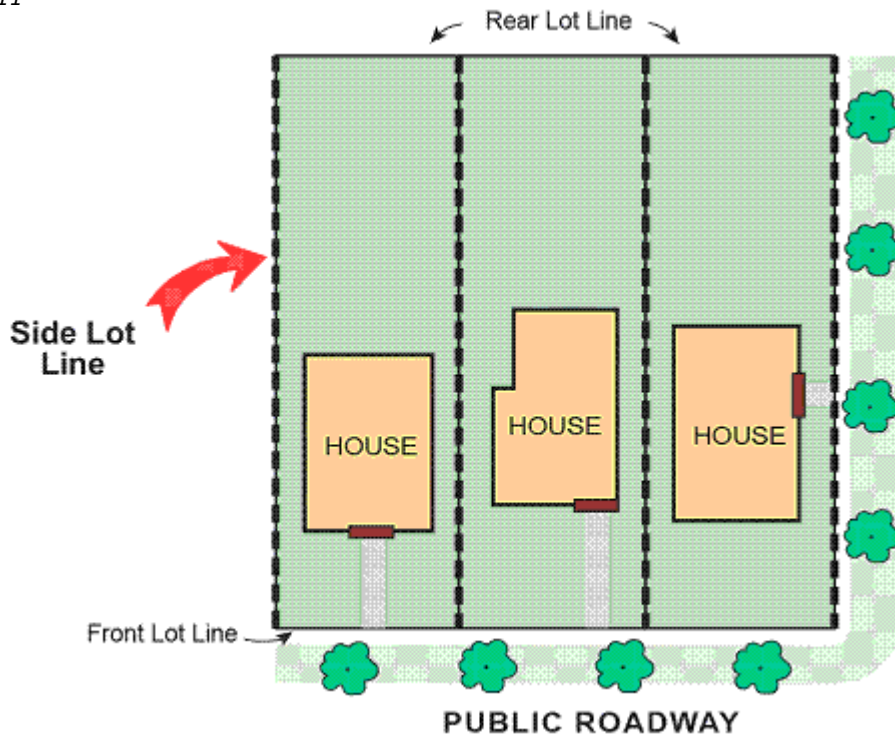


*Bylaw 15414
May 25, 2010
Bylaw 15735
June 20, 2011*

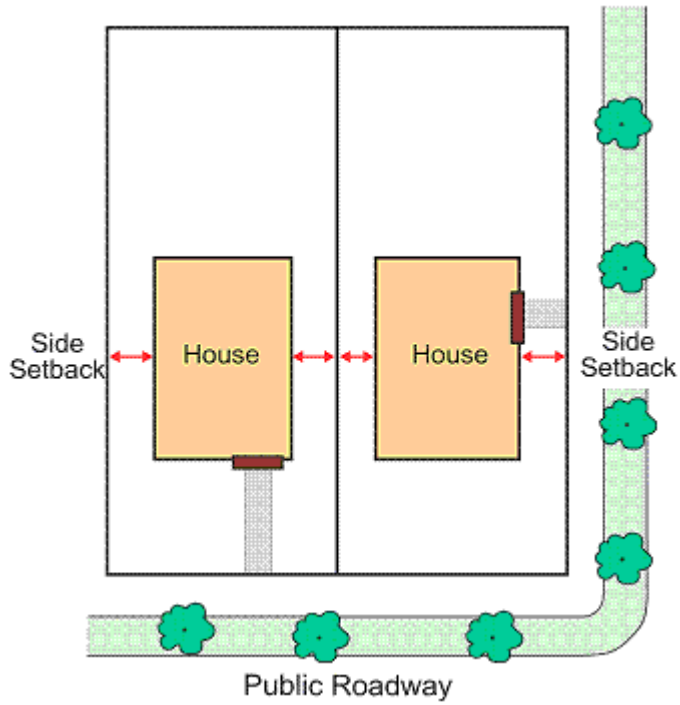
Setback means the distance that a development or a specified portion of it, must be set back from a property line. A Setback is not a Yard, Amenity Space, or Separation Space;

Side Lot Line means the property line of a lot other than a Front Lot Line or Rear Lot Line;

*Bylaw 15735
June 20, 2011*

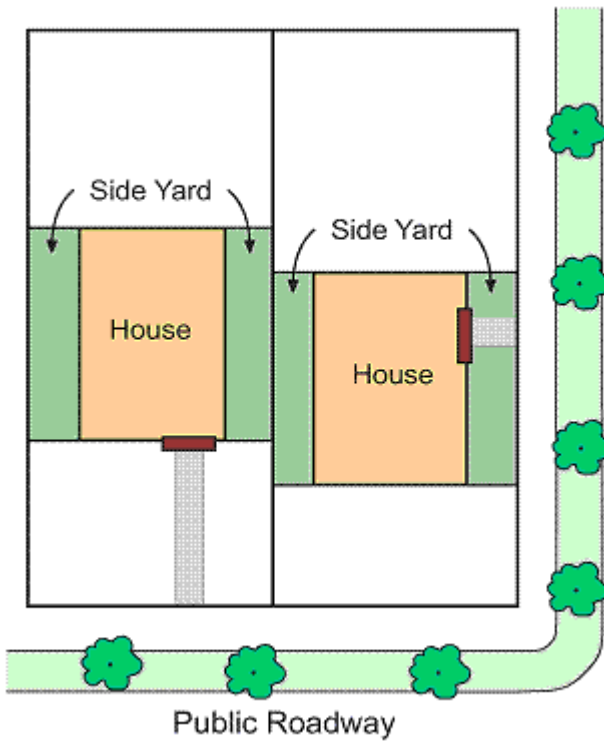


Side Setback means the distance that a development or a specified portion of it, must be set back from a Side Lot Line. A Side Setback is not a Side Yard, Amenity Space or Separation Space.



Bylaw 15414
May 25, 2010
Bylaw 15735
June 20, 2011

Side Yard means that portion of a Site abutting a Side Lot Line extending from the Front Yard to the Rear Yard. The Side Yard is situated between the Side Lot Line and the nearest wall of principal building, not including projections.



Bylaw 16733
July 6, 2015
Charter Bylaw 19503
February 9, 2021

Site Coverage means the total horizontal area of all buildings or structures on a Site which are located at or higher than [1.8 m](#) above Grade, including Accessory buildings or Structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite distance above all buildings and structures on the Site. This definition shall not include:

- a. steps, eaves, cornices, and similar projections;
- b. driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 m or more above Grade; or
- c. unenclosed inner and outer courts, terraces and patios where these are less than [1.8 m](#) above Grade;

*Bylaw 18013
May 29, 2017
Effective: September 1, 2017*

Site Depth means the distance between the mid-points of the Front Lot Line and the mid-points of the Rear Lot Line.

*Bylaw 17617
April 18, 2016*

Site Side Setback means the distance that a development or a specified portion of it, must be set back from the outermost Side Lot Line of the Site. A Site Side Setback is not a Side Yard, Amenity Space or Separation Space.

*Bylaw 15735
June 20, 2011*

Site Width means the horizontal distance between the side boundaries of the Site measured at a distance from the Front Lot Line equal to the required Front Setback for the Zone.

*Bylaw 14934
June 16, 2008*

Site means an area of land consisting of one or more abutting Lots;

Sleeping Unit means a Habitable Room in a building used for Congregate Living in which the room is occupied by a person under any form of accommodation agreement providing remuneration for the room, and the room:

- a. does not include provision for cooking or food preparation, except that:
 - i. Sleeping Units may include limited food preparation facilities such as bar fridge, mini-sink, and microwave where Lodging Houses or Supportive Housing is a Permitted Use and where more than 12 Sleeping Units are allowed in a development;
- b. may or may not be equipped with sanitary facilities; and
- c. provides accommodation for a maximum of two persons.

Statutory Plan means for the purpose of this Bylaw only, any plan defined as a Statutory Plan by the Municipal Government Act, or any planning policy document approved by City Council by resolution having specific impact on a defined geographic area such as a neighbourhood.

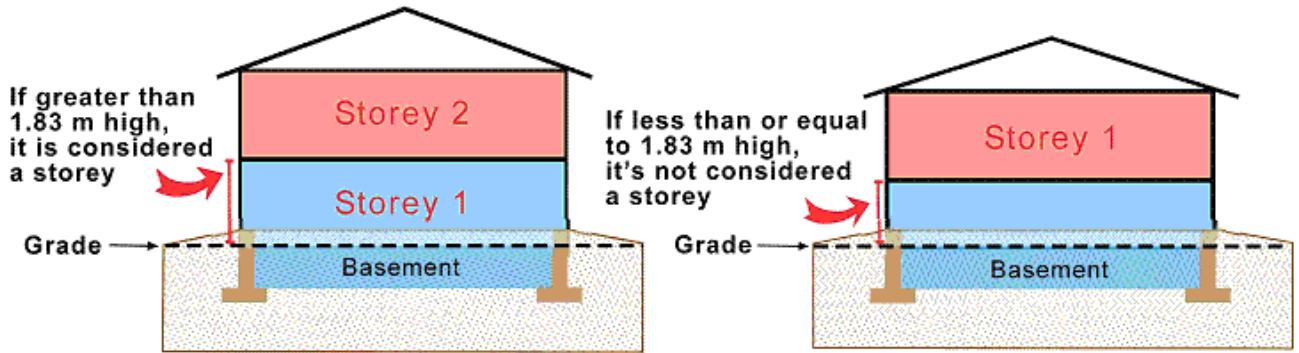
*Bylaw 15038
April 15, 2009*

Stepback means the horizontal distance a building façade is stepped back, on a horizontal plane, from the building façade immediately below it.

Bylaw 16733
July 6, 2015

Storey means that portion of a building, which is situated between the top of any floor and the top of the floor next above it. If there is no floor above, the Storey is the portion of the building, which is situated between the top of any floor and the ceiling above it. If the top of the floor directly above a Basement is more than [1.83 m](#) above Grade, such Basement shall be considered a Storey for the purpose of this Bylaw;

Bylaw 15414
May 25, 2010



*Bylaw 15201
December 13, 2010*

Street Wall means a series of continuous building façades that are typically parallel to the road right-of-way.

*Bylaw 18171
September 11, 2017*

Studio means a Dwelling in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a Dwelling containing one or more bedrooms.

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020
Charter Bylaw 19737
June 23, 2021*

Surface Parking Lot means an area that provides parking spaces for more than two motorized vehicles that is located wholly at ground level;

Tandem Parking means two parking spaces, one behind the other, with a common or shared point of access to the manoeuvring aisle;

Temporary Development means a development for which a Development Permit has been issued for a limited time only;

*Bylaw 15201
December 13, 2010
Bylaw 16945
September 22, 2014*

Tower means a high-rise building with special design constraints applying to life/safety measures, structural support, wind, sunlight, and skyline impacts.


Traffic Generation means the volume of vehicular traffic generated over a prescribed area within a prescribed time frame, which can be directly attributed to a particular development or geographic area;

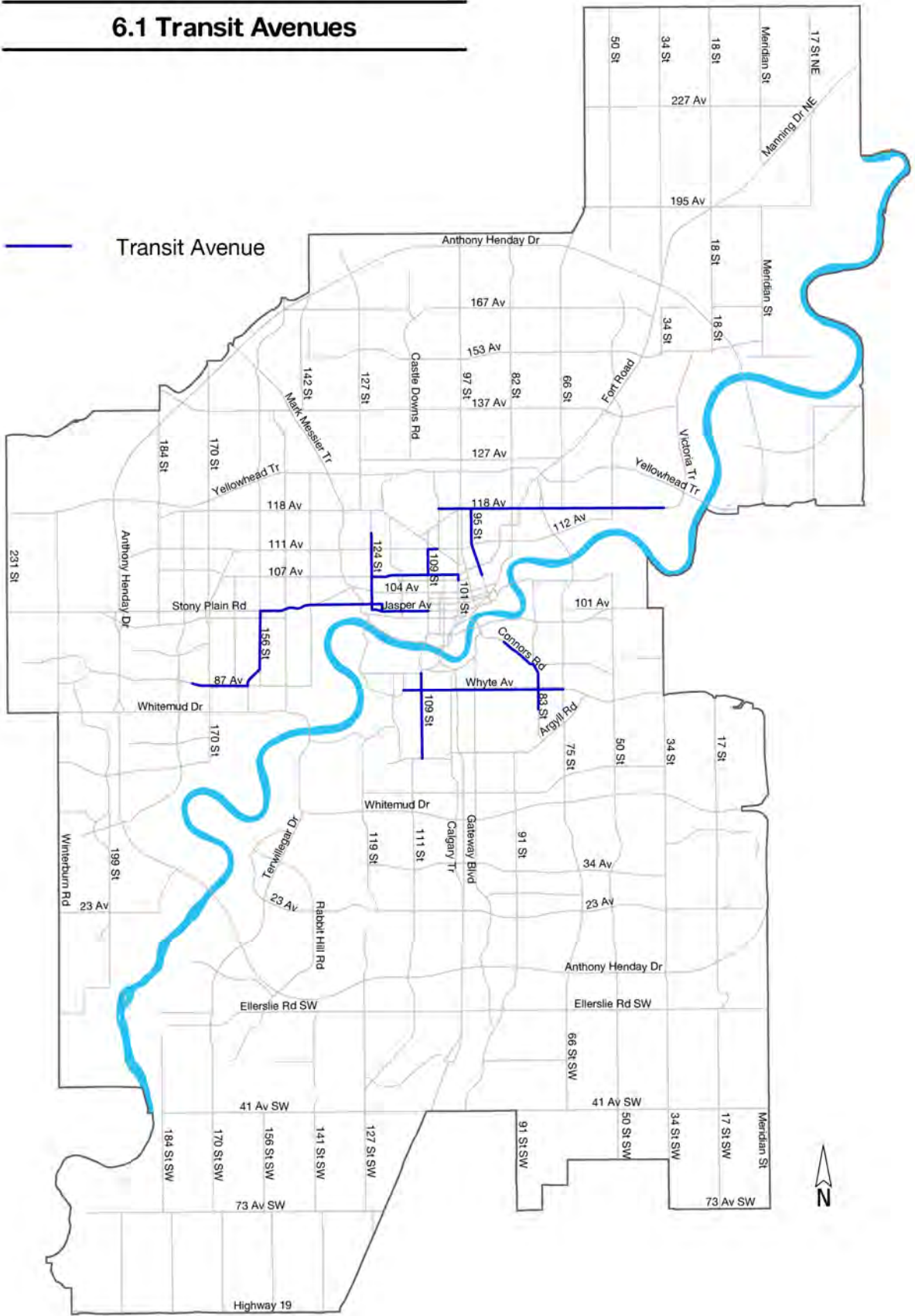
*Bylaw 15785
June 20, 2011*

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

Transit Avenue means a transportation corridor, served by one or more bus routes that provide service throughout the day, seven days a week, as shown in Figure 6.1 Transit Avenues. The bus routes serving these areas operate with at least 15 minute frequency during weekday peak, weekday midday periods, Saturday midday periods, and Sunday midday periods and may connect major trip generators, LRT stations and Transit Centres. The land uses along these corridors are oriented toward the street.

6.1 Transit Avenues

 Transit Avenue



*Bylaw 15785
June 20, 2011*

Transit Centre means a connection point where multiple buses are able to stop simultaneously to allow cross-route transfers between other buses or, where an LRT station exists, a transfer to an LRT vehicle. Transit Centres typically include bus shelters, benches or other amenities located adjacent to one or more roadways where multiple bus stops are accommodated.

Treed Landscaped Boulevard means that portion of public road right-of-way which has been landscaped with trees planted at intervals;

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

Underground Parkade means a structure that provides Parking for more than three motorized vehicles and is designed for the parking of vehicles underground;

*Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015*

Unenclosed Front Porch means an entrance structure typically located at the front or sides of a residential Dwelling at the ground floor entry level, consisting of a roof and floor, where the front and sides of the structure remain open to the outside elements. This structure is commonly referred to as a veranda;

*Bylaw 17832
November 28, 2016*

Use means the purposes or activities for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained;

Violation Notice means the document issued by the City to a person who has committed an offence under Section 23 of this Bylaw;

*Bylaw 17973
April 27, 2017*

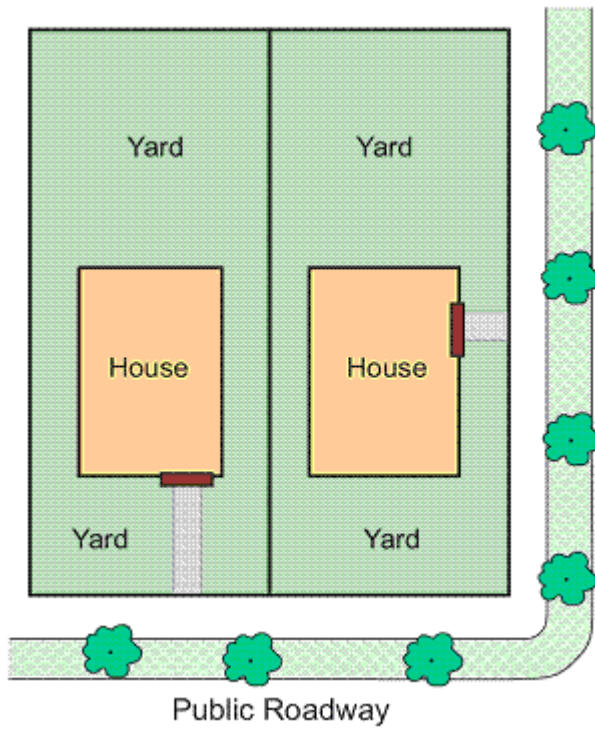
Walkway means a path for pedestrian circulation that cannot be used for vehicular parking

*Bylaw 17767
September 19, 2016*

Water Retention Structures means a structure designed to retain a large volume of water, a minimum of 0.378 cubic meters. This definition includes structures commonly referred to as swimming pools, skating rinks, ornamental ponds, hot tubs, whirlpools and spas, provided the minimum volume of water is met.

Bylaw 15735
June 20, 2011
Bylaw 16733
July 6, 2015

Yard means the part of a Site unoccupied by any portion of a building or structure [1.0 m](#) or more above Grade, unless otherwise permitted in this Bylaw. A Yard is not a Setback, Amenity Area or Separation Space.



*Bylaw 17617
April 18, 2016
Charter Bylaw 18484
August 20, 2018*

Zero Lot Line Development means a development on a Site where one Site Side Setback is reduced to 0 m and each principal Dwelling is developed on its own Lot.

*Bylaw 17832
November 28, 2016*

Zone means a specific group of listed Uses and Development Regulations which regulate the Use and development of land within specific geographic areas of the city. The Uses and Development Regulations are contained in Parts II and IV of this Bylaw, and may be subject to the regulations contained in Part I of this Bylaw, while the geographic areas to which they apply are shown on the Zoning Map, comprising Part III of the Bylaw;

Zoning Bylaw Compliance Certificate ("Compliance Certificate") means a document which may be issued by a Development Officer, upon request and upon payment of the required fees, indicating that a building or buildings on a Site are located in accordance with the Setback regulations of this Bylaw or the Setbacks specified in Development Permits which may have been issued for the Site.

A Compliance Certificate shall not operate as a Development Permit nor shall it approve any variance to the Setback regulations of this Bylaw not previously approved.

Edmonton Zoning Bylaw 12800

6.2 General Sign Definitions

Terms and words used in this Bylaw regarding the regulations of signs, unless the context otherwise requires, are defined as follows:

Abandoned Signs

Changeable Copy

Copy

Copy Area

Digital Copy

Directional Signs

Fascia Signs

Freestanding Signs

Frontage Signs

Height Signs

Identification Signs

Illuminated Signs

Logogram

Mechanical Signs

Message Duration

Off-Premises Advertising

Official Signs

Off-Premise Sign

On-Premises Advertising

Permanent Signs

Projecting Signs

Roof Signs

Seasonal or Holiday Decorations

Signs

Sign Area

Sign Structure

Site Signs

Temporary Signs

Volumetric Signs

Warning Signs

Width

Window Signs

Abandoned Signs means any On-premises or Off-premises Sign that, have either intentionally or unintentionally been allowed to fall into a state of disrepair, or any Sign which is not in a readable state;

Changeable Copy means that portion of a Sign on which Copy can be readily changed manually through the utilization of attachable characters, or automatically through the electronic switching of lamp banks or illuminated tubes. Changeable Copy includes mechanically controlled time and temperature displays;

*Charter Bylaw 18534
September 5, 2018*

Copy Area means the total area of one or more geometric shapes, which contain all of the Copy on a Sign.

Copy means the letters, graphics or characters that make up the message on the Sign face.

*Charter Bylaw 18534
September 5, 2018*

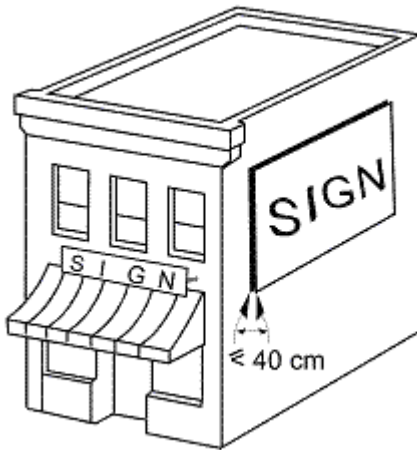
Digital Copy means the portion of a Sign that contains Copy that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to manually or mechanically replace the Sign face or its components.

Directional Signs means an On-premises Sign providing direction to pedestrian or vehicular traffic that may include advertising Copy, such as business Logograms. Directional Signs include such Signs as exit and parking Signs.

Charter Bylaw 18534
September 5, 2018

Fascia Signs means a Sign that is painted on or attached to an exterior building wall, or any other permitted structure, on which a two dimensional representation may be placed. Fascia Signs do not extend more than [40 cm](#) out from the building wall or structure. Fascia Signs include banners or any other two dimensional medium.

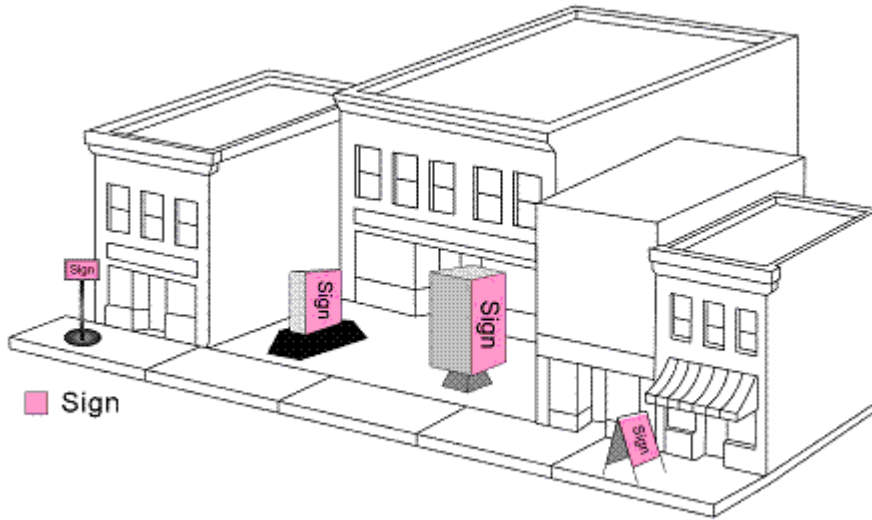
Bylaw 15414
May 25, 2010



Charter Bylaw 18534
September 5, 2018

Freestanding Signs means a Sign supported independently of a building.

Bylaw 15414
May 25, 2010



Frontage Signs means the Site perimeter boundaries abutting a public road right-of-way other than a Lane;

Height Signs means the vertical distance measured from the finished ground surface directly under the Sign to the highest point of the Sign;

Identification Signs means a Sign which contains only the name and addresses of a building, Site, premises or occupants and the activity carried on in the building, Site or premises, but does not include any other advertising Copy;

Illuminated Signs means any Sign having lighting directed on the Sign face or from a light source located within the Sign which is transmitted through a transparent or translucent Sign face;

Logogram means a readily identifiable symbolic representation used exclusively by an individual company or person to simplify product or business recognition which contains no additional advertising message;

*Bylaw 15892
October 11, 2011*

Mechanical Signs means a Sign or part of a Sign which revolves or has mechanically moving parts.

*Bylaw 15892
October 11, 2011*

Message Duration means the period of time Copy is fixed or displayed on a Digital Sign face.
Message Duration is measured in seconds and rounded to the nearest second.

Official Signs means a Sign required by, or erected pursuant to, the provisions of federal, provincial or municipal legislation;

*Bylaw 15892
October 11, 2011*

Off-Premise Sign means any Sign displaying Copy that directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, service or entertainment provided on the premises or Site where the Sign is displayed.

*Charter Bylaw 18534
September 5, 2018*

Off-Premises Advertising means Copy that directs attention to a business, activity, product, service, or entertainment that cannot be considered as the principal products produced, offered for sale, or obtainable on the Site where the Sign is displayed.

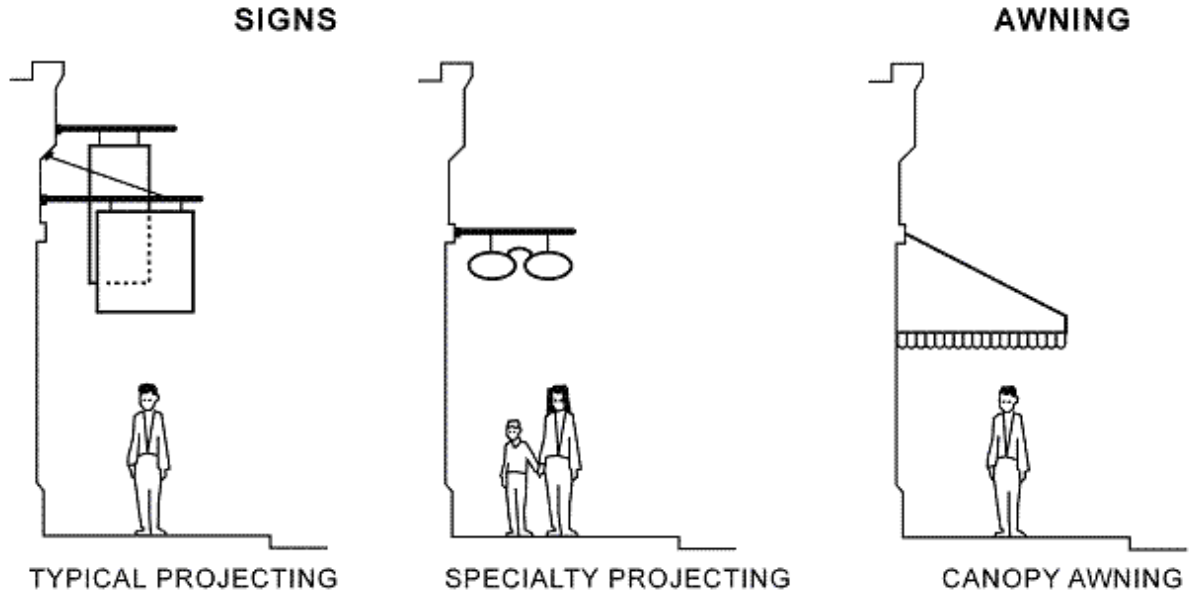
*Charter Bylaw 18534
September 5, 2018*

On-Premises Advertising means Copy that only directs attention to a business, activity, product, service, or entertainment produced, offered for sale, or obtainable on the Site where the Sign is displayed.

*Bylaw 16733
July 6, 2015
Charter Bylaw 18534
September 5, 2018*

Permanent Signs means a Sign that is anchored to a footing extending below ground level, or is affixed to, or painted on, a building or other structure that cannot be readily relocated or removed from a Site.

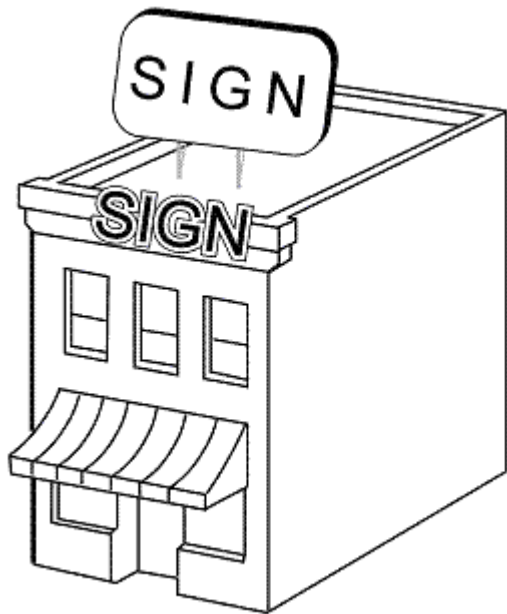
Projecting Signs means a Sign that is attached to an exterior building wall, or any other structure, or suspended below the ceiling of a canopy, awning, or other structure. Projecting Signs extend more than [40 cm](#) out from the building wall or structure.



Charter Bylaw 18534
September 5, 2018

Roof Signs means a Sign erected upon, against, or above a roof, or on top of or above, the parapet of a building.

Bylaw 15414
May 25, 2010



Seasonal or Holiday Decorations means temporary ornaments and displays erected in conjunction with seasonal or holiday activities such as Christmas or Canada Day where such ornaments and displays contain no local or general advertising of specific commercial services, merchandise or entertainment;

Sign Area means the entire area of the Sign on which Copy is intended to be placed. In the case of double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy shall be used in calculating the total Sign Area;

Sign Structure means any structure which supports a Sign, including materials used to conceal or improve the visual appearance of the structural parts;

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; ;

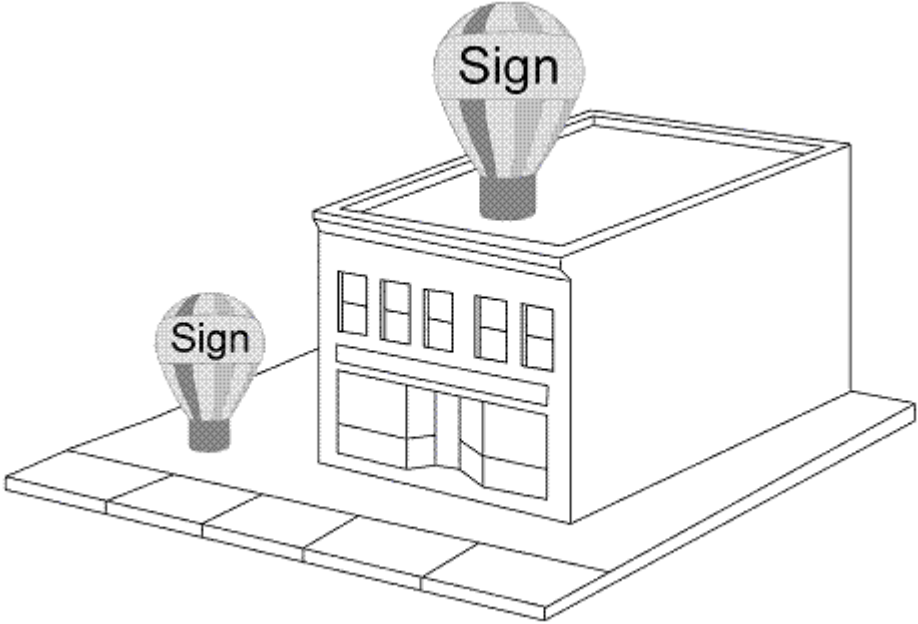
Site Signs means single or cumulative collection of properties forming a developable parcel that share accesses or traffic circulation that is not a public road right-of-way. This includes multiple occupancy business developments under a bare land condominium;

*Bylaw 13117
July 8, 2002*

Temporary Signs means any On-premises or Off-premises Sign that is relocatable or removeable from a Site and used for advertising of a limited duration.

Volumetric Signs means a Sign that is a three-dimensional representation of an object for either on-premises or off-premises advertising purposes. The Sign may have a rigid frame structure or be inflatable and may or may not be permanent;

*Bylaw 15414
May 25, 2010*



Warning Signs means an On-premises Sign providing a warning to the public, including such Signs as "no trespassing" or "private driveway" Signs;

*Bylaw 15892
October 11, 2011*

Width means that horizontal distance measured across the face of the Sign perpendicular to the Height of the Sign.

*Charter Bylaw 18534
September 5, 2018*

Window Signs means a Sign painted on, attached to, displayed on, or displayed behind, the inside or outside of a window, so that it is intended to be viewed from outside the premises. Window Signs do not include merchandise on display.

Edmonton Zoning Bylaw 12800

Bylaw 17832
November 28, 2016

7. Use Definitions

Bylaw 14127
January 11, 2006

7.1 General

1. Uses, as set out in subsections 7.2 through 7.9 inclusive, are grouped according to common functional or physical impact characteristics.
2. Use definitions are used to define the range of Uses, which are Permitted Uses or Discretionary Uses, within the various Zones of this Bylaw.
3. The following guidelines shall be applied in interpreting the Use definitions:
 - a. the typical purposes or activities, which may be listed in the definitions, are not intended to be exclusive or restrictive;
 - b. where specific purposes or activities do not conform to any Use definition or generally conform to the wording of two or more Use definitions, the Development Officer may, at their discretion, deem that the purposes or activities conform to and are included in that Use which they consider to be the most appropriate. In such a case, the Use shall be considered a Discretionary Use, whether or not the Use is listed as a Permitted Use or Discretionary Use within the applicable Zone; and
 - c. the headings such as Residential Uses or Commercial Uses do not mean that the Uses listed under these headings are permitted only in Residential or Commercial Zones of this Bylaw. Reference must be made to the lists of Permitted Uses and Discretionary Uses within each Zone.

7.2 Residential Uses

7.3 Residential-Related Uses

7.4 Commercial Uses

7.5 Industrial Uses

7.6 Agricultural and Natural Resource Development Uses

7.7 Basic Service Uses

7.8 Community, Educational, Recreational and Cultural Service Uses

7.9 Sign Uses

Edmonton Zoning Bylaw 12800

7.2 Residential Uses

[7.2\(1\) Duplex Housing](#)

[7.2\(2\) Garden Suite](#)

[7.2\(3\) Mobile Home](#)

[7.2\(4\) Multi-unit Housing](#)

[7.2\(5\) Row Housing](#)

[7.2\(6\) Secondary Suite](#)

[7.2\(7\) Semi-detached Housing](#)

[7.2\(8\) Single Detached Housing](#)

*Bylaw 16271
March 18, 2013
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 18484
August 20, 2018
Charter Bylaw 19503
February 9, 2021*

1. **Duplex Housing** means development consisting of a building that contains two principal Dwellings, with one of those Dwellings placed over the other in whole or in part. Each principal Dwelling has separate and individual access, not necessarily directly to ground level. This Use does not include Semi-detached Housing.

*Bylaw 15036
February 2, 2009
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 19087
December 9, 2019
Charter Bylaw 19443
October 20, 2020
Charter Bylaw 19503
February 9, 2021*

2. **Garden Suite** means an Accessory building containing a Dwelling which is located separate from the principal Use which is Single Detached Housing, Semi-detached Housing, or Multi-unit Housing in the form of row housing. This Use includes Mobile Homes that conform to Section 78 of this Bylaw. This Use does not include Secondary Suites

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.

*Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19087
December 9, 2019
Charter Bylaw 19443
October 20, 2020
Charter Bylaw 19503
February 9, 2021*

4. Multi-unit Housing means development

that consists of:

- a. three or more principal
Dwellings arranged in any configuration and in any number of buildings;
or
- b. any
number of Dwellings developed in conjunction with a Commercial Use
where allowed in the Zone.

*Bylaw 16271
March 18, 2013
Bylaw 17247
June 22, 2015
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 18484
August 20, 2018
Bylaw 18967
August 26, 2019
Charter Bylaw 19443
October 20, 2020*

5. **Row Housing** means development consisting of a building containing a row of three or more principal Dwellings joined in whole or in part at the side only with none of those Dwellings being placed over another in whole or in part. Each principal Dwelling has separate, individual, and direct access to ground level.

Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009
Bylaw 15953
November 13, 2012
Bylaw 17247
June 22, 2015
Bylaw 16733
July 6, 2015
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 18484
August 20, 2018
Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19443
October 20, 2020

6. **Secondary Suite** means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal Dwelling is in a building that is in the form of Single Detached Housing, Semi-detached Housing, Duplex Housing, or Multi-unit Housing that is built in the form of Row Housing. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from outside the structure. This Use Class includes the Development or Conversion of Basement space or space above ground level to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Dwelling. A Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision. This Use Class does not include Garden Suites, Lodging Houses, or Blatchford Lane Suites.

*Bylaw 16271
March 18, 2013
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 18484
August 20, 2018
Charter Bylaw 19503
February 9, 2021*

7. **Semi-detached Housing** means development consisting of a building that contains two principal Dwellings joined in whole or in part at the side or rear with neither of those Dwellings being placed over another in whole or in part. Each principal Dwelling has separate, individual, and direct access to ground level. This Use does not include Duplex Housing.

8. **Single Detached Housing** means development consisting of a building containing one principal Dwelling which is separate from any other principal Dwelling or building. This Use includes Mobile Homes which conform to [Section 78](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

7.3 *Residential-Related Uses*

[7.3\(1\) Apartment Hotels](#)

[7.3\(2\) Fraternity and Sorority Housing](#)

[7.3\(4\) Lodging Houses](#)

[7.3\(5\) Live Work Unit](#)

[7.3\(6\) Major Home Based Business](#)

[7.3\(7\) Minor Home Based Business](#)

[7.3\(8\) Supportive Housing](#)

[7.3\(9\) Residential Sales Centre](#)

[7.3\(10\) Temporary Shelter Services](#)

1. **Apartment Hotels** means development consisting of Dwellings contained within a building or a part of a building having a principal common entrance, in which the Dwellings are not available for daily lease and there are cooking facilities within each Dwelling, the Dwellings are furnished including dishes and linen, and either maid service, telephone service, or desk service is provided. Apartment Hotels shall not contain Commercial Uses, unless such Uses are a Permitted or Discretionary Use in the Zone where the Apartment Hotel is located.

2. **Fraternity and Sorority Housing** means development consisting of a building used for social or cultural purposes, which may include Sleeping Units all provided and maintained by a national or local student society formed chiefly for social or cultural purposes.

*Bylaw 15038
April 15, 2009
Bylaw 16224
September 10, 2012*

5. **Live Work Unit** means a unit that contains one Dwelling, in addition to dedicated floor space for the purpose of conducting work. The work component may or may not be separate and distinct from the Dwelling. This Use does not include a Minor Home Based Business or a Major Home Based Business.

*Bylaw 15953
November 13, 2012
Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19490
November 5, 2020*

4. **Lodging Houses** means:

- a. a purpose-built building;
- b. a part of a Multi-unit Housing development with 6 or more Dwellings; or
- c. a building wholly converted from a Single Detached House, Semi-detached House, or a Multi-unit Housing development with 5 or less Dwellings;

that is used for Congregate Living, containing Sleeping Units and four or more persons where there is no provision of on-site care, treatment or professional services of a physical or mental health nature. This Use does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, and Supportive Housing.

*Bylaw 17831
November 28, 2016
Bylaw 13228
December 5, 2002
Bylaw 18076
June 28, 2017
Charter Bylaw 19679
June 29, 2021*

6. **Major Home Based Business** means development consisting of the Use of an approved Dwelling or Accessory building by a resident of that Dwelling for one or more businesses that may generate more than one business associated visit per day. The business Use must be secondary to the Residential Use of the building and shall not change the residential character of the Dwelling or Accessory building. The Dwelling may be used as a workplace by a non-resident. This Use includes Home Based Child Care and Bed and Breakfast Operations but does not include General Retail Sales, Cannabis Retail Sales or Cannabis Production and Distribution.

*Bylaw 17831
November 28, 2016
Bylaw 18076
June 28, 2017
Charter Bylaw 19502
February 9, 2021*

7. **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.

8. **Supportive Housing** means a residential Use with on site or off site supports to ensure the residents' day-to-day needs are met. This does not include Extended Medical Treatment Services.

9. **Residential Sales Centre** means a permanent or temporary building or structure used for a limited period of time for the purpose of marketing residential land or buildings.

Edmonton Zoning Bylaw 12800

7.4 Commercial Uses

- [7.4\(1\) Aircraft Sales/Rentals](#)
- [7.4\(2\) Animal Hospitals and Shelters](#)
- [7.4\(3\) Auctioneering Establishments](#)
- [7.4\(4\) Automotive and Equipment Repair Shops](#)
- [7.4\(5\) Automotive and Minor Recreation Vehicle Sales/Rentals](#)
- [7.4\(6\) Bars and Neighbourhood Pubs](#)
- [7.4\(7\) Business Support Services](#)
- [7.4\(8\) Cannabis Lounge](#)
- [7.4\(9\) Cannabis Retail Sales](#)
- [7.4\(10\) Carnivals](#)
- [7.4\(11\) Casinos and Other Gaming Establishments](#)
- [7.4\(12\) Commercial Schools](#)
- [7.4\(13\) Convenience Retail Stores](#)
- [7.4\(14\) Convenience Vehicle Rentals](#)
- [7.4\(15\) Creation and Production Establishments](#)
- [7.4\(16\) Drive-in Food Services](#)
- [7.4\(17\) Drive-in Motion Picture Theatres](#)
- [7.4\(18\) Equipment Rentals](#)
- [7.4\(19\) Market](#)
- [7.4\(20\) Fleet Services](#)
- [7.4\(21\) Funeral, Cremation and Internment Services](#)
- [7.4\(22\) Gas Bars](#)
- [7.4\(23\) General Contractor Services](#)
- [7.4\(24\) General Retail Stores](#)
- [7.4\(25\) Greenhouses, Plant Nurseries and Garden Centres](#)
- [7.4\(26\) Health Services](#)
- [7.4\(27\) Hotels](#)
- [7.4\(28\) Household Repair Services](#)
- [7.4\(29\) Limited Contractor Services](#)
- [7.4\(30\) Liquor Stores](#)
- [7.4\(31\) Major Amusement Establishments](#)
- [7.4\(32\) Major Service Stations](#)
- [7.4\(33\) Media Studios](#)
- [7.4\(34\) Minor Amusement Establishments](#)
- [7.4\(35\) Minor Service Stations](#)
- [7.4\(36\) Mobile Catering Food Services](#)
- [7.4\(37\) Motels](#)
- [7.4\(38\) Nightclubs](#)
- [7.4\(39\) Outdoor Amusement Establishments](#)
- [7.4\(40\) Pawn Stores](#)
- [7.4\(41\) Personal Service Shops](#)
- [7.4\(42\) Professional, Financial and Office Support Services](#)

7.4(43) Rapid Drive-through Vehicle Services

7.4(44) Recycling Depots

7.4(45) Restaurants

7.4(46) Secondhand Stores

7.4(47) Specialty Food Services

7.4(48) Train Station

7.4(49) Truck and Mobile Home Sales/Rentals

7.4(50) Vehicle Parking

7.4(51) Veterinary Services

7.4(52) Warehouse Sales

1. **Aircraft Sales/Rentals** means development used for the sale, charter or rental of aircraft together with incidental maintenance services, and the sale of parts and accessories.

2. **Animal Hospitals and Shelters** means development used for the temporary accommodation and care or impoundment of small animals within an enclosed building. This Use does not include Small Animal Breeding and Boarding Establishments.

3. **Auctioneering Establishments** means development specifically intended for the auctioning of goods and equipment, including Temporary Storage of such goods and equipment. This Use does not include Markets.

4. **Automotive and Equipment Repair Shops** means development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles and similar vehicles or the sale, installation or servicing of related accessories and parts. This Use Class includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops. This Use does not include body repair and paint shops.

5. **Automotive and Minor Recreation Vehicle Sales/Rentals** means development used for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services and sale of parts. This Use Class includes automobile dealerships, car rental agencies and motorcycle dealerships. This Use does not include dealerships for the sale of trucks with a gross vehicle weight rating of [4 000 kg](#) or greater, or the sale of motorhomes with a gross vehicle weight rating greater than [6 000 kg](#) or a length of more than [6.7 m](#).

*Bylaw 18076
June 28, 2017
Bylaw 18171
September 11, 2017*

6. **Bars and Neighbourhood Pubs** means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the Site. This Use typically has a limited menu and minors are prohibited from patronizing the establishment during at least some portion of the hours of operation. Typical Uses include neighbourhood pubs, bars, and cocktail lounges. This Use does not include Cannabis Lounges.

7. **Business Support Services** means development used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair or servicing of office equipment, furniture and machines. Typical Uses include printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments.

*Bylaw 18076
June 28, 2017*

8. **Cannabis Lounges** means development where the primary purpose of the facility is the sale of Cannabis to the public, for the consumption within the premises that is authorized by provincial or federal legislation. This Use does not include Cannabis Production and Distribution.

*Bylaw 18076
June 28, 2017
Charter Bylaw 18387
June 12, 2018*

9. **Cannabis Retail Sales** means development used for the retail sale of Cannabis that is authorized by provincial or federal legislation. This Use may include retail sales of Cannabis accessories. This Use does not include Cannabis Production and Distribution.

10. **Carnivals** means temporary development providing a variety of shows, games and amusement rides, for a period of less than 30 days, in which the patrons take part.

11. **Casinos and Other Gaming Establishments** means development providing facilities for patrons to participate in gaming opportunities as the principal Use. Typical Uses include Bingos and Casinos. This Use Class does not include Major and Minor Amusement Establishments or other Use where a Bingo or Casino occurs on an infrequent basis as an Accessory Use to another principal Use.

12. **Commercial Schools** means development used for training and instruction in a specific trade, skill, service or artistic endeavour. This Use does not include schools defined as Public Education Services or Private Education Services. Typical Uses include secretarial, business, hairdressing, beauty culture, dancing or music schools.

13. **Convenience Retail Stores** means development used for the retail sale of those goods required by area residents or employees on a day to day basis, from business premises which do not exceed 275 m² in gross Floor Area. Typical Uses include small food stores, drug stores, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter. This Use does not include Cannabis Retail Sales.

14. **Convenience Vehicle Rentals** means development used for the rental of new or used automobiles and light trucks with a gross vehicle weight rating of [4000 kg](#) or less. This Use Class includes those establishments which are not strictly office in nature, but include, as an integral part of the operation, minor vehicle servicing, storing, fuelling or car washing facilities. This Use does not include Professional, Financial and Office Support Services, Fleet Services or establishments for the rental of trailers.

15. **Creation and Production Establishments** means development used for the custom creation or small-scale fabrication of goods produced in limited quantity, or for the creation, training and rehearsal of performance arts. Accessory Uses may include the retail sale of goods produced on Site. Typical uses include literary, visual, craft, design, and interdisciplinary and performance arts studios.

16. **Drive-in Food Services** means development used for eating and drinking which offer a limited menu produced in a manner that allows rapid customer service and include one or more of the following features: car attendant services; drive-through food pickup services; or parking primarily intended for the on-site consumption of food within a motor vehicle.

17. **Drive-in Motion Picture Theatres** means development specifically designed for the showing of motion pictures on an outdoor screen for viewing by patrons from within their motor vehicles.

18. **Equipment Rentals** means development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items. This Use does not include the rental of motor vehicles or industrial equipment.

*Bylaw 17831
November 28, 2016
Bylaw 16224
September 10, 2012
Charter Bylaw 18613
November 26, 2018*

19. **Market** means development used for the sale of new or used goods by multiple vendors renting tables or space either in an enclosed building or outdoors. Vendors may vary from day to day, although the general layout of space to be rented remains the same. The goods sold are generally household items, tools, electronic equipment, food products or concessions, plants, clothing and furniture. Common examples include: public markets and farmers markets. This Use does not include Secondhand Stores or Pawn Stores.

20. **Fleet Services** means development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. This Use Class includes ambulance services, taxi services, bus lines, messenger and courier services. This Use does not include moving or cartage firms involving trucks with a gross vehicle weight of more than [3 000 kg](#).

21. **Funeral, Cremation and Interment Services** means development used for the preparation of the dead for burial, the purification and reduction of the human body by heat and the keeping of bodies other than in a cemetery and the holding of associated services. Typical Uses include Funeral Homes, Crematoriums, Mausoleums, Cinerariums and Columbariums.

22. **Gas Bars** means development used for the retail sale of gasoline, other petroleum products, and incidental auto accessories. This Use does not include Minor and Major Service Stations.

23. **General Contractor Services** means development used for the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas shall be Accessory to the principal General Contractor Services Use only. This Use does not include Professional, Financial and Office Support Services.

*Bylaw 16224
September 10, 2012*

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

*Bylaw 18076
June 28, 2017*

*Charter Bylaw 18882
June 17, 2019*

24. **General Retail Stores** means development used for the retail or consignment sale of new goods or merchandise within an enclosed building, not including the sale of gasoline, heavy agricultural and industrial equipment, alcoholic beverages, or goods sold wholesale. Accessory Uses may include the assembly or repair of products sold on Site, or minor public services such as postal services or pharmacies. This Use does not include Aircraft Sales/Rentals, Automotive and Minor Recreation Vehicle Sales/Rentals, Cannabis Retail Sales, Flea Market, Gas Bars, Greenhouses, Plant Nurseries and Garden Centres, Pawn Stores, Liquor Stores, Major Service Stations, Minor Service Stations, Secondhand Stores, and Warehouse Sales.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

*Bylaw 18076
June 28, 2017*

25. **Greenhouses, Plant Nurseries and Garden Centres** means development used for propagation, storage and sale of plants, and for the sale of products used for landscaping purposes. This does not include Cannabis Retail Sales or Cannabis Production and Distribution.

*Bylaw 18076
June 28, 2017*

26. **Health Services** means development used for the provision of physical and mental Health Services on an out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical Uses include medical and dental offices, health clinics and counseling services, and medical Cannabis clinics and counseling services.

27. **Hotels** means development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor and are not equipped with individual kitchen facilities. Hotels may include Accessory food and beverage facilities, meeting rooms, and Personal Services Shops.

28. **Household Repair Services** means development used for the provision of repair services to goods, equipment and appliances normally found within the home. This Use includes radio, television and appliance repair shops, furniture refinishing and upholstery shops. This Use does not include Personal Service Shops.

29. **Limited Contractor Services** means development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the Accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, and there are no Accessory manufacturing activities or fleet storage of more than four vehicles.

*Bylaw 14547
April 17, 2007
Bylaw 15520
October 29, 2012
Charter Bylaw 18882
June 17, 2019*

30. **Liquor Stores**, means development used for the retail sale of any and all types of alcoholic beverages to the public for off-site consumption. This Use may include retail sales of related products such as soft drinks and snack foods.

31. **Major Amusement Establishments** means development providing facilities within any building, room or area having three or more table games or electronic games played by patrons for entertainment. This Use does not include Carnivals, Circuses, Indoor Participant Recreation Services, Adult Mini-Theatres, or Casinos and Other Gaming Establishments.

32. **Major Service Stations** means development used for the servicing, washing, and repairing of vehicles; and the sale of gasoline, other petroleum products, and a limited range of vehicle parts and accessories. Major Service Stations may include typical Uses including truck stops and highway service stations.

33. **Media Studios** means development used for the creation, rehearsal, or production of audio or visual materials that are broadcasted or otherwise communicated through technological means to an off-Site consumer. Typical Uses include internet content providers and radio, television, and motion picture studios.

34. **Minor Amusement Establishments** means development providing facilities within any building, room or area having two or less table games or electronic games played by patrons for entertainment. This Use does not include Carnivals, Circuses, Indoor Participant Recreation Services, Adult Mini-Theatres, or Casinos and Other Gaming Establishments.

35. **Minor Service Stations** means development used for the routine washing, servicing and repair of vehicles within a building containing not more than three service bays; and for the sale of gasoline, petroleum products, and a limited range of automotive parts and accessories.

36. **Mobile Catering Food Services** means development using a fleet of three or more vehicles for the delivery and sale of food to the public.

37. **Motels** means development used for the provision of rooms or suites for temporary lodging or light housekeeping, where each room or suite has its own exterior access. Motels may include Accessory food and beverage facilities and Personal Service Shops.

38. **Nightclubs** means development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the Site, in a facility where entertainment facilities take up more than 10% of the Floor Area. This Use typically has a limited menu from a partially equipped kitchen/preparation area and prohibits minors from lawfully utilizing the facility. Typical Uses include dance clubs, cabarets, nightclubs, lounges, neighbourhood pubs and bars, beverage rooms, and cocktail lounges. This Use does not include Cannabis Lounges.

39. **Outdoor Amusement Establishments** means permanent development providing facilities for entertainment and amusement activities which primarily take place out-of-doors, where patrons are primarily participants. This Use does not include Drive-in Motion Picture Theatres, Carnivals or Circuses. Typical Uses include amusement parks, go-cart tracks and miniature golf establishments.

40. **Pawn Stores** means development used to provide secured loans in exchange for goods offered as collateral, including the sale of such goods. This Use may also include the minor repair of goods sold on-Site. Typical Uses include the resale of clothing, jewelry, stereos, household goods and musical instruments in pawn. This Use does not include the sale of used vehicles, recreation craft or construction and industrial equipment, and does not include Flea Markets or Secondhand Stores.

41. **Personal Service Shops** means development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. This Use includes barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, and dry cleaning establishments and laundromats. This Use does not include Health Services.

42. **Professional, Financial and Office Support Services** means development primarily used for the provision of professional, management, administrative, consulting, and financial services, but does not include Health Services or Government Services. Typical Uses include: the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices and similar financial Uses.

*Bylaw 17831
November 28, 2016
Bylaw 14757
March 10, 2008*

43. **Rapid Drive-through Vehicle Services** means development providing rapid cleaning, lubrication, maintenance or repair services to motor vehicles, where the customer typically remains within their vehicle or waits on the premises. Typical Uses include automatic or coin operated car washes (including self-service car wash), rapid lubrication shops, or specialty repair establishments. This Use does not include automated teller machines.

44. **Recycling Depots** means development used for the buying and temporary storage of bottles, cans, newspapers and similar Household goods for reuse where all storage is contained within an enclosed building. Such establishments shall not have more than four vehicles for the pick-up and delivery of goods. This Use does not include Recycled Materials Drop-off Centres.

45. **Restaurants** mean development where the primary purpose of the facility is the sale of prepared foods and beverages to the public, for consumption within the premises or off the Site. Minors are never prohibited from any portion of the establishment at any time during the hours of operation. This Use typically has a varied menu, with a fully equipped kitchen and preparation area, and includes fast food and family restaurants.

46. **Secondhand Stores** means development used for the retail or consignment sale of secondhand personal or household goods, including the minor repair of goods sold on-Site. Typical Uses include clothing, jewelry, book and antique stores. This Use does not include the sale of used vehicles, recreation craft or construction and industrial equipment, and does not include Flea Markets or Pawn Stores.

47. **Specialty Food Services** means development where limited types of prepared foods and beverages, excluding alcoholic beverages, are offered for sale to the public, for consumption within the premises or off the Site. This Use typically relies primarily on walk-in clientele, and includes coffee, donut, bagel or sandwich shops, ice cream parlours, and dessert shops.

48. **Train Station** means a development using a building, structure or land for the loading and unloading of passengers, and passenger related items, onto and off of trains. This Use does not include Minor Impact Utility Services.

49. **Truck and Mobile Home Sales/Rentals** means development used for the sale or rental of new or used trucks, motorhomes, Mobile Homes, and automobiles together with incidental maintenance services and the sale of parts and accessories. Typical Uses include truck dealerships, recreation vehicle sales and Mobile Home dealerships.

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

50. **Vehicle Parking** means development that designates a Parking Area for automobiles;

51. **Veterinary Services** means development used for the care and treatment of small animals where the veterinary services primarily involve out-patient care and minor medical procedures involving hospitalization for fewer than four days. All animals shall be kept within an enclosed building. This Use includes pet clinics, small animal veterinary clinics and veterinary offices. This Use does not include Animal Hospitals and Shelters.

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.

Edmonton Zoning Bylaw 12800

7.5 Industrial Uses

7.5(1) Adult Mini-Theatre

7.5(2) Breweries, Wineries and Distilleries

7.5(3) General Industrial Uses

7.5(4) Land Treatment

7.5(5) Special Industrial Uses

7.5(6) Temporary Storage

7.5(7) Urban Indoor Farms

7.5(8) Vehicle and Equipment Sales/Rentals

1. **Adult Mini-Theatre** means an establishment or any part thereof, where, for any form of consideration, live entertainment, motion pictures, video tapes, video discs, slides or similar electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are shown as a principal Use, or are shown as an Accessory Use to some other business activity which is conducted on the premises, and where individual viewing areas or booths have a seating capacity of 10 persons or less.

2. **Breweries, Wineries and Distilleries** means the manufacturing of beer, wine, spirits or other alcoholic beverages. This Use may include the sale of alcoholic beverages to the public for consumption within the premises. Retail sales of alcoholic beverages for consumption off-Site shall be limited to alcoholic beverages that are manufactured on-Site. Accessory activities may include the preparation and sale of food, and storage, packaging, bottling, canning and shipping of products manufactured within the premises.

*Bylaw 16224
September 10, 2012
Charter Bylaw 18387
June 12, 2018*

3. **General Industrial Uses** means development used principally for one or more of the following activities:
- a. the processing of raw materials;
 - b. the making, manufacturing or assembling of semi-finished or finished goods, products or equipment;
 - c. the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in Non-industrial Zones;

*Bylaw 13228
December 5, 2002*

- d. the storage or transshipping of materials, goods and equipment;
- e. the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to General Retail Stores or other sales Uses defined in this Bylaw for resale to individual customers; or
- f. the training of personnel in general industrial operations.

*Bylaw 18076
June 28, 2017
Charter Bylaw 18387
June 12, 2018*

This Use includes vehicle body repair and paint shops and Cannabis Production and Distribution licensed and operating pursuant to provincial or federal legislation. This Use does not include Major Impact Utility Services and Minor Impact Utility Services or the preparation of food and beverages for direct sale to the public.

4. **Land Treatment** means the distribution, placement and aeration of soils containing hydrocarbons for the purpose of reducing hydrocarbon concentrations in soils containing refined petroleum products that are used or could be used as fuel or lubricants. Soils containing benzene, toluene, ethyl benzene or xylene, or any combination of them as the sole contaminant, are excluded.

5. **Special Industrial Uses** means development used principally for one or more of the following activities:
- a. the manufacture or assembly of products using innovative or advanced technology where substantial value is created or added to the product through the process of its manufacture or assembly; or
 - b. research and development Uses in which innovative or advanced technologies are employed.

Any indoor display, office, technical, administrative or employee support areas; or the storage, transshipment, distribution or sale of product shall be Accessory to the Special Industrial Use activities identified above. This Use includes the manufacture or assembly of electronic or other high technology components and products. This Use does not include Uses which process raw materials or petrochemical materials.

6. **Temporary Storage** means development used exclusively for temporary outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical Uses include pipe yards, or vehicle or heavy equipment storage compounds.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

*Bylaw 17527
February 17, 2016*

*Bylaw 17901
March 6, 2017*

*Bylaw 18076
June 28, 2017*

*Charter Bylaw 18387
June 12, 2018*

7. **Urban Indoor Farms** means the cultivation and harvesting of plant and/or animal products primarily within enclosed buildings for the primary purpose of wholesale or retail sales. Accessory activities may include on-Site sales, composting of plants grown on-Site, outdoor storage, and food packaging and processing. Typical activities include vertical farms, hydroponic systems and aquaponic systems. This Use does not include Livestock Operations, Rural Farms, Recreational Acreage Farms, Urban Outdoor Farms, Urban Gardens, or Cannabis Production and Distribution, unless operating pursuant to a registration certificate issued by the Federal Government for personal production or designated personal production for medical Cannabis.

8. **Vehicle and Equipment Sales/Rentals**, means development used for the sale or rental of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oilfield and mining construction, manufacturing, assembling and processing operations and agricultural production. This Use does not include Truck and Mobile Home Sales/ Rentals.

Edmonton Zoning Bylaw 12800

7.6 *Agricultural and Natural Resource Development Uses*

7.6(1) Rural Farms

7.6(2) Livestock Operations

7.6(3) Natural Resource Development

7.6(4) Recreational Acreage Farms

7.6(5) Small Animal Breeding and Boarding Establishments

7.6(6) Urban Outdoor Farms

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

Bylaw 17901
March 6, 2017

Bylaw 18076
June 28, 2017

Charter Bylaw 18387
June 12, 2018

1. **Rural Farms** means development for the primary production of farm products such as: dairy products; poultry products; cattle, hogs, sheep and other animals; wheat or other grains; and vegetables or other field crops in rural and peri-urban areas. This does not include Livestock Operations Recreational Acreage Farms, Urban Gardens, Urban Indoor Farms, Urban Outdoor Farms, or Cannabis Production and Distribution, unless operating pursuant to a registration certificate issued by the Federal Government for personal production or designated personal production for medical Cannabis.

Bylaw 17901
March 6, 2017

2. **Livestock Operations** means development with an Animal Unit concentration of greater than 43 Animal Units per hectare for a duration of 90 consecutive days or more. This Use does not include Rural Farms, Recreational Acreage Farms, Urban Indoor Farms, Urban Outdoor Farms or Urban Gardens.

3. **Natural Resource Development** means development for the on-site removal, extraction, and primary processing of raw materials found on or under the Site, or accessible from the Site. Typical Uses in this Use include gravel pits, sandpits, clay pits, oil and gas wells, coal mining, and stripping of topsoil. This Use does not include the processing of raw materials transported to the Site.

*Bylaw 17831
November 28, 2016*

*Bylaw 17901
March 6, 2017*

*Bylaw 18076
June 28, 2017*

4. **Recreational Acreage Farms** means development for small-scale, non-commercial agricultural pursuits Accessory to Residential or Residential Related Uses in rural residential areas. This Use shall be developed so that it does not unduly interfere with the general enjoyment of adjacent property. Animals shall be kept for the use or enjoyment of the householder only. This Use does not include Livestock Operations, Rural Farms, Urban Indoor Farms, Urban Outdoor Farms, Urban Gardens, or Cannabis Production and Distribution, unless licensed and operating pursuant to federal legislation.

5. **Small Animal Breeding and Boarding Establishments** means development used for the breeding, boarding or training of small animals normally considered as household pets. Typical Uses are kennels and pet boarding establishments.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

*Bylaw 17901
March 6, 2017*

*Bylaw 18076
June 28, 2017*

*Charter Bylaw 18387
June 12, 2018*

6. **Urban Outdoor Farms** means the cultivation and harvesting of plant and/or animal products in urban areas, primarily as an interim Use on idle or under-used land for the primary purpose of wholesale or retail sales. Cultivation and harvesting may occur within unenclosed structures primarily lit by natural light and used for the extension of the growing season, such as coldframes and hoopouses. Accessory structures may include Hen Enclosures or those used for the operation of the Site. Accessory activities may include on-Site sales, composting of plants grown on-Site, or outdoor storage. This Use does not include Livestock Operations, Rural Farms, Recreational Acreage Farms, Urban Indoor Farms, Urban Gardens, or Cannabis Production and Distribution, unless operating pursuant to a registration certificate issued by the Federal Government for personal production or designated personal production for medical Cannabis.

Edmonton Zoning Bylaw 12800

7.7 Basic Service Uses

[7.7\(1\) Cemeteries](#)

[7.7\(2\) Detention and Correction Services](#)

[7.7\(3\) Essential Utility Services](#)

[7.7\(4\) Extended Medical Treatment Services](#)

[7.7\(5\) Government Services](#)

[7.7\(6\) Major Impact Utility Services](#)

[7.7\(7\) Minor Impact Utility Services](#)

[7.7\(8\) Protective and Emergency Services](#)

[7.7\(9\) Recycled Materials Drop-off Centre](#)

1. **Cemeteries** means development of a parcel of land primarily as landscaped open space for the entombment of the deceased, and may include the following Accessory developments: crematories, cinerariums, columbariums, and mausoleums. Typical Uses in this class include memorial parks, burial grounds and gardens of remembrance.

2. **Detention and Correction Services** means development for the purpose of holding or confining, and treating or rehabilitating persons. Typical Uses include prisons, mental institutions, jails, remand centres, asylums and correction centres.

*Bylaw 13117
July 8, 2002
Bylaw 14934
June 16, 2008*

*Bylaw 16945
September 22, 2014*

3. **Essential Utility Services** means development which is part of the infrastructure of a principal utility, pumping stations, electrical power transformers, underground water reservoirs, regulating stations, wells, and wetlands or dry ponds used for both storm water management and recreation or park purposes.

*Bylaw 15998
August 27, 2012*

4. **Extended Medical Treatment Services** means development providing room, board, and surgical or other medical treatment for the sick, injured or infirm including out-patient services and Accessory staff residences. Typical Uses include hospitals, sanitariums, convalescent homes, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

5. **Government Services** means development providing municipal, provincial or federal Government Services directly to the public. This Use does not include Protective and Emergency Services, Detention and Correction Services, Minor or Major Impact Utility Services, and Public Education Services. Typical Uses include taxation offices, courthouses, postal distribution offices, manpower and employment offices, social service offices and airport terminals.

6. **Major Impact Utility Services** means development for public utility infrastructure purposes which are likely to have a major impact on the environment or adjacent Uses by virtue of their potential emissions or effects, or their appearance. Typical Uses include sanitary land fill Sites, sewage treatment plants, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power generating stations, cooling plants, district heating plants, incinerators and waste recycling plants.

*Bylaw 12961
February 4, 2002
Bylaw 14934
June 16, 2008*

*Bylaw 16945
September 22, 2014*

7. **Minor Impact Utility Services** means development for public utility infrastructure purposes which is likely to have some impact on the environment or adjacent land Uses by virtue of its appearance, noise, size, Traffic Generation or operational characteristics. Typical Uses include vehicle, equipment and material storage yards for utilities and services; telephone exchanges; wire centres; switching centres; snow dumping sites; Transit Centres; transit depots and transfer facilities; water towers; hydrospheres; water treatment plants; power terminals and distributing substations; communication towers and gate stations for natural gas distribution.

8. **Protective and Emergency Services** means development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of equipment and vehicles, which is necessary for the local distribution of utility services. Typical Uses include police stations, fire stations, ambulance services, and associated training facilities.

9. **Recycled Materials Drop-off Centre** means a municipally operated development used for the collection and temporary storage of recyclable materials. Recyclable materials includes, but is not limited to, cardboard, plastics, paper, metal and similar household goods. Recyclable material left at the Drop-off Centre shall be periodically removed and taken to larger, permanent recycling operations for final recycling. These Drop-off Centres are intended to operate out of doors within a Fenced compound. This Use does not include Recycling Depots.

Edmonton Zoning Bylaw 12800

7.8 *Community, Educational, Recreational and Cultural Service Uses*

7.8(1) Community Recreation Services

7.8(2) Child Care Services

7.8(3) Exhibition and Convention Facilities

7.8(4) Indoor Participant Recreation Services

7.8(5) Natural Areas

7.8(6) Natural Science Exhibits

7.8(7) Outdoor Participant Recreation Services

7.8(8) Private Clubs

7.8(9) Private Education Services

7.8(10) Publicly Accessible Private Park

7.8(11) Public Education Services

7.8(12) Public Libraries and Cultural Exhibits

7.8(13) Public Park

7.8(14) Religious Assembly

7.8(15) Special Event

7.8(16) Spectator Entertainment Establishments

7.8(17) Spectator Sports Establishments

7.8(18) Tourist Campsites

7.8(19) Urban Gardens

*Bylaw 16224
September 10, 2012*

1. **Community Recreation Services** means development used for recreational, social, arts, or multi-purpose Use in a building without fixed seats and an occupancy capacity of fewer than 500 persons, primarily intended for local community purposes. Typical Uses include community halls, community centres, and community league buildings operated by a local residents' organization.

*Bylaw 17643
May 25, 2016
Charter Bylaw 19679
June 29, 2021*

2. **Child Care Services** means a development intended to provide temporary care and supervision for children. This Use typically includes early learning and child care programs that are facility-based such as daycares, out-of-school care, and preschools.

3. **Exhibition and Convention Facilities** means a development which is owned and managed by a public authority or non-profit agency and provides permanent facilities for meetings, seminars and conventions; product and trade fairs; circuses; and other exhibitions. Typical uses include exhibition grounds and convention centres.

4. **Indoor Participant Recreation Services** means development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis. Typical Uses include athletic clubs; health and fitness clubs; curling, roller skating and hockey rinks; swimming pools; rifle and pistol ranges, bowling alleys and racquet clubs.

*Bylaw 14679
August 28, 2007*

5. **Natural Areas** means areas identified for the conservation, preservation and/or restoration of natural features, biodiversity, and ecological processes. Typical Uses in this Use include the preservation of natural landscapes, features and ecological processes associated with forests, woodlands, grasslands, wetlands, and other water bodies, rare species habitats, and landscape buffers and linkages with appropriate passive and appreciative recreation activities permitted such as hiking, walking, bird watching, and picnicking. This Use does not include programmable or ornamental parks.

6. **Natural Science Exhibits** means development for the preservation, confinement, exhibition or viewing of plants, animals and other objects in nature. Typical Uses include zoos, botanical gardens, arboreta, planetarium, aviaries and aquaria.

7. **Outdoor Participant Recreation Services** means development providing facilities which are available to the public at large for sports and active recreation conducted outdoors. This Use Class does not include Community Recreation Services, Spectator Sports Establishments and Outdoor Amusement Establishments. Typical Uses include golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, outdoor swimming pools, bowling greens, riding stables and fitness trails.

*Bylaw 18076
June 28, 2017*

8. **Private Clubs** means development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, business or fraternal organization, without on-site residences. Private Clubs may include rooms for eating, drinking and assembly. This Use does not include Cannabis Lounges.

9. **Private Education Services** means development for instruction and education which is not maintained at public expense and which may or may not offer courses of study equivalent to those offered in a public school or private instruction as a Home Based Business. This Use includes dormitory and Accessory buildings. This Use does not include Commercial Schools.

10. **Publicly Accessible Private Park** means development of private land specifically designed for and reserved for use by the general public for active or passive recreational Use and includes all natural and man-made Landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland, but owned and operated by a private organization, non-profit organization, institution, or similar body. Typical Uses include tot lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds and water features.

11. **Public Education Services** means development which is publicly supported or subsidized involving public assembly for educational, training or instruction purposes, and includes the administration offices required for the provision of such services on the same Site. This Use includes public and separate schools, community colleges, universities, and technical and vocational schools, and their administrative offices. This Use does not include Private Education Services and Commercial Schools.

*Bylaw 16224
September 10, 2012*

12. **Public Libraries and Cultural Exhibits** means development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public Use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value. Typical Uses include libraries, museums and public, not-for-profit art galleries.

13. **Public Park** means development of public land specifically designed or reserved for the general public for active or passive recreational Use and includes all natural and man-made Landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park. Typical Uses include tot lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds and water features.

14. **Religious Assembly** means development used for worship and related religious, philanthropic or social activities and includes Accessory rectories, manses, meeting rooms, food preparation and service facilities, classrooms, dormitories and other buildings. Typical Uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries. This Use does not include Private Education Services, Public Education Services, and Commercial Schools, even as Accessory Uses.

15. **Special Event** means a temporary activity occurring for a limited duration. This Use does not include activities related to Cannabis Lounges, Cannabis Retail Sales, Cannabis Production and Distribution, Body Rub Centres, or Adult Mini-Theatres.

16. **Spectator Entertainment Establishments** means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances; or the showing of motion pictures. This Use does not include entertainment developments associated with Bars and Neighbourhood Pubs and Nightclubs and does not include Adult Mini-Theatres. Typical Uses include auditoria, cinemas, theatres and concert halls.

17. **Spectator Sports Establishments** means development providing facilities intended for sports and athletic events which are held primarily for public entertainment, where patrons attend on a recurring basis. This Use does not include Indoor Participant Recreation Services or Outdoor Participant Recreation Services. Typical Uses include coliseums, stadia, arenas, animal racing tracks and vehicle racing tracks.

18. **Tourist Campsites** means development of land which has been planned and improved for the seasonal short term use of holiday trailers, motor homes, tents, campers and similar Recreational Vehicles, and is not used as year round storage, or accommodation for Residential Use. Typical Uses include tourist trailer parks, campsites and tenting grounds.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016
Bylaw 17901
March 6, 2017
Bylaw 18076
June 28, 2017
Charter Bylaw 18387
June 12, 2018*

19. **Urban Gardens** means the cultivation and harvesting of plant and/or animal products in urban areas for the primary purpose of beautification, education, recreation, or social or community programming. Accessory buildings or structures may include Hen Enclosures, or those used for the operation of the Site and the extension of the growing season, such as coldframes, hoopouses and greenhouses. On-Site sales and processing of plants or animal products are prohibited. Accessory activities may include outdoor storage or composting of plants grown on-Site. Typical activities include community gardens. This Use does not include Livestock Operations, Rural Farms, Recreational Acreage Farms, Urban Indoor Farm, Urban Outdoor Farms, or Cannabis Production and Distribution, unless operating pursuant to a registration certificate issued by the Federal Government for personal production or designated personal production for medical Cannabis.

Edmonton Zoning Bylaw 12800

7.9 Sign Uses

[7.9\(1\) Fascia Off-premises Signs](#)

[7.9\(2\) Fascia On-premises Signs](#)

[7.9\(3\) Freestanding Off-premises Signs](#)

[7.9\(4\) Freestanding On-premises Signs](#)

[7.9\(5\) Major Digital Signs](#)

[7.9\(6\) Minor Digital Off-premises Signs](#)

[7.9\(7\) Minor Digital On-premises Off-premises Signs](#)

[7.9\(8\) Minor Digital On-premises Signs](#)

[7.9\(9\) Projecting Off-premises Signs](#)

[7.9\(10\) Projecting On-premises Signs](#)

[7.9\(11\) Roof Off-premises Signs](#)

[7.9\(12\) Roof On-premises Signs](#)

[7.9\(13\) Temporary On-premises Signs](#)

[7.9\(14\) Temporary Off-premises Signs](#)

*Bylaw 13117
July 8, 2002
Charter Bylaw 18534
September 5, 2018*

1. **Fascia Off-premises Signs** a Fascia Sign, which is a Permanent Sign, displays Off-premises Advertising and contains no Digital Copy.

*Bylaw 13117
July 8, 2002
Charter Bylaw 18534
September 5, 2018*

2. **Fascia On-premises Signs** means a Fascia Sign, which is a Permanent Sign, displays On-premises Advertising and contains no Digital Copy.

*Bylaw 13117
July 8, 2002
Charter Bylaw 18534
September 5, 2018*

3. **Freestanding Off-premises Signs** means a Freestanding Sign, which is a Permanent Sign, displays Off-premises Advertising and contains no Digital Copy.

*Bylaw 13117
July 8, 2002
Charter Bylaw 18534
September 5, 2018*

4. **Freestanding On-premises Signs** means a Freestanding Sign, which is a Permanent Sign, displays On-premises Advertising and contains no Digital Copy.

*Bylaw 15892
October 11, 2011
Charter Bylaw 18534
September 5, 2018*

5. **Major Digital Signs** means a Freestanding or Fascia Sign that contains Digital Copy, and is a Permanent Sign. Major Digital Signs may have On-premises Advertising or Off-premises Advertising, or a combination of both, and may include static images, moving effects, message transition effects, video images, or animation.

*Bylaw 15892
October 11, 2011
Charter Bylaw 18534
September 5, 2018*

6. **Minor Digital Off-premises Signs** means a Freestanding or Fascia Sign that contains Digital Copy, is a Permanent Sign, displays Off-premises Advertising, and does not include moving effects, message transition effects, video images, or animation.

*Bylaw 15892
October 11, 2011
Charter Bylaw 18534
September 5, 2018*

7. **Minor Digital On-premises Off-premises Signs** means a Freestanding or Fascia Sign that contains Digital Copy, is a Permanent Sign, displays On-premises Advertising and/or Off-premises Advertising, and does not include moving effects, message transition effects, video images, or animation.

*Bylaw 15892
October 11, 2011
Charter Bylaw 18534
September 5, 2018*

8. **Minor Digital On-premises Signs** means a Freestanding or Fascia Sign that contains Digital Copy, is a Permanent Sign, displays On-premises Advertising, and does not include moving effects, message transition effects, video images, or animation.

*Bylaw 13117
July 8, 2002
Charter Bylaw 18534
September 5, 2018*

9. **Projecting Off-premises Signs** means a Projecting Sign, which is a Permanent Sign, displays Off-premises Advertising and contains no Digital Copy.

*Bylaw 13117
July 8, 2002
Charter Bylaw 18534
September 5, 2018*

10. **Projecting On-premises Signs** means a Projecting Sign, which is a Permanent Sign, displays On-premises Advertising and contains no Digital Copy.

*Bylaw 13117
July 8, 2002
Charter Bylaw 18534
September 5, 2018*

11. **Roof Off-premises Signs** means a Roof Sign, which is a Permanent Sign, and displays Off-premises Advertising.

*Charter Bylaw 18534
September 5, 2018
Bylaw 13117
July 8, 2002*

12. **Roof On-premises Signs** means a Roof Sign, which is a Permanent Sign, and displays On-premises Advertising.

Bylaw 13117
July 8, 2002

13. **Temporary On-premises Signs** means any Sign that is relocatable or removable from a Site and used for advertising of a limited duration. The Copy on such a sign identifies or advertises a business, activity, product, service or entertainment located on the premises or Site where the Sign is displayed.

14. **Temporary Off-premises Signs** means any Sign that is relocatable or removable from a Site and used for advertising of a limited duration. The Copy on such a sign directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, entertainment or service provided on the premises or Site where the Sign is displayed.

SECTIONS 11 – 26

ADMINISTRATIVE CLAUSES

Edmonton Zoning Bylaw 12800

*Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

11. Responsibility of the Development Officer and Subdivision Authority

*Bylaw 17831
November 28, 2016
Bylaw 17832
November 28, 2016*

11.1 Duties with Respect to Development Applications

1. The Development Officer shall receive all applications for development and:
 - a. shall ensure that a register of applications is maintained, and is made available to any interested person during normal office hours;

*Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

- b. shall review each Development Permit Application to ascertain whether it is complete in accordance with the information requirements and section 11.2 of this Bylaw, and shall, if the application complies with such requirements, enter the application in the register of applications;
 - c. shall, if requested by the applicant, confirm in writing that the application has been received;
 - d. shall review each Development Permit Application to ascertain its appropriate Use, and may require the applicant to apply for a different Use;

*Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015*

*Bylaw 17831
November 28, 2016
Bylaw 17832
November 28, 2016
Bylaw 18305
February 26, 2018*

Effective Date: May 1, 2018

- e. shall approve, without conditions, or with such conditions as required to ensure compliance, an application for development of a Permitted Use provided the development complies with the regulations of this Bylaw, or shall refuse an application for development of a Permitted Use if the development does not comply with the regulations of this Bylaw, unless the Development Officer uses discretion pursuant to Sections 11.3 and 11.4 of this Bylaw;

*Bylaw 17832
November 28, 2016
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

- f. may relax a regulation in a Zone or other Section of this Bylaw in accordance with the regulations contained in that Zone or Section, or may relax regulations in accordance with Sections 11.3 and 11.4, and in such case, the development applied for shall be a Class B Discretionary Development;

- g. may refuse or approve, with or without conditions, with or without changes in the design of the development, or with or without the imposition of regulations more restrictive than those required by this Bylaw, an application for development of a Discretionary Use, having regard to the regulations of this Bylaw and the provisions of any applicable Statutory Plan;
- h. may refuse, or approve, with or without conditions, an application for development in a Direct Control Provision, in accordance with the regulations of this Bylaw; and

*Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015
Bylaw 17831
November 28, 2016*

- i. shall give notice of their decision on applications for development as follows:

*Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

- i. where an application has been approved, public notification shall be given in accordance with Section 20 of this Bylaw and notice to the applicant shall be given in writing;

*Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

- ii. where an application has been refused, notice in writing shall be given to the applicant, by ordinary mail, and such notice shall state the reason for refusal; and
- iii. shall in the case of a Development Permit for a Temporary Sign, specify the length of time that the Development Permit remains in effect in accordance with the time limitations for such Signs set out in [Section 59](#) of this Bylaw.

*Bylaw 16749
March 24, 2014
Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015
Bylaw 17831
November 28, 2016*

- 2. When the Development Officer requires information pursuant to Section 14 of this Bylaw, the Development Officer shall, pursuant to the information received, and to their satisfaction:
 - a. impose any conditions, whether for a Permitted or a Discretionary Use, that are necessary to ensure that the Site is suitable for the full range of Uses contemplated in the Development Permit Application; or
 - b. refuse a Development Permit, whether for a Permitted or Discretionary Use, if the Development Officer determines that the Site is not suitable for the full range of Uses contemplated in the Development Permit Application.

*Charter Bylaw 18387
June 12, 2018*

- 3. The Development Officer, shall determine the process for submitting, receiving, determining complete, and reviewing Development Permit Applications for Cannabis Retail Sales.

*Charter Bylaw 18387
June 12, 2018*

- 4. Further to section 11.1.3 and notwithstanding section 11.2(1), the Development Officer, unless extended by an agreement in writing between the applicant and the Development Officer, shall within 90 days after receipt of an application for Cannabis Retail Sales,

- a. issue a written acknowledgment to the applicant advising that the application is complete; or
- b. issue a written notice to the applicant advising that the application is incomplete, listing the documentation and information that is still required, and setting a date by which the required documentation and information must be submitted.

*Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

11.2 Determining Complete Development Applications

1. Unless extended by an agreement in writing between the applicant and the Development Officer, the Development Officer shall within 20 days after receipt of an application for development:
 - a. issue a written acknowledgment to the applicant advising that the application is complete; or
 - b. issue a written notice to the applicant advising that the application is incomplete, listing the documentation and information that is still required, and setting a date by which the required documentation and information must be submitted.
2. If the required documentation and information is not provided by the date set in the notice issued pursuant to section 11.2(1)(b), the Development Officer shall issue a written notice to the applicant stating that the application has been refused and the reason for the refusal.
3. Upon receipt of the required documentation and information by the date set in the notice issued pursuant to section 11.2(1)(b), the Development Officer shall issue a written acknowledgment to the applicant advising that the application is complete.
4. Notwithstanding the issuance of a written acknowledgement issued pursuant to sections 11.2(1)(a) and 11.2(3), the Development Officer may request additional information or documentation from the applicant that the Development Officer considers necessary to review the application.”;

*Bylaw 13117
July 8, 2002
Bylaw 17831
November 28, 2016*

11.3 Variance to Regulations

1. The Development Officer may approve, with or without conditions as a Class B Discretionary Development, an application for development that does not comply with this Bylaw where:

*Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015
Bylaw 17831
November 28, 2016*

- a. the proposed development would not, in their opinion:
 - i. unduly interfere with the amenities of the neighbourhood; or
 - ii. materially interfere with or affect the use, enjoyment or value of neighbouring properties.
 - b. the proposed development would, in their opinion, conform with the Use prescribed for that land or building in this Bylaw.
2. The Development Officer may approve, with or without conditions as a Class B Discretionary Development, an enlargement, alteration or addition to a non-conforming building if the non-conforming building complies with the Uses prescribed for that land in this Bylaw and the proposed development would not, in their opinion:
- a. unduly interfere with the amenities of the neighbourhood; or
 - b. materially interfere with or affect the use, enjoyment or value of neighbouring properties.

*Bylaw 17831
November 28, 2016
Bylaw 17832
November 28, 2016
Bylaw 18058
June 12, 2017*

11.4 Limitation of Variance

*Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

- 1. In approving a Development Permit Application pursuant to Section 11.3, the Development Officer shall adhere to the following:

*Charter Bylaw 19503
February 9, 2021*

- a. a variance may be considered in cases of unnecessary hardship or practical difficulties peculiar to the Use, character, or situation of land or a building, which are not generally common to other land in the same Zone;

*Bylaw 16859
June 24, 2014
Bylaw 17831
November 28, 2016
Charter Bylaw 18967
August 26, 2019*

- b. except as otherwise provided in this Bylaw, there shall be no variance from maximum Height, maximum Floor Area Ratio or maximum Density regulations;

*Bylaw 18058
June 12, 2017*

- c. on rectangular shaped Lots, there shall be no variance from the minimum Site Width, for new Single Detached Housing in the RF1, RF2, RF3, and RF4 Zones for all Sites which received subdivision approval after June 12, 2017; and
- d. there shall be no variance to the General Purpose of the appropriate Zone or Overlay.

*Bylaw 17831
November 28, 2016*

11.5 Maintenance and Inspection of the Zoning Bylaw

- 1. The Development Officer shall:

- a. make available to the public during normal office hours copies of this Bylaw and all subsequent amendments thereto; and
- b. charge the specified fee for supplying to the public copies of this Bylaw.

*Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

11.6 Determining Complete Subdivision Applications

1. Unless extended by an agreement in writing between the applicant and the Subdivision Authority, the Subdivision Authority shall within 20 days after receipt of an application for the subdivision of land:
 - a. issue a written acknowledgment to the applicant advising that the application is complete; or
 - b. issue a written notice to the applicant advising that the application is incomplete, listing the documentation and information that is still required, and setting a date by which the required documentation and information must be submitted.
2. If the required documentation and information is not provided by the date set in the notice issued pursuant to section 11.6(1)(b), the Subdivision Authority shall issue a written notice to the applicant stating that the application has been refused and the reason for the refusal.
3. Upon receipt of the required documentation and information by the date set in the notice issued pursuant to section 11.6(1)(b), the Subdivision Authority shall issue a written acknowledgment to the applicant advising that the application is complete.
4. Notwithstanding the issuance of a written acknowledgement issued pursuant to sections 11.6(1)(a) and 11.6(3), the Subdivision Authority may request additional information or documentation from the applicant that the Subdivision Authority considers necessary to review the application.

*Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

11.7 Form and Electronic Means

1. Any notice or acknowledgment issued pursuant to section 11.2 and 11.6 shall include:
 - a. the date of issuance of the notice or acknowledgment;
 - b. contact information for the City;
 - c. the municipal address of the property subject to the application;
 - d. the City file number for the application; and
 - e. any other information at the discretion of the Development Officer or the Subdivision Authority.
2. Any notice or acknowledgment issued pursuant to section 11.2 and 11.6 may be sent by electronic means.

Edmonton Zoning Bylaw 12800

*Bylaw 17831
November 28, 2016*

12. Development Classes

12.1 General

1. The following classes of development are hereby established:
 - a. Class A Permitted Development; and
 - b. Class B Discretionary Development.

12.2 No Development Permit Required

12.3 Class A Permitted Developments

12.4 Class B Discretionary Development

Edmonton Zoning Bylaw 12800

*Bylaw 17831
November 28, 2016*

12.2 No Development Permit Required

*Bylaw 15635
January 31, 2011
Bylaw 17151
April 13, 2015
Bylaw 17767
September 19, 2016*

1. A Development Permit is not required for:

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- a. Rural Farms buildings, other than those used as Dwellings;
- b. flood control and hydroelectric dams;

*Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015
Bylaw 17767
September 19, 2016
Bylaw 17831
November 28, 2016
Bylaw 17901
March 6, 2017*

- c. an Accessory building [10.0 m²](#) or less in area, provided it complies with the regulations of this Bylaw and is not a Hen Enclosure;

*Bylaw 15635
January 31, 2011
Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015
Bylaw 17831
November 28, 2016
Charter Bylaw 19503
February 9, 2021*

- d. interior alterations and maintenance to a residential building provided that such alterations and maintenance do not result in an increase in the number of Dwellings, within the building or on the Site, nor in a change of the Use or the introduction of another Use;

*Charter Bylaw 18613
November 26, 2018*

- e. interior alterations and maintenance to a non-residential building, including mechanical or electrical work, provided that neither the Use nor the intensity of Use is changed, nor that another Use is added, except in accordance with subsection 12.2(1)(f);
- f. a change of Use, provided that:
 - i. it does not result in exterior alterations to the building or Site;
 - ii. it does not result in additional gross Floor Area to the building;
 - iii. it is a Permitted Use;

- iv. it complies with regulations that restrict the size and location of the Use in the applicable Zone; and

*Charter Bylaw 19503
February 9, 2021*

- v. the change of Use is for one or more of the following Uses:
 - A. Business Support Services
 - B. Commercial Schools
 - C. Convenience Retail Stores
 - D. Community Recreation Services
 - E. Creation and Production Establishments
 - F. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
 - G. Greenhouses, Plant Nurseries and Garden Centres, provided that all goods are contained within an enclosed building
 - H. General Retail Stores
 - I. Government Services

*Charter Bylaw 19502
February 9, 2021*

- J. Health Services

*Charter Bylaw 19502
February 9, 2021*

- K. Household Repair Services

*Charter Bylaw 19503
February 9, 2021*

- L. Indoor Participant Recreation Services
- M. Limited Contractor Services

*Charter Bylaw 19503
February 9, 2021*

- N. Market
- O. Media Studios
- P. Minor Amusement Establishments
- Q. Mobile Catering Food Services
- R. Personal Service Shops, not including those operating as a Body Rub Centre
- S. Professional, Financial, and Office Support Services
- T. Public Libraries and Cultural Exhibits
- U. Public Parks
- V. Specialty Food Services, for less than 100 occupants and 120 m² of Public Space, and not including Drive-in Food Services

- W. Restaurants, for less than 200 occupants and 240 m² of Public Space, and not including Drive-in Food Services
 - X. Veterinary Services
 - Y. Warehouse Sales
- g. the use of a building or part thereof as a temporary polling station, Returning Officer's headquarters, candidate's campaign office or any other official temporary Use in connection with a federal, provincial or municipal election, referendum or census;

*Bylaw 16945
September 22, 2014
Bylaw 17062
July 9, 2015
Bylaw 17727
August 22, 2016
Bylaw 17831
November 28, 2016*

- h. the construction of any Fence, wall or gate not exceeding [1.85 m](#) in Height, provided that the erection of such structure does not contravene any provision of this Bylaw;

*Bylaw 17727
August 22, 2016
Bylaw 17831
November 28, 2016*

- i. the construction of Privacy Screening, provided that the erection of such structure does not contravene any provision of this Bylaw;

*Bylaw 16859
June 24, 2014
Bylaw 17831
November 28, 2016
Charter Bylaw 18381
May 7, 2018*

- j. a temporary structure, the sole purpose of which is incidental to the erection or alteration of a building for which a Development Permit has been granted under this Bylaw;

*Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015
Bylaw 17831
November 28, 2016*

- k. the erection of towers and poles, television and other communication aerials, masts or transmitting structures where:
- i. the zoning of the Site is not residential and such structures are freestanding and do not cause a load to be placed upon a building through their attachment or placement upon such buildings;
 - ii. such structures are to be used for cellular telephone or personal communication services signal transmission; and
 - iii. notwithstanding that no Development Permit is required, any development pertaining to the aforementioned transmitting structures in this section shall comply with, as applicable:
 - A. the requirements for Radio Communication and Broadcasting Antenna Systems established by Industry Canada;
 - B. City Policy C471C; and
 - C. any other relevant legislation;

Bylaw 13117

July 8, 2002
Bylaw 17831
November 28, 2016

- l. the parking or storage, or both, of any uninhabited Recreational Vehicle in a Residential Zone, where such parking or storage fully complies with the regulations of [Section 45](#) of this Bylaw;
- m. the construction and maintenance of an Essential Utility Services development;

Bylaw 16733
July 6, 2015
Bylaw 17831
November 28, 2016
Bylaw 17973
April 27, 2017

- n. Landscaping, where the existing Grade and natural surface drainage pattern is not materially altered, provided the Landscaping complies with Section 55, except where Landscaping forms part of a development which requires a Development Permit;

Bylaw 15635
January 31, 2011
Bylaw 16945
September 22, 2014
Bylaw 17831
November 28, 2016
Charter Bylaw 18381
May 7, 2018

- o. minor structures, not exceeding [1.85 m](#) in Height which are Accessory to Residential Uses, such as a barbecue, bird feeder, dog house, or lawn sculpture;

Bylaw 17767
September 19, 2016
Bylaw 17831
November 28, 2016

- p. demolition of a building or structure where a Development Permit has been issued for a new development on the same Site, and the demolition of the existing building or structure is implicit in that Development Permit;

Bylaw 17151
April 13, 2015
Bylaw 17831
November 28, 2016
Charter Bylaw 18381
May 7, 2018

- q. the temporary Use of a portion of a building or structure for which a Development Permit has been granted under this Bylaw for the marketing of the building or structure, excluding Residential Sales Centres and all related Sign Uses;

Bylaw 16945
September 22, 2014
Bylaw 16733
July 6, 2015
Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015
Bylaw 17831
November 28, 2016
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 19503
February 9, 2021

- r. A Platform Structure or unenclosed step, including a landing, that is located entirely within a Rear Yard or interior Side Yard, and is 1.2 m or less in Height, above the ground at its highest point excluding railings, which complies with the regulations and Overlays of this Bylaw;

- s. an accessibility ramp, provided that the erection of such structure does not contravene any provision of this Bylaw;
- t. the following Signs or activities:

*Bylaw 15892
October 11, 2011
Bylaw 17831
November 28, 2016*

- i. official notices, Signs, placards or bulletins required or permitted to be displayed pursuant to the provisions of federal, provincial or municipal legislation;
- ii. Signs erected on the authorization of the Transportation Services for the direction or control of traffic or pedestrian movement;
- iii. municipal address numbers or letters displayed on the premises to which they refer;
- iv. Seasonal or Holiday Decorations;

*Bylaw 17767
September 19, 2016
Bylaw 17831
November 28, 2016*

- v. any Sign inside any building intended for viewing from within the interior of the building;

*Bylaw 17831
November 28, 2016*

- vi. Freestanding Signs, to a maximum Height of [3.0 m](#), located on the interior of a Site, not intended to be viewed from the Abutting public roadways;

*Bylaw 15892
October 11, 2011
Bylaw 16313
January 21, 2013
Bylaw 16488
July 2, 2013
Bylaw 17831
November 28, 2016*

- vii. changing the Copy of any Changeable Copy Sign, Temporary Sign, Off-premises Sign, Freestanding On-premises Sign, Major Digital Sign, Minor Digital On-premises Signs, Minor Digital Off-premises Signs or Minor Digital On-premises Off-premises Signs;

*Charter Bylaw 19503
February 9, 2021*

- viii. changing the Copy of On-premises Fascia Sign, On-premises Roof Sign, On-premises Projecting Sign, or On-premises Freestanding Sign, without altering the Use, location, size, Height or general design of the Sign, including method of illumination;

*Bylaw 17831
November 28, 2016*

- ix. non-illuminated Fascia On-premises Signs not exceeding [0.5 m²](#) in Sign Area;

*Bylaw 16313
January 21, 2013
Bylaw 17831
November 28, 2016*

- x. Temporary non-illuminated Directional Signs not exceeding a Height of [1.2 m](#) or a maximum Sign Area of [1.0 m²](#) when located within a Residential Zone;

*Bylaw 17831
November 28, 2016*

- xi. illuminated or non-illuminated Signs not exceeding a Height of [1.5 m](#) or a maximum Sign Area of [1.0 m²](#) when located within a non-Residential Zone; including but not limited to Directional Signs, sandwich board Signs and real estate Signs;

*Bylaw 16313
January 21, 2013
Bylaw 17831
November 28, 2016*

- xii. non-illuminated Temporary On-premises Signs for real estate which are less than [2.0 m](#) in Height and a maximum Sign Area of [5.0 m²](#);

*Bylaw 16313
January 21, 2013
Bylaw 17831
November 28, 2016*

- xiii. any Sign painted on or affixed to the interior of a window in a Commercial Zone or Industrial Zone for less than 30 days;

*Bylaw 17487
January 25, 2016
Effective Date: April 1, 2016
Bylaw 17831
November 28, 2016
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

- xiv. any Development Permit Notification Sign required by [Section 20.6](#) of this Bylaw;

*Bylaw 17151
April 13, 2015
Bylaw 17767
September 19, 2016*

- u. any minor development within a Direct Control Provision which is similar to other developments listed under subsection 12.2;

*Bylaw 17767
September 19, 2016*

- v. trails and paths, including pedestrian and fitness trails and paths, on a Site within the area of application of the North Saskatchewan River Valley and Ravine System Protection Overlay, that have been deemed essential by Council;

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016
Bylaw 17727
August 22, 2016
Bylaw 17831
November 28, 2016
Bylaw 17901
March 6, 2017
Bylaw 17934
April 10, 2017*

- w. A Solar Collector mounted on the roof of a building that:
 - i. is mounted on a building not listed on the Inventory & Register of Historic Resources in Edmonton;
 - ii. is located on a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Zone; and
 - iii. complies with the provisions of this Bylaw.
- x. Urban Gardens and Urban Outdoor Farms that:

- i. do not involve buildings greater than 10.0 m² or Hen Enclosures;
- ii. are a Permitted Use;
- iii. are located in a PU Zone or a Zone where a Residential Use or the Public Parks Use is a Permitted Use, except in the CB3 or Downtown Special Area Zones; and
- iv. comply with the regulations of this Bylaw;

*Bylaw 17831
November 28, 2016*

- y. notwithstanding anything contained in any Direct Control Provision, no person shall require a Development Permit for a Use identified as Foster Homes.

*Charter Bylaw 18613
November 26, 2018*

- z. a Minor Home Based Business that fully complies with the regulations of this Bylaw and is a Permitted Use in the applicable Zone.

*Charter Bylaw 19503
February 9, 2021*

- aa. a Special Event that fully complies with the regulations of Section 91.1 of this Bylaw and:
 - i. is on a Site zoned US, PU, AP, A or AN owned by the City of Edmonton;
 - ii. is for the purpose of seasonal plant sales Accessory to a non Residential or non Residential-Related Use and complies with the regulations of Section 91.2(b); or
 - iii. does not exceed 7 consecutive days, or 7 cumulative days per calendar year.
- bb. Signs associated with a Special Event, provided the Signs are Temporary Signs, do not contain Digital Copy and are located on the same Site as the Special Event for no longer than the duration of the Special Event.

*Charter Bylaw 18673
March 11, 2019*

- cc. Within Special Area Edmonton South, a Development Permit is not required for the following, provided they comply with all relevant provisions of this Bylaw:
 - i. Accessory building not exceeding 10.0 m² (107.6 sq.ft.) in area and 2.0 m (6.5 ft.) in height;
 - ii. Agriculture, Extensive; Agriculture, Livestock or Agriculture, Horticulture use, structure, excavation or building in a district where the use is listed as permitted, including but not limited to a barn, hay shed, machine shed, livestock shelter, granary, dugout, and the outdoor storage of equipment, supplies and products directly associated with the agricultural operation, but not including a dwelling; Notwithstanding the foregoing, these exemptions do not apply to Cannabis or any Cannabis related uses.
 - iii. Deck up to 40.0 m² (430 sq.ft.) with a floor level not exceeding 0.6 m (1.9 ft.) above building grade;
 - iv. Demolition of a building or structure where the demolition is implicit in an approved development permit for new development on the site;
 - v. Fence, gate, or wall no more than 2.0 m (6.5 ft.) in height, or in a non-residential area, a chain-link security fence no more than 2.5 m (8.2 ft.) in height;
 - vi. Foster home approved by the Province;
 - vii. Home Based Business – Type 1;

- viii. Interior building alteration, provided the alteration is not a structural alteration and does not increase the number of dwellings or the intensity of a non-residential use;
- ix. Landscaping, including sidewalks, driveways, retaining walls, and patios, where the existing lot grade and natural drainage pattern is not significantly altered and will not create off-site impacts;
- x. Outdoor storage of two (2) unlicensed vehicles per dwelling provided such storage is not within a front yard;
- xi. Play structures not exceeding 10.0 m² (107.6 sq ft.) in area and 3.0 m (9.8 ft.) in height;
- xii. Construction of municipal improvements in accordance with a valid development agreement, or exempted under provincial or federal legislation;
- xiii. Signs, in accordance with the provisions of 1000.7 of this Bylaw and limited to the following:
 - a. election signs, official notices, signs placards or bulletins required or permitted to be displayed pursuant to the provisions of federal, provincial or municipal legislation;
 - b. signs erected by and relating to the function of public or quasi-public bodies;
 - c. municipal address numbers or letters displayed on premises to which they refer;
 - d. seasonal or holiday decorations;
 - e. signs not exceeding 2.0 m² (21.5 sq. ft.) for the purpose of identification, direction and warning or relating to an institution of a religious, educational, cultural, recreational or similar character, and limited to one sign per lot or building;
 - f. temporary signs relating to the sale of real estate or agricultural products, onsite construction projects or hiring of workers and not exceeding 3.0 m² (32.3 sq. ft.), provided that the signs are removed within 7 days after completion of the events to which the signs relate.
 - g. temporary signs advertising garage sales, yard sales and events of a similar nature and not exceeding 1.0 m² (10.7 sq. ft.), provided that the signs are removed within 48 hours after the events to which the signs relate;
 - h. interior window signs in industrial or commercial districts; and
 - i. signs, no larger than 0.4 m² (4.3 sq. ft.), for the direction and control of vehicles, pedestrians and parking.
- xiv. Clearing, stripping, grading or excavation of land for agricultural purposes, public roads, as an integral part of a project for which a development permit has been issued or as a condition of a development agreement with the City;
- xv. Temporary building required for construction, maintenance, alteration or marketing of an approved development, provided it complies with this Bylaw, any other bylaw of the City, or the Airport Vicinity Protection Area Regulation, and it is removed within 30 days of project completion;
- xvi. Temporary use of a building or part thereof as a polling station, returning officer's headquarters, candidate's campaign office and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census;
- xvii. Developments that are exempted in whole or in part from municipal regulations under provincial legislation, including but not limited to a highway or road, a well or battery within the meaning of the Oil and Gas Conservation Act, and a pipeline or an installation or structure incidental to the operation of a pipeline;
- xviii. Developments that are exempted in whole or in part from municipal regulations under federal legislation including but not limited to telecommunications systems; and

- xix. Landscaping,
 - a. in all Zones, where the amount of topsoil or similar material being deposited, does not exceed 100 cubic metres, providing that the material deposited is sourced from within the confines of the subject parcel in which the landscaping is to occur, and does not impede or interfere with the natural flow of surface water onto adjacent lands or into public ditches.
 - b. in all Zones, where no more than 10 cubic metres of topsoil or similar material is being deposited, excluding the (AES) Agricultural Edmonton South Zone, in which the provisions of section 1000.9 are applicable
- xx. The storage of one personal company vehicle up to a 5 ton capacity, not intended for business use on the premises, within the Agricultural Edmonton South Zone and the Country Residential Edmonton South Zone (RCES);
- xxi. The personal storage of one personal company vehicle of a maximum 1-ton weight, not intended for business use on the premises in all other zones not specified in 12.2(1)(cc)(xx) providing that parking is supplied as per 1000.5(8) (Parking and Loading).

*Charter Bylaw 19339
June 9, 2020
Charter Bylaw 19511
January 1, 2021*

- dd. Exterior alterations for the development of a patio that are Accessory to Bars and Neighbourhood Pubs, Breweries, Wineries and Distilleries, Restaurants or a Specialty Food Services Use that is operating under an existing valid Development Permit and complies with the following:
 - i. The new or expanded patio space shall comply with the requirements of the underlying Zone and Overlay.
 - ii. Notwithstanding 12.2(1)(dd)(i), no part of a patio shall encroach into any Setbacks defined by the Zone in which the patio is located, except in those parts of the Setback with lawn, Hardsurfaced materials, or decorative Hardsurfacing ground cover. Existing trees and shrubs may not be removed.
 - iii. On-site parking may be used for patio space, except the required number of designated barrier free Vehicle Parking, which must remain available for parking use.
 - iv. Permanent fences and barriers, planters, Platform Structures such as decks or stages shall comply with the Zone and shall not exceed 1.2 m in Height;
 - v. Subject to the approval of the applicable City Department, no part of the patio, including exit gates, shall open or encroach into road right-of-way.
 - vi. No audio-visual equipment may be installed at a Height exceeding 2.1 m above Grade, measured to the middle of the device, and shall not be attached to a building. Televisions, speakers, and video displays must be oriented facing away from vehicle traffic and shall not be arranged consecutively to create a wall or visual obstruction.
- ee. Exterior alterations for the development of an outdoor retail space that are Accessory to Convenience Retail Stores, General Retail Stores or Market Use, that is operating under an existing valid Development Permit and complies with the following:
 - i. The new or expanded outdoor retail space shall comply with the requirements of the underlying Zone and Overlay.
 - ii. Notwithstanding 12.2(1)(ee)(i), no part of an outdoor retail space shall encroach into any Setbacks defined by the Zone in which the outdoor retail space is located, except in those parts of the Setback with lawn, Hardsurfaced materials, or decorative Hardsurfacing ground cover. Existing trees and shrubs may not be removed.
 - iii. On-site parking may be used for outdoor retail space, except the required number of designated barrier free Vehicle Parking, which must remain available for parking use.

- iv. Permanent fences and barriers, planters, Platform Structures such as decks or stages shall comply with the Zone and shall not exceed 1.2 m in Height.
- v. The sale and on-site consumption of alcohol, tobacco, or cannabis is not permitted in an outdoor retail space.
- vi. Cooking or food and drink preparation is not permitted in an outdoor retail space.
- vii. Subject to the approval of the applicable City Department, no part of the outdoor retail space, including exit gates, shall open or encroach into road right-of-way.
- viii. No outdoor speakers or sound systems may be used.

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

ff. A Vehicle Parking Use that is part of a development that contains a principal Use.

*Charter Bylaw 19679
June 29, 2021*

gg. Major Home based Business, operating as Home based Child Care, for up to six children.

*Charter Bylaw 19503
February 9, 2021*

- 2. Notwithstanding Section 12.2.1 of this Bylaw, a development permit shall be required for the following developments on all Sites which include a residential use in the Zone and are located within the area of application of the North Saskatchewan River Valley and Ravine System Protection Overlay:
 - a. any Accessory building, Platform Structure or structure or the removal of any Accessory building, Platform Structure or structure;
 - b. Urban Gardens or Urban Outdoor Farms;
 - c. cisterns, septic tanks, or other underground water and wastewater retention facilities; and
 - d. Water Retention Structures.

Edmonton Zoning Bylaw 12800

*Bylaw 17831
November 28, 2016*

12.3 Class A Permitted Development

*Bylaw 16733
July 6, 2015
Bylaw 17831
November 28, 2016*

1. This class includes all developments for which applications are required and are for a Permitted Use or Accessory building or activities and the Development Permit Application complies in all respects to the regulations of this Bylaw. Applications for Signs, Accessory functions and the occupancy of existing buildings on Sites regulated by a Direct Control Provision and conforming to that provision shall also be considered a Class A Permitted Development.

Edmonton Zoning Bylaw 12800

12.4 Class B Discretionary Development

Bylaw 17831

November 28, 2016

1. This class includes all developments for which applications are required and are for a Discretionary Use or require a variance to any of the regulations of this Bylaw. This class of Development Permit also includes all applications on Sites designated Direct Control not noted in [Section 12.3](#).

Edmonton Zoning Bylaw 12800

*Bylaw 17831
November 28, 2016*

13. Development Permit Application

13.1 General Conditions

*Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

1. For the purposes of [section 11.2](#) of this Bylaw,

*Charter Bylaw 18473
July 9, 2018*

- a. applications for a Development Permit are not received until the City has accepted an application for development and the applicant has paid the appropriate fee as determined by the City Manager; and
- b. applications for a Development Permit are not complete until the applicant has:
 - i. submitted all information required pursuant to [Section 13](#) of this Bylaw; and
 - ii. submitted any information specifically required pursuant to the regulations of the applicable Zone or any other Section of this Bylaw, including any special information required by the Development Officer pursuant to [Section 14](#) of this Bylaw.

*Bylaw 16489
July 15, 2013
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

2. Notwithstanding subsection 13.1(1)(b) above, the Development Officer may consider an application if the development is of such a nature as to enable a decision to be made on the application without all of the information required in this Section.

*Bylaw 16489
July 15, 2013*

3. The Development Officer may require an applicant to submit such additional information as considered necessary to verify the compliance of the proposed Use or development with the regulations of this Bylaw.
4. The approval of any application, drawing, or the issuing of a Development Permit shall not prevent the Development Officer from thereafter requiring the correction of errors, nor from prohibiting the development being carried out when the same is in violation of this Bylaw.
5. In the event of a discrepancy between any written description and the drawings, the written description shall prevail.

*Bylaw 17831
November 28, 2016*

6. Where a Development Permit Application is determined to contain incorrect information, no Development Permit shall be issued until such information is corrected by the applicant.

*Bylaw 16489
July 15, 2013*

7. Unless otherwise specified in this Bylaw, all drawings submitted shall be drawn on substantial standard drafting material to a scale of not less than 1:100 or such other scale as the Development Officer may approve, and shall be fully dimensioned, accurately figured, explicit and complete.

[13.2 Class A Permitted Development Excluding Signs](#)

[13.3 Class B Discretionary Development Excluding Signs](#)

[13.4 Sign Developments](#)

[13.5 Comprehensive Site Plan](#)

Edmonton Zoning Bylaw 12800

*Bylaw 17831
November 28, 2016*

13.2 Class A Permitted Development Excluding Signs

*Bylaw 17672
June 27, 2016*

1. The applicant shall submit the appropriate application form fully and accurately completed in accordance with the following requirements.
 - a. the municipal address of land and buildings presently occupying the Site, if any;
 - b. a legal description of the land on which the proposed development is to occur, by lot, block, subdivision and registered plan numbers;
 - c. the applicant's name, address, interest in the land, and confirmation of the owner's authorization to apply for the Development Permit;

*Bylaw 17831
November 28, 2016*

- d. a detailed Site plan, showing the location of the proposed development relative to the boundaries of the Site;
- e. description of the work to be performed with respect to:

*Bylaw 17831
November 28, 2016*

- i. a change of Use, or a change of intensity of Use;
- ii. proposed development or building operations;
- f. identification of the scale of the development with respect to:
 - i. Floor Area of the development, in square metres;

*Bylaw 17831
November 28, 2016*

- ii. Site Coverage, in square metres;
- iii. Height of the structure, in metres;

*Bylaw 17831
November 28, 2016*

- iv. number of Storeys;
- v. existing trees on a Site; and
- g. the estimated value, in dollars, of the proposed work.

*Bylaw 17831
November 28, 2016*

2. The applicant shall submit as part of a Development Permit Application within the Mature Neighbourhood Overlay area, as shown in Appendix I to Section 814, or on any Site, at the discretion of the Development Officer, for a Residential Use or an application for a demolition permit of an existing structure, a signed declaration, completed to the satisfaction of the

Development Officer, stating that they have reviewed the City's requirements and guidelines for best construction practices.

3. If required by the Development Officer, the applicant shall submit four copies of a Site plan, at a minimum scale of 1:500, showing the following:
 - a. a directional true north arrow with the north point located in such a manner that the true north is in the upper position of the drawing;
 - b. Setbacks and Yard dimensions;
 - c. the location of all buildings or structures in relation to property lines; and

*Bylaw 17831
November 28, 2016*

- d. dimensioned layout of existing and proposed Parking Areas, Driveways, entrances and exits, Abutting public roadways, median breaks and auxiliary Lanes.
4. If required by the Development Officer, the applicant shall submit four copies of the following:
 - a. identification of the scale of the development with respect to the number of Dwellings, or establishments for commercial, industrial or other purposes;

*Bylaw 17727
August 22, 2016
Bylaw 17831
November 28, 2016*

- b. a Site plan of sidewalks, walkways, Separation Spaces, transit stops; and, where applicable, garbage storage and collection areas; parking, loading, storage, outdoor service and display areas; the location of Fences, screening, Retaining Walls, trees, Landscaping, Amenity Areas and other physical features both existing and proposed on the Site and adjoining boulevard, if any;
 - c. floor plans at a minimum scale of 1:100, indicating all Uses or occupancies, storage and garbage holding areas;
 - d. elevations and drawings, indicating sections and the bulk of buildings, at a minimum scale of 1:100; and
 - e. number of parking and loading spaces required and provided.

*Bylaw 17831
November 28, 2016*

5. If required by the Development Officer, for a development that is located within the [HA Zone](#), the applicant shall submit four copies of the following:

*Bylaw 17831
November 28, 2016*

- a. an urban design context plan and vicinity map at a minimum 1:500 scale showing the proposed development and its relationship to on-site and surrounding natural physical features, existing development and other factors affecting development, including approximate building Heights and number of Storeys;

*Bylaw 17831
November 28, 2016*

- b. a context building elevation of all of the buildings on the same blockface illustrating the relationship of the Height, number of Storeys, built form, and architectural treatment;
 - c. a description of the exterior finishing materials to be used; and
 - d. a statement describing how the design of the proposed development has responded to the following:

- i. design quality, including material quality and detailing;

*Bylaw 17831
November 28, 2016*

- ii. style and character of the HA Zone including scale and massing;
- iii. visual interest at street level;

*Bylaw 17831
November 28, 2016*

- ii. the streetscape of the blockface;
- iii. siting; and
- iv. distinct architecture/building that is different from others in the area.

6. In addition, the Development Officer may require the applicant to provide a colour and material sample board of the exterior cladding materials.

Edmonton Zoning Bylaw 12800

Bylaw 17831
November 28, 2016

13.3 Class B Discretionary Development Excluding Signs

Bylaw 17831
November 28, 2016

1. In addition to the information required for a Class A Permitted Development, the applicant shall submit four copies of the following:
 - a. a plan showing the location of adjacent buildings and structures indicating the approximate Height and number of Storeys;
 - b. a description of the exterior finishing materials to be used; and

Bylaw 17831
November 28, 2016

- c. a written statement and other supportive material by the applicant that the proposed development conforms to the policies of any applicable Statutory Plan.
2. If required by the Development Officer, the applicant shall also submit four copies of the following:

Bylaw 17831
November 28, 2016

- a. an urban design context plan and vicinity map at a minimum scale of 1:500 showing the proposed development and its relationship to on-site and surrounding natural physical features, existing development and other factors affecting the design of the proposed development, and a statement describing how the design of the proposed development has responded to the following:
 - i. the Uses and amenities of surrounding properties within 100.0 m of the boundaries of the project Site;

Bylaw 17831
November 28, 2016

- ii. the physical characteristics and human activity patterns characteristic of the Site, surrounding Uses and development;
 - iii. the urban design statements of any Statutory Plan which are applicable to the Site; and
 - iv. the context of the development, in relation to the type of structure, architectural detailing, and finishing materials prevalent in surrounding development; and

Bylaw 14241
February 7, 2007

- b. a Traffic Impact Assessment which shall indicate the effect of the proposed development on the existing and proposed roadway network in terms of additional traffic, and may suggest those roadway improvements necessary to accommodate the development. It shall be prepared by a qualified, registered Professional Engineer, and shall contain the following information:
 - i. trip generation of the development;

- ii. trip distribution of traffic bound to and from the development;
- iii. trip assignment of traffic bound to and from the development; and

*Bylaw 16488
July 2, 2013
Bylaw 17831
November 28, 2016*

- iv. a detailed Site plan showing vehicular circulation, location and geometrics of access points and existing and proposed geometrics for adjacent roadway.

Edmonton Zoning Bylaw 12800

Bylaw 17831
November 28, 2016

13.4 Sign Developments

Bylaw 17831
November 28, 2016

1. Development Permit Applications for all Signs shall include the appropriate application form and the following information in duplicate:
 - a. the municipal address of the land or building where the Sign is to be erected, if any;
 - b. the legal description of the land on which the proposed Sign is to be erected;
 - c. the applicant's name, address, telephone number and interest in the land;
 - d. the name of the business or development where the Sign is to be erected;
 - e. whether the development where the Sign is to be erected is a single occupancy or multiple occupancy development;

Bylaw 16488
July 2, 2013
Bylaw 17831
November 28, 2016

- f. except for applications for Temporary On-premises Signs, a letter from the owner of the property on which the Sign is to be erected, or their appointed agent, authorizing the applicant's Sign development; and

Bylaw 16313
January 21, 2013
Bylaw 17831
November 28, 2016

- g. except for applications for Temporary Signs, all Sign applications shall provide detailed plans imprinted with the stamp or seal of a Professional Engineer showing:
 - i. the overall dimensions of the Sign, including all Sign boxes and cabinets;
 - ii. a description or illustration of the Copy to be displayed on the Sign;

Bylaw 15892
October 11, 2011

- iii. the method of illumination (if any);
 - iv. the materials from which the Sign is to be constructed;
 - v. the method used to support the Sign;

Bylaw 15892
October 11, 2011

- vi. the dimensions of any Changeable Copy, and Digital Signs panels;

Bylaw 15892
October 11, 2011

- vii. any revolving or mechanically moving Sign parts;

Bylaw 16733
July 6, 2015

- viii. the total Height of the Sign above Grade; and

*Bylaw 15892
October 11, 2011
Bylaw 17934
April 10, 2017
Charter Bylaw 18381
May 7, 2018*

- ix. the Height and location on the Sign Structure of any photovoltaic cells, Solar Collectors and Accessory equipment used on the Sign Structure to provide electrical power to the Copy Area or to illuminate the Copy Area.

2. Applications for On-premises and Off-premises Fascia Signs shall include the following additional information:

*Bylaw 17831
November 28, 2016*

- a. a photograph or elevation drawing of each building Façade or structure on which a Sign is to be erected that shows the building Façade for a distance of at least 15.0 m on either side of the location of the proposed Sign; and
- b. a detailed plan showing:
 - i. the location of the Sign on the building or structure;
 - ii. the clearance from Grade from the lowest portion of the Sign;
 - iii. maximum extension of the Sign above the building roof or parapet wall;
 - iv. the distance of the maximum projection of the Sign beyond the building wall;
 - v. any sidewalks, pedestrian passageways, or public roadways that the proposed Sign shall extend over;
 - vi. for Off-premises Signs, the horizontal distance from the proposed Sign to the nearest existing Off-premises Sign; and
 - vii. for Off-premises Signs, the horizontal distance to the nearest building wall which serves as a backdrop for the Sign, where applicable.

3. Applications for On-premises and Off-premises Freestanding Signs shall include the following additional information:

- a. a photograph that shows the entire Frontage of the Site where the Sign is proposed; and

*Bylaw 16488
July 2, 2013*

- b. a Site plan showing:
 - i. a north arrow;
 - ii. the curb line, property line and location of any existing or proposed buildings;
 - iii. the perpendicular distance from curb line to property line;
 - iv. the perpendicular distance from property line to building;
 - v. the location of the proposed Sign on the Site;
 - vi. the location of any existing Freestanding Signs on the Site, and whether such Sign shall be replaced by the proposed Sign;
 - vii. the length of the Frontage of the Site where the Sign is to be erected;
 - viii. the horizontal separation distance between the proposed Sign and other Freestanding Signs located on the Site; and

ix. for Off-premises Signs, the horizontal distance from the proposed Sign to the nearest existing Off-premises Sign.

4. Applications for On-premises and Off-premises Projecting and Roof Signs shall include the following additional information:

*Bylaw 17831
November 28, 2016*

a. a photograph or elevation drawing of each building Façade or structure on which a Sign is to be erected that shows the building Façade for a distance of at least 15.0 m on either side of the location of the proposed Sign;

*Bylaw 16488
July 2, 2013*

b. a Site plan showing:

- i. a north arrow;
- ii. the curb line, property line and location of any existing or proposed buildings on which Signs are to be displayed;
- iii. the perpendicular distance from curb line to property line; and
- iv. the perpendicular distance from property line to building; and

c. detailed plans showing:

i. the location of the Sign on the building;

*Bylaw 16733
July 6, 2015*

- ii. the clearance from Grade from the lowest portion of the Sign;
- iii. maximum extension of the Sign above the building roof or parapet wall;
- iv. the distance of the maximum projection of the Sign beyond the building wall;
- v. any sidewalks, pedestrian passageways, or public roadways that the proposed Sign shall extend over;
- vi. the location of any existing Projecting Signs on the building and whether such Sign(s) shall be replaced by the proposed Sign; and
- vii. for Signs which project beyond the property line, the horizontal distance from the curb to the part of the Sign nearest the curb.

*Bylaw 17831
November 28, 2016*

5. In addition to the requirements listed above, comprehensive sign design applications shall include the following additional information:

a. a coloured rendering of the Sign(s) development and a narrative outlining the following information:

*Bylaw 17831
November 28, 2016*

- i. the exception(s) to the Sign Schedule required by the comprehensive sign design plan; and
- ii. an explanation of how these exceptions achieve a greater degree of visual harmony between the proposed Sign(s) and the building or Site than would be possible through the provisions of the Sign Schedule having regard for:

A.

the compatibility of the design, scale and location of the Sign(s) in relation to the scale and architectural character of the building upon which the Sign is to be erected and the type, scale and location of other Signs on the building;

B.

the compatibility of the materials from which the Sign is constructed and the illumination of the Sign in relation to the architectural character and the exterior finish of the building; and

*Bylaw 17831
November 28, 2016*

C. the compatibility of the proposed Sign(s) with the Use and landscape and architectural character of surrounding development.

6. Applications for Temporary Signs shall include the following information:

a. the municipal address of the land or building where the Sign is to be located;

*Bylaw 16313
January 21, 2013*

b. the name and address of the business, tenants, or group advertising on the Sign;

c. the applicant's name, address and telephone number and where the applicant is not the owner of the Sign, the name, address and telephone number of the Sign owner;

d. whether the Site where the Sign is to be located is a single occupancy or multiple occupancy development;

e. the length of time the Sign is to be displayed at the location address;

*Bylaw 16313
January 21, 2013
Bylaw 16488
July 2, 2013*

f. authorization from the landowner, or the landowner's agent, to place a Temporary On-premises Sign on the land that is listed as the municipal address where the Sign is to be located;

g. where a Sign is a Temporary Off-premises Sign the following information shall be included:

i. a letter from the owner of the property, or agent, where the Sign is to be located that authorizes the placement of the Sign;

*Bylaw 17831
November 28, 2016*

ii. a scaled Site plan containing a north arrow, the location of the nearest existing Off-Premises Sign, and the location of the proposed Sign;

iii. design measures incorporated into the application that mitigate possible safety impacts;

iv. a photograph that shows the length of the Frontage of the Site where the Sign is to be erected; and

*Bylaw 17831
November 28, 2016*

v. photographs of the Abutting roadway(s) where the Sign is to be erected;

Bylaw 16488

July 2, 2013
Bylaw 17831
November 28, 2016

- h. a scaled Site plan including information on the location of curb lines, property lines, access points and location of driveways; and

Bylaw 16313
January 21, 2013

- i. an indication on how the Sign is marked for ownership in accordance with [subsection 59.2\(8\)](#).

Bylaw 15892
October 11, 2011

- 7. Applications for Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall include the following additional information:

- a. confirmation from the Digital Sign manufacturer that:

Bylaw 17831
November 28, 2016

- i. the light intensity of the Sign has been preset not to exceed the illumination levels established in Section 59.2(5) of this Bylaw; and
- ii. the Sign has an installed ambient light monitor;

Bylaw 17831
November 28, 2016

- b. an off-Site Sign Context plan for each Digital Sign face, containing:

- i. a north arrow;

Bylaw 17831
November 28, 2016

- ii. location of the nearest traffic control devices or traffic control signals, and all traffic control devices or traffic control signals along the blockface where the sign is located;
- iii. location of the nearest roadway intersections, and all adjacent roadway intersections;
- iv. location of the nearest Digital Sign that is greater than 8 m²;
- v. location of the nearest Off-premises Sign; and

Bylaw 17831
November 28, 2016

- vi. location of all transit stops and shelters along the blockface;

Bylaw 17831
November 28, 2016

- c. a Site plan, containing:

- i. a north arrow;
- ii. the curb line, property line and location of any existing or proposed buildings;
- iii. perpendicular distance from the curb line to the property line;
- iv. perpendicular distance from the property line to the building(s);
- v. the directional orientation of any Copy Area;

- vi. location of the proposed Sign on the Site;
- vii. location of any existing Signs on Site, and whether such Sign shall be replaced by the proposed Sign;
- viii. Digital Signs that are Fascia Signs shall also include:

*Bylaw 17831
November 28, 2016*

- A. a photograph or elevation drawing of each building Façade or structure on which a Sign is to be erected that shows the building Façade for at least 15.0 m on either side of the location of the proposed Sign;
 - B. the maximum extension of the Sign above the building roof or parapet wall;
 - C. the clearance from Grade from the lowest portion of the proposed Sign;
 - D. any sidewalks, pedestrian passageways or public roadways that the proposed Sign shall extend over; and
 - E. the distance of the maximum projection of the Sign beyond the building wall;
- d. a traffic safety study imprinted with the stamp or seal of a Professional Engineer is required for all Major Digital Sign applications near traffic conflict points such as intersections, merge points, exit ramps, traffic control signals or curved roadways. A traffic safety study imprinted with the stamp or seal of a Professional Engineer may be required at the discretion of the Development Officer in consultation with Transportation Services for any Minor Digital On-premises Sign, Minor Digital Off-premises Sign, Minor Digital On-premises Off-premises Sign, or Major Digital Sign. The study shall contain, but is not limited to, an analysis of possible traffic safety impacts, including impacts on motor vehicle drivers, pedestrians, cyclists, and visibility of traffic control devices or traffic control signals;
 - e. design measures incorporated into the application that mitigate possible safety impacts;
 - f. a photograph that shows the length of the Frontage of the Site where the Sign is to be erected; and

*Bylaw 17831
November 28, 2016*

- g. photographs of the Abutting roadway(s) where the Sign is to be erected.

Edmonton Zoning Bylaw 12800

*Bylaw 14241
February 7, 2007
Bylaw 17831
November 28, 2016*

13.5 Comprehensive Site Plan

*Bylaw 17831
November 28, 2016*

1. All applications for Multi-unit Project Developments, including conventional condominium and Bare Land Condominium projects, must submit a Comprehensive Site Plan prior to development and subdivision, if applicable.

*Bylaw 17831
November 28, 2016*

2. All development shall conform to the Comprehensive Site Plan.

*Bylaw 16488
July 2, 2013
Bylaw 17831
November 28, 2016*

3. The Comprehensive Project Site plan shall show:
 - a. project Site dimensions and area;
 - b. dimensions of the private Site area associated with each Dwelling, or Bare Land Condominium Unit boundary dimensions, as applicable;

*Bylaw 17831
November 28, 2016*

- c. total and individual areas of private Sites associated with Dwellings; and all Bare Land Condominium Units in the case of Bare Land Condominium subdivisions;

*Bylaw 17831
November 28, 2016*

- d. location of all buildings or structures that are part of a Development Permit Application;

*Bylaw 15735
June 20, 2011*

- e. building envelopes, including project perimeter Yards for all units, and in the case of Bare Land Condominium subdivisions, all minimum Setbacks;
 - f. area designated public roadway, if applicable;
 - g. common areas, including dimensions for the following:
 - i. area dedicated to private roadway;
 - ii. emergency access routes;

*Bylaw 17831
November 28, 2016*

- iii. Amenity Area;
 - iv. maintenance areas;

*Bylaw 17831
November 28, 2016
Charter Bylaw 18381
May 7, 2018*

- v. waste removal locations in accordance with the City's Waste Management standards; and

*Bylaw 17831
November 28, 2016
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- vi. Vehicle Parking, Bicycle Parking, loading spaces, and pedestrian walkway areas; and

*Bylaw 17831
November 28, 2016*

- h. such other information as deemed necessary by the Development Officer or subdivision authority, as applicable, including any items listed in [Section 13.2](#) or [13.3](#), as applicable.

Edmonton Zoning Bylaw 12800

14. Special Information Requirements

Bylaw 17767
September 19, 2016
Bylaw 17831
November 28, 2016

14.1 Geotechnical Engineering Information

Bylaw 17831
November 28, 2016

1. When a Development Permit Application is submitted to the Development Officer for development on a Site within the area of application of the North Saskatchewan River Valley and Ravine System Protection Overlay, the application may include, at the discretion of the Development Officer in consultation with Citizen Services and Integrated Infrastructure Services, information regarding the existing and proposed Grades at 0.5 m contour intervals. The final Grades shall be to the satisfaction of the Development Officer, the said application having been first reviewed by Integrated Infrastructure Services.
2. Notwithstanding anything contained herein, the Development Officer may require a detailed engineering study of the geotechnical engineering conditions prepared to professional standards, by a qualified, registered Professional Engineer prior to the issuance of a Development Permit or the construction of any development within the area of application of the North Saskatchewan River Valley and Ravine System Protection Overlay.

Bylaw 17831
November 28, 2016

3. The detailed engineering study shall conclude by the registered Professional Engineer certifying that the foundations proposed for the development were designed with full knowledge of the soil conditions and the proposed siting of the development upon this Site.

Bylaw 17831
November 28, 2016

4. The Development Officer may require the submission of a detailed engineering study as outlined in subsection 14.1(2) of this Bylaw with an application for a Development Permit at any location within the City which in the opinion of the Development Officer may be impacted by slope instability or other geotechnical hazards.
5. The Development Officer, having required a detailed engineering study of the geotechnical engineering conditions, may, in consultation with Integrated Infrastructure Services, apply conditions to the approval of the Development Permit to minimize slope instability or other geotechnical hazards.

14.2 Wind Impact Assessment

Bylaw 17277
July 6, 2015
Bylaw 17831
November 28, 2016
Charter Bylaw 19738
June 23, 2021

1. The Development Officer may ask the applicant to submit a Wind Impact Assessment when a proposed development meets any of the following building Heights:

Table 14.2(1) - Wind Impact Assessment Requirements		
Building Height	20.0 m or greater	40.0 m or greater

Type of Wind Impact Assessment	a) Provide a Wind Impact Statement. b) A subsequent Wind Impact Study may be required depending on the statement's recommendation.	a) Provide a Qualitative Wind Impact Study (Computational Fluid Dynamics Study). b) A subsequent Quantitative Wind Impact Study (Wind Tunnel Study) may be required depending on the study's recommendation.
---------------------------------------	---	---

2. The Development Officer shall consider the recommendations of the Wind Impact Assessment when making a decision for a Discretionary Development Permit Application.
3. All Wind Impact Assessments must be prepared by professionals who specialize in and can demonstrate extensive experience in dealing with wind and microclimate issues in the built environment.
4. Where a significant building design change has occurred during the Development Permit Application review process, the Development Officer has authority to use their discretion and may require the applicant to submit a new or updated Wind Impact Assessment.

14.3 Sun Shadow Impact Study

*Bylaw 17277
July 6, 2015*

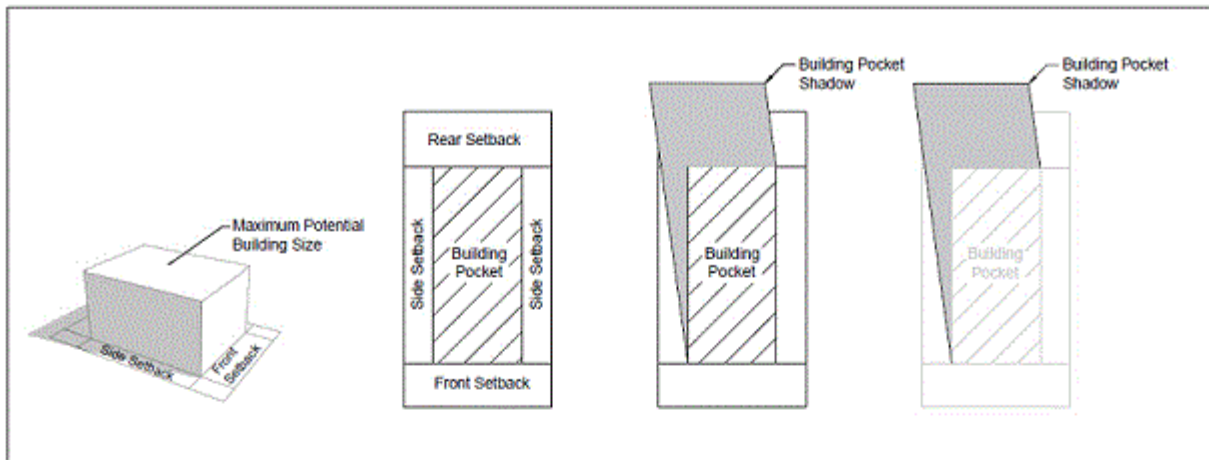
1. Where warranted, a Sun Shadow Impact Study may be required to be submitted for proposed development where such a study is required in a Statutory Plan, or for other applications, to the satisfaction of the Development Officer.

*Bylaw 17831
November 28, 2016*

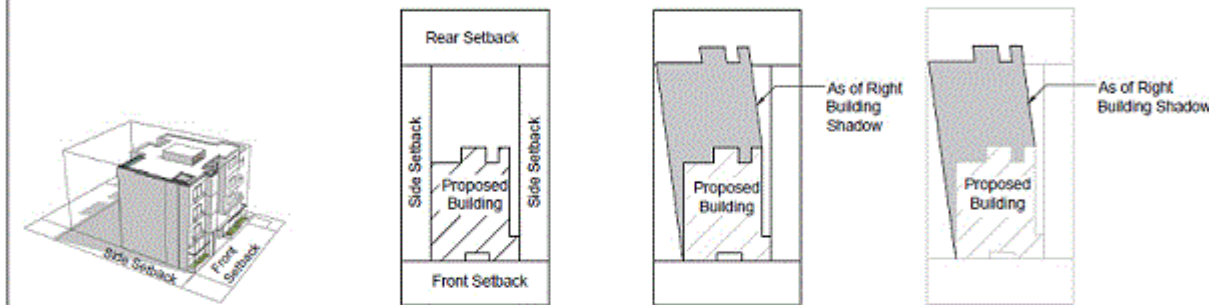
2. The Sun Shadow Impact Study shall be prepared by a qualified, registered Professional Engineer or Architect, to professional standards.

*Bylaw 17277
July 6, 2015
Bylaw 17831
November 28, 2016*

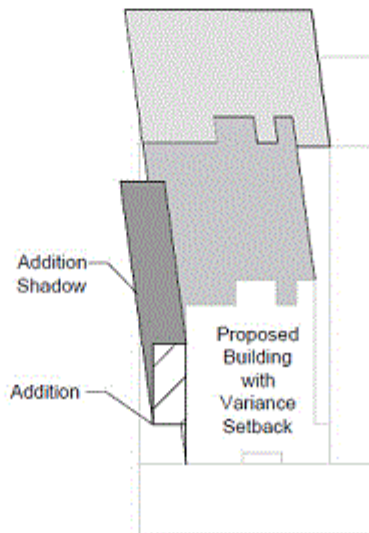
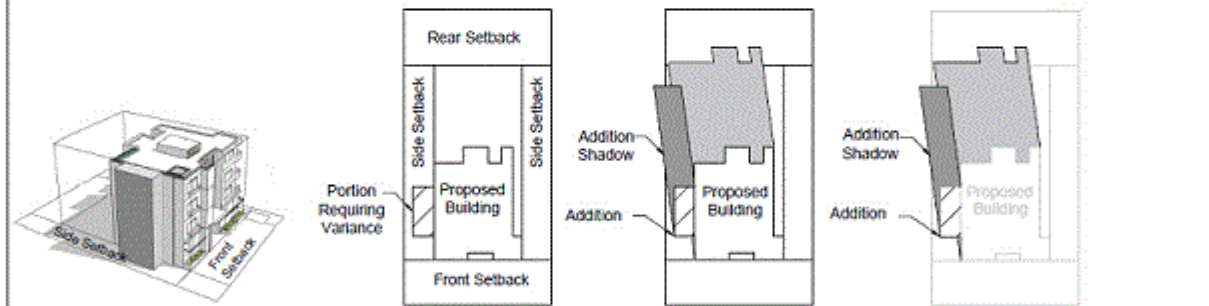
3. The shadow impact shall be evaluated based on the difference in shadow between the allowable three-dimensional building massing and the proposed three-dimensional building massing, during the March equinox. The Development Officer may require changes to the proposed development, may refuse to grant a variance, or approve a Class B Discretionary Development based on that information.



Proposed Building with No Variance Required



Proposed Building with Variance Setback



14.4 Floodplain Information

*Bylaw 17277
July 6, 2015
Bylaw 17831
November 28, 2016*

1. When a Development Permit Application is submitted to the Development Officer for the development of a parcel of land partially or wholly contained within the Floodplain Protection Overlay, the Development Officer may require that the applicant submit information regarding the geodetic elevation of the proposed building location and the geodetic elevation of the lowest point of all openings to the proposed building(s).

*Bylaw 17831
November 28, 2016*

2. Prior to the issuance of a Development Permit for the construction of any development within the Floodplain Protection Overlay, the Development Officer may require that the applicant submit a certificate from a qualified, registered Professional Engineer or Architect indicating that the following factors have been considered in the design of the building:

*Charter Bylaw 19502
February 9, 2021*

*Bylaw 17831
November 28, 2016*

- a. the flood-proofing of Habitable Rooms, electrical panel and heating units, and operable windows;
- b. Basement drainage; and
- c. Site drainage.

14.5 Environmental Nuisance and Health Impacts Assessment

*Bylaw 14127
January 11, 2006
Bylaw 17831
November 28, 2016*

1. When a Development Permit Application is for industrial activities designated for either approval or registration under the Environmental Protection and Enhancement Act, the Development Officer may require that the applicant submit an Environmental Nuisance and Health Impacts Assessment prepared by a qualified environmental professional such as an engineer, biologist, planner, geologist or hydrogeologist. The Development Officer may impose any conditions necessary to mitigate environmental nuisances and health impacts identified in the assessment.
2. The Environmental Nuisance and Health Impacts Assessment shall:
 - a. identify the nature and quantities of substance releases;
 - b. identify the provincial standards for the proposed industrial operation;

*Bylaw 17831
November 28, 2016*

- c. identify any sensitive Uses or Zones that could contain sensitive Uses, existing or proposed, which could be detrimentally impacted by the substance releases;
- d. demonstrate what remedial and mitigative measures shall be undertaken; and
- e. identify and recommend any separation distances or other land use planning measures that could be undertaken.

14.6 Assessment of Risk for Industrial Activities

*Bylaw 14127
January 11, 2006*

*Bylaw 17831
November 28, 2016*

1. When a Development Permit Application is for an activity involving the use, manufacturing or storage of hazardous substances, the Development Officer may require the applicant to submit a risk assessment prepared by a qualified environmental professional such as an engineer, biologist, planner, geologist or hydrogeologist. The Development Officer may impose any conditions necessary to mitigate the risks associated with the use, manufacturing or storage of hazardous substances identified in the assessment.

*Bylaw 17831
November 28, 2016*

2. The risk assessment shall:
 - a. identify hazardous substances and their quantities;
 - b. estimate the expected frequency of the occurrence of a hazardous event;
 - c. assess the possible consequences of such an event;

*Bylaw 17831
November 28, 2016*

- d. determine annual individual risk and compare to Major Industrial Accidents Council of Canada risk acceptability criteria;

*Bylaw 17831
November 28, 2016*

- e. identify and recommend risk-based separation distances and other measures to reduce risk;
 - f. demonstrate how the proposed facility and operations shall contribute to the following risk management objectives:
 - i. risk reduction at source (siting of facilities, modifications to processes, conformity to legislation e.g. The Safety Codes Act, the Dangerous Goods Act, monitoring, technical changes, training, etc.);

*Bylaw 17831
November 28, 2016*

- ii. risk reduction through land use planning around industrial Sites, pipelines and dangerous goods corridors;
 - iii. emergency preparedness;

*Bylaw 17831
November 28, 2016*

- iv. emergency response;

*Bylaw 17831
November 28, 2016*

- v. risk communication and public participation;

*Bylaw 17831
November 28, 2016*

*Bylaw 14158
February 6, 2006
Bylaw 17959
May 29, 2017*

14.7 Edmonton Design Committee

1. The Development Officer, prior to rendering a decision on the Development Permit application, shall refer applications as outlined in Bylaw 14054 to the Edmonton Design Committee for review and comment, and may refer applications for Digital Signs at the Development Officer's discretion.
2. Before rendering a decision, the Development Officer shall consider the Edmonton Design Committee's comments.

14.8 Natural Area Management Plan

*Bylaw 14679
August 28, 2007
Bylaw 16733
July 6, 2015
Bylaw 17831
November 28, 2016*

1. When a Development Permit Application is submitted to the Development Officer for development in the NA Zone, or an application is to rezone an identified Natural Area to the NA Zone, the Development Officer shall require a Natural Area Management Plan be prepared by a qualified environmental professional such as an environmental scientist or biologist.

*Bylaw 17831
November 28, 2016*

2. The Development Officer shall impose the requirements outlined in the Natural Area Management Plan.

*Bylaw 17831
November 28, 2016*

3. The Natural Area Management Plan shall be prepared in accordance with the current requirements for preparing management plans for Edmonton's Natural Areas at time of application.
4. The Natural Area Management Plan shall include, but not be limited to, the following:

*Bylaw 17831
November 28, 2016*

- a. the boundary for the purpose of zoning of the Natural Area, including the buffer;

*Bylaw 17831
November 28, 2016*

- b. a statement of the extent of human and recreational activities permitted within the NA Zone;

*Bylaw 17831
November 28, 2016*

- c. the appropriateness of a building or structure within the Natural Area. If a building or structure is necessary within the Natural Area, then the Natural Area Management Plan shall:
 - i. state the purpose of the building or structure;
 - ii. determine the size and location of the building or structure; and
 - iii. state the impacts of the building or structure on the Natural Area and the necessary mitigating measures to reduce those impacts.

*Bylaw 16749
March 24, 2014
Bylaw 17831
November 28, 2016*

14.9 Environmental and Risk Information

*Bylaw 17831
November 28, 2016*

1. The Development Officer may require an applicant for a Development Permit to submit any information, including but not limited to: environmental site assessments, risk assessment studies and risk management plans and/or exposure control plans that, in the opinion of the Development Officer, is required to determine that the Site is suitable for the full range of Uses contemplated in the Development Permit Application.

*Bylaw 17277
July 6, 2015
Bylaw 17831
November 28, 2016
Charter Bylaw 19503
February 9, 2021*

14.10 Drainage Information

1. The Development Officer may require an applicant for a Development Permit to submit information relating to the proposed drainage from a Site, or and Abutting Site, including but not limited to:
 - a. Lot grading plans;
 - b. Site mechanical plans;
 - c. flood control plans;
 - d. stormwater management plans and calculations; or
 - e. similar plans, drawings or engineering reports that, in the opinion of the Development Officer, are required to determine if the Site is suitable for the full range of Uses contemplated in the Development Permit Application.

*Bylaw 17896
March 20, 2017*

14.11 Parking Information

1. The Development Officer, in consultation with Transportation Services, may require an applicant for a Development Permit to submit a parking impact assessment, parking utilization count, or similar information necessary to determine the land use impact of vehicle parking for the full range of Uses contemplated in the Development Permit Application.
2. The Development Officer, having regard to the information provided in section 14.11(1) may, in consultation with Transportation Services, apply conditions to the approval of the Development Permit to mitigate land use impacts of vehicle parking.
3. When a parking impact assessment is required pursuant to subsection 14.11(1), the parking impact assessment shall be completed by a Professional Engineer registered in Alberta, to the satisfaction of the Development Officer in consultation with Transportation Services.

*Bylaw 18089
June 28, 2017*

14.12 Municipal Historic Evaluation

1. Prior to the issuance of a Development Permit for the demolition of a structure on the Inventory of Historic Resources in Edmonton, the Development Officer, in consultation with the Heritage Officer, may require information, such as:
 - a. the full address and legal description of the site, including a brief discussion of site context (such as the location of the structure on the site, the orientation of the structure to street, and site access);
 - b. photographs of elevations of all sides of the structure;

- c. photographs of the structure in context with its surrounding streetscape with the perspective of the photograph identified;
- d. photographs of the interior of the structure, including all rooms, corridors, stairwell/elevator locations, and main features such as fireplaces, windows, doors and other historic detailing;
- e. photographs of any external detail, structural or decorative, which is relevant to the structure's historic significance that is not generally visible on photographs provided pursuant to subsections 14.12(1)(b) and 14.12(1)(c), such as roof gable(s), decorative moulding, corbelled chimney, window trims, and entrance features;
- f. a brief written history of the structure including the original construction date, name of the original and subsequent owner(s), name of the original architect, name of the original builder, and information on the date and extent of subsequent alterations;
- g. original plans or blueprints, or a scaled and dimensioned floor plan and line drawings of all elevations of the structure;
- h. current Certificate of Title;
- i. copies of real estate documents with information such as square footage, size of the lot, and placement of the structure on the lot;
- j. information on materials of construction and information about the amenities of the structure, such as the number of rooms, bathrooms, fireplaces, and any basement development;
- k. a summary of the reason for the proposed demolition; and
- l. any other information that may assist in recording the history of the structure, to the satisfaction of the Development Officer, in consultation with the Heritage Officer.

Edmonton Zoning Bylaw 12800

Bylaw 17831
November 28, 2016

15. Conditions Attached to Development Permit

Bylaw 17831
November 28, 2016

1. The Development Officer may only impose conditions on the approval of a Class A Permitted Development if the power to do so is clearly specified elsewhere in this Bylaw. Nothing in this Section prevents a Development Officer from identifying on the Development Permit certain Sections of this Bylaw that the applicant would have to comply with in any event.
2. If an applicant applies for a Development Permit for a structure or a Use that is intended to be temporary or that is inherently temporary, the Development Officer may impose conditions limiting the duration of the validity of the Development Permit. The Development Officer may exercise this power to add conditions to Permitted and Discretionary Uses.

Bylaw 17831
November 28, 2016

3. The Development Officer may, with respect to a Class B Discretionary Development or a development in a Direct Control Provision, impose such conditions as they deem appropriate, having regard for the regulations of this Bylaw and the provisions of any Statutory Plan.
4. The Development Officer may, as a condition of issuing a Development Permit, require the applicant to make satisfactory arrangements for the supply of water, electric power, sewer service, vehicular and pedestrian access, or any of them, including payment of the costs of installation or constructing any such utility or facility by the applicant.
5. The Development Officer may, as a condition of issuing a Development Permit require that an applicant enter into an agreement, which shall be attached to and form part of such Development Permit, to do all or any of the following:
 - a. to construct, or pay for the construction of, a public roadway required to give access to the development;
 - b. to construct. or pay for the construction of:
 - i. a pedestrian Walkway system to serve the development; or
 - ii. pedestrian Walkways that will connect the pedestrian Walkway system serving the development with a pedestrian Walkway system that serves, or is proposed to serve, an adjacent development, or both;
 - c. to specify the location and number of vehicular and pedestrian access points to Sites from public roadways;
 - d. to install, or pay for the installation of, utilities that are necessary to serve the development;
 - e. to construct. or pay for the construction of, off-street or other parking facilities, or loading and unloading facilities; or

Bylaw 17672
June 27, 2016

- f. to protect, repair or reinstate, or to pay for the repair or reinstatement, to original condition, any street furniture, curbing, sidewalk, boulevard Landscaping and tree planting which may be damaged or destroyed or otherwise harmed by development or building operations upon the Site.

6. The Development Officer may, as a condition of issuing a Development Permit, require that an applicant enter into an agreement in a form satisfactory to the City, to pay an off-site levy or redevelopment levy, or both, imposed by a bylaw pursuant to the Municipal Government Act.

*Bylaw 13228
December 5, 2002*

7. If an applicant applies for a Development Permit for a structure that encroaches on City owned property, the Development Officer may impose conditions requiring the applicant to mitigate the impact of the encroachment, including compensation, indemnities, insurance and a duty to remove the encroaching structure on receipt of notice. If the Development Officer does not impose such a condition on an encroaching structure, this shall not be construed as granting the applicant a right to encroach and the applicant may require a separate encroachment agreement.

*Bylaw 17831
November 28, 2016*

8. The Development Officer may require any agreement entered into pursuant to subsections 15(4) and 15(5) to be filed against the title to the Site at the Land Titles Office.

*Bylaw 17487
January 25, 2016
Effective Date: April 1, 2016
Bylaw 17831
November 28, 2016
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

9. The Development Officer may, as a condition of issuing a Development Permit, require that an applicant post a minimum of one Development Permit notification sign on Site in accordance with Section 20.6 of this Bylaw.

Edmonton Zoning Bylaw 12800

*Bylaw 17831
November 28, 2016*

16. Decisions on Development Permit Applications

*Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

1. If the Development Officer does not make a decision on an application for a Development Permit within 40 days after the applicant's receipt of an acknowledgment that the application is complete in accordance with Section 11.2 of this Bylaw, the application shall, at the option of the applicant, be deemed to be refused.

Edmonton Zoning Bylaw 12800

17. Validity and Cancellation of a Development Permit

Bylaw 16489
July 15, 2013
Bylaw 17831
November 28, 2016

17.1 Validity of a Development Permit

Bylaw 17831
November 28, 2016

1. When a Development Permit Application has been approved by the Development Officer, the Development Permit shall not be valid unless and until:
 - a. any conditions of approval, except those of a continuing nature, have been fulfilled; and

Bylaw 17831
November 28, 2016

- b. the time for filing a notice of appeal to the Subdivision and Development Appeal Board as specified in [subsection 21\(1\)](#) of this Bylaw and the Municipal Government Act has passed.

Bylaw 17831
November 28, 2016

2. When a Development Permit Application has been approved by the Subdivision and Development Appeal Board, it shall not be valid until any conditions of approval, except those of a continuing nature, have been fulfilled.

Bylaw 17831
November 28, 2016

3. The Development Officer shall suspend a Development Permit upon receipt of a filed notice of appeal to the City of Edmonton from the Subdivision and Development Appeal Board in accordance with the Municipal Government Act, and [subsection 21\(1\)](#) of this Bylaw. The Development Permit remains suspended until:
 - a. the Subdivision and Development Appeal Board renders a decision and the time for filing a leave to appeal application to the Court of Appeal has passed without a leave to appeal being filed;
 - b. the Alberta Court of Appeal denies leave to appeal and any appeal from that denial has been finally determined;
 - c. the Alberta Court of Appeal has granted leave to appeal, heard the appeal on the merits, made its decision, and any appeal to the Supreme Court of Canada from that determination of the Alberta Court of Appeal has been finally determined; or
 - d. the appeal is otherwise resolved.
4. Any Development Permit issued on the basis of incorrect information contained in the application shall be invalid.

17.2 Cancellation of a Development Permit

1. The Development Officer may cancel a Development Permit following its approval if:
 - a. any person undertakes development, or causes or allows any development to take place on a Site contrary to the Development Permit;

- b. the application for the Development Permit contained a material misrepresentation;
- c. material facts were not disclosed during the application for the Development Permit;
- d. the Development Permit was issued as a result of a material error; or
- e. the landowner requests, by way of written notice to the Development Officer, the cancellation of the Development Permit.

*Bylaw 17831
November 28, 2016*

- 2. Notwithstanding subsection 17.2(1)(a) through (d), the Development Officer shall not cancel a Development Permit that has been appealed to the Subdivision and Development Appeal Board, the Alberta Court of Appeal, the Supreme Court of Canada, or until a decision is rendered or the appeal is otherwise resolved.

*Bylaw 17831
November 28, 2016*

- 3. Notice of the Development Officer's decision to cancel the Development Permit shall be provided in writing by ordinary mail to the property owner, and to the applicant of the Development Permit. Such notice shall state the reasons for the cancellation of the Development Permit.
- 4. Any person who undertakes development, or causes or allows any development after a Development Permit has been cancelled, shall discontinue such development forthwith and shall not resume such development until a new Development Permit has been approved by the Development Officer and is valid pursuant to Section 17.1 of this Bylaw.
- 5. All development continuing after the Development Permit has been cancelled shall be deemed to be development without a Development Permit.

Edmonton Zoning Bylaw 12800

18. Resubmission Interval

*Bylaw 17831
November 28, 2016*

1. A Development Permit Application for the same purpose and activity within a Use shall not be accepted by the Development Officer from the same or any other applicant for the same Site:
 - a. within six months of the date of a refusal by the Development Officer;
 - b. within six months of the date of a written decision of the Subdivision and Development Appeal Board on a previous application, if the previous application was appealed to, and subsequently refused by, the Subdivision and Development Appeal Board;
 - c. within six months of the date of a written decision of the Alberta Court of Appeal or the Supreme Court of Canada on the previous application, if the application has been appealed to the Alberta Court of Appeal or the Supreme Court of Canada; or
 - d. prior to the written decision of the Subdivision and Development Appeal Board, the Alberta Court of Appeal, or the Supreme Court of Canada, if the application has been appealed to the Subdivision and Development Appeal Board, the Alberta Court of Appeal, or the Supreme Court of Canada.

*Bylaw 17831
November 28, 2016
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

2. Subsection 18(1) shall not apply in the case of the following:
 - a. an application for a Permitted Use or a Use listed in a Direct Control Provision, if the application complies with all the regulations of this Bylaw; or
 - b. an application that has been deemed refused pursuant to section 11.2 of this Bylaw

*Bylaw 17831
November 28, 2016*

3. If upon review of any application for a Development Permit, the Development Officer determines that subsection 18(1) applies, then the application shall be returned to the applicant, along with any fees that have been submitted. The application shall not be considered as having been refused, but shall be deemed to have not been submitted.

*Bylaw 17831
November 28, 2016*

4. Notwithstanding subsection 18(1), if two or more Development Permit Applications for the same purpose or activity within a Use on the same Site have been refused by the Development Officer, the Subdivision and Development Appeal Board, the Alberta Court of Appeal, the Supreme Court of Canada, or any combination of the above, the third and any subsequent Development Permit Application for the same purpose and activity within a Use on the same Site shall not be accepted by the Development Officer until one year from the date of the most recent refusal, unless that application is for a Class A Permitted Development.

Edmonton Zoning Bylaw 12800

19. Development Permit and Agreement Fees

*Bylaw 17831
November 28, 2016*

19.1 Development Permit Application Fees

1. Every Development Permit Application shall be accompanied by the required fee.

*Charter Bylaw 18381
May 7, 2018*

2. The schedule of fees for Development Permits shall be determined by the City Manager.

19.2 Development Agreement Fees

*Charter Bylaw 18381
May 7, 2018*

1. When a Development Agreement is to be entered into, between the City and the applicant, as a condition of issuing a Development Permit pursuant to Section 15 of this Bylaw, other than a Development Agreement entered into solely for the purpose of collecting a redevelopment levy, the applicant shall pay to the Development Officer upon execution of the Development Agreement, in addition to any other fee required pursuant to this or any other bylaw, a Development Agreement fee as determined by the City Manager.

Edmonton Zoning Bylaw 12800

20. Notification of Development Permit Decisions

Bylaw 18305

February 26, 2018

Effective Date: May 1, 2018

20.1 Approved Development Permit Applications

1. On the same day of the issuance of a Development Permit, the Development Officer shall dispatch a written notice to the applicant describing the development and stating the Development Officer's decision and the date of the decision. This notice may be sent by electronic means.

Bylaw 17831

November 28, 2016

20.2 Class A Permitted Development

Bylaw 18116

August 28, 2017

Effective: September 1, 2017

1. For all lands in Residential Zones within the Mature Neighbourhood Overlay as shown in Appendix I to Section 814, and Established Neighbourhoods as identified in Edmonton's The Way We Grow: Municipal Development Plan, Bylaw 15100, Maps:
 - a. within seven days of the issuance of a Development Permit for a Class A Permitted Development, the Development Officer shall send notice of their decision to the municipal address and assessed owners of the land Abutting and directly adjacent across a Lane from the Site which is the subject of the Development Permit for construction of, and any demolition associated with new:

Charter Bylaw 18967

August 26, 2019

- i. Duplex Housing, Garden Suite, Multi-unit Housing, Row Housing, Semi-detached Housing, or Single Detached Housing.

Bylaw 17831

November 28, 2016

20.3 Class B Discretionary Development

1. Within seven days of the issuance of a Development Permit for a Class B Discretionary Development, the Development Officer shall dispatch a written notice by ordinary mail to all relevant parties listed below that are wholly or partially within 60.0 m of the boundaries of the Site which is the subject of the Development Permit:
 - a. each assessed owner of the Site or a part of the Site of the development;
 - b. each assessed owner of land;
 - c. the President of each Community League; and

Bylaw 13228

December 5, 2002
Bylaw 17831
November 28, 2016
Charter Bylaw 18387
May 7, 2018

- d. the Executive Director of each Business Improvement Area.
2. The notice shall describe the development and state the decision of the Development Officer, and the right of appeal therefrom.
3. Where, in the opinion of the Development Officer, a proposed development is likely to affect other owners of land beyond [60.0 m](#), the Development Officer shall notify owners of land at such additional distance and direction from the Site as, in the opinion of the Development Officer, may experience any impact attributable to the development.

Bylaw 17831
November 28, 2016

20.4 Refused Development Permit Applications

Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018

1. On the same day of the refusal of a Development Permit Application, the Development Officer shall dispatch a written notice to the applicant describing the development and stating the Development Officer's decision, the date of the decision, and the right of appeal therefrom. This notice may be sent by electronic means.

Bylaw 17831
November 28, 2016

20.5 Cessation of Mail Delivery

1. During any cessation of ordinary mail delivery, the written notice of any Development Permit decision shall be given by such other alternative means as the Development Officer may specify.

Bylaw 17487
January 25, 2016
Effective Date: April 1, 2016
Bylaw 17831
November 28, 2016

20.6 Development Permit Notification Signs

Bylaw 17831
November 28, 2016

20.6.1 Area of Application

Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018

1. Regulations within Section 20.6.2 of this Bylaw shall apply to:

Charter Bylaw 18967
August 26, 2019

- a. all lands within the Mature Neighbourhood Overlay, as shown in Appendix I to Section 814; or
- b. any Site, at the discretion of the Development Officer.

Bylaw 17831
November 28, 2016

20.6.2 Development Regulations

1. A minimum of one Development Permit notification sign shall be posted on a Site for the purpose of notification of issuance of a Development Permit for:

Bylaw 18115

July 10, 2017

Effective Date: September 1, 2017

- a. construction of, and any demolition associated with, new Duplex Housing, Garden Suite, Multi-unit Housing, Row Housing, Semi-detached Housing, or Single Detached Housing; or
 - b. any development at the discretion of the Development Officer.
2. Signs shall be located on Site within [2.0 m](#) of, and shall be readable from, a Front Lot Line or Side Lot Line adjacent to a public roadway, not including a Lane.
 3. Signs shall be erected within 14 days of a Development Permit becoming valid in accordance with [Section 17.1](#) of this Bylaw, and prior to any construction or demolition on Site.
 4. Signs shall remain posted and readable on Site until final occupancy has been issued by the City.
 5. Signs shall be a minimum Sign Area of 0.2 m² and a maximum Sign Area of 1.5 m².
 6. The design and Copy shall be to the satisfaction of the Development Officer and shall include:
 - a. contact information for the applicant, contractor, or property owner;
 - b. contact information for the City;
 - c. municipal address of the approved Development Permit;
 - d. a description of the approved development, including the Use;
 - e. the City file number for the Development Permit; and
 - f. any other information required at the discretion of the Development Officer.

Edmonton Zoning Bylaw 12800

21. Appeals

Bylaw 18305

February 26, 2018

Effective Date: May 1, 2018

1. Subject to the provisions of the Municipal Government Act, any person applying for a Development Permit may appeal the decision of the Development Officer to the Subdivision and Development Appeal Board by filing a written notice of appeal with the Subdivision and Development Appeal Board within 21 days after the date a decision concerning the Development Permit was made.

Bylaw 16489

July 15, 2013

Bylaw 17831

November 28, 2016

Bylaw 18305

February 26, 2018

Effective Date: May 1, 2018

2. Subject to the provisions of the Municipal Government Act, any person affected by a decision issued by a Development Officer about a Development Permit may appeal the decision of the Development Officer to the Subdivision and Development Appeal Board by filing a written notice of appeal with the Subdivision and Development Appeal Board within 21 days after notice of the decision concerning the Development Permit was given.

Bylaw 18305

February 26, 2018

Effective Date: May 1, 2018

3. A Development Permit Application shall, at the option of the applicant, be deemed to be refused in accordance with the provisions of Section 16 of this Bylaw, and the applicant shall appeal in writing to the Subdivision and Development Appeal Board within 21 days after the date of expiry of the time period specified in section 16 of this Bylaw.

Edmonton Zoning Bylaw 12800

22. Expiry of Permit

Bylaw 16489
July 15, 2013
Bylaw 17831
November 28, 2016

1. The date of approval of a Development Permit shall be:

Bylaw 17831
November 28, 2016

- a. the date upon which the Development Officer issues the Development Permit;
- b. in case of an appeal to the Subdivision and Development Appeal Board, the date upon which the Subdivision and Development Appeal Board renders a written decision approving the Development Permit; or
- c. in the case of an appeal or leave to appeal to the Court of Appeal, the date that the Alberta Court issues its decision and any appeal to the Supreme Court of Canada from the determination of the Alberta Court of Appeal has been finally determined.

Bylaw 17831
November 28, 2016

2. Once a Development Permit has been issued, it remains in effect until:

- a. it expires, in cases where the Development Permit was issued for a limited period of time;

Charter Bylaw 18387
June 12, 2018
Charter Bylaw 18720
February 25, 2019

- b. it expires, because of failure to commence development in accordance with subsection 22(3), or subsection 22(4); or
- c. it is cancelled, in accordance with subsection 17.2(1) or is suspended in accordance with subsection 17.1(3).

3. Where a Development Permit is for a change of Use, or a change of intensity of Use, and no significant construction or reconstruction is necessary:

- a. development must commence within one calendar year of the date of approval of the Development Permit;

Bylaw 17831
November 28, 2016

- b. for the purposes of subsection 22(3), development commences when the Use that was approved by the Development Permit is established or begins operation.

4. Where a Development Permit is for construction, construction combined with a change of Use, or construction combined with a change of intensity of Use:

Bylaw 17831
November 28, 2016

- a. development must commence within:

Bylaw 18115
July 10, 2017

Effective Date: September 1, 2017

- i. one calendar year of the date of approval for the Development Permit for Duplex Housing, Garden Suites, Residential Sales Centre, Secondary Suites, Semi-detached Housing, and Single Detached Housing; or
- ii. two calendar years of the date of approval for the Development Permit for any other Use;

*Bylaw 17831
November 28, 2016*

- b. for the purpose of subsection 22(4), development commences when the Site is altered in furtherance of the development that was approved by the Development Permit. Without restricting the generality of the foregoing, development commences when excavation or Site preparation in anticipation of construction for the approved Development Permit occurs. The Site shall not be deemed to be altered by:

*Bylaw 17727
August 22, 2016
Bylaw 17831
November 28, 2016*

- i. Fencing a Site where a Development Permit is not required for a Fence, erecting Signs, obtaining permits or conducting minor interior demolition;

*Bylaw 17831
November 28, 2016*

- ii. obtaining information in accordance with Section 14, such as engineering studies, geotechnical investigations, Site surveys, soil analysis, environmental assessments; and

*Bylaw 17831
November 28, 2016*

- iii. any development or construction that occurs without a building permit when a building permit is required for the development or construction.

*Bylaw 17831
November 28, 2016
Charter Bylaw 18381
May 7, 2018*

5. Notwithstanding subsection 22(4)(a)(i) 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 one calendar year period, the Development Permit issued shall not expire unless and until the building permit so issued is cancelled or allowed to expire by virtue of work not having commenced within the statutory minimum period.

*Bylaw 17831
November 28, 2016
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 19502
February 9, 2021*

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.

*Bylaw 17831
November 28, 2016*

7. Where a Development Permit is issued for a Site where any other Development Permit has been approved, all previous Permits shall expire if the physical aspects of the development conflict, or both could not occur simultaneously upon the Site, in conformity with the regulations of this Bylaw.

*Charter Bylaw 19503
February 9, 2021*

8. Upon request, the Development Officer may extend the date that the development must commence as specified in this Bylaw if:
 - a. the Development Permit is not for a change of use, a change of intensity of use, or both;
 - b. the length of the extension is less than two years from the date which the development must commence pursuant to the applicable Development Permit;
 - c. the request is made in writing on a form approved by the City Manager;
 - d. the required application fee, as determined by the City Manager, is paid;
 - e. the request is granted prior to the date before which the development must commence pursuant to the applicable Development Permit; and
 - f. not more than one extension shall be granted for any Development Permit.

Edmonton Zoning Bylaw 12800

23. Enforcement and Penalties

Bylaw 17554
April 4, 2016
Effective Date: May 2, 2016
Bylaw 17831
November 28, 2016

23.1 Offences

1. Any owner, lessee, tenant or occupant of land, a building, a structure or a Sign thereon, who, with respect to such land, building or structure, commits an offence if they:
 - a. contravene; or
 - b. cause, allow or permit a contravention of any provision of this Bylaw.

Bylaw 17831
November 28, 2016

2. 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;
 - a. to construct a building or structure;
 - b. to make an addition or alteration thereto;
 - c. to commence a Use or change of intensity of Use; or
 - d. to place a Sign on land.
3. It is an offence for any person to undertake development in contravention of an approved Development Permit, including any conditions of approval.

Bylaw 17831
November 28, 2016
Charter Bylaw 19502
February 9, 2021

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.
5. It is an offence for any person to continue to develop after a Development Permit has been cancelled or suspended.

Bylaw 17831
November 28, 2016
Charter Bylaw 18473
July 9, 2018

6. Notwithstanding subsection 23.1(2), it is an offence to undertake development of, or addition to, an Accessory building, other than a Garden Suite, without a valid and approved Development Permit when a Development Permit is required.

Charter Bylaw 19087
December 9, 2019

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.

*Charter Bylaw 19087
December 9, 2019*

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

*Bylaw 17727
August 22, 2016
Bylaw 17831
November 28, 2016*

9. Notwithstanding subsection 23.1(2), it is an offence to construct a Fence, wall or gate exceeding the maximum Height prescribed in this Bylaw without a valid and approved Development Permit when a Development Permit is required.

*Bylaw 17831
November 28, 2016*

10. Notwithstanding subsection 23.1(2), it is an offence to construct a Platform Structure without a valid and approved Development Permit when a Development Permit is required.

*Bylaw 17831
November 28, 2016*

11. Notwithstanding subsection 23.1(2), it is an offence to keep an object in a Residential Zone that is prohibited or restricted under Section 45 of this Bylaw without a valid and approved Development Permit when a Development Permit is required.

*Bylaw 17831
November 28, 2016
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

12. Notwithstanding subsection 23.1(2), it is an offence to Hardsurface an area within a Front Yard or a flanking Side Yard in a way that contravenes Section 54.3 of this Bylaw without a valid and approved Development Permit when a Development Permit is required.

*Bylaw 17831
November 28, 2016*

13. It is an offence not to display a Development Permit notification sign when a Development Permit notification sign is required, whether or not listed as a Development Permit condition.

*Bylaw 17831
November 28, 2016*

14. Notwithstanding section 23.1(2), it is an offence to display a Temporary Sign without a valid and approved Development Permit when a Development Permit is required.

*Bylaw 17831
November 28, 2016*

15. It is an offence not to display the Sign ownership in a visible location on a Temporary Sign. It is an offence to deface, obscure or otherwise render the ownership identification illegible.

*Bylaw 17831
November 28, 2016*

16. It is an offence to display a Temporary Sign without a development permit approval tag issued by the City of Edmonton.

17. It is an offence to have a Sign in an abandoned state.

*Bylaw 17831
November 28, 2016
Charter Bylaw 18534
September 5, 2018*

18. Notwithstanding subsection 23.1(2), it is an offence to display a Freestanding Sign without a valid and approved Development Permit when a Development Permit is required.

*Charter Bylaw 18534
September 5, 2018*

19. Notwithstanding subsection 23.1(2), it is an offence to display a Freestanding Sign in contravention of Development Permit.

*Charter Bylaw 18534
September 5, 2018*

20. Notwithstanding subsection 23.1(2), it is an offence to display a Fascia Sign, Roof Sign or Projecting Sign without a valid and approved Development Permit when a Development Permit is required.

*Charter Bylaw 18534
September 5, 2018*

21. Notwithstanding subsection 23.1(2), it is an offence to display a Fascia Sign, Roof Sign or Projecting Sign in contravention of Development Permit.

*Bylaw 17554
April 4, 2016
Effective Date: May 2, 2016
Bylaw 17831
November 28, 2016*

23.2 Enforcement and Violation Notices

*Bylaw 17831
November 28, 2016*

1. When a Bylaw Enforcement Officer reasonably believes that an offence has been committed or is occurring, the Bylaw Enforcement Officer may notify either the owner of the land, the building or the structure, the person in possession of the land, building or structure, the person responsible for the violation, including the applicant for the Development Permit, or any or all of them, of the contravention of this Bylaw, by:

*Bylaw 17831
November 28, 2016*

- a. delivering a Violation Notice either in person, by facsimile or by ordinary mail:
 - i. to the owner of the land, building or structure, or the person in possession of the land, building or structure, at the address listed on the tax roll for the land in question; or
 - ii. to the applicant for the Development Permit, at the applicant's address as listed on the Development Permit Application; or
 - iii. to the owner of the Sign, at a location where the owner carries on business.

*Bylaw 17831
November 28, 2016*

Bylaw 17831
November 28, 2016

- b. notwithstanding subsection 23.2(1)(a), for Temporary Sign offences, the Violation Notice shall be deemed to be delivered when the Bylaw Enforcement Officer provides verbal notification of the Violation Notice to the owner of the Temporary Sign.

Bylaw 17831
November 28, 2016

2. A Violation Notice shall state the following:
 - a. the nature of the offence;
 - b. the corrective measures required to remedy the offence and comply with this Bylaw;
 - c. the time within which such corrective measures must be performed; and
 - d. any penalty for not complying with the Violation Notice, if the corrective measures are not completed within the time specified.
3. The appearance of the name of any person, organization, corporation or other ownership on a Sign is prima facie proof that the person, organization, corporation or owner named thereon caused or permitted the Sign to be placed on land, and the person, organization, corporation or owner is responsible for any contravention of the provisions of this Bylaw and the offence.

Bylaw 17831
November 28, 2016

4. Issuance of a Violation Notice is not required before commencing any other enforcement action under the Municipal Government Act, or this Bylaw, or at all.

Bylaw 17831
November 28, 2016

5. A person shall not prevent or obstruct a Bylaw Enforcement Officer from carrying out any official duty under this Bylaw or the Municipal Government Act.

Bylaw 17554
April 4, 2016
Effective Date: May 2, 2016
Bylaw 17831
November 28, 2016

23.3 Penalties

Bylaw 17831
November 28, 2016

1. A person who is guilty of an offence shall pay the applicable penalty amount specified in Section 23A or a minimum penalty of \$1,000.00 for a first offence and \$2,500.00 for any subsequent offence for which a fine is not otherwise established in Section 23A.

Bylaw 17831
November 28, 2016

2. Where there is a penalty listed for an offence in Section 23A, that amount is the minimum penalty for that offence.
3. A subsequent offence means an offence committed by a person after that person has already been convicted of the same offence or has voluntarily paid a fine for the same offence.

Bylaw 15630
December 13, 2010
Bylaw 16488
July 2, 2013
Bylaw 16489
July 15, 2013

Bylaw 17554
 April 4, 2016
 Effective Date: May 2, 2016
 Bylaw 17831
 November 28, 2016
 Charter Bylaw 18381
 May 7, 2018
 Charter Bylaw 18534
 September 5, 2018
 Charter Bylaw 19087
 December 9, 2019
 Charter Bylaw 19275
 June 23, 2020
 Effective: July 2, 2020

Section 23A - Specified Penalties for Offences

Offence	Section	Minimum Penalty First Offence	Minimum Penalty Subsequent Offence
General Offences:			
Contravention of a Zoning Bylaw provision	23.1(1)	\$1,000.00	\$2,500.00
Development without a Development Permit	23.1(2)	\$1,000.00	\$2,500.00
Development in contravention of a Development Permit	23.1(3)	\$1,000.00	\$2,500.00
Failure to Comply with a Violation Notice	23.1(4)	\$500.00	\$1,000.00
Continuing development after a Development Permit has been cancelled or suspended.	23.1(5)	\$1,000.00	\$2,500.00
Specific Offences:			
Development of, or an addition to, an Accessory building other than a Garden Suite without a Development Permit	23.1(6)	\$250.00	\$500.00

Use of a Recreational Vehicle as a Residential Use	23.1(7)	\$500.00	\$1,000.00
Construction of fence, wall or gate exceeding maximum Height regulations without a Development Permit	23.1(9)	\$250.00	\$500.00
Construction of a Platform Structure without a Development Permit	23.1(10)	\$250.00	\$500.00
Prohibited or restricted object in a Residential Zone without a Development Permit	23.1(11)	\$250.00	\$500.00
Hardsurfacing in contravention of Section 54.3 without a Development Permit	23.1(12)	\$250.00	\$500.00
Failing to display a Development Permit notification sign	23.1(13)	\$500.00	\$1,000.00
Sign Offences:			
Temporary Sign without a Development Permit	23.1(14)	\$250.00	\$500.00
Temporary Sign without visible and legible Sign ownership	23.1(15)	\$250.00	\$500.00
Temporary Sign without a valid Development	23.1(16)	\$250.00	\$500.00

Permit approval tag			
Sign in an abandoned state	23.1(17)	\$250.00	\$500.00
Freestanding Sign without a Development Permit	23.1(18)	\$1,000.00	\$2,500.00
Freestanding Sign in contravention of Development Permit	23.1(19)	\$1,000.00	\$2,500.00
Fascia Sign, Roof Sign or Projecting Sign without a Development Permit	23.1(20)	\$500.00	\$1,000.00
Fascia Sign, Roof Sign or Projecting Sign in contravention of Development Permit	23.1(21)	\$500.00	\$1,000.00

Edmonton Zoning Bylaw 12800

24. Amendments

24.1 Text Amendments

*Bylaw 17831
November 28, 2016*

1. Any person applying to amend Part I or Part II of this Bylaw shall apply in writing to the Development Officer including required fees, furnishing reasons in support of the application and requesting that the Development Officer submit the application to City Council.
2. If a person applies to the Council in any manner for an amendment to Part I or Part II of this Bylaw, the Council may require him to submit his application and required fee to the Development Officer in accordance with the provisions of this Section before it considers the amendment proposed by such person.
3. Notwithstanding anything contained in this Section 24, an application for a proposed amendment to Part I or Part II of this Bylaw which has been rejected by City Council within the previous 12 months shall not be accepted.

*Bylaw 17831
November 28, 2016*

4. Prior to consideration by City Council of an amendment to Part I or Part II of this Bylaw, the Development Officer shall give such notice as is required by the Municipal Government Act.

24.2 Rezoning Amendments

*Bylaw 17831
November 28, 2016*

1. Any person applying to amend Parts III or IV of this Bylaw to rezone any land shall apply in writing to the Development Officer and submit the following to the Development Officer:
 - a. a Certificate of Title which has been issued not later than 30 days prior to the receipt of the Rezoning Amendment application by the Development Officer;
 - b. the applicant's name, address, telephone contact number and interest in the property;
 - c. a signed statement by the applicant stating that they are willing to pay for all costs incurred by the City in processing the proposed amendment, whether it be enacted or not, including, but not limited to, all mapping, printing, reproduction, surveys and advertising costs;
 - d. the appropriate application form; and
 - e. a brief written statement by the applicant in support of their application, and reasons for applying.

*Bylaw 17831
November 28, 2016*

2. Upon receipt of an application for a Rezoning Amendment, the Development Officer shall provide a written notice of this application to all relevant parties listed below that are wholly or partially within 60.0m of the boundaries of the Site which is the subject of the Rezoning Amendment:

*Bylaw 13228
December 5, 2002
Bylaw 17831
November 28, 2016*

- a. each assessed owner of land;
- b. the President of each Community League; and

*Charter Bylaw 18387
May 7, 2018*

- c. the Executive Director of each Business Improvement Area.

*Bylaw 17831
November 28, 2016*

- 3. During any cessation of ordinary mail delivery, the notice of a Rezoning Amendment application may be given by such other alternative means specified by the Development Officer to those described in subsection 24.2(2).

*Bylaw 17831
November 28, 2016*

- 4. Upon receipt of an application for a Rezoning Amendment, the Development Officer shall initiate or undertake an investigation and analysis of the potential impacts of development under the proposed Zone. The analysis shall be based upon the full development potential of the Uses and development regulations specified in the proposed Zone and not on the merits of any particular development proposal. The analysis shall, among other things, consider the following impact criteria:
 - a. relationship to and compliance with approved Statutory Plans and City Council policy. Should the application not conform with an applicable Statutory Plan, the Development Officer shall require the applicant to submit an application to amend the applicable Statutory Plan before the application to amend Parts III or IV of this Bylaw is judged to be complete;

*Bylaw 12993
March 12, 2002
Bylaw 17831
November 28, 2016*

- b. relationship to and compliance with the Alberta Gaming Licensing Policy, pertaining to licensed casino facilities. Should the application have the effect of adding Casinos and Other Gaming Establishments to the list of Uses in the Zone, the Development Officer shall require submission of a letter of approval for a casino facility, issued by the Alberta Gaming and Liquor Commission subject to zoning, before the application to amend Parts III or IV of this Bylaw is judged to be completed;

*Bylaw 13117
July 8, 2002
Bylaw 17831
November 28, 2016*

- c. relationship to [Statutory Plans](#) in preparation;
- d. compatibility with surrounding development in terms of Use, function and scale of development;
- e. traffic impacts;
- f. relationship to, or impacts on, services such as water and sewage systems, public transit and other utilities and public facilities such as recreational facilities and schools;
- g. relationship to municipal land, right-of-way or easement requirements;

*Bylaw 17831
November 28, 2016*

- h. effect on stability, retention and rehabilitation of desirable existing Uses, buildings, or both in the area;
- i. necessity and appropriateness of the proposed Zone in view of the stated intentions of the applicant;

- j. relationship to the documented concerns and opinions of area residents regarding the application; and

*Bylaw 17831
November 28, 2016*

- k. the potential impacts on municipalities within referral and notification areas as identified in the Municipal Development Plan.
5. Notwithstanding anything contained in this Section 24, an application for a proposed amendment to Part III of this Bylaw which has been rejected by City Council within the previous 12 months shall not be accepted.

*Bylaw 17831
November 28, 2016*

24.3 Review and Processing of Amendments

1. The Development Officer shall:
 - a. examine the proposed amendment;
 - b. prepare a written report on the proposed amendment; and
 - c. advise the applicant in writing that:
 - i. they are prepared to recommend the amendment to City Council without further investigation;
 - ii. they are not prepared to recommend the amendment;
 - iii. they require further investigation to make a recommendation; or
 - iv. they are prepared to recommend an alternative amendment.
2. Upon receiving the advice of the Development Officer, the applicant shall advise the Development Officer if:
 - a. they wish the proposed amendment to proceed to City Council, in which case they must prepay the advertising costs prior to the amendment proceeding to City Council; or
 - b. they do not wish to proceed to City Council with the proposed amendment, in which case the application is considered abandoned.
3. If the applicant does not respond to the Development Officer's notification, the application shall be cancelled after one year from the date of the notice of the Development Officer.
4. If requested by the applicant, the Development Officer shall submit the proposed amendment to City Council, accompanied by the report of the Development Officer.
5. The Development Officer, using discretion, may present for the consideration of City Council any proposed amendment to this Bylaw, and the proposed amendment shall be accompanied by the report and recommendations of the Development Officer.

*Charter Bylaw 18381
May 7, 2018*

6. Every Rezoning Amendment and Text Amendment application shall be accompanied by the required fee. The schedule of fees for the services provided shall be determined by the City Manager.

*Charter Bylaw 18387
May 7, 2018*

7. When a Development Agreement is to be entered into between the City and the applicant pursuant to a Direct Control Provision, the applicant shall pay to the Development Officer, in addition to any other fee required pursuant to this or any other bylaw, a Development Agreement fee as determined by the City Manager.

Bylaw 17831
November 28, 2016
Charter Bylaw 19503
February 9, 2021

24.4 Notification of Rezoning Amendments

1. Prior to consideration by City Council of a proposed Rezoning Amendment, the Development Officer shall provide notice, complying with the Municipal Government Act, in a format generally available to the public including through electronic means, and dispatch a notice by ordinary mail to all relevant parties listed below that are wholly or partially within 60.0 m of the boundaries of the Site which is the subject of the Rezoning Amendment:
 - a. the applicant;
 - b. the owners of the land subject to the proposed Rezoning Amendment;
 - c. each assessed owner of land, except that the Development Officer may exempt notification for City-initiated Rezoning Amendments:
 - i. for lands incorporated into the City zoned from the pre-annexation municipality's land use bylaw to an equivalent Zone in this Bylaw; or
 - ii. to replace existing Zones with new Zones which are generally consistent with the Uses and regulations of the Zone being replaced;
 - d. the President of each Community League; and

Bylaw 13228
December 5, 2002
Bylaw 17831
November 28, 2016
Charter Bylaw 19502
February 9, 2021

- e. the President of each Business Improvement Area association.

Bylaw 17831
November 28, 2016

2. During any cessation of ordinary mail delivery, the notice of a rezoning amendment decision may be given by such other alternative means specified by the Development Officer to those described in subsection 24.4(1)(a), (b), (d) and (e), and in a daily newspaper circulating within the City only to those described in subsection 24.4(1)(c) .
3. Where, in the opinion of the Development Officer, a proposed Rezoning Amendment is likely to affect other owners of land beyond [60.0 m](#), the Development Officer must notify owners of land at such additional distance and direction from the Site as, in the opinion of the Development Officer, may experience any impact attributable to any development allowed under the proposed Zone or Direct Control Provision.
4. Prior to consideration by Council of an amendment to Parts III or IV of this Bylaw, the Development Officer shall give such notice as is required by the Municipal Government Act.

Bylaw 15059
January 19, 2009
Bylaw 17831
November 28, 2016

5. Except as provided hereafter, in order to amend Parts III or IV of this Bylaw to change the Zone governing any land the owner or applicant shall erect a Rezoning Amendment Application Information Sign within 14 days of being directed to do so by the Development Officer. A Rezoning Application Information Sign is not required for any of the following:

Bylaw 13228
December 5, 2002
Bylaw 17831
November 28, 2016

- a. applications that propose to rezone lands in conformity with a Statutory Plan; and
- b. City-initiated Rezoning Amendments for land brought into the City through annexation.

Bylaw 17831
November 28, 2016

6. Where a Rezoning Amendment information Sign is required, the public hearing for such Rezoning Applications before City Council may not take place until a minimum period of 21 days has passed since the date upon which a Rezoning Amendment information Sign complying with the requirements of this Bylaw was erected, unless City Council otherwise directs.

Bylaw 17831
November 28, 2016

7. The Rezoning Amendment information Sign shall be:
 - a. erected at a prominent location on the Site, or within 4.5 m of the Site between the Site and a public roadway, other than a Lane;
 - b. readable from a distance of 15.0 m; and
 - c. maintained in a reasonable and legible condition until such time as the application to amend Part III or IV is approved or refused by City Council, struck from City Council's agenda, or withdrawn.

Bylaw 17831
November 28, 2016

8. In addition to subsection 24.4(7), if a Site is bounded by more than one public roadway, other than a Lane, one or more Rezoning Amendment information Signs shall be visible from each public roadway, other than a Lane.

Bylaw 17831
November 28, 2016

9. Rezoning Amendment information Signs, as erected, shall:
 - a. not exceed 3.0 m in Height, above ground; and
 - b. be a minimum Sign Area of 1.0 m² and a maximum Sign Area of 3.0m².

Bylaw 15059
January 19, 2009
Bylaw 17831
November 28, 2016

10. Rezoning Amendment information Signs shall contain the following information:
 - a. the municipal address of the Site;
 - b. the present Zone applicable to the Site;
 - c. the Zone proposed for the Site;
 - d. a general description of the Uses that could develop within the proposed Zone, together with a notice that the description may not be exhaustive;
 - e. a reference to the City's website where more information regarding the land development application may be sought;
 - f. the telephone number of the Development Officer at which information regarding the land development application may be sought; and
 - g. a graphic showing the location and boundaries of the subject Site.

Bylaw 17831
November 28, 2016

11. In addition to the information requirements listed in subsection 24.4(10), the applicant shall, within seven days of the erection of the Rezoning Amendment information Sign, submit to the Development Officer a letter indicating that the Sign has been erected in accordance with the requirements of this Bylaw.
12. Where the applicant is not the owner of the subject Site, the Development Officer shall authorize an alternative notification, which may not meet all of the requirements of subsection 24.4(7) to subsection 24.4(10), on public property adjacent to the subject Site.
13. All Rezoning Amendment information Signs shall be removed no later than 30 days following the date of the approval or rejection of the relevant application by City Council.

Edmonton Zoning Bylaw 12800

*Bylaw 17831
November 28, 2016*

25. Compliance Certificate and Fees

1. The applicant for a Compliance Certificate shall provide to the Development Officer a Real Property Report for the Site prepared by a registered Alberta Land Surveyor.
2. The applicant shall pay all costs associated with the preparation of the Real Property Report.
3. In determining whether a Compliance Certificate can be issued for a Site, the Development Officer shall rely on the Real Property Report provided by the applicant. The Development Officer shall not undertake independent Site inspections.

*Bylaw 15735
June 20, 2011
Bylaw 17831
November 28, 2016
Charter Bylaw 18381
May 7, 2018*

4. The Development Officer may issue a Compliance Certificate when, in their opinion, the buildings located on a Site as shown on the Real Property Report are located on the Site in accordance with the Setback regulations of this Bylaw or the Setbacks specified in any Development Permit which may have been issued for the Site. The Compliance Certificate shall only cover those buildings and structures, or parts thereof, shown on the Real Property Report submitted by the applicant.

*Bylaw 15735
June 20, 2011
Bylaw 17831
November 28, 2016*

5. The Development Officer may refuse to issue a Compliance Certificate when, in their opinion, they do not have sufficient information from the applicant to determine if buildings located on a Site are located in accordance with the Setback regulations of this Bylaw, or the Setbacks specified in any Development Permit which has been issued for the Site.
6. The Development Officer shall not be liable for any damages arising from the use of a Compliance Certificate containing errors where the errors are the result of incorrect or incomplete information on the Real Property Report.

*Charter Bylaw 18381
May 7, 2018*

7. The fee for the provision of Compliance Certificates shall be as determined by the City Manager.

Edmonton Zoning Bylaw 12800

*Bylaw 17935
April 10, 2017
Effective: June 1, 2017*

26. Development Permit Inspections

1. A Development Permit Inspection shall be required for the development of:

*Charter Bylaw 19503
February 9, 2021*

- a. new Single Detached Housing, new Semi-detached Housing, new Duplex Housing, and new Garden Suites for all lands within the area of application of the Mature Neighbourhood Overlay;

*Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19503
February 9, 2021*

- b. Multi-unit Housing and Row Housing, except for:
 - i. Multi-unit Housing in the form of row housing or;
 - ii. Rowc Housing
located outside outside the boundaries of the Mature Neighbourhood Overlay
- c. Commercial Uses;
- d. Industrial Uses;
- e. Basic Service Uses;
- f. Community, Educational, Recreational and Cultural Service Uses; and
- g. any other development, at the discretion of the Development Officer.

2. At the discretion of the Development Officer a Development Permit Inspection may not be required for the development of:

- a. building maintenance; or
- b. developments which consist solely of interior alterations.

*Charter Bylaw 18381
May 7, 2018*

3. The applicant for a Development Permit must ensure the development is accessible for a Development Permit Inspection.

*Charter Bylaw 18387
May 7, 2018*

4. The fee for the provision of Development Permit Inspections shall be determined by City Council.

SECTIONS 40 – 61

DEVELOPMENT REGULATIONS

Edmonton Zoning Bylaw 12800

40. *Applicability*

*Bylaw 16859
June 24, 2014*

The General Development Regulations shall apply to all developments on all Sites, and shall take precedence except where the regulations of a Zone, Overlay or Development Control Provision specifically exclude or modify these provisions with respect to any Use.

Edmonton Zoning Bylaw 12800

41. Lot Dimensions and Areas

41.1 Subdivision

1. The Subdivision Authority may approve the subdivision of land in the [AG Zone](#) to subdivide from a quarter section:
 - a. parcels which are too small for economic agricultural development because of isolation by natural features such as ravines or water bodies or by man-made features such as roadways or railways; or
 - b. parcels which are to be used for Essential Utility Services.
2. The Subdivision Authority may approve the subdivision of land which includes parcels of a size less than the minimum Site size required in the [AGU Zone](#) and in the [AGI Zone](#), if:
 - a. these parcels are to be used for Essential Utility Services;
 - b. these parcels are remnants or other parcels which result from the planned subdivision process where such parcels are likely to be created for a temporary period and shall subsequently be incorporated into a consolidation or another subdivision or development pattern, and zoned in a manner consistent with proposed Land Use Zones prior to development; or
 - c. the AGU or AGI Zoning is to be temporary and is soon to be replaced with another Land Use Zone.
3. The Subdivision Authority may not approve the subdivision of a Lot zoned RF1, as it existed on March 16, 2015 into more than two lots, notwithstanding the Site Width in the RF1 Zone. Subdivision into more than two Lots may only be approved where the proposed subdivision:
 - a. is supported by one or more City Council approved Statutory Plans or City Council approved Policies; or
 - b. has a Site Width deemed by the Subdivision Authority to be in character with Lots on the same block.

Bylaw 17116
April 13, 2015

41.2 Minimum Site Area Exceptions for Single Detached, Semi-detached and Duplex Housing

Bylaw 14750
December 12, 2007

1. The Development Officer shall not refuse an application for a Development Permit for [Single Detached Housing](#) on a Site with a depth of at least [30.0 m](#) and a width of at least [10.0 m](#), or [Semi-detached Housing](#) or [Duplex Housing](#) on a Site with a Site area of at least [470 m²](#) and a width of at least [13.5 m](#) only for the reason that the Site does not meet the minimum area and dimensions set out in this Bylaw, if:
 - a. the Site in question is a lot, which was created prior to October 2, 1961;
 - b. the Site in question is a lot approved by the Subdivision Authority; or
 - c. in the case of Single Detached Housing within the [RF4 Zone](#), the Site is within a Zone Outline Plan area or Area Structure Plan area and the subdivision creating

the Site was approved by the Municipal Planning Commission prior to the effective date of Bylaw 6934, that being June 14, 1982.

Edmonton Zoning Bylaw 12800

*Bylaw 18303
February 26, 2018*

42. General Regulations for Separation Space and Setbacks

*Bylaw 16180
September 10, 2012
Bylaw 15735
June 20, 2011
Bylaw 16733
July 6, 2015*

1. A Separation Space, or Setback shall not be required below Grade, except that the Development Officer may require that a Yard, or any portion of it, be unobstructed and undisturbed below grade in order to preserve existing vegetation, or to provide an adequate growing environment for any proposed or required Landscaping.
2. Setback requirements in any Zone apply to Accessory buildings or Structures, except those in Residential Zones, in which case [subsection 50.3](#) applies.

Edmonton Zoning Bylaw 12800

43. Yards on Corner Sites and Double Fronting Sites in Residential Zones

1. In the case of a corner Site, the Front Yard shall be the Yard Abutting the Front Lot Line, except:
 - a. in the case of a corner Site comprised of more than one lot, the Front Yard of the Site shall be taken on the same public roadway, other than a Lane, as the Front Yard of the Corner Lot; or
 - b. where the two boundaries of a corner Site are equal, the location of the Front Yard of the Site shall be determined by the Development Officer.
2. Notwithstanding clause (1) above, the Development Officer may require any corner Site to provide an additional Front Yard or Yards other than that required, having regard to the orientation and access of any development, and the Front Yard requirements of adjacent properties.

Bylaw 17831

November 28, 2016

Bylaw 17832

November 28, 2016

Bylaw 18305

February 26, 2018

Effective Date: May 1, 2018

3. Double Fronting Sites shall have two Front Yards. The Development Officer may exercise their variance powers under Sections 11.3 and 11.4 to allow only one Front Yard on a Double Fronting Site, but may allow fewer than one Front Yard.

Edmonton Zoning Bylaw 12800

44. Projection into Setbacks and Separation Spaces

Bylaw 15735
June 20, 2011
Bylaw 16733
July 6, 2015
Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015
Charter Bylaw 18381
May 7, 2018

The following features may project into a required Setback or Separation Space as provided for below:

1. a. verandas, porches, eaves, shade projections, unenclosed steps, chimneys, belt courses, sills, together with any other architectural features which are of a similar character, provided such projections do not exceed 0.6 m in the case of Setbacks or Separation Spaces of 1.2 m or greater. Where unenclosed steps extend into Side Setbacks, such steps shall not exceed a Height of 1.0 m;
- b. Notwithstanding subsection 44.2(a), unenclosed steps, including a landing 1.5 m² or less, may project into a required Setback, provided:
 - i. the unenclosed steps or landing provide access to the main floor or lower level of the building;
 - ii. the unenclosed steps or landing do not exceed a Height of 1.0 m above finished ground level;
 - iii. a minimum of 0.15 m between the structure and the property line at ground level remains unobstructed to provide drainage; and
 - iv. at the discretion of the Development Officer, Privacy Screening is provided to prevent visual intrusion into the Abutting property.
- c. Notwithstanding subsection 44.2(a) or 44.2(b):
 - i. Platform Structures and unenclosed steps, including landings, shall not project into a required Setback used for vehicular access; and
 - ii. eaves or similar architectural features on Accessory buildings may project, provided that such projections do not exceed
 - A. 0.6 m for Setbacks or Separation Spaces of 1.2 m or greater;
 - B. 0.45 m for Setbacks or Separation Spaces of 0.9 m or greater and less than 1.2 m ; and
 - C. 0.15 m for Setbacks or Separation Spaces less than 0.9 m, except that;
 1. the distance between such projections and a property line may never be less than 0.45 m, except where the property abuts road right of way
2. a) windows, or cantilevered projections without windows, provided that such projections do not exceed 0.6 m in the case of Setbacks or Separation Spaces. In all cases, a minimum

Charter Bylaw 19503
February 9, 2021

distance of [0.6 m](#) from the property line to the outside wall of such projection and all other portions of a Dwelling, including eaves, shall be maintained; and

- b) where a cantilevered projection as specified in subsection 44(2)(a) above is proposed in a Side Setback, the length of any one projection shall not exceed a wall opening length of [3.1 m](#). In the case of more than one projection, the aggregate total shall not exceed one third of the length of that house side wall excluding attached Garage walls. In the case of a Corner Lot, this restriction is applicable only to the interior Side Setback and not the flanking Side Setback. This restriction shall not apply to projections into the Front or Rear Setback.

*Bylaw 17831
November 28, 2016*

- 3. a) Platform Structures provided such projections do not exceed [2.5 m](#) into a Front Setback;
- b) Platform Structures provided such projections do not exceed [2.0 m](#) into any other Setbacks or Separation Spaces with a depth of at least [4.0 m](#);
- c) Platform Structures provided such projections do not exceed [0.6 m](#) into any other Setbacks or Separation Spaces with a depth of less than [4.0 m](#); and

*Charter Bylaw 19503
February 9, 2021*

- d) Notwithstanding subsection 44(3)(b) and subsection 44(3)(c), Platform Structures 1.2 m or less in Height may be constructed to the Lot lines Abutting an interior Side Yard and Rear Yard;

*Charter Bylaw 18387
May 7, 2018
Charter Bylaw 18967
August 26, 2019*

- e) Any structures attached to the principal building, including Platform Structures, may be constructed to the common property line of a Semi-detached, Row Housing or Multi-unit Housing development to the satisfaction of the Development Officer.”;

*Bylaw 18303
February 26, 2018*

- 4. A single Storey Unenclosed Front Porch may project from the first Storey of a Dwelling a maximum of 2.5 m into a required Front Setback, provided that a minimum of 3.0 m is maintained between the Front Lot Line and the Unenclosed Front Porch.

*Bylaw 17831
November 28, 2016*

- 5. accessibility ramps may project without limits into a required Setback provided:

- a. the ramp provides access to the main floor or lower level of the building;
- b. in a Residential Zone:
 - i. the ramp is not located in a required [3.0 m](#) Side Setback where there is no Lane Abutting the Site;
 - ii. the area of any landing is less than [3.6 m²](#); and
 - iii. the maximum ramp width is [1.2 m](#).

- 6. swimming pools, fish ponds, ornaments, flagpoles, or the like provided that swimming pools shall not be constructed within any Front Setback
- 7. any loading space required under the provisions of this Bylaw, provided it shall not be in a Front Setback;
- 8. a Parking Area required under this Bylaw, provided that no Parking Area in any Zone shall be located within the Front Yard. This shall not prohibit the use of a Front Yard for Driveways; and

9. not be allowed where a minimum Side Setback of [3.0 m](#) is required for vehicular access to the rear of the Site unless a minimum vertical clearance of [3.0 m](#) is maintained from the finished Grade to the lowest point of the projection.

Edmonton Zoning Bylaw 12800

45. **Objects Prohibited or Restricted in Residential Zones**

Bylaw 14934

June 16, 2008

Bylaw 15444

December 13, 2010

Bylaw 17422

November 16, 2015

Effective Date: December 1, 2015

1. No person shall keep in any part of a Site in any Residential Zone:
 - a. any commercial vehicle, loaded or unloaded, having a maximum gross vehicle weight (G.V.W.R.) exceeding [4 600 kg](#);
 - b. more than one commercial vehicle having a maximum gross vehicle weight (G.V.W.R.) of [4 600 kg](#) or less, for longer than reasonably necessary while loading or unloading such vehicle.
2. For the purpose of subsection 45(1) a commercial vehicle means a vehicle that:
 - a. is intended or designed for commercial purposes; or
 - b. is used for commercial purposes.

Bylaw 15735

June 20, 2011

Charter Bylaw 18381

May 7, 2018

3. On a Site zoned Residential, no person shall keep a large Recreational Vehicle, for any longer than is reasonably necessary to load or unload such vehicle, in the Front Yard or in any Side Setback Abutting a public roadway other than a Lane.

Charter Bylaw 18387

May 7, 2018

4. Notwithstanding Section 45(3), from April 1 to October 31 inclusive, on a Site with no rear Lane, where vehicle access is available through the Front Setback or through the flanking Side Setback, Large Recreational Vehicles shall be parked at a Setback of at least [0.6 m](#) from the interior edge of the sidewalk, or curb where no sidewalk is present. This distance may be reduced at the discretion of the Development Officer.

Charter Bylaw 18381

May 7, 2018

5. Notwithstanding Section 45(4), the 0.6 m Setback requirement does not apply to any portion of the Recreational Vehicle under [1.0 m](#) in height where a sidewalk is present.
6. For the purposes of subsections 45.3 and 45.4, a "large Recreational Vehicle" shall not include: small utility trailers; camper van conversions; tent trailers; campers which are mounted in trucks; boats; snowmobiles; all-terrain vehicles; jet skis; or motorcycles and trailers to carry them.

Bylaw 15634

September 26, 2011

7. In the Front Yard of any Site in any Residential Zone, or in the case of a corner Site, in the Front Yard or the flanking Side Yard in any Residential Zone:
 - a. vehicles shall not be located on the landscaped portion of the Yard; and

- b. vehicles shall only be allowed on a Driveway or within an attached or detached Garage.

Edmonton Zoning Bylaw 12800

46. Amenity Area

Bylaw 18303
February 26, 2018
Charter Bylaw 18967
August 26, 2019

1. Unless otherwise specified in this Bylaw, Amenity Area shall only be required for Row Housing, and Multi-unit Housing;
2. Unless otherwise specified in this Bylaw, Amenity Area shall be provided in accordance with Table 46(2)

Charter Bylaw 18381
May 7, 2018
Charter Bylaw 18967
August 26, 2019

Table 46(2) Amenity Area Requirements			
	Minimum Amenity Area provided on Site per Dwelling	Minimum percentage of total required Amenity Area provided on Site at ground level	Maximum percentage of total required Amenity Area provided on Site in a Yard Abutting a public roadway other than a Lane at ground level
a. Row Housing	7.5 m²	50%	50%
b. Row Housing facing flanking Side Lot Line	7.5 m²	50%	100%
c. Multi-unit Housing	7.5 m²	0%	100%

3. Amenity Area shall:

Charter Bylaw 18967
August 26, 2019

- a. have a minimum length and width of [1.5 m](#);
- b. be permanently retained as open space, unencumbered by enclosed Accessory Buildings or future additions, where it is provided outdoors; and
- c. with respect to Non-residential Use Classes, access to the Amenity Area shall be at no cost to the public during the hours which the development is open to the public.

Charter Bylaw 18387

May 7, 2018

4. When provided at ground level, Amenity Area shall be defined either through a Fence or landscaped elements including but not limited to planters, hedges, hard and soft surface treatment, or raised structures.
5. Amenity Area may be provided in any Yard, except:

Charter Bylaw 18387
May 7, 2018

- a. with respect to Residential Uses, required Amenity Area provided at ground level in a Yard Abutting an arterial road, as identified in Bylaw 15101, being a Bylaw to Establish the Transportation System for the City of Edmonton, shall be Setback a minimum of 1.0 m from the Lot line Abutting the arterial road.
6. Amenity Area may be located within a required Separation Space, but only if it is intended for the private use of the Dwelling for which the Separation Space is provided.

Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19490
November 5, 2020

7. For the purposes of calculating required Amenity Area for Supportive Housing or Lodging Houses with seven or more Sleeping Units, each Sleeping Unit shall be considered a Dwelling and Amenity Area shall be provided in accordance with the requirements in Table 46(2) for Multi-unit Housing.
8. Occupants of each Dwelling shall have access to at least the minimum amount of Amenity Area prescribed for the Dwelling type in which they reside, either as private or Common Amenity Area.
9. Where required Amenity Area is provided outdoors as Common Amenity Area, it shall be provided in areas of at least 50 m² and, to the satisfaction of the Development Officer:
 - a. be conveniently located and accessible from the building(s) by all occupants;

Charter Bylaw 18387
May 7, 2018

- b. where provided at ground level, be clearly visible from above-ground windows;
- c. have access to sunlight; and
- d. include seating and artificial lighting.
10. Notwithstanding subsection 46(9)(a), where the total Amenity Area required on Site is less than 50 m², outdoor Common Amenity Area shall be provided in areas of at least 30 m².
11. Where required Amenity Area is provided indoors as Common Amenity Area, it shall, to the satisfaction of the Development Officer:
 - a. be provided in areas of at least 15 m²;
 - b. be separate from common circulation areas, including but not limited to lobbies, corridors, and vestibules; and
 - c. include furniture and fixtures that accommodate active or passive recreation.

12. Common Amenity Area provided indoors shall not be included in the calculation of Floor Area Ratio.

Edmonton Zoning Bylaw 12800

48. Separation Space

*Bylaw 18967
August 26, 2019*

1. Where required in any Zone, any residential or residential-related development shall provide Separation Space in accordance with this Section 48.
2. Separation Space shall be contained fully within the Site of the proposed development unless otherwise specified in the applicable Land Use Zone.
3. The minimum Separation Space between principal buildings on the same Site shall be 2.4 m.

Edmonton Zoning Bylaw 12800

Bylaw 15635
January 31, 2011
Bylaw 17727
August 22, 2016

49. Fences, Walls, Gates, and Privacy Screening in Residential Zones

1. Fences, walls and gates
 - a. The regulations contained within Section 49.1 of this Bylaw apply to:
 - i. the Height of the material used in the construction of a Fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as, but not limited to, lattice.
 - b. Notwithstanding subsection 49(1)(a), the regulations for Fences, walls, and gates contained within this Section do not apply to the Height of the posts or other supporting material used to anchor the Fence, wall, or gate.
 - c. The Height of a Fence, wall, or gate shall be measured from the general ground level 0.5 m back from the property line of the Site on which the Fence, wall, or gate is to be constructed.
 - d. On an Interior Site, the Height of a Fence, wall, or gate shall not exceed:
 - i. 1.2 m for the portion of the Fence, wall, or gate constructed in the Front Yard, and
 - ii. 1.85 m in all other Yards.
 - e. On a Corner Site, the Height of a Fence, wall, or gate shall not exceed:
 - i. 1.2 m for the portion of the Fence, wall, or gate constructed in the Front Yard,
 - ii. 1.2 m for the portion of the Fence, wall, or gate situated between the flanking Side Lot Line and the foremost side Façade of the principal structure, and extending from the Front Lot Line to the Rear Lot Line, and
 - iii. 1.85 m in all other Yards.
 - f. In the case where the permitted Height of a Fence, wall, or gate is 1.2 m, the Development Officer may vary the Height of the Fence, wall, or gate to a maximum of 1.85 m, in order to provide additional screening from public roadways or incompatible adjacent Uses,
 - g. In the case where the permitted Height of a Fence, wall, or gate is 1.85 m, the Development Officer may vary the Height of the Fence, wall, or gate to a maximum of 2.44 m, in order to provide additional screening from public roadways or incompatible adjacent Uses,
 - h. Notwithstanding subsection 49.1(f) and subsection 49.1(g) of this Bylaw, in the case of Double Fronting Sites, the Development Officer may grant a variance to allow a Fence, wall, or gate of up to 1.85 m in Height in one of the Front Yards, and allow a Fence, wall, or gate of up to 2.44 m in Height in the other Front Yard, having regard to the location of Fences, walls, and gates in the surrounding area and the requirement for screening.
2. Privacy Screening
 - a. The regulations contained within Section 49.2 of this Bylaw apply to:
 - i. the Height of the material used in the construction of Privacy Screening such as but not limited to lattice, wooden or masonry walls, parapet walls or translucent glass.

- b. Notwithstanding subsection 49(2)(a), the regulations for Privacy Screening contained within this Section do not apply to the Height of the posts or other supporting material used to anchor the Privacy Screening.
- c. Privacy Screening, excluding vegetative screening, constructed on a Platform Structure located within a Front Yard, required Side Setback or within 2.5 m of a Rear Lot Line shall not exceed 1.2 m in Height, and 1.85 m in Height in all other Yards, when measured from the surface of a Platform Structure.

*Charter Bylaw 18648
December 10, 2018*

- d. 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.
- e. Privacy Screening, excluding vegetative screening, constructed on a Rooftop Terrace shall conform with the Stepback regulations of Section 61 of this Bylaw.
- f. The Height of Privacy Screening constructed at ground level shall be measured from the average ground level 0.5 m back from the Privacy Screening.
- g. On an Interior Site, the Height of Privacy Screening, excluding vegetative screening, constructed at ground level, shall not exceed:
 - i. 1.2 m for the portion of the Privacy Screening constructed in the Front Yard, and
 - ii. 1.85 m in all other Yards.
- h. On a Corner Site, the Height of Privacy Screening, excluding vegetative screening, constructed at ground level, shall not exceed:
 - i. 1.2 m for the portion of the Privacy Screening constructed in the Front Yard,
 - ii. 1.2 m for the portion of Privacy Screening situated between the flanking Side Lot Line and the foremost side Façade of the principal structure, and extending from the Rear Lot Line to the Front Lot Line, and
 - iii. 1.85 m in all other Yards.
- i. In the case where the permitted Height of Privacy Screening is 1.2 m, the Development Officer may vary the Height of Privacy Screening to a maximum of 1.85 m, in order to prevent visual intrusion and provide additional screening from adjacent properties.
- j. In the case where the permitted Height of Privacy Screening is 1.85 m, the Development Officer may vary the Height of Privacy Screening to a maximum of 3.05 m, in order to prevent visual intrusion and provide additional screening from adjacent properties.
- k. Notwithstanding subsection 49.2(i) and subsection 49.2(j) of this Bylaw, in the case of Double Fronting Sites, the Development Officer may grant a variance to allow Privacy Screening, excluding vegetative screening, of up to 1.85 m in Height in one of the Front Yards, and allow Privacy Screening, excluding vegetative screening, of up to 3.05 m in Height in the other Front Yard, having regard to the location of Fences, walls, gates and Privacy Screening in the surrounding area and the requirement for screening.

Edmonton Zoning Bylaw 12800

50. Accessory Uses and Buildings

50.1 Accessory Uses and Buildings: General

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

1. A Use shall be Accessory to a Permitted or Discretionary Use which is a principal Use on the Site, if such Use complies with the definition of Accessory in this Bylaw.

*Bylaw 16733
July 6, 2015*

2. Accessory Uses and buildings are permitted in a Zone when Accessory to a principal Use which is a Permitted Use in that same Zone and for which a Development Permit has been issued.

*Bylaw 16733
July 6, 2015*

3. Accessory Uses and buildings are discretionary in a Zone when Accessory to a principal Use which is a Discretionary Use in that same Zone and for which a Development Permit has been issued.

*Bylaw 16945
September 22, 2014
Bylaw 16733
July 6, 2015
Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015
Bylaw 17831
November 28, 2016*

4. Where any building or structure on a Site is attached to a principal building on the Site by a roof, an open or enclosed structure above Grade, a floor or a foundation greater than 1.0 m above Grade, it is a part of the principal building and is not an Accessory building.

*Bylaw 15735
June 20, 2011
Bylaw 16945
September 22, 2014*

5. An Accessory building or structure on a corner Site or a Double Fronting Site, in any Zone, shall be subject to the Front Setback requirements for the Site as determined by [Section 43](#) of this Bylaw.

*Bylaw 13228
December 5, 2002*

6. Notwithstanding the foregoing, no Sign may be approved as an Accessory Use. Signs may only be approved as a Use if they are listed as a Use in a Direct Control Provision or if they are a Permitted or Discretionary Use in the Zone.

50.2 Accessory Buildings in Non-residential Zones

*Bylaw 14679
August 28, 2007
Bylaw 16945
September 22, 2014*

1. In any Zone other than a Residential or a Natural Area Zone, an Accessory building or structure is subject to the Development Regulations for that Zone.

*Bylaw 16945
September 22, 2014*

2. Notwithstanding subsection 50.2(1), an Accessory building or structure on a Site in a non-residential Zone which Abuts a Site in a Residential Zone shall not be less than [1.5 m](#) from the boundary of the Site in the Residential Zone.

50.3 Accessory Buildings in Residential Zones

In a Residential Zone:

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009
Bylaw 16945
September 22, 2014
Bylaw 17247
June 22, 2015
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

1. an Accessory building or structure shall not be used as a Dwelling, except where it contains a Garden Suite in accordance with [Section 87](#), or a Blatchford Lane Suite in accordance with [Section 997](#).

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 18381
May 7, 2018*

2. any Accessory building or structure that is a Garden Suite, shall be developed in accordance with Section 87 of this Bylaw, and subsections 50.3(3) to 50.3(5) shall not apply.

*Bylaw 14757
March 10, 2008
Bylaw 16945
September 22, 2014
Bylaw 17247
June 22, 2015
Bylaw 16733
July 6, 2015
Bylaw 18115
July 10, 2017*

3. an Accessory building or structure shall not exceed [4.3 m](#) in Height, except:
 - a. as provided in the RPLt, RF4t, RF5t, TSDR, TSLR, BRH, BLMR, and BMR Zones, where the maximum Garage Height shall not exceed 5.0 m;
 - b. in the case of a Garage containing a Blatchford Lane Suite, where the Height shall be in accordance with [Section 997](#); and
 - c. as provided in subsections 50.4, 50.5.

*Bylaw 15036
February 2, 2009
Bylaw 15632
December 13, 2010
Bylaw 16945
September 22, 2014
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

4. the Site Coverage of Accessory buildings or structures shall not exceed 12%, unless a different standard is prescribed within the regulations contained within the relevant Zone.

*Bylaw 16488
July 2, 2013
Bylaw 16945
September 22, 2014
Bylaw 18303
February 26, 2018*

5. Accessory buildings and structures shall be located as follows:

*Bylaw 15735
June 20, 2011
July 2, 2013
Bylaw 16945
September 22, 2014*

- a. an Accessory building or structure shall be located not less than [18.0 m](#) from the Front Lot Line, unless it complies with the Setback requirements for a principal building;

*Bylaw 14750
December 12, 2007
Bylaw 15735
June 20, 2011
Bylaw 16945
September 22, 2014
Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015
Bylaw 17727
August 22, 2016
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Bylaw 18303
February 26, 2018
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 19503
February 9, 2021*

- b. an Accessory building or structure shall be located not less than 0.6 m from the interior Side Lot Line, except:
 - i. where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer;
 - ii. where a Garage is placed on the common property line in accordance with the provisions of the RPL Zone;
 - iii. where it is located on a Site governed by the RF4 Zone and is a detached Garage where the vehicle doors face a Lane Abutting the Site, the minimum distance shall be 0.6 m from the Side Lot Line; or
 - iv. where the Accessory building does not exceed the permitted Fence Height by more than [0.4 m](#).
- c. 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 required for the principal building. If the principal building was developed before October 2, 1961, the distance may be reduced, if the placement of the proposed Garage is consistent with the placement of other existing Garages in the same block;

*Bylaw 16945
September 22, 2014
Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015*

- d. an Accessory building or structure shall be located not less than [0.9 m](#) from a principal building and any other Accessory building or structure;

*Charter Bylaw 18381
May 7, 2018*

- e. notwithstanding Section 50.3(5)(d), Water Retention Structures may be located less than [0.9 m](#) from a principal building or any other Accessory building or structure.

*Bylaw 16488
July 2, 2013
Bylaw 16945
September 22, 2014
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Bylaw 18303
February 26, 2018
charter Bylaw 19503
February 9, 2021*

- f. an Accessory building or structure which exceeds [2.7 m](#) in Height shall be located at not less than [0.6 m](#) from the Rear Lot Line; and

*Bylaw 12923
March 15, 2002
Bylaw 14444
May 1, 2007
Bylaw 14750
December 12, 2007
Bylaw 16945
September 22, 2014
Bylaw 18303
February 26, 2018*

- g. where the Accessory building is a detached Garage and where the vehicle doors of the detached Garage face a Lane Abutting the Site, no portion of the Garage shall be located less than [1.2 m](#) from the Lot Line Abutting the Lane.

50.4 Accessory Buildings in the (NA) Natural Areas Protection Zone

*Bylaw 14679
August 28, 2007
Bylaw 14934
June 16, 2008
Bylaw 16945
September 22, 2014
Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015*

- 1. Purpose of the Accessory building:

In accordance with the Natural Area Management Plan for a specific Natural Area, an Accessory building can only be constructed for the specific purpose of servicing the Natural Area.

*Bylaw 16945
September 22, 2014*

- 2. Size of the Accessory building:

*Bylaw 16945
September 22, 2014
Bylaw 16733
July 6, 2015
Bylaw 17062
July 9, 2015*

- a. An Accessory building shall not exceed [4.0 m](#) in Height.

Bylaw 16945
September 22, 2014

- b. An Accessory building floor area shall not exceed [15 m²](#).

50.5 Satellite Signal Receiving Antenna

Bylaw 16945
September 22, 2014

1. A Satellite Signal Receiving Antenna shall, except as is provided in subsection 50.5(4):
 - a. be a free-standing, ground-mounted unit;
 - b. be located in a Rear Yard only;
 - c. be located so that no portion, when rotated, is within [0.9 m](#) of any lot line, with the exception that no portion, when rotated, shall be closer than [4.5 m](#) to a lot line Abutting a flanking public roadway, other than a Lane;

Bylaw 16945
September 22, 2014
Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015

- d. be limited to a maximum Height of [5.0 m](#). For the purpose of this subsection 50.5 only, the maximum Height of a Satellite Signal Receiving Antenna shall be determined by measuring from the point at which the main support enters the typical ground surface, to the highest point of the Satellite Signal Receiving Antenna, resting in its highest possible position; and

Bylaw 16733
July 6, 2015

- e. form part of the calculation of total Site Coverage for Accessory structures, to be calculated using the area of the dish circumference.
 2. A Satellite Signal Receiving Antenna shall not be illuminated, nor shall it have any advertising words or graphics displayed on it.
 3. A Satellite Signal Receiving Antenna shall be Landscaped to screen the base of the antenna and reduce the negative visual impact on adjacent properties.

Bylaw 16488
July 2, 2013

4. Notwithstanding subsection 50.5(1):

Bylaw 16945
September 22, 2014
Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015
Charter Bylaw 18967
August 26, 2019

- a. the Development Officer shall allow a Satellite Signal Receiving Antenna to be mounted on the roof of a non-residential building or on the roof of Multi-Unit Housing containing more than 12 Dwellings, provided that the Satellite Signal Receiving Antenna complies with the provisions of subsections 50.5(4), 50.5(5), and 50.5(6); and
 - b. a roof-mounted Satellite Signal Receiving Antenna shall be allowed where the applicant can demonstrate that a ground-mounted unit would prohibit adequate reception of broadcasts. The impediments to the reception of broadcasts by a typical free-standing, ground-mounted unit shall be clearly identified on a diagram or Site plan, provided in accordance with [subsection 13.2](#) of this Bylaw;

Bylaw 16945

September 22, 2014

5. In the case of a roof-mounted Satellite Signal Receiving Antenna allowed pursuant to subsection 50.5(4)(a), an antenna may exceed the Height of the building on which it is mounted, provided that the maximum Height shall not be greater than that provided in the regulations of the Zone governing the Site.

Bylaw 16945
September 22, 2014

6. In the case of any roof-mounted Satellite Signal Receiving Antenna which is allowed by the Development Officer pursuant to subsection 50.5(4)(b), a Satellite Signal Receiving Antenna shall:
 - a. if mounted on any other Accessory structure, have a maximum Height of [10.0 m](#);

Bylaw 16945
September 22, 2014

- b. if mounted on the principal building, have a maximum Height of [11.5 m](#) at its highest point, but in no case shall the Height of the antenna exceed the highest point of the principal building; and
 - c. not be visible from the Front Yard of the Site.

Bylaw 16733
July 6, 2015

50.6 Amateur Radio Antenna and Support Structure

1. An Amateur Radio Antenna and Support structure shall:
 - a. be a free-standing, ground-mounted unit;
 - b. be located in a Rear Yard only;

Bylaw 16945
September 22, 2014

- c. be located so that no portion is within [0.9 m](#) of any lot line, except that, on a Corner Lot, no portion shall be closer than [4.5 m](#) to any lot line Abutting a flanking public roadway, other than a Lane;

Bylaw 16945
September 22, 2014

- d. be limited to a maximum Height of [18.0 m](#) at its highest point. For the purpose of subsection 50.6 only, the Height of a ground-mounted Amateur Radio Antenna and Support Structure shall be determined by measurement from the point at which the support structure enters the typical ground surface, to the top of the antenna at its highest position; and
 - e. not be illuminated, nor shall it have attached to it any advertising, graphics, flags or other elements unrelated to its function as a component of a radio signal transmitting and receiving device.

Bylaw 16733
July 6, 2015

- f. where applicable, be in accordance with the most current City Policy C471 - Policy for Siting Telecommunications Facilities.
2. An Amateur Radio antenna and Support Structure shall not be illuminated, nor shall it have attached to it any advertising, graphics, flags or other elements unrelated to its function as a component of a radio signal transmitting and receiving device.

Bylaw 16945
September 22, 2014

3. Landscaping shall be provided around the base of an Amateur Radio Antenna and Support Structure to screen the base of the structure and reduce the negative visual impact on adjacent properties, to the satisfaction of the Development Officer.
4. Notwithstanding subsection 50.5(1) of this Bylaw, a roof-mounted unit shall be allowed, where the applicant can demonstrate that a ground-mounted unit would prohibit adequate transmission or reception of radio signals. The Amateur Radio Antenna and Support Structure of a roof-mounted unit shall be installed on the roof of a building to a maximum combined Height of 18.0 m from the typical ground surface to its highest point.

50.7 Solar Collectors

1. Unless otherwise specified in this Bylaw, Solar Collectors shall comply with the following:
 - a. in a Zone where the maximum permitted Height is 12.0 m or less:
 - i. a Solar Collector mounted on the roof of a building may project:
 - A. a maximum of 0.5 m from the surface of a roof, when located 2.0 m or less from the wall of the building;
 - B. in all other cases, a maximum of 1.5 m from the surface of a roof;
 - ii. notwithstanding subsection 50.7(1)(a)(i), a Solar Collector shall not extend more than 1.5 m above the maximum permitted Height of the Zone or Overlay;
 - iii. a Solar Collector mounted on a roof must not extend beyond the eave or outermost edge of the roof;
 - iv. notwithstanding Section 44, a Solar Collector mounted to the wall of a building may project a maximum of:
 - A. 0.6 m into an interior Side Setback, provided a minimum of 0.6 m is maintained between the property line and the Solar Collector; and
 - B. 1.5 m into all other Setbacks, provided a minimum of 0.6 m is maintained between the property line and the Solar Collector;
 - v. notwithstanding Section 44, where a Solar Collector is mounted to the wall of a building and projects into an interior Side Setback, the total length shall not exceed one third of the length of the wall it is mounted to; and
 - vi. where a Solar Collector is mounted to the wall of a building or forms a structural component of a wall, monolithic and monochromatic walls with low aesthetic appeal shall be avoided.
 - b. in a Zone where the maximum permitted Height is greater than 12.0 m:
 - i. a Solar Collector mounted on the roof of a building:
 - A. may project a maximum of 1.5 m from the surface of a roof;
 - B. must not extend beyond the eave or outermost edge of the roof;
 - ii. notwithstanding Section 44, a Solar Collector mounted to the wall of a building may project a maximum of 1.5 m into all required Setbacks, provided a minimum of 0.6 m is maintained between the property line and the Solar Collector; and
 - iii. Section 44(2)(b) shall not apply to a Solar Collector mounted to the wall of a building.

Edmonton Zoning Bylaw 12800

*Charter Bylaw 19502
February 9, 2021*

51. Nuisance Caused by Lights

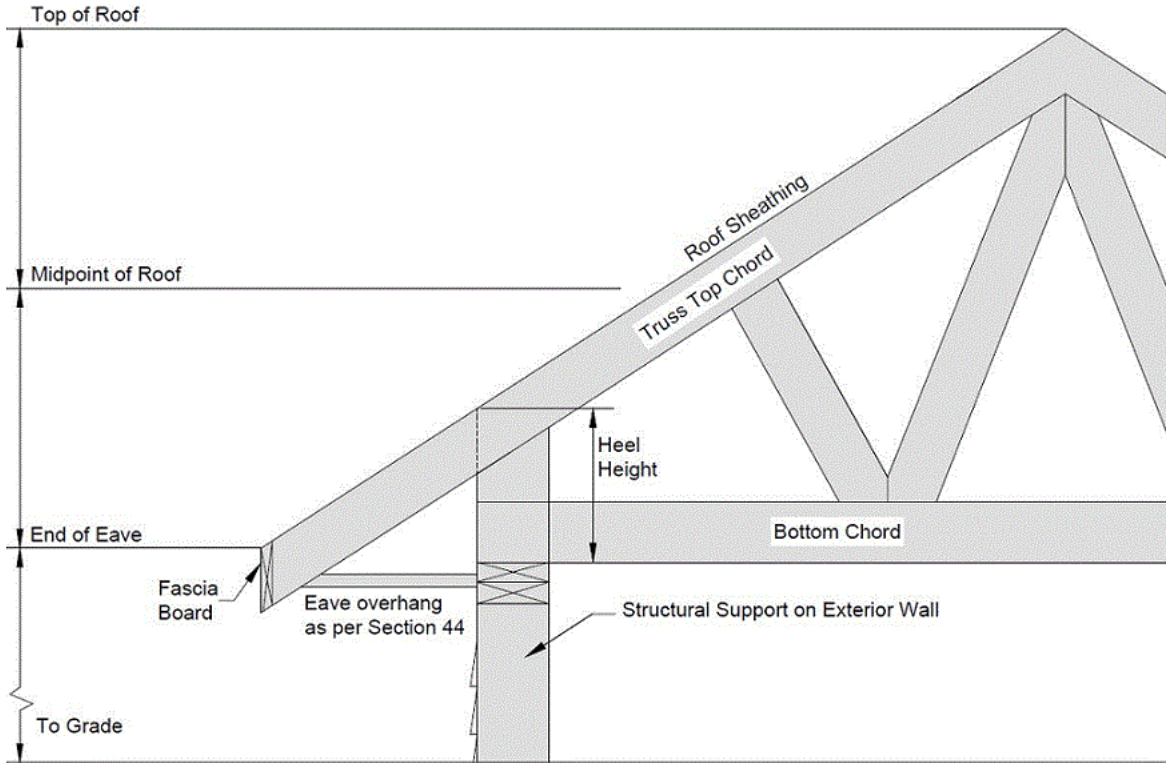
- a. Where outdoor lights are provided, the light fixtures shall be arranged, installed, and maintained to deflect, shade, and focus light away from Abutting Sites or adjacent land Uses in order not to cause a nuisance. Outdoor lights shall not interfere with the effectiveness of any traffic control device.

Edmonton Zoning Bylaw 12800

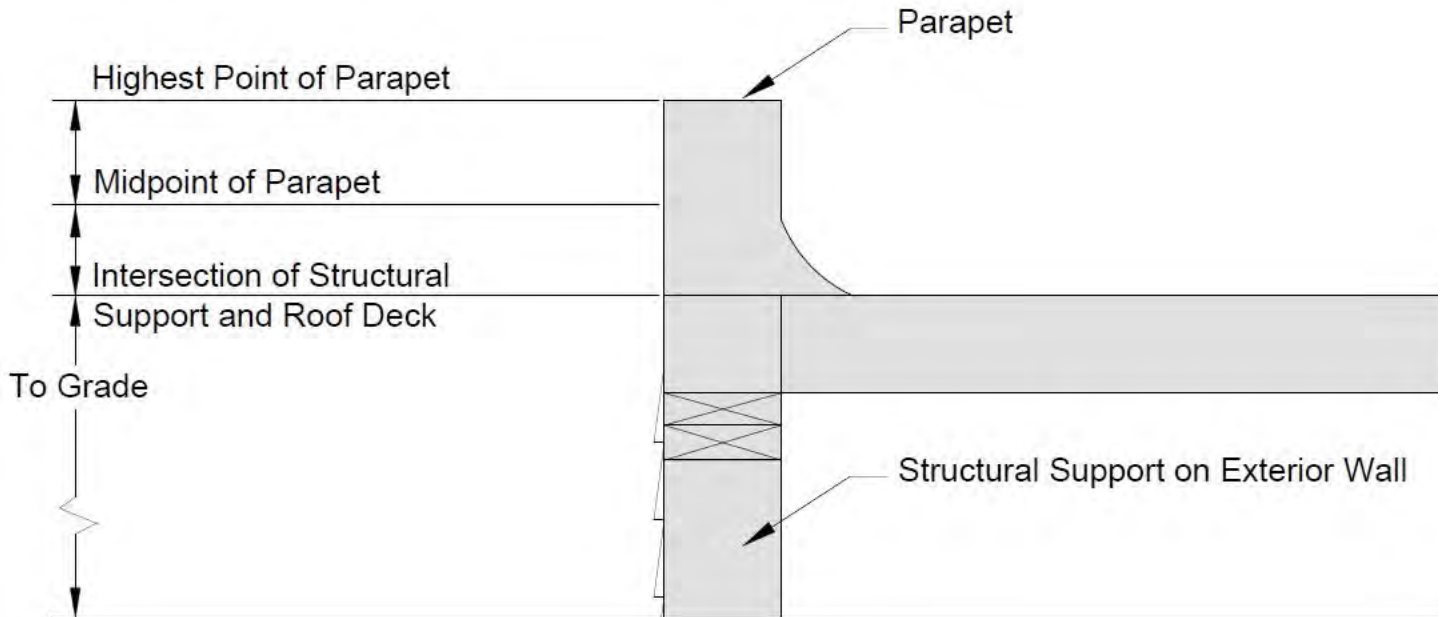
52. Height and Grade

Bylaw 17062
July 9, 2015

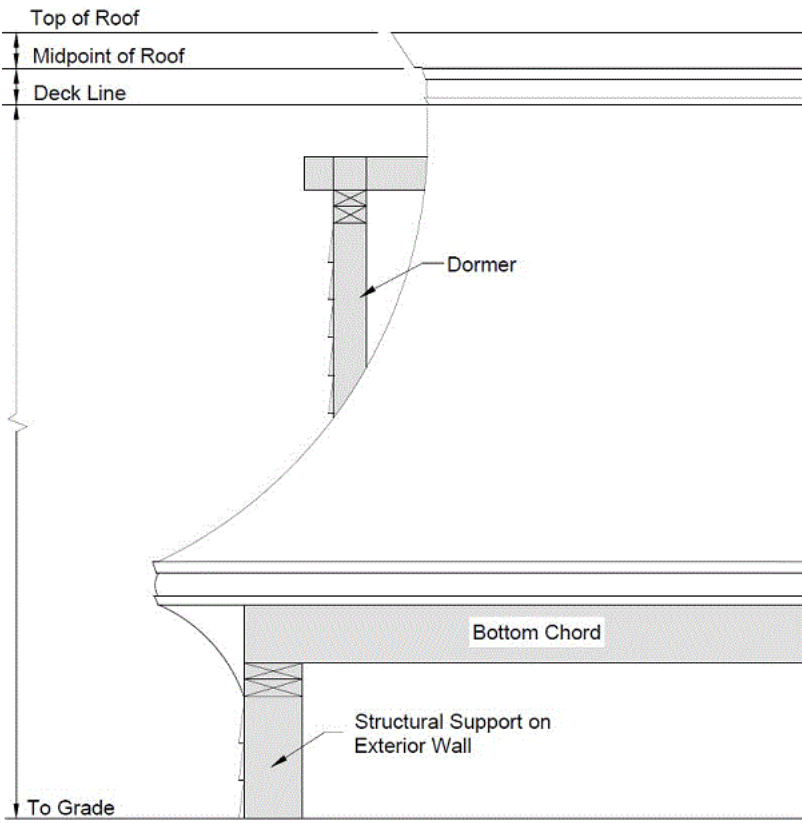
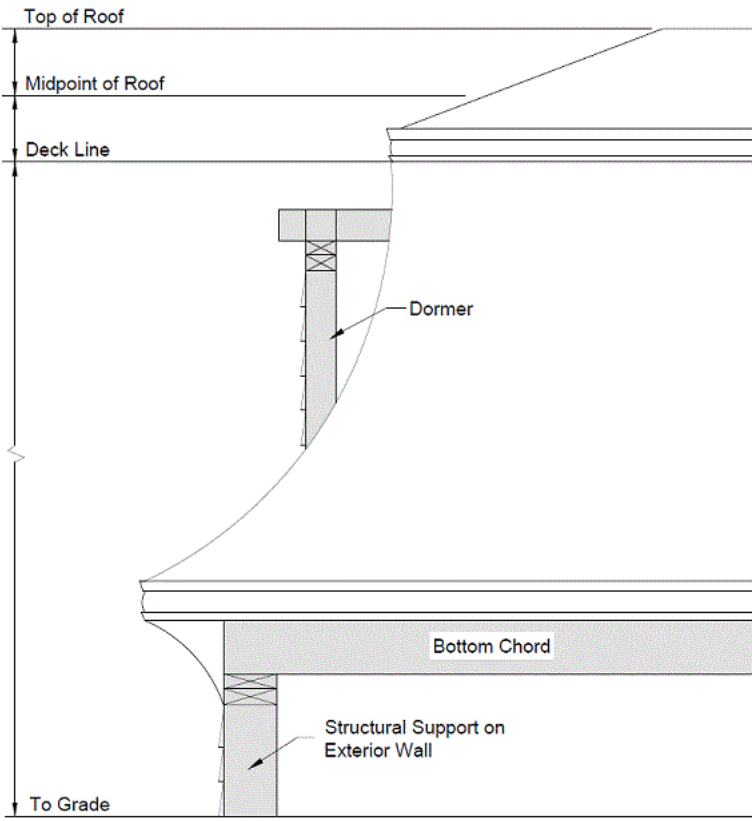
1. The Development Officer shall calculate building Height by determining the roof type, and applying the following:
 - a. For hip and gable roof types Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest roof. The midpoint is determined to be between the end of the eave (intersection of the fascia board and the top of the roof sheathing, or less, in accordance with Section 44), and the top of the roof; or

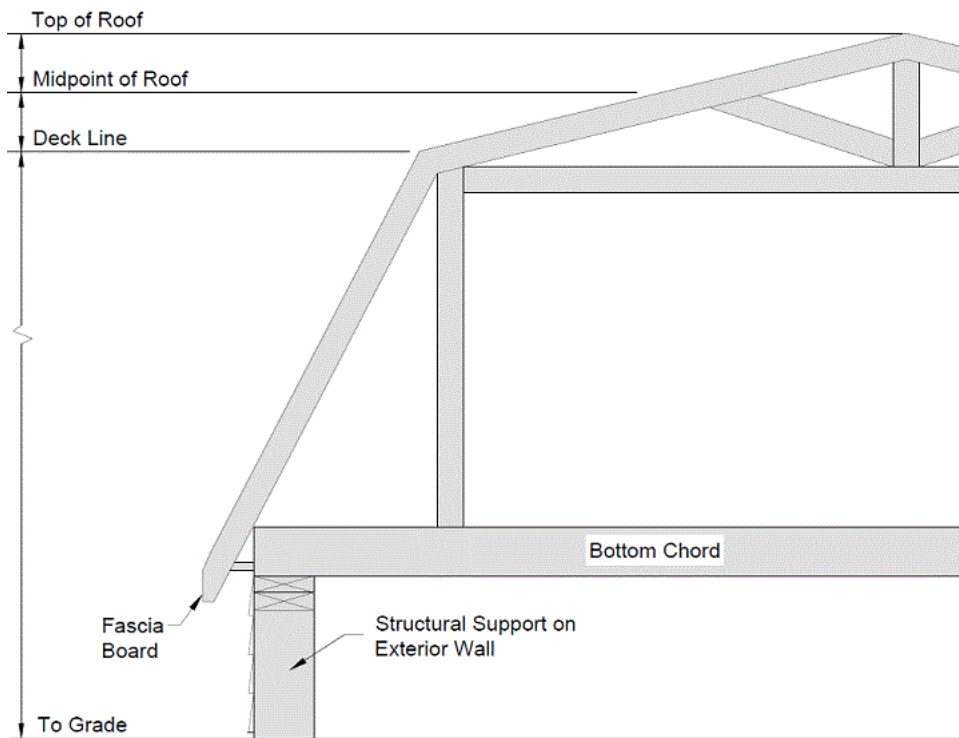


- b. For the flat roof type, Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest parapet, provided the resulting top of the parapet is no more than 0.4 metres above the maximum Height allowed in the zone or overlay; or



- c. For mansard and gambrel roof types, Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest roof. The midpoint is determined to be between the deck line and the top of the roof; or





- d. For all other roof types, including saddle, dome, dual-pitch, shed, butterfly or combination roofs, the Development Officer shall determine Height by applying one of the previous three types that is most appropriate for balancing the development rights and the land use impact on adjacent properties.
- 2. In determining whether a development conforms to the maximum Height permissible in any Zone, the following regulations shall apply:

*Bylaw 17934
April 10, 2017
Charter Bylaw 19502
February 9, 2021*

- 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.
- b. in any Residential Zone, those features specified in subsection 52.2(a) shall not be considered for the purpose of Height determination, except that the maximum Height of receiving or transmitting structures, where these are Satellite Signal Receiving Antennae or Amateur Radio Antennae and Support Structures, shall be calculated in accordance with the regulations of subsections 50.5 and 50.6, respectively, of this Bylaw. The maximum Height for all other receiving or transmitting structures, other than those which may normally be required for adequate local television reception, shall be the maximum Height in the Zone, and not the maximum Height for Accessory buildings in Residential Zones specified in subsection 50.3(2);

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 19502
February 9, 2021*

- 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.
- 3. An applicant shall submit, for any Development Permit to construct, rebuild or increase the Height of a structure, a grading plan that shows the elevation of the Site at each corner of the Site before and after construction;

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

- 4. The Development Officer shall determine Grade by selecting, from the methods listed below, the method that best ensures compatibility with surrounding development:
 - a. if the applicant can show by reference to reliable topographical maps that the elevation of the Site varies by no more than one meter in 30 lineal meters, the Development Officer may determine Grade by calculating the average of the highest and lowest elevation on the Site;
 - b. the Development Officer may determine Grade by calculating the average of the elevation at the corners of the Site prior to construction as shown on the applicant's grading plan;
 - c. the Development Officer may determine Grade by calculating the average elevation of the corners of the buildings on all properties Abutting the Site or separated from the Site by a Lane;
 - d. for a Site where the highest geodetic elevation at a corner of the front property line is greater than the lowest geodetic elevation at a corner of the rear property line by 2.0 m or more, the Development Officer may determine Grade by calculating the average elevation of the front corners of the Lot, and along the side property lines a distance equal to the minimum front Setback in the underlying Zone from the front property line. This method is intended for small scale development with a single Principal building and is not intended to be used for Multi-unit Project Developments;
 - e. for a Garden Suite, the Development Officer may determine Grade by calculating the average of the elevation of the corners at the Rear Lot Line prior to construction as shown on the applicant's Site Plan; or

- f. the Development Officer may use his variance power to determine Grade by a method other than the ones described in subsection 52.4. If so, this shall be a Class B Discretionary Development.
5. The applicant shall submit all information the Development Officer requires to determine Grade by the method the Development Officer chooses.

*Charter Bylaw 18381
May 7, 2018*

6. The Development Officer shall determine Height for Platform Structures and unenclosed steps, including landings, by measuring the greatest vertical distance between the top of the structure and the finished ground level below it, excluding railings and any artificial embankment.

Edmonton Zoning Bylaw 12800

53. Access to Sites

*Bylaw 16032
March 12, 2012*

1. All access locations and curb crossings shall require the approval of Transportation Services.

*Bylaw 15634
September 26, 2011*

2. No person shall construct an access or egress for vehicles from a Site to a public roadway, if the public roadway, in the opinion of Transportation Services, carries or shall carry a heavy traffic volume or such access or egress would create an unnecessary traffic hazard, unless there is no other practical method of vehicular access to the Site and a turning space is provided on the Site connected to the access or egress, so that every vehicle leaving the Site by the egress shall face the public roadway which the access or egress enters.

*Bylaw 16032
March 12, 2012*

3. Where the Site Abuts a Lane, vehicular access to the loading space shall be provided from the Lane unless otherwise authorized by Transportation Services.

Edmonton Zoning Bylaw 12800

54. *Parking, Loading and Passenger Drop-off*

[54.1 General On-Site Parking and Loading Requirements](#)

[54.2 On-Site Vehicle Parking Quantities](#)

[54.3 Vehicle Parking Design for Low-density Residential](#)

[54.4 Vehicle Parking Design for Non-Residential and Medium and High Density Residential Development](#)

[54.5 Bicycle Parking Facilities](#)

[54.6 On-Site Vehicle Loading Facilities](#)

[54.7 Passenger Drop-off Spaces](#)

[54.8 Parking Facilities](#)

Edmonton Zoning Bylaw 12800

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

54.1 General On-Site Parking and Loading Requirements

Charter Bylaw 18613
November 26, 2018
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

1. Any provided on-Site Vehicle Parking and loading facilities shall be located, designed, and maintained in accordance with the regulations of this bylaw;
2. All provided Vehicle Parking, drop-off areas, and loading facilities shall be designed to ensure a safe physical environment, and shall include adequate, safe and convenient:
 - a. entrances and exits,
 - b. driveways,
 - c. internal roadways,
 - d. aisles and ramps, and
 - e. loading of motor vehicles all in relation to buildings and entry points to buildings on the Site.
3. All provided Vehicle Parking and loading facilities shall have adequate storm water drainage facilities; storm water storage or detention facilities must be provided where applicable;
4. Unless otherwise specified, Parking Areas and loading facilities shall not be located within a Front Setback or a Side Setback Abutting the flanking public roadway, other than a Lane;
5. All provided Vehicle Parking space and loading spaces shall:
 - a. be clear of any obstructions, including: access driveways, aisles, ramps, columns, signs, pedestrian passageways, building door swing area, and other similar obstructions.
 - b. not be used for Driveways, entrances or exits, commercial repair work, display, sale, or storage of goods of any kind.
 - c. conform to the following minimum dimensions:

Vehicle Parking space type	Length	Width (no obstructions)	Width with obstruction on one side (including two or more car garages)	Width with obstruction on both sides (including on car garage)	Vertical Clearance	Special consideration
i) Standard spaces and Visitor Parking spaces	A) 5.5 m	B) 2.6 m	C) 2.7 m	D) 3.0 m	E) 2.1 m	F) Includes passenger pick-up and drop-off spaces if they are designated with signs to reserve the Vehicle Parking spaces for pick-up and drop-off. G) Where visitor Vehicle Parking is provided, it must be readily available to

						an entrance of the building and be clearly identified as visitor Vehicle Parking.
ii) Small Car spaces	A) 4.6 m	B) 2.6 m	C) 2.7 m	D) 3.0 m	E) 1.9 m	F) Maximum 30% of provided spaces may be small car spaces. Such spaces shall be clearly signed as small car spaces.
iii) Tandem spaces	A) 11.0 m	B) 2.6 m	C) 2.7 m	D) 3.0 m	E) 2.1 m	<p>F) Vehicle Parking spaces may only be provided as Tandem Parking if:</p> <ul style="list-style-type: none"> • the Tandem Parking is not used for visitor Vehicle Parking; • both Tandem Parking spaces are developed to provide Vehicle Parking for the same Dwelling; and • the Tandem Parking does not block access to any other Vehicle Parking space.
iv) Expanded/oversized spaces	A) 6.2 m	B) 2.9 m	C) 3.1 m	D) 3.3 m	E) 2.4 m	F) shall be painted with double linemarkings
v) Barrier Free spaces	A) 5.5 m	B) 2.4 m	C) be located adjacent to a 2.4 m wide access aisle where no Vehicle Parking shall be allowed and which shall be marked to indicate no Vehicle Parking is permitted		E) 2.4 m	F) be located adjoining to or near to a barrier free path of travel leading to a barrier free entrance.
vi) Parallel spaces	A) 7.0 m	B) 2.6 m	C) Drive aisle width is not required if adjacent to a public right of way.		E) 2.1 m	F) Notwithstanding 54.1(5)(c)(vi)(A), an end space with an open end shall be a minimum length of 5.5 m.
vii) Passenger Pick-up and Drop-off spaces	A) 7.0 m	B) 2.6 m	C) N/A	D) N/A	E) 2.1 m	F) Passenger Drop-off Spaces shall be oriented parallel to the flow of traffic to accommodate through-movement of vehicles and to eliminate the need for backing or

						significant turning movements.
viii) Loading Spaces	A) 9.0 m	B) 3.0 m	C) N/A	D) N/A	E) 4.0 m	F) Each on-Site loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload and shall be designed in a manner so that the vehicles do not project into a public road way.

6. Dimensions of all provided Vehicle Parking spaces and loading spaces shall comply with the following:
- a. When a Vehicle Parking space is obstructed on one or both sides by a wall or column, the width of a Vehicle Parking space is measured to the outside surface of any obstruction.
 - b. Vertical clearance is required along the entire distance between the driveway and the Vehicle Parking space. For greater certainty, this includes mechanical units, plumbing and other pipes, structural supports that are along the drive path and into the Vehicle Parking space.
 - c. Drive aisles shall be a minimum of:
 - i. 7.0 m wide for 90° Vehicle Parking,
 - ii. 5.5 m wide for 60° Vehicle Parking,
 - iii. 3.6 m wide for 45° Vehicle Parking and parallel parking, and
 - iv. where Vehicle Parking spaces are located with access directly off a Lane, the required width of the aisle may be reduced by the width of the Lane, but the entire Vehicle Parking space must be provided on the Site.

Edmonton Zoning Bylaw 12800

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

54.2 On-Site Vehicle Parking Quantities

- Maximum Number of Vehicle Parking spaces to be provided on a Site, by Zone in the Capital City Downtown Area Redevelopment Plan:

a. Residential and Residential-Related Uses								
Area of application	AED	CCA	CMU	HA	HDR	JAMSC	RMU	UW
i. Per Studio Dwelling	A. 0.5	B. 0.5	C. 0.5	D. 0.5	E. 0.5	F. 0.5	G. 0.5	H. 0.5
ii. Per 1 Bedroom Dwelling or Residential-Related Unit	A. 1.25	B. 0.75	C. 0.75	D. 0.75	E. 1.0	F. 0.75	G. 1.0	H. 0.75
iii. Per 2 or more Bedroom Dwelling or Residential-Related Unit	A. 1.25	B. 1.25	C. 1.25	D. 1.25	E. 1.5	F. 1.25	G. 1.5	H. 1.25
iv. Visitor Parking	A. 10	B. 10	C. 10	D. 10	E. 10	F. 10	G. 10	H. 10

b. Non-Residential Uses								
Area of application	AED	CCA	CMU	HA	HDR	JAMSC	RMU	UW
i. All Uses except those listed separately. (Vehicle Parking per square meter of Floor Area)	A. 1.0 per 200 m ²	B. 1.0 per 200 m ²	C. 1.0 per 200 m ²	D. 1.0 per 200 m ²	E. 1.0 per 100 m ²	F. 1.0 per 100 m ²	G. 1.0 per 100 m ²	H. 1.0 per 200 m ²
ii. Child Care Services	A. Employee parking shall be provided at the rate of a maximum of 1 parking space per 200.0 m ² of Floor Area.							
iii. Urban Outdoor Farms	A. A maximum of 5 parking stalls may be provided							

iv. All other Zones and Uses not listed above	A. All other Zones and Uses within the boundaries of the Capital City Downtown Area Redevelopment Plan not listed above shall meet the maximum parking requirements established by the Abutting Downtown Special Area Zone with the longest shared zoning boundary.
---	---

2. Maximum Number of Vehicle Parking spaces to be provided on a Site, within the defined radius of a Transit Centre or LRT station; or within the boundary of the Main Streets Overlay shall comply with the following:

a. Residential and Residential-Related Uses

i. Multi-unit Housing:

- A. Maximum 1 Vehicle Parking spaces per Studio Dwelling;
- B. Maximum 1 Vehicle Parking spaces per 1 Bedroom Dwelling or Residential-related unit;
- C. Maximum 1.5 Vehicle Parking spaces per 2 Bedroom Dwelling; and
- D. Maximum 1.75 Vehicle Parking spaces per 3 or more Bedroom Dwelling or Multi-Unit Housing in the form of Row Housing.

ii. For the purposes of this section, Residential and Residential-related Uses are those Uses that are located outside of the boundary of the Capital City Downtown Area Redevelopment Plan but are located within:

- A. 600 metres of an existing LRT station, or a future LRT station with the most recent version of a Council-approved Concept Plan;
- B. 600 metres of an existing Transit Centre, or a future Transit Centre with the most recent version of a Council-approved Concept Plan;
- C. 150 metres of a Transit Avenue; or
- D. the boundaries shown in the Main Streets Overlay Section 819.2,

b. Non-Residential Uses

i. Maximum 1 Vehicle Parking space per 50 m² of Floor Area.

ii. Notwithstanding 54.2(2)(b)(i), maximum Vehicle Parking requirements shall not apply to public park and ride facilities, or an Underground Parkade.

iii. For the purposes of this section, Non-Residential Uses are those Uses that are located outside of the boundary of the Capital City Downtown Area Redevelopment Plan but are located within:

- A. 200 metres of an existing LRT station, or a future LRT station with the most recent version of a Council-approved Concept Plan;
- B. 200 metres of an existing Transit Centre, or a future Transit Centre with the most recent version of a Council-approved Concept Plan;
- C. 150 metres of a Transit Avenue; or
- D. the boundaries shown in the Main Streets Overlay Section 819.2,

*Charter Bylaw 19502
February 9, 2021*

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

3. Table 54.2.3 shall only be used as a tool to calculate the required quantity of barrier free Vehicle Parking spaces, in accordance with the following:
- a. Deemed Minimum Parking requirements are not intended to represent the absolute number of required barrier free Vehicle Parking spaces;
 - b. Deemed Minimum Parking requirements shall be used as the basis for calculating the required quantity of barrier free Vehicle Parking spaces, in accordance with the applicable building code;
 - c. the Deemed Minimum Parking requirement does not create a requirement for standard Vehicle Parking spaces; and
 - d. the quantity of Vehicle Parking spaces provided for a development shall not apply as a substitute for the Deemed Minimum Parking requirements.

Charter Bylaw 19490
November 5, 2020
Charter Bylaw 19503
February 9, 2021

Table 54.2.3	
Tiers	Deemed Minimum Parking For the purpose of calculating required barrier free Vehicle Parking Spaces
<p>a) Tier 1:</p> <ul style="list-style-type: none"> • Residential Sales Centre • Auctioneering Establishments • Casinos and Other Gaming Establishments • Commercial Schools • Funeral, Cremation and Interment Services • Health Services • Adult Mini-Theatre • Community Recreation Services • Exhibition and Convention Facilities • Indoor Participant Recreation Services • Outdoor Participant Recreation • Services • Private Clubs • Public Park • Special Event • Spectator Entertainment Establishments • Spectator Sports Establishments • Tourist Campsites 	<p>i) 1 parking space per 10.0 m² of Floor Area, except that, any Use located within the area of application of the Main Streets Overlay as defined in section 819.2, Downtown Special Areas, or the Quarters Overlay, and is a permitted Use or a discretionary Use the following Deemed Minimum Parking applies:</p> <p style="margin-left: 40px;">A) 0 Vehicle Parking spaces for the first 60 m² of Floor Area; and</p> <p style="margin-left: 40px;">B) 1 Vehicle Parking space per 30.0 m² of Floor Area in excess of 60 m² of Floor Area</p>
<p>b) Tier 2:</p> <ul style="list-style-type: none"> • Bars and Neighbourhood Pubs • Nightclubs • Restaurants • Specialty Food Services 	<p>ii) 1 Vehicle Parking space per 10.0 m² of Public Space, except that, any Use located within the area of application of the Main Streets Overlay as defined in section 819.2, Downtown Special Areas, or the Quarters Overlay, and is a permitted Use or a</p>

<ul style="list-style-type: none"> • Breweries, Wineries and Distilleries 	<p>discretionary Use the following Deemed Minimum Parking applies:</p> <ul style="list-style-type: none"> A) 0 Vehicle Parking spaces for the first 60 m2 of Public Space; and B) 1 Vehicle Parking space per 30 m2 of Public Space in excess of 60 m2 of Public Space
<p>c) Tier 3:</p> <ul style="list-style-type: none"> • Aircraft Sales/Rentals • Animal Hospitals and Shelters • Automotive and Equipment Repair • Shops • Automotive and Minor Recreation • Vehicle Sales/Rentals • Business Support Services • Cannabis Lounge • Cannabis Retail Sales • Carnivals • Convenience Retail Stores • Convenience Vehicle Rentals • Creation and Production • Establishments • Drive-in Food Services • Drive-in Motion Picture Theatres • Equipment Rentals • Market • Fleet Services • Gas Bars • General Contractor Services • General Retail Stores • Greenhouses, Plant Nurseries and Garden Centres • Household Repair Services • Limited Contractor Services • Liquor Stores • Major Amusement Establishments • Major Service Stations • Media Studios • Minor Amusement Establishments • Minor Service Stations • Mobile Catering Food Services • Natural Science Exhibits • Outdoor Amusement Establishments • Pawn Stores • Personal Service Shops • Professional, Financial and Office • Public Libraries and Exhibits 	<p>i) 1 Vehicle Parking space per 30.0 m2 of Floor Area, except that, any Use located within the area of application of the Main Streets Overlay as defined in section 819.2, Downtown Special Areas, or the Quarters Overlay, and is a permitted Use or a discretionary Use the following Deemed Minimum Parking applies:</p> <ul style="list-style-type: none"> A) 0 Vehicle Parking spaces for the first 60 m2 of Floor Area; and B) 1 Vehicle Parking space per 100 m 2 of Floor Area in excess of 60 m2 of Floor Area.

<ul style="list-style-type: none"> • Support Services • Rapid Drive-through Vehicle Services • Recycling Depots • Secondhand Stores • Train Station • Truck and Mobile Home Sales/Rentals • Veterinary Services • Vehicle and Equipment Sales/Rentals • Publicly Accessible Private Park • Religious Assembly 	
<p>d) Tier 4:</p> <ul style="list-style-type: none"> • Cemeteries • Child Care Services • Detention and Correction Services • Essential Utility Services • Establishments • Extended Medical Treatment Services • General Industrial Uses • Government Services • Land Treatment • Livestock Operations • Major Impact Utility Services • Minor Impact Utility Services • Natural Areas • Natural Resource Development • Private Education Services • Protective and Emergency Services • Public Education Services • Recreational Acreage Farms • Recycled Materials Drop-off Centre • Rural Farms • Small Animal Breeding and Boarding • Special Industrial Uses • Temporary Shelter Services • Temporary Storage • Urban Gardens 	<p>i) 1 Vehicle Parking space per 100.0 m² of Floor Area, except that, any Use located within the area of application of the Main Streets Overlay as defined in section 819.2, Downtown Special Areas, or the Quarters Overlay, and is a permitted Use or a discretionary Use the following Deemed Minimum Parking applies:.</p> <p style="padding-left: 40px;">A) 1 Vehicle Parking space per 100.0 m² of Floor Area</p>

<ul style="list-style-type: none"> • Urban Indoor Farms • Urban Outdoor Farms • Warehouse Sales • 	
<p>e) Tier 5:</p> <ul style="list-style-type: none"> • Multi-unit Housing (with 5 or more Dwellings) • Apartment Hotels • Fraternity and Sorority Housing • Supportive Housing • Live Work Unit • Lodging Houses • Hotels • Motels 	<p>i) 1 Vehicle Parking space per 0.8 Dwellings; or 1 Vehicle Parking space per 3 motel rooms, hotel suites, or Sleeping Units, which do not meet the definition for a Dwelling, except that, any Use located within the area of application of the Main Streets Overlay as defined in section 819.2, Downtown Special Areas, or the Quarters Overlay, and is a permitted Use or a discretionary Use the following Deemed Minimum Parking applies:</p> <p style="padding-left: 40px;">A) 1 Vehicle Parking space per 1.2 Dwellings; except 1 Vehicle Parking space per 5 rooms, suites, or Sleeping Units, which do not meet the definition for a Dwelling,</p>

4. All designated barrier free Vehicle Parking stalls shall be constructed and identified in accordance with the applicable building code.

Edmonton Zoning Bylaw 12800

Charter Bylaw 19275

June 23, 2020

Effective: July 2, 2020

54.3 Vehicle Parking Design for Low-density Residential

1. This section shall apply to Single Detached Housing, Duplex Housing, Garden Suites, Mobile Homes, Secondary Suites, Semi-Detached Housing, and Multi-Unit Housing in the built form of Row Housing.
2. Every Driveway, on-Site Vehicle Parking or loading space, and access that is provided, including the area contained within City-owned land from which access or egress is obtained, shall be Hardsurfaced if access is from a public roadway except that:
 - a. Driveways and Parking Areas may be provided on the basis of Hardsurfaced tire tracks.
 - b. Driveways and Parking Areas that link to a public roadway that is not Hardsurfaced, do not have to be Hardsurfaced.
3. The Front Yard of any ground level Dwelling that is not part of a Multi-Unit Project Development, or in the case of a corner Site, either the Front Yard or the flanking Side Yard, may include a maximum of one Driveway. The Driveway shall:
 - a. lead directly from the roadway to the Garage or Parking Area;
 - b. for a Garage or Parking Area with one Vehicle Parking space, have a maximum width of 4.3 m, or the width of the Garage or Parking Area, whichever is the lesser;
 - c. for a Garage or Parking Area with two or more Vehicle Parking spaces, the width of the garage or parking area or the number of side-by-side Vehicle Parking spaces multiplied by 3.7m; whichever is less; and
 - d. have a maximum width of 4.3 m for any Site Zoned RF1 that has a Site Width less than 10.4 m.
4. Except as otherwise provided for in this Bylaw, Vehicle Parking spaces, not including Driveways, shall be located in accordance with the following:
 - a. Vehicle Parking spaces shall not be located within a Front Yard, other than those located on a Driveway; and
 - b. on a Corner Lot, Vehicle Parking spaces other than those located on a Driveway, in addition to complying with the other provisions of this Bylaw, shall not be located within the Side Setback Abutting the flanking public roadway, other than a Lane.
5. For Sites with reduced Side Setbacks, including Sites where one Side Setback is reduced to zero, the Garage or Parking Area shall not encroach on the private maintenance easement.

Edmonton Zoning Bylaw 12800

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

54.4 Vehicle Parking Design for Non-Residential and Medium and High Density Residential Development

1. The following section applies to all Non-Residential Uses and Multi-unit Housing, except Multi-unit Housing in the form of Row Housing.
2. Vehicle Parking spaces shall not be located within a Front Setback or a Side Setback Abutting the flanking public roadway, other than a Lane.
3. When Abutting a Residential Zone, a 1.5m Landscaped buffer must be provided to screen the Parking Area from adjacent Residential properties.
4. Walkways within a Surface Parking Lot shall:
 - a. be located at regular intervals of not more than 50.0 m to provide access from Parking Areas to building entrances;
 - b. provide direct connection from adjacent public walkways and/or transit stops to the building entrance; and
 - c. be a minimum 1.5 m clear width, free from obstructions including vehicle overhangs.
5. Continuous raised or pre-cast curbing of not less than 0.1 m in Height shall be provided adjacent to streets, walkways and required landscaped areas, except that curbs may be replaced by bollards to separate shared pedestrian-vehicle areas from pedestrian-only areas.
6. Every Driveway, on-Site Vehicle Parking or loading space, and access that is provided shall be Hardsurfaced, except that:
 - a. Vehicle Parking and loading facilities, and the access, are not required to be Hardsurfaced until the roadway or Lane from which access is provided is Hardsurfaced.
 - b. any area at the rear or the side of the principal building provided or required for on-Site Vehicle Parking or loading space for an Industrial Use need not be Hardsurfaced, but shall be designed to minimize the carrying of dirt or foreign matter upon the public roadway.

Edmonton Zoning Bylaw 12800

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

54.5 Bicycle Parking Facilities

1. Number of Bicycle Spaces

- a. For Residential Uses that are part of a Multi-unit Project Development, and for Multi-Unit Housing, the minimum number of Bicycle Parking spaces shall be one Bicycle Parking space per two Dwellings.

Charter Bylaw 19502
February 9, 2021

- 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. For Duplex Housing, Garden Suite, Mobile Home, Multi-unit Housing in the form of Row Housing, Secondary Suite, Semi-detached Housing, Single Detached Housing, General Industrial, Temporary Storage, and Warehouse Sales Uses, no bicycle parking is required.
- c. For the Medium Industrial Zone, Heavy Industrial Zone, Agricultural Zone, Industrial Reserve Zone, Urban Reserve Zone, Alternative Jurisdiction, and all Municipal Airport Zones, no bicycle parking is required.
- d. For all other Uses the minimum number of Bicycle Parking spaces shall be one Bicycle Parking space per 140 m² of Floor Area.
- e. At least 10% of Bicycle Parking spaces shall be short term spaces.

2. Size and Location of Bicycle Parking Facilities

Charter Bylaw 19502
February 9, 2021

- 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.

Charter Bylaw 19502
February 9, 2021

- 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.

Charter Bylaw 19502
February 9, 2021

- 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
- d. Required Bicycle Parking spaces shall be wholly provided on the same Site as the building.
- e. Adequate access to and exit from individual Bicycle Parking spaces shall be provided with an aisle of not less than 1.5 m in width, to be provided and maintained beside or between each row of Bicycle Parking.
- f. Required Bicycle Parking spaces and accesses shall be located on Hardsurfaced areas.

- g. Bicycle parking shall be separated from vehicular parking by a physical barrier or a minimum 1.5 m of open space.
- h. Bicycle Parking spaces shall be visibly located where possible and provided in one or more of the following ways:
 - i. secure bicycle storage rooms, lockers, racks, railings or other such device inside the building, preferably at the ground level;
 - ii. secure bicycle storage rooms, lockers, racks, railings or other such device in any Accessory parking area; or
 - iii. within any Yard of a Site but not more than 15.0 m from a principal entrance of the building, except: in the case of educational services developments where the students are restricted from using the principal entrance of the building, Bicycle Parking spaces may be provided in any Yard of a Site, no more than 15.0 m from the principal entrance of the building designated for student use
- i. Where Bicycle Parking is not visibly located on site, directional signage shall be displayed indicating its location.
- j. All Bicycle Parking spaces shall be situated to maximize visibility so as to discourage theft and vandalism, and shall be illuminated.

3. Design of Bicycle Parking Facilities

- a. Bicycle Parking shall be designed so that the bicycle is supported upright and allows locking of at least one closed section of the bicycle frame and at least one wheel with a Ulock; or designed so that the entire bicycle is contained within an individual bicycle safe.
 - i. Bicycle Parking racks shall provide two points of contact with the frame, at least 0.2 m apart horizontally so that the bicycle cannot fall or be pushed over causing damage to the bicycle.
 - ii. The design and installation Bicycle Parking racks and corrals shall accommodate a variety of bicycle types and attachments.
- b. Bicycle Parking racks or bicycle safes shall be anchored securely to the ground or to a fixed structure

Edmonton Zoning Bylaw 12800

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

54.6 On-Site Vehicle Loading Facilities

1. The quantity of loading spaces for Residential and non-Residential Uses shall be provided as per the following:

Threshold to Require a loading space	Minimum Number of loading Spaces Required
i) Less than 2500 m ² of Floor Area or fewer than 100 Dwellings	0
ii) 2500 m ² to 7500 m ² of Floor Area or 100 to 199 Dwellings	1
iii) More than 7500 m ² of Floor Area or 200 Dwellings or greater	2

2. Loading spaces shall be designed to safely accommodate the dimensions of a standard delivery vehicle.
3. For the purposes of 54.6(2), a standard delivery vehicle shall be determined by consideration of the vehicle length and frequency of trips that are anticipated to meet the need of the development, such as a:
 - a. delivery van,
 - b. semi-tractor-trailer truck, or
 - c. tenant moving box truck.
4. On-Site loading spaces shall be provided entirely within the property of the development being served, and shall be subject to all Setback requirements specified in the applicable section of this Bylaw.
5. Access to any loading area shall be provided, wherever possible, internally to the development or from a Lane Abutting the development.
6. Access to any loading area shall be arranged such that no backing or turning movement of vehicles going to or from the Site cause interference with traffic on Abutting streets or Lanes.

Edmonton Zoning Bylaw 12800

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

54.7 Passenger Drop-off Spaces

1. Passenger drop-off Vehicle Parking spaces for Public and Private Elementary, Junior High School and High Schools shall be provided according to the following:

Use of Building or Site	Total Number of Drop-Off Vehicle Parking Spaces Required	Number of On-Site Drop-Off Vehicle Parking Spaces Required
a. Elementary or Junior High School:	i) 3 spaces per 100 students, but no less than 5 spaces.	ii) 1 space per 100 students, or 5 spaces, whichever is greater.
b. High School:	i) 1.5 spaces per 100 students, but no less than 5 spaces.	ii) 0.5 spaces per 100 students, or 5 spaces, whichever is greater.
<p>2. For the purposes of this 54.7(1),</p> <p>a. "On-site drop-off Vehicle Parking spaces" means those Drop-off Spaces located on school lands, and "Total Number of Drop-off Spaces" means the total of On-site Drop-off Spaces plus any Dropoff Spaces located on City-owned property within the roadway plan, as approved by the applicable City department.</p> <p>b. Passenger drop-off Vehicle Parking spaces may be located within the roadway plan subject to the approval of the applicable City Department.</p>		

3. Passenger Drop-off Spaces for Child Care Services shall:

Charter Bylaw 19502
February 9, 2021

- 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,
- b. be located as close as possible to the main entrance used by the Child Care Service, and shall not be located further than 100 m from the main entrance used by the Child Care Service.

Charter Bylaw 19502
February 9, 2021

- 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.
4. Drive-through/Turn Around Route
- a. When any new school development is proposed, provision must be made, to the satisfaction of Transportation Services, for vehicles that are dropping off or picking up passengers, to safely turn around.

Edmonton Zoning Bylaw 12800

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

54.8 Parking Facilities

1. In addition to the general requirements for Vehicle Parking, the following regulations apply to an Above Ground Parkade:
 - a. the design of the Above Ground Parkade shall:
 - i. provide ground floor windows or wall openings along the street frontages, have active ground floor facades, or provide a minimum 3.0 m Setback from the Front property line or Flanking property line and build a pocket park in that space.
 - A. in addition to 54.8(1)(a)(i) above, in any Commercial Zone, Commercial Uses other than Vehicle Parking shall be provided at ground level along the street Frontage of an Above Ground Parkade in order to provide continuity of commercial Frontage along each block face that Abuts a public roadway, other than a Lane.
 - ii. not have any blank walls along the street frontages and shall screen any Above Ground Parkade above the first Storey with building Facades or public art;
 - iii. provide a minimum 4.0 m in Height on the ground level Storey;
 - iv. be located appropriately, considering surrounding land uses, adjacent public roadways, any buffers, adjacent pedestrian areas, and Site access;
 - v. maintain adequate vision clearance so that motorists leaving a parking structure have a clear view of the sidewalk on either side of the exit, and so that approaching pedestrians have a clear view of any approaching vehicle;
 - vi. have sufficient queuing space at the entrance and exit areas so that vehicles approaching or leaving the parking structure can queue to enter/exit the traffic stream without blocking the sidewalk or impeding traffic flow on the Abutting public right of way;
 - vii. be reviewed in accordance with applicable statutory plans; and
 - viii. be reviewed by the applicable City department(s).
 - b. A stand-alone Above Ground Parkade shall only be allowed in the following Zones: Arena and Entertainment District Zone (AED), Low Intensity Business Zone (CB1), General Business Zone (CB2), Commercial Mixed Business Zone (CB3), Core Commercial Arts Zone (CCA), Commercial Mixed Use Zone (CMU), Griesbach Village Centre Zone (GVC), Heritage Area Zone (HA), Jasper Avenue Main Street Commercial Zone (JAMSC), Municipal Airport Airfield Zone (MA1), Municipal Airport Business Industrial Zone (MA2), Municipal Airport General Business Zones (MA3), Marquis Entertainment District (MED), Marquis Mixed Use Transition Zone (MMUT), Marquis Main Street Zone (MMS), High Rise Apartment Zone (RA9), Urban Institutional Zone (UI), Ambleside Urban Village Commercial Zone (UVCa), Urban Warehouse Zone (UW).
 - c. Notwithstanding 54.8.1(b) Above Ground Parkades shall not be located within any zone where Single Detached Housing is a permitted Use.
2. In addition to the general requirements for Vehicle Parking, the following regulations apply to a Surface Parking Lot:
 - a. the design of the Surface Parking Lot shall:

- i. be located a minimum of 3.0 m from a property line that Abuts a sidewalk;
- ii. provide landscaping that both shades and screens the Parking Area
- iii. provide Parking Area islands in accordance with the following: :
 - A. A Surface Parking Lot that contains 30 or more Vehicle Parking spaces shall incorporate landscaped open space within the Parking Area, calculated on the basis of 2.0 m² per provided Vehicle Parking and loading space, with a minimum of one Parking Area island on the Site.
 - B. A Surface Parking Lot that contains 40 or more Vehicle Parking spaces shall incorporate landscaped open space within the Parking Area, calculated on the basis of 2.0 m² per Vehicle Parking and loading, with a minimum of two Parking Area islands on the Site.
 - C. Islands within a Parking Area shall be placed to provide visual relief, to assist vehicular and pedestrian circulation, and to organize large areas of Vehicle Parking into smaller courts, and shall be Landscaped in accordance with Section 55.3 - General Planting Requirements.
- b. A Surface Parking Lot that is wholly not associated with a principal Use shall only be allowed in the following Zones: Low Intensity Business Zone (CB1), General Business Zone (CB2), Griesbach Village Centre Zone (GVC), Municipal Airport Airfield Zone (MA1), Municipal Airport Business Industrial Zone (MA2), Municipal Airport General Business Zones (MA3), Marquis Entertainment District (MED), Marquis Mixed Use Transition Zone (MMUT), Ambleside Urban Village Commercial Zone (UVCa).

*Charter Bylaw 19737
June 23, 2021*

- c. A Surface Parking Lot shall be fully associated with the principal Use where the principal Use is Single Detached Housing, Duplex Housing or Semi-Detached Housing.
- 4. In addition to the general requirements for Vehicle Parking, the following regulations apply to an Underground Parkade:
 - a. When an Underground Parkade Abuts a Treed Landscaped Boulevard, the Development Officer shall request information about the protection of the root system of adjacent trees and, in consultation with the applicable City Department, shall apply conditions to the approval of the Development Permit to protect Treed Landscaped Boulevards.
 - b. The design of an Underground Parkade shall:
 - i. maintain adequate vision clearance so that motorists leaving a parking structure have a clear view of the sidewalk on either side of the exit, and so that approaching pedestrians have a clear view of any approaching vehicle; and
 - ii. have sufficient queuing space at the entrance and exit areas so that vehicles approaching or leaving the parking structure can queue to enter/exit the traffic stream without blocking the sidewalk or impeding traffic flow on the Abutting public right of way; and
 - iii. be reviewed by the applicable City department(s).

Edmonton Zoning Bylaw 12800

55. Landscaping

Bylaw 17062
July 9, 2015

55.1 General Purpose

Bylaw 17672
June 27, 2016

The intent of these Landscaping regulations is to contribute to a reasonable standard of livability and appearance for developments, from the initial placement of the Landscaping through to its mature state, to provide a positive overall image for Edmonton and to encourage good environmental stewardship.

Bylaw 17672
June 27, 2016

55.2 Landscaping Requirements for Low Density Residential Developments

Charter Bylaw 18967
August 26, 2019

1. Unless otherwise specified in this Bylaw, or developed as part of a Multi-unit Project Development, all new Single Detached Housing, Semi-detached Housing, Duplex Housing and Row Housing shall be Landscaped in accordance with the following:
 - a. Landscaping shall be provided on a Site within 18 months of the occupancy of a development or commencement of a Use;
 - b. Trees and shrubs shall be maintained on a Site for a minimum of 42 months after the occupancy of a development or commencement of a Use;
 - c. all applications for a Development Permit listed in subsection 55.2(1) shall include a Site plan that identifies:
 - i. the number, type and approximate size of existing trees and shrubs;
 - ii. trees and shrubs proposed for preservation;
 - iii. the number, type and approximate size of proposed trees and shrubs; and
 - iv. proposed ground cover;
 - d. trees and shrubs shall be provided in accordance with Table 55.2(1)(d), as follows:

Measure	Table 55.2(1)(d) Tree and Shrub Planting Requirements		
Site Width	Single Detached Housing	Semi-Detached Housing and Duplex Housing (per Dwelling)	Row Housing (per Dwelling)
Less than 10.0 m	One deciduous tree, one coniferous tree and four shrubs	One deciduous tree, one coniferous tree and four shrubs	One deciduous tree, one coniferous tree and four shrubs
10.0 m – 13.0 m	Two deciduous trees, one coniferous tree and six shrubs		
Greater than 13.0 m	Two deciduous trees, two coniferous trees and eight shrubs	One deciduous tree, one coniferous tree and six shrubs	

Charter Bylaw 18967
August 26, 2019

- e. new trees and shrubs shall be provided on the following basis:
 - i. deciduous trees shall be a minimum 50 mm Caliper;
 - ii. coniferous trees shall be a minimum of 2.5 m in Height;
 - iii. deciduous shrubs shall be a minimum of 300 mm in Height; and
 - iv. coniferous shrubs shall have a minimum spread of 450 mm;
- f. trees and shrubs required in Table 55.2(1)(d) may be provided either through the planting of new trees and shrubs, or the preservation of existing trees and shrubs in accordance with Section 55.6;
- g. all Yards visible from a public roadway, other than a Lane, shall be seeded or sodded;

- h. at the discretion of the Development Officer, seeding or sodding may be substituted with alternate forms of ground cover, including hard decorative pavers, washed rock, shale or similar treatments, perennials, or artificial turf, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens; and

*Bylaw 17832
November 28, 2016
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

- i. notwithstanding Section 11.3, a Development Officer may vary the proportion of deciduous to coniferous trees required in Table 55.2(1)(d), in which case the application shall not be a Class B Development.

*Bylaw 17672
June 27, 2016
Bylaw 17831
November 28, 2016*

55.3 General Planting Requirements

- 1. Unless otherwise specified in this Bylaw, Landscaping shall be provided in accordance with the following:

*Charter Bylaw 18967
August 26, 2019*

- a. for new Multi-unit Project Development consisting of Single Detached Housing, Semi-detached Housing, Duplex Housing, Row Housing, Multi-unit Housing or for new Mobile Homes when developed as part of a Mobile Home Park, the number of trees and shrubs shall be determined on the basis of the following:

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- i. a minimum of one tree for each 35 m² and one shrub for each 15 m² of Setback;
 - ii. a minimum of one deciduous tree that is well-suited to survive in a high traffic environment for each 20 m² and one shrub for each 10 m² of Parking Area island, in addition to the general planting requirements; and
 - iii. in no case shall there be less than one deciduous tree that is well-suited to survive in a high traffic environment per Parking Area island, in addition to the general planting requirements.
- b. for new development consisting of Residential-Related Use Classes, Commercial Use Classes, Industrial Use Classes, Basic Services Use Classes, and Community, Educational, Recreational and Cultural Service Use Classes, the number of trees and shrubs provided shall be determined on the basis of the following:

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- i. a minimum of one tree for each 25 m² and one shrub for each 15 m² of Setback;
 - ii. a minimum of one deciduous tree that is well-suited to survive in a high traffic environment for each 20 m² and one shrub for each 10 m² of Parking Area island, in addition to the general planting requirements; and
 - iii. in no case shall there be less than one deciduous tree that is well-suited to survive in a high traffic environment per Parking Area island, in addition to the general planting requirements;
- c. new trees and shrubs shall be provided on the following basis:

*Charter Bylaw 19503
February 9, 2021*

- i. the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50 except that, where landscaping exceeds the minimum planting quantity and proportions specified, deciduous and coniferous trees and shrubs exceeding the minimums may be provided in any proportion;
- ii. approximately 50% of required deciduous trees shall be minimum of 50 mm Caliper and approximately 50% shall be a minimum 70 mm Caliper;
- iii. approximately 75% of required coniferous trees shall be a minimum of 2.5 m in Height and approximately 25% shall be a minimum of 3.5 m in Height; and
- iv. minimum shrub size shall be 300 mm in Height for deciduous and a spread of 450 mm for coniferous;

*Bylaw 17831
November 28, 2016
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

- d. Notwithstanding Section 11.4, the Development Officer may vary subsection 55.3(1)(b) and subsection 55.3(1)(c) for a Public Park Use, in consultation with Parks and Biodiversity, in which case the application shall not be a Class B Discretionary Development.

*Charter Bylaw 18387
May 7, 2018*

- e. all open space including Front Yards, Rear Yards, Side Yards and Yards, Amenity Areas at ground level, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with flower beds, grass, ground cover or

suitable decorative hardscaping in addition to trees and shrubs. This requirement shall not apply to those areas designated for parking or vehicular circulation.

*Bylaw 18169
September 11, 2017*

- f. Notwithstanding subsection 55.3(1)(e), for Industrial Uses on Sites Abutting a Transportation/Utility Corridor, Calgary Trail N.W., Gateway Boulevard N.W., Sherwood Park Freeway N.W., Stony Plain Road N.W., or Yellowhead Trail N.W., all required trees may be located in the Front Yard and the Yard Abutting the roadway specified, for the purpose of screening.

*Bylaw 17935
April 10, 2017
Effective: June 1, 2017*

- g. required Landscaping shall be maintained in a healthy condition for a minimum of 24 months after a Development Officer determines, at the time of Development Permit Inspection, that the required Landscaping has been installed

*Bylaw 17672
June 27, 2016*

55.4 Landscape Plan and Content

1. Every application for a development listed in Section 55.3 shall include a Landscape Plan, drawn at a scale of 1:300 or larger, which clearly indicates and accurately identifies the following:
 - a. a key plan with a north arrow;
 - b. property lines and dimensions of the Site;
 - c. the approximate or estimated location of Uses, building perimeters, and Landscaping on adjacent Sites;
 - d. adjacent public area features, such as streets, Lanes, driveways, vehicular entrances, street furniture and boulevard trees;
 - e. overhead, surface and underground utilities, and limits of easements;

*Charter Bylaw 18387
May 7, 2018*

- f. outlines of all Site structures to include the building footprints at ground level, location and type of underground structures and overhangs within the first two Storeys;

*Bylaw 17727
August 22, 2016*

- g. building entrances, porches, decks, steps, Walkways, other Hardsurfacing or hardscaping features, parking areas, curbs, lighting, Fencing, walls, screens, recreational facilities and garbage collection areas. Materials, colours and patterns shall be indicated;
- h. existing grading and final Site grading, including the direction of Site drainage, and berming shown on a grading plan in 0.5 m contours; and the geodetic elevations of proposed catch basin rim, the corners of the Lot(s), the top and bottom of retaining walls, and of the plant material to be retained;

*Bylaw 17727
August 22, 2016*

- i. the Height and materials of all Fencing, screens and walls;
- j. trees and shrubs proposed for preservation;
- k. existing trees and shrubs labelled by common name, botanical name, size, and condition of health;
- l. graphical illustration of the canopy and spread of existing and proposed trees and shrubs;

*Bylaw 17935
April 10, 2017
Effective: June 1, 2017*

- m. proposed trees, shrubs, perennials and ground covers labelled by common name, cross-referenced with a plant list identifying botanical name, quantity, size and method of planting;
- n. the method of providing water to, and maintaining, the proposed Landscaping; and
- o. a cost estimate for the completion of the proposed Landscaping. This cost estimate shall include taxes and a minimum 10% standard contingency.

*Bylaw 17935
April 10, 2017
Effective: June 1, 2017*

2. The Development Officer may consider an application for a Development Permit that does not provide all the information required by subsection 55.4(1) if, in the opinion of the Development Officer, the information provided is sufficient to show that the Landscaping provisions of the Bylaw will be met .
3. The Development Officer shall approve the Landscape Plan as a condition of the Development Permit. Any changes to an approved Landscape Plan require the approval of the Development Officer prior to the Landscaping being installed.

*Bylaw 17935
April 10, 2017*

Effective: June 1, 2017

4. The Development Officer, as a condition of Development Permit approval, shall require that the required Landscaping be maintained in a healthy condition for a minimum of 24 months after a Development Officer determines, at the time of Development Permit Inspection, that the required Landscaping has been installed.

Bylaw 17672
June 27, 2016

55.5 General Requirements

1. Notwithstanding Sections 55.2 and 55.3 referring to new development, the provision of Landscaping, in accordance with this Bylaw, shall also be a condition of the issuance of a Development Permit related to an existing development if the existing development, as a consequence of the work that is the subject of the Development Permit, is substantially enlarged or increased in capacity. This Section shall not apply to developments that consist solely of interior alterations or improvements, or change of Use that does not alter the building shell.
2. The Development Officer may require Landscaping of areas within a Site that are intended for future development if, in the opinion of the Development Officer, the lack of Landscaping creates a potential negative visual impact, given the visibility of these areas from adjacent properties and public roadways.
3. Hardsurfaced areas such as Walkways and plazas shall be enhanced with Landscaping, at the discretion of the Development Officer.
4. Provision shall be made for adequate on-site pedestrian circulation. Adequate on-Site pedestrian circulation means Hardsurfaced sidewalks or Walkways connecting the main entrance of all on-Site principal buildings to public sidewalks and Walkways adjacent to roadways or within rights-of-ways Abutting the Site.
5. Any parking lot having eight or more parking spaces that is visible from an Abutting Site in a Residential or Commercial Zone, or from a public roadway other than a Lane, or from a LRT line, shall have perimeter planting. The location, length, thickness and Height of such perimeter planting at maturity shall, in conjunction with a change in Grade or other natural or man-made features, be sufficient to provide substantial interruption of the view of the parking lot.

Bylaw 17727
August 22, 2016

6. Any trash collection area, open storage area, or outdoor service area, including any loading, unloading or vehicular service area that is visible from an Abutting Site in a Residential or Commercial Zone, or from a public roadway other than a Lane, or from a LRT line, shall have screen planting a minimum of 1.85 m in Height. The location, length, thickness and Height of such screen planting at maturity shall, in conjunction with a change in Grade or other natural or man-made features, be sufficient to block the view from any Abutting Residential or Commercial Zone, or from the public roadway or a LRT line. If, in the opinion of the Development Officer, screen planting cannot reasonably be expected to survive, earth berming, masonry walls, wood Fencing or other man-made features may be permitted as a substitution.

Bylaw 17727
August 22, 2016

7. If the Height of materials in an outdoor storage area would limit the effectiveness of screen planting required by subsection 55.5(6), a Fence, wall, earth berm, or a combination thereof, may be substituted, subject to the approval of the Development Officer.

Charter Bylaw 18387
May 7, 2018

8. All planting shall be installed at finished grade. Where this is not practical in the opinion of the Development Officer, planters may be used. Such planters shall be of adequate design, having sufficient soil capacity and insulation to promote healthy growth.

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

9. Soil depth for landscaping in Outdoor Amenity Areas shall be of a sufficient depth to contribute to healthy root development for the tree or shrub species specified in the landscape plan.
10. An Underground Parkade developed to Abut a street that is identified as neighbourhood streets in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 shall be located sufficiently belowground to result in soil depth for landscaping in Outdoor Amenity Areas that is sufficient to contribute to healthy root development for the tree or shrub species specified in the landscape plan.
11. Landscaping that extends onto or over City-owned lands shall be developed in accordance with the Traffic Bylaw 5590 and the City Design & Construction Standards.
12. All plant materials shall be hardy to the Edmonton area and to the Site conditions.
13. All plant materials shall meet the horticultural standards of the most current edition of the "Canadian Standard for Nursery Stock", produced by the Canadian Nursery Landscape Association.

Bylaw 18169
September 11, 2017

14. For Industrial Uses on Sites that are unserviced at the time of application, a minimum of 50% of plant materials shall be native to the Edmonton area.

15. The Development Officer may, where the Development Officer considers it appropriate, vary any or all of the Landscaping regulations of this Bylaw. Before granting a variance to the Landscaping standards of this Bylaw, the Development Officer may require the applicant to submit a report from a qualified landscape professional, such as a horticulturist, or landscape architect, explaining and justifying the variance.

*Bylaw 17672
June 27, 2016*

55.6 Incentives for Preserving Existing Trees and Shrubs

1. Existing vegetation should be preserved and protected unless removal is demonstrated to be necessary or desirable to efficiently accommodate the proposed development.
2. The requirement to provide trees and shrubs may be satisfied either through planting new or preserving existing trees and shrubs.
3. At the discretion of the Development Officer, an existing tree may satisfy the requirement to provide one tree where:
 - a. an existing deciduous tree with a minimum Caliper of 100 mm; or
 - b. an existing coniferous tree with a minimum Height of 4.0 m is preserved.
4. At the discretion of the Development Officer, an existing tree may satisfy the requirement to provide two trees where:
 - a. an existing deciduous tree has a minimum Caliper of 200 mm; or
 - b. an existing coniferous tree has a minimum Height of 7.0 m is preserved.
5. Preserved shrubs may, at the discretion of the Development Officer, be credited towards the Landscaping requirements.

*Bylaw 17672
June 27, 2016*

55.7 Additional Landscaping Regulations for Specific Land Uses

1. The Development Officer may require Landscaping in addition to that specified in Section 55 if:
 - a. there is a likelihood that the proposed development will generate undesirable impacts on surrounding Sites and between Uses within the development, such as poor appearance, excessive noise, light, odours, traffic, litter or dust;
 - b. such additional Landscaping is warranted due to combinations of Uses including, but not limited to the following:

*Bylaw 18303
February 26, 2018
Charter Bylaw 18967
August 26, 2019*

- i. Row Housing development, where the Amenity Area for the Row Housing faces Single Detached Housing or a Site zoned to allow Single Detached Housing as a Permitted Use, public roadways other than a Lane, or a LRT line;
- ii. Multi-unit Housing, where developed on an infill basis, Abutting existing Single Detached Housing or a Site zoned to allow Single Detached Housing as a Permitted Use;
- iii. Religious Assembly where developed on a Site Abutting an existing Residential Use or a Site zoned to allow Single Detached Housing as a Permitted Use;

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- iv. any Vehicle Parking; or
 - v. Vehicle-Oriented Uses where developed on a Site adjacent to an existing Residential Use, or a Site zoned to allow Single Detached Housing as a Permitted Use.
2. Additional Landscaping required by the Development Officer may include, but is not limited to, the following:
 - a. additional Separation Space between incompatible Use Classes;

*Bylaw 17727
August 22, 2016*

- b. the use of trees, shrubs, Fences, walls and berms to buffer or screen Use Classes that generate negative impacts; and
 - c. the use of trees, shrubs, planting beds, street furniture and surface treatments to enhance the appearance of a proposed development.
3. The Development Officer may consult with a qualified landscape professional, such as a horticulturist or landscape architect, in determining if additional Landscaping requirements are to be imposed, and the type of additional Landscaping required.

*Bylaw 17422
November 16, 2015
Effective: December 1, 2015
Bylaw 17935
April 10, 2017
Effective: June 1, 2017*

55.8 Guaranteed Landscaping Security

1. The Development Officer shall require, as a condition of Development Permit approval, a Guaranteed Landscaping Security from the property owner at the time of Development Permit Inspection, for every application for a development listed in Section 55.3. This Security shall be determined by the Development Officer based on the information provided with the Landscape Plan.
2. The cost of the required Landscaping shall be determined by the Development Officer based on the information provided with the Landscape Plan. If, in the opinion of the Development Officer, the estimated cost to provide the Landscaping is inadequate, the Development Officer may require a higher Landscaping cost for the purpose of determining the security required.
3. A Guaranteed Landscaping Security shall only be accepted in the form of an irrevocable letter of credit or a cheque.
4. If the Guaranteed Landscaping Security is offered in the form of a cheque, it shall be cashed and held by the City, without interest payable, until the Development Officer confirms that the required Landscaping has been maintained in a healthy condition for a minimum of 24 months.
5. If the Guaranteed Landscaping Security is offered in the form of a letter of credit, the following shall apply:
 - a. the letter of credit shall be in a form satisfactory to the Development Officer and shall allow for partial draws by the City;
 - b. the initial term of the letter of credit shall be for at least 30 months and shall automatically renew until such time as the Guaranteed Landscaping Security is no longer required;
 - c. the letter of credit may be amended to a reduced amount, at the discretion of the Development Officer, if the required Landscaping is partially completed; and
 - d. the letter of credit shall be fully released when the Development Officer determines that the required Landscaping has been maintained in a healthy condition for a minimum of 24 months.
6. If the property owner demonstrates to the satisfaction of the Development Officer that the required landscaping has been fully installed at the time of a Development Permit Inspection, the required Guaranteed Landscaping Security shall be reduced to 20% of the cost of the required Landscaping to ensure the required Landscaping is maintained in a healthy condition for a minimum of 24 months.
7. If the required Landscaping is not completed within one growing season of the provision of the Guaranteed Landscaping Security, the City may draw on the security for the City's use absolutely. All expenses incurred by the City, to renew or draw upon the security, shall be reimbursed by the property owner to the City by payment of an invoice or from the proceeds of the letter of credit.
8. In the event that the Guaranteed Landscaping Security is insufficient for the City to complete the required Landscaping should it elect to do so, the property owner shall pay the deficiency to the City immediately upon being invoiced. The City shall provide an accounting to the property owner indicating how the proceeds of the security were applied, within 60 days of the completing the required Landscaping.
9. Further to section 55.8(7), if the Development Officer determines that the required Landscaping has not been maintained in a healthy condition for a minimum of 24 months after the landscaping has been deemed to be complete, the City may draw on the Guaranteed Landscaping Security for the City's use to maintain or replace improperly maintained Landscaping. All expenses incurred by the City, to renew or draw upon the letter of credit, shall be reimbursed by the owner to the City by payment of an invoice or from the proceeds of the letter of credit.
10. Further to section 55.8(8), in the event that the Guaranteed Landscaping Security is insufficient for the City to complete maintenance or replace improperly maintained Landscaping should it elect to do so, the property owner shall pay the deficiency to the City immediately upon being invoiced. The City shall provide an accounting to the property owner indicating how the proceeds of the security were applied, within 60 days of completing the maintenance or replacing the improperly maintained Landscaping.

*Bylaw 17935
April 10, 2017
Effective: June 1, 2017*

*Bylaw 17973
April 27, 2017*

55.10 Impermeable Material in Low Density Residential Developments

1. Except where developed as part of a Multi-unit Project Development, for Single Detached Housing, Semi-detached Housing and Row Housing, the area covered by Impermeable Material shall not exceed 70 percent of the total Lot area.
2. Notwithstanding subsection 55.3(1), for Row Housing where vehicular access is not provided from a Lane, the area covered by Impermeable Material shall not exceed 75 percent of the total Lot area.
3. Notwithstanding the definition of Impermeable Material, the area of building coverage developed with a Green Roof shall not be included in the calculation of Impermeable Material.

Edmonton Zoning Bylaw 12800

56. **Excavation, Stripping and Grading**

Bylaw 17422

November 16, 2015

Effective Date: December 1, 2015

1. For the purpose of this Section, excavation shall mean excavation other than for construction or building purposes, including but not limited to, sand and gravel mining, top soil stripping, and construction of artificial bodies of water.
2. A person wishing to undertake Site excavation, stripping, or grading of land shall provide the following details in the application for a Development Permit:
 - a. the location and area of the Site on which the excavation, stripping or grading is to take place;
 - b. the existing land Use and vegetation;
 - c. the type and dimensions of the excavation to be made, and the effect on existing drainage patterns; and
 - d. the condition in which the excavation is to be left when the operations are complete, or the final disposition to be made of the area from which the topsoil is to be removed, including the action that is to be taken for restoring the condition of the surface of the land to be affected, for preventing, controlling or lessening the creation of erosion or dust from the land, and for preventing any siltation or erosion into any surrounding water courses.

Bylaw 17831

November 28, 2016

3. The Development Officer shall consider every application for a Permit to excavate land, and shall not issue a Permit unless they are satisfied that:
 - a. the operation shall be carried out so as to create a minimum of dust and environmental disturbance;
 - b. the operation is one that, in the opinion of the Development Officer, is reasonably necessary for the Use and development of the land in question, considering the need for preservation of prime agricultural land, the need for natural preservation, and the future need for soil on the site;
 - c. the operation shall not destroy, disturb, or alter any historical resource designated in accordance with the Alberta Historical Resources Act; and
 - d. the operation shall not sterilize the Site for future development.
4. The Development Officer may require, as a condition of issuing a permit to excavate land, that the applicant take the precautions and follow the methods prescribed by the Development Officer for the prevention or control of dust or any other nuisance caused by the proposed operation, and for the reclamation of the Site if required.

Bylaw 16032

March 12, 2012

5. A person who reclaims a Site must obtain a letter of completion from Transportation Services.

Edmonton Zoning Bylaw 12800

57. General Performance Standards

Bylaw 14127
January 11, 2006

57.1 General Performance Standards for Industrial Developments

Bylaw 17643
May 25, 2016

1. Any Use or activity in the IB or IL Zones shall comply with the following standards:
 - a. all Uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building and there shall be no outdoor display areas, except for Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals;

Bylaw 17727
August 22, 2016
Bylaw 18169
September 11, 2017

- b. all loading, service, trash collection and Accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a Lane, and from adjacent Sites, by building walls, freestanding walls, landscape materials, berms, wood Fences or a combination of these, to the satisfaction of the Development Officer;

Bylaw 18169
September 11, 2017

- c. Except for landscape materials, screening shall have a maximum height of [3.7 m](#);
 - d. the Development Officer may require that exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any public roadway other than a Lane, and from adjacent Sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone; and
 - e. all buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal, or concrete block walls exposed to public view from beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development.
 - f. for Child Care Services uses, the applicant shall provide a Site plan that mitigates the risk of interference between pedestrian and vehicular traffic, to the satisfaction of the Development Officer.

Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015
Bylaw 18169
September 11, 2017

2. Any Use or activity in the [IM](#) or [IH](#) Zones, or any Use other than Rural Farms in the [AGI](#) Zone, shall comply with the following standards:

- a. all outdoor service, assembly, trash collection and storage areas including the trucking yards associated with such activities shall be located to the rear or sides of the principal building;
- b. loading and trash collection facilities serving office, warehouse and similar developments, where the handling or assembly of goods is carried on within a building, shall be allowed to the rear, sides or front of the principal building;
- c. all outdoor service, assembly, trash collection and storage areas including the trucking yards associated with such activities shall be screened from view from any public roadway other than a Lane, and from adjacent Sites, by building walls, freestanding walls, landscape materials, berms, wood Fences or a combination of these, to the satisfaction of the Development Officer, unless the public roadway is a local road serving only Sites in an [AGI](#), [IM](#) or [IH](#) Zone, or the adjacent Site is Zoned [AGI](#), [IM](#) or [IH](#);
- d. except for landscape materials, screening shall have a maximum height of [3.7 m](#);
- e. notwithstanding the above, trash collection areas located to the front of the principal building shall be screened from view from any public roadway, including a Lane, and from any adjacent Site; and
- f. outside display areas are allowed to be located to the side or front of the principal building, provided that such displays are limited to examples of equipment or material related to the industry or business located on the Site.

57.2. General Performance Standards for Temporary Storage

1. Any Temporary Storage Use shall be screened from view from any public roadway other than a Lane, and from adjacent Sites, by building walls, freestanding walls, landscape materials, berms, wood Fences or a combination of these.
2. Except for landscape materials, screening materials shall have a maximum height of [3.7 m](#).

57.3. General Performance Standards for Non-industrial Developments

*Charter Bylaw 19087
December 9, 2019*

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.
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.

Edmonton Zoning Bylaw 12800

58. *General Performance Standards for a Safe Physical Environment*

1. Crime Prevention Through Environmental Design (CPTED)

1. Site and building layouts shall include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration, particularly for commercial, industrial, multi-unit residential Uses and Vehicle Parking Uses. These elements may include, but are not limited to: elements that allow for natural surveillance, increase sightlines and activity; and high quality interior and exterior lighting. The physical layout and landscaping shall reduce the vulnerability of pedestrians by avoiding areas of concealment or entrapment such as: long public corridor spaces, stairwells, or other movement predictors),; avoiding landscaping hazards such as: unpruned trees, rocks that can be thrown, or blind corners; and by locating Vehicle Parking areas close to building access points and by using wayfinding mechanisms. The Development Officer may require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant, or similar professional, and may apply conditions to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.
2. The Development Officer shall require a Crime Prevention Through Environmental Design (CPTED) assessment prepared by a qualified security consultant, or similar professional, for any development which includes an Above Ground Parkade or Underground Parkade.

Edmonton Zoning Bylaw 12800

59. Sign Regulations

59.1 Applicability

Any person applying to erect any Sign, or to change or relocate any existing Sign shall comply with the provisions of this Section and the applicable Sign Schedule, unless exemption from the regulations of this Section has been granted elsewhere in this Bylaw.

59.2 General Provisions

*Bylaw 15892
October 11, 2011*

1. No Sign shall be erected, operated, used or maintained that:
 - a. due to its position, shape, colour, format or illumination obstructs the view of, or shall be confused with, an official traffic Sign, signal or device, as determined by the Development Officer in consultation with the Transportation Services;
 - b. displays lights resembling the flashing lights usually associated with danger or those used by police, fire, ambulance and other emergency vehicles; and
 - c. uses spot or reflector lights directed at on-coming traffic or displays travelling or flashing messages that create a hazard to traffic on a public roadway from which the Sign is visible.
2. Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall be located such that the Sign does not obscure a driver decision point. The Development Officer and Transportation Services shall be satisfied that each Copy Area:
 - a. does not physically obstruct the sightlines or view of a traffic control device or traffic control signal for oncoming vehicle traffic;
 - b. is not located in the field of view near or past the traffic control device or traffic control signal in the sightlines of oncoming vehicle traffic;
 - c. is not located in the field of view near or past other traffic conflict points such as intersections, merge points, exit ramps, or curved roadways; and
 - d. illumination does not compete with or dull the contrast of the traffic control device or traffic control signal for oncoming vehicle traffic.
3. Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall be located or constructed such that Sign illumination shall not project onto any surrounding residential premises, shall not face an Abutting or adjacent Residential Use, shall not face an Abutting or adjacent Residential-Related Use, and shall not face the Extended Medical Treatment Services Use to the satisfaction of the Development Officer.
4. The intensity of exposed bulbs on a Sign, excluding Digital Signs, shall not exceed 1100 lumens.
5. Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall use automatic light level controls to adjust light levels at night, under cloudy and other darkened conditions to reduce light pollution, in accordance with the following:
 - a. ambient light monitors shall automatically adjust the brightness level of the Copy Area based on ambient light conditions. Brightness levels shall not exceed 0.3 footcandles

- above ambient light conditions when measured from the Sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise / Sunset calculator from the National Research Council of Canada;
- b. Brightness level of the Sign shall not exceed 400 nits when measured from the sign face at its maximum brightness, between sunset and sunrise, at those times determined by the Sunrise/Sunset calculator from the national research Council of Canada; and
 - c. Signs Abutting or adjacent to Natural Areas or Public Parks shall be de-energized daily between 12:00 AM - 5:00 AM.
6. For all Sign Applications, the Development Officer shall have regard for the scale and architectural character of the building and the land use characteristics of surrounding development. The Development Officer shall refuse any Sign Application that may adversely impact the amenities or character of the Zone.
 7. For all Sign Applications for Major Digital Sign, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs, the Development Officer shall review the application 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; proximity to residential development; driver decision points; and traffic conflict points. The Development Officer may require application revisions to mitigate the impact of a proposed Sign, and may refuse a permit that adversely impacts the built environment.

*Bylaw 16313
January 21, 2013*

8. All Temporary Signs shall have a Development Permit approval tag issued by the City of Edmonton.
9. The Development Officer shall not approve an application for an On-premises Sign for a business that does not have a valid development approval to operate from the Site.
10. An approved Sign is not an approval for development on the Site.
11. The Development Officer may attach conditions to any Sign permit to ensure compliance to the regulations and to mitigate any effect that a Sign may have on surrounding properties. Conditions may include the duration that a permit is valid, the landscaping associated with a Sign, the maximum size of a Sign, the appearance of a Sign, the lighting of a Sign, and require applicants to at any time mitigate safety concerns identified by Transportation Services near traffic conflict points in accordance with 59.2(2).

*Bylaw 16313
January 21, 2013*

12. All Freestanding Signs, Temporary Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall be located so that all portions of the Sign and its support structure are completely located within the property and no part of the Sign may project beyond the property lines unless otherwise specified in a Sign Schedule.
13. Unless otherwise stated on an application, all Signs are permanent.

*Bylaw 17934
April 10, 2017
Charter Bylaw 18381
May 7, 2018*

14. Photovoltaic cells, Solar Collectors and Accessory equipment may be part of the Sign Structure in order to provide electrical power solely to the Copy Area. Photovoltaic cells, solar panels, or solar collectors and Accessory equipment may extend above the maximum Sign Height to the satisfaction of the Development Officer. It must be demonstrated that the additional Height is required to achieve sufficient solar exposure to provide electrical power to the Sign.

Bylaw 16032

March 14, 2012

15. Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall not be Roof Signs, Projecting Signs or Temporary Signs.

Bylaw 16313
January 21, 2013

16. The maximum duration of display for each Temporary On-premises Sign shall be 365 days, unless otherwise specified in the Sign Schedule. Temporary On-premises Signs shall be removed on or before the date that the Development Permit expires.
17. The maximum duration of display for each Temporary Off-premises Sign shall be 30 days, unless otherwise specified in the Sign Schedule. Temporary Off-premises Signs shall be removed on or before the date that the Development Permit expires.

Charter Bylaw 18534
September 5, 2018

18. Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs shall have a Message Duration of no less than 6 seconds.

Charter Bylaw 18534
September 5, 2018

19. Fascia On-premises Signs and Fascia Off-premises Signs shall not project more than 30 cm above the roof or parapet.

Charter Bylaw 18534
September 5, 2018

20. Fascia On-premises Signs and Fascia Off-premises Signs shall not extend beyond the horizontal limits of the wall.

Charter Bylaw 18534
September 5, 2018

- 18.
21. Any Sign Use that is a Freestanding Sign shall have a minimum 45.0 m radial separation distance from any other Sign Use that is a Freestanding Sign on the same Site. This separation distance does not apply to different Sign Uses that are co-located on the same Freestanding Sign structure.

59.3 Comprehensive Sign Design Plan

1. An applicant may submit a Comprehensive Sign Design Plan for Sign development that shall comply with the regulations of the applicable Sign Schedule. A Comprehensive Sign Design Plan is subject to the provisions of this subsection and [subsection 13.4](#). A Comprehensive Sign Design Plan may be applied for in any Zone.
2. Comprehensive Sign Design Plans shall be consistent with the overall intent of this Bylaw and the provisions of the applicable Sign Schedule with respect to the type of allowable Signs listed in the land use Zones and the maximum Sign Area regulations.
3. The Development Officer shall assess the merits of the Comprehensive Sign Design Plan and may use their variance power to grant exceptions to the Sign Schedule to permit the Comprehensive Sign Design Plan if the Plan complies with the following requirements:
 - a. the Comprehensive Sign Design Plan is consistent with the Sign development intended in the Sign Schedule which applies to the Zone in that it is proposed; and
 - b. the Comprehensive Sign Design Plan results in a greater degree of visual harmony between the proposed Sign and the building or Site than would be possible through the provisions of the applicable Sign Schedule having regard for the factors listed in clause (a) above.

[Schedule 59A](#)

[Schedule 59B](#)

[Schedule 59C](#)

[Schedule 59D](#)

[Schedule 59E](#)

[Schedule 59F](#)

[Schedule 59G](#)

[Schedule 59H](#)

[Schedule 59I](#)

[Schedule 59J](#)

[Schedule 59k](#)

Edmonton Zoning Bylaw 12800

Schedule 59A

Bylaw 15892
October 11, 2011

59A.1. The following Zones refer to regulations found in Schedule 59A:

[100 RF1 Single Detached Residential Zone](#)

[115 RSL Residential Small Lot Infill](#)

[120 RF2 Low Density Infill Zone](#)

[130 RPL Planned Lot Residential](#)

Bylaw 18967
August 26, 2019

[140 RF3 Small Scale Infill Development Zone](#)

[150 RF4 Semi-detached Residential Zone](#)

[160 RF5 Row Housing Zone](#)

[165 UCRH Urban Character Row Housing](#)

[170 RF6 Medium Density Multiple Family Zone](#)

[240 RR Rural Residential Zone](#)

[250 RMH Mobile Home Zone](#)

[570 CS1 Community Services 1 Zone](#)

[571 CS2 Community Services 2 Zone](#)

[572 CS3 Community Services 3 Zone](#)

[573 CS4 Community Services 4 Zone](#)

[610 AG Agricultural Zone](#)

[620 AGU Urban Reserve Zone](#)

[630 AGI Industrial Reserve Zone](#)

[920.8 TSDR Terwillegar Single Detached Residential](#)

[920.9 TSLR Terwillegar Small Lot Residential Zone](#)

[940.5 GLD Griesbach Low Density Residential Zone](#)

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

[940.9 GLG Griesbach Low Density Residential with Garden Suites Zone](#)

[950.6 CCLD Clareview Campus Low Density Residential Zone](#)

[950.7 CCSF Clareview Campus Single Family Residential Zone](#)

[980 HVLD Special Area Heritage Valley Low Density Zone](#)

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59A.2 Regulations for Permitted Signs

1. On a Site for a Show Home or Residential Sales Centre, Fascia On-premises Signs identifying the builder, contractor or real estate company associated with the Show Home or Residential

Sales Centre shall be allowed on Site. The maximum Area for any such single Sign shall not exceed [2.0 m²](#) and the top of the Sign shall not be located higher than the second Storey.

2. A maximum of two Fascia On-premises Signs on any Site of a Non-residential Use shall be allowed. The Signs shall only face a public roadway other than a Lane and the Signs may be illuminated. The maximum Area for any such single Sign shall not exceed [2.0 m²](#). A Fascia Sign shall not extend higher than [75 cm](#) above the floor of the second Storey. The top of a Fascia Sign on a one Storey building shall not extend more than [30 cm](#) above the building roof or parapet wall. Any Fascia Sign, which extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#).
3. A maximum of two Freestanding On-premises Signs may be placed at each entrance to a subdivision, neighbourhood or Mobile Home Park. The Signs shall not exceed a Height of [1.8 m](#) and shall have a maximum Area of [4 m²](#). The Copy on such Signs shall be restricted to the marketing name of the subdivision and the official municipal name of the neighbourhood. The marketing name of the subdivision and the official municipal name of the neighbourhood shall be of equal prominence and shall be located entirely upon private property within the Area they refer. The marketing name shall not be the same as an official municipal name previously assigned to another neighbourhood in the City of Edmonton.
4. A maximum of two Fascia On-premises Signs may be placed on permitted structures at each entrance to a subdivision, neighbourhood or Mobile Home Park. The Signs shall not exceed the Height of the structure and shall have a maximum Area of [4 m²](#). The Copy on such Signs shall be restricted to the marketing name of the subdivision and the official municipal name of the neighbourhood. The marketing name of the subdivision and the official municipal name of the neighbourhood shall be of equal prominence and shall be located entirely upon private property within the Area to which they refer. The marketing name of a neighbourhood shall not be the same as an official municipal name previously assigned to another neighbourhood in the City of Edmonton.

59A.3 Regulations for Discretionary Signs

1. On any Site of a non-Residential Use, the Development Officer may approve a Freestanding On-premises Sign if the design of the Sign is compatible with the character of the existing development and the neighbourhood. A maximum of two Freestanding On-premises Signs shall be allowed. The Signs shall only face a public roadway other than a Lane, and the Signs may be illuminated. The maximum Area for any such Sign shall not exceed 3 m² and the maximum Height shall be [1.8 m](#).

*Bylaw 16313
January 21, 2013*

2. In developing areas, three non-illuminated Temporary On-premises Signs shall be allowed for each entrance roadway. The Sign shall be located wholly within the boundary of the subdivision or neighbourhood that it identifies. The maximum duration of display for each Temporary On-premises Sign shall be 365 days. The maximum Height of the Sign shall be [3.0 m](#) and the maximum Area shall be [5.0 m²](#).

*Bylaw 16313
January 21, 2013*

3. On a Site containing a show home or Residential Sales Centre, one Temporary On-premises Sign shall be allowed. The maximum Area of this Sign shall not exceed [5.0 m²](#) and the maximum Height shall not exceed [3.0 m](#).
4. Freestanding Off-premises Signs shall be subject to the following Regulations:
 - a. Freestanding Off-premises Sign permits may be approved for a period of up to five years; and
 - b. all proposed Freestanding 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 Off-premises Sign or may refuse a permit that adversely impacts the built environment.

*Bylaw 16313
January 21, 2013*

5. On a Site containing a Religious Assembly, one Temporary On-premises Sign shall be allowed. The maximum Area of this Sign shall not exceed [5.0 m²](#) and the maximum Height shall not exceed [3.0 m](#).
6. In developing residential areas, Freestanding On-premises Signs for real estate purposes shall be allowed and are subject to the following regulations:
 - a. Freestanding On-premises Sign Development Permits may be approved for a period of up to 5 years;
 - b. Freestanding On-premises Signs may be illuminated but shall not have any flashing or running lights;
 - c. Freestanding On-premises Signs shall have a maximum Height of [4.0 m](#) and a maximum Area of [12 m²](#),
 - d. Only one Sign shall be allowed for each approved Site and shall be located wholly within the boundary of the subdivision or neighbourhood that it identifies; and,
 - e. all proposed Freestanding On-premises Sign Sites shall be reviewed in context with the surrounding development, including consideration of: 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 On-premises Sign or may refuse a Development Permit that adversely impacts the surrounding development.

*Bylaw 15892
October 11, 2011*

7. Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs, and Minor Digital Off-premises Signs shall be subject to the following regulations:
 - a. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

Edmonton Zoning Bylaw 12800

Schedule 59B

Bylaw 15892
October 11, 2011

59B.1 The following Zones refer to the regulations found in Schedule 59B:

[210 RA7 Low Rise Apartment Zone](#)

[220 RA8 Medium Rise Apartment Zone](#)

[230 RA9 High Rise Apartment Zone](#)

[860 The Quarters Overlay](#)

[910.8 HDR High Density Residential Zone](#)

[910.10 RMU Residential Mixed Use Zone](#)

[950.4 CCHD Clareview Campus High Density Residential Zone](#)

[950.5 CCMD Clareview Campus Medium Density Residential Zone](#)

[960.4 RA7a Ambleside Low-Rise Apartment Zone](#)

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59B.2 Regulations for Permitted Signs

1. Fascia On-premises Signs other than those Fascia On-premises Signs listed in clause 59B.2(3) below, shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. the maximum Area for any Fascia On-premises Sign shall not exceed [3 m²](#);
 - c. Fascia On-premises Signs shall not extend higher than [75 cm](#) above the floor of the second Storey. The top of a Fascia On-premises Sign shall not extend more than [30 cm](#) above the building roof or parapet wall;
 - d. any Fascia On-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#); and
 - e. Fascia On-premises Signs may be illuminated.
2. A maximum of two Freestanding On-premises Signs may be placed at each entrance to a subdivision, neighbourhood or Mobile Home Park. The Signs shall not exceed a Height of [1.8 m](#) and shall have a maximum Area of [4 m²](#). The Copy on such Signs shall be restricted to the marketing name of the subdivision and the official municipal name of the neighbourhood. The marketing name of the subdivision and an official municipal name of the neighbourhood shall be of equal prominence and shall be located entirely upon private property within the area they refer. The marketing name shall not be the same as the official municipal name previously assigned to another neighbourhood in the City of Edmonton.
3. A maximum of two Fascia On-premises Signs may be placed on permitted structures at each entrance to a subdivision, neighbourhood or Mobile Home Park. The Signs shall not exceed the Height of the structure and shall have a maximum Area of [4 m²](#). The Copy on such Signs shall be restricted to the marketing name of the subdivision and the official municipal name of the neighbourhood. The marketing name of the subdivision and the official municipal name of the neighbourhood shall be of equal prominence and shall be located entirely upon private property within the area to which they refer. The marketing name of a neighbourhood shall

not be the same as an official municipal name previously assigned to another neighbourhood in the City of Edmonton.

4. Projecting On-premises Signs shall be subject to the following regulations:

*Bylaw 16733
July 6, 2015*

- a. Projecting On-premises Signs shall not be less than [2.4 m](#) above Grade;
- b. the top of any Projecting On-premises Signs on a building two Storeys or higher shall not extend more than [75 cm](#) above the floor of the second Storey;
- c. any Projecting On-premises Sign and its supporting structure may project a maximum of [1.5 m](#);
- d. the horizontal separation distance between any Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than [0.6 m](#);
- e. Projecting On-premises Signs may be illuminated;
- f. not more than one Projecting On-premises Sign shall be allowed for each individual premises Frontage; and
- g. Projecting On-premises Signs shall be erected in such manner that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design, and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way.

59B.3 Regulations for Discretionary Signs

*Charter Bylaw 18381
May 7, 2018*

1. Freestanding On-premises Signs shall be subject to the following regulations:

- a. Freestanding On-premises Signs may be allowed on Frontages abutting a public roadway other than a Lane to a maximum of two Freestanding On-premises Signs;
- b. Freestanding On-premises Signs shall only face a public roadway other than a Lane;
- c. the maximum Height for Freestanding On-premises Signs shall be [1.8 m](#);
- d. the maximum Area for any Freestanding On-premises Sign shall not exceed [3 m²](#); and
- e. Freestanding On-premises Signs may be illuminated.

*Bylaw 16313
January 21, 2013*

2. Temporary On-premises Signs shall be subject to the following regulation:

- a. in developing areas, one Temporary On-premises Sign shall be allowed for each entrance roadway, to a maximum of five Signs. The Sign shall be located wholly within the boundary of the subdivision or neighbourhood, which it identifies. The maximum duration of display for each Temporary On-premises Sign shall be 730 days. The maximum Height and Area of the Sign shall be determined in the following manner:
 - i. where the proposed Sign location is within [60.0 m](#) of an existing residential area, the maximum Height of the Sign shall be [3.0 m](#) and the maximum Area shall be [5 m²](#). The Sign shall not be illuminated; and,
 - ii. where the proposed Sign location is not within [60.0 m](#) of an existing residential area, the maximum Height of the Sign shall be [4.0 m](#) and the maximum Area shall be [12 m²](#). The Sign may be illuminated.

*Bylaw 15892
October 11, 2011
Charter Bylaw 18534
September 5, 2018*

3. Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs, and Minor Digital Off-premises Signs shall be subject to the following regulations:
- a. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).
 - b. the maximum Height shall be [8.0 m](#);
 - c. the maximum Width shall be [8.0 m](#);
 - d. the maximum Area shall be:
 - i. [3.0 m²](#) for proposed Signs that are Fascia Signs; or
 - ii. [8.0 m²](#) for proposed Signs that are Freestanding signs. The maximum combined Area of Digital Copy and any other type of Copy included on the same Sign face shall not exceed [20 m²](#);
 - e. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs
Greater than 8.0 m² to less than 20 m²	100 m
20 m² to 40 m²	200 m
Greater than 40 m²	300 m

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- f. the top of proposed Signs that are Fascia Signs shall not extend more than [30 cm](#) above the building roof or parapet wall;
- g. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- h. proposed Signs that are Fascia Signs shall not extend more than [40 cm](#) out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- i. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#); and
- j. proposed Signs with a Sign Area greater than [8.0 m²](#) shall not be located within any Setback.

Edmonton Zoning Bylaw 12800

Schedule 59C

Bylaw 15892
October 11, 2011

59C.1 The following Zones refer to the regulations found in Schedule 59C:

[510 US Urban Services Zone](#)

[520 PU Public Utility Zone](#)

[530 AP Public Parks Zone](#)

[570 CS1 Community Services 1 Zone](#)

[571 CS2 Community Services 2 Zone](#)

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59C.2. Regulations for Permitted Signs

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. The maximum Area for any single Fascia On-premises Sign shall not exceed [3 m²](#);
 - c. Any Fascia On-premises Sign shall not extend higher than [75 cm](#) above the floor of the second Storey. The top of a Fascia Sign shall not extend more than [30 cm](#) above the building roof or parapet wall;
 - d. Any Fascia On-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#); and
 - e. Fascia On-premises Signs may be illuminated.
2. Projecting On-premises Signs shall be subject to the following regulations:
 - a. Projecting On-premises Signs shall only face a public roadway other than a Lane;
 - b. the maximum area for any single Projecting On-premises Sign shall not exceed [3 m²](#);
 - c. any Projecting On-premises Sign shall not be less than [2.4 m](#) above Grade;
 - d. the top of a Projecting On-premises Sign on a building two Storeys or higher shall not extend more than [75 cm](#) above the floor of the second Storey;
 - e. any Projecting On-premises Sign and its supporting structure may project a maximum of [1.5 m](#);
 - f. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than [0.6 m](#);
 - g. not more than one Projecting On-premises Sign shall be allowed for each individual premises Frontage;
 - h. Projecting On-premises Signs shall be erected in such manner that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and

Bylaw 16733
July 6, 2015

- i. Projecting On-premises Signs may be illuminated.

*Bylaw 16313
January 21, 2013*

3. Temporary On-premises Signs shall be subject to the following regulations:
 - a. Two Temporary On-premises Signs shall be allowed per Site;
 - b. Temporary On-premises Signs shall be located within the property lines of the Site. A Temporary On-premises Sign shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
 - c. Temporary On-premises Signs may be illuminated but shall not have any flashing or running lights; and,
 - d. Temporary On-premises Signs shall have a maximum Height of [3.0 m](#) and a maximum Area of [5 m²](#).

59C.3 Regulations for Discretionary Signs

1. Freestanding On-premises Signs shall be subject to the following regulations:
 - a. Freestanding On-premises Signs may be allowed on Frontages abutting a public roadway other than a Lane to a maximum of two Freestanding On-premises Signs;
 - b. Freestanding On-premises Signs shall only face a public roadway other than a Lane;
 - c. where the Freestanding On-premises Sign location is within [60.0 m](#) of a Residential Zone and not separated by an arterial roadway, the maximum Height of the Sign shall not exceed [3.0 m](#) and the maximum Area shall not exceed [3 m²](#). The Sign shall not be illuminated;
 - d. Where a Freestanding On-premises Sign location is more than [60.0 m](#) from a Residential Zone and abuts an arterial roadway or a Sign location is more than [60.0 m](#) from a Residential Zone and abuts a Commercial Zone, the maximum Height of the Sign shall not exceed [8.0 m](#) and the maximum Area shall not exceed [20 m²](#);

*Bylaw 15892
October 11, 2011*

- e. Freestanding On-premises Signs may be illuminated; and
- f. Freestanding On-premises Signs may have corporate sponsor's Logogram(s) up to a total of 25% of the Sign Area.

*Bylaw 15892
October 11, 2011*

- g. deleted

2. Freestanding Off-premises Signs shall be subject to the following Regulations:
 - a. Freestanding Off-premises Sign permits may be approved for a period of up to five years;
 - b. all proposed Freestanding 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 Off-premises Sign or may refuse a permit that adversely impacts the built environment; and

*Bylaw 12832
July 4, 2001*

- c. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw.

*Bylaw 15892
October 11, 2011*

3. Minor Digital On-premises Signs shall be subject to the following regulations:
- a. the maximum Height shall be [8.0 m](#);
 - b. the maximum Width shall be [8.0 m](#);
 - c. the maximum Area shall be:
 - i. [3.0 m²](#) for proposed Signs that are Fascia Signs; or
 - ii. [8.0 m²](#) for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy included on the same Sign face shall not exceed [20 m²](#);

*Charter Bylaw 18534
September 5, 2018*

- d. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs
Greater than 8.0 m² to less than 20 m²	100 m
20 m² to 40 m²	200 m
Greater than 40 m²	300 m

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than [30 cm](#) above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than [40 cm](#) out from the wall or structure and shall not extend beyond the horizontal limits of the wall; and
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#).

*Bylaw 15892
October 11, 2011*

4. Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:
- a. the maximum Height shall be [8.0 m](#);
 - b. the maximum Width shall be [8.0 m](#);
 - c. the maximum Area shall be:
 - i. [3.0 m²](#) for proposed Signs that are Fascia Signs; or
 - ii. [8.0 m²](#) for proposed Signs that are Freestanding signs. The maximum combined Area of Digital Sign Copy and any other type of Copy included on the same Sign face shall not exceed [20 m²](#);

*Charter Bylaw 18534
September 5, 2018*

- d. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs
Greater than 8.0 m² to less than 20 m²	100 m
20 m² to 40 m²	200 m
Greater than 40 m²	300 m

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than [30 cm](#) above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than [40 cm](#) out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#);
- i. proposed Signs with an Area greater than [8.0 m²](#) shall not be located within any Setback; and
- j. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

Edmonton Zoning Bylaw 12800

Schedule 59D

Bylaw 15892
October 11, 2011

59D.1 The following Zones refer to the regulations found in Schedule 59D:

[310 CNC Neighbourhood Convenience Commercial Zone](#)

[920.10 TMU Terwillegar Mixed Use Zone](#)

[950.8 CCNC Clareview Campus Neighbourhood Commercial Zone](#)

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59D.2 Regulations for Permitted Signs

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. any Fascia On-premises Sign shall not extend higher than [75 cm](#) above the floor of the third Storey. The top of a Fascia Sign on a one Storey building or two Storey building shall not extend more than [30 cm](#) above the building roof or parapet wall;
 - c. any Fascia On-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#);
 - d. any Fascia On-premises Sign may cover up to 50% of the face of the wall where it is displayed; and
 - e. Fascia On-premises Signs may be illuminated.
2. Projecting On-premises Signs shall be subject to the following regulations:
 - a. Projecting On-premises Signs shall only face a public roadway other than a Lane;
 - b. any Projecting On-premises Sign shall not be less than [2.4 m](#) above Grade;
 - c. the top of a Projecting On-premises Sign on a building two Storeys or higher shall not extend more than [75 cm](#) above the floor of the second Storey;
 - d. any Projecting On-premises Sign and its supporting structure may project a maximum of [2.0 m](#);
 - e. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than [0.6 m](#);
 - f. not more than one Projecting On-premises Sign shall be allowed for each individual business premises Frontage;
 - g. Projecting On-premises Signs shall be erected in such manner that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and
 - h. Projecting On-premises Signs may be illuminated.
3. Freestanding On-premises Signs shall be subject to the following regulations:
 - a. the maximum Height of a Freestanding On-premises Sign shall be [8.0 m](#);

- b. the maximum Area of a Freestanding On-premises Sign shall not exceed [20 m²](#);
- c. the maximum number of Freestanding On-premises Signs shall not exceed one per Frontage abutting a public roadway;

*Bylaw 15735
June 20, 2011
Bylaw 15892
October 11, 2011*

- d. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs, and Minor Digital Off-premises Signs on a Site shall be four;

*Bylaw 15892
October 11, 2011
Charter Bylaw 18534
September 5, 2018*

- e. Notwithstanding Section 59.2(21), any Sign Use that is a Freestanding Sign shall have a 30.0 m radial separation distance from any other Sign Use that is a Freestanding Sign on the same Site. This separation distance does not apply to different Sign Uses that are co-located on the same Freestanding Sign structure.
- f. Freestanding On-premises Signs may be illuminated.

*Bylaw 16313
January 21, 2013*

4. Temporary On-premises Signs shall be subject to the following regulations:

- a. for a single tenant Site with a Frontage of greater than [30.0 m](#), not more than two Temporary On-premises Signs shall be allowed per Frontage;
- b. for a multiple tenant development with a Frontage of greater than [30.0 m](#), one Temporary On-premises Sign shall be allowed for each [30.0 m](#) of Frontage with a minimum separation space of 30.0 m between each Sign. The maximum number of Temporary On-premises Signs shall be five;
- c. notwithstanding 59D.2(4)(a) and 59D2.(4)(b), where a Site with a Frontage of less than [30.0 m](#) exists, an applicant may, by providing to the Development Officer written consent from the owners of adjacent Sites, identify to the Development Officer, a combination of Sites having a total Frontage of 30.0 m or more, in order to allow placement of a Sign;
- d. Temporary On-premises Signs shall be located within the property lines of the Site. A Temporary On-premises Sign shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- e. Temporary On-premises Signs may be illuminated but shall not have any flashing or running lights;
- f. Temporary On-premises Freestanding Signs shall have a maximum Height of [3.0 m](#) and a maximum Area of [5 m²](#); and,

*Bylaw 16733
July 6, 2015*

- g. Temporary On-premises Signs that are Volumetric Signs shall not exceed the maximum building Height of the Zone. For Temporary Roof On-premises Signs that are Volumetric Signs, the combined Height of the Sign and building shall not exceed the Height of the Zone.

*Bylaw 15735
June 20, 2011
Bylaw 16733
July 6, 2015*

- i. Temporary Inflatable Signs shall not exceed the maximum building Height of the Zone and shall not be located within any Setback;

- j. all Temporary Signs shall have a permanent tag, label, plate, marking or other means of identifying ownership of the Sign for enforcement purposes. The ownership information shall be located in a visible location on the Sign; and
- k. Temporary Signs shall be removed on or before the date that the permit expires.

59D.3 Regulations for Discretionary Signs

1. Roof On-premises Signs shall be subject to the following regulations:

- a. Roof On-premises Signs shall only be allowed on shopping centre Sites with a minimum Area of [2 ha](#);
- b. the combined Height of any Roof On-premises Sign and building shall not exceed the Height of the Zone;
- c. Roof On-premises Signs shall not face an abutting Residential Zone;
- d. a Roof On-premises Sign may be allowed as a replacement for one Freestanding Sign. However, if the Site has a single Frontage, the Development Officer may exercise discretion to allow a Roof On-premises Sign if the addition of the Sign does not adversely impact the amenities or character of the Zone;
- e. the maximum Area of any Roof On-premises Sign shall not exceed [20 m²](#);
- f. Roof On-premises Signs may be illuminated;

*Bylaw 15892
October 11, 2011*

- g. all proposed Roof On-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; and any streetscape improvements;

*Bylaw 15892
October 11, 2011*

- h. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs, and Minor Digital Off-premises Signs on a Site shall be four; and
- i. support elements for any Roof On-premises Sign shall be concealed.

2. Freestanding Off-premises Signs shall be subject to the following Regulations:

- a. Freestanding Off-premises Sign permits may be approved for a period of up to five years;
- b. all proposed Freestanding 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 Off-premises Sign or may refuse a permit that adversely impacts the built environment.

*Bylaw 12832
July 4, 2001*

- c. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw.

*Bylaw 15892
October 11, 2011*

3. Minor Digital On-premises Signs shall be subject to the following regulations:

- a. the maximum Height shall be [8.0 m](#);

- b. the maximum Width shall be [8.0 m](#);
- c. the maximum Area shall be:
 - i. [10.0 m²](#), to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. [10.0 m²](#) for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed [20.0 m²](#);

Charter Bylaw 18534
September 5, 2018

- d. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs
Greater than 8.0 m² to less than 20 m²	100 m
20 m² to 40 m²	200 m
Greater than 40 m²	300 m

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than [30 cm](#) above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than [40 cm](#) out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#); and
- i. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

Bylaw 15892
October 11, 2011

- 4. Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:

- a. the maximum Height shall be [8.0 m](#);
- b. the maximum Width shall be [8.0 m](#);
- c. the maximum Area shall be:
 - i. [10.0 m²](#), to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. [10.0 m²](#) for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not

exceed 10.0 m²;

- d. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m² or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than <u>8.0 m²</u> or other Off-premises Sign
Greater than <u>8.0 m²</u> to less than <u>20 m²</u>	<u>100 m</u>
<u>20 m²</u> to <u>40 m²</u>	<u>200 m</u>
Greater than <u>40 m²</u>	<u>300 m</u>

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;
- i. proposed Signs with an Area greater than 8.0 m² shall not be located within any Setback;
- j. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four; and
- k. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

Edmonton Zoning Bylaw 12800

Schedule 59E

Bylaw 15892
October 11, 2011
Bylaw 18171
September 11, 2017

59E.1 The following Zones refer to the regulations found in Schedule 59E:

[320 CSC Shopping Centre Zone](#)

[819 Main Streets Overlay](#)

[940.6 GVC Griesbach Village Centre Zone](#)

[960.5 CSCa Ambleside Shopping Centre Zone](#)

[960.6 UVCa Ambleside Urban Village Commercial Zone](#)

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59E.2 Regulations for Permitted Signs

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. any Fascia On-premises Sign shall not extend higher than [75 cm](#) above the floor of the third Storey. The top of a Fascia Sign on a one Storey building or two Storey building shall not extend more than [30 cm](#) above the building roof or parapet wall;
 - c. any Fascia On-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#);
 - d. any Fascia On-premises Sign may cover up to 50% of the face of the wall where it is displayed; and
 - e. Fascia On-premises Signs may be illuminated.
2. Projecting On-premises Signs shall be subject to the following regulations:
 - a. any Projecting On-premises Sign shall not be less than [2.4 m](#) above Grade;
 - b. the top of a Projecting On-premises Sign on a building two Storeys or higher shall not extend more than [75 cm](#) above the floor of the second Storey;
 - c. any Projecting On-premises Sign and its supporting structure may project a maximum of [2.0 m](#);
 - d. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than [0.6 m](#);
 - e. not more than one Projecting On-premises Sign shall be allowed for each individual business premises Frontage;
 - f. Projecting On-premises Signs shall be erected such that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and
 - g. Projecting On-premises Signs may be illuminated.

3. Freestanding On-premises Signs shall be subject to the following regulations:

- a. the maximum Height of a permitted Freestanding On-premises Sign is [8.0 m](#). The Development Officer may use their variance power to allow a Freestanding On-premises Sign up to [10.0 m](#) in Height if a Site zoned residential is not within [60.0 m](#) of the commercial Site;
- b. the maximum allowable Freestanding On-premises Sign Area shall be [20 m²](#);

*Bylaw 15892
October 11, 2011*

- c. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs on a Site shall be four;

*Bylaw 15735
June 20, 2011*

- d. Freestanding On-premises Signs locations shall have a minimum Setback of [3.0 m](#) where the Site shares a property line with another Site;

*Bylaw 15892
October 11, 2011*

- e. Freestanding On-premises Signs may be Mechanical Signs.

*Bylaw 16313
January 21, 2013*

4. Temporary On-premises Signs shall be subject to the following regulations:

- a. for a single tenant Site with a Frontage greater than [30.0 m](#), not more than two Temporary On-premises Signs shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be two. Where the Site has a Frontage greater than [100.0 m](#), the Development Officer may use discretion to increase the maximum number of Temporary On-premises Signs allowed per Site;
- b. for a multiple tenant development with a Frontage of greater than [30.0 m](#), one Temporary On-premises Sign shall be allowed for each 30.0 m of Frontage with a minimum separation space of 30.0 m between each Sign. The maximum number of Temporary On-premises Signs shall be five. Where multiple tenant Sites have a Frontage greater than [300.0 m](#), the Development Officer may use discretion to increase the maximum number of Temporary On-premises Signs allowed per Site;
- c. notwithstanding clause (b) above, where a Site with a Frontage of less than 30.0 m exists, an applicant may, by providing to the Development Officer written consent from the owners of adjacent Sites, identify to the Development Officer, a combination of Sites having a total Frontage of [30.0 m](#) or more, in order to allow placement of a Temporary On-premises Sign;
- d. Temporary On-premises Signs shall be located within the property lines of the Site. A Temporary On-premises Sign shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- e. Temporary On-premises Signs may be illuminated but shall not have any flashing or running lights;
- f. Temporary On-premises Freestanding Signs shall have a maximum Height of [3.0 m](#) and a maximum Area of [5 m²](#); and

*Bylaw 16733
July 6, 2015*

- g. Temporary On-premises Signs that are Volumetric Signs shall not exceed the maximum building Height of the Zone and shall not be located within any Setback. For Temporary Roof On-premises Signs that are Volumetric Signs, the combined Height of the Sign and building shall not exceed the Height of the Zone.

- i. Temporary Signs that are inflated shall not exceed the maximum building Height of the Zone and shall not be located within any Setback. When the inflated Sign is located on a building, the combined Height of the Sign and building shall not exceed the Height of the Zone;
- j. all Temporary Signs shall have a permanent tag, label, plate, marking or other means of identifying ownership of the Sign for enforcement purposes. The ownership information shall be located in a visible location on the Sign; and
- k. Temporary Signs shall be removed on or before the date that the permit expires.

59E.3 Regulations for Discretionary Signs

1. Roof On-premises Signs shall be subject to the following regulations:
 - a. Roof On-premises Signs shall only be allowed on shopping centre Sites with a minimum area of [2 ha](#);
 - b. the combined Height of the Roof On-premises Sign and building shall not exceed the Height of the Zone;
 - c. Roof On-premises Signs shall not face an abutting Residential Zone;
 - d. A Roof On-premises Sign may be allowed as a replacement for one Freestanding Sign. However, if the Site has a single Frontage, the Development Officer may exercise discretion to allow a Roof On-premises Sign if the addition of the Sign does not adversely impact the amenities or character of the Zone;
 - e. the maximum Area of any Roof On-premises Sign shall not exceed [20 m²](#);
 - f. Roof On-premises Signs may be illuminated;

Bylaw 15892
October 11, 2011

- g. all proposed Roof On-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; and any streetscape improvements;

Bylaw 15892
October 11, 2011

- h. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs on a Site shall be four; and
 - i. support elements for any Roof On-premises Sign shall be concealed.
2. Freestanding Off-premises Signs shall be subject to the following Regulations:
 - a. Freestanding Off-premises Signs may be allowed only on Sites that are an integral part of a commercial strip;
 - b. Freestanding Off-premises Sign permits may be approved for a period of up to five years;
 - c. all proposed Freestanding 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 Off-premises Sign or may refuse a permit that adversely impacts the built environment;
 - d. the maximum Height of Freestanding Off-premises Sign shall be [8.0 m](#);

- e. the maximum Area of Freestanding Off-premises Sign shall be [20 m²](#);

*Bylaw 15735
June 20, 2011*

- f. no part of any Freestanding Off-premises Sign shall be located within any Setback;

*Bylaw 15892
October 11, 2011
Charter Bylaw 18534
September 5, 2018*

- g. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs
less than 20 m²	100 m
20 m² to 40 m²	200 m
Greater than 40 m²	300 m

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- h. Freestanding Off-premises Signs may be Illuminated; and

*Bylaw 15892
October 11, 2011
Bylaw 12832
July 4, 2001*

- i. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw.

3. Fascia Off-premises Signs shall be subject to the following regulations:

- a. Fascia Off-premises Signs may be allowed only on Sites that are an integral part of a commercial strip;
- b. Fascia Off-premises Sign permits may be approved for a period of up to five years;
- c. the maximum Area of any Fascia Off-premises Sign shall be [20 m²](#);
- d. any Fascia Off-premises Sign shall not extend higher than [75 cm](#) above the floor of the third Storey. The top of a Fascia Off-premises Sign on a one Storey building or two Storey building shall not extend more than [30 cm](#) above the building roof or parapet wall;
- e. any Fascia Off-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#);

*Bylaw 15892
October 11, 2011
Charter Bylaw 18534
September 5, 2018*

- f. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than <u>8.0 m²</u> or Off-premises Signs
less than <u>20 m²</u>	<u>100 m</u>
<u>20 m²</u> to <u>40 m²</u>	<u>200 m</u>
Greater than <u>40 m²</u>	<u>300 m</u>

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- g. Fascia Off-premises Signs may be illuminated;

*Bylaw 15892
October 11, 2011*

- h. all proposed Fascia 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; the civic square plan; and any streetscape improvements; and
- i. Fascia Off-premises Signs shall have the structural elements concealed from view.

*Bylaw 15892
October 11, 2011*

4. Minor Digital On-premises Signs shall be subject to the following regulations:

- a. the maximum Height shall be 8.0 m;
- b. the maximum Width shall be 8.0 m;
- c. the maximum Area shall be:
 - i. 10.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 10.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 20.0 m²;

*Charter Bylaw 18534
September 5, 2018*

- d. proposed Sign locations shall be separated from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than <u>8.0 m²</u> or Off-premises Signs
Greater than <u>8.0 m²</u> to less than <u>20 m²</u>	<u>100 m</u>
<u>20 m²</u> to <u>40 m²</u>	<u>200 m</u>
Greater than <u>40 m²</u>	<u>300 m</u>

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
 - f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
 - g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
 - h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m; and
 - i. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.
5. Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:
- a. the maximum Height shall be 8.0 m;
 - b. the maximum Width shall be 8.0 m;
 - c. the maximum Area shall be:
 - i. 20 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 20 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 20 m²;

Charter Bylaw 18534
September 5, 2018

- d. proposed Sign locations shall be separated from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than <u>8.0 m²</u> or Off-premises Signs
Greater than <u>8.0 m²</u> to less than <u>20 m²</u>	<u>100 m</u>
<u>20 m²</u> to <u>40 m²</u>	<u>200 m</u>
Greater than <u>40 m²</u>	<u>300 m</u>

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall;

- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#);
- i. proposed Signs with an Area greater than [8.0 m²](#) shall not be located within any Setback;
- j. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four; and
- k. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

6. Major Digital Signs shall be subject to the following regulations:

- a. the maximum Height shall be [8.0 m](#);
- b. the maximum Width shall be [8.0 m](#);
- c. the maximum Area shall be:
 - i. [10.0 m²](#), to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. [10.0 m²](#) for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed [20 m²](#);

Charter Bylaw 18534
September 5, 2018

- d. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs
Greater than 8.0 m² to less than 20 m²	100 m
20 m² to 40 m²	200 m
Greater than 40 m²	300 m

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy. The separation distance minimums may be decreased for Major Digital Signs that are oriented to pedestrians, are not visible to vehicle traffic, and contribute to the architectural theme of the area;

- e. the top of proposed Signs that are Fascia Signs shall not extend more than [30 cm](#) above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than [40 cm](#) out from the wall or structure and shall not extend beyond the horizontal limits of the wall;

- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#);
- i. proposed Signs with an Area greater than [8.0 m²](#) shall not be located within any Setback; and
- j. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

*Bylaw 16313
January 21, 2013*

7. Temporary Off-premises Signs shall be subject to the following regulations:

- a. for a single tenant Site with a Frontage of greater than [30.0 m](#), not more than one Temporary Off-premises Sign shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be two;
- b. for a multiple tenant development not more than one Temporary Off-premises Sign shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be five;
- c. Temporary Off-premises Signs shall not be located within any Setback;
- d. Temporary Off-premises Signs shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- e. Temporary Off-premises Signs may be illuminated but shall not have any flashing or running lights;
- f. Temporary Off-premises Freestanding Signs shall have a maximum Height of [4.0 m](#) and a maximum Area of [14 m²](#);

*Bylaw 16733
July 6, 2015*

- g. Temporary Off-premises Signs that are Volumetric Signs shall not exceed the maximum building Height of the Zone. For Temporary Roof On-premises Signs that are Volumetric Signs, the combined Height of the Sign and building shall not exceed the Height of the Zone; and

*Bylaw 16488
July 2, 2013*

- h. The maximum duration of display for each Off-premises Temporary Sign shall be 30 calendar days. The Development Officer may extend the maximum duration of display up to 2 years, in 30 day increments, for Temporary Off-premises Signs when:
 - i. the Proposed Temporary Off-premises Sign locations are separated from any other existing Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from existing Off-premises Signs
less than 20 m²	100 m
20 m ² to 40 m²	200 m

Greater than 40 m²	300 m
--	-----------------------

- ii. The separation shall be applied from the larger existing Off-premises Sign location.

*Charter Bylaw 18534
September 5, 2018*

8. Roof Off-premises Signs shall be subject to the following regulations:

- a. the maximum Sign Area of a Roof Off-premises Sign shall be [20 m²](#);
- b. Roof Off-premises Sign permits may be approved for a period of up to five years;

*Charter Bylaw 19502
February 9, 2021*

- 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;
- d. the combined Height of the Roof Off-premises Sign and building shall not exceed the Height of the Zone;
- e. any Roof Off-premises Sign shall be located [30.0 m](#) from the property line of a Residential Zone;
- f. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m² or other Off-premises Signs
Greater than 8.0 m² to less than 20 m²	100 m
20 m² to 40 m²	200 m
Greater than 40 m²	300 m

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- g. Roof Off-premises Signs may be illuminated;
- h. Roof Off-premises Signs shall have the structural elements concealed from view; and
- i. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Roof Off-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs on a Site shall be four.

Edmonton Zoning Bylaw 12800

Schedule 59F

Bylaw 15892
October 11, 2011

59F.1 The following Zones refer to the regulations found in Schedule 59F:

- [330 CB1 Low Intensity Business Zone](#)
- [340 CB2 General Business Zone](#)
- [350 CHY Highway Corridor Zone](#)
- [360 CO Commercial Office Zone](#)
- [370 CB3 Commercial Mixed Business Zone](#)
- [400 IB Industrial Business Zone](#)
- [410 IL Light Industrial Zone](#)
- [553 MA3 Municipal Airport General Business Zone](#)
- [910.5 CCA Core Commercial Arts Zone](#)
- [910.6 CMU Commercial Mixed Use Zone](#)
- [910.9 JAMSC Jasper Avenue Main Street Commercial Zone](#)
- [910.11 UW Urban Warehouse Zone](#)

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59F.2 Regulations for Permitted Signs

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. any Fascia On-premises Sign shall not extend higher than [75 cm](#) above the floor of the third Storey. The top of a Fascia On-premises Sign on a one Storey building or two Storey building shall not extend more than [30 cm](#) above the building roof or parapet wall;

Bylaw 12961
February 4, 2002

- c. any Fascia On-premises Sign that extends over a public right-of way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#); and

Bylaw 15892
October 11, 2011

- d. Fascia On-premises Signs may be illuminated.

2. Projecting On-premises Signs shall be subject to the following regulations:

Bylaw 16733
July 6, 2015

- a. Projecting On-premises Sign shall not be less than [2.4 m](#) above Grade;
 - b. the top of any Projecting On-premises Sign on a building two Storeys or higher shall not extend more than [75 cm](#) above the floor of the second Storey;

- c. any Projecting On-premises Sign and its supporting structure may project a maximum of [2.0 m](#);
- d. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than [0.6 m](#);
- e. not more than one Projecting On-premises Sign shall be allowed for each Frontage of a business premises;
- f. Projecting On-premises Signs shall be erected such that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and
- g. Projecting On-premises Signs may be illuminated.

3. Freestanding On-premises Signs shall be subject to the following regulations:

- a. the maximum Height of a Freestanding On-premises Sign is [8.0 m](#). The Development Officer may allow a Freestanding On-premises Sign up to [10.0 m](#) in Height if a Residential Zone is not within [60.0 m](#) of the commercial Site. The distance shall be measured from the Sign location to the nearest Site zoned residential;
- b. the maximum allowable Freestanding On-premises Sign Area shall be [30 m²](#);

*Bylaw 15735
June 20, 2011*

- c. Freestanding On-premises Signs locations shall have a minimum Setback of [3.0 m](#) where the Site shares a property line with another Site;

*Bylaw 15892
October 11, 2011*

- d. The maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs on a Site shall be four; and

*Bylaw 15892
October 11, 2011*

- f. Freestanding On-premises Signs may be Mechanical Signs.

*Bylaw 16313
January 21, 2013*

4. Temporary On-premises Signs shall be subject to the following regulations:

- a. for a single tenant Site with a Frontage greater than [30.0 m](#), not more than two Temporary On-premises Signs shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be two. Where the Site has a Frontage greater than [100.0 m](#), the Development Officer may use discretion to increase the maximum number of Temporary On-premises Signs allowed per Site;
- b. for a multiple tenant development with a Frontage of greater than [30.0 m](#), one Temporary On-premises Sign shall be allowed for each 30.0 m of Frontage with a minimum separation space of 30.0 m between each Sign . The maximum number of Temporary On-premises Signs shall be five. Where multiple tenant Sites have a Frontage greater than [300.0 m](#), the Development Officer may use discretion to increase the maximum number of Temporary On-premises Signs allowed per Site;
- c. notwithstanding clause (b) above, where a Site with a Frontage of less than [30.0 m](#) exists, an applicant may, by providing to the Development Officer written consent from the owners of adjacent Sites, identify to the Development Officer, a combination of Sites having a total Frontage of 30.0 m or more, in order to allow placement of a Temporary On-premises Sign;

- d. Temporary On-premises Signs shall be located within the property lines of the Site. A Temporary On-premises Sign shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- e. Temporary On-premises Signs may be illuminated but shall not have any flashing or running lights;
- f. Temporary On-premises Freestanding Signs shall have a maximum Height of [3.0 m](#) and a maximum Area of [5 m²](#); and

*Bylaw 16733
July 6, 2015*

- g. Temporary On-premises Signs that are Volumetric Signs shall not exceed the maximum building Height of the Zone and shall not be located within any Setback. For Temporary Roof On-premises Signs that are Volumetric Signs, the combined Height of the Sign and building shall not exceed the Height of the Zone.

*Bylaw 15735
June 20, 2011
Bylaw 16733
July 6, 2015*

- i. Temporary Signs that are inflated shall not exceed the maximum building Height of the Zone and shall not be located within any Setback. When the inflated Sign is located on a building, the combined Height of the Sign and building shall not exceed the Height of the Zone;
- j. all Temporary Signs shall have a permanent tag, label, plate, marking or other means of identifying ownership of the Sign for enforcement purposes. The ownership information shall be located in a visible location on the Sign; and
- k. Temporary Signs shall be removed on or before the date that the permit expires.

59F.3 Regulations for Discretionary Signs

1. Roof On-premises Signs shall be subject to the following regulations:
 - a. Roof On-premises Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
 - b. Roof On-premises Signs are prohibited when the Sign location is within [30.0 m](#) of a Residential Zone. The distance shall be measured from the Sign location to the nearest Site zoned residential;

*Bylaw 17062
July 9, 2015*

- c. the combined Height of any Roof On-premises Sign and building shall not exceed the Height of the Zone;
- d. Roof On-premises Signs shall not face an abutting Residential Zone;
- e. any Roof On-premises Sign may be allowed as a replacement for one Freestanding Sign. However, if the Site has a single Frontage, the Development Officer may exercise discretion to allow a Roof On-premises Sign if the addition of the Sign does not adversely impact the amenities or character of the Zone;
- f. The maximum Area of any Roof On-premises Sign shall not exceed [20 m²](#);
- g. Roof On-premises Signs may be illuminated;

*Bylaw 15892
October 11, 2011*

- h. all proposed Roof On-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; and any streetscape improvements;

Bylaw 15892
October 11, 2011

- i. The maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs on a Site shall be four; and
 - j. support elements for any Roof On-premises Sign shall be concealed.
2. Freestanding Off-premises Signs shall be subject to the following regulations:
- a. Off-premises Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
 - b. Freestanding Off-premises Sign permits may be approved for a period of up to five years;
 - c. all proposed Freestanding 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 Freestanding Off-premises Sign or may refuse a permit adversely impacts the built environment;
 - d. the maximum Height of any Freestanding Off-premises Sign shall be [8.0 m](#);
 - e. the maximum Area of any Freestanding Off-premises Sign shall be [65 m²](#);

Bylaw 15735
June 20, 2011

- f. no part of any Freestanding Off-premises Sign shall be located within any Setback;

Bylaw 15892
October 11, 2011

- g. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs
less than 20 m²	100 m
20 m² to 40 m²	200 m
Greater than 40 m²	300 m

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- h. Freestanding Off-premises Signs may be illuminated; and

Bylaw 15892
October 11, 2011
Bylaw 12832
July 4, 2001

- i. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with

development regulations of this Bylaw

3. Fascia Off-premises Signs shall be subject to the following regulations:

- a. Off-premises Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
- b. Fascia Off-premises Sign permits may be approved for a period of up to five years;
- c. all proposed Fascia 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; the civic square plan; and any streetscape improvements;
- d. the maximum Area of any Fascia Off-premises Sign shall be 65 m²;
- e. any Fascia Off-premises Sign shall not extend higher than 75 cm above the floor of the third Storey. The top of a Fascia Sign on a one Storey building or two Storey building shall not extend more than 30 cm above the building roof or parapet wall;
- f. any Fascia Off-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;

*Bylaw 15892
October 11, 2011
Charter Bylaw 18534
September 5, 2018*

- g. proposed Sign locations shall be separated from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than <u>8.0 m²</u> or Off-premises Signs
less than <u>20 m²</u>	<u>100 m</u>
<u>20 m²</u> to <u>40 m²</u>	<u>200 m</u>
Greater than <u>40 m²</u>	<u>300 m</u>

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

*Bylaw 15892
October 11, 2011*

- h. Fascia Off-premises Signs may be illuminated; and

*Bylaw 15892
October 11, 2011*

- i. Fascia Off-premises Signs shall have the structural elements concealed from view.

4. Roof Off-premises Signs shall be subject to the following regulations:

- a. the maximum Area of a Roof Off-premises Sign shall be 20 m²;
- b. Roof Off-premises Sign permits may be approved for a period of up to five years;

*Bylaw 16032
March 14, 2012*

- 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 adversely impacts the built environment;
- d. the combined Height of the Roof Off-premises Sign and building shall not exceed the Height of the Zone;
- e. any Roof Off-premises Sign shall be located 30.0 m from the property line of a Residential Zone;

Bylaw 15892
 October 11, 2011
 Charter Bylaw 18534
 September 5, 2018

- f. proposed Sign locations shall be separated from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than <u>8.0 m²</u> or Off-premises Signs
less than <u>20 m²</u>	<u>100 m</u>
<u>20 m²</u> to <u>40 m²</u>	<u>200 m</u>
Greater than <u>40 m²</u>	<u>300 m</u>

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

Bylaw 15892
 October 11, 2011

- g. Roof Off-premises Signs may be illuminated; and

Bylaw 15892
 October 11, 2011

- h. Roof Off-premises Signs shall have the structural elements concealed from view.

Bylaw 15892
 October 11, 2011

5. Minor Digital On-premises Signs shall be subject to the following regulations:

- a. the maximum Height shall be 8.0 m;
- b. the maximum Width shall be 8.0 m;
- c. the maximum Area shall be:
 - i. 20 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 20 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 30 m²;

Charter Bylaw 18534
 September 5, 2018

- d. proposed Sign locations shall be separated from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than <u>8.0 m²</u> or Off-premises Signs
Greater than <u>8.0 m²</u> to less than <u>20 m²</u>	<u>100 m</u>
<u>20 m²</u> to <u>40 m²</u>	<u>200 m</u>
Greater than <u>40 m²</u>	<u>300 m</u>

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m; and
- i. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

*Bylaw 15892
October 11, 2011*

6. Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:
- a. proposed Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
- b. the maximum Height shall be 8.0 m;
- c. the maximum Width shall be 16.0 m;
- d. the maximum Area shall be:
- i. 65.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
- ii. 65.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 65.0 m²;

*Charter Bylaw 18534
September 5, 2018*

- e. proposed Sign locations shall be separated from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs as follows:

	Minimum separation distance from Signs

Proposed Sign Area	with Digital Copy greater than <u>8.0 m²</u> or Off-premises Signs
Greater than <u>8.0 m²</u> to less than <u>20 m²</u>	<u>100 m</u>
<u>20 m²</u> to <u>40 m²</u>	<u>200 m</u>
Greater than <u>40 m²</u>	<u>300 m</u>

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- f. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- g. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- h. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- i. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;
- j. proposed Signs with an Area greater than 8.0 m² shall not be located within any Setback;
- k. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four; and
- l. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

*Bylaw 15892
October 11, 2011*

7. Major Digital Signs shall be subject to the following regulations:

- a. proposed Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
- b. the maximum Height shall be 8.0 m;
- c. the maximum Width shall be 8.0 m;
- d. the maximum Area shall be:
 - i. 12.0 m², to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. 12.0 m² for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed 30.0 m²;

*Charter Bylaw 18534
September 5, 2018*

- e. proposed Sign locations shall be separated from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than <u>8.0 m²</u> or Off-premises Signs
Greater than <u>8.0 m²</u> to less than <u>20 m²</u>	<u>100 m</u>
<u>20 m²</u> to <u>40 m²</u>	<u>200 m</u>
Greater than <u>40 m²</u>	<u>300 m</u>

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy. The separation distance minimums may be decreased for Major Digital Signs that are oriented to pedestrians, are not visible to vehicle traffic, and contribute to the architectural theme of the area;

- f. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- g. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- h. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- i. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m;
- j. proposed Signs with an Area greater than 8.0 m² shall not be located within any Setback; and
- k. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

Bylaw 16313
January 21, 2013

8. Temporary Off-premises Signs shall be subject to the following regulations:

- a. for a single tenant Site with a Frontage of greater than 30.0 m, not more than one Temporary Off-premises Sign shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be two;
- b. for a multiple tenant development not more than one Temporary Off-premises Sign shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be five;
- c. Temporary Off-premises Signs shall not be located within any Setback;
- d. Temporary Off-premises Signs shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- e. Temporary Off-premises Signs may be illuminated but shall not have any flashing or running lights;
- f. Temporary Off-premises Freestanding Signs shall have a maximum Height of 4.0 m and a maximum Area of 14 m²;

July 6, 2015

- g. Temporary Off-premises Signs that are Volumetric Signs shall not exceed the maximum building Height of the Zone. For Temporary Roof On-premises Signs that are Volumetric Signs, the combined Height of the Sign and building shall not exceed the Height of the Zone; and

Bylaw 16488
July 2, 2013

- h. The maximum duration of display for each Off-premises Temporary Sign shall be 30 calendar days. The Development Officer may extend the maximum duration of display up to 2 years, in 30 day increments, for Temporary Off-premises Signs when:
 - i. the Proposed Temporary Off-premises Sign locations are separated from any other existing Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from existing Off-premises Signs
less than 20 m²	100 m
20 m ² to 40 m²	200 m
Greater than 40 m ²	300 m

- ii. The separation shall be applied from the larger existing Off-premises Sign location.

Edmonton Zoning Bylaw 12800

Schedule 59G

Bylaw 15892
October 11, 2011

59G.1 The following Zones refer to the regulations found in Schedule 59G:

[420 IM Medium Industrial Zone](#)

[430 IH Heavy Industrial Zone](#)

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59G.2 Regulations for Permitted Signs

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. any Fascia On-premises Sign shall not extend higher than [75 cm](#) above the floor of the third Storey. The top of a Fascia Sign on a one Storey building or two Storey building shall not extend more than [30 cm](#) above the building roof or parapet wall;
 - c. any Fascia On-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#); and

Bylaw 15892
October 11, 2011

- d. Fascia On-premises Signs may be illuminated.

2. Projecting On-premises Signs shall be subject to the following regulations:
 - a. Projecting On-premises Signs shall not be less than [2.4 m](#) above Grade;
 - b. the top of a Projecting On-premises Sign on a building two Storeys or higher shall not extend more than [75 cm](#) above the floor of the second Storey;
 - c. any Projecting On-premises Sign and its supporting structure may project a maximum of [2.0 m](#);
 - d. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than [0.6 m](#);
 - e. not more than one Projecting On-premises Sign shall be allowed for each individual business premises Frontage; and

Bylaw 15892
October 11, 2011

- f. Projecting On-premises Signs may be illuminated.

3. Freestanding On-premises Signs shall be subject to the following regulations:
 - a. the maximum Height of a Freestanding On-premises Sign is [10.0 m](#);
 - b. the maximum allowable Freestanding On-premises Sign Area shall be [30 m²](#);

Charter Bylaw 18534
September 5, 2018

- c. Notwithstanding Section 59.2(21), any Sign Use that is a Freestanding Sign shall have a [30.0 m](#) radial separation distance from any other Sign Use that is a Freestanding Sign on the same Site. This separation distance does not apply to different Sign Uses that are co-located on the same Freestanding Sign structure.

*Bylaw 15892
October 11, 2011*

- d. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs on a Site shall be four; and

*Bylaw 15892
October 11, 2011*

- e. Freestanding On-premises Signs may be Mechanical Signs.

- 4. Roof On-premises Signs (not within [100.0 m](#) of a Residential Zone) shall be subject to the following regulations:

- a. the combined Height of the Roof On-premises Sign and building shall not exceed the Height of the Zone;
- b. Roof On-premises Signs shall not face an abutting Residential Zone;
- c. any Roof On-premises Sign may be allowed as a replacement for one Freestanding Sign. However, if the Site has a single Frontage, the Development Officer may exercise discretion if the addition of the Sign does not adversely impact the amenities or character of the Zone;
- d. the maximum Area of the Roof On-premises Sign shall not exceed [20 m²](#);
- e. Roof On-premises Signs may be illuminated;

*Bylaw 15892
October 11, 2011*

- f. all proposed Roof On-premises Sign locations shall be reviewed in the context to the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; and any streetscape improvements; and
- g. support elements for Roof On-premises Signs shall be concealed.

- 5. Freestanding Off-premises Signs (not within 100.0 m of a Residential Zone) shall be subject to the following regulations:

- a. the maximum Height of any Freestanding Off-premises Sign shall be [8.0 m](#);
- b. the maximum Area of any Freestanding Off-premises Sign shall be [65 m²](#);

*Bylaw 15735
June 20, 2011*

- c. no part of any Freestanding Off-premises Sign shall be located within any Setback;

*Bylaw 15892
October 11, 2011
Charter Bylaw 18534
September 5, 2018*

- d. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m²
--------------------	---

	or Off-premises Signs
less than 20 m²	100 m
20 m² to 40 m²	200 m
Greater than 40 m²	300 m

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- e. Freestanding Off-premises Signs may be illuminated;

*Bylaw 15892
October 11, 2011*

- f. all proposed Freestanding 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 Sign or may refuse a permit that adversely impacts the built environment; and

*Bylaw 12832
July 4, 2001*

- h. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw.

6. Fascia Off-premises Signs (not within [100.0 m](#) of a Residential Zone) shall be subject to the following regulations:

- a. the maximum Area of any Fascia Off-premises Sign shall be [65 m²](#);
- b. any Fascia Off-premises Sign shall not extend higher than [75 cm](#) above the floor of the third Storey. The top of a Fascia Off-premises Sign on a one Storey building or two Storey building shall not extend more than [30 cm](#) above the building roof or parapet wall;
- c. any Fascia Off-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#);

*Bylaw 15892
October 11, 2011
Charter Bylaw 18534
September 5, 2018*

- d. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs
less than 20 m²	100 m
20 m² to 40 m²	200 m
Greater than 40 m²	300 m

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- e. Fascia Off-premises Signs may be illuminated;

*Bylaw 15892
October 11, 2011*

- f. all proposed Fascia 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; the civic square plan; and any streetscape improvements; and
- g. Fascia Off-premises Signs shall have the structural elements concealed from view.

*Bylaw 16313
January 21, 2013*

7. Temporary On-premises Signs shall be subject to the following regulations:

- a. for a single tenant Site with a Frontage greater than [30.0 m](#), not more than two Temporary On-premises Signs shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be two. Where the Site has a Frontage greater than [100.0 m](#), the Development Officer may use discretion to increase the maximum number of Temporary On-premises Signs allowed per Site;
- b. for a multiple tenant development with a Frontage of greater than [30.0 m](#), one Temporary On-premises Sign shall be allowed for each 30.0 m of Frontage with a minimum separation space of 30.0 m between each Sign . The maximum number of Temporary On-premises Signs shall be five. Where multiple tenant Sites have a Frontage greater than [300.0 m](#), the Development Officer may use discretion to increase the maximum number of Temporary On-premises Signs allowed per Site;
- c. notwithstanding clause (b) above, where a Site with a Frontage of less than [30.0 m](#) exists, an applicant may, by providing to the Development Officer written consent from the owners of adjacent Sites, identify to the Development Officer, a combination of Sites having a total Frontage of 30.0 m or more, in order to allow placement of a Temporary On-premises Sign;
- d. Temporary On-premises Signs shall be located within the property lines of the Site. A Temporary On-premises Sign shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- e. Temporary On-premises Signs may be illuminated but shall not have any flashing or running lights;
- f. Temporary On-premises Freestanding Signs shall have a maximum Height of [3.0 m](#) and a maximum Area of [5 m²](#); and

*Bylaw 16733
July 6, 2015*

- g. Temporary On-premises Signs that are Volumetric Signs shall not exceed the maximum building Height of the Zone and shall not be located within any Setback. For Temporary Roof On-premises Signs that are Volumetric Signs, the combined Height of the Sign and building shall not exceed the Height of the Zone.

59G.3 Regulations for Discretionary Signs

1. Roof Off-premises Signs shall be subject to the following regulations:

- a. the maximum Area of a Roof Off-premises Sign shall be [65 m²](#);
- b. the combined Height of the Roof Off-premises Sign and building shall not exceed the Height of the Zone;
- c. any Roof Off-premises Sign shall be located [30.0 m](#) from the property line of a Residential Zone;

Bylaw 15892

- d. proposed Sign locations shall be separated from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than <u>8.0 m²</u> or Off-premises Signs
less than <u>20 m²</u>	<u>100 m</u>
<u>20 m²</u> to <u>40 m²</u>	<u>200 m</u>
Greater than <u>40 m²</u>	<u>300 m</u>

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- e. Roof Off-premises Signs may be illuminated;

Bylaw 15892
 October 11, 2011

- f. Roof Off-premises Signs shall have the structural elements concealed from view.
2. Roof On-premises Signs (within 100.0 m of a Residential Zone) shall comply with the permitted regulations above and the following additional regulations:
- a. any Roof On-premises Sign shall be located 30.0 m from the property line of any Residential Zone; and

Bylaw 15735
 June 20, 2011

- b. any Freestanding Off-premises Sign shall have a minimum Front Setback of 6.0 m; and

Charter Bylaw 18534
 September 5, 2018

3. Freestanding Off-premises Signs (within 100.0 m of a Residential Zone) shall comply with Sections 59G.2.5(a) to (h) and shall be subject to the following regulations:
- a. any Freestanding Off-premises Sign shall be located 30.0 m from the property line of any Residential Zone;

Bylaw 15735
 June 20, 2011

- b. any Freestanding Off-premises Sign shall have a minimum Front Setback of 6.0 m; and

Bylaw 12832
 July 4, 2001

- c. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw,
4. Fascia Off-premises Signs (within 100.0 m of a Residential Zone) shall comply with the permitted regulations above and the following additional regulations:

- a. any Fascia Off-premises Sign shall be located [30.0 m](#) from the property line of any Residential Zone; and

Bylaw 15735
June 20, 2011

- b. any Fascia Off-premises Sign shall have a minimum Front Setback of [6.0 m](#).

Bylaw 15892
October 11, 2011

5. Minor Digital On-premises Signs shall be subject to the following regulations:

- a. the maximum Height shall be [8.0 m](#);
- b. the maximum Width shall be [8.0 m](#);
- c. the maximum Area shall be:
 - i. [20 m²](#), to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. [20 m²](#) for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed [30 m²](#);

Charter Bylaw 18534
September 5, 2018

- d. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs
Greater than 8.0 m² to less than 20 m²	100 m
20 m² to 40 m²	200 m
Greater than 40 m²	300 m

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than [30 cm](#) above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than [40 cm](#) out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#); and
- i. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

Bylaw 15892
October 11, 2011

6. Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:
- a. proposed Signs are prohibited in the civic centre area bounded by 105 Avenue to the north, the North Saskatchewan River Valley to the south, 97 Street to the east, and 100 Street to the west;
 - b. the maximum Height shall be [8.0 m](#);
 - c. the maximum Width shall be [16.0 m](#);
 - d. the maximum Area shall be:
 - i. [65.0 m²](#), to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. [65.0 m²](#) for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed [65.0 m²](#);

Charter Bylaw 18534
September 5, 2018

- e. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs
Greater than 8.0 m² to less than 20 m²	100 m
20 m² to 40 m²	200 m
Greater than 40 m²	300 m

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- f. the top of proposed Signs that are Fascia Signs shall not extend more than [30 cm](#) above the building roof or parapet wall;
- g. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- h. proposed Signs that are Fascia Signs shall not extend more than [40 cm](#) out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- i. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#);
- j. proposed Signs with an Area greater than [8.0 m²](#) shall not be located within any Setback;
- k. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four; and
- l. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

7. Major Digital Signs shall be subject to the following regulations:

- a. the maximum Height shall be [8.0 m](#);
- b. the maximum Width shall be [8.0 m](#);
- c. the maximum Area shall be:
 - i. [12.0 m²](#), to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. [12.0 m²](#) for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed [30.0 m²](#);

Charter Bylaw 18534
September 5, 2018

- e. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs
Greater than 8.0 m² to less than 20 m²	100 m
20 m² to 40 m²	200 m
Greater than 40 m²	300 m

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy. The separation distance minimums may be decreased for Major Digital Signs that are oriented to pedestrians, are not visible to vehicle traffic, and contribute to the architectural theme of the area;

- f. the top of proposed Signs that are Fascia Signs shall not extend more than [30 cm](#) above the building roof or parapet wall;
- g. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- h. proposed Signs that are Fascia Signs shall not extend more than [40 cm](#) out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- i. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#);
- j. proposed Signs with an Area greater than [8.0 m²](#) shall not be located within any Setback; and
- k. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

8. Temporary Off-premises Signs shall be subject to the following regulations:

- a. for a single tenant Site with a Frontage of greater than [30.0 m](#), not more than one Temporary Off-premises Sign shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be two;
- b. for a multiple tenant development not more than one Temporary Off-premises Sign shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be five;
- c. Temporary Off-premises Signs shall not be located within any Setback;
- d. Temporary Off-premises Signs shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- e. Temporary Off-premises Signs may be illuminated but shall not have any flashing or running lights;
- f. Temporary Off-premises Freestanding Signs shall have a maximum Height of [4.0 m](#) and a maximum Area of [14 m²](#);

*Bylaw 16733
July 6, 2015*

- g. Temporary Off-premises Signs that are Volumetric Signs shall not exceed the maximum building Height of the Zone. For Temporary Roof On-premises Signs that are Volumetric Signs, the combined Height of the Sign and building shall not exceed the Height of the Zone; and

*Bylaw 16488
July 2, 2013*

- h. The maximum duration of display for each Off-premises Temporary Sign shall be 30 calendar days. The Development Officer may extend the maximum duration of display up to 2 years, in 30 day increments, for Temporary Off-premises Signs when:
 - i. the Proposed Temporary Off-premises Sign locations are separated from any other existing Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from existing Off-premises Signs
less than 20 m²	100 m
20 m ² to 40 m²	200 m
Greater than 40 m ²	300 m

- ii. The separation shall be applied from the larger existing Off-premises Sign location.

Edmonton Zoning Bylaw 12800

Schedule 59H

Bylaw 15892
October 11, 2011

59H.1 The following Zones refer to the regulations found in Schedule 59H:

[540 A Metropolitan Recreation Zone](#)

[560 AJ Alternative Jurisdiction Zone](#)

Bylaw 16314
January 21, 2013

[574 UI Urban Institutional Zone](#)

[710 DC1 Direct Development Control Provision](#)

[720 DC2 Site Specific Development Control Provision](#)

[910.7 HA Heritage Area Zone](#)

[910.12 AED Arena & Entertainment District Zone](#)

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59H.2 Regulations for Discretionary Signs

Bylaw 16314
January 21, 2013

1. Signs requiring a Development Permit shall be Discretionary Developments in the [DC1 Provision](#), [HA Zone](#) and [UI Zone](#). The Development Officer may consider Sign Applications having regard for all or any of the following:
 - a. the Sign Use provisions and criteria of an applicable Area Structure Plan or Area Redevelopment Plan;
 - b. the Sign provisions of a Sign Schedule specified for the DC1 Provision in an applicable Area Structure Plan or Area Redevelopment Plan;
 - c. the visual harmony and compatibility of the proposed Sign with the architectural character and finish of the development and with the design, location and appearance of other Signs on the development;

Bylaw 15892
October 11, 2011

- d. any relevant development criteria or conditions applying to a Site as a result of its designation as a historical resource under the Historical Resources Act, 2000, or listed on the Inventory of Historical Resources of Edmonton in consultation with the City of Edmonton Heritage Planner; and
 - e. the Sign regulations of the Sign Schedules applicable to the Land Use Zones abutting the DC1 Provision and HA Zone in cases where there are no Sign regulations for the DC1 Provision and HA Zone, pursuant to clauses (a), (b) and (d) above.
2. Where there is no Sign Schedule or criteria contained within the DC2 Provision, Signs requiring a Development Permit shall be Discretionary Developments in a DC2 Provision. The Development Officer may consider Sign Applications having regard for all or any of the following:

- a. Sign criteria specified within the Development Agreement approved by Council to regulate the Use and development of the Site where the Sign is proposed;
- b. the Sign provisions of the Sign Schedules applicable to the Land Use Zones abutting the DC2 Site where the proposed Sign is to be erected; and
- c. the visual harmony and compatibility of the proposed Sign with the architectural character and finish of the development and with the design, location and appearance of other Signs on the development.

3. The following shall apply for Signs in the [AJ Zone](#):

- a. On-premises Signs in the AJ Zone do not require a Development Permit if the Signs are for a Use in this Zone that is consistent with those Uses, activities and operations prescribed in the appropriate superior legislation;
- b. Off-premises Signs shall be at the discretion of the Development Officer in consideration with those Uses, activities and operations prescribed in the appropriate superior legislation and the Sign Schedule applicable to the most restrictive abutting Zone;

*Bylaw 12832
July 4, 2001*

- c. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw; and

*Bylaw 12832
July 4, 2001*

- d. No Signs are allowed in an AJ Zone that do not meet the criteria as stated in clauses (a), (b) and (c) above.

Edmonton Zoning Bylaw 12800

Schedule 59I

Bylaw 15892
October 11, 2011

59I.1 The following Zones refer to the regulations found in Schedule 59I:

[550 MA Municipal Airport Zone](#)

[551 MA1 Municipal Airport Airfield Zone](#)

[552 MA2 Municipal Airport Business Industrial Zone](#)

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59I.2 Regulations for Permitted Signs

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. any Fascia On-premises Sign shall not extend higher than [75 cm](#) above the floor of the third Storey. The top of a Fascia On-premises Sign on a one Storey building or two Storey building shall not extend more than [30 cm](#) above the building roof or parapet wall;
 - c. any Fascia On-premises Sign that extends over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#); and

Bylaw 15892
October 11, 2011

- d. Fascia On-premises Signs may be illuminated.

2. Projecting On-premises Signs shall be subject to the following regulations:

Bylaw 16733
July 6, 2015

- a. Projecting On-premises Signs shall not be less than [2.4 m](#) above Grade;
 - b. the top of any Projecting On-premises Sign on a building two Storeys or higher shall not extend more than [75 cm](#) above the floor of the second Storey;
 - c. any Projecting On-premises Sign and its supporting structure may project a maximum of [2.0 m](#);
 - d. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than [0.6 m](#);
 - e. not more than one Projecting On-premises Sign shall be allowed for each Frontage of a business premises;
 - f. Projecting On-premises Signs shall be erected such that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and
 - g. Projecting On-premises Signs may be illuminated.
3. Freestanding On-premises Signs shall be subject to the following regulations:

- a. the maximum Height of any Freestanding On-premises Sign is 8.0 m. The Development Officer may allow a Freestanding On-premises Sign up to 10.0 m in Height if a residential area is not within 60.0 m of the location;
- b. the maximum allowable Freestanding On-premises Sign Area shall be 20 m²;

*Bylaw 15735
June 20, 2011*

- c. Freestanding On-premises Signs locations shall have a minimum Setback of 3.0 m where the Site shares a property line with another Site;
- d. the maximum number of Freestanding On-premises Signs on a Site shall be four; and

*Bylaw 15892
October 11, 2011*

- e. Freestanding On-premises Signs may be Mechanical Signs.

*Bylaw 16313
January 21, 2013*

4. Temporary On-premises Signs shall be subject to the following regulations:

- a. for a single tenant Site with a Frontage greater than 30.0 m, not more than two Temporary On-premises Signs shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be two. Where the Site has a Frontage greater than 100.0 m, the Development Officer may use discretion to increase the maximum number of Temporary On-premises Signs allowed per Site;
- b. for a multiple tenant development with a Frontage of greater than 30.0 m, one Temporary On-premises Sign shall be allowed for each 30.0 m of Frontage with a minimum separation space of 30.0 m between each Sign. The maximum number of Temporary On-premises Signs shall be five. Where multiple tenant Sites have a Frontage greater than 300.0 m, the Development Officer may use discretion to increase the maximum number of Temporary On-premises Signs allowed per Site;
- c. notwithstanding clause (b) above, where a Site with a Frontage of less than 30.0 m exists, an applicant may, by providing to the Development Officer written consent from the owners of adjacent Sites, identify to the Development Officer, a combination of Sites having a total Frontage of 30.0 m or more, in order to allow placement of a Temporary On-premises Sign;
- d. Temporary On-premises Signs shall be located within the property lines of the Site. A Temporary On-premises Sign shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- e. Temporary On-premises Signs may be illuminated but shall not have any flashing or running lights;
- f. Temporary On-premises Freestanding Signs shall have a maximum Height of 3.0 m and a maximum Area of 5 m²; and

*Bylaw 16733
July 6, 2015*

- g. Temporary On-premises Signs that are Volumetric Signs shall not exceed the maximum building Height of the Zone and shall not be located within any Setback. For Temporary Roof On-premises Signs that are Volumetric Signs, the combined Height of the Sign and building shall not exceed the Height of the Zone.

59I.3 Regulations for Discretionary Signs

1. Freestanding Off-premises Signs shall be subject to the following regulations:

- a. Freestanding Off-premises Sign permits may be approved for a period of up to five years; and

- b. all proposed Freestanding 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 Off-premises Sign or may refuse a permit that adversely impacts the built environment.

*Bylaw 12832
July 4, 2001*

- c. An application for the renewal of a Sign with a lawful permit existing at the time of the passage of this Bylaw will not be refused for the sole reason that it does not comply with development regulations of this Bylaw.

*Bylaw 15892
October 11, 2011*

- 2. Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs, and Minor Digital Off-premises Signs shall be subject to the following regulations:
 - a. an application for the renewal of a Sign with a lawful permit existing at the time of the passage of Bylaw 15892 will not be refused for the sole reason that it does not comply with all development regulations of this Bylaw. Application renewals shall demonstrate that the Sign meets the automatic light level controls outlined in Section 59.2(5) and traffic safety regulations in Section 59.2(2).

*Bylaw 16313
January 21, 2013*

- 3. Temporary Off-premises Signs shall be subject to the following regulations:
 - a. for a single tenant Site with a Frontage of greater than [30.0 m](#), not more than one Temporary Off-premises Sign shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be two;
 - b. for a multiple tenant development not more than one Temporary Off-premises Sign shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be five;
 - c. Temporary Off-premises Signs shall not be located within any Setback;
 - d. Temporary Off-premises Signs shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
 - e. Temporary Off-premises Signs may be illuminated but shall not have any flashing or running lights;
 - f. Temporary Off-premises Freestanding Signs shall have a maximum Height of [4.0 m](#) and a maximum Area of [14 m²](#);

*Bylaw 16733
July 6, 2015*

- g. Temporary Off-premises Signs that are Volumetric Signs shall not exceed the maximum building Height of the Zone. For Temporary Roof On-premises Signs that are Volumetric Signs, the combined Height of the Sign and building shall not exceed the Height of the Zone; and

*Bylaw 16488
July 2, 2013*

- h. The maximum duration of display for each Off-premises Temporary Sign shall be 30 calendar days. The Development Officer may extend the maximum duration of display up to 2 years, in 30 day increments, for Temporary Off-premises Signs when:

- i. the Proposed Temporary Off-premises Sign locations are separated from any other existing Off-premises Sign as follows:

Proposed Sign Area	Proposed Sign Area Minimum separation distance from existing Off-premises Signs
less than 20 m²	100 m
20 m ² to 40 m²	200 m
Greater than 40 m²	300 m

- ii. The separation shall be applied from the larger existing Off-premises Sign location.

Edmonton Zoning Bylaw 12800

Schedule 59J

Bylaw 15892
October 11, 2011

59J.1 The following Zones refer to the regulations found in Schedule 59J:

[930.4 EIB Ellerslie Industrial Business Zone](#)

[930.5 EIM Ellerslie Medium Industrial Zone](#)

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59J.2 Regulations for Permitted Signs

Bylaw 15892
October 11, 2011
Bylaw 16032
March 12, 2012

1. Fascia On-premises Signs shall be subject to the following regulations:
 - a. Fascia On-premises Signs shall only face a public roadway other than a Lane;
 - b. any Fascia On-premises Sign shall not extend higher than [75 cm](#) above the floor of the third Storey. The top of a Fascia On-premises Sign on a one Storey building or two Storey building shall not extend more than [30 cm](#) above the building roof or parapet wall;
 - c. any Fascia On-premises Sign that extends over a public right-of way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#); and

Bylaw 15892
October 11, 2011

- d. Fascia On-premises Signs may be illuminated.
2. Projecting On-premises Signs shall be subject to the following regulations:
 - a. Projecting On-premises Signs shall not be less than [2.4 m](#) above Grade;
 - b. the top of any Projecting On-premises Sign on a building two Storeys or higher shall not extend more than [75 cm](#) above the floor of the second Storey;
 - c. any Projecting On-premises Sign and its supporting structure may project a maximum of [2.0 m](#);
 - d. the horizontal separation distance between a Projecting On-premises Sign and its support structure and the curb line of a public roadway shall be not less than [0.6 m](#);
 - e. not more than one Projecting On-premises Sign shall be allowed for each Frontage of a business premises;
 - f. Projecting On-premises Signs shall be erected such that the structural support elements are designed or concealed so as to appear as an integral part of the overall Sign design and such that no angle iron bracing, guide wires or similar support elements are visible from a public roadway or other public right-of-way; and
 - g. Projecting On-premises Signs may be illuminated.
3. Freestanding On-premises Signs shall be subject to the following regulations:

- a. the maximum Height of any Freestanding On-premises Sign is 8.0 m for a business premises or multiple occupancy development having a Frontage of at least 30.0 m but not greater than 60.0 m. The Development Officer may allow a Freestanding On-premises Sign up to 10.0 m in Height for a business premises or multiple occupancy development having a Frontage greater than 60.0 m;
- b. the maximum allowable Freestanding On-premises Sign Area shall be 24 m²;

*Bylaw 15735
June 20, 2011*

- c. Freestanding On-premises Signs locations shall have a minimum Setback of 3.0 m where the Site shares a property line with another Site;

*Bylaw 15892
October 11, 2011*

- d. Freestanding On-premises Signs shall not have flashing lights or running lights; and

*Bylaw 15892
October 11, 2011*

- e. Freestanding On-premises Signs shall not be Mechanical Signs.

*Bylaw 16313
January 21, 2013*

4. Temporary On-premises Signs shall be subject to the following regulations:

- a. for a single tenant Site with a Frontage greater than 30.0 m, not more than two Temporary On-premises Signs shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be two. Where the Site has a Frontage greater than 100.0 m, the Development Officer may use discretion to increase the maximum number of Temporary On-premises Signs allowed per Site;
- b. for a multiple tenant development a Frontage of greater than 30.0 m, one Temporary On-premises Sign shall be allowed for each 30.0 m of Frontage with a minimum separation space of 30.0 m between each Sign . The maximum number of Temporary On-premises Signs shall be five. Where multiple tenant Sites have a Frontage greater than 300.0 m, the Development Officer may use discretion to increase the maximum number of Temporary On-premises Signs allowed per Site;
- c. notwithstanding clause (b) above, where a Site with a Frontage of less than 30.0 m exists, an applicant may, by providing to the Development Officer written consent from the owners of adjacent Sites, identify to the Development Officer, a combination of Sites having a total Frontage of 30.0 m or more, in order to allow placement of a Temporary On-premises Sign;
- d. Temporary On-premises Signs shall be located within the property lines of the Site. A Temporary On-premises Sign shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- e. Temporary On-premises Signs may be illuminated but shall not have any flashing or running lights;
- f. Temporary On-premises Freestanding Signs shall have a maximum Height of 3.0 m and a maximum Area of 5 m²; and

*Bylaw 16733
July 6, 2015*

- g. Temporary On-premises Signs that are Volumetric Signs shall not exceed the maximum building Height of the Zone and shall not be located within any Setback. For Temporary Roof On-premises Signs that are Volumetric Signs, the combined Height of the Sign and building shall not exceed the Height of the Zone.

*Bylaw 16032
March 12, 2012*

59J.3 Regulations for Discretionary Signs

1. Minor Digital On-premises Signs shall be subject to the following regulations:
 - a. the maximum Height shall be [8.0 m](#);
 - b. the maximum Width shall be [8.0 m](#);
 - c. the maximum Area shall be:
 - i. [12.0 m²](#), to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. [12.0 m²](#) for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed [30.0 m²](#);

*Charter Bylaw 18534
September 5, 2018*

- d. proposed Sign locations shall be separated from Signs with Digital Copy greater than [8.0 m²](#) or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs
Greater than 8.0 m² to less than 20 m²	100 m
20 m² to 40 m²	200 m
Greater than 40 m²	300 m

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than [30 cm](#) above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than [40 cm](#) out from the wall or structure and shall not extend beyond the horizontal limits of the wall; and
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of [2.4 m](#).

*Bylaw 16313
January 21, 2013*

2. Temporary Off-premises Signs shall be subject to the following regulations:
 - a. for a single tenant Site with a Frontage of greater than [30.0 m](#), not more than one Temporary Off-premises Sign shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be two;
 - b. for a multiple tenant development not more than one Temporary Off-premises Sign shall be allowed. The maximum number of Temporary Signs, whether On-premises or Off-premises, shall be five;
 - c. Temporary Off-premises Signs shall not be located within any Setback;

- d. Temporary Off-premises Signs shall not interfere with access to or from the Site and shall not impair the sight lines for vehicular traffic;
- e. Temporary Off-premises Signs may be illuminated but shall not have any flashing or running lights;
- f. Temporary Off-premises Freestanding Signs shall have a maximum Height of [4.0 m](#) and a maximum Area of [14 m²](#);

*Bylaw 16733
July 6, 2015*

- g. Temporary Off-premises Signs that are Volumetric Signs shall not exceed the maximum building Height of the Zone. For Temporary Roof On-premises Signs that are Volumetric Signs, the combined Height of the Sign and building shall not exceed the Height of the Zone; and

*Bylaw 16488
July 2, 2013*

- h. The maximum duration of display for each Off-premises Temporary Sign shall be 30 calendar days. The Development Officer may extend the maximum duration of display up to 2 years, in 30 day increments, for Temporary Off-premises Signs when:
 - i. the Proposed Temporary Off-premises Sign locations are separated from any other existing Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from existing Off-premises Signs
less than 20 m²	100 m
20 m ² to 40 m²	200 m
Greater than 40 m ²	300 m

- ii. The separation shall be applied from the larger existing Off-premises Sign location.

*Charter Bylaw 18534
September 5, 2018*

- 3. Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:
 - a. the maximum Height shall be [8.0 m](#);
 - b. the maximum Width shall be [16.0 m](#);
 - c. the maximum Area shall be:
 - i. [65.0 m²](#), to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
 - ii. [65.0 m²](#) for proposed Signs that are Freestanding Signs. The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed [65.0 m²](#);

- d. proposed Sign locations shall be separated from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than <u>8.0 m²</u> or Off-premises Signs
Greater than <u>8.0 m²</u> to less than <u>20 m²</u>	<u>100 m</u>
<u>20 m²</u> to <u>40 m²</u>	<u>200 m</u>
Greater than <u>40 m²</u>	<u>300 m</u>

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

- e. the top of proposed Signs that are Fascia Signs shall not extend more than 30 cm above the building roof or parapet wall;
- f. proposed Signs that are Fascia Signs shall have structural elements concealed from view;
- g. proposed Signs that are Fascia Signs shall not extend more than 40 cm out from the wall or structure and shall not extend beyond the horizontal limits of the wall;
- h. proposed Signs that are Fascia Signs extending over a public right-of-way or passageway intended for pedestrian travel shall maintain a minimum clearance of 2.4 m.
- i. proposed Signs with an Area greater than 8.0 m² shall not be located within any Setback; and
- j. the maximum number of Freestanding On-premises Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four.

Edmonton Zoning Bylaw 12800

*Bylaw 14679
August 28, 2007*

Schedule 59K

*Bylaw 15892
October 11, 2011*

59K.1 The following Zones refer to the regulations found in Schedule 59K:

[531 NA Natural Areas Protection Zone](#)

The above Zones may also refer to regulations in other Sign Schedules or have additional regulations within the Zone. In case of a conflict between the Zones listed on this Sign Schedule and the Zone regulations, the Zone regulations prevail.

59K.2 Regulations for Discretionary Signs

1. Fascia On-premises Signs shall be subject to the following regulations:

*Bylaw 16733
July 6, 2015*

- a. Fascia On-premise Sign shall be located on the entrance wall of an Accessory building where permitted.
- b. The Sign shall be designed to be compatible with and not negatively impact the Natural Area.
- c. The maximum Area of any such Sign shall not exceed [2 m²](#).

2. Freestanding On-premises Sign shall be subject to the following regulations:

- a. The Sign and signposts shall be designed to be compatible with and not negatively impact the Natural Area.
- b. The maximum Area of any such Sign shall not exceed [2 m²](#).

*Bylaw 15892
October 11, 2011*

3. No Sign shall be illuminated.

Edmonton Zoning Bylaw 12800

*Bylaw 14241
February 7, 2007*

60. Bare Land Condominium

1. A Bare Land Condominium project must comply with all the general regulations of this Bylaw and with the regulations of the applicable Zone such that each Bare Land Condominium Unit is to be treated in the same respect as a lot.
2. An application for a Bare Land Condominium project shall include a comprehensive Site plan, in accordance with Section 13.5 of this Bylaw.

*Bylaw 15359
March 23, 2010*

3. In the case where a Bare Land Condominium subdivision is served by a private roadway, the following shall apply:
 - a. a private roadway includes a Lot, Bare Land Condominium Unit, Common Property or portion of Common Property that may be created pursuant to the Condominium Property Act, RSA 2000, c. C-22, created for the purpose of vehicular access and circulation throughout the subdivision or development, including a bridge and any structure incidental to the roadway;
 - b. for the sole purpose of applying the regulations of this Bylaw, a private roadway, as described in Section 60(3)(a), shall be deemed to be the same as a "public roadway";
 - c. the private roadway must allow for the safe and efficient movement of emergency vehicles and be designed to a standard acceptable to the Development Authority or Subdivision Authority;
 - d. where the physical parameters of the private roadway exceed the legally prescribed boundary of private roadway, the boundary of the private roadway shall be deemed to be the edge of the carriageway or sidewalk parallel with the carriageway

Edmonton Zoning Bylaw 12800

Bylaw 17727
August 22, 2016
Charter Bylaw 18648
December 10, 2018

61. Rooftop Terraces

1. On a Site Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, or a Site zoned RF5 Row Housing Zone, Rooftop Terraces and Privacy Screening, excluding vegetative screening constructed on a Rooftop Terrace, shall be developed in accordance with the following development regulations:
 - a. Privacy Screening, excluding vegetative screening, shall be required along the full length of the portion of the Rooftop Terrace facing an interior Side Lot Line.
 - i. Notwithstanding Section 61.1(a), where a Stepback of [2.0 m](#) or greater is provided from any building Façade facing an interior Side Lot Line for a Rooftop Terrace, Privacy Screening shall not be required.
 - b. The minimum Stepback for Privacy Screening shall be [1.0 m](#) from any building Façade.

Charter Bylaw 19502
February 9, 2021

- 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.

SECTIONS 69 – 99

SPECIAL LAND USE PROVISIONS

Edmonton Zoning Bylaw 12800

*Charter Bylaw 18387
June 12, 2018*

69. Special Land Use Provisions

69.1 Applicability

*Bylaw 16859
June 24, 2014
Bylaw 17831
November 28, 2016*

1. The Special Land Use Provisions apply to the Uses listed in any Zone or Direct Control Provision in which they are located. They shall take precedence and be applied in addition to the requirements of the Zone, except where a Zone, Direct Control Provision or Overlay specifically excludes or modifies these provisions with respect to any Use.

Edmonton Zoning Bylaw 12800

Charter Bylaw 18387
June 12, 2018
Charter Bylaw 18720
February 25, 2019

70. Cannabis Retail Sales

1. Any Cannabis Retail Sales shall not be located less than 200 m from any other Cannabis Retail Sales. For the purposes of this subsection only:
 - a. the [200 m](#) separation distance shall be measured from the closest point of the Cannabis Retail Sales Use to the closest point of any other approved Cannabis Retail Sales Use;
 - b. A Development Officer shall not grant a variance to reduce the separation distance by more than [20 m](#) in compliance with [Section 11](#); and
 - c. The issuance of a Development Permit which contains a variance to separation distance as described in 70(1)(b) shall be issued as a Class B Discretionary Development.
2. Any Site containing Cannabis Retail Sales shall not be located less than:
 - a. [200 m](#) from any Site being used for a public library, at the time of the application for the Development Permit for the Cannabis Retail Sales; and
 - b. [100 m](#) from any Site being used for Community Recreation Services Use, a community recreation facility or as public lands at the time of application for the Development Permit for the Cannabis Retail Sales.
3. For the purposes of subsection 2:
 - a. separation distances shall be measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and shall not be measured from Zone boundaries or from the edges of structures;
 - b. the term "public library" is limited to the collection of literary, artistic, musical and similar reference materials and learning resources in the form of books, electronic files, computers, manuscripts, recordings and films for public use, and does not include private libraries, museums or art galleries.
 - c. the term "community recreation facilities" means indoor municipal facilities used primarily by members of the public to participate in recreational activities conducted at the facilities, as per the Municipal Government Act; and
 - d. the term "public lands" is limited to Sites zoned [AP](#), and Sites zoned [A](#).
4. Subsection 105(3) of the *Gaming, Liquor and Cannabis Regulation*, is expressly varied by the following:
 - a. any Site containing a Cannabis Retail Sales shall not be located less than:
 - Public or private education**
 - i. [200 m](#) from a Site being used for public or private education, at the time of the application for the Development Permit for the Cannabis Retail Sales;

Provincial health care facility

- ii. [100 m](#) from a Site being used for a provincial health care facility at the time of the application for the Development Permit for the Cannabis Retail Sales; and

School reserve or municipal and school reserve

- iii. [100 m](#) from a Site designated as school reserve or municipal and school reserve at the time of the application for the Development Permit for the Cannabis Retail Sales.

Measurement of Separation Distances

- b. For the purposes of this subsection, separation distances shall be measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and shall not be measured from Zone boundaries or from the edges of structures.

Sites Greater than Two Hectares

- c. For Sites that are greater than [2.0 ha](#) in size and zoned either [CSC](#) or [DC2](#), that do not contain a public library at the time of application for the Development Permit for the Cannabis Retail Sales:
 - i. Subsection 70(2), and 70(4)(a) shall not apply; and
 - ii. the distances referred to in Subsection 105(3) of the *Gaming, Liquor and Cannabis Regulation* shall be expressly varied to 0 m.
 - d. For the purposes of subsection 70(4)(a)(i), the term "public or private education" means a school as defined in subsection (1)(y)(i) and (1)(y)(ii) of the *School Act (as amended from time to time)*.
5. Notwithstanding [Section 11](#) of this Bylaw, a Development Officer shall not grant a variance to subsection 70(2), 70(3)(a) or 70(4).

Design Requirements

6. Cannabis Retail Sales shall include design elements that readily allow for natural surveillance to promote a safe urban environment, where applicable and to the satisfaction of the Development Officer, including the following requirements:
 - a. customer access to the store is limited to a storefront that is visible from the street other than a Lane, or a shopping centre parking lot, or mall access that allows visibility from the interior of the mall into the store;
 - b. the exterior of all stores shall have ample transparency from the street;
 - c. Any outdoor lighting shall be designed to ensure a well-lit environment for pedestrians and illumination of the property; and
 - d. Landscaping shall be low-growing shrubs or deciduous trees with a high canopy at maturity to maintain natural surveillance.

Edmonton Zoning Bylaw 12800

71. Religious Assembly

A Religious Assembly shall comply with the following special provisions:

1. the minimum Frontage shall be [30.0 m](#) and the minimum Site area shall be [930 m²](#);
2. where a manse, rectory, parsonage or other building for a minister's residence is to be erected on the same Site as the Religious Assembly, the minimum Site area shall be [1 300 m²](#);
3. where the a [Religious Assembly](#) is to be developed on a Site that is within 60.0 m of a Site zoned to allow a Single Detached Dwelling as a Permitted Use, the following regulations shall apply:
 - a. the maximum Site area shall be [4 000 m²](#);
 - b. the maximum total Site Coverage shall not exceed 40%;
 - c. a minimum building Setback of [4.5 m](#) shall be required along a Side Yard flanking an Abutting Site Zoned Residential;
 - d. a minimum building Setback of [7.5 m](#) along a Rear Yard shall be required where the Rear or Side Lot Line of the Site Abuts the lot line of a Site in a Residential Zone or is not separated from it by a public roadway more than [10.0 m](#) wide;
 - e. a minimum building Setback of [6.0 m](#) shall be required along a Front Yard separated by a public roadway not wider than [20.0 m](#) from any Site zoned residential. Where the roadway is wider than [20.0 m](#), the Front Setback applicable in the relevant Zone shall apply;
 - f. vehicular access to on-site parking and loading spaces shall be provided from an Abutting arterial or collector roadway, except that the Development Officer may allow access from a public roadway including a Lane in accordance with the following guidelines:
 - i. access may be allowed from a local roadway that does not Abut another Site zoned to allow a Single Detached Dwelling as a Permitted Use, provided such access shall not interfere with access to other Sites Abutting the roadway and shall not direct excess traffic onto a local roadway;
 - ii. access may be allowed from a Lane that does not Abut another Site zoned to allow a Single Detached Dwelling as a Permitted Use, provided such access shall not interfere with access to other Abutting Sites and shall not direct excess traffic onto a local residential roadway; and
 - iii. access to a maximum of five parking spaces may be allowed from a Lane that Abuts a Site zoned to allow a Single Detached Dwelling as a Permitted Use.
4. Where a [Religious Assembly](#) is a Discretionary Use, the Development Officer may impose conditions intended to reduce the perceived mass of the structure through techniques including, but not limited to, increased Setbacks, articulation of elevations and rooflines, and the colour of finishing materials.

*Bylaw 15735
June 20, 2011*

Edmonton Zoning Bylaw 12800

72. Vehicular - Oriented Uses

72.1 Applicability

1. Developments in the following Use Classes shall comply with the special regulations of this Section:
 - a. [Drive-in Food Services](#);
 - b. [Gas Bars](#);
 - c. [Minor](#) and [Major Service Stations](#); and
 - d. [Rapid Drive-through Vehicle Services](#).
2. The Development Officer may also require that developments not included in the Use Classes listed in clause (1) above, such as drive-through automated teller machines or other similar Uses, shall comply with the regulations of this Section if such developments provide drive-in service or service in which patrons remain within their vehicle.

72.2 Development Regulations

1. Sites shall be located:
 - a. at the intersection of two or more public roadways, but not including Lanes, provided that a Site may be located between intersections where there is a service road or a centre dividing strip on the public roadway; or
 - b. adjacent to a traffic interchange, but not including a rotary or traffic circle; or
 - c. as part of a shopping centre or in conjunction with other commercial development, if Transportation Services is satisfied that the development shall not adversely affect the functioning of surrounding public roadways, or traffic circulation on the Site.
2. The minimum Frontage shall be [30.0 m](#).
3. Service Stations and [Rapid Drive-through Vehicle Services](#) shall have a minimum lot depth of [30.0 m](#).
4. Site area and Coverage shall be provided as follows:
 - a. the minimum Site area for [Drive-in Food Services](#), or developments defined in [subsection 72.1\(2\)](#), shall be [930 m²](#), and the maximum Site Coverage shall be 15%;
 - b. the minimum Site area for a Service Station as an independent development shall be [1 200 m²](#) and the maximum Site Coverage, including pump islands, shall not exceed 20%;
 - c. where two or more of the aforementioned Uses are part of a mixed Use development on the same Site, the total Site area requirements shall be the sum of the requirements of the Uses computed separately, unless the applicant can demonstrate to the Development Officer that there is a complementary Use of space which would warrant a reduction in Site area requirement.
5. Queuing Space shall be provided as follows:
 - a. for [Drive-in Food Services](#) and other developments having a drive-through service window, a minimum of six in-bound queuing spaces shall be provided for vehicles approaching the

Bylaw 16032
March 12, 2012

drive-through service window. One out-bound queuing space shall be provided on the exit side of each service position and this space shall be located so as not to interfere with service to the next vehicle;

*Bylaw 14757
March 10, 2008*

- b. for Rapid Drive-through Vehicle Services a minimum of five in-bound and three out-bound queuing spaces shall be provided for each service bay, except in the case of:
 - i. a complete service car wash or a multi-bay single entrance self-service car wash the number of required queuing spaces shall be as follows:
 - A. a minimum of five in-bound to a maximum of ten queuing spaces for facilities with up to ten bays, and a minimum of one out-bound queuing space shall be provided;
 - B. a minimum of five in-bound to a maximum of fifteen queuing spaces for facilities with eleven or more bays, and a minimum of 1 out-bound queuing space shall be provided;
 - ii. a multi-bay multi-entrance self-service car wash a minimum of two in-bound and a minimum of one out-bound queuing space shall be provided for each bay. The actual number of queuing spaces shall be determined to the satisfaction of the Development Officer.

*Bylaw 16032
March 12, 2012*

- c. for [Rapid Drive-through Vehicle Services](#) and [Drive-in Food Services](#), access aisles and queuing spaces associated with these Use Classes shall be located no less than [7.5 m](#) from any property line where the Site containing these Use Classes Abuts any Site containing existing residential or residential-related Uses, including situations where such Sites are separated by a road or Lane [10.0 m](#) or less in width. The orientation of access aisles, queuing spaces and on-site vehicular circulation shall be designed to the satisfaction of the Development Officer, in consultation with Transportation Services, having regard to the minimization of traffic circulation conflicts, and to other on-site and off-site impacts, particularly with regard to existing off-site and adjacent Residential or Residential-Related Uses; and
- d. all queuing spaces shall be a minimum of [6.5 m](#) long and [3.0 m](#) wide. Queuing lanes shall provide sufficient space for turning and manoeuvring.

*Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015*

- 6. [Gas Bars](#) and [Major](#) and [Minor Service Stations](#) shall adhere to the following additional regulations :
 - a. all pump islands shall be located at least [6.0 m](#) from any boundary of the Site, parking area on the Site, or Lane intended to control traffic circulation on the Site;
 - b. any canopy over a gas pump island shall be no closer than [3.0 m](#) to any boundary of the Site, and shall be designed, finished, and of a Height such that the canopy is not obtrusive, and maintains consistency with the design and eave line of the principal building on Site. The canopy area shall not be included in the calculation of Site Coverage;
 - c. where these Use Classes are adjacent to Sites zoned residential or separated from them by a Lane, or are directly visible to Residential Uses across a public roadway, the design, finishing, lighting and siting of development, including the orientation of gas pump islands and service bays with the intent of achieving a compatible relationship with surrounding development and a high standard of appearance when viewed from adjacent roadways; and

Charter Bylaw 18387

May 7, 2018

- d. any development application for a proposed Gas Bar or Major and Minor Service Station shall take into consideration the location requirements set out in Section 80(2)(c) of this Bylaw for [Child Care Services Uses](#).

7. Rapid Drive-through Vehicle Services shall adhere to the following additional regulations:

Bylaw 16032
March 12, 2012

- a. the orientation of service bays, vehicular circulation and queuing aisles shall be to the satisfaction of the Development Officer, in consultation with Transportation Services, having regard to the minimization of on-site and off-site traffic impacts; and
- b. where the proposed development includes an automatic car wash, the Development Permit application shall include information identifying the anticipated noise impacts of the development as identified in the manufacturer's specifications. The Development Officer may require, as a condition of Development Permit approval, that the applicant provide a Noise Impact Assessment identifying the noise attenuation measures necessary to ensure compliance with City of Edmonton Noise Bylaw, or any other measures determined by the Development Officer and that may be determined in consultation with Transportation Services.

8. Rapid Drive-through Vehicle Services and Drive-in Food Services shall adhere to the following additional regulations:

- a. the design, finishing and siting of such development shall achieve a compatible relationship with surrounding development and a high standard of appearance when viewed from adjacent roadways; and

Bylaw 15735
June 20, 2011

- b. these Use Classes shall be located not less than [15.0 m](#) from any property line where the Site containing these Use Classes Abuts any Site zoned residential or any Site containing residential or residential-related Uses, including situations where such Sites are separated by a road or Lane [10.0 m](#) or less in width. This [15.0 m](#) Setback distance may be reduced at the discretion of the Development Officer if the Development Officer is satisfied that impacts on the Residential or Residential-Related Uses shall be minimal due to structural and design measures incorporated into the proposed development;

Bylaw 17727
August 22, 2016

- c. where these Use Classes and associated access aisles and queuing spaces are located within [30 m](#) of a property line where the Site containing these Use Classes Abuts any Site zoned residential or any Site containing existing residential or Residential-Related Uses, including situations where such Sites are separated by a road or Lane [10.0 m](#) or less in width, the following Fencing and Landscaping requirements shall apply:

Bylaw 17062
July 9, 2015
Bylaw 17727
August 22, 2016

- i. solid, screen Fencing constructed of wood or suitable wood-like synthetic substitute, [1.83 m](#) in Height; and

Bylaw 12961
February 4, 2002
Bylaw 17727
August 22, 2016

- ii. required Fencing shall be augmented with tree and shrub planting designed to soften the visual effect of the required Fencing, and shall be provided in accordance with the

standards identified in Section 55.

9. Drive-in Food Services and other developments having a drive-through service window shall adhere to the following additional regulations:

*Bylaw 16032
March 12, 2012*

- a. the location, orientation and setback of drive-through service windows shall be to the satisfaction of the Development Officer in consultation with Transportation Services, having regard to the minimization of on-site and off-site traffic impacts.

Edmonton Zoning Bylaw 12800

73. Carnivals

73.1 Applicability

The following regulations shall apply to [Carnivals](#) that are located on a Site other than Exhibition Grounds approved under this Bylaw, except the regulations shall not apply to Carnivals sponsored by non-profit community organizations developed in accordance with the provisions for such Uses within the [A](#) and [AP](#) Zones.

73.2 Development Regulations

1. An application to develop a Carnival shall be made to the Development Officer by the owners or managers of the subject Site.
2. The maximum period of time a Development Permit shall remain in effect for a Carnival shall be 30 days.
3. Sites shall be located as follows:
 - a. a Carnival shall be located as part of a shopping centre Site of a minimum of [4 ha](#) in area, or on the Site of an Outdoor Amusement Establishment for which a Development Permit has been issued;
 - b. notwithstanding clause (a) above, the Development Officer may refuse the proposed location for a Carnival development if the size or operational characteristics of such developments are likely to cause a nuisance or undue annoyance to residents in the immediate vicinity of the Site by reason of such factors as noise, dust, odour, animal waste and traffic circulation; and
 - c. where a Carnival is listed as a Permitted or Discretionary Use in any other Zone of this Bylaw, the location shall be subject to the approval of the Development Officer having regard to any nuisance or undue annoyance that the development may cause to property owners in the immediate vicinity of the Site by reason of such factors as noise, dust, odour, animal waste and traffic circulation.

Edmonton Zoning Bylaw 12800

74. Minor Home Based Business

Charter Bylaw 19502
February 9, 2021

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.

Edmonton Zoning Bylaw 12800

75. Major Home Based Business

A [Major Home Based Business](#) shall comply with the following regulations:

1. there shall be no exterior display or advertisement other than an identification plaque or Sign a maximum of [20 cm](#) x [30.5 cm](#) in size located on the Dwelling;
2. 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;
3. the Major Home Based Business shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located;
4. the number of non-resident employees or business partners working on-site shall not exceed two at any one time;
5. there shall be no outdoor business activity, or outdoor storage of material or equipment associated with the business. Indoor storage related to the business activity shall be allowed in either the Dwelling or Accessory buildings;
6. the Major Home Based Business shall not change the principal character or external appearance of the [Dwelling](#) or [Accessory](#) buildings;

*Charter Bylaw 19502
February 9, 2021*

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;
8. in addition to the information requirements of [subsection 13.1](#) of this Bylaw, each application for a Development Permit for the Use Major Home Based Business shall include a description of the business to be undertaken at the premises, an indication of the number of business visits per week, provision for parking, and where any materials or equipment associated with the business use are to be stored; and
9. the [Major Home Based Business](#) shall not be allowed if, in the opinion of the Development Officer, such Use would be more appropriately located in a Commercial or Industrial Zone having regard for the overall compatibility of the Use with the residential character of the area.

Edmonton Zoning Bylaw 12800

77. Conversion of Single Detached, Semi-detached, or Duplex Dwellings to Professional, Financial and Office Support Services.

1. In considering any application for the Conversion of a Single Detached, Semi-detached, or Duplex Dwelling to a Professional, Financial and Office Support Service, the Development Officer shall ensure the development complies with the following requirements:
 - a. parking shall be provided in accordance with [Section 54](#) of this Bylaw;
 - b. where the Conversion involves exterior renovation, such renovation shall be of a nature that maintains a Height and coverage that is generally in keeping with the Height and coverage of existing adjacent Single Detached, Semi-detached and Duplex Housing;
 - c. existing vegetation shall be governed by the provisions of [Section 55](#) of this Bylaw, provided that any replacement vegetation shall be of a species that is in keeping with other vegetation in the area; and
 - d. exterior lighting shall be provided in a manner that provides safety for pedestrians on the Site and adjacent to it, and in accordance with [Section 51](#) of this Bylaw.
2. In addition, the Development Officer shall have regard to the following in exercising their discretion to approve such developments:
 - a. a proposed Conversion should not be approved where approval would result in a concentration of such Conversions on a group of adjacent Sites, or within a block, which would alter the residential character of the area;
 - b. the level of activity resulting from the Use should not be an intrusion into an area primarily residential in character, nor should it generate traffic or parking in excess of the capacity of adjacent public roadways;
 - c. the Conversion should not adversely affect pedestrian movement on adjacent sidewalks; and
 - d. the Conversion should maintain an external appearance that is generally in keeping with the external appearance of existing adjacent [Single Detached](#), [Semi-detached](#) and [Duplex](#) Housing.
3. The Development Officer shall also be guided by the provisions of any applicable Statutory Plan.

Edmonton Zoning Bylaw 12800

Charter Bylaw 19087
December 9, 2019

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.

Edmonton Zoning Bylaw 12800

Bylaw 17643
May 25, 2016

80. Child Care Services

A [Child Care Service](#) shall comply with the following:

1. Child Care Services Site Plan and Development Application Content:
 - a. In addition to the requirements of Section 13, every application for a Development Permit for a Child Care Services Use shall include a Site plan and floor plan that combined, includes all information required in the Child Care Services Checklist.
2. Location requirements:
 - a. No portion of a Child Care Services Use, including the building bay and on-Site outdoor play space, where provided, shall be located adjacent to a building bay with an approved development permit for the following Uses:
 - i. Automotive and Equipment Repair Shops
 - ii. Fleet Services
 - iii. Funeral, Cremation and Internment Services
 - iv. General Industrial Uses
 - v. Rapid Drive-through Vehicle Services, or
 - vi. Vehicle and Equipment Sales/Rentals.
 - b. No portion of a Child Care Services Use, including the building, building bay or on-Site outdoor play space, where provided, shall be located on a Site or adjacent to a Site with an approved development permit for the following Uses:
 - i. Land Treatment
 - ii. Major Impact Utility Services, or
 - iii. Minor Impact Utility Services.
 - c. No portion of a Child Care Services Use, including the building, building bay and on-Site outdoor play space, where provided, shall be located within 50 m of a Major Service Station, a Minor Service Station or a Gas Bar. This distance shall be measured from the closest pump island, fill pipes, vent pipes, or service station or gas bar building, to the Child Care Services Use.
 - d. Where Site conditions exist which may negatively impact the Child Care Services Use, including but not limited to trash collection areas, large parking lots, loading docks, rail lines, or arterial public roadways, the applicant shall design the building, entrances, playspaces, landscaping, and Fencing, or similar, to mitigate these conditions to the satisfaction of the Development Officer.
 - e. Where Child Care Services is proposed on a Site zoned (IB) Business Industrial Zone, (IL) Light Industrial Zone, or (EIB) Ellerslie Business Industrial Zone, it shall only be allowed if the Site development forms part of an office park development or commercial strip mall.
3. Playspace requirements

Bylaw 17727
August 22, 2016

- a. Where outdoor play space is provided at ground level it shall be allowed in any Yard. It shall be Fenced on all sides and all gates shall be self-latching. Fencing shall not be required where outdoor play space is proposed to share existing play equipment on Sites zoned (US) Urban Services Zone or (AP) Public Parks Zone, or if an exemption is permitted by the Government of Alberta.
- b. Where outdoor play space is provided above the first level such as on a Rooftop Terrace, balcony, or similar, the following regulations shall apply:
 - i. Perimeter guard rails, or parapet walls, or a combination thereof that is at least 1.83 m in Height and provides a secure perimeter shall be installed and shall be consistent with the architectural materials and style of the building.
 - ii. Mechanical equipment and exhaust systems shall be designed to be integrated into the play space so the Development Officer is satisfied that it does not create adverse effects related to noise, fumes or safety, or shall be located a minimum of 2 m outside of the perimeter of the outdoor play space.

4. Development in Residential Zones

*Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19679
June 29, 2021*

- a. Where a Child Care Services Use is proposed in a converted Single Detached Housing, the Use shall only be located:
 - i. on a Corner Lot; or
 - ii. on a Site Abutting a Site that is actively used for a Community, Educational, Recreational and Cultural Service Use Class; or

*Charter Bylaw 18967
August 26, 2019*

- iii. Abutting a Site with zoning that lists Multi-unit Housing, General Retail Stores or Convenience Retail Stores as a permitted Use.
- b. A converted Dwelling shall not change the principal character or external appearance of the Dwelling in which it is located.
- c. If a new building is constructed for a Child Care Services Use, it shall retain the external appearance of a residential Dwelling, unless it is built as part of a development where the primary use is a Religious Assembly Use.

5. Sign Requirements

- a. Signs shall conform to the regulations found in the Sign Schedule for the underlying zone.

Edmonton Zoning Bylaw 12800

81. Fraternity and Sorority Housing

*Bylaw 15953
November 13, 2012
Charter Bylaw 18941
July 15, 2019*

Fraternity and Sorority Housing shall comply with the following regulations:

1. the minimum Site area shall be [400 m²](#) in all cases and a minimum of [100 m²](#) of Site area shall be provided for each Sleeping Unit;
2. in the [RF3](#) Zone not more than four Sleeping Units may be developed upon a Site; and
3. where existing Single Detached, Semi-detached or Duplex Housing is converted to Fraternity and Sorority Housing in the [RA7](#), [RA8](#), or [RA9](#) Zones, the minimum Site Width, Amenity Area and Separation Space requirements of these Zones shall not apply.

Edmonton Zoning Bylaw 12800

Charter Bylaw 18613
November 26, 2018

82. Residential Sales Centres

Bylaw 17831
November 28, 2016

The following regulations shall apply to all Residential Sales Centres except those developments provided for in subsections [12.2\(1\)\(j\)](#) and [12.2\(1\)\(q\)](#) of this Bylaw:

1. Residential Sales Centres shall be a Temporary Development. The Development Permit for a Residential Sales Centre shall be valid for such a period of time as specified by the Development Officer having regard for the amount of land or development being marketed, but in no case shall the time period exceed three years.
2. Sites containing Residential Sales Centres shall be located and developed such that their impacts on local roadways and surrounding residential development are minimized. In deciding upon an application, the Development Officer shall take into consideration the scale of the Residential Sales Centre, its proximity to arterial or neighbourhood collector roadways, and to occupied residential development.

Bylaw 16591
September 16, 2013

3. Where a Site is located within [60.0 m](#) of existing development, the applicant shall demonstrate that sufficient parking is available on or adjacent to the Site so that parking congestion shall not develop on that portion of local streets serving existing development in the vicinity of the Residential Sales Centre.
4. The Setbacks for Residential Sales Centre buildings shall comply with the regulations of the Zone applying to the Site except that:
 - a. in the case of a temporary structure located on a Site zoned DC1 or DC2, the location of the building shall be Setback to the satisfaction of the Development Officer; and
 - b. the Development Officer may attach conditions requiring additional Setbacks to minimize any adverse impacts on adjacent development.
5. In the case of a temporary structure, the Height of the building including any hoardings or false fronts shall not exceed [10.0 m](#), or the maximum Height of the Zone and any applicable Overlay, whichever is less.

Bylaw 16032
March 12, 2012

6. All curb crossings and access points shall be designed and located so as to minimize on-site and off-site traffic impacts and, in consultation with Transportation Services.
7. Where a Site is located within a Residential Zone or is visible from residential development located within [60.0 m](#) of the Site, the colour and material of the exterior finish of the temporary structure and hoardings or false fronts, excluding advertising Copy, shall be compatible with those commonly found in Residential Zones.
8. Any exterior lighting shall be developed in accordance with [Section 51](#) of this Bylaw.

9. Notwithstanding [Section 55](#), Landscaping shall not be required for a Residential Sales Centre.
10. A Development Application for a Residential Sales Centre shall be accompanied by the following information in addition to the information required by [subsection 13.3](#) of this Bylaw:
 - a. a context plan identifying the nature of the Uses and development within a [60.0 m](#) radius of the proposed Site;
 - b. a description of the exterior finish materials and colours for any temporary sales structure including any proposed hoardings or false fronts;
 - c. drawings showing the location, area, Height, construction material, colour and method of support for any proposed on-site identification and advertising Signs, including any advertising or supergraphics that shall be displayed on a hoarding or false front; and
 - d. drawings showing the area, Height, construction materials and method of support for any proposed off-site Directional Signs that shall exceed [1.0 m²](#) in area [1.5 m](#) in Height, and a description of the proposed location for the Signs.

Edmonton Zoning Bylaw 12800

83. **Adult Mini-Theatre**

An [Adult Mini-Theatre](#) shall comply with the development regulations of the Zone in which it is to be located, subject to the following exceptions:

1. there shall be no minimum Site area requirement; and

*Charter Bylaw 18381
May 7, 2018*

2. an Adult Mini-Theatre shall be located only on a Site with a minimum radial separation distance of [150.0 m](#) or more from the property line of any Site zoned residential, any Site with an existing [Public Education Services](#) or [Private Education Services](#), any Site with an existing [Religious Assembly](#), [Public Park](#) or other Use that may have a playground as an Accessory element, and any Site with another existing Adult Mini-Theatre.

Edmonton Zoning Bylaw 12800

84. Recycled Materials Drop-off Centres

A [Recycled Materials Drop-off Centre](#) shall comply with the following regulations:

1. the maximum area of this Use on a given Site shall not exceed [650 m²](#);

*Bylaw 17062
July 9, 2015
Bylaw 17831
November 28, 2016*

2. the area of the Drop-off Centre shall be demarcated by a curb and temporary screening at least 1.82 m in Height. Where Recycled Materials Drop-off Centres is a Discretionary Use, the Development Officer may attach conditions relating to the design and appearance of this screening;
3. the Drop-off Centre shall be suitable for vehicular access and egress;
4. Landscaping shall be placed along the sides of the Drop-off Centre that are visible from any adjacent roadway, not including a Lane, or are visible from adjacent lands Sites zoned residential. The Landscaping shall consist of coniferous trees and shrubs, or a mix of coniferous and deciduous trees and shrubs, of a height and density sufficient to substantially screen the development from view from an adjacent roadway, not including a Lane, or adjacent Sites zoned residential. Such Landscaping may be placed in temporary, movable planters or containers;
5. any on-site lighting provided specifically for a Drop-off Centre development shall comply with the provisions of [Section 51](#) of this Bylaw; and
6. any signage placed on or within a Drop-off Centre shall comply with both the applicable Sign regulations contained in [Section 59](#) of this Bylaw, and the applicable Sign Schedule for the Land Use Zone governing the Site on which the Drop-off Centre is located.

Edmonton Zoning Bylaw 12800

Bylaw 17836
December 12, 2016
Charter Bylaw 18882
June 17, 2019

85. Liquor Stores

1. Any Liquor Store shall not be located less than [500 m](#) from any other Liquor Store.
2. Notwithstanding subsection 85(1), a Liquor Store may be located less than [500 m](#) from any other Liquor Store if located:
 - a. outside the boundary shown in Appendix 1 to Section 85, provided:
 - i. the Liquor Stores are located on separate Sites, and
 - ii. at least one Liquor Store is located on a Site greater than 2.5 ha in size that is zoned [CSCa](#), [UVCa](#), [GVC](#), [TC-C](#), [DC1](#), [DC2](#), [CSC](#), [CB1](#), [CB2](#), [CHY](#), [CO](#) or [CB3](#).
3. For the purposes of Section 85, the [500 m](#) separation distance shall be measured from the closest point of the Liquor Store to the closest point of any other approved Liquor Store.
4. Any Site containing a Liquor Store shall not be located less than [100 m](#) from any Site being used for community or recreation activities, public or private education, or public lands at the time of the application for the Development Permit for the Liquor Store. Sites that are greater than 2.0 ha in size and zoned either CSC or DC2, are exempt from this restriction. For the purposes of this subsection only:
 - a. the [100 m](#) separation distance shall be measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and shall not be measured from Zone boundaries or from the edges of structures;
 - b. the term "community or recreation activities" is limited to Community Recreation Services, as defined in subsection 7.8(1) of this Bylaw, which includes community league buildings and facilities, and children's playgrounds and play areas. This term does not include arenas or other public assembly Uses, Child Care Services, Public Libraries and Cultural Exhibits, or Religious Assembly;
 - c. the term "public or private education facilities" is limited to elementary through to high schools inclusive only, and does not include dance schools, driving schools or other Commercial Schools; and
 - d. the term "public lands" is limited to Sites zoned [AP](#), and Sites zoned [A](#).
5. Notwithstanding Section 11 of this Bylaw, a Development Officer shall not grant a variance to subsection 85(4).
6. Notwithstanding Section 11 of this Bylaw, a Development Officer shall only grant a variance to subsection 85(1) or subsection 85(2) as outlined in subsections 85(7), 85(8) and 85(9).
7. When the Development Officer receives an application for a Development Permit that is for the purpose of accommodating the temporary relocation of an approved Liquor Store within

500 m of its original location, a variance to subsection 85(1) or subsection 85(2) may be granted where:

- a. the application for the Development Permit is for a Temporary Development, in order to limit the introduction of an additional Liquor Store within [500 m](#) of the original approved Development Permit;
 - b. the temporary location for any Liquor Store is not within [500 m](#) of any legally conforming Liquor Store; and
 - c. the application for a Development Permit will not result in a total Floor Area for a Liquor Store that is 10.0% greater than the Floor Area of the existing approved Liquor Store, to a maximum increase of [50 m²](#).
8. When a Development Officer receives an application for a Development Permit that is for the purpose of accommodating the reversion of an existing approved Liquor Store back to its original location on a Site, a variance of subsection 85(1) or subsection 85(2) may only be granted where the application for the reversion is submitted to the Development Officer within 5 years of the date of vacating the original location and the application will not result in a total Floor Area that is greater than the original approved Liquor Store.
9. The issuance of a Development Permit which contains a variance pursuant to subsection 85(7) shall be issued as a Temporary Development for a duration of up to 5 years or less, to be determined by the Development Officer.
10. The Development Officer may require lighting, signage or screening measures that ensure the proposed development is compatible with adjacent or nearby Residential Uses or Commercial Uses.
11. Liquor Stores shall include the following to allow for natural surveillance to promote safe surroundings:
- a. Customer access is oriented to:
 - i. a public or internal roadway, other than a Lane;
 - ii. a shopping centre parking lot in front of the store; or
 - iii. a mall access that allows visibility from the interior of the mall into the store.
 - b. Premises located at ground level shall include:
 - i. Ample transparency to maintain sight lines into and out of the premises. To ensure transparency and sight lines are maintained:
 1. Not more than 10% of the windows may be covered by Signs, the remainder shall be clear, untinted, and free from obstruction.
 - ii. Outdoor lighting is required to provide a well-lit environment for pedestrians entering and exiting the premises and to illuminate the property. The Development Officer shall require the applicant to provide a plan showing the location and details of perimeter lighting to ensure adequate lighting.
 - iii. Landscaping shall be located such that it does not obstruct sight lines into the premises.

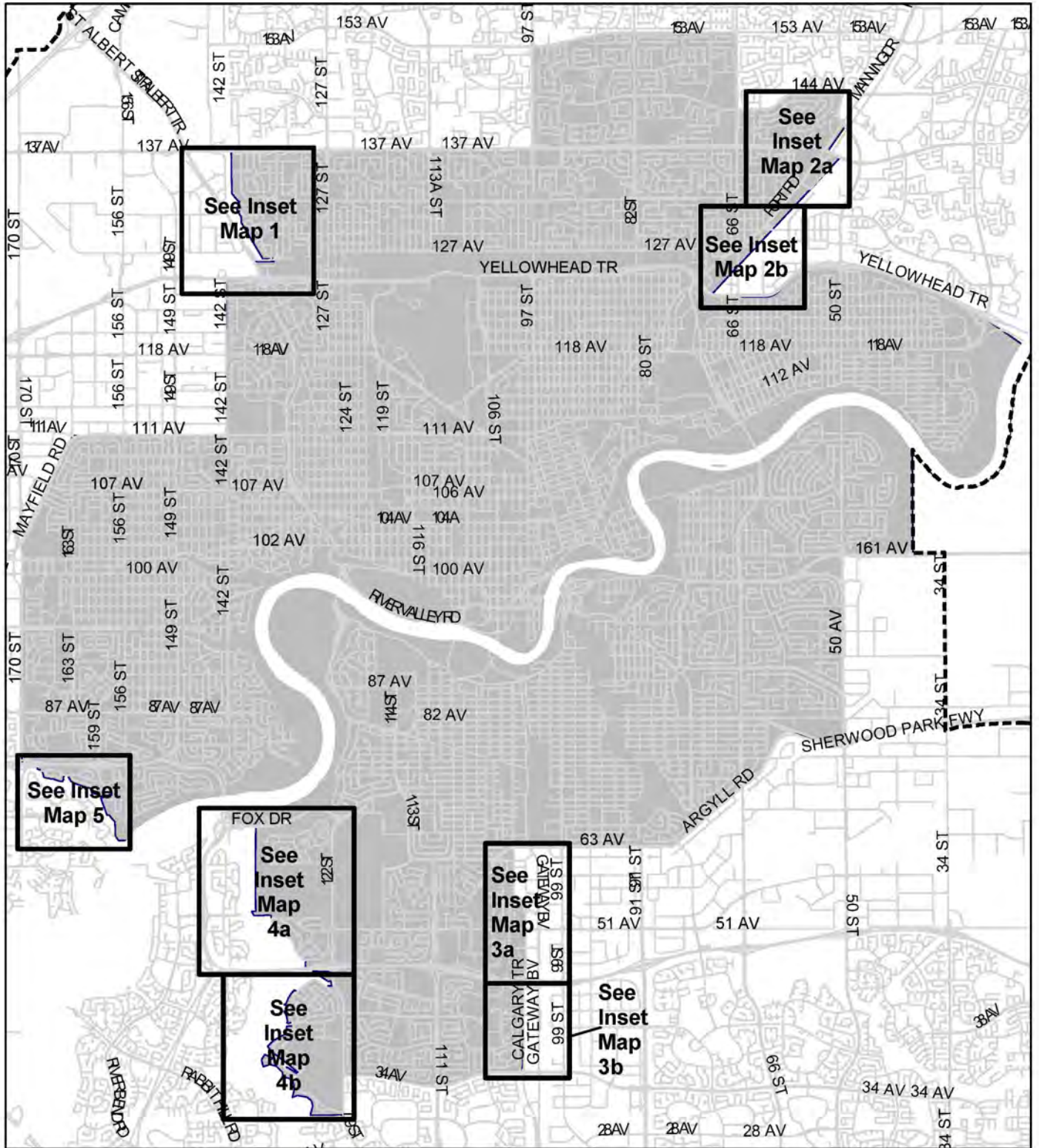
[Appendix 1: Liquor Stores Non-exemption Area to 500 m Separation Distance](#)

Appendix 1: Liquor Stores Non-exemption Area to 500 m Separation Distance

*Bylaw 17836
December 12, 2016
Charter Bylaw 18882
June 17, 2019*

Appendix 1: Liquor Stores

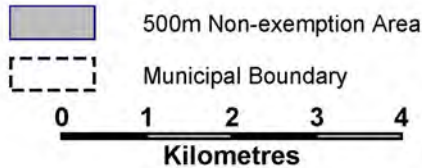
Non-exemption Area to 500m Separation Distance



Map Compiled by:
Zoning Bylaw,
Development Services

June 2019

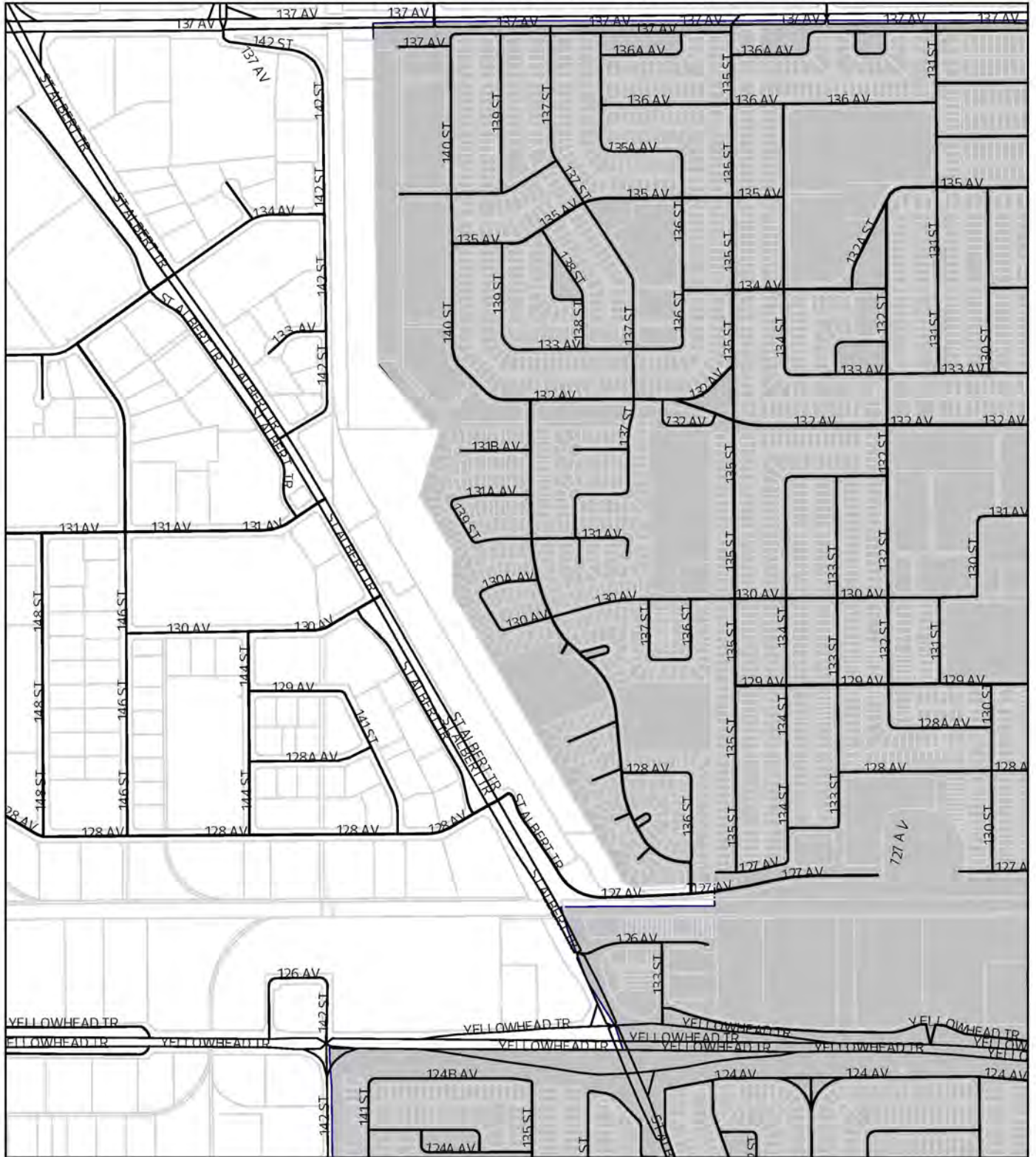
The City of Edmonton disclaims any liability for the use of this map.



No reproduction of this map, in whole or in part, is permitted without express written consent of City of Edmonton, Urban Form and Corporate Strategic Development Department.



Inset Map 1: Liquor Stores Non-exemption Area to 500m Separation Distance



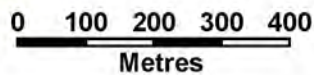
Map Compiled by:
Zoning Bylaw,
Development Services

June 2019

The City of Edmonton disclaims any liability for the use of this map.



500m Non-exemption Area



No reproduction of this map, in whole or in part, is permitted without express written consent of City of Edmonton, Urban Form and Corporate Strategic Development Department.



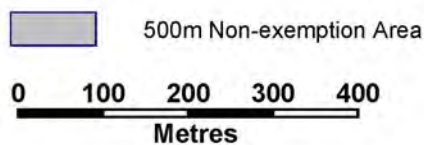
Inset Map 2a: Liquor Stores Non-exemption Area to 500m Separation Distance



Map Compiled by:
Zoning Bylaw,
Development Services

June 2019

The City of Edmonton disclaims any
liability for the use of this map.



No reproduction of this
map, in whole or in part,
is permitted without express
written consent of City of
Edmonton, Urban Form
and Corporate Strategic
Development Department.



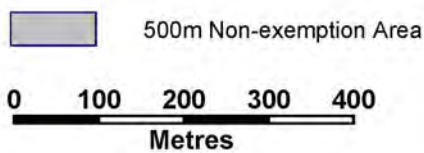
Inset Map 2b: Liquor Stores Non-exemption Area to 500m Separation Distance



Map Compiled by:
Zoning Bylaw,
Development Services

June 2019

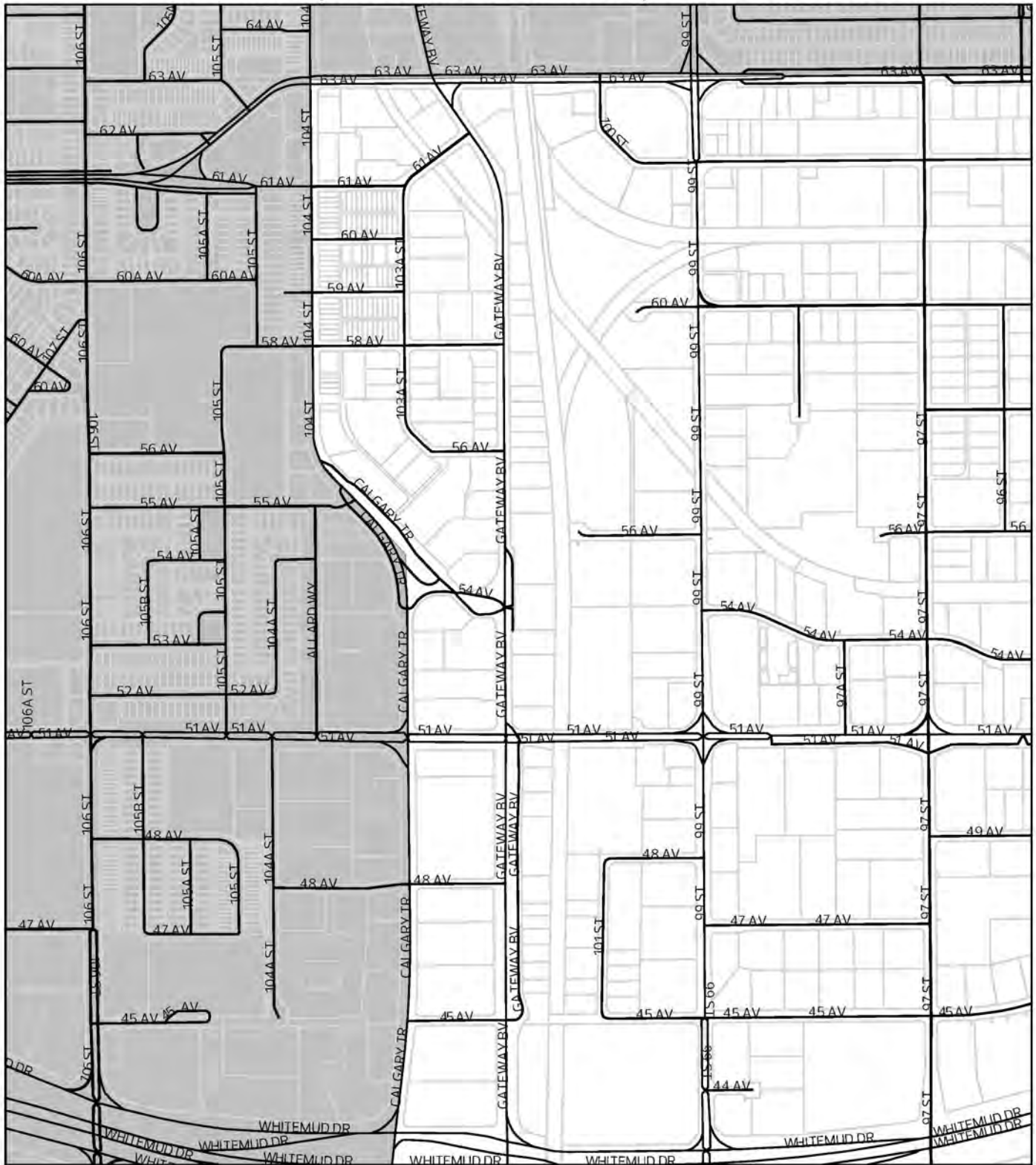
The City of Edmonton disclaims any
liability for the use of this map.



No reproduction of this
map, in whole or in part, is
permitted without express
written consent of City of
Edmonton, Urban Form
and Corporate Strategic
Development Department.



Inset Map 3a: Liquor Stores Non-exemption Area to 500m Separation Distance



Map Compiled by:
Zoning Bylaw,
Development Services

June 2019

The City of Edmonton disclaims any
liability for the use of this map.

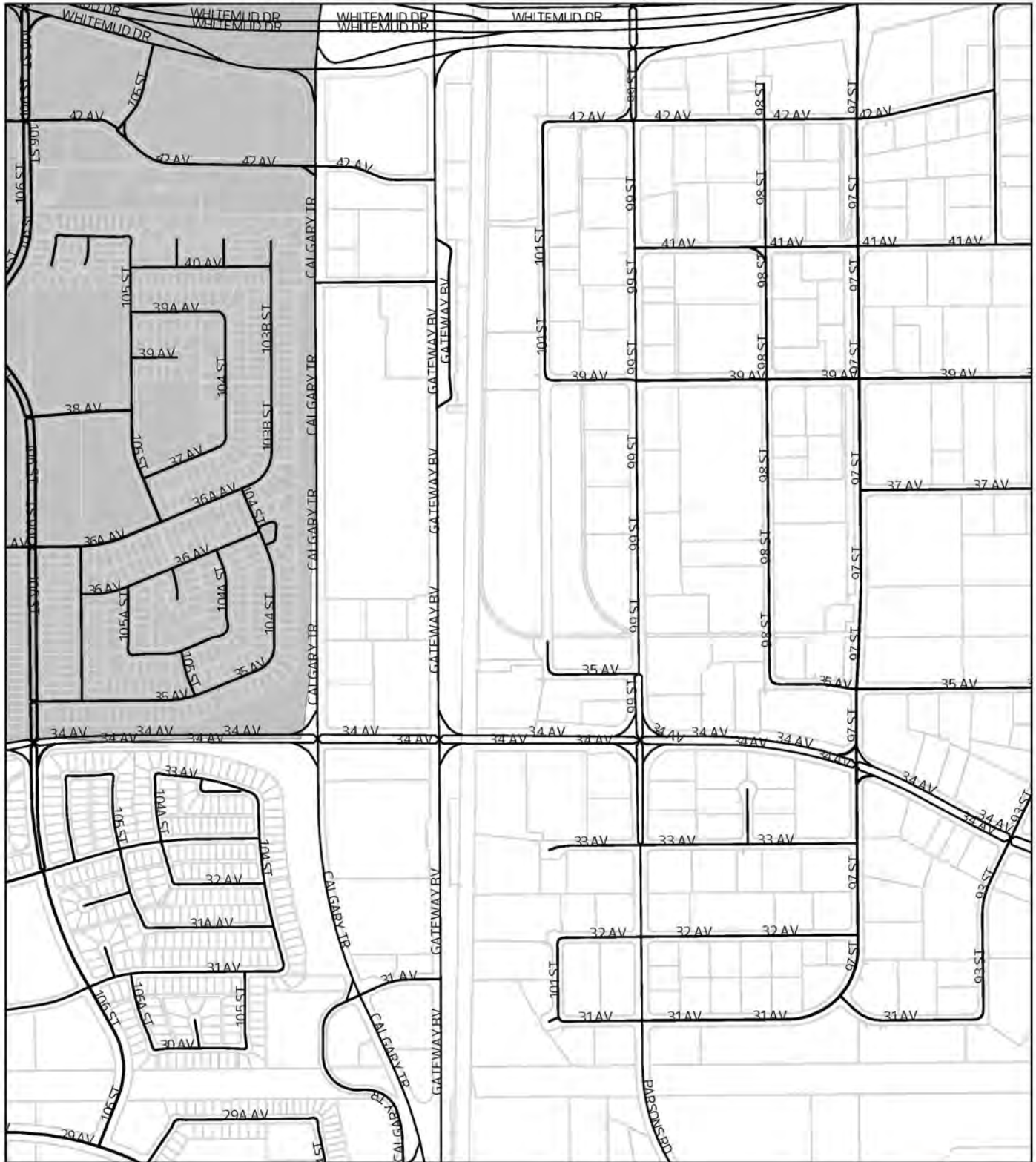
500m Non-exemption Area



No reproduction of this
map, in whole or in part, is
permitted without express
written consent of City of
Edmonton, Urban Form
and Corporate Strategic
Development Department.




Inset Map 3b: Liquor Stores Non-exemption Area to 500m Separation Distance

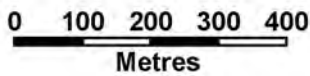


Map Compiled by:
Zoning Bylaw,
Development Services

June 2019

The City of Edmonton disclaims any
liability for the use of this map.

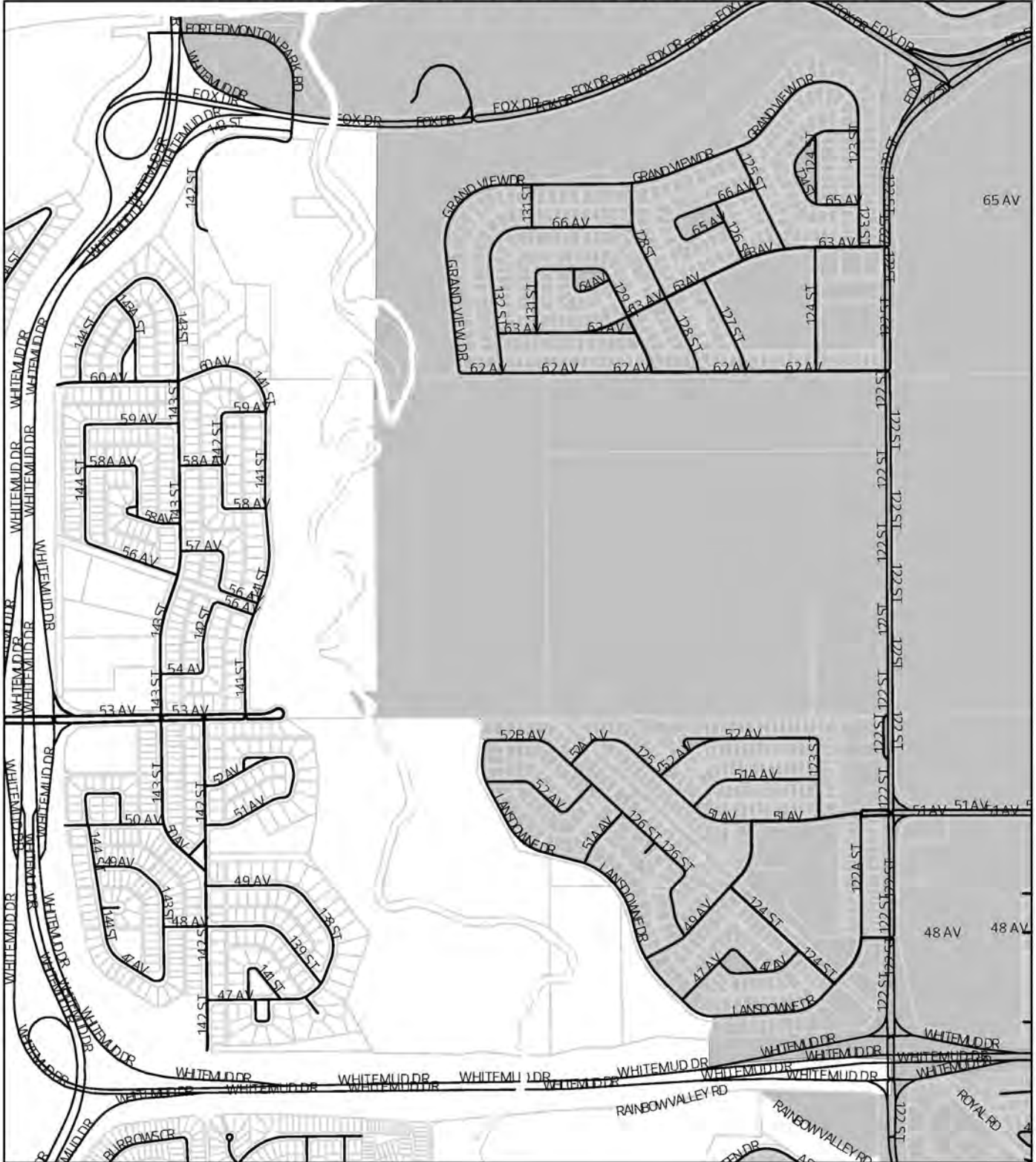
 500m Non-exemption Area



No reproduction of this
map, in whole or in part, is
permitted without express
written consent of City of
Edmonton, Urban Form
and Corporate Strategic
Development Department.



Inset Map 4a: Liquor Stores Non-exemption Area to 500m Separation Distance

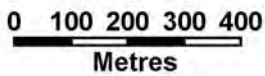


Map Compiled by:
Zoning Bylaw,
Development Services

June 2019

The City of Edmonton disclaims any liability for the use of this map.

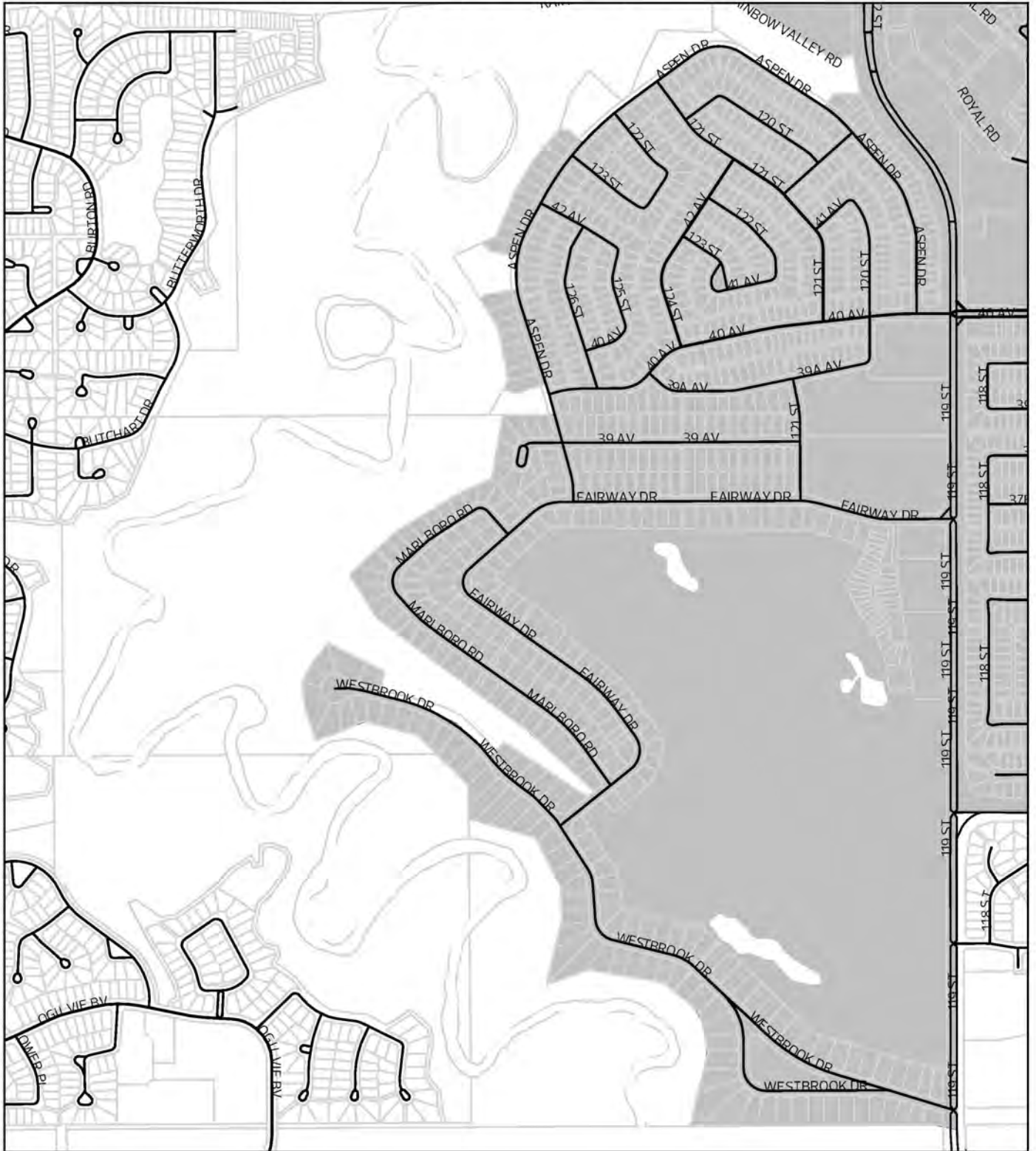
500m Non-exemption Area



No reproduction of this map, in whole or in part, is permitted without express written consent of City of Edmonton, Urban Form and Corporate Strategic Development Department.



Inset Map 4b: Liquor Stores Non-exemption Area 500m Separation Distance

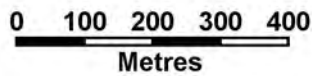


Map Compiled by:
Zoning Bylaw,
Development Services

June 2019

The City of Edmonton disclaims any liability for the use of this map.

500m Non-exemption Area



No reproduction of this map, in whole or in part, is permitted without express written consent of City of Edmonton, Urban Form and Corporate Strategic Development Department.



Inset Map 5: Liquor Stores Non-exemption Area to 500m Separation Distance

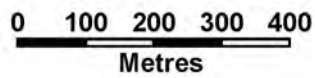


Map Compiled by:
Zoning Bylaw,
Development Services

June 2019

The City of Edmonton disclaims any
liability for the use of this map.

500m Non-exemption Area



No reproduction of this
map, in whole or in part, is
permitted without express
written consent of City of
Edmonton, Urban Form
and Corporate Strategic
Development Department.



Edmonton Zoning Bylaw 12800

*Charter Bylaw 18484
August 20, 2018*

86. Secondary Suites

*Bylaw 12961
February 4, 2002
Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

A Secondary Suite shall comply with the following regulations:

1. The maximum Floor Area of the Secondary Suite, excluding the area covered by stairways, shall be less than the Floor Area of the principal Dwelling.
2. A Secondary Suite shall be developed in such a manner that the exterior of the principal Dwelling containing the Secondary Suite shall appear as a single Dwelling from a public roadway other than a Lane.

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19429
November 3, 2020
Charter Bylaw 19503
February 9, 2021
Charter Bylaw 19679
June 29, 2021*

3. Only one of a Secondary Suite or a Garden Suite may be developed in conjunction with each principal Dwelling, except in the RF1, RF2, RF3, GLG, and GLD Zones where one Secondary Suite and one Garden Suite may both be developed in conjunction with a Single Detached Housing, Multi-unit Housing in the form of Row Housing, or Semi-detached Housing where permitted in the zone.

*Bylaw 17643
May 25, 2016
Bylaw 17831
November 28, 2016
Charter Bylaw 19490
November 5, 2020
Charter Bylaw 19502
February 9, 2021*

4. A Secondary Suite shall not be developed within the same principal Dwelling containing Supportive Housing.

*Charter Bylaw 18967
August 26, 2019*

5. Secondary Suites shall not be included in the calculation of maximum densities in this Bylaw. Secondary Suites shall be included in the calculation of minimum densities in this Bylaw.

6. When a Secondary Suite is accessory to a Discretionary Use in a Zone, the development permit for the Secondary Suite is not valid until the development permit for the Discretionary Use is valid.

Edmonton Zoning Bylaw 12800

Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

87. Garden Suites

Garden Suites shall be developed in accordance with the following regulations:

Charter Bylaw 19503
February 9, 2021

1. The minimum Site Width for a Garden Suite shall be the same as the minimum Site Width prescribed for the principal Dwelling in the underlying Zone.
2. The maximum Height shall be as follows:
 - a. [6.5 m](#) where the Garden Suite has a roof slope of 4/12 (18.4°) or greater.
 - b. [6.2 m](#) where the Garden Suite has a roof slope of less than 4/12 (18.4°).
 - c. notwithstanding (a) and (b) above, in the case of the [TSDR](#), [TSLR](#), [RF5g](#), [GLD](#) and the [GLG](#) zones, the maximum Height shall be [7.5 m](#).
 - d. notwithstanding (a), (b) and (c) above, where there is no Lane Abutting the Site, the maximum Height shall be [4.3 m](#).
 - e. notwithstanding Section 52.1(b), Height shall be determined by measuring from the horizontal plane through Grade to the highest point of the parapet where a Garden Suite has a flat roof.

Charter Bylaw 18662
February 25, 2019

3. Floor Area shall be provided in accordance with the following:
 - a. for the purposes of this regulation, Floor Area shall exclude Basement areas within the Garden Suite, up to [6 m²](#) of the area covered by elevators and any associated landing area on each storey, and up to [6 m²](#) of the area covered by stairways;
 - b. the maximum total Floor Area for a Garden Suite shall be 130 m²;
 - c. in the [RF1](#), [RF2](#), [RF3](#), [RF4](#), [RF5](#), [RF6](#), [RA7](#), [RA8](#), and [RA9](#) Zones, the maximum Second Storey Floor Area shall be 50 m², except where the Garden Suite complies with the regulations of [Section 93](#) the maximum Second Storey Floor Area shall be [60 m²](#); and
 - d. in all other Zones, the maximum Second Storey Floor Area shall be [60 m²](#).
4. Notwithstanding the maximum Site Coverage prescribed for Accessory Buildings in the underlying Zone:
 - a. in the [RF1](#), [RF2](#), [RF3](#), [RF4](#), [RF5](#), [RF6](#), [RA7](#), [RA8](#), and [RA9](#) Zones:
 - i. the maximum Site Coverage of a Garden Suite shall be in accordance with the following:

- A. the total maximum Site Coverage of the Garden Suite and other Accessory buildings shall not exceed 18%;
 - B. the total maximum Site Coverage of other Accessory buildings and any Parking Area within the Garden Suite shall not exceed 12%; and
 - C. the total maximum Site Coverage including Accessory buildings and the principal Dwelling shall not exceed the total maximum Site Coverage as prescribed by the regulations of the underlying Zone by more than 2% of Site Area.
- b. in all other Zones:
- i. the maximum Site Coverage of a Garden Suite shall be increased by 2% of Site Area provided that:

*Charter Bylaw 18387
May 7, 2018*

- A. the total maximum Site Coverage of other Accessory buildings and any Parking Area within the Garden Suite shall not exceed the maximum Accessory building Site Coverage as prescribed by the regulations of the underlying Zone; and
 - B. the total maximum Site Coverage including Accessory buildings and the principal Dwelling shall not exceed the total maximum Site Coverage as prescribed by the regulations of the underlying Zone by more than 2% of Site Area.
5. A Garden Suite shall be located not less than [18.0 m](#) from the Front Lot Line.
 6. Where the vehicle doors face a Lane Abutting the Rear Lot Line, the minimum Rear Setback shall be [1.2 m](#).
 7. Where the vehicle doors do not face a Lane Abutting the Rear Lot Line, the minimum Rear Setback shall be [0.6 m](#).
 8. The minimum Side Setback shall be the same as that prescribed for Single Detached Housing within the underlying Zone or applicable Overlay.
 9. The minimum distance between a Garden Suite and the principal Dwelling on the same Site, shall be [4 m](#).
 10. Where a Garden Suite contains a Parking Area, the Garden Suite shall have an entrance separate from the vehicle entrance to the Parking Area, either from a common indoor landing or directly from the exterior of the structure.
 11. Where a Garden Suite is two Storeys, the applicant shall provide information regarding the location of windows and the location of any existing Amenity Areas on Abutting properties. Second Storey windows shall be placed and sized such that they reduce overlook into Yards and windows of Abutting properties to the satisfaction of the Development Officer through one or more of the following:
 - a. reducing direct views of Rear Yard or Side Yard Amenity Areas, or direct views into a Garden Suite window on an Abutting Site through off-setting window placement, locating windows above eye level, or obscuring windows with translucent treatment;
 - b. strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and
 - c. placing larger windows such as Principal Living Room Windows to face a Lane, a flanking street, or the larger of any Side Yard Abutting another property.
 12. Rooftop Terraces shall not be allowed on Garden Suites.
 13. Platform Structures greater than [1.0 m](#) above Grade shall be fully contained within the rear 6.0 m of the Site, except that they may extend along the full length of a façade facing the Side Lot Line Abutting a flanking public roadway.
 14. Platform Structures greater than [1.0 m](#) above Grade shall provide Privacy Screening to reduce overlook onto Abutting properties.

15. In order to reduce perceived building mass, Façades shall be articulated to the satisfaction of the Development Officer through two or more of the following:
 - a. projection or recession of portions of the façade;
 - b. projecting architectural features;
 - c. platform structures;
 - d. use of two or more exterior finishing materials;
 - e. variation in rooflines;
 - f. entrance features oriented toward the public roadway, including a Lane;
 - g. glazing or windows on the ground floor covering a minimum of 50% of the width of a facade that faces a public roadway, including a Lane;
 - h. dormers; or
 - i. window trim with a minimum width of [0.075 m](#).
16. On Corner Sites the façades facing the Lane and the flanking Side Lot Line shall use consistent building materials and architectural features.
17. Façades facing a Lane shall have exterior lighting.
18. Garden Suites shall have a covered entrance feature over the main door.

19. Only one of a Secondary Suite or Garden Suite may be developed in conjunction with a principal Dwelling, except in the RF1, RF2, RF3, GLG, and GLD Zones where one Secondary Suite and one Garden Suite may both be developed in conjunction with a Single Detached Housing, Multi-unit Housing in the form of Row Housing, or Semi-detached Housing where permitted in the zone.

20. A Garden Suite shall not be allowed within the same Site containing Supportive Housing.
21. Where Garden Suites are Discretionary within the applicable Zone, the Development Officer may exercise discretion in considering a Garden Suite having regard to:
 - a. compatibility of the Use with the siting, geodetic elevations, and Height characteristic of surrounding development;
 - b. the effect on the privacy of adjacent properties;
 - c. the policies and guidelines for Garden Suites contained in a Statutory Plan for the area.
22. A Garden Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.

Edmonton Zoning Bylaw 12800

88. Uses With Special Siting, Access and Traffic Impact Requirements

*Bylaw 16032
March 12, 2012*

1. The siting, vehicular access and traffic movements generated by the development of the following Uses may be reviewed by Transportation Services, to ensure that the traffic impacts generated by these developments are acceptable and do not prejudice safety and traffic movements on adjacent public roadways:
 - a. [Child Care Services](#), where a passenger drop-off area is to be provided;
 - b. General Retail Uses with more than [2 500 m²](#) of Floor Area;
 - c. [Hotels](#);
 - d. [Major Amusement Establishments](#);
 - e. [Bars and Neighbourhood Pubs](#);
 - f. [Nightclubs](#);
 - g. [Professional, Financial and Office Support Services](#);
 - h. [Spectator Entertainment Establishments](#); and
 - i. [Warehouse Sales](#).

*Bylaw 16032
March 12, 2012*

2. The Development Officer, based upon the advice of Transportation Services, may as a condition of approval, limit the gross Floor Area and seating capacity for any of the Uses listed in this section, in order to minimize the adverse traffic impact of the development.

Edmonton Zoning Bylaw 12800

89. Food and Beverage, Hotel and Entertainment Uses

1. Any application for a Development Permit for a [Hotel](#), an [Indoor Participant Recreation Service](#), a [Neighbourhood Pub and Bar](#), a [Nightclub](#), a [Motel](#), a [Private Club](#), a [Spectator Entertainment Establishment](#), or any combination thereof, where parking is required pursuant to subsection 54.2, Schedule 1 of this Bylaw for combined seating and/or occupancy by 500 patrons or more, and where the full provision of such parking is not provided for in the application, shall include a comprehensive Parking Demand Study. This Study shall contain, but not be limited to, the following:
 - a. design of the proposed development;
 - b. the parking requirements of all Uses within the development in accordance with the standards identified in Schedule 1 to Section 54 of this Bylaw;
 - c. the amount and location of parking available on the Site and available on nearby Sites;
and
 - d. the means by which sufficient parking and circulation are to be provided for the proposed development, if not fully available on site.

*Bylaw 16032
March 12, 2012*

2. The Development Officer shall review such a Parking Demand Study, in consultation with Transportation Services, in order to determine the appropriate number and location of parking spaces for the development. This number may be higher or lower than the standard identified for parking in Section 54.2, Schedule 1 of this Bylaw, at the discretion of the Development Officer, based on the individual circumstances of the application, such as excessive demand for parking during certain hours, the staggered hours of operation of some Uses on the Site, which may allow complementary use of parking stalls, or the availability of guaranteed off site parking.

Edmonton Zoning Bylaw 12800

Charter Bylaw 19511
January 2, 2021

90. Outdoor Noise Impacts

1. Where a [Nightclub](#) is on a Site that Abuts or is across a Lane from a Site zoned residential or a Site with a residential development:
 - a. the Development Officer shall draw a line parallel to the boundary or Lane separating each such residential development or Zone and bisecting the Site containing the Nightclub Use and shall not allow any outdoor seating on the side of any such line that is closest to the Residential Zone or development.
 - b. Outdoor speakers or amplification systems shall not be allowed.

Edmonton Zoning Bylaw 12800

Charter Bylaw 18613
November 26, 2018

91. Special Events

1. [Special Event](#) shall be in accordance with the following:
 - a. exterior lighting shall provide a safe lit environment in accordance with [Section 51](#) and [58](#);
 - b. all outdoor trash collection areas shall be screened or located away from the activity;
 - c. all event structures must be removed after the Special Event and the Site shall be cleared of all debris and returned to its original condition; and
 - d. Notwithstanding [Section 50](#), where a temporary structure is erected as part of the function of an event:
 - i. the maximum Height of the structure above ground level shall not exceed the maximum Height of the Zone;
 - ii. Site Coverage and Floor Area Ratio of the underlying Zone shall not apply; and
 - iii. Setbacks shall only apply to those Setbacks which Abut a Zone where Residential Uses are a Permitted Use, except for Sites within the Special Area Downtown.
2. The maximum duration of a Special Event, inclusive of set-up and take-down, shall:

Charter Bylaw 19503
February 9, 2021

- a. be up to 45 consecutive days, and up to a maximum of 45 cumulative days per calendar year; or
 - b. be of unlimited temporary duration between May 01 to August 31 or November 01 to December 31 in the same calendar year, where the Special Event is for the purpose of seasonal plant sales Accessory to a Use other than a Residential or Residential-Related Use.
3. Notwithstanding sections [11.3](#) and 91.2, the Development Officer may approve a Special Event for a longer duration or a duration other than the dates listed in 91.2(b), only if the Development Officer is satisfied that the Special Event is compatible with the character of the area and the other Uses located on, or Abutting, the Site, having regard for:
 - a. the siting of the event;
 - b. the location, size and height of the associated temporary structures, including Signs;
 - c. the location and use of outdoor speakers and amplification systems is sensitive to adjacent Residential Uses;
 - d. screening and buffering; and
 - e. hours of operation.

In such cases, the development shall be considered a Class B Discretionary Development.

Edmonton Zoning Bylaw 12800

92. Live Work Units

*Bylaw 16224
September 10, 2012*

Live Work Units shall comply with the following regulations:

1. The Dwelling and work components of the Live Work Unit shall not be legally separated through a subdivision or condominium conversion.
2. There shall be internal access between the Dwelling and the work components of the Live Work Unit.
3. The Dwelling associated with a Live Work Unit shall not contain a Minor Home Based Business or a Major Home Based Business.

*Charter Bylaw 18381
May 7, 2018*

4. For Live Work Units located at ground level, the Live Work Unit shall contribute to the pedestrian-oriented character of the street or immediate area.
5. Neither the Dwelling nor the work component of the Live Work Unit shall be less than 25% of the total floor space of the Live Work Unit.
6. Parking shall be provided based upon the activities to be conducted within the Live Work Unit, to the satisfaction of the Development Officer and in consultation with Transportation Services.
7. The work component of a Live Work Unit shall be limited to:
 - i. Personal Service Shops,
 - ii. Professional, Financial and Office Support Services,
 - iii. Creation and Production Establishments, and
 - iv. Health Services.

Edmonton Zoning Bylaw 12800

Bylaw 15998
August 27, 2012

93. Inclusive Design

Charter Bylaw 18662
February 25, 2019

1. A Dwelling or Sleeping Unit shall be considered to meet Inclusive Design standards when it is constructed to meet or exceed the following minimum requirements:
 - a. one no-step entry to the Dwelling or Sleeping Unit, and to the building in which the Dwelling is located, as applicable;
 - b. flush or barrier-free paths within the Dwelling or Sleeping Unit, and between the Dwelling or Sleeping Unit and Amenity Areas;
 - c. all areas of the Dwelling or Sleeping Unit have a minimum turning diameter of [1.5 m](#), including the kitchen and bathroom;
 - d. all hallways have a minimum width of [1.1 m](#);
 - e. all doorways into and within the Dwelling or Sleeping Unit have a minimum clearance width of [0.9 m](#);
 - f. the following are all included on the same floor of the Dwelling or Sleeping Unit:
 - i. a bathroom that includes:
 1. a sink, toilet, and accessible tub or shower, and
 2. reinforced walls for the purpose of installing grab bars at the toilet, and at the tub or shower;
 - ii. laundry facilities, if laundry facilities are contained within the Dwelling or Sleeping Unit; and
 - g. if the Dwelling or building contains more than one Storey and/or a Basement, a stair lift or elevator or the ability to accommodate the installation of a stair lift or elevator, such that:
 - i. barrier-free access can be provided from the building entry level to the entrance of the Dwelling;
 - ii. any stairway providing access between floors of the Dwelling is constructed in a straight line, with a minimum width of [1.0 m](#), and with [3.0 m](#) clearance at the bottom landing; or
 - iii. closets on each floor contain a minimum area of [1.3 m](#) x [1.5 m](#), are vertically aligned, and are constructed to be able to function as a residential elevator shaft.

Bylaw 18171
September 11, 2017

Edmonton Zoning Bylaw 12800

Bylaw 15998
August 27, 2012

94. Supportive Community Provision

Charter Bylaw 19490
November 5, 2020

The purpose of the Supportive Community Provisions is to facilitate the provision of housing in which care is provided to people in a residential setting.

Bylaw 15953
November 13, 2012
Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19490
November 5, 2020

1. The portion of a Development Permit application for Multi-unit Housing or Supportive Housing that achieves all of the criteria listed in subsection 94(1)(a) Supportive Community Criteria, shall be considered a supportive community and the regulations of subsection 94(1)(b) shall apply.

- a. Supportive Community Criteria:

Bylaw 18303
February 26, 2018

- i. indoor Common Amenity Area, separate from entryways, corridors and utility areas, comprises a minimum of 10% of the Floor Area of the development, and has the capacity to seat all residents. Such space shall contain one or more common dining areas;
- ii. the Landscape Plan identifies activity features designed to enhance the wellness of the residents, such as walking paths or raised beds for gardening;

Charter Bylaw 19502
February 9, 2021

- iii. internal common space is designed to facilitate safety, circulation and resident interaction by:
 1. containing a minimum corridor clearance width of [1.65 m](#),
 2. containing a minimum stairway clearance width of [1.65 m](#),
 3. minimizing the impact of corridor length by including, at regular intervals, areas which could accommodate seating, and
 4. allowing visual surveillance of the principal entry area;
- iv. all Dwellings and Sleeping Units shall have Inclusive Design, in accordance with [Section 93](#) of this Bylaw;
- v. the development has undergone and addresses the recommendations of a Crime Prevention Through Environmental Design (CPTED) review in accordance with [Section 58](#) of this Bylaw, General Performance Standards for a Safe Physical Environment;
- vi. the proposed development has been assessed by the Province of Alberta and is eligible to be licensed as a supportive living accommodation, pursuant to provincial legislation;

- vii. the proposed development addresses requirements for pedestrian amenities on-Site and in the surrounding area, such as sidewalks and pedestrian crossings, in accordance with the recommendations of Transportation Services; and

b. Supportive Community Regulations:

*Bylaw 15953
November 13, 2012
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- i. density shall be calculated in accordance with the Zone in which the development is located, except that the maximum density may be increased by 25%. If a Dwelling or Sleeping Unit is designed to convert into a smaller unit, the density and parking shall be calculated based upon the highest number of potential Dwellings or Sleeping Units.

Edmonton Zoning Bylaw 12800

Bylaw 16224
September 10, 2012

95. General Industrial Uses

General Industrial Uses shall comply with the following regulations:

1. Any indoor display, office, technical or administrative support areas or any retail sale operations shall be Accessory to the General Industrial Use. The Floor Area devoted to such Accessory activities shall not exceed 33 percent of the total Floor Area of the building(s) devoted to the General Industrial Use, except that this restriction shall not apply where a significant portion of the industrial activity naturally and normally takes place out of doors.
2. The Development Officer may approve a facility that is intended to provide temporary sleeping accommodation for employees as an Accessory Use to a General Industrial Use. The proposed Accessory Use shall not be larger than necessary to support industrial activities on the Site, and the design and layout of the accommodation shall not be suitable for use as permanent residence. The following regulations shall apply:
 - i. the Applicant shall, in all cases, conduct a Phase 1 Environmental Site Assessment (ESA) in accordance with the Canadian Standards Association Guide Z-768-94, as amended from time to time and submit those results as part of the application;
 - ii. if the Phase 1 ESA indicates potential contamination, further consideration of the application shall be suspended and the applicant shall conduct a Phase 2 ESA and the Development Officer shall share the results of the Phase 2 ESA with Alberta Environment and Sustainable Resource Development (or its successor) and Alberta Health Services (or its successor);
 - iii. taking into account the advice of Alberta Environment and Sustainable Resource Development and Alberta Health Services and all other relevant factors, the Development Officer shall determine whether a Phase 3 ESA is required; and
 - iv. the Development Officer shall not issue a Development Permit for this Accessory Use until the Applicant has demonstrated that the required Phase 3 ESA has been completed.

Edmonton Zoning Bylaw 12800

Bylaw 16370
March 18, 2013

97. Body Rub Centres

A Personal Service Shop that is operating as a Body Rub Centre shall comply with the following regulations:

Charter Bylaw 19490
November 5, 2020

1. At the time a Development Permit application is made for a Body Rub Centre, the proposed location of the Body Rub Centre shall not be closer than 100.0 metres from any Site having a valid development permit for Public Education Services, Private Education Services, Public Park sites, Child Care Services, and/or Extended Medical Treatment Services.

For the purpose of this subsection only:

- a. the 100.0 metre separation distance shall be measured from the closest point of the Body Rub Centre Site boundary to the closest point of another Site boundary, and shall not be measured from Zone boundaries or from the edges of structures;
 - b. Public Education Services and Private Education Services are limited to primary and secondary schools inclusive that have a valid Development Permit; and
 - c. the term "Public Park sites" is limited to park Sites zoned as AP Zone, and areas in the river valley that are zoned as the A Zone.
2. Personal Service Shop Use operating as a Body Rub Centre shall not be located on a Site having a valid Development Permit for Residential Use Classes, Residential Related Use Classes, or Bars and Neighbourhood Pubs at the time of the application for the Development Permit.
 3. The Development Officer shall consider Crime Prevention Through Environmental Design Criteria (CPTED) when reviewing applications for Personal Service Shop Use Class operating as a Body Rub Centre.
 - a. The Development Officer shall determine whether a CPTED Audit of the business premises is required, and may confer with the Edmonton Police Service for their recommendation;
 - b. If the Development Officer deems that a CPTED Audit is necessary, the Development Officer may include recommendations of the CPTED Audit that, in the Development Officer's opinion, have implications for land use impacts including, but not limited to, exterior illumination, landscaping, screening, signs, and access, as condition(s) of the Development Permit;
 - c. Where a Body Rub Centre is proposed to be located on the First Storey, all glazed surfaces within the Façade shall be transparent, non-reflective and maintain unobstructed visibility into and out of the Public Space of the business.
 4. Signs placed on or within a Personal Service Shop Use operating as a Body Rub Centre shall comply with the applicable Sign Regulations contained in Section 59 of this Bylaw and the applicable Sign Schedule for the Land Use Zone governing the Site on which the Body Rub Centre is located, except that Fascia Signs shall not:
 - a. obstruct clear glazing required in subsection 97(3)(c) of this Bylaw; and
 - b. obstruct clear glazing as required by the Land Use Zone governing the Site on which the Body Rub Centre is located.

Edmonton Zoning Bylaw 12800

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

Bylaw 17901

March 6, 2017

98. Urban Outdoor Farms, Urban Gardens, and Urban Indoor Farms

1. In addition to the requirements of [Section 13](#), a Development Permit Application for Urban Outdoor Farms, Urban Gardens, and Urban Indoor Farms shall include a Site plan that shows the location of any growing plots, composting, Fencing, screening, Hen Enclosures, on-Site sales area, Lot grading alterations, outdoor storage and irrigation equipment.
2. Hen Enclosures shall comply with [Section 50](#) of this Bylaw.
3. Notwithstanding Section 50.3, Hen Enclosures shall not be located less than [18.0 m](#) from the Front Lot Line.
4. For Urban Outdoor Farms, Urban Gardens, and Urban Indoor Farms:
 - a. the development shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located;
 - b. the development shall not generate odour, waste, or visual impact, in excess of that which is characteristic of the Zone in which it is located;
 - c. notwithstanding the Site Coverage requirements of the underlying Zone, maximum Site Coverage for raised beds and seasonal structures used to extend the growing season such as hoophouses and coldframes shall be as follows:

Height of seasonal structure	Maximum Site Coverage of seasonal structure	Maximum total Site Coverage
Less than 1.85 m	100%	100%
1.85 m - 3.2 m	Total Site Coverage in the underlying Zone	Total Site Coverage in the underlying Zone
Greater than 3.2 m	Site Coverage of principal Dwelling/ building in the underlying Zone	Total Site Coverage in the underlying Zone

- d. storage sheds, cisterns, tool sheds, compost bins, or similar structures, and seasonal structures such as hoophouses, coldframes and similar growing shelters used to extend the growing season shall comply with the following minimum Setbacks:

Height of seasonal structure	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback
1.2 m or less	0 m	0 m	0 m
Greater than 1.2 m - 1.85 m	Principal building in underlying Zone or Overlay	0 m	0 m
Greater than 1.85 m - 3.2 m	Principal building in underlying Zone or Overlay	0.9 m	0.6 m
Greater than 3.2 m	Principal building in underlying Zone or Overlay		

-
- e. storage sheds, cisterns, tool sheds, compost bins, or similar structures, and seasonal structures such as hoopouses, coldframes, and similar growing shelters used to extend the growing season shall not exceed [3.2 m](#) in Height in Zones where Single Detached or Semi-Detached Housing are a Permitted Use. In all other Zones, the maximum Height of the Zone or Overlay shall apply;
 - f. keeping animals shall be in accordance with Animal Licensing and Control Bylaw 13145; and
 - g. the Development Officer may require an applicant for a Development Permit to submit environmental and risk information in accordance with Section 14.9 of this Bylaw to determine that the Site is suitable for the full range of Uses contemplated in the Development Permit Application.
5. For Urban Outdoor Farms, Urban Gardens, and Urban Indoor Farms in Residential Zones:
- f. outdoor storage shall be limited to the materials or equipment associated with the Use;
 - g. compost piles shall be located at least [1.2 m](#) from any property line, except when a suitable barrier, such as a Retaining Wall or compost bin is in place, in which case the compost may be located on the property line.
 - h. compost bins shall have a lid;
 - i. compost piles shall be screened from view of Abutting public roadways; and
 - j. compost may only consist of plant or plant based material, and shall not utilize any mechanized processes.

Edmonton Zoning Bylaw 12800

Bylaw 18171
September 11, 2017

99. Breweries, Wineries and Distilleries

Breweries, Wineries and Distilleries shall comply with the following regulations:

1. Breweries, Wineries and Distilleries may include a maximum total of [80 m²](#) of Public Space, where beer, wine, spirits and other alcoholic beverages or alcoholic products are consumed within the premises.
2. Breweries, Wineries and Distilleries may be combined with a Restaurant, Bar and Neighbourhood Pub, or Nightclub to increase the maximum total Public Space. The total Public Space shall not exceed the total maximum combined Public Space of the Breweries, Wineries and Distilleries Use and the Use it is combined with.
3. Any Outdoor Public Space shall not be located next to an Abutting Residential Use, existing at the time of approval.
4. Breweries, Wineries and Distilleries shall not generate odour, dust, waste or delivery traffic in excess of that which is characteristic of the Zone in which it is located.
5. There shall be no outdoor manufacturing activities, or unenclosed outdoor storage of material or equipment associated with the business.
6. When a Development Permit application is received for a Breweries, Wineries and Distilleries Use, and the Use is located within a Business Improvement Area, the Development Officer shall send notice of the application to the President of the affected Business Improvement Area Association.
7. The Development Officer shall consider Crime Prevention Through Environmental Design criteria by ensuring:
 - a. the exterior of all establishments have ample transparency from the street to allow natural surveillance;
 - b. exterior lighting shall be developed to provide a safe lit environment in accordance with [Sections 51](#) and [58](#) to the satisfaction of the Development Officer;
 - c. Landscaping be low-growing shrubs or deciduous trees with a high canopy at maturity and that all foliage be kept trimmed back to prevent loss of natural surveillance; and
 - d. customer access to the store is limited to a store front that is visible from the street, other than a Lane, shopping centre parking lot or a mall access that allows visibility from the interior.

Part II

ZONES, DIRECT CONTROL PROVISIONS, OVERLAYS AND SPECIAL AREAS

SECTION 100

RESIDENTIAL ZONES

Edmonton Zoning Bylaw 12800

110 (RF1) Single Detached Residential Zone

110.1 General Purpose

Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009
Bylaw 16271
March 18, 2013
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 18638
December 10, 2018

The purpose of this Zone is to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Garden Suites, Semi-detached Housing and Duplex Housing.

110.2 Permitted Uses

Charter Bylaw 18638
December 10, 2018

1. [Duplex Housing](#)

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

2. [Garden Suites](#)

Charter Bylaw 19490
November 5, 2020

3. [Supportive Housing](#), Restricted to Limited Supportive Housing
4. [Minor Home Based Business](#)

Bylaw 14750
December 12, 2007
Bylaw 14757
March 10, 2008
Bylaw 15036
February 2, 2009
Charter Bylaw 18484
August 20, 2018

5. [Secondary Suites](#), where developed within Single Detached Housing, Semi-Detached Housing or Duplex Housing

Charter Bylaw 18638
December 10, 2018

6. [Semi-detached Housing](#)
7. [Single Detached Housing](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

8. [Urban Gardens](#)
9. [Fascia On-premises Signs](#)

110.3 Discretionary Uses

1. [Child Care Services](#)

Charter Bylaw 19490

November 5, 2020

2. [Supportive Housing](#)

Bylaw 15953
November 13, 2012

3. [Lodging Houses](#)
4. [Major Home Based Business](#)
5. [Religious Assembly](#)

Bylaw 14750
December 12, 2007
Bylaw 16488
July 2, 2013

6. [Residential Sales Centre](#)

Charter Bylaw 18613
November 26, 2018

7. [Special Event](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

8. [Urban Outdoor Farms](#)
9. [Freestanding On-premises Signs](#)
10. [Temporary On-premises Signs](#)

110.4 Development Regulations for Permitted and Discretionary Uses

Bylaw 16271
March 18, 2013
Bylaw 17116
April 13, 2015

1. Site regulations for Single Detached Housing:

- a. the minimum Site area shall be [250.8 m²](#)

Bylaw 18050
June 12, 2017

- b. the minimum Site Width shall be [7.5 m](#); and
- c. the minimum Site depth shall be [30.0 m](#).

2. Site regulations for Duplex Housing:

- a. the minimum Site area shall be [300 m²](#);
- b. the minimum Site Width shall be [10.0 m](#); and
- c. the minimum Site depth shall be [30.0 m](#).

3. Site regulations for Semi-detached Housing:

- a. the minimum Site area shall be [488.4 m²](#);
- b. on a non-Corner Site, the minimum Site Width shall be [14.8 m](#), except that if the Dwellings are arranged along the depth of the Site rather than the width, the minimum Site Width may be [12.0 m](#);
- c. on a Corner Site, the minimum Site Width shall be [14.8 m](#); and
- d. the minimum Site depth shall be [30.0 m](#).

Bylaw 17116
April 13, 2015
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

4. Garden Suites shall comply with Section 87 of this Bylaw.

5. The maximum Height shall not exceed [10.0 m](#), in accordance with Section 52.
6. Maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
<i>Charter Bylaw 19502 February 9, 2021</i>				
a. Single Detached Housing - Site greater than 300 m ²	28%	12%	40%	40%
b. Single Detached Housing - Site area less than 300 m ²	28%	14%	42%	42%
c. Duplex Housing	28%	12%	40%	40%
d. Semi-detached Housing - Site area 600 m ² or greater	28%	12%	40%	40%
e. Semi-detached Housing - Site area less than 600m ²	28%	14%	42%	42%
f. All other Uses	28%	12%	40%	40%

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.
8. The minimum Front Setback shall be [4.5 m](#), except that:
 - a. the minimum Front Setback shall be [3.0 m](#) when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
9. The minimum Rear Setback shall be [7.5 m](#), except on a Corner Site, where a primary Dwelling with an attached Garage faces the flanking public roadway, it may be reduced to [4.5 m](#).
10. Side Setbacks shall be established on the following basis:
 - a. Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of [1.2 m](#) on each side;
 - b. where there is no Lane Abutting the Site, one Side Setback shall be at least [3.0 m](#) for vehicular access, unless there is an attached Garage or a Garage that is an integral part of a Dwelling;
 - c. on a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback Abutting the flanking Side Lot Line shall be 20% of the Site Width, to a maximum of [4.5 m](#);
 - d. on a Corner Site where the building faces the flanking Side Lot Line the minimum Side Setback Abutting the flanking Side Lot Line shall be [4.5 m](#). If the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum Side Setback may be reduced to [3.0 m](#), in order to increase the Private Outdoor Amenity Area in the interior Side Yard; and
 - e. on a Corner Site where Semi-detached Housing faces the flanking Side Lot Line and the Site Area is less than [600 m²](#), Side Setbacks shall be a minimum of [1.2 m](#) for the interior Side Setback, and a minimum of [2.5 m](#) for the flanking Side Setback. However, if an attached Garage faces the flanking Side Lot Line, the Side Setback from the flanking Side Lot Line to the Garage shall be a minimum of [4.5 m](#).

August 26, 2019

11. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.

Charter Bylaw 18484
August 20, 2018

12. Each principal Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
13. On Corner Sites the façades of a principal building Abutting the Front Lot Line and the flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 18381
May 7, 2018

14. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
15. A maximum of one building containing Single Detached Housing, Semi-detached Housing, or Duplex Housing per Site shall be allowed.
16. Secondary Suites shall comply with [Section 86](#) of this Bylaw.
17. Signs shall comply with the regulations of [Schedule 59A](#) of this Bylaw.

Bylaw 16271
March 18, 2013
Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

18. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
19. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

Charter Bylaw 18967
August 26, 2019

20. The maximum occupancy of a Lodging House shall be 6 residents.

Edmonton Zoning Bylaw 12800

115 (RSL) Residential Small Lot Zone

115.1 General Purpose

Bylaw 14750
December 12, 2007
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

The purpose of this Zone is to provide for smaller lot Single Detached Housing with attached Garages in a suburban setting that provides the opportunity for the more efficient utilization of undeveloped suburban areas and includes the opportunity for Secondary Suites and Garden Suites.

115.2 Permitted Uses

Charter Bylaw 19490
November 5, 2020

1. [Supportive Housing](#), Restricted to Limited Supportive Housing

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

2. [Garden Suites](#)
3. [Minor Home Based Business](#)

Bylaw 14750
December 12, 2007
Charter Bylaw 18484
August 20, 2018

4. [Secondary Suites](#), where developed within Single Detached Housing, Semi-Detached Housing or Duplex Housing
5. [Single Detached Housing](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

6. [Urban Gardens](#)
7. [Fascia On-premises Signs](#)

115.3 Discretionary Uses

1. [Child Care Services](#)

Charter Bylaw 19490
November 5, 2020

2. [Supportive Housing](#)

Bylaw 15953
November 13, 2012

3. [Lodging Houses](#)
4. [Major Home Based Business](#)

5. [Religious Assembly](#)
6. [Residential Sales Centre](#)

*Bylaw 14750
December 12, 2007
Charter Bylaw 18967
August 26, 2019*

7. [Semi-detached Housing](#) and [Duplex Housing](#) where the Side Lot Line Abuts a lot in an Industrial or Commercial Zone, or a property zoned to allow Row Housing or Multi-unit Housing as a Permitted Use, or is not separated from it by a public roadway more than 10.0 m wide

*Charter Bylaw 18613
November 26, 2018*

8. [Special Event](#)

*Charter Bylaw 18613
November 26, 2018*

9. [Urban Outdoor Farms](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

10. [Urban Outdoor Farms](#)
11. [Freestanding On-premises Signs](#)
12. [Temporary On-premises Signs](#)

115.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 15509
July 19, 2010*

1. The minimum Site area shall be [312 m²](#) for each Single Detached Dwelling.

*Bylaw 14750
December 12, 2007*

2. The minimum Site Width shall be [10.4 m](#). In the RSL Zone the Site Width on pie shaped lots shall be measured [9 m](#) into the Site from the front property line.
3. The minimum Site depth shall be [30.0 m](#).

*Bylaw 16733
July 6, 2015*

4. The maximum Height shall not exceed [10.0 m](#), in accordance with Section 52.

*Bylaw 16733
July 6, 2015
Bylaw 18303
February 26, 2018*

5. The maximum total Site Coverage shall not exceed 45%, inclusive of the attached Garage and any other Accessory buildings except that:
 - a. 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.

*Bylaw 15735
June 20, 2011*

6. The minimum Front Setback shall be [5.5 m](#).

*Bylaw 15735
June 20, 2011*

7. The minimum Rear Setback shall be [7.5 m](#), except in the case of a corner Site it shall be [4.5 m](#).

8. Side Setbacks shall be established on the following basis:

- a. The Side Setback shall be a minimum of [1.2 m](#);
- b. on a corner Site where the building fronts on the Front Yard, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 20% of the Site Width, to a maximum of [4.5 m](#); and
- c. on a corner Site where the building fronts on a flanking public roadway other than a Lane, the minimum Side Setback Abutting the flanking public roadway shall be [4.5 m](#).

9. Single Detached Housing shall be developed in accordance with the following regulations:

- a. all Dwellings shall include a front attached Garage;
- b. identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different;
- c. the Development Officer may require a graduated transition between different housing styles which shall be accommodated by varied roof lines, architectural projections and the interjection of bi-level or split-level designs between bungalow and two Storey designs; and
- d. Dwellings on corner Sites shall have flanking side treatments similar to the front elevation.

*Bylaw 15036
February 2, 2009
Charter Bylaw 18967
August 26, 2019*

10. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.

*Bylaw 14750
December 12, 2007*

11. Secondary Suites shall comply with [Section 86](#) of this Bylaw.

*Bylaw 15036
February 2, 2009
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 18484
August 20, 2018*

12. Except where Semi-detached Housing or Duplex Housing, are allowed in this Zone, and may thereby constitute two principal Dwellings on a lot, a maximum of one principal Dwelling per lot shall be allowed.

13. Signs shall comply with the regulations found in [Schedule 59A](#).

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

14. Garden Suites shall comply with [Section 87](#) of this Bylaw.

115.5 Additional Development Regulations for Discretionary Uses

*Bylaw 14750
December 12, 2007*

1. Notwithstanding subsection 115.4, Semi-detached and Duplex Housing in this Zone shall be developed in accordance with the provisions of the [RF2 Zone](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

2. Urban Gardens shall comply with [Section 98](#) of this Bylaw

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

3. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

*Charter Bylaw 18967
August 26, 2019*

4. The maximum occupancy of a Lodging House shall be 6 residents.

Edmonton Zoning Bylaw 12800

120 (RF2) Low Density Infill Zone

120.1 General Purpose

Bylaw 14750
December 12, 2007
Bylaw 16271
March 18, 2013
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 18638
December 10, 2018

The purpose of this Zone is to allow for Single Detached Housing, infill on narrow lots, Semi-detached Housing, Duplex Housing, Secondary Suites and Garden Suites.

120.2 Permitted Uses

Bylaw 16271
March 18, 2013

1. [Duplex Housing](#)

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

2. [Garden Suites](#)

Charter Bylaw 19490
November 5, 2020

3. [Supportive Housing](#), Restricted to Limited Supportive Housing
4. [Minor Home Based Business](#)

Bylaw 14750
December 12, 2007
Bylaw 14757
March 10, 2008
Bylaw 15036
February 2, 2009
Charter Bylaw 18484
August 20, 2018

5. [Secondary Suites](#), where developed within Single Detached Housing, Semi-Detached Housing or Duplex Housing

Bylaw 16271
March 18, 2013

6. [Semi-detached Housing](#)
7. [Single Detached Housing](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

8. [Urban Gardens](#)
9. [Fascia On-premises Signs](#)

120.3 Discretionary Uses

1. [Child Care Services](#)

Charter Bylaw 19490
November 5, 2020

2. [Supportive Housing](#)

*Bylaw 15953
November 13, 2012*

3. [Lodging Houses](#)
4. [Major Home Based Business](#)
5. [Religious Assembly](#)

*Bylaw 16271
March 18, 2013
Bylaw 16488
July 2, 2013*

6. [Residential Sales Centre](#)

*Charter Bylaw 18613
November 26, 2018*

6. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

7. [Urban Outdoor Farms](#)
8. [Freestanding On-premises Signs](#)
9. [Temporary On-premises Signs](#)

120.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 16271
March 18, 2013*

1. Site regulations for Single Detached Housing:

- a. the minimum Site area shall be [250.8 m²](#);

*Bylaw 18050
June 12, 2017*

- b. the minimum Site Width shall be [7.5 m](#); and
c. the minimum Site depth shall be [30.0 m](#).

2. Site regulations for Duplex Housing:

- a. the minimum Site area shall be [300 m²](#);
b. the minimum Site Width shall be [10.0 m](#); and
c. the minimum Site depth shall be [30.0 m](#).

3. Site Regulations for Semi-detached Housing:

- a. the minimum Site area shall be [442.2 m²](#);
b. on a non-Corner Lot, the minimum Site Width shall be [13.4 m](#), except that if the Dwellings are arranged along the depth of the Site rather than the width, the minimum Site Width may be reduced to [10.0 m](#);
c. on a Corner Lot, the minimum Site Width shall be [14.8 m](#); and
d. the minimum Site depth shall be [30.0 m](#).

*Bylaw 17116
April 13, 2015
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

4. Garden Suites shall comply with [Section 87](#) of this Bylaw.

*Bylaw 16733
July 6, 2015*

5. The maximum Height shall not exceed [10.0 m](#), in accordance with Section 52.
6. Maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached and Duplex Housing - Site area 300 m² or greater	28%	12%	40%	40%
b. Single Detached and Duplex Housing - Site area less than 300 m²	28%	14%	42%	42%
c. Semi-detached Housing - Site area 600 m² or greater	28%	12%	40%	40%
d. Semi-detached Housing - Site area less than 600 m²	28%	14%	42%	42%
e. All other Uses	28%	12%	40%	40%

Bylaw 18303
February 26, 2018

7. Notwithstanding subsection 120.4(7), 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.

Bylaw 18303
February 26, 2018

8. The minimum Front Setback shall be 4.5 m, except that:
 - a. the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m
9. The minimum Rear Setback shall be [7.5 m](#), except on a Corner Site, where a primary Dwelling with an attached Garage faces the flanking public roadway, it may be reduced to [4.5 m](#).
10. Side Setbacks shall be established on the following basis:
 - a. Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of [1.2 m](#) on each side;

Bylaw 16945
September 22, 2014

- 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 [4.5 m](#);
- c. on a Corner Site where the building faces the flanking Side Lot Line, the minimum Side Setback Abutting the flanking Side Lot Line shall be [4.5 m](#) If the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum Side Setback may be reduced to [3.0 m](#), in order to increase the Private Outdoor Amenity Area in the interior Side Yard; and
- d. on a Corner Site where Semi-detached Housing with a Site area less than [600 m²](#) or Single Detached Housing or Duplex Housing with a Site area less than [300 m²](#) faces the flanking Side Lot Line, Side Setbacks shall be a minimum of [1.2 m](#) for the interior Side Setback, and a minimum of [2.5 m](#) for the flanking Side Setback. However, if an attached Garage faces the flanking Side Lot Line, the Side Setback from the flanking Side Lot Line to the Garage shall be a minimum of [4.5 m](#)

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 18967
August 26, 2019

11. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.

Charter Bylaw 18484
August 20, 2018

12. Each principal Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
13. On Corner Sites the façades of a principal building Abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 18381
May 7, 2018

14. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
15. A maximum of one building containing Single Detached Housing, Semi-detached Housing, or Duplex Housing per Site shall be allowed.
16. Secondary Suites shall comply with Section 86 of this Bylaw.
17. Signs shall comply with the regulations found in Schedule 59A of this Bylaw.

Bylaw 16271
March 18, 2013
Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

18. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
19. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

Charter Bylaw 18967
August 26, 2019

20. The maximum occupancy of a Lodging House shall be 6 residents.

Edmonton Zoning Bylaw 12800

130 (RPL) Planned Lot Residential Zone

130.1 General Purpose

Bylaw 14750
December 12, 2007
Bylaw 16180
September 10, 2012
Charter Bylaw 18467
July 9, 2018

The purpose of this Zone is to provide for small lot Single Detached Housing serviced by both a public roadway and a Lane, including Zero Lot Line Development and Reverse Housing forms, that provides the opportunity for the more efficient utilization of land in developing neighbourhoods, while maintaining the privacy and independence afforded by Single Detached Housing forms.

130.2 Permitted Uses

Charter Bylaw 19490
November 5, 2020

1. [Supportive Housing](#), Restricted to Limited Supportive Housing

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

2. [Garden Suites](#)
3. [Minor Home Based Business](#)

Bylaw 14750
December 12, 2007
Charter Bylaw 18484
August 20, 2018

4. [Secondary Suites](#), where developed within Single Detached Housing
5. [Single Detached Housing](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

6. [Urban Gardens](#)
7. [Fascia On-premises Signs](#)

130.3 Discretionary Uses

1. [Child Care Services](#)

Charter Bylaw 19490
November 5, 2020

2. [Supportive Housing](#)

Bylaw 15953
November 13, 2012

3. [Lodging Houses](#)
4. [Major Home Based Business](#)
5. [Residential Sales Centre](#)

Charter Bylaw 18613
November 26, 2018

6. [Special Event](#)

Bylaw 17403
 October 19, 2015
 Effective date: February 1, 2016

7. [Urban Outdoor Farms](#)
8. [Freestanding On-premises Signs](#)
9. [Temporary On-premises Signs](#)

130.4 Development Regulations for Permitted and Discretionary Uses

Bylaw 16180
 September 10, 2012

1. Site Regulations:
 - a. the minimum Site Area shall be [247 m²](#);
 - b. the minimum Site Width shall be [7.6 m](#); and
 - c. the minimum Site depth shall be [30.0 m](#).

Bylaw 16733
 July 6, 2015

2. The maximum Height shall not exceed [10.0 m](#), in accordance with Section 52.

Charter Bylaw 19502
 February 9, 2021

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%
<i>Charter Bylaw 18467 July 9, 2018</i> 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%

Bylaw 18303
 February 26, 2018

4. Notwithstanding subsection 130.4(3), 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.

Bylaw 18303
 February 26, 2018

5. the minimum Front Setback shall be 4.5 m, except that the minimum Front Setback shall be [3.0 m](#) when a Treed Landscaped Boulevard is provided at the front of the Lot.

Charter Bylaw 18467
 July 9, 2018

6. The minimum Front Setback for Reverse Housing shall be 3 m.

Bylaw 18303
 February 26, 2018

7. Substantially identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different.
8. the minimum Side Setback shall be [1.2 m](#), except that:
 - a. the minimum Side Setback Abutting a public roadway other than a Lane shall be 20% of the Site Width or [2.4 m](#), whichever is greater. Where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the

distance between any portion of these vehicle doors and the flanking public roadway shall be not less than [4.5 m](#). The minimum Side Setback Abutting a Lane shall be [1.2 m](#).

*Charter Bylaw 18467
July 9, 2018*

- b. where a Site is developed with Reverse Housing, the minimum Setback between one Side Lot Line and a detached Garage shall be [2.4 m](#), except:
 - i. where the Side Lot Line Abuts a public roadway the minimum Setback between the Side Lot Line and a detached Garage shall be [1.2 m](#).

*Charter Bylaw 18467
July 9, 2018*

- c. Zero Lot Line Development shall be permitted where:
 - i. the other Side Setback is a minimum of [1.5 m](#);
 - ii. all roof leaders from the Dwelling are connected to the storm sewer service;
 - iii. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent Lane;
 - iv. no roof leader discharge shall be directed to the maintenance easement; and

*Bylaw 16488
July 2, 2013*

- v. the owner of the adjacent Site register against title, a private maintenance easement a minimum of [1.5 m](#) wide that provides for:
 - 1. a [0.30 m](#) eave encroachment easement with the requirement that the eaves must not be closer than [0.90 m](#) to the eaves on the adjacent building;
 - 2. a [0.60 m](#) footing encroachment easement;
 - 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.
- 9. The Rear Yard shall be based on a consideration of the requirements of clauses 3, 7, 8 and 9 and in no case shall be less than [4.0 m](#).

*Charter Bylaw 18967
August 26, 2019*

- 10. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- 11. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site.
- 12. Where there is no exterior access from a public roadway to a Rear Yard, the Dwelling shall be designed so as to provide adequate access to a Rear Yard for landscaping, gardening, maintenance and other activities typical of Rear Yard use.
- 13. Individual Development Permit applications shall be evaluated in terms of compatibility with existing structures on the block face, taking into account proposed development Setbacks, Dwelling entrances and orientation, massing, roof-lines, the location of windows and other openings in walls and elevational treatment of wall openings, building façades, and finishing materials.

*Bylaw 16488
July 2, 2013*

- 14. Where several Development Applications are received simultaneously, the Development Officer shall require the submission of Site plans showing Setbacks, Dwelling entrances and orientation, massing, roof-lines, the location and elevational treatment of wall openings, building façades, and finishing materials for all of the developments. The Development Officer shall require that the exteriors of the Dwellings that are the subject of the applications provide individuality and variety of building design in terms of Setbacks, entrances, elevations and finishing materials.

Bylaw 16180

September 10, 2012

15. Corner Sites shall have flanking side treatments similar to the front elevation.

Charter Bylaw 18467
July 9, 2018

16. For Reverse Housing, the Facades of a principle building Abutting the Front Lot Line and Rear Lot Line shall use consistent building materials and architectural features.

Bylaw 16180
September 10, 2012
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Bylaw 18303
February 26, 2018

17. General Site Landscaping for principal Dwellings shall be developed in accordance with the following:
 - a. one deciduous tree, one coniferous tree and four shrubs shall be required for each Dwelling;

Bylaw 16488
July 2, 2013

- b. all applications for a Development Permit shall include a Site plan that identifies the location, species and size of landscaping required in subsection 130.4(15)(a);

Bylaw 17672
June 27, 2016

- c. all required Landscaping shall be consistent with the relevant requirements of [Section 55](#).

Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009
Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

18. A maximum of one Dwelling per Lot shall be allowed in this Zone. Except where Secondary Suites, or Garden Suites are allowed, then two Dwellings per Lot shall be allowed.

Bylaw 14750
December 12, 2007

19. Secondary Suites shall comply with [Section 86](#) of this Bylaw.

Bylaw 15036
February 2, 2009
Bylaw 16180
September 10, 2012
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

20. Garden Suites shall comply with [Section 87](#) of this Bylaw.

21. Signs shall comply with the regulations found in [Schedule 59A](#).

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

22. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

23. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

Charter Bylaw 18967
August 26, 2019

24. The maximum occupancy of a Lodging House shall be 6 residents.

Edmonton Zoning Bylaw 12800

Charter Bylaw 18662
February 25, 2019

135 (RLD) Residential Low Density Zone

135.1. General Purpose

The purpose of this Zone is to facilitate a range of ground-oriented housing forms that use land and infrastructure more efficiently than typical low-density development. The zone provides flexibility of lot sizes and widths to provide choice and to accommodate a mix of housing types including Zero Lot Line Development in developing neighbourhoods.

135.2. Permitted Uses

1. [Duplex Housing](#)
2. [Garden Suite](#)

Charter Bylaw 19490
November 5, 2020

3. [Supportive Housing](#), Restricted to Limited Supportive Housing
4. [Minor Home Based Business](#)
5. [Secondary Suite](#)
6. [Semi-detached Housing](#)
7. [Single Detached Housing](#)
8. [Urban Gardens](#)
9. [Fascia On-premises Signs](#)

135.3. Discretionary Uses

1. [Child Care Services](#)

Charter Bylaw 19490
November 5, 2020

2. [Supportive Housing](#)
3. [Lodging Houses](#)
4. [Major Home Based Business](#)
5. [Residential Sales Centre](#)
6. [Special Event](#)
7. [Urban Outdoor Farms](#)
8. [Temporary On-premises Signs](#)

135.4. Development Regulations for Permitted and Discretionary Uses

Charter Bylaw 19502
February 9, 2021

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%	
c. for all other Uses described in 135.2 and 135.3.	55%			

- b. a maximum of 55% for all other Uses described in 135.2 and 135.3.
2. Notwithstanding 135.4(1), the maximum Site Coverage for the principal building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed for Garden Suites, to accommodate single storey Unenclosed Front Porches.
3. Section 55.10 of the Zoning Bylaw shall not apply to this Zone.
4. The minimum Site Depth shall be 27.0 m.

Charter Bylaw 19502
February 9, 2021

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

Table 135.4(5) - Front Setback Regulations				
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

6. The minimum Rear Setback shall be [7.5 m](#), except in the case of a Corner Site, it shall be [4.5 m](#).
7. The minimum Side Setback:

Charter Bylaw 19502
February 9, 2021

- 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 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 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 boulevard is not present.

Charter Bylaw 19502
February 9, 2021

- 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.

8. A Zero Lot Line Development shall only be permitted where:
- a. all roof drainage from the Dwelling, including an Attached Garage, and Accessory buildings, shall be directed away from buildings and towards a public roadway, including a Lane, or to a drainage work;
 - b. no roof leader discharge shall be directed to the maintenance easement; and
 - c. the owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent Lots:
 - i. a [1.5 m](#) private maintenance easement that requires:
 - A. An unobstructed minimum width drainage pathway of [0.30 m](#) to be free and clear of all objects;
 - B. a [0.30 m](#) eave encroachment easement with the requirement that the eaves must no be closer than 0.90 m to the eaves of the building on an adjacent parcel;
 - C. a [0.60 m](#) footing encroachment easement;
 - D. permission to access the easement area for maintenance of the properties; and
 - E. that the Garage shall not encroach on the private maintenance easement;
 - ii. 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; and
 - iii. where utilities cross over another titled Lot, a utility easement(s) on all Lots within the Zero Lot Line Development and the adjacent Lots to ensure adequate access for utility maintenance.
9. A Zero Lot Line Development with front drive access shall not be located:
- a. directly across a public roadway, other than a Lane, from another Zero Lot Line Development with front drive access; or
 - b. on collector roadways.
10. Where a Site Abuts a Lane at the Rear Lot Line, vehicle access shall be from the Lane.
11. Notwithstanding Section 135.4(10), access may be allowed from a public roadway other than a Lane, when:
- a. a Site Abuts a Lane at the Rear Lot Line, and the additional vehicular access supports an additional principal Dwelling on the Site; or
 - b. Site access from a public roadway other than a Lane will result in a consistent streetscape with Lots on the same block face that cannot take access from a Lane.
12. The maximum building Height shall not exceed [10.0 m](#).
13. Except for Reverse Housing, each principal Dwelling shall have an entrance door or entrance feature facing a public roadway, other than a Lane.
14. Principal buildings on Corner Sites shall have flanking side treatments similar to the front elevation of the building.
15. On-site parking shall be provided in accordance with the following requirements:

- a. where a Site has primary vehicular access from a public roadway other than a Lane, the following regulations shall apply:
 - i. a front or side attached Garage shall be provided;
 - ii. where a Driveway provides access to a parking space within a Garage, the Development Officer may consider the Driveway as a second parking space that is in tandem to the parking space; and
 - iii. the Driveway, including walkway, shall be no wider than the Garage.
- b. Where a Site has primary vehicular access from a Lane, the following regulations shall apply:
 - i. a Garage, or a Hardsurfaced parking pad, shall be provided;
 - ii. the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be [1.2m](#);
 - iii. where a Site is developed with Reverse Housing, the minimum Setback between one Side Lot Line and a detached Garage shall be [1.1 m](#); and
 - iv. a Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post approximately [1.0 m](#) in Height, located within [1.0 m](#) of the parking pad.

*Charter Bylaw 18967
August 26, 2019*

16. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.
17. Signs shall comply with the regulations found in [Schedule 59A](#) of this Bylaw.

*Charter Bylaw 18967
August 26, 2019*

18. The maximum occupancy of a Lodging House shall be 6 residents.

Edmonton Zoning Bylaw 12800

Bylaw 16271
March 18, 2013

140 (RF3) Small Scale Infill Development Zone

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 18484
August 20, 2018

140.1 General Purpose

Charter Bylaw 18967
August 26, 2019

The purpose of this Zone is to provide for a mix of small scale housing.

140.2 Permitted Uses

1. [Duplex Housing](#)

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

2. [Garden Suites](#)

Charter Bylaw 19490
November 5, 2020

3. [Supportive Housing](#), Restricted to Limited Supportive Housing
4. [Minor Home Based Business](#)
5. [Multi-unit Housing](#)
6. [Secondary Suites](#)
7. [Semi-detached Housing](#)
8. [Single Detached Housing](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

9. [Urban Gardens](#)
10. [Fascia On-premises Signs](#)

140.3 Discretionary Uses

1. [Lodging Houses](#)
2. [Child Care Services](#)
3. [Fraternity and Sorority Housing](#)

Charter Bylaw 19490
November 5, 2020

4. [Supportive Housing](#)
5. [Major Home Based Business](#)

6. [Religious Assembly](#)
7. [Residential Sales Centre](#)

*Charter Bylaw 18613
November 26, 2018*

8. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

9. [Urban Outdoor Farms](#)
10. [Freestanding On-premises Signs](#)
11. [Temporary On-premises Signs](#)

*Charter Bylaw 18967
August 26, 2019*

140.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Width shall be [7.5 m](#)
2. The minimum Site Depth shall be [30.0 m](#)
3. The minimum Site Area for Single Detached Housing shall be [225.0 m²](#)
4. The minimum Site Area for Duplex Housing, Semi-detached Housing, and Multi-unit Housing shall be [150 m²](#) per principal Dwelling.
5. Garden Suites shall comply with [Section 87](#) of this Bylaw
6. The maximum Height shall not exceed [10.0 m](#), in accordance with [Section 52](#).
7. Maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached, Semi-detached and Duplex Housing	28%	14%	42%	42%
b. Multi-unit Housing	45%	17%	45%	45%

8. Notwithstanding subsection 140.4(7), 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.
9. The minimum Front Setback shall be [4.5 m](#), except that:
 - a. the minimum Front Setback shall be [3.0 m](#) when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be [5.5 m](#).
10. The minimum Rear Setback shall be [7.5 m](#), except on a Corner Site, where a Dwelling with an attached Garage faces the flanking public roadway, it may be reduced to [4.5 m](#).
11. Side Setbacks shall be established on the following basis:

- a. Side Setbacks shall total at least 20% of the Site Width to a maximum total of [6.0 m](#), with a minimum Side Setback of [1.2 m](#) on each side;

Charter Bylaw 19502
February 9, 2021

- 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](#);
 - c. on a Corner Site where the building faces the flanking Side Lot Line, the minimum Side Setback Abutting the flanking Side Lot Line shall be [2.0 m](#). However, if a building facing the flanking Side Lot Line has an attached Garage that faces the flanking Side Lot Line, the Side Setback from the flanking Side Lot Line to the Garage shall be a minimum of [4.5 m](#); and
 - d. on a Corner Site where the building faces the flanking Side Lot Line, Multi-unit Housing shall provide a minimum interior Side Setback of [3.0 m](#).
12. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.
 13. Amenity Area shall be provided on Site in accordance with [Section 46](#) of this Bylaw.
 14. Notwithstanding [Section 44](#) of this Bylaw, on a Corner Site where Multi-unit Housing face the flanking Side Lot Line, single Storey Platform Structures, verandas and porches may project into the flanking Side Setback a maximum of [1.5 m](#), provided a Tree Lined Boulevard is present along the roadway adjacent to the flanking Side Lot Line. Where eaves are designed as an integral part of a veranda or porch, eaves may project an additional [0.3 m](#) into a required flanking Side Setback.
 15. The maximum number of Dwellings per Site shall be as follows:
 - a. where Single Detached Housing is developed in this Zone, a maximum of one Single Detached principal Dwelling per Site; and
 - b. where Semi-detached Housing or Duplex Housing are allowed in this Zone, a maximum of two principal Dwellings per Site shall be allowed.
 16. Each principal Dwelling within Semi-detached Housing shall be individually defined on all Façades through a combination of architectural features that may include variations in the rooflines, non-repetitive window spacing, projection or recession of the Façade, porches or entrance features, building materials, or other treatments.
 17. All Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway. For Corner Lots, the entrance feature must face at least one public roadway.
 18. Where a building Façade with a length of [12.2 m](#) or greater is adjacent to a public roadway other than a Lane, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway. Up to two Dwellings may share one of these entrance doors. Sliding patio doors shall not serve as this entrance.
 19. The maximum width of any Multi-unit Housing buildings facing a public roadway other than a Lane shall be [28.1 m](#).
 20. On Corner Sites the Façades of a principal building adjacent to the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
 21. On Corner Sites, where Multi-unit Housing faces the flanking Side Lot Line, the Façade of the principal building facing the interior Side Lot Line shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest when the structure is viewed from an adjacent Lot.
 22. Secondary Suites shall comply with [Section 86](#) of this Bylaw.
 23. The maximum occupancy of a Lodging House shall be 6 residents.
 24. Fraternity and Sorority Housing shall only be located on a Site within the Garneau Area Redevelopment Plan area where lawfully existing at the effective date of Bylaw 6220.
 25. Signs shall comply with the regulations of Schedule 59A of this Bylaw.

26. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
27. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

150 (RF4) Semi-detached Residential Zone

150.1 General Purpose

The purpose of this Zone is to provide a zone primarily for Semi-detached Housing and Duplex Housing.

150.2 Permitted Uses

*Bylaw 16271
March 18, 2013*

1. [Duplex Housing](#)

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

2. [Garden Suites](#)

*Charter Bylaw 19490
November 5, 2020*

3. [Supportive Housing](#), Restricted to Limited Supportive Housing
4. [Minor Home Based Business](#)

*Bylaw 14750
December 12, 2007
Charter Bylaw 18484
August 20, 2018*

5. [Secondary Suites](#), where developed within Single Detached Housing, Semi-Detached Housing or Duplex Housing
6. [Semi-detached Housing](#)
7. [Single Detached Housing](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

8. [Urban Gardens](#)
9. [Fascia On-premises Signs](#)

150.3 Discretionary Uses

1. [Child Care Services](#)

*Charter Bylaw 19490
November 5, 2020*

2. [Supportive Housing](#)

*Bylaw 15953
November 13, 2012*

3. [Lodging Houses](#)
4. [Major Home Based Business](#)
5. [Religious Assembly](#)
6. [Residential Sales Centre](#)

*Charter Bylaw 18613
November 26, 2018*

7. [Special Event](#)

Bylaw 17403
 October 19, 2015
 Effective date: February 1, 2016

8. [Urban Outdoor Farms](#)

Bylaw 14750
 December 12, 2007

9. [Freestanding On-premises Signs](#)

10. [Temporary On-premises Signs](#)

150.4 Development Regulations for Permitted and Discretionary Uses

Bylaw 16271
 March 18, 2013

1. Site regulations for Single Detached Housing:

a. the minimum Site area shall be [250.8 m²](#);

Bylaw 18050
 June 12, 2017

- b. the minimum Site Width shall be [7.5 m](#), where a Lane exists;
- c. the minimum Site Width shall be [12.0 m](#), where no Lane exists; and
- d. the minimum Site depth shall be [30.0 m](#).

2. Site Regulations for Semi-detached Housing and Duplex Housing:

- a. the minimum Site area shall be [442.2 m²](#);
- b. the minimum Site Width shall be [13.4 m](#), where a Lane exists;
- c. the minimum Site Width shall be [15.0 m](#), where no Lane exists; and
- d. the minimum Site depth shall be [30.0 m](#).

Bylaw 17116
 April 13, 2015
 Bylaw 18115
 July 10, 2017
 Effective Date: September 1, 2017

3. Garden Suites shall comply with [Section 87](#) of this Bylaw.

Bylaw 16733
 July 6, 2015

- 4. The maximum Height shall not exceed [10.0 m](#), in accordance with Section 52.
- 5. Maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached Housing – Site area 300 m² or greater	28%	12%	40%	40%
b. Single Detached Housing – Site area less	28%	14%	42%	42%

than 300 m²				
c. Semi-detached and Duplex Housing – Site area 600 m² or greater	28%	12%	40%	40%
d. Semi-detached and Duplex Housing – Site area less than 600 m²	32%	17%	45%	45%
e. All other Uses	28%	12%	40%	40%

Bylaw 18303
February 26, 2018

6. Notwithstanding subsection 150.4(5), 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.

Bylaw 18303
February 26, 2018

7. The minimum Front Setback shall be 4.5 m, except that:
 - a. the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m
8. The minimum Rear Setback shall be [7.5 m](#), except on a Corner Site, where a Dwelling with an attached Garage faces the flanking public roadway, it may be reduced to [4.5 m](#).
9. Side Setbacks shall be established on the following basis:
 - a. Side Setbacks shall be a minimum of [1.2 m](#) on each side;
 - b. where there is no Lane Abutting the Site, one Side Setback shall be at least [3.0 m](#) for vehicular access, unless there is an attached Garage or a Garage that is an integral part of the Dwelling;

Bylaw 16945
September 22, 2014
Charter Bylaw 19502
February 9, 2021

- 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
 - d. on a Corner Site where the building faces the flanking Side Lot Line and the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum flanking Side Setback may be reduced to [3.0 m](#), in order to increase the Private Outdoor Amenity Area in the interior Side Yard.
10. General Site Landscaping shall be developed in accordance with the following:

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

- a. one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard for each principal Dwelling, except where the Front Setback is 4.5 m or less, and a landscaped

boulevard is provided in accordance with subsection 150.4(6)(b)(i) of this Bylaw, the tree may be placed within the Rear or Side Yard, rather than the Front Yard;

- b. all applications for a Development Permit shall include a Site plan that identifies the location, species and size of Landscaping required in subsection 150.4(10)(a) of this Bylaw; and

*Bylaw 17672
June 27, 2016*

- c. all required Landscaping shall be consistent with the relevant requirements of [Section 55](#) of this Bylaw.

*Charter Bylaw 18967
August 26, 2019*

11. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.

*Charter Bylaw 18484
August 20, 2018*

12. The maximum number of Dwellings per Site shall be as follows:

- a. where Semi-detached Housing and Duplex Housing are allowed in this Zone, a maximum of two principal Dwellings per Site shall be allowed; and

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 18484
August 20, 2018*

- b. where Single Detached Housing is developed in this Zone, a maximum of one principal Dwelling per Site.

13. Notwithstanding subsection 150.4(13) of this Bylaw, for Multi-unit Project Development on Sites 750 m² or greater, the maximum number of Dwellings shall be 34 Dwellings/hectare.

*Charter Bylaw 18484
August 20, 2018*

14. Each Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
15. On Corner Sites the façades of a principal building Abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 18381
May 7, 2018*

16. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access at ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
17. Secondary Suites shall comply with Section 86 of this Bylaw.
18. Notwithstanding the other regulations of this Zone, where a Multi-unit Project Development Abuts a Site zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:
 - a. a minimum Setback of [7.5 m](#) shall be required. The Development Officer may reduce this Setback to a minimum of [3.0 m](#) only where the proposed façade is a flanking wall and where an acceptable landscaped buffer is provided;
 - b. no outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within [3.0 m](#);

*Bylaw 17727
August 22, 2016*

- c. a solid screen Fence, [1.83 m](#) in height, shall be installed, except for along common flanking Front Yard boundaries;
- d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
- e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and
- f. the Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties, to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.

19. Signs shall comply with the regulations found in Schedule 59A

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

20. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

21. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

*Charter Bylaw 18967
August 26, 2019*

22. The maximum occupancy of a Lodging House shall be 6 residents.

Edmonton Zoning Bylaw 12800

155 (RMD) Residential Mixed Dwelling Zone

Bylaw 16476
July 15, 2013

155.1. General Purpose

The purpose of this Zone is to provide for a range of dwelling types and densities including Single Detached, Semi-detached and Row Housing that provides the opportunity for more efficient utilization of land in developing neighbourhoods, while encouraging diversity in built form.

155.2 Permitted Uses

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

1. [Garden Suites](#)

Charter Bylaw 19490
November 5, 2020

2. [Supportive Housing](#), Restricted to Limited Supportive Housing
3. [Minor Home Based Business](#)
4. [Row Housing](#)

Charter Bylaw 18484
August 20, 2018

5. [Secondary Suites](#), where developed within Single Detached Housing, Semi-Detached Housing or Row Housing
6. [Semi-detached Housing](#)
7. [Single Detached Housing](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

8. [Urban Gardens](#)
9. [Fascia On-premises Signs](#)

155.3. Discretionary Uses

1. [Child Care Services](#)

Charter Bylaw 19490
November 5, 2020

2. [Supportive Housing](#)
3. [Major Home Based Business](#)
4. [Residential Sales Centre](#)

Charter Bylaw 18613
November 26, 2018

5. [Special Event](#)

Bylaw 17403
 October 19, 2015
 Effective date: February 1, 2016

- 6. [Urban Outdoor Farms](#)
- 7. [Temporary On-premises Signs](#)

155.4. Development Regulations for Permitted and Discretionary Uses

- 1. This Zone shall only be applied to a contiguous area of at least [1.0 ha](#).
- 2. Row Housing Dwellings shall not exceed 25% of the total estimated number of Dwellings within each contiguous area of this Zone.

Charter Bylaw 18484
 August 20, 2018
 Charter Bylaw 19502
 February 9, 2021

- 3. Row Housing shall not exceed five principal Dwellings per building .

Bylaw 18055
 June 12, 2017

- 4. Single Detached Housing, Semi-detached Housing and Row Housing may be developed as a Zero Lot Line Development.
- 5. The maximum block face Frontage shall be [150 m](#) per Permitted Use, except that:
 - a. it shall be [300 m](#) if the adjacent public roadway forms a corner that is at least 60 degrees and at most 90 degrees; or if a Treed Landscaped Boulevard is provided; or if the Lot Width is greater than [7.6 m](#).

Bylaw 17617
 April 18, 2016

- b. it shall be [80 m](#) for a Zero Lot Line Development consisting of Semi-detached Housing or Row Housing; and
- c. it shall be [35 m](#) for a Zero Lot Line Development consisting of Semi-detached Housing or Row Housing where a front attached Garage is developed.

Bylaw 17617
 April 18, 2016
 Bylaw 18055
 June 12, 2017

- 6. Except for Zero Lot Line Development, the minimum Site Area per Dwelling shall be in accordance with Table 155.4(6) as follows:

Table 155.4(6) – Minimum Site Area		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
(a) Single Detached Housing	247 m2	247 m2
(b) Semi-detached Housing	221 m2	201 m2
(c) Row Housing – internal Dwelling	150 m2	150 m2
(d) Row Housing – end Dwelling	186 m2	186 m2

Bylaw 17617
 April 18, 2016
 Bylaw 18055
 June 12, 2017

7. The minimum Site Area per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(7) as follows:

Table 155.4(7) – Minimum Site Area in a Zero Lot Line Development		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
(a) Single Detached Housing	247 m²	247 m²
(b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m	183 m²	165 m²
(c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	228 m²	210 m²
(d) Row Housing – internal Dwelling	150 m²	150 m²
(e) Row Housing – end Dwelling on a Lot with Side Site Setback reduced to 0 m	150 m²	150 m²
(f) Row Housing – end Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	195 m²	195 m²

Bylaw 17617
 April 18, 2016
 Bylaw 18055
 June 12, 2017

8. Except for Zero Lot Line Developments, the minimum Site Width per Dwelling shall be in accordance with Table 155.4(8) as follows:

Table 155.4(8) – Minimum Site Width		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
(a) Single Detached Housing	7.6 m	7.6 m
(b) Semi-detached Housing	7.5 m	6.7 m
(c) Row Housing – internal Dwelling	5.0 m	5.0 m
(d) Row Housing – end Dwelling	6.2 m	6.2 m

Bylaw 17617
 April 18, 2016
 Bylaw 18055
 June 12, 2017

9. The minimum Site Width per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(9) as follows:

Table 155.4(9) – Minimum Site Width in a Zero Lot Line Development

	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
(a) Single Detached Housing	7.6 m	7.6 m
(b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m	6.1 m	5.5 m
(c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	7.6 m	7.0 m
(d) Row Housing – internal Dwelling	5.0 m	5.0 m
(e) Row Housing – end Dwelling on a Lot with Side Site Setback reduced to 0 m	5.0 m	5.0 m
(f) Row Housing – end Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	6.5 m	6.5 m

Bylaw 17617
April 18, 2016

10. For Single Detached Housing, the Site Width on pie shaped lots shall be measured [9.0 m](#) into the Site from the Front Lot Line.
11. The minimum Site Depth shall be [30 m](#).

Bylaw 18303
February 26, 2018

12. The minimum Front Setback shall be 4.5 m, except that:
 - a. the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
13. The minimum Rear Setback shall be [7.5 m](#), except in the case of a Corner Site, it may be reduced to [4.5 m](#).

Bylaw 16733
July 6, 2015

14. The maximum building Height shall not exceed:
 - a. [12.0 m](#) for Row Housing, and
 - b. [10.0 m](#) for all other uses;
 in accordance with Section 52.
15. A maximum differential of one Storey shall be allowed between the principal buildings on Abutting Sites or between principal buildings on the same Site.

Bylaw 18055
June 12, 2017

16. Except for Zero Lot Line Development, the maximum Site Coverage per dwelling shall be in accordance with Table 155.4(16) as follows:

Bylaw 16733
July 6, 2015
Bylaw 17617
April 18, 2016

	Total Maximum Site Coverage	Principal building	Accessory building	Principal building with attached Garage
(a) Single Detached Housing	47%	35%	17%	47%
(b) Semi-detached Housing	45%	32%	17%	45%
(c) Row Housing – Internal Dwelling	55%	35%	20%	55%
(d) Row Housing – End Dwelling	45%	30%	15%	45%

Bylaw 18303
February 26, 2018

Notwithstanding Table 155.4(16), the maximum Site Coverage for the Principal 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.

Bylaw 17617
April 18, 2016
Bylaw 18055
June 12, 2017

17. The maximum Site Coverage per Dwelling in a Zero Lot Line Development shall be in accordance with Table 155.4(17) as follows:

	Total Maximum Site Coverage	Principal building	Accessory building	Principal building with attached Garage
(a) Single Detached Housing	53%	38%	17%	53%
(b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m	55%	38%	20%	55%
(c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	45%	32%	17%	45%
(d) Row Housing – internal Dwelling	55%	35%	20%	55%
(e) Row Housing – end Dwelling on a	55%	35%	20%	55%

Lot with Side Site Setback reduced to 0 m				
(f) Row Housing – end Dwelling Abutting a Lot with Side Site Setback reduced to 0 m in a Zero Lot Line Development	45%	30%	15%	45%

Bylaw 18303
February 26, 2018

Notwithstanding Table 155.4(17), the maximum Site Coverage for the Principal 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

Bylaw 17617
April 18, 2016
Bylaw 18055
June 12, 2017

18. Excluding Zero Lot Line Development, the Side Setback shall be in accordance with Table 155.4(18) as follows:

Table 155.4(18) – Minimum Side Setback		
Interior Sites	Corner Sites where the principal building faces the Front Lot Line	Corner Sites where the principal building faces the flanking Side Lot Line
	1.2 m for the interior Side Setback	1.2 m for the interior Side Setback
	1.2 m for the Side Setback Abutting a flanking public roadway, other than a Lane	3.0 m for a Side Setback Abutting a Treed Landscaped Boulevard
	1.2 m for the Side Setback Abutting a Lane	In all other cases, 4.5 m

Bylaw 17617
April 18, 2016
Bylaw 18055
June 12, 2017

19. Site Side Setbacks for Single Detached Housing, Semi-detached Housing, and Row Housing where vehicular access is not from the Lane, shall be reduced to 0 m only on one side of a public roadway, other than a Lane, and shall not be allowed on collector roadways.
20. A Zero Lot Line Development of Row Housing with vehicular access to a Lane shall only be permitted on one side of a Lane within a block.
21. A Zero Lot Line Development shall only be permitted where:
- The other Site Side Setback is a minimum of [1.5 m](#), except that:

- i. the minimum Site Side Setback Abutting a public roadway other than a Lane shall be 20% of the width of the Lot Abutting the flanking public roadway or 2.4 m, whichever is greater;
 - ii. where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than [4.5 m](#);
 - iii. the minimum Side Setback Abutting a Lane shall be [1.2 m](#); or
 - iv. the minimum Side Setback Abutting a Treed Landscaped Boulevard, where the principal building faces the flanking Side Lot Line, shall be [3.0 m](#)
- b. all roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
 - c. no roof leader discharge shall be directed to the maintenance easement; and
 - d. the owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent lots, a 1.5 m private maintenance easement that provides for:
 - i. a [0.30 m](#) eave encroachment easement with the requirement that the eaves must not be closer than [0.90 m](#) to the eaves of the building on an adjacent parcel;
 - ii. a [0.60 m](#) footing encroachment easement; and
 - iii. permission to access the easement area for maintenance of the properties.
 - e. except for Sites proposed for a Zero Lot Line Development of Single Detached Housing, the owner of the Site proposed for the 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:
 - i. requires a drainage swale constructed to City of Edmonton Design and Construction Standards; and
 - ii. 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.
 - f. except for Sites proposed for a Zero Lot Line Development of Single Detached Housing, 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.

*Bylaw 17617
April 18, 2016*

- 22. The Site Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
 - a. a [1.5 m](#) private maintenance easement identical to that registered for the principal building is provided;
 - b. 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
 - c. no roof leader discharge shall be directed to the maintenance easement.

23. On-Site parking shall be provided in accordance with the following regulations:

*Bylaw 17617
April 18, 2016
Charter Bylaw 18387
May 7, 2018*

- a. Where the Site or a lot within a Zero Lot Line Development has primary vehicular access not from a Lane, a front or side attached Garage shall be provided.

*Bylaw 18303
February 26, 2018*

- b. Where a Site or a Lot within a Zero Lot Line Development has primary vehicular access from a Lane, the following regulations shall apply:
 - i. a Garage, or a Hardsurfaced parking pad shall be provided;
 - ii. the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be 1.2 m;
 - iii. a Hardsurfaced Walkway between the Garage or Hardsurfaced parking pad and an entry to the Dwelling shall be provided;
 - iv. where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a minimum width of 4.88 m and depth of 6.10 m shall be constructed a minimum distance of 1.2 m from the Rear Lot Line;
 - v. for Semi-detached Dwellings or Row Housing, where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a minimum width of 4.88 m and depth of 5.49 m shall be constructed a minimum distance of 1.2 m from the Rear Lot Line; and

*Bylaw 17062
July 9, 2015*

- vi. any Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Hardsurfaced parking pad.

*Bylaw 17617
April 18, 2016
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

24. Notwithstanding subsection 54.3, a front attached Garage for Row Housing and Semi-Detached Housing as part of a Zero Lot Line Development shall be developed with the following regulations:
 - a. The width of the Garage shall not exceed 65% of the width of the front of the dwelling; and
 - b. Driveway widths shall be no wider than the width of the Garage.

*Bylaw 17617
April 18, 2016*

25. For Abutting Lots, including Lots within a Zero Lot Line Development Site, with Semi-detached Housing and Row Housing an Accessory building or structure shall be located not less than 0.60 m from the Side Lot Line, except where a Garage may be erected on the common property line to the satisfaction of the Development Officer.

*Bylaw 17617
April 18, 2016*

26. For Row Housing Sites, including a Zero Lot Line Development Site, with detached rear Garages, the maximum width of the building containing the Garage(s) shall not exceed 30 m and the building shall not contain more than five separate Garages.

*Bylaw 17617
April 18, 2016
Charter Bylaw 18484
August 20, 2018*

27. Each principal Dwelling within Semi-detached Housing and Row Housing, including a Zero Lot Line Development Site, shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
28. Dwellings on Corner Sites shall have flanking side treatments similar to the front elevation of the principal building.
29. General Site Landscaping shall be in accordance with the following:

*Bylaw 17672
June 27, 2016
Bylaw 18055
June 12, 2017*

- a. all required Landscaping shall be consistent with the relevant requirements of [Section 55](#) of this Bylaw; and
- b. notwithstanding 155.4 (29)(a), where primary vehicular access is from a Lane, General Site Landscaping shall be developed in accordance with the following:
 - i. one deciduous, one coniferous tree and four shrubs shall be required for each principal dwelling; and
 - ii. all applications for a Development Permit shall include a Site Plan that identifies:
 - A. the location, species and size of the required landscaping; and
 - B. the proposed Landscaping and screening for any required Private Outdoor Amenity that does not have access from a Lane, Site Setback or passageway through a Garage.

*Bylaw 18303
February 26, 2018*

30. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.
31. Signs shall comply with the regulations found in [Schedule 59A](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

32. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
33. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

34. Secondary Suites shall comply with [Section 86](#) of this Bylaw.

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

35. Garden Suites shall comply with [Section 87](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

160 (RF5) Row Housing Zone

*Bylaw 15632
December 13, 2010*

160.1 General Purpose

*Charter Bylaw 18967
August 26, 2019*

The purpose of this Zone is to provide for ground oriented housing.

160.2 Permitted Uses

*Charter Bylaw 19490
November 5, 2020*

1. [Supportive Housing](#), Restricted to Limited Supportive Housing
2. [Minor Home Based Business](#)

*Charter Bylaw 18967
August 26, 2019*

3. [Multi-unit Housing](#)

*Charter Bylaw 18484
August 20, 2018*

4. [Secondary Suites](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

5. [Urban Gardens](#)
6. [Fascia On-premises Signs](#)

160.3 Discretionary Uses

1. [Child Care Services](#)
2. [Garden Suites](#)

*Charter Bylaw 19490
November 5, 2020*

3. [Supportive Housing](#)

*Bylaw 15953
November 13, 2012*

4. [Lodging Houses](#)
5. [Major Home Based Business](#)
6. [Religious Assembly](#)
7. [Residential Sales Centre](#)
8. [Semi-detached Housing](#)
9. [Single Detached Housing](#)

10. [Special Event](#)

11. [Urban Outdoor Farms](#)

12. [Freestanding On-premises Signs](#)

13. [Temporary On-premises Signs](#)

160.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be [125 m²](#) per principal Dwelling.
2. The minimum Site Width shall be [5.0 m](#).
3. The minimum Site Depth shall be [30.0 m](#).
4. The minimum Density shall be 35 Dwellings/ha.
5. The maximum Height shall not exceed [10.0 m](#), in accordance with [Section 52](#).
6. The maximum total Site Coverage shall be 50%. The maximum total Site Coverage shall be increased by up to 2% of the Site Area to accommodate single Storey Unenclosed Front Porches.
7. The minimum Front Setback shall be [4.5 m](#), except that:
 - a. the minimum Front Setback shall be [3.0 m](#) when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be [5.5 m](#).
8. The minimum Rear Setback shall be [7.5 m](#), except that:
 - a. the minimum Rear Setback may be reduced to [5.5 m](#) for a rear attached garage
 - b. individual buildings that are [6.5 m](#) or less in Height may have a minimum Rear Setback of [1.2 m](#).
9. The minimum Side Setbacks shall be [1.2 m](#), except that it shall be [3.0 m](#) where the Side Yard Abuts a flanking public roadway other than a Lane.
10. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum [1.5 m](#) wide landscaping buffer is provided within the setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.
11. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.
12. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.
13. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.

14. Where detached rear Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed:

- a. [25 m](#), provided that the building does not contain more than four separate Garages, outside of the boundaries of the Mature Neighbourhood Overlay (MNO); or
 - b. [13 m](#), provided that the building does not contain more than two separate Garages, within the boundaries of the Mature Neighbourhood Overlay (MNO).
15. Notwithstanding the other regulations in this Zone, in the case of Multi-unit Project Developments, a building containing rear detached Garages may exceed the maximum width and total number of Garages allowed as specified under subsection 160.4(14)(a) of this Zone, outside the boundaries of the Mature Neighbourhood Overlay (MNO).
 16. Signs shall comply with the regulations found in Schedule 59A.
 17. Each principal Dwelling within Semi-detached Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
 18. On Corner Sites the Façades of a principal building Abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
 19. Side and front Façades shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest when the structure is viewed from an adjacent Lot or roadway.
 20. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
 21. Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway.
 22. Where a building Façade with a length of [12.2 m](#) or greater is adjacent to a public roadway other than a Lane, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway. Up to two Dwellings may share one of these entrance doors. Sliding patio doors shall not serve as this entrance.
 23. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
 24. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

165 (UCRH) Urban Character Row Housing Zone

Bylaw 15633
December 13, 2010

165.1 General Purpose

Charter Bylaw 18967
August 26, 2019

The purpose of this Zone is to provide for medium density ground-oriented Multi-unit Housing in a manner that is characteristic of urban settings and can include more intensive development in the form of, but not limited to, smaller yards, greater Height, orientation to a public street, and greater attention to architectural detail. This Zone is intended as a transition zone between low and higher density housing.

165.2 Permitted Uses

Charter Bylaw 19490
November 5, 2020

1. [Supportive Housing](#), Restricted to Limited Supportive Housing
2. [Minor Home Based Business](#)

Charter Bylaw 18967
August 26, 2019

3. [Multi-unit Housing](#)

Charter Bylaw 18484
August 20, 2018
Charter Bylaw 18967
August 26, 2019

4. [Secondary Suites](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

5. [Urban Gardens](#)
6. [Fascia On-premises Signs](#)

165.3 Discretionary Uses

1. [Child Care Services](#)

Charter Bylaw 18967
August 26, 2019

2. [Duplex Housing](#)

Charter Bylaw 19490
November 5, 2020

3. [Supportive Housing](#)

Bylaw 15953
November 13, 2012

4. [Lodging Houses](#)
5. [Major Home Based Business](#)
6. [Residential Sales Centre](#)

Charter Bylaw 18967
August 26, 2019

7. [Semi-detached Housing](#)

Charter Bylaw 18613
November 26, 2018

8. [Special Event](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

9. [Urban Outdoor Farms](#)

10. [Freestanding On-premises Signs](#)

11. [Temporary On-premises Signs](#)

Charter Bylaw 18967
August 26, 2019

165.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be [125 m²](#) per principal Dwelling
2. The minimum Site Width shall be [5.0 m](#)
3. The minimum Site Depth shall be [30.0 m](#)
4. The minimum Density, inclusive of Secondary Suites, shall be 35 Dwellings/ha.
5. The maximum Height shall be [12.0 m](#).
6. Front Setbacks shall be in accordance with Table 165.4(6)

Table 165.4(6) Front Setback Regulations				
	(a) rear Lane access		(b) no rear Lane access	
	(i) Treed Landscaped Boulevard	(ii) No Treed Landscaped Boulevard	(iii) front attached Garage	
			A. public roadway	B. private roadway
Front Setback	3.0 m minimum 6.0 m maximum	4.5 m minimum 6.0 m maximum	5.5 m minimum 6.5 m maximum	6.0 m minimum 6.5 m maximum

7. Side Setbacks shall be in accordance with Table 165.4(7).

Table 165.4(7) Minimum Side Setback Regulations				
	(i) Side Setback - building up to two Storeys, not to exceed 8.9 m in Height ¹	(ii) Side Setback - building exceeding two Storeys, not to exceed 8.9 m in Height		(iii) Side Setback - flanking public roadway
		(A) internal Side Setbacks	(B) Side Setback abutting a Zone with Single Detached as Permitted Use or RF5 Row Housing Zone	
(a) Side Setback	1.2 m	2.2 m	3.0 m	3.0 m
(b) Option to (a) above: Side Setback and Stepback option	1.2 m first two Storeys not to exceed 8.9 m in Height	1.2 m first two Storeys up to 8.9 m in Height plus 1.0 m Stepback above two Storeys or exceeding 8.9 m in Height	1.2 m first two Storeys up to 8.9 m in Height plus 1.8 m Stepback above two Storeys or exceeding 8.9 m in Height	3.0 m

8. Rear Setbacks shall be in accordance with Table 165.4(8).

Table 165.4(8) Minimum Rear Setback Regulations				
	(a) Rear Setback	(b) Rear Setback - Corner Lot	(c) Rear Setback with attached rear Garage	(d) Rear Setback in neighbourhoods located within, or abutting, a Site within, the Mature Neighbourhood Overlay (except with an attached rear Garage, where (c) applies)
Rear Setback	7.5 m	4.5 m	5.5 m	30% of lot depth

9. Maximum Site Coverage shall be 50%. 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.

10. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
11. Parking shall be developed in accordance with the following:
 - a. where there is no Lane access, parking may be located at the rear of the building, provided that where three or more Dwellings are attached, access from the public roadway shall be via a single common driveway;
 - b. where there is no Lane access and the Dwelling has a width of [6.5 m](#) or greater, a front attached Garage may be developed;
 - c. notwithstanding 165.4(11)(a) and (b) above, in no case shall parking be accessed directly from a collector roadway, or accessed via the front of lots or Dwellings that front onto a road located directly across from or adjacent to a school or public park Site.

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

12. Where on-Site Vehicle Parking spaces are located at the rear of any Dwelling the following requirements apply:
 - a. one Garage, or Site for one Garage shall be clearly demarcated both on the Site and on the plan accompanying any application for a principal building, located in accordance with the regulations of this Bylaw. A Hardsurfaced Walkway is required between the Garage or Garage Site pad and an entry to the Dwelling;
 - b. Where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed:
 - i. [25 m](#), provided that the building does not contain more than four separate Garages, outside of the boundaries of the Mature Neighbourhood Overlay; or
 - ii. [13 m](#), provided that the building does not contain more than two separate Garages, within the boundaries of the Mature Neighbourhood Overlay.
13. Within the boundaries of the Mature Neighbourhood Overlay, attached Garages shall be developed in accordance with the following:
 - a. a Garage may protrude beyond the front or flanking wall of the principal building a distance that is characteristic of existing Garages on the blockface;
 - b. a Garage may have a maximum width that is characteristic of the width of existing attached Garages on the blockface;
 - c. building mass shall be articulated through features such as recessions or off-sets, architectural treatments, and Landscaping; and
 - d. for Semi-detached Housing, Duplex Housing, and Row Housing, and Multi-unit Housing, Garages shall be designed so that the Garage is attached to a shared common wall and includes a shared driveway apron where possible.
14. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.
15. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.
16. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
17. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

165.5 Additional Regulations for Specific Uses

*Charter Bylaw 18967
August 26, 2019*

1. Multi-unit Housing and Semi-detached Housing shall be developed in accordance with the following regulations:
 - a. each principal Dwelling shall have individual front door access to a public roadway, except in the case of Multi-unit Housing access to Dwellings above the first Storey may be shared by two Dwellings;
 - b. each principal Dwelling shall be oriented toward the street such that front and flanking facades and yards include design elements such as windows, covered porches, varied building articulation and landscaping as the dominant elements facing the public streetscape;

Bylaw 17727
August 22, 2016

- c. a transition area between the public street and semi-private area in front of dwellings should be defined using landscape features such as decorative Fencing, change in Grade, shrub beds or rock gardens and/or built elements such as stairs, private entrance features and verandas or porches;

Bylaw 15735
June 20, 2011

- d. notwithstanding subsection 44(1)(a) of this Bylaw, unenclosed steps leading to a front entry way may project into a Front Setback, up to the Front Lot Line.

Charter Bylaw 18967
August 26, 2019

- 2. Multi-unit Housing shall be developed in accordance with the following regulations:
 - a. the maximum width of the Frontage of the front Façade of a building containing Multi-unit Housing shall be [48 m](#);
 - b. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks, articulation of building façades, and varied architectural designs shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
 - c. maintenance and/or drainage and utility easement(s) may be required between Abutting buildings and/or through private yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
- 3. Where there are more than two buildings along a block face, Semi-detached Housing shall employ design elements such as varied roof lines, articulation of building facades, and variations of window and door treatments to prevent more than two identical building facades.
- 4. Signs shall comply with the regulations found in [Schedule 59A](#).

Edmonton Zoning Bylaw 12800

170 (RF6) Medium Density Multiple Family Zone

170.1 General Purpose

Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018

The purpose of this Zone is to provide for medium density housing, where some units may not have access at ground level.

170.2 Permitted Uses

Charter Bylaw 19490
November 5, 2020

1. [Supportive Housing](#), Restricted to Limited Supportive Housing
2. [Minor Home Based Business](#)

Charter Bylaw 18484
August 20, 2018

3. [Secondary Suites](#)

Charter Bylaw 19502
February 9, 2021

3. [Multi-unit Housing](#), on a Site 1.4 ha or less

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

5. [Urban Gardens](#)
6. [Fascia On-premises Signs](#)

170.3 Discretionary Uses

1. [Child Care Services](#)

Charter Bylaw 19502
February 9, 2021

2. [Duplex Housing](#) that existed prior to February 9, 2021
3. [Fraternity and Sorority Housing](#), where lawfully existing on a site within the Garneau Area Redevelopment Plan area at the effective date of Bylaw 6220

Bylaw 15036
February 2, 2009

4. [Garden Suites](#)

Charter Bylaw 19490
November 5, 2020

5. [Supportive Housing](#)

Bylaw 15953
November 13, 2012

- 6. [Lodging Houses](#)
- 7. [Major Home Based Business](#)

*Charter Bylaw 19502
February 9, 2021*

- 8. [Multi-Unit Housing](#), on a Site larger than [1.4 ha](#)

*Bylaw 17831
November 28, 2016*

- 9. [Personal Service Shops](#) and [Convenience Retail Stores](#), when designed as an integral and secondary component of a residential development
- 10. [Religious Assembly](#)
- 11. [Residential Sales Centre](#)
- 12. [Single Detached Housing](#)

*Charter Bylaw 19502
February 9, 2021*

- 13. [Semi-detached Housing](#) **that existed prior to February 9, 2021**

*Charter Bylaw 18613
November 26, 2018*

- 11. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- 12. [Urban Outdoor Farms](#)
- 13. [Freestanding On-premises Signs](#)
- 14. [Temporary On-premises Signs](#)

170.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 15735
June 20, 2011
Bylaw 16733
July 6, 2015
Bylaw 18087
July 28, 2017
Bylaw 18083
August 28, 2017
Effective Date: September 1, 2017*

- 1. Notwithstanding the other regulations in this Zone, Single Detached Housing in this Zone shall be developed in accordance with the provisions of the RF1 Zone, and Duplex and Semi-detached Housing, Secondary Suites, and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.

*Bylaw 18303
February 26, 2018*

- 2. The maximum Density for Multi-unit Project Development shall be 80 Dwellings/ha; provided that:

*Charter Bylaw 18387
May 7, 2018*

- a. this shall be increased by one Dwelling/ha for every six required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 105 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be

available. Any projection above the ground level of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive; and

- b. this shall be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with [Section 46](#).

*Bylaw 16733
July 6, 2015*

- 3. The maximum Height shall not exceed [14.5 m](#) for flat, mansard and gambrel roofs, or [16.0 m](#) for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52.

*Bylaw 16733
July 6, 2015
Bylaw 18303
February 26, 2018*

- 4. The maximum total Site Coverage shall be 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory buildings. Where parking is provided underground or Garages are attached or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%, except that:

- a. the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.

*Bylaw 15735
June 20, 2011
Bylaw 18303
February 26, 2018*

- 5. The minimum Front Setback shall be [4.5 m](#), except that:
 - a. the minimum Front Setback shall be [3.0 m](#) when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be [5.5 m](#).

*Bylaw 15735
June 20, 2011*

- 6. The minimum Rear Setback shall be [7.5 m](#).

*Bylaw 15735
June 20, 2011*

- 7. Minimum Side Setbacks of [1.0 m](#) for each Storey or partial Storey shall be provided, except that a total of at least [2.0 m](#) shall be provided in all cases. A Side Setback shall be not less than [4.5 m](#) where it Abuts a flanking public roadway, other than a Lane.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

- 8. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw, except that it shall not be required between a Garden Suite and the associated principal Dwelling

on the same Site.

*Bylaw 18303
February 26, 2018*

9. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.

*Bylaw 16126
June 18, 2012
Charter Bylaw 18484
August 20, 2018
Charter Bylaw 19502
February 9, 2021*

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.

*Bylaw 15359
March 23, 2010
Bylaw 16733
July 6, 2015
Bylaw 17062
July 9, 2015*

11. Notwithstanding the other regulations of this Zone, where any building exceeds [10.0 m](#) in Height, or is a Multi-unit Project Development, and Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:

*Bylaw 15735
June 20, 2011*

- a. a minimum Setback of [7.5 m](#) shall be required. The Development Officer may reduce this Setback to a minimum of [3.0 m](#) only where the proposed façade is a flanking wall and an acceptable landscaped buffer is provided;
- b. no outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within [3.0 m](#);

*Bylaw 17062
July 9, 2015
Bylaw 17727
August 22, 2016*

- c. a solid screen Fence, [1.83 m](#) in Height, shall be installed along all shared property lines, except along common flanking Front Yard boundaries;
- d. design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
- e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and
- f. The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.

12. Signs shall comply with the regulations found in [Schedule 59A](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

13. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

14. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

170.5 Additional Development Regulations for Discretionary Uses

Bylaw 14750

December 12, 2007

Bylaw 15036

February 2, 2009

Bylaw 15359

March 23, 2010

1. The following regulations shall apply to Personal Service Shops and Convenience Retail Stores developments:
 - a. the total Floor Area of these Uses on any Site shall not exceed [275 m²](#); and
 - b. these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. Their principal entrance shall be a separate, outside entrance.

SECTION 200

RESIDENTIAL ZONES

Edmonton Zoning Bylaw 12800

210 (RA7) Low Rise Apartment Zone

210.1 General Purpose

*Charter Bylaw 18967
August 26, 2019*

To provide a Zone for low rise Multi-unit Housing.

210.2 Permitted Uses

*Charter Bylaw 18967
August 26, 2019*

1. [Child Care Services](#)

*Charter Bylaw 18967
August 26, 2019*

2. [Convenience Retail Stores](#)

*Charter Bylaw 18967
August 26, 2019*

3. [General Retail Stores](#)

*Bylaw 15953
November 13, 2012
Charter Bylaw 19490
November 5, 2020*

4. [Supportive Housing](#)

*Charter Bylaw 18967
August 26, 2019*

5. [Health Services](#)

*Bylaw 15953
November 13, 2012*

6. [Lodging Houses](#)

7. [Minor Home Based Business](#)

*Charter Bylaw 18967
August 26, 2019*

8. [Multi-unit Housing](#)

*Charter Bylaw 18967
August 26, 2019*

9. [Professional, Financial and Office Support Services](#)

*Charter Bylaw 18484
August 20, 2018*

10. [Secondary Suites](#)

*Charter Bylaw 18967
August 26, 2019*

11. [Specialty Food Services](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

12. [Urban Gardens](#)
13. [Fascia On-premises Signs](#)
14. [Projecting On-premises Signs](#)

210.3 Discretionary Uses

Charter Bylaw 18967
August 26, 2019

1. [Business Support Services](#)
2. [Duplex Housing](#) that existed prior to August 26, 2019
3. [Fraternity and Sorority Housing](#)

Bylaw 15036
February 2, 2009

4. [Garden Suites](#)
5. [Major Home Based Business](#)
6. [Personal Service Shops](#)
7. [Religious Assembly](#)
8. [Residential Sales Centre](#)

Charter Bylaw 18967
August 26, 2019

9. [Restaurants](#)
10. [Semi-detached Housing](#) that existed prior to August 26, 2019
11. [Single Detached Housing](#) that existed prior to August 26, 2019

Charter Bylaw 18613
November 26, 2018

12. [Special Event](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

13. [Urban Outdoor Farms](#)
14. [Freestanding On-premises Signs](#)
15. [Temporary On-premises Signs](#)

Charter Bylaw 18967
August 26, 2019

210.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Density shall be 45 Dwellings/ha.
2. The maximum Height shall not exceed [14.5 m](#) for flat, mansard and gambrel roofs, or [16.0 m](#) for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with [Section 52](#).
3. The maximum Floor Area Ratio shall be 2.3. The maximum Floor Area Ratio may be increased to 2.5 where:

- a. a minimum of 10 percent of Dwellings have a Floor Area greater than [100 m²](#); and
 - b. the average number of bedrooms in these Dwellings is at least 3.
4. The minimum Front Setback shall be 4.5 m., except:
- a. Where the Site is located within the boundaries of the Mature Neighbourhood Overlay and Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, the minimum Front Setback shall be [6.0 m](#), or [1.5 m](#) less than the average Front Setback on Abutting Lots, whichever is less. Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot; or
 - b. where the Site is located within the boundaries of the Main Streets Overlay, does not Abut a Site zoned to allow Single Detached Housing as a Permitted Use, and the proposed development includes Commercial Uses at ground level, the minimum Front Setback shall be [1.0 m](#) and the maximum Front Setback shall be [3.0 m](#).
5. The minimum Rear Setback shall be [7.5 m](#), except that individual buildings that are [6.5m](#) or less in Height may have a minimum Rear Setback of [1.2m](#).

*Charter Bylaw 19909
December 7, 2021
Effective date: February 1, 2022*

6. The minimum Side Setback shall be [1.5 m](#), except:
- a. for buildings over [10.0 m](#) in Height, the minimum Side Setback shall be [3.0 m](#); and
 - b. for all buildings, the minimum Side Setback shall be [3.0 m](#) Abutting a flanking public roadway other than a Lane.
7. Notwithstanding Section 210.4(5) and 210.4(6), for buildings on a Site larger than [1.0 ha](#) Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, the following shall apply:
- a. The minimum Setback along that Abutting property line shall be [7.5 m](#). This minimum Setback is permitted to be a minimum of [3.0 m](#) where an acceptable landscaped buffer is provided. In no case shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site;
 - b. For buildings over [10.0 m](#) in Height, the portion of the building above this Height shall require a minimum Setback of [10.0 m](#) from that Abutting property line, except that:
 - i. This minimum Setback is permitted to be a minimum of [1.0 m](#) per Storey, plus [2.5 m](#) where variations in Yards and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, provide architectural interest, and is complementary to the surrounding development. In no case shall this Setback be less than [5.5 m](#) nor shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site.
8. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
9. Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway.
10. Surface parking is not permitted to be located between any building and a public roadway, other than a Lane.
11. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum [1.5 m](#) wide soft landscaping buffer is provided within the Setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.
12. Side, front and rear Façades shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in

order to minimize the perception of massing, eliminate large uninterrupted expanses of wall, and provide visual interest when the structure is viewed from an adjacent Lot or roadway.

*Charter Bylaw 19502
February 9, 2021*

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.

*Charter Bylaw 19502
February 9, 2021*

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
15. Upgrading of public pedestrian Walkway systems, roads, or Lanes adjacent to the Site may be required to the satisfaction of the Development Officer and the applicable City department.
16. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.
17. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.
18. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.
19. The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.
20. Signs shall comply with the regulations found in Schedule 59B.
21. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

*Charter Bylaw 19502
February 9, 2021*

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.
23. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

*Charter Bylaw 18967
August 26, 2019*

210.5 Additional Development Regulations for Commercial Uses

1. The following regulations shall apply to Commercial Uses:
 - a. Commercial Uses shall not be located above the ground floor;
 - b. the total Floor Area of each commercial premises not fronting on an arterial road shall not exceed [275 m²](#); and

- c. these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. Their principal entrance shall be a separate, outside entrance.

*Charter Bylaw 18967
August 26, 2019*

210.6 Additional Development Regulations for Specific Areas

1. The following additional regulations shall apply to residential development Abutting 109 Street between the north side of 69 Avenue and the east west Lane between 81 Avenue and Whyte Avenue:
 - a. the Front Setback Abutting 109 Street shall be a minimum of [3.0 m](#).
 - b. the minimum Side Setback Abutting 109 Street shall be [3.0 m](#);
 - c. a pedestrian Walkway system shall be provided along the portion of the Lot adjacent to 109 Street with the following features:
 - i. a sidewalk with a clear walking width of [2.0 m](#);
 - ii. a landscaped boulevard [2.0 m](#) wide separating the sidewalk from 109 Street; and
 - iii. boulevard trees at a [6.0 m](#) spacing.

The pedestrian Walkway system should maintain continuity with the design that has been constructed for other new developments along 109 Street. Utility relocation which may be required to construct the pedestrian Walkway system shall be at the expense of the developer.

Edmonton Zoning Bylaw 12800

220 (RA8) Medium Rise Apartment Zone

220.1 General Purpose

*Charter Bylaw 18967
August 26, 2019*

The purpose of this Zone is to provide for medium rise Multi-unit Housing.

220.2 Permitted Uses

*Charter Bylaw 18967
August 26, 2019*

1. [Child Care Services](#)

*Charter Bylaw 18967
August 26, 2019*

2. [Convenience Retail Stores](#)

*Charter Bylaw 18967
August 26, 2019*

3. [General Retail Stores](#)

*Bylaw 15787
June 20, 2011
Bylaw 15953
November 13, 2012
Charter Bylaw 19490
November 5, 2020*

4. [Supportive Housing](#)

*Charter Bylaw 18967
August 26, 2019*

5. [Health Services](#)

*Bylaw 15953
November 13, 2012*

6. [Lodging Houses](#)

7. [Minor Home Based Business](#)

*Charter Bylaw 18967
August 26, 2019*

8. [Multi-unit Housing](#)

*Charter Bylaw 18967
August 26, 2019*

9. [Professional, Financial and Office Support Services](#)

*Charter Bylaw 18484
August 20, 2018*

10. [Secondary Suites](#)

Charter Bylaw 18967

August 26, 2019

11. [Specialty Food Services](#)

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

12. [Urban Gardens](#)
13. [Fascia On-premises Signs](#)
14. [Projecting On-premises Signs](#)

220.3 Discretionary Uses

Charter Bylaw 18967

August 26, 2019

1. [Business Support Services](#)

Charter Bylaw 18967

August 26, 2019

2. [Duplex Housing](#) that existed prior to August 26, 2019
3. [Fraternity and Sorority Housing](#)

Bylaw 15036

February 2, 2009

4. [Garden Suites](#)

Bylaw 15953

November 13, 2012

5. [Major Home Based Business](#)

Bylaw 15787

June 20, 2011

6. [Personal Service Shops](#)
7. [Religious Assembly](#)
8. [Residential Sales Centre](#)

Charter Bylaw 18967

August 26, 2019

9. [Restaurants](#)

Charter Bylaw 18967

August 26, 2019

9. [Semi-detached](#) that existed prior to August 26, 2019

Charter Bylaw 18967

August 26, 2019

11. [Single Detached Housing](#) that existed prior to August 26, 2019

Charter Bylaw 18613

November 26, 2018

12. [Special Event](#)

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

13. [Urban Outdoor Farms](#)
14. [Freestanding On-premises Signs](#)
15. [Temporary On-premises Signs](#)

*Charter Bylaw 18967
August 26, 2019*

220.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Density shall be 75 Dwellings/ha.
2. The maximum Floor Area Ratio shall be 3.0. The maximum Floor Area Ratio may be increased to 3.3 where:
 - a. a minimum of 10 percent of Dwellings have a Floor Area greater than [100 m²](#); and
 - b. The average number of bedrooms in these Dwellings is at least 3.
3. The maximum Height shall not exceed [23.0 m](#), in accordance with [Section 52](#).
4. The minimum Front Setback shall be [4.5 m](#), except:
 - a. where the Site is located within the boundaries of the Mature Neighbourhood Overlay and Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, the minimum Front Setback shall be [6.0 m](#), or [1.5 m](#) less than the average Front Setback on Abutting Lots, whichever is less. Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot; or
 - b. where the Site is located within the boundaries of the Main Streets Overlay, does not Abut a Site zoned to allow Single Detached Housing as a Permitted Use, and the proposed development includes Commercial Uses at ground level, the minimum Front Setback shall be [1.0 m](#) and the maximum Front Setback shall be [3.0 m](#).
5. The minimum Rear Setback shall be [7.5 m](#), except that individual buildings that are [6.5 m](#) or less in Height may have a minimum Rear Setback of [1.2 m](#).

*Charter Bylaw 19909
December 7, 2021
Effective date: February 1, 2022*

6. The minimum Side Setback shall be [1.5 m](#), except:
 - a. for buildings over [10.0 m](#) in Height, the minimum Side Setback shall be [3.0 m](#); and
 - b. where the Site Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, the minimum Side Setback from the Abutting Lot line for any portion of the building over [14.5 m](#) in Height shall be [6.0 m](#); and
 - c. for all buildings, the minimum Side Setback shall be [3.0 m](#) Abutting a flanking public roadway other than a Lane.
7. Notwithstanding the other regulations of this Zone, for buildings on a Site larger than [1.0 ha](#) Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, the following shall apply:
 - a. The minimum Setback along that Abutting property line shall be [7.5 m](#). This minimum Setback is permitted to be a minimum of [3.0 m](#) where an acceptable landscaped buffer is provided. In no case shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site;
 - b. For buildings over [10.0 m](#) in Height, the portion of the building above this Height shall require a minimum Setback of 10.0 m from that Abutting property line, except that:
 - i. This minimum Setback is permitted to be a minimum of [1.0 m](#) per Storey, plus [2.5 m](#) where variations in Yards and Stepbacks, recessed balconies, or other design

techniques minimize building massing and/or shadow impacts, provide architectural interest, and is complementary to the surrounding development. In no case shall this Setback be less than 5.5 m nor shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site.

8. Surface parking is not permitted to be located between any building and a public roadway, other than a Lane.
9. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum [1.5 m](#) wide landscaping buffer, including vegetation such as trees or shrubs, is provided within the setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.
10. Side and front Façades shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest when the structure is Abutting an adjacent roadway.
11. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.
12. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
13. Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway.

*Charter Bylaw 19502
February 9, 2021*

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.

*Charter Bylaw 19502
February 9, 2021*

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.
16. Upgrading of public pedestrian Walkway systems, roads, or Lanes adjacent to the Site may be required to the satisfaction of the Development Officer and the applicable City department.
17. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.
18. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.
19. The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the

proposed development are placed to minimize overlook into adjacent properties.

20. Signs shall comply with the regulations found in Schedule 59B.
21. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
22. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

*Charter Bylaw 19502
February 9, 2021*

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.

220.5 Special Height Regulation

*Bylaw 13912
March 1, 2005
Bylaw 17831
November 28, 2016*

1. On any Site in this Zone which was zoned RA8h under the Edmonton Land Use Bylaw 5996, at the Effective Date of this Bylaw, and which is designated as such on the Zoning Map, the maximum Height shall be [45 m](#).

*Charter Bylaw 18967
August 26, 2019*

220.6 Additional Development Regulations for Commercial Uses

1. The following regulations shall apply to Commercial Uses:
 - a. Commercial Uses shall not be located above the ground floor;
 - b. the total Floor Area of each commercial premises not fronting an arterial road shall not exceed [275 m²](#);
 - c. these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. The principal entrance to these Uses shall be a separate, outside entrance.

220.7 Additional Development Regulations for Multi-unit Project Development on Sites Greater than 1 ha

1. Buildings shall address all street frontages, and may be configured in shapes such as an "L" or "U" in order to reduce the perceived massing of any particular elevation.
2. On-Site pedestrian circulation shall be encouraged by ensuring that Walkways, Amenity Areas and parking areas are connected.
3. Perceived massing shall be minimized through the following design elements:
 - a. building setback variations, building orientation, window placement, awnings, articulation around entranceways, roof treatment, and the choice of exterior materials and colors;
 - b. landscaping situated so as to mitigate the perceived mass of the street façade;

*Charter Bylaw 18967
August 26, 2019*

- c. the total length of any building façade shall be limited to [80 m](#).

Edmonton Zoning Bylaw 12800

Charter Bylaw 18421
June 11, 2018

230 (RA9) High Rise Apartment Zone

Charter Bylaw 18421
June 11, 2018

230.1 General Purpose

Bylaw 16733
July 6, 2015
Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19013
September 23, 2019

To develop high rise residential buildings that contain active residential or non-residential Frontages at ground level. This Zone is intended to allow supportive non-residential Uses that complement the primary residential Uses, and improve the pedestrian experience at ground level. Design regulations are included in the Zone to manage impacts that tall buildings can have in relation to shadow, wind, parking, context, massing and interface at ground level.

Charter Bylaw 18421
June 11, 2018

230.2 Permitted Uses

1. [Child Care Services](#)
2. [Convenience Retail Stores](#)

Charter Bylaw 19490
November 5, 2020

3. [Supportive Housing](#)
4. [Live-work Unit](#)
5. [Lodging Houses](#)
6. [Minor Home Based Business](#)

Charter Bylaw 18967
August 26, 2019

7. [Multi-unit Housing](#)
8. [Professional, Financial and Office Support Services](#)

Charter Bylaw 18484
August 20, 2018
Charter Bylaw 18967
August 26, 2019

9. [Secondary Suites](#)
10. [Specialty Food Services](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

11. [Urban Gardens](#)
12. [Fascia On-premises Signs](#)
13. [Projecting On-premises Signs](#)

Charter Bylaw 18421
June 11, 2018

230.3 Discretionary Uses

1. [Apartment Hotels](#)
2. [Business Support Services](#)
3. [Fraternity and Sorority Housing](#)
4. [General Retail Stores](#)

Bylaw 15953
November 13, 2012

5. [Health Services](#)

Charter Bylaw 18882
June 17, 2019

6. [Liquor Stores](#)
7. [Major Home Based Business](#)

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

8. [Vehicle Parking](#)
9. [Personal Service Shops](#)
10. [Residential Sales Centre](#)
11. [Restaurants](#)

Charter Bylaw 18613
November 26, 2018

12. [Special Event](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

13. [Urban Outdoor Farms](#)
14. [Freestanding On-premises Signs](#)
15. [Temporary On-premises Signs](#)

Charter Bylaw 18421
June 11, 2018

230.4 Development Regulations for the Building Size and Orientation on the Site

1. The maximum building intensity based on Site size shall be in accordance with 230.4 Table 1.

Site Area	Maximum building intensity			
	Height	Floor Area Ratio	Density	Floor Plat
a. Less than 1800 m ²	(i) 15.0 m for flat, mansard, and gambrel roofs; 17.5 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater.	Charter Bylaw 19013 September 23, 2019 (ii) 2.3	Charter Bylaw 18553 September 17, 2018 (iii) 250 Dwellings per hectare	(iv) No m
b. 1800m ² to 7500 m ²	Charter Bylaw 19013 September 23, 2019 (i) Building form: (A) Tower 60.0 m	(ii) 5.2	Charter Bylaw 18553 September 17, 2018 (iii) 650 Dwellings per hectare	Charter Bylaw September 23: (iv) The F shall I 850 n Store'

	(B) Podium 15.0 m (C) all other building forms 15.0 m for flat, mansard, and gambrel roofs; 17.5 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater.			the gr either (A) th of pc (B) th ec 15
c. Greater than 7500 m ²	(i) Building form: (A) Tower 60.0 m (B) Podium 15.0 m (C) all other building forms 15.0 m for flat, mansard, and gambrel roofs; 17.5 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater.	(ii) 4.3	<i>Charter Bylaw 18553 September 17, 2018</i> (iii) 550 Dwellings per hectare	
d. <i>Charter Bylaw 18553 September 17, 2018 Charter Bylaw 19490 November 5, 2020</i>	<i>Charter Bylaw 18553 September 17, 2018 Charter Bylaw 18967 August 26, 2019 Charter Bylaw 19013 September 23, 2019</i> Notwithstanding 230.4(1)(b)(iv), and 230.4(1)(c)(iv) where development of Apar Housing, Lodging Houses or Supportive Housing meet all the criteria listed in sub: 94(1)(a), the Supportive Community Criteria, the Floor Plate may exceed 850 m² maximum of 1650 m² above the greater of either: (A) the Height of the podium; or (B) the Height equal to 15.0 m .			
e. <i>Charter Bylaw 19013 September 23, 2019</i>	<i>Charter Bylaw 19013 September 23, 2019</i> i. Not withstanding 230.4(1)(b)(i)(A), and 230.4(1)(c)(i)(A), for Sites with a Site greater than 1800 m² (A) rooftop indoor Common Amenity Area does not count towards maximum Height. (B) maximum Height shall be increased by 9.0 m when the Storey Height in at least 75 percent of Dwelling units is greater than 3.4 m .			

2. Substitute regulations for specific scenarios:

*Charter Bylaw 18553
September 17, 2018
Charter Bylaw 19013
September 23, 2019*

- a. Notwithstanding Table 1 in Subsection 230.4.1, the maximum Floor Area Ratio shall be increased by 0.9, and the maximum Density shall be increased by 200 Dwellings per hectare where:

The maximum building intensity based on Site size shall be in accordance with 230.4 Table 1.

Table 1				
Site Area	Maximum building intensity	Floor Area Ratio	Density	Floor Plate size
	Height			
a. Less than 1800 m ²	(i) <u>15.0 m</u> for flat, mansard, and gambrel roofs; <u>17.5 m</u> for a roof type with a pitch of 4/12 (18.4 degrees) or greater. Charter Bylaw 19013 September 23, 2019	Charter Bylaw 19013 September 23, 2019 (ii) 2.3	Charter Bylaw 18553 September 17, 2018 (iii) 250 Dwellings per hectare	(iv) No maximum
b. 1800m ² to 7500 m ²	(i) Building form: (A) Tower <u>60.0 m</u> (B) Podium <u>15.0 m</u> (C) all other building forms <u>15.0 m</u> for flat, mansard, and gambrel roofs; <u>17.5 m</u> for a roof type with a pitch of 4/12 (18.4 degrees) or greater. Charter Bylaw 19013 September 23, 2019	(ii) 5.2	Charter Bylaw 18553 September 17, 2018 (iii) 650 Dwellings per hectare	Charter Bylaw 19013 September 23, 2019 (iv) The Floor Plate shall not exceed <u>950 m²</u> for all Storeys above the greater of either: (A) the Height of the podium; or (B) the Height equal to <u>15.0 m</u> .
c. Greater than 7500 m ²	(i) Building form: (A) tower <u>60.0 m</u> (B) Podium <u>15.0 m</u> (C) all other building forms <u>15.0 m</u> for flat, mansard, and gambrel roofs; <u>17.5 m</u> for a roof type with a pitch of 4/12 (18.4 degrees) or greater. Charter Bylaw 18553 September 17, 2018 Charter Bylaw 18967 August 26, 2019 Charter Bylaw 19013 September 23, 2019	(ii) 4.3	Charter Bylaw 18553 September 17, 2018 (iii) 550 Dwellings per hectare	
d.	Notwithstanding 230.4(1)(b)(iv), and 230.4(1)(c)(iv) where development of Apartment Housing, Lodging Houses or Supportive Housing meet all the criteria listed in subsection 94(1)(a), the Supportive Community Criteria, the Floor Plate may exceed <u>850 m²</u> to a maximum of <u>1650 m²</u> above the greater of either: (A) the Height of the podium; or (B) the Height equal to <u>15.0 m</u> .			
e.	Charter Bylaw 19013 September 23, 2019 i. Notwithstanding 230.4(1)(b)(i)(A), and 230.4(1)(c)(i)(A), for Sites with a Site Area greater than <u>1800 m²</u> (A) rooftop indoor Common Amenity Area does not count towards maximum Height. (B) maximum Height shall be increased by <u>9.0 m</u> when the Storey Height in at least 75 percent of individual Dwelling units is greater than <u>3.4 m</u> .			

- i. the Site has a Site Area greater than [1800 m²](#); and
- ii. the greater of a minimum of seven percent of Dwellings or a minimum of eight Dwellings on the Site are developed larger than [115 m²](#); and
- iii. the average number of bedrooms per Dwelling described in 230.4.2(b)(ii) shall not be less than 3.0; and
- iv. all the Dwellings meeting the criteria in 230.4.2(b)(ii) shall be located in the Tower below the tenth Storey, or in the podium.

Charter Bylaw 18553
September 17, 2018
Charter Bylaw 19013
September 23, 2019

- b. the maximum Density shall be increased by an additional 35 Dwellings per hectare where Common Amenity Area of at least [2.5 m²](#) per Dwelling is provided in addition to Amenity Area required by the general regulations of Zoning Bylaw 12800.

Bylaw 15735
June 20, 2011

- 3. The minimum Front, Flanking, Side, and Rear Setbacks shall be in accordance with 230.4 Table 2.

Charter Bylaw 19013
September 23, 2019

Table 2			
Height	Minimum Required Setback		
	Front/Flanking	Interior Side	Rear
a. Above 15.0 m	i. 6.0 m	ii. 7.5 m	iii. 7.5 m , except 3.0 m if Abutting a Lane.
b. 15.0 m or below with commercial ground floor	i. 1.0 m	ii. 3.0 m except 0.0 m if Abutting property is built to the property line.	iii. 7.5 m , except 1.0 m if Abutting a Lane. The corners on the first Storey of the building shall be chamfered at intersections and driveway entrances to provide adequate sight lines.
c. 15.0 m or below with residential ground floor	i. 3.0 m	ii. 4.5 m except: A. 0.0 m if Abutting property is built to the property line; or (B) 2.4 m if the Height is less than 10.0 m.	iii. 7.5 m , except 3.0 m if Abutting a Lane.

Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

- 4. The minimum Separation Space between Towers shall be [20.0 m](#). The Development Officer may vary the Separation Space between Towers after considering the following:
 - a. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development;

- b. The recommendations, and mitigative measures specified in any relevant technical studies; and
- c. The orientation of the Tower(s) relative to other Towers within [30.0 m](#), to mitigate privacy impacts and reduce direct line of sight into adjacent Dwellings.

Any such variance shall be Class B discretionary development.

- 5. On Sites with a Site Area greater than [0.75 ha](#), the following additional development regulations apply:
 - a. A Comprehensive Site Plan shall be submitted to the Development Officer as part of the development permit application.
 - b. The location and orientation of Towers on the Site shall reduce direct line of sight between Dwellings in adjacent residential Towers.
 - c. The shape, Floor Plate size, location and orientation of Towers on the Site shall reduce shadow impacts and mitigate impacts that affect sunlight penetration on nearby properties. In all cases, the length of any one Façade elevation above the sixth Storey shall not exceed [45.0 m](#).
 - d. The Site design shall demonstrate internal circulation and connectivity to adjacent Sites and shall provide pedestrian and bicycle circulation and connectivity from the Site to any adjacent shared-use pathway(s) or bike Lane(s).

*Charter Bylaw 18421
June 11, 2018*

230.5 Development Regulations for the Building Design and Features

- 1. Interface at ground level

*Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19490
November 5, 2020*

- a. Except for Multi-unit Housing and Supportive Housing that meet the Supportive Community Provisions, all residential or residential-related building Façades fronting onto a public roadway, other than a Lane, or onto an internal circulation network, shall have individual Dwellings with direct access at ground level to provide a transition from public to private space. The units at ground level shall include the following design elements:
 - i. hinged doorways;
 - ii. built elements such as verandas, porches, patios, or building articulation, which feature or act as Privacy Screening between each unit; and
 - iii. lighting scaled and directed towards pedestrian areas.

*Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19013
September 23, 2019
Charter Bylaw 19490
November 5, 2020*

- b. Except for Multi-unit Housing and Supportive Housing that meet the Supportive Community Provisions, all ground level Dwellings shall have an Amenity Area in front of each exterior entry that establishes a transition area between the Amenity Area and the Abutting public roadway (including a Lane), or the Abutting private roadway.
- c. For all non-residential, excluding residential-related Uses, building Façades at ground level that have building Façades fronting onto a public roadway, other than a Lane, the primary business entry shall face the public roadway.

*Charter Bylaw 19013
September 23, 2019
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- d. Vehicle Parking shall be permitted within the lower [14.0 m](#) of a building, only where the Above Ground Parkade has active commercial or residential Frontages Abutting a public roadway, other than a Lane. The active Frontage shall have a minimum depth of [10.0 m](#).

*Charter Bylaw 19013
September 23, 2019*

- e. Overhead weather protection in the form of a canopy, awning or other architectural element shall be provided to shelter pedestrians above entrances, and where a public sidewalk is present, pedestrian overhead weather protection shall be constructed across the Frontage of all non-residential Uses, excluding residential-related Uses.

*Charter Bylaw 19013
September 23, 2019*

- f. Where a building has a Height greater than 20.0 m and no Stepback is provided, a design element sufficient to reduce the downwashing effect wind has on all pedestrian walkways and Amenity Areas at ground level shall be provided as established by any required Wind Impact Statement or Wind Impact Study.

*Charter Bylaw 19013
September 23, 2019*

- g. For non-residential Uses on ground level, a minimum of 60 percent of the linear building Frontage of the ground Storey Façades shall be comprised of transparent, non-reflective, non-tinted, unobscured glazing, where fronting onto a Street. Linear Frontage shall be measured at 1.5 m above the finished Grade of the Abutting sidewalk.
 - h. For non-residential Uses, excluding residential-related Uses, on ground level, the ground Storey shall have a minimum Height of 4.0 m.
2. 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.
 3. Wherever podium roofs are visible from within the development or from existing adjacent developments, the development shall provide enhancements to improve rooftop aesthetics. These enhancements may include, but are not limited to, landscape features, Amenity Area, screening elements and improved aesthetic rooftop materials.
 4. The Development Officer shall determine whether the proposed design uses a cohesive architectural language, which demonstrates attention to the design of all building faces such as the following design and material choices:
 - a. Windows on all sides of the Façade;
 - b. The Façade uses materials with multiple colours;
 - c. The Façade uses materials with multiple textures;
 - d. The Façade has changes in plane, or articulation;
 - e. There are horizontal and vertical elements to relate the building to the context, and highlight important parts of the building; and
 - f. matching the proportion, scale, and articulation of the Façade to the location, contextual fit, and building use.

*Charter Bylaw 19013
September 23, 2019*

5. The building shall add distinction to the skyline through a combination of: sculpting, a Stepback, reduced floorplate size, or other means that improve the visual interest of the uppermost floors of the building.

*Charter Bylaw 18421
June 11, 2018
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

230.6 Development Regulations for the Landscaping, Lighting, Vehicle Parking, and Site Design

1. Landscaping
 - a. On-Site landscaping shall use plant materials that provide colour throughout the year to enhance the appearance of the development during the cold weather months.

*Charter Bylaw 19013
September 23, 2019*

- b. Upgrades to the public pedestrian Walkway system shall be incorporated into the Landscape Plan where the public pedestrian Walkway system includes a sidewalk and a landscaped boulevard. The Landscape Plan submitted with each Development Permit stage must show proposed off-site landscaping on public

property adjacent to the Site. The streetscape improvements may include, but are not limited to, new sidewalks, streetlights, boulevard landscaping, boulevard trees, street furniture, and the relocation of underground utilities.

*Charter Bylaw 19013
September 23, 2019*

2. Lighting

- a. As part of the Development Permit application, a detailed exterior lighting plan shall be provided, which shows the location, orientation, and style of decorative and security lighting.
- b. Light pathways may be oriented in a direction other than downwards if the purpose is to highlight architectural features or building elements, and does not illuminate beyond the Site boundary.

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

3. Vehicle Parking

- a. An Underground Parkade Parking Garages located underground shall be permitted to be built to the property line.

*Charter Bylaw 19013
September 23, 2019
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- b. to avoid a monolithic slab from Underground Parkade Parking Garage that are not wholly underground, massing shall be modulated using a variety of design techniques including elevation changes, terraces, stepbacks, and architectural features and a variety of plantings or other landscape features.

*Charter Bylaw 19013
September 23, 2019
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- c. Vehicular access to parking shall be from the Abutting Lane. Where there is no Lane, parking access shall be designed to minimize disruption to the Yard, sidewalk, existing trees, and existing streetscape and where possible, should be provided from the street which has the lowest vehicle volume.

*Charter Bylaw 18421
June 11, 2018*

230.7 Development Regulations for Permitted and Discretionary Uses

1. Non-residential Uses, excluding Residential-Related Uses

*Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19490
November 5, 2020*

- a. shall only be developed in conjunction with Multi-unit Housing or Supportive Housing.

*Charter Bylaw 18553
September 17, 2018
Charter Bylaw 19490
November 5, 2020
Charter Bylaw 19502
February 9, 2021*

- b. the combined Floor Area shall not exceed 32 percent of the overall Floor Area for the Site, and shall not exceed 47 percent of the Floor Area that is developed as Multi-unit Housing, Lodging Houses or Supportive Housing.
- c. Notwithstanding [Section 11](#) of this Bylaw, a Development Officer shall not grant a variance to subsection 230.7(1)(a) or 230.7(1)(b).

2. Apartment Hotels shall:

*Charter Bylaw 19502
February 9, 2021*

- a. not be provided on the same Storey as Multi-unit Housing or Supportive Housing.
- b. be limited to 20 percent of the total Floor Area for the Site.
- c. notwithstanding [Section 11](#) of this Bylaw, a Development Officer shall not grant a variance to subsection 230.7(2)(a) or 230.7(2)(b).

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- 3. Business Support Services, Convenience Retail Stores, General Retail Stores, Liquor Stores, Vehicle Parking in an Above Ground Parkade, Personal Service Shops, Restaurants, and Specialty Food Services shall:
 - a. not be in any freestanding structure separate from a structure containing a Residential Use or Residential-Related Use, and shall not be developed above the second Storey;
 - b. only be allowed when the development contains a Tower taller than [35.0 m](#) in Height; and

*Charter Bylaw 19013
September 23, 2019*

- c. incorporate one or more of the following design techniques as required, in the opinion of the Development Officer, to mitigate the effects of Nuisance:
 - i. Proximity and containment of trash collection areas relative to residential Dwellings and Amenity Area;
 - ii. Noise mitigation and soundproofing between non-residential and residential Uses.
 - iii. Orientation of lighting and illuminated Signs relative to residential Uses.
 - iv. Proximity and containment of location of ventilation and exhaust relative to residential Dwellings, Amenity Area, and the areas where vehicles may idle.
- 4. Child Care Services shall not be developed above the fourth Storey.
- 5. Fraternity and Sorority Housing shall be subject to the policies or provisions of a Statutory Plan and shall only be allowed where the Statutory Plan specifically contemplates the subject Site for this Use.
- 6. Individual General Retail Stores and Liquor Stores shall be limited to [240 m²](#) of Floor Area.

*Charter Bylaw 19013
September 23, 2019
Charter Bylaw 19490
November 5, 2020*

- 7. Health Services shall only be developed in conjunction with a Supportive Housing or Multi-unit Housing developed under Supportive Community Provisions. Notwithstanding [Section 11](#) of this Bylaw, a Development Officer shall not grant a variance to subsection 230.7(7).

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- 8. Vehicle Parking
 - a. Vehicle Parking in an Above Ground Parkade shall only be developed as a part of a building that contains a Tower, and Vehicle Parking in a Surface Parking Lot shall only be developed as part of a Site that contains a principal Use.
- 9. Personal Service Shops shall be limited to [240 m²](#) of Floor Area for each individual business.
- 10. Professional, Financial and Office Support Services shall be limited to 15 percent of total Floor Area for the Site.

*Charter Bylaw 19013
September 23, 2019*

- 11. Individual Restaurants shall be limited to [120 m²](#) of Public Space.
- 12. Signs shall comply with the regulations found in [Schedule 59B](#).

Edmonton Zoning Bylaw 12800

240 (RR) Rural Residential Zone

240.1 General Purpose

*Charter Bylaw 19502
February 9, 2021*

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.

240.2 Permitted Uses

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

1. [Garden Suites](#)

*Charter Bylaw 19490
November 5, 2020*

2. [Supportive Housing](#), Restricted to Limited Supportive Housing
3. [Minor Home Based Business](#)

*Bylaw 14750
December 12, 2007*

4. [Secondary Suites](#)
5. [Single Detached Housing](#)
6. [Fascia On-premises Signs](#)

*Bylaw 17901
March 6, 2017*

7. [Urban Gardens](#)

240.3 Discretionary Uses

1. [Child Care Services](#)

*Charter Bylaw 19490
November 5, 2020*

2. [Supportive Housing](#)

*Bylaw 15953
November 13, 2012*

3. [Lodging Houses](#)
4. [Major Home Based Business](#)
5. [Recreational Acreage Farms](#)
6. [Small Animal Breeding and Boarding Establishments](#)

*Charter Bylaw 18613
November 26, 2018*

7. [Special Event](#)

Bylaw 17527
February 17, 2016

8. [Urban Outdoor Farms](#)
9. [Veterinary Services](#)
10. [Temporary On-premises Signs](#)
11. [Freestanding On-premises Signs](#)

240.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be [1.0 ha](#).
2. The maximum Site Area shall be [4 ha](#).

Charter Bylaw 19502
February 9, 2021

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

Bylaw 16733
July 6, 2015

4. The maximum building Height shall not exceed [10.0 m](#), in accordance with [Section 52](#).

Bylaw 15735
June 20, 2011

5. The minimum Front Setback shall be [7.5 m](#).

Bylaw 15735
June 20, 2011

6. The minimum Rear Setback shall be [7.5 m](#).

Bylaw 15735
June 20, 2011

7. The minimum Side Setback shall be [5.0 m](#).
8. Water supply and sewage disposal shall be provided in accordance with the Public Health Act regulations.

Bylaw 14750
December 12, 2007

Bylaw 15036
February 2, 2009

Bylaw 18115
July 10, 2017

Effective Date: September 1, 2017

9. The maximum number of Dwellings per Site shall be one Single Detached Dwelling, and, where the provisions of this Bylaw are met, up to one of either a Secondary Suite or Garden Suite per Site shall be allowed.

Bylaw 14750
December 12, 2007

10. Secondary Suites shall comply with [Section 86](#) of this Bylaw.
11. Signs shall comply with the regulations found in [Schedule 59A](#).

Bylaw 18115
July 10, 2017

Effective Date: September 1, 2017

12. Garden Suites shall comply with [Section 87](#) of this Bylaw.

240.5 Additional Development Regulations for Discretionary Uses

1. Non-commercial Farms, Small Animal Breeding and Boarding Establishments and Veterinary Services shall be located and developed on a Site in such a manner that the keeping of animals does not interfere with the Use and enjoyment of adjacent residential Sites.

*Bylaw 17527
February 17, 2016*

2. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

250 (RMH) Mobile Home Zone

250.1 General Purpose

The purpose of this Zone is to provide for Mobile Homes developed within a Mobile Home Park or Mobile Home Subdivision.

250.2 Permitted Uses

*Charter Bylaw 19490
November 5, 2020*

1. [Supportive Housing](#), Restricted to Limited Supportive Housing
2. [Minor Home Based Business](#)
3. [Mobile Homes](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

4. [Urban Gardens](#)
5. [Fascia On-premises Signs](#)

250.3 Discretionary Uses

1. [Child Care Services](#)
2. [Major Home Based Business](#)
3. [Residential Sales Centre](#)
4. [Single Detached Housing](#), not including Mobile Homes when in a Mobile Home Subdivision

*Charter Bylaw 18613
November 26, 2018*

5. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

6. [Urban Outdoor Farms](#)
7. [Freestanding On-premises Signs](#)
8. [Temporary On-premises Signs](#)

250.4 Development Regulations for Permitted and Discretionary Uses

1. The following regulations shall apply to all Permitted Uses:
 - a. each [Mobile Home Lot](#) shall have an area of not less than [400 m²](#);
 - b. the maximum Height shall not exceed [5.0 m](#);
 - c. the maximum total Site Coverage shall be 45% with the coverage of a principal building not to exceed 35%;

*Bylaw 15735
June 20, 2011*

- d. the minimum Front Setback shall be [4.5 m](#), which may, in the case of a Mobile Home Park, be reduced to [3.0 m](#) where the Front Yard Abuts an internal access road;
 - e. the minimum Rear Setback shall be [3.0 m](#), provided that where the Rear Yard Abuts a public roadway other than a Lane, the Rear Setback shall not be less than [4.5 m](#);
 - f. the minimum Side Setback shall be established as follows:
 - i. Dwellings shall be separated from each other by a minimum of [4.5 m](#), provided that the minimum Side Setback shall be [1.2 m](#);
 - ii. the minimum Side Setback for an addition to a Dwelling shall not be less than [1.2 m](#). Where the addition contains a Habitable Room Window, which faces any opposing Habitable Room Window of a Dwelling or an addition thereto, the addition shall be separated from such Dwelling or addition to it by not less than [4.5 m](#); and
 - iii. where the Side Yard Abuts a public roadway other than a Lane, the Side Setback shall not be less than [4.5 m](#);
 - g. the undercarriage of each Mobile Home shall be completely screened from view by the foundation or skirting, within 60 days of the placement of the Mobile Home;
 - h. all accessory structures, such as steps, patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated units or of an equivalent quality so that design and construction shall complement the Dwelling. Additions to a Mobile Home shall have a foundation and skirting equivalent to the finish of the Mobile Home;
 - i. the Mobile Home Park or Subdivision shall be designed to accommodate Dwelling units of different sizes, including expandable and double wide units, with variety in the street design and the placement of individual units to avoid monotony; and
 - j. any application to develop a Mobile Home Park shall be subject to [Section 55](#) the Landscaping Regulations of this Bylaw.
2. The following regulations apply to Mobile Homes when developed as a Mobile Home Park:
- a. the minimum Site Area for a Mobile Home Park shall be [2 ha](#);
 - b. each lot in a Mobile Home Park shall be clearly marked off by permanent markers or other suitable means;
 - c. each Mobile Home Park lot shall provide a hardsurfaced, durable base on that the Mobile Home shall be placed;
 - d. all roads in a Mobile Home Park shall be hardsurfaced, well drained and maintained. The Mobile Homes and all community facilities in a Mobile Home Park shall be connected by a safe, convenient, hardsurfaced pedestrian Walkway that shall be at least [1.0 m](#) in width;
 - e. at least 5% of the gross Site area of the Mobile Home Park shall be devoted to outdoor communal amenity space and recreational Uses, and shall be provided in a convenient and accessible location;

*Bylaw 17727
August 22, 2016*

- f. in a Mobile Home Park, adequate common storage areas, separate from the Mobile Home Lot, shall be provided for the storage of seasonal recreational equipment and other equipment the Mobile Home Lot is not capable of storing. Such storage areas shall be enclosed or screened by trees, landscape features or Fences; and
 - g. all utility lines shall be placed underground.
3. The following regulations apply to Mobile Homes when developed as a Mobile Home Subdivision:

*Bylaw 16733
July 6, 2015*

- a. a permanent foundation shall be provided for each Mobile Home. The Height of the finished level of the floor that is directly above Grade of the Mobile Home Lot, and the Grade of the Mobile Home Lot within a Mobile Home Subdivision shall not exceed [1.0 m](#); and

*Bylaw 12961
February 4, 2002*

- b. where the Development Officer conditionally approves an application to develop a Mobile Home on a Mobile Home Subdivision Lot, where such conditions are required to ensure compliance with the provisions of subsections 250.4(1)(f) and (g), the Development Officer may require, as a further condition, that the applicant deliver to the Development Officer an irrevocable Letter of Credit in a sum to be fixed by the Development Officer, naming as surety a corporation licensed as such in Alberta, the condition of the letter being that, if the development is completed but is not in accordance with subsections 250.4(1)(f) and (g) of this Bylaw, and any conditions of approval arising from them, then the surety shall pay to the City, for its use absolutely, the sum fixed.
4. Signs shall comply with the regulations found in [Schedule 59A](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

5. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
6. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

250.5 Additional Development Regulations for Discretionary Uses

*Bylaw 12961
February 4, 2002*

1. Notwithstanding subsection 250.4, Single Detached Housing in this Zone shall be developed in accordance with the provisions of the [RF1](#) Zone only.

SECTION 300

COMMERCIAL ZONES

Edmonton Zoning Bylaw 12800

310 (CNC) Neighbourhood Convenience Commercial Zone

310.1 General Purpose

The purpose of this Zone is to provide for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods.

310.2 Permitted Uses

1. [Convenience Retail Stores](#)
2. [Health Services](#)
3. [Personal Service Shops](#)
4. [Professional, Financial and Office Support Services](#)

*Charter Bylaw 18613
November 26, 2018*

5. [Market](#)

*Charter Bylaw 18613
November 26, 2018*

6. [Special Event](#)
7. [Specialty Food Services](#), for less than 100 occupants and [120 m²](#) of Public Space

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

8. [Urban Gardens](#)
9. [Fascia On-premises Signs](#)
10. [Freestanding On-premises Signs](#)
11. [Projecting On-premises Signs](#)
12. [Temporary On-premises Signs](#)

310.3 Discretionary Uses

1. [Bars and Neighbourhood Pubs](#), for less than 100 occupants and [120 m²](#) of Public Space

*Bylaw 18171
September 11, 2017*

2. [Breweries, Wineries and Distilleries](#)
3. [Child Care Services](#)
4. [Commercial Schools](#)

*Bylaw 16224
September 10, 2012*

5. [Creation and Production Establishments](#)
6. [Drive-in Food Services](#)

7. [Gas Bars](#)
8. [General Retail Stores](#)
9. Individual business premises for a Permitted Use having a Floor Area greater than [275 m²](#)
10. [Indoor Participant Recreation Services](#)

*Bylaw 16224
September 10, 2012*

11. [Live Work Units](#)

*Bylaw 16224
September 10, 2012*

12. [Major Home Based Business](#)
13. [Minor Amusement Establishments](#)
14. [Minor Home Based Business](#)
15. [Minor Service Stations](#)

*Charter Bylaw 18967
August 26, 2019*

16. [Multi-unit Housing](#)
17. [Public Libraries and Cultural Exhibits](#)
18. [Rapid Drive-through Vehicle Services](#)
19. [Religious Assemblies](#)
20. [Residential Sales Centre](#)
21. [Restaurants](#), for less than 100 occupants and [120 m²](#) of Public Space

*Bylaw 16224
September 10, 2012
Bylaw 17831
November 28, 2016*

22. [Secondhand Stores](#) with a Floor Area less than [275m²](#)
23. [Veterinary Services](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

24. [Urban Indoor Farms](#)
25. [Urban Outdoor Farms](#)

*Bylaw 15735
June 20, 2011*

26. [Freestanding Off-premises Signs](#), in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone

*Bylaw 15892
October 11, 2011*

27. [Minor Digital Off-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892

*Bylaw 15892
October 11, 2011*

28. [Minor Digital On-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.

*Bylaw 15892
October 11, 2011*

29. [Minor Digital On-premises Off-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.
30. [Roof On-premises Signs](#)

310.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area of any individual business premises for a Permitted Use shall not exceed [275 m²](#).
2. The maximum Floor Area of any individual business premises for a Discretionary Use shall not exceed [1 000 m²](#), except that a grocery store or supermarket may be permitted a Floor Area of up to [2 500 m²](#).
3. The maximum Site Area shall be [2.0 ha](#).
4. The maximum Floor Area Ratio shall be 1.0.

*Bylaw 15735
June 20, 2011*

5. A minimum Setback of [4.5 m](#) shall be required where a Site Abuts a public roadway, other than a Lane.

*Bylaw 15735
June 20, 2011*

6. A minimum Setback of [3.0 m](#) shall be required where the Rear or Side Lot Line of the Site Abuts the lot line of a Site in a Residential Zone.

*Bylaw 15735
June 20, 2011
Bylaw 17672
June 27, 2016*

7. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or a LRT line in accordance with the provisions of [Section 55.5](#) of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service display area or both, and Abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of [subsection 55.4](#) of this Bylaw.

*Bylaw 16733
July 6, 2015*

8. The maximum building Height shall not exceed [10.0 m](#), in accordance with [Section 52](#).
9. Where Uses, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the Site containing such Uses is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping; berming or screening, which may exceed the requirements of [Section 55](#) of this Bylaw; noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Officer may deem appropriate.
10. Signs shall comply with the regulations found in [Schedule 59D](#).

Bylaw 17403

October 19, 2015
Effective date: February 1, 2016

11. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

310.5 Additional Development Regulations for Discretionary Uses

Charter Bylaw 18967
August 26, 2019

1. The following regulations shall apply to Multi-unit Housing developments:
 - a. Multi-unit Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;

Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018

- b. the housing component shall have access at ground level, which is separate from the access for the commercial premises; and

Bylaw 18303
February 26, 2018

- c. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.

2. The following regulations shall apply to Rapid Drive-through Vehicle Services developments:
 - a. the total number of bays shall not exceed one for any given Site; and
 - b. all operations and mechanical equipment associated with this Use shall be located within an enclosed building.

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

3. Urban Indoor Farms shall comply with [Section 98](#) of this Bylaw
4. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

320 (CSC) Shopping Centre Zone

320.1 General Purpose

The purpose of this Zone is to provide for larger shopping centre developments intended to serve a community or regional trade area. Residential, office, entertainment and cultural uses may also be included within such shopping complexes.

320.2 Permitted Uses

1. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space
2. [Business Support Services](#)

*Charter Bylaw 18387
June 12, 2018*

3. [Cannabis Retail Sales](#)
4. [Child Care Services](#)
5. [Commercial Schools](#)
6. [Convenience Retail Stores](#)
7. [Drive-in Food Services](#)
8. [Gas Bars](#)
9. [General Retail Stores](#)
10. [Government Services](#)
11. [Health Services](#)
12. [Indoor Participant Recreation Services](#)

*Charter Bylaw 18882
June 17, 2019*

13. [Liquor Stores](#), on a Site of [2 ha](#) or larger
14. [Major Amusement Establishments](#), on a Site of [2 ha](#) or larger

*Charter Bylaw 18613
November 26, 2018*

15. [Market](#)
16. [Minor Amusement Establishments](#)

*Charter Bylaw 19223
June 9, 2020*

17. [Minor Impact Utility Services](#)
18. [Minor Service Stations](#)
19. [Nightclubs](#), for less than 200 occupants and [240 m²](#) of Public Space, on a Site [2 ha](#) or larger
20. [Personal Service Shops](#)
21. [Professional, Financial and Office Support Services](#)
22. [Public Libraries and Cultural Exhibits](#)

23. [Restaurants](#), for less than 200 occupants and [240 m²](#) of Public Space

*Charter Bylaw 18613
November 26, 2018*

24. [Special Event](#)
25. [Specialty Food Services](#), for less than 100 occupants and [120 m²](#) of Public Space
26. [Spectator Entertainment Establishments](#)

*Bylaw 17901
March 6, 2017
Charter Bylaw 19490
November 5, 2020*

27. [Supportive Housing](#)
28. [Urban Gardens](#)
29. [Fascia On-premises Signs](#)
30. [Freestanding On-premises Signs](#)
31. [Projecting On-premises Signs](#)
32. [Temporary On-premises Signs](#)

320.3 Discretionary Uses

1. [Apartment Hotels](#)
2. [Automotive and Equipment Repair Shops](#), on a Site of [2 ha](#) or larger
3. [Bars and Neighbourhood Pubs](#), for more than 200 occupants and [240 m²](#) of Public Space, on a Site [2 ha](#) or larger

*Bylaw 18171
September 11, 2017*

4. [Breweries, Wineries and Distilleries](#)
5. [Carnivals](#)

*Bylaw 16224
September 10, 2012*

6. [Creation and Production Establishments](#)

*Bylaw 13117
July 8, 2002*

7. [Equipment Rentals](#), provided that all equipment and goods for rent are contained within an enclosed building
8. [Hotels](#)

*Charter Bylaw 18882
June 17, 2019*

9. [Liquor Stores](#), on a Site of less than [2 ha](#)

*Bylaw 16224
September 10, 2012*

10. [Live Work Units](#)
11. [Major Amusement Establishments](#), on a Site of less than [2 ha](#)

Bylaw 16224
September 10, 2012

12. [Major Home Based Business](#)

Bylaw 16224
September 10, 2012

13. [Media Studios](#)

Bylaw 16224
September 10, 2012

14. [Minor Home Based Business](#)
15. [Mobile Catering Food Services](#)

Charter Bylaw 18967
August 26, 2019

16. Multi-unit Housing
17. [Nightclubs](#), for less than 200 occupants and [240 m²](#) of Public Space, on a site [2 ha](#) or smaller
18. [Nightclubs](#), for more than 200 occupants and [240 m²](#) of Public Space, on a site [2 ha](#) or larger
19. [Private Clubs](#)
20. [Rapid Drive-through Vehicle Services](#)
21. [Recycled Materials Drop-off Centres](#)
22. [Religious Assembly](#)
23. [Residential Sales Centre](#)
24. [Restaurants](#), for more than 200 occupants and [240 m²](#) of Public Space, on a Site [2 ha](#) or larger

Bylaw 16224
September 10, 2012

25. [Secondhand Stores](#)
26. [Specialty Food Services](#), for more than 100 occupants and [120 m²](#) of Public Space
27. [Warehouse Sales](#)

Bylaw 17901
March 6, 2017

28. [Urban Indoor Farms](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

29. [Urban Outdoor Farms](#)
30. [Veterinary Services](#)
31. [Fascia Off-premises Signs](#)
32. [Freestanding Off-premises Signs](#)

Bylaw 15892
October 11, 2011

33. [Major Digital Signs](#)

Bylaw 15892
October 11, 2011

34. [Minor Digital Off-premises Signs](#)

Bylaw 15892
October 11, 2011

35. [Minor Digital On-premises Signs](#)

Bylaw 15892
October 11, 2011

36. [Minor Digital On-premises Off-premises Signs](#)

37. [Roof On-premises Signs](#)

Bylaw 16313
January 21, 2013

38. [Temporary Off-premises Signs](#)

320.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be [2 ha](#).
2. The maximum Floor Area Ratio shall be 1.0.

Bylaw 15735
June 20, 2011

3. A minimum Setback of [6.0 m](#) shall be required where a Site Abuts a public roadway, other than a Lane, or the property line of a Site in a Residential Zone.

Bylaw 15735
June 20, 2011
Bylaw 16733
July 6, 2015
Bylaw 17727
August 22, 2016
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

4. In addition to the minimum Setback required by clause (3) above, where a Site Abuts a Site zoned residential a minimum Setback of [15.0 m](#) shall be required for all buildings, structures and both the Underground Parkade, and Above Ground Parkade. This minimum Setback may be reduced to the minimum Setback requirements at the discretion of the Development Officer, where, in the opinion of the Development Officer, the provision of Landscaping, Fencing, berming, building Façade treatment or other design features adequately protect the amenities of nearby residential areas.

Bylaw 12961
Feb. 4, 2002
Bylaw 15735
June 20, 2011
Bylaw 17672
June 27, 2016

5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or a LRT line, in accordance with the provisions of [Section 55.5](#) of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and Abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of [subsection 55.4](#) of this Bylaw.

Bylaw 16733
July 6, 2015

6. The maximum building Height shall not exceed [14.5 m](#) for flat, mansard and gambrel roofs, or [16.0 m](#) for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52.
7. All Uses shall be part of a purpose-designed shopping centre.
8. Signs shall comply with the regulations found in [Schedule 59E](#).

*Bylaw 17527
February 17, 2016*

9. [Urban Indoor Farms](#) shall comply with [Section 98](#) of this Bylaw.

320.5 Additional Development Regulations for Discretionary Uses

*Bylaw 18303
February 26, 2018
Charter Bylaw 18967
August 26, 2019*

1. Multi-unit Housing shall be permitted only above the office or retail component of a shopping centre.

*Bylaw 18303
February 26, 2018*

2. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.

*Bylaw 18303
February 26, 2018
Charter Bylaw 18967
August 26, 2019*

3. The Multi-unit Housing component of the development shall be designed and sited so as to minimize any impacts from the commercial component of the development related to noise, traffic circulation or loss of privacy.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

4. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

330 (CB1) Low Intensity Business Zone

Charter Bylaw 19490
November 5, 2020

330.1 General Purpose

The purpose of this Zone is to provide for low intensity commercial, office and service uses, and limited Residential-related Uses located along arterial roadways that border residential areas. Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.

330.2 Permitted Uses

1. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space.
2. [Business Support Services](#)

Charter Bylaw 18387
June 12, 2018

3. [Cannabis Retail Sales](#)
4. [Commercial Schools](#)
5. [Convenience Retail Stores](#)
6. [Equipment Rentals](#), provided that all equipment and goods for rent are contained within an enclosed building
7. [General Retail Stores](#), up to a maximum Floor Area of [1 000 m²](#)
8. [Health Services](#)
9. [Household Repair Services](#)

Charter Bylaw 18613
November 26, 2018

10. [Market](#)
11. [Minor Amusement Establishments](#)
12. [Personal Service Shops](#)
13. [Professional, Financial and Office Support Services](#)

Bylaw 16224
September 10, 2012

14. [Public Libraries and Cultural Exhibits](#)
15. [Restaurants](#), for less than 200 occupants and [240 m²](#) of Public Space

Charter Bylaw 18613
November 26, 2018

16. [Special Event](#)
17. [Specialty Food Services](#), for less than 100 occupants and [120 m²](#) of Public Space

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

Charter Bylaw 19490
November 5, 2020

18. [Supportive Housing](#)
19. [Urban Gardens](#)
20. [Veterinary Services](#)
21. [Fascia On-premises Signs](#)
22. [Freestanding On-premises Signs](#)
23. [Projecting On-premises Signs](#)
24. [Temporary On-premises Signs](#)

330.3 Discretionary Uses

1. [Auctioneering Establishments](#), provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building
2. [Automotive and Minor Recreation Vehicle Sales/Rentals](#)
3. [Bars and Neighbourhood Pubs](#), for more than 200 occupants and [240 m²](#) of Public Space, provided the Site is not adjacent to or across the Lane from a Site zoned residential

Bylaw 18171
September 11, 2017

4. [Breweries, Wineries and Distilleries](#)
5. [Child Care Services](#)
6. [Convenience Vehicle Rentals](#)

Bylaw 16224
September 10, 2012

7. [Creation and Production Establishments](#)
8. [Drive-in Food Services](#)
9. [Funeral, Cremation and Interment Services](#)
10. [Gas Bars](#)
11. [General Retail Stores](#) with a Floor Area greater than [1 000 m²](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

12. [Greenhouses, Plant Nurseries and Garden Centres](#)
13. [Hotels](#)
14. [Indoor Participant Recreation Services](#)
15. [Limited Contractor Services](#)

Charter Bylaw 18882
June 17, 2019

16. [Liquor Stores](#)

Bylaw 16224
September 10, 2012

17. [Live Work Units](#)
18. [Major Amusement Establishments](#)

Bylaw 16224
September 10, 2012

19. [Major Home Based Business](#)

Bylaw 16224
September 10, 2012

20. [Media Studios](#)

Bylaw 16224
September 10, 2012

21. [Minor Home Based Business](#)
22. [Minor Service Stations](#)
23. [Mobile Catering Food Services](#)

Charter Bylaw 18967
August 26, 2019

24. [Multi-unit Housing](#)
25. [Nightclubs](#), but not to exceed 200 occupants and [240 m²](#) of Public Space, if the site is adjacent to or across a Lane from a Site zoned residential

Bylaw 16224
September 10, 2012

26. [Pawn Stores](#)
27. [Private Clubs](#)
28. [Rapid Drive-through Vehicle Services](#)
29. [Recycling Depots](#), within an enclosed building
30. [Recycled Materials Drop-off Centres](#)
31. [Residential Sales Centres](#)
32. [Restaurants](#), for more than 200 occupants and [240 m²](#) of Public Space, provided the Site is not adjacent to or across the Lane from a Site zoned residential

Bylaw 16224
September 10, 2012

33. [Secondhand Stores](#)
34. [Spectator Entertainment Establishments](#)

Bylaw 17831
November 28, 2016

35. [Specialty Food Services](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

36. [Urban Indoor Farms](#)
37. [Urban Outdoor Farms](#)
38. [Fascia Off-premises Signs](#)
39. [Freestanding Off-premises Signs](#)

Bylaw 15892
October 11, 2011

40. [Major Digital Signs](#)

Bylaw 15892
October 11, 2011

41. [Minor Digital Off-premises Signs](#)

Bylaw 15892
October 11, 2011

42. [Minor Digital On-premises Signs](#)

Bylaw 15892
October 11, 2011

43. [Minor Digital On-premises Off-premises Signs](#)

44. [Roof Off-premises Signs](#)

45. [Roof On-premises Signs](#)

Bylaw 16313
January 21, 2013

46. [Temporary Off-premises Signs](#)

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

47. [Vehicle Parking](#)

330.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area for a Permitted Use shall be [2500 m²](#); otherwise the Use shall be discretionary.
2. The maximum Floor Area Ratio shall be 2.0.

Bylaw 15735
June 20, 2011

3. A minimum Setback of [3.0 m](#) shall be required where a Site Abuts a public roadway, other than a Lane except:
 - a. where adjacent commercial buildings Abut the property line to form a pedestrian-oriented shopping street, buildings shall be built at the property line of the Site;

Bylaw 15735
June 20, 2011

4. A minimum Setback of [3.0 m](#) shall be required where the Rear or Side Lot Line of the Site Abuts the lot line of a Site in a Residential Zone;

Bylaw 15735
June 20, 2011
Bylaw 17672
June 27, 2016

5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Vehicular parking, loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or a LRT line in accordance with the provisions of [Section 55.5](#) of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, and Abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of [subsection 55.4](#) of this Bylaw.

6. Any business premises or multiple occupancy building having a Floor Area greater than [2 000 m²](#) or a single wall length greater than [20.0 m](#) that is visible from a public road, shall comply with the following criteria:
 - a. the roof line and building façade shall include design elements and add architectural interest; and
 - b. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
7. 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.
8. Where the Site is part of a pedestrian oriented shopping street, the following regulations shall apply, at the discretion of the Development Officer:
 - a. the architectural treatment of the building shall include features such as:
 - i. placement of windows to allow for viewing in the building by pedestrians;
 - ii. entrance features;
 - iii. canopies;
 - iv. features that lend visual interest and create a human scale; and
 - v. on corner Sites, the façade treatment shall wrap around the side of the building to provide a consistent profile;
 - b. vehicular access shall be from the Abutting Lane. In the event there is no Abutting Lane, the vehicular access shall be designed in a manner that has minimal impact on the pedestrian-oriented shopping street; and
 - c. vehicular parking, loading and facilities shall be located at the rear of the building.

*Bylaw 16733
July 6, 2015*

9. The maximum building Height shall not exceed [12.0 m](#), in accordance with Section 52.
10. Signs shall comply with the regulations found in [Schedule 59F](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

11. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

330.5 Additional Development Regulations for Discretionary Uses

*Charter Bylaw 18967
August 26, 2019*

1. The following regulations shall apply to Multi-unit Housing developments:
 - a. Multi-unit Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- b. the housing component shall have access at ground level, which is separate from the access for the commercial premises;

*Bylaw 18303
February 26, 2018*

- c. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw;
 - d. The maximum Floor Area Ratio of Multi-unit Housing shall be 1.5.
2. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals developments:
- a. the maximum Site Area for a business shall be [2 000 m²](#);
 - b. servicing and repair operations shall be permitted only as Accessory Uses;

*Charter Bylaw 19502
February 9, 2021*

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

*Bylaw 17062
July 9, 2015
Bylaw 17672
June 27, 2016*

- d. all outdoor display areas that Abut a Residential Zone or a Lane serving a Residential Zone shall be obscured from direct view by providing a visual screen at least [1.8 m](#) in Height, in accordance with the provisions of [subsection 55.5\(6\)](#) of this Bylaw; and
 - e. lighting for the display area shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
3. The following regulations shall apply to Rapid Drive-through Vehicle Services developments:
- a. the total number of bays shall not exceed four for any given Site; and
 - b. all operations and mechanical equipment associated with this Use shall be located within an enclosed building.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- 4. Urban Indoor Farms shall comply with [Section 98](#) of this Bylaw.
- 5. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

340 (CB2) General Business Zone

Charter Bylaw 19490
November 5, 2020

340.1 General Purpose

The purpose of this Zone is to provide for businesses that require large Sites and a location with good visibility and accessibility along, or adjacent to, major public roadways. This zone also accommodates limited Residential-related uses

340.2 Permitted Uses

Bylaw 16733
July 6, 2015

1. [Apartment Hotels](#)
2. [Automotive and Equipment Repair Shops](#)
3. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space

Bylaw 18171
September 11, 2017

4. [Breweries, Wineries and Distilleries](#)
5. [Business Support Services](#)

Charter Bylaw 18387
June 12, 2018

6. [Cannabis Retail Sales](#)
7. [Commercial Schools](#)

Bylaw 17831
November 28, 2016

7. [Convenience Retail Stores](#)

Bylaw 16224
September 10, 2012

8. [Creation and Production Establishments](#)
9. [Drive-in Food Services](#)
10. [Equipment Rentals](#)
11. [Gas Bars](#)
12. [General Retail Stores](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

13. [Greenhouses, Plant Nurseries and Garden Centres](#)
14. [Health Services](#)
15. [Hotels](#)
16. [Household Repair Services](#)

17. [Indoor Participant Recreation Services](#)
18. [Limited Contractor Services](#)

*Bylaw 16224
September 10, 2012*

19. [Major Amusement Establishments](#)

*Charter Bylaw 18613
November 26, 2018*

20. [Market](#)

*Bylaw 16224
September 10, 2012*

21. [Minor Amusement Establishments](#)
22. [Minor Service Stations](#)
23. [Personal Service Shops](#)
24. [Professional, Financial and Office Support Services](#)

*Bylaw 16224
September 10, 2012*

25. [Public Libraries and Cultural Exhibits](#)
26. [Recycling Depots](#)
27. [Restaurants](#), for less than 200 occupants and [240 m²](#) of Public Space

*Charter Bylaw 18613
November 26, 2018*

28. [Special Event](#)
29. [Specialty Food Services](#), for less than 100 occupants and [120 m²](#) of Public Space

*Bylaw 17901
March 6, 2017
Charter Bylaw 19490
November 5, 2020*

30. [Supportive Housing](#)
31. [Urban Gardens](#)
32. [Veterinary Services](#)
33. [Warehouse Sales](#)
34. [Fascia On-premises Signs](#)
35. [Freestanding On-premises Signs](#)
36. [Projecting On-premises Signs](#)
37. [Temporary On-premises Signs](#)

340.3 Discretionary Uses

*Bylaw 16733
July 6, 2015*

1. [Animal Hospitals and Shelters](#)
2. [Automotive/Minor Recreation Vehicle Sales/Rentals](#)
3. [Auctioneering Establishments](#)

4. [Bars and Neighbourhood Pubs](#), for more than 200 occupants and [240 m²](#) of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned Residential
5. [Carnivals](#)
6. [Child Care Services](#)
7. [Convenience Vehicle Rentals](#)
8. [Fleet Services](#)
9. [Funeral, Cremation and Interment Services](#)
10. [Government Services](#)

*Bylaw 18882
June 17, 2019*

11. [Liquor Stores](#)

*Bylaw 16224
September 10, 2012*

12. [Live Work Units](#)
13. [Major Home Based Business](#)
14. [Major Service Stations](#)

*Bylaw 16224
September 10, 2012*

15. [Media Studios](#)

*Bylaw 16224
September 10, 2012*

16. [Minor Home Based Business](#)
17. [Mobile Catering Food Services](#)
18. [Motels](#)

*Charter Bylaw 18967
August 26, 2019*

19. [Multi-unit Housing](#)

*Bylaw 13117
July 8, 2002*

20. [Nightclubs](#), for less than 200 occupants and [240 m²](#) of Public Space, if the Site is adjacent to or across a Lane from a Site zoned Residential

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

21. [Vehicle Parking](#)
22. [Outdoor Amusement Establishments](#)

*Bylaw 16224
September 10, 2012*

23. [Pawn Stores](#)
24. [Private Clubs](#)
25. [Rapid Drive-through Vehicle Services](#)

26. [Recycled Materials Drop-off Centres](#)
27. [Religious Assembly](#)
28. [Residential Sales Centre](#)
29. [Restaurants](#), for more than 200 occupants and [240 m²](#) of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential

*Bylaw 16224
September 10, 2012*

30. [Secondhand Stores](#)
31. [Spectator Sports Establishments](#)
32. [Specialty Food Services](#), for more than 100 occupants and [120 m²](#) of Public Space
33. [Spectator Entertainment Establishments](#)
34. [Truck and Mobile Home Sales/Rentals](#)

*Bylaw 17901
March 6, 2017*

35. [Urban Indoor Farms](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

36. [Urban Outdoor Farms](#)
37. [Fascia Off-premises Signs](#)
38. [Freestanding Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

39. [Major Digital Signs](#)

*Bylaw 15892
October 11, 2011*

40. [Minor Digital Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

41. [Minor Digital On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

42. [Minor Digital On-premises Off-premises Signs](#)
43. [Roof Off-premises Signs](#)
44. [Roof On-premises Signs](#)

*Bylaw 16313
January 21, 2013*

45. [Temporary Off-premises Signs](#)

340.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Frontage shall be [30.0 m](#) unless access is provided from a service road.

2. The maximum Floor Area Ratio shall be 3.5.

*Bylaw 15735
June 20, 2011*

3. A minimum Setback of [4.5 m](#) shall be required where a Site Abuts a public roadway, other than a Lane. Where adjacent commercial buildings Abut the property line to form a pedestrian-oriented shopping street, no Setback shall be required.

*Bylaw 15735
June 20, 2011
Bylaw 16224
September 10, 2012*

4. A minimum Setback of [6.0 m](#) shall be required where the Rear or Side Lot Line of the Site Abuts the Lot line of a residential Zone.

*Bylaw 15735
June 20, 2011
Bylaw 17672
June 27, 2016*

5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or a LRT line in accordance with the provisions of [Section 55.5](#) of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, and Abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of [subsection 55.4](#) of this Bylaw.

*Bylaw 16733
July 6, 2015
Bylaw 17831
November 28, 2016*

6. The maximum building Height shall not exceed [14.5 m](#) for flat, mansard and gambrel roofs, or [16.0 m](#) for a roof type with a pitch of 4/12 (18.4 degrees) or greater, except the maximum Height for a Hotels or Apartment Hotels Use shall not exceed 30.0 m, in accordance with Section 52. Hotels or Apartment Hotels exceeding 16.0 m in Height shall be a Class B Discretionary Development.
7. Any business premises or multiple occupancy building having a Floor Area greater than [3 000 m²](#) or a single wall length greater than [25.0 m](#) visible from a public road, shall comply with the following criteria:
 - a. the roof line and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and
 - b. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
8. 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.
9. Signs shall comply with the regulations found in [Schedule 59F](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

10. Urban Indoor Farms shall comply with [Section 98](#) of this Bylaw

340.5 Additional Development Regulations for Discretionary Uses

1. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals, Convenience Vehicle Rentals and Truck and Mobile Home Sales/Rentals developments:

Charter Bylaw 19502
February 9, 2021

- a. all storage, display and parking areas shall be Hardsurfaced in accordance with subsection 54.4.6 of this Bylaw;
- b. all display areas that Abut a Residential Zone or a Lane serving a Residential Zone shall be screened in accordance with the provisions of [subsection 55.4\(4\)](#) of this Bylaw; and
- c. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.

Bylaw 17831
November 28, 2016

2. The following regulations shall apply to Hotels and Apartment Hotels:

- a. the maximum building Height shall be [30.0 m](#); and

Bylaw 15735
June 20, 2011
Bylaw 16733
July 6, 2015

- b. in addition to the Setback requirements of subsection 340.4(3), the Development Officer may, as a condition of approval, require an additional Setback for that portion of a Hotel that exceeds [16.0 m](#) in Height in order to protect the amenity and privacy of development in any adjacent Residential Zone. The Development Officer shall not require a total Setback greater than the Height of the building.

Charter Bylaw 18967
August 26, 2019

3. The following regulations shall apply to Multi-unit Housing developments:

- a. Multi-unit Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;

Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018

- b. the housing component shall have access at ground level, which is separate from the access for the commercial premises;

Bylaw 18303
February 26, 2018

- c. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw;

Charter Bylaw 18967
August 26, 2019

- d. the maximum Floor Area Ratio of Multi-unit Housing shall be 2.0.

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

4. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

350 (CHY) Highway Corridor Zone

Charter Bylaw 19490
November 5, 2020

350.1 General Purpose

The purpose of this Zone is to provide for high quality commercial development and limited Residential-related Uses along those public roadways, which serve as entrance routes to the City or along limited access public roadways intended to provide a connection to entrance routes.

350.2 Permitted Uses

1. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential
2. [Business Support Services](#)

Charter Bylaw 18387
June 12, 2018

3. [Cannabis Retail Sales](#)
4. [Convenience Retail Stores](#)
5. [Convenience Vehicle Rentals](#)
6. [Drive-in Food Services](#)
7. [Gas Bars](#)
8. [Hotels](#)

Charter Bylaw 18882
June 17, 2019

9. [Liquor Stores](#)

Charter Bylaw 18613
November 26, 2018

10. [Market](#)
11. [Minor Amusement Establishments](#)
12. [Minor Service Stations](#)
13. [Motels](#)
14. [Personal Service Shops](#)
15. [Rapid Drive-through Vehicle Services](#)
16. [Restaurants](#), for less than 200 occupants and [240 m²](#) of Public Space

Charter Bylaw 18613
November 26, 2018

17. [Special Event](#)
18. [Specialty Food Services](#), for less than 100 occupants and [120 m²](#) of Public Space

Bylaw 17403
October 19, 2015

Effective date: February 1, 2016
Charter Bylaw 19490
November 5, 2020

19. [Supportive Housing](#)
20. [Urban Gardens](#)
21. [Fascia On-premises Signs](#)
22. [Freestanding On-premises Signs](#)
23. [Projecting On-premises Signs](#)
24. [Temporary On-premises Signs](#)

350.3 Discretionary Uses

1. [Apartment Hotels](#)
2. [Automotive and Equipment Repair Shops](#)
3. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential
4. [Bars and Neighbourhood Pubs](#), for more than 200 occupants and [240 m²](#) of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential

Bylaw 18171
September 11, 2017

5. [Breweries, Wineries and Distilleries](#)

Bylaw 16224
September 10, 2012

6. [Creation and Production Establishments](#)
7. [Government Services](#)
8. [Indoor Participant Recreation Services](#)
9. [Major Amusement Establishments](#)
10. [Major Service Stations](#)

Bylaw 16224
September 10, 2012

11. [Media Studios](#)

Bylaw 13117
July 8, 2002

12. [Nightclubs](#), for less than 200 occupants and [240 m²](#) of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential
13. [Professional, Financial and Office Support Services](#)
14. [Recycled Materials Drop-off Centres](#)
15. [Residential Sales Centre](#)
16. [Restaurants](#), for more than 200 occupants and [240 m²](#) of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential
17. [Specialty Food Services](#), for more than 100 occupants and [120 m²](#) of Public Space

Bylaw 16224
September 10, 2012

18. [Spectator Entertainment Establishments](#)

19. [Tourist Campsites](#)

*Bylaw 17901
March 6, 2017*

20. [Urban Indoor Farms](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

21. [Urban Outdoor Farms](#)

22. [Veterinary Services](#)

23. [Fascia Off-premises Signs](#)

24. [Freestanding Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

25. [Major Digital Signs](#)

*Bylaw 15892
October 11, 2011*

26. [Minor Digital Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

27. [Minor Digital On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

28. [Minor Digital On-premises Off-premises Signs](#)

29. [Roof Off-premises Signs](#)

30. [Roof On-premises Signs](#)

*Bylaw 16313
January 21, 2013*

31. [Temporary Off-premises Signs](#)

350.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Frontage shall be [30.0 m](#), unless access is provided from a service road.
2. The maximum Floor Area Ratio shall be 1.5.

*Bylaw 15735
June 20, 2011*

3. A minimum Setback of [7.5 m](#) shall be required where a Site Abuts a public roadway including a Lane that serves a Residential Zone, or where a Site Abuts the lot line of a Site zoned Residential;

*Bylaw 15735
June 20, 2011*

4. In addition to the Setback requirements of clause (3) above, the Development Officer may, as a condition of approving a Discretionary Use, require an additional Setback for that portion of any development that exceeds [14.0 m](#) in Height in order to protect the privacy of any adjacent residential development. The Development Officer shall not require a total Setback greater than the Height of the building.

Bylaw 15735
June 20, 2011
Bylaw 17672
June 27, 2016

5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or a LRT line in accordance with the provisions of [Section 55.5](#) of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, and Abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of [subsection 55.4](#) of this Bylaw;

Bylaw 16733
July 6, 2015
Bylaw 17831
November 28, 2016

6. The maximum building Height shall not exceed [14.5 m](#) for flat, mansard and gambrel roofs, or [16.0 m](#) for a roof type with a pitch of 4/12 (18.4 degrees) or greater, except the maximum Height for a Hotels or Apartment Hotels Use shall not exceed 30.0 m, in accordance with Section 52. Hotels or Apartment Hotels exceeding 16.0 m in Height shall be a Class B Discretionary Development .
7. Any business premises or multiple occupancy building having a Floor Area of [3 000 m²](#) or a single wall length greater than [25.0 m](#) visible from a public road shall comply with the following:
 - a. the roof line and the building façade shall include design elements that reduce the perceived mass of the building; and
 - b. Landscaping adjacent to exterior walls shall be used to reduce the perceived mass of the building and provide visual interest.
8. All mechanical equipment, including roof mechanical units, shall be screened in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
9. All exposed building faces shall have consistent and harmonious exterior finishing materials.
10. Signs shall comply with the regulations found in [Schedule 59F](#).

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

11. Urban Indoor Farms shall comply with [Section 98](#) of this Bylaw

350.5 Additional Development Regulations for Permitted and Discretionary Uses

Charter Bylaw 18381
May 7, 2018

1. Convenience Retail Stores, Convenience Vehicle Rentals and Personal Service Shops may be developed only for Uses Accessory to a Professional, Financial and Office Support Service, Motel, Hotel, Gas Bar, or Minor or Major Service Station development.

Charter Bylaw 18387
May 7, 2018

2. Indoor Participant Recreation Services may be developed only for a Use Accessory to a Hotel, Motel or Professional, Financial, and Office Support Service development.
3. The following regulations shall apply to Convenience Vehicle Rentals developments:
 - a. all storage, display or parking areas shall be hardsurfaced in accordance with [subsection 54.6\(1\)](#) of this Bylaw;

*Bylaw 17670
June 27, 2016*

- b. all display areas that Abut a Residential Zone or a Lane serving a Residential Zone shall be screened in accordance with the provisions of [Section 55.5](#) of this Bylaw; and
- c. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- 4. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

360 (CO) Commercial Office Zone

360.1 General Purpose

The purpose of this Zone is to provide for medium intensity office, commercial and residential development in the inner city, around Light Rail Transit station areas or other locations offering good accessibility by both private automobile and transit.

360.2 Permitted Uses

1. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned Residential
2. [Business Support Services](#)

*Charter Bylaw 18387
June 12, 2018*

3. [Cannabis Retail Sales](#)
4. [Commercial Schools](#)
5. [Government Services](#)
6. [Health Services](#)

*Charter Bylaw 18882
June 17, 2019*

7. [Liquor Stores](#)

*Charter Bylaw 18613
November 26, 2018*

8. [Market](#)
9. [Minor Amusement Establishments](#)
10. [Professional, Financial and Office Support Services](#)

*Bylaw 16224
September 10, 2012*

11. [Public Libraries and Cultural Exhibits](#)
12. [Restaurants](#), for less than 200 occupants and [240 m²](#) of Public Space

*Charter Bylaw 18613
November 26, 2018*

13. [Special Event](#)
14. [Specialty Food Services](#), for less than 100 occupants and [120 m²](#) of Public Space

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016
Charter Bylaw 19490
November 5, 2020*

15. [Supportive Housing](#)
16. [Urban Gardens](#)

17. [Fascia On-premises Signs](#)
18. [Freestanding On-premises Signs](#)
19. [Projecting On-premises Signs](#)
20. [Temporary On-premises Signs](#)

360.3 Discretionary Uses

1. [Apartment Hotels](#)
2. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential
3. [Bars and Neighbourhood Pubs](#), for more than 200 occupants and [240 m²](#) of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential

*Bylaw 18171
September 11, 2017*

4. [Breweries, Wineries and Distilleries](#)
5. [Child Care Services](#)
6. [Convenience Retail Stores](#)

*Bylaw 16224
September 10, 2012*

7. [Creation and Production Establishments](#)
8. [Funeral, Cremation and Interment Services](#)
9. [General Retail Stores](#)
10. [Hotels](#)
11. [Indoor Participant Recreation Services](#)

*Bylaw 16224
September 10, 2012*

12. [Live Work Units](#)

*Bylaw 16224
September 10, 2012*

13. [Major Home Based Business](#)

*Bylaw 16224
September 10, 2012*

14. [Media Studios](#)

*Bylaw 16224
September 10, 2012*

15. [Minor Home Based Business](#)

*Charter Bylaw 18967
August 26, 2019*

16. [Multi-unit Housing](#)

*Bylaw 13117
July 8, 2002*

17. [Nightclubs](#), for less than 200 occupants and [240 m²](#) of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential

18. [Personal Service Shops](#)
19. [Private Clubs](#)
20. [Restaurants](#), for more than 200 occupants and [240 m²](#) of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential
21. [Specialty Food Services](#), for more than 100 occupants and [120 m²](#) of Public Space

*Bylaw 16224
September 10, 2012*

22. [Spectator Entertainment Establishments](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

23. [Urban Outdoor Farms](#)
24. [Fascia Off-premises Signs](#)
25. [Freestanding Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

26. [Minor Digital Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

27. [Minor Digital On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

28. [Minor Digital On-premises Off-premises Signs](#)
29. [Roof Off-premises Signs](#)
30. [Roof On-premises Signs](#)

*Bylaw 16313
January 21, 2013*

31. [Temporary Off-premises Signs](#)

360.4 Development Regulations for Permitted and Discretionary Uses

*Charter Bylaw 18967
August 26, 2019*

1. The maximum Floor Area Ratio shall be 4.0 for office and commercial development. This may be increased to a maximum Floor Area Ratio of 7.0 if the development includes Multi-unit Housing, provided the office and commercial development shall not exceed a Floor Area Ratio of 4.0.

*Bylaw 15735
June 20, 2011*

2. A minimum Setback of [4.5 m](#) shall be required where a Site Abuts a public roadway, other than a Lane, and where the Site Abuts the lot line of a Site zoned residential except:
 - a. where adjacent commercial buildings Abut the property line to form a pedestrian-oriented shopping street, no Setback shall be required.

*Bylaw 16733
July 6, 2015*

3. In addition to the Setback requirements in clause (2), above, the Development Officer may, as a condition of approval of a Discretionary Use, require an additional Setback for that portion of the development that exceeds [16.0 m](#) in Height. The Development Officer shall consider privacy and a Sun Shadow Impact Study when any development is adjacent to a Residential Zone.

*Bylaw 15735
June 20, 2011
Bylaw 17672
June 27, 2016*

4. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or a LRT line in accordance with the provisions of [Section 55.5](#) of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area and Abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of [Section 55.5](#) of this Bylaw.

*Bylaw 16733
July 6, 2015*

5. The maximum building Height shall not exceed [23.0 m](#), except that the Development Officer may, at their discretion, allow a greater Height, not to exceed a maximum of [40.0 m](#) where this would not adversely affect the privacy and amenity of development in any adjacent Residential Zone. Any development exceeding [23.0 m](#) in Height shall be a Class B Development.
6. Signs shall comply with the regulations found in [Schedule 59F](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

7. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

360.5 Additional Development Regulations for Discretionary Uses

*Charter Bylaw 18967
August 26, 2019*

1. The following regulations shall apply to Multi-unit Housing developments:
 - a. Multi-unit Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- b. the housing component shall have access at ground level that is separate from the access for the commercial premises; and

*Bylaw 18303
February 26, 2018*

- c. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

2. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

370 (CB3) Commercial Mixed Business Zone

Bylaw 15446
July 19, 2010
Bylaw 15834
July 18, 2011

370.1 General Purpose

The purpose of this Zone is to create a mixed-use zone to provide for a range of medium intensity Commercial Uses as well as enhance opportunities for residential development in locations near high capacity transportation nodes, including [Transit Avenues](#) or other locations offering good accessibility. This Zone is not intended to accommodate "big box" style commercial development that utilizes significant amounts of surface parking, nor is it intended to be located Abutting any Zone that allows Single Detached Housing as a Permitted Use, without appropriate site interface provisions.

370.2 Permitted Uses

1. [Bars and Neighbourhood Pubs](#)

Bylaw 15953
November 13, 2012

2. [Business Support Services](#)

Charter Bylaw 18387
June 12, 2018

3. [Cannabis Retail Sales](#)
4. [Child Care Services](#)
5. [Commercial Schools](#)
6. [Convenience Retail Stores](#)

Bylaw 16224
September 10, 2012

7. [Creation and Production Establishments](#)
8. [General Retail Stores](#)
9. [Government Services](#)
10. [Health Services](#)
11. [Household Repair Services](#)

Charter Bylaw 18882
June 17, 2019

12. [Liquor Stores](#)

Bylaw 15953
November 13, 2012

13. [Lodging Houses](#)

Charter Bylaw 18613
November 26, 2018

14. [Market](#)

*Bylaw 16224
September 10, 2012*

15. [Media Studios](#)

16. [Minor Amusement Establishments](#)

17. [Minor Home Based Business](#)

*Charter Bylaw 18967
August 26, 2019*

18. [Multi-unit Housing](#)

19. [Personal Service Shops](#)

20. [Private Education Services](#)

21. [Professional, Financial and Office Support Services](#)

22. [Public Education Services](#)

23. [Public Libraries and Cultural Exhibits](#)

24. [Restaurants](#)

*Bylaw 16224
September 10, 2012*

25. [Secondhand Stores](#)

*Charter Bylaw 18613
November 26, 2018*

26. [Special Event](#)

27. [Specialty Food Services](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016
Charter Bylaw 19490
November 5, 2020*

28. [Supportive Housing](#)

29. [Urban Gardens](#)

30. [Fascia On-premises Signs](#)

31. [Freestanding On-premises Signs](#)

32. [Projecting On-premises Signs](#)

33. [Temporary On-premises Signs](#)

370.3 Discretionary Uses

1. [Apartment Hotels](#)

*Bylaw 18171
September 11, 2017*

2. [Breweries, Wineries and Distilleries](#)

3. [Extended Medical Treatment Centre](#)

4. [Hotels](#)

5. [Indoor Participant Recreation Services](#)

6. [Live Work Unit](#)

7. [Major Amusement Establishments](#)
8. [Major Home Based Business](#)
9. [Minor Impact Utility Services](#)
10. [Nightclubs](#)

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

11. [Vehicle Parking](#)

*Bylaw 16224
September 10, 2012*

12. [Pawn Stores](#)
13. [Private Clubs](#)
14. [Residential Sales Centre](#)
15. [Spectator Entertainment Establishments](#)

*Bylaw 17901
March 6, 2017*

16. [urban Indoor Farms](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

17. [Urban Outdoor Farms](#)
18. [Veterinary Services](#)
19. [Warehouse Sales](#)
20. [Fascia Off-premises Signs](#)
21. [Freestanding Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

22. [Major Digital Signs](#)

*Bylaw 15892
October 11, 2011*

23. [Minor Digital Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

24. [Minor Digital On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

25. [Minor Digital On-premises Off-premises Signs](#)

370.4 Development Regulations

*Bylaw 16224
September 10, 2012*

1. Residential, Residential Related and Basic Service Uses shall only be allowed:

*Charter Bylaw 18381
May 7, 2018*

- a. where they are located primarily above ground level; and
- b. as part of a mixed Use development combined with Commercial or Community, Educational, Recreational and Cultural Service Uses.

*Charter Bylaw 18381
May 7, 2018*

2. Dwellings and Sleeping Units may be located at ground level provided they are developed:
 - a. at the rear of the building, adjacent to a Lane; or
 - b. in the case of a corner Site, at the rear of the building or on the flanking public roadway.

*Bylaw 18303
February 26, 2018*

3. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.
4. Restaurants and Bars and Neighbourhood Pubs shall not exceed a capacity of 417 Occupants or [500 m²](#) of Public Space, and shall be located on and oriented toward a public roadway where practical, other than a Lane.
5. Specialty Food Services shall not exceed a capacity of 167 Occupants or [200 m²](#) of Public Space, and shall be located on and oriented toward a public roadway where practical, other than a Lane.
6. Nightclubs shall not exceed a capacity of 250 Occupants or [300 m²](#) of Public Space, and shall not share a Site with, or a Site that is Abutting, adjacent to, or across a Lane from, a Residential Zone.
7. General Retail Stores or Warehouse Sales shall not exceed a Floor Area of [2000 m²](#). The Development Officer must consider, among other factors, building massing and scale as well as the pedestrian-oriented nature of an area when considering any request to vary the maximum Floor Area.
8. Any development with a drive-through service window shall conform to the following regulations:
 - a. the drive-through component shall form part of a mixed Use building and shall not be located in a freestanding building onto itself;
 - b. the location, orientation and Setback of drive-through service windows shall be to the satisfaction of the Development Officer and shall minimize the on-site and off-site traffic impacts and have regard for safety and the pedestrian environment of local shopping streets;
 - c. drive-through service windows shall be oriented away from the Front Yard and placed, wherever possible, at the rear of the building;
 - d. the design, finishing and siting of such development shall achieve a compatible relationship with surrounding development and a high standard of appearance when viewed from adjacent roadways;
 - e. a minimum of six in-bound queuing spaces shall be provided for vehicles approaching the drive-through service window. One out-bound queuing space shall be provided on the exit side of each service position and this space shall be located so as not to interfere with service to the next vehicle;
 - f. Landscaping shall be used to screen and soften the impact of the drive-through service window.
9. Floor Area Ratio:

The maximum Floor Area Ratio for non-Residential Uses shall be 4.0, and the maximum Floor Area Ratio for Residential and Residential-Related Uses shall be 6.0. In mixed Use buildings, the total Floor Area Ratio for all Uses shall not exceed 7.0.
10. Building Height:

- a. The maximum building Height shall not exceed [36.0 m](#).

- 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.

11. Building Setback:

A minimum Setback of [3.0 m](#) shall be required from all Lot lines except that there shall be no Setback from the Front or Side Lot Lines where:

- a. adjacent buildings Abut the Lot line to form a pedestrian-oriented shopping street; or
- b. the development consists of a podium that forms part of an existing or future pedestrian-oriented shopping street; or
- c. the Site is located on a [Transit Avenue](#).

If any of the criteria in 12(a), (b), or (c) above are met, the Development Officer may allow a maximum Setback of [2.5 m](#) on the Front or Side Lot Lines to accommodate street related activities, such as sidewalk cafes, architectural features and Landscaping that contribute to the pedestrian-oriented shopping character of the area. Where no Setback is provided, development shall be subject to an encroachment agreement in accordance with Section 15(7) of this Bylaw.

12. A minimum Setback of [7.5 m](#) shall be provided where the Rear Lot Line or Side Lot Line Abuts a Zone that allows Single Detached Housing as a Permitted Use. This Setback may be reduced to [3.0 m](#) where the new development consists of a commercial podium that forms part of a pedestrian-oriented shopping street and adverse environmental impacts such as sun shadow and wind are minimized, in accordance with Section 14 of this Bylaw.
13. Signs shall comply with the regulations of [Schedule 59F](#).
14. Wherever feasible, vehicular access shall be from the flanking roadway or Abutting Lane. In the event there is no Abutting Lane or flanking roadway, the vehicular access shall be designed in a manner that has minimal impact on Abutting public roadways.
15. Vehicular parking, loading and facilities shall be located at the rear of the building.
16. On Sites where surface parking is provided, a concept plan shall be provided demonstrating how a minimum Floor Area Ratio of 0.8 could be achieved through future phases of development. Such concept plans are intended to illustrate how future densification could be accommodated without prejudicing future development, and shall not imply a commitment or obligation to such future development.

June 23, 2020
Effective: July 2, 2020
Charter Bylaw 19737
June 23, 2021

17. Vehicle Parking, in the form of an Above Ground parkade, shall not be located at ground level, and shall not interfere with a pedestrian-oriented, mixed-Use area.

Charter Bylaw 19502
February 9, 2021

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

Bylaw 17672
June 27, 2016

19. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or a LRT line in accordance with the provisions of [Section 55.5](#) of this Bylaw. If the rear or sides of a Site are used for parking or an outdoor service or display area and Abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of [Section 55.5](#) of this Bylaw.
20. Service function areas, such as loading docks, truck parking, and utility meters, shall be incorporated into the overall design theme of the building and/or landscape.

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

21. [Urban Outdoor Farms](#) shall comply with [Section 98](#) of this Bylaw.
22. [Urban Gardens](#) shall comply with [Section 98](#) of this Bylaw.

Bylaw 17527
February 17, 2016

23. [Urban Indoor Farms](#) shall comply with [Section 98](#) of this Bylaw.

370.5 Urban Design Regulations

1. Any development with a Floor Area greater than [3000 m²](#) or a single wall length greater than [25.0 m](#) visible from a public road, shall comply with the following criteria:
 - a. the roof line and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and
 - b. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
2. Where a building exceeds [14.0 m](#) or four Storeys and Abuts a Zone that allows Single Detached Housing as a Permitted Use, a minimum stepback of [1.0 m](#) per Storey, to a maximum of [6.0 m](#), shall be required for that portion of the building exceeding [14.0 m](#) or four Storeys.
3. Any development with a building Height greater than [23.0 m](#) or six Storeys shall address massing and building articulation in accordance with the following regulations:
 - a. Podium

Bylaw 17062
July 9, 2015

- i. A podium shall be required, the maximum Height of which shall not exceed 3 Storeys or [13.0 m](#).

- ii. The podium shall include design elements that create a pedestrian oriented built form, such as but not limited to articulation around entrance ways, roof treatment, setbacks and stepbacks in the building mass, building articulation, and the architectural treatment of the facades.
 - iii. The podium shall incorporate weather protection in the form of a wide canopy or any other architectural element on façades wherever active commercial frontages exist.
- b. Tower
- i. The tower shall be differentiated from the podium, but should reinforce some of the design details, materials, and architectural expression from the podium.
 - ii. Towers shall stepback from the front podium wall a minimum of [3.0 m](#).
 - iii. The minimum distance between non-residential towers shall be [20.0 m](#).
 - iv. The minimum distance between a residential tower and any other tower shall be [25.0 m](#).
4. 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.
5. Where the Site is part of a pedestrian oriented shopping street or a Transit Avenue, the following regulations shall apply, at the discretion of the Development Officer:
- a. The architectural treatment of the building shall include features such as:
 - i. Entrance features;
 - ii. Canopies; and
 - iii. Features that lend visual interest and create a human scale.
 - b. A minimum of 60% of ground floor commercial façades fronting onto a public roadway other than a Lane shall have clear glazing on the exterior.
 - c. Building entrances and windows shall be oriented toward a public roadway, other than a Lane.
 - d. On corner Sites, the façade treatment shall wrap around the side of the building to provide a consistent profile.
6. Principal building entrances for any Use shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.

*Charter Bylaw 18381
May 7, 2018*

7. Residential and Residential-Related Uses shall have a separate entrance at ground level from non-Residential Uses. Entrances shall be differentiated through distinct architectural treatment.”;

SECTION 400

INDUSTRIAL ZONES

Edmonton Zoning Bylaw 12800

400 (IB) Industrial Business Zone

Bylaw 14127
January 11, 2006

400.1 General Purpose

The purpose of this Zone is to provide for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent non-industrial Zone, and to accommodate limited, compatible non-industrial businesses. This Zone should normally be located on the periphery of industrial areas and adjacent to arterial or major collector roadways.

400.2 Permitted Uses

1. [Business Support Services](#)

Bylaw 18171
September 11, 2017

2. [Breweries, Wineries and Distilleries](#)

Charter Bylaw 18387
June 12, 2018

3. [Cannabis Retail Sales](#)

Bylaw 16224
September 10, 2012

4. [Creation and Production Establishments](#)
5. [Equipment Rentals](#), provided that all equipment and goods for rent are contained within an enclosed building
6. [Gas Bars](#)
7. [General Industrial Uses](#)

Bylaw 18882
June 17, 2019

8. [Liquor Stores](#)

Bylaw 16224
September 10, 2012

9. [Major Service Stations](#)

Bylaw 16224
September 10, 2012

10. [Minor Service Stations](#)
11. [Professional, Financial and Office Support Services](#)

Charter Bylaw 18613
November 26, 2018

12. [Special Event](#)
13. [Specialty Food Services](#), for less than 100 occupants and [120 m²](#) of Public Space

14. [Fascia On-premises Signs](#)
15. [Freestanding On-premises Signs](#)
16. [Projecting On-premises Signs](#)
17. [Temporary On-premises Signs](#)

400.3 Discretionary Uses

1. [Animal Hospitals and Shelters](#)
2. [Auctioneering Establishments](#), provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building
3. [Automotive and Equipment Repair Shops](#)
4. [Automotive and Minor Recreation Vehicle Sales/Rentals](#)

*Bylaw 13117
July 8, 2002*

5. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space if adjacent to or across a Lane from a Site zoned residential

*Bylaw 17643
May 25, 2016*

6. [Child Care Services](#)
7. [Commercial Schools](#)
8. [Convenience Retail Stores](#)
9. [Convenience Vehicle Rentals](#)
10. [Drive-in Food Services](#)
11. [Fleet Services](#)
12. [Funeral, Cremation and Interment Services](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

13. [Greenhouses, Plant Nurseries and Garden Centres](#)
14. [Health Services](#)
15. [Indoor Participant Recreation Services](#)
16. [Limited Contractor Services](#)

*Charter Bylaw 18613
November 26, 2018*

17. [Market](#)

*Bylaw 16224
September 10, 2012*

18. [Media Studios](#)
19. [Minor Amusement Establishments](#)
20. [Mobile Catering Food Services](#)

*Bylaw 13117
July 8, 2002*

21. [Nightclubs](#), for less than 200 occupants and [240 m²](#) of Public Space, if adjacent to or across a Lane from a Site zoned residential

22. [Outdoor Participant Recreation Services](#)
23. [Personal Service Shops](#)
24. [Private Clubs](#)
25. [Rapid Drive-through Vehicle Services](#)
26. [Recycling Depots](#)
27. [Recycled Materials Drop-off Centres](#)
28. [Religious Assembly](#), excluding rectories, manses, dormitories, convents, monasteries and other residential buildings
29. [Residential Sales Centres](#)

*Bylaw 13117
July 8, 2002*

30. [Restaurants](#), for less than 200 occupants and [240 m²](#) of Public Space, if adjacent to or across a Lane from a Site zoned residential
31. [Specialty Food Services](#), for more than 100 occupants and [120 m²](#) of Public Space
32. [Truck and Mobile Home Sales/Rentals](#)

*Bylaw 17901
March 6, 2017*

33. [Urban Gardens](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

34. [Urban Indoor Farms](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

35. [Urban Outdoor Farms](#)
36. [Warehouse Sales](#)
37. [Vehicle and Equipment Sales/Rentals](#)
38. [Veterinary Services](#)
39. [Fascia Off-premises Signs](#)
40. [Freestanding Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

41. [Major Digital Signs](#)

*Bylaw 15892
October 11, 2011*

42. [Minor Digital Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

43. [Minor Digital On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

44. [Minor Digital On-premises Off-premises Signs](#)

45. [Roof On-premises Signs](#)

*Bylaw 16313
January 21, 2013*

46. [Temporary Off-premises Signs](#)

400.4 Development Regulations for Permitted and Discretionary Uses

1. Where this Zone is applied along a major collector or higher standard public roadway, the minimum Site Frontage shall be [30.0 m](#), unless access is provided from a service road.
2. The maximum Floor Area Ratio shall be 1.2.

*Bylaw 15735
June 20, 2011*

3. A minimum Setback of [6.0 m](#) shall be required where any lot line of a Site Abuts a public roadway, other than a Lane, or Abuts the property line of a Site zoned residential.

*Bylaw 15735
June 20, 2011
Charter Bylaw 18381
May 7, 2018*

4. No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

*Bylaw 16733
July 6, 2015
Bylaw 17832
November 28, 2016*

5. The maximum Height shall not exceed [12.0 m](#), in accordance with [Section 52](#) except that the Development Officer may, notwithstanding [Section 11.4](#), grant a variance to permit a greater Height for a building housing a General Industrial Use up to a maximum of [14.0 m](#), where this is required to facilitate the industrial development of the Use involved.
6. Signs shall comply with the regulations found in [Schedule 59F](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

7. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

400.5 Additional Development Regulations for Discretionary Uses

1. The following regulations shall apply to Convenience Vehicle Rentals developments:

*Charter Bylaw 19502
February 9, 2021*

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

*Bylaw 17672
June 27, 2016*

- b. all display areas that Abut a Residential Zone or a Lane serving a Residential Zone shall be screened, in accordance with the provisions of [subsection 55.5\(6\)](#) of this Bylaw; and
- c. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.

2. Automotive and Minor Recreational Vehicle Sales/Rentals, Vehicle and Equipment Sales/Rentals shall comply with provisions of this Zone for Convenience Vehicle Rentals developments. The Development Officer may attach conditions to this Discretionary Use

regarding the size, location, screening and landscaping of the outdoor vehicular display areas, to ensure that development is compatible with the appearance of surrounding developments.

3. The minimum Floor Area for a Warehouse Sales establishment shall not be less than 1 000 m² unless at least 50% of the Floor Area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

4. Urban Indoor Farms shall comply with Section 98 of this Bylaw.
5. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

Bylaw 17643

May 25, 2016

6. Child Care Services shall comply with Section 80 of this Bylaw.

Edmonton Zoning Bylaw 12800

410 (IL) Light Industrial Zone

Bylaw 14127
January 11, 2006

410.1 General Purpose

The primary purpose of this Zone is to provide for high quality, light industrial developments that operate in such a manner that no nuisance factor is created or apparent outside an enclosed building. Limited outdoor activities (loading, service, storage, etc.) that are accessory to a principal Use may occur providing the scale of such activities does not unduly conflict with the primary purpose of this Zone or dominate the Use of the site. This Zone is intended for sites located on, or in proximity to, arterial or collector roadways within an industrial area; or wherever required to implement the objectives of a Plan or Use study.

410.2 Permitted Uses

1. [Animal Hospitals and Shelters](#)

Bylaw 18171
September 11, 2017

2. [Breweries, Wineries and Distilleries](#)
3. [Business Support Services](#)

Bylaw 16224
September 10, 2012

4. [Creation and Production Establishments](#)
5. [Fleet Services](#)
6. [General Industrial Uses](#)
7. [Limited Contractor Services](#)

Bylaw 16224
September 10, 2012

8. [Media Studios](#)
9. [Professional, Financial and Office Support Services](#)

Charter Bylaw 18613
November 26, 2018

10. [Special Event](#)
11. [Special Industrial Uses](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

12. [Urban Indoor Farms](#)
13. [Veterinary Services](#)
14. [Fascia On-premises Signs](#)
15. [Freestanding On-premises Signs](#)
16. [Projecting On-premises Signs](#)

17. [Temporary On-premises Signs](#)

410.3 Discretionary Uses

1. [Auctioneering Establishments](#)

*Bylaw 17643
May 25, 2016*

2. [Child Care Services](#)
3. [Convenience Retail Stores](#)
4. [Convenience Vehicle Rentals](#)
5. [Equipment Rentals](#)
6. [Funeral, Cremation and Interment Services](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

7. [Greenhouses, Plant Nurseries and Garden Centres](#)

*Charter Bylaw 18613
November 26, 2018*

8. [Market](#)
9. [Recycling Depots](#)
10. [Specialty Food Services](#)

*Bylaw 17901
March 6, 2017*

11. [Urban Gardens](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

12. [Urban Outdoor Farms](#)
13. [Fascia Off-premises Signs](#)
14. [Freestanding Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

15. [Major Digital Signs](#)

*Bylaw 15892
October 11, 2011*

16. [Minor Digital Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

16. [Minor Digital On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

17. [Minor Digital On-premises Off-premises Signs](#)
18. [Roof On-premises Signs](#)

Bylaw 16313
January 21, 2013

19. [Temporary Off-premises Signs](#)

410.4 Development Regulations for Permitted and Discretionary Uses

1. Where this Zone is applied along a major collector or higher standard public roadway, the minimum Site Frontage shall be [30 m](#), unless access is provided from a service road.
2. The maximum Floor Area Ratio shall be 1.2. The maximum FAR may be increased to 1.6 where underground parking is provided. In such a case, the application shall be considered a Discretionary Use.

Bylaw 15735
June 20, 2011

3. A minimum Setback of [6.0 m](#) shall be required where any lot line of a Site Abuts a public roadway, other than a Lane, or Abuts the property line of a Site zoned residential.

Bylaw 15735
June 20, 2011
Charter Bylaw 18381
May 7, 2018

4. No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

Bylaw 17832
November 28, 2016
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018

5. The maximum Height shall not exceed [14.0 m](#), except that the Development Officer may, notwithstanding [Section 11.4](#), grant a variance to permit a greater Height for a building housing a General Industrial Use up to a maximum of [18.0 m](#), where this is required to facilitate the industrial development of the Use involved.

Bylaw 17062
July 9, 2015

6. Notwithstanding the other regulations of this Zone, where this Zone Abuts a residentially zoned Site with a maximum Height of [14 m](#) or less, the following regulations shall apply:

Bylaw 15735
June 20, 2011

- a. a minimum Setback of [7.5 m](#) shall be required from any building to any property line common with a residential Zone. No surface parking or loading facilities shall be located within this Setback area. The Development Officer may use variance power to reduce this Setback to a minimum of [3.0 m](#) where an acceptable combination of screening and berming is provided to screen the parking and loading area from the Abutting site;

Bylaw 16224
September 10, 2012

- b. no outdoor parking, trash collection or outdoor storage areas shall be developed within [3.0 m](#) of any property line that Abuts a residential Zone;

Bylaw 16224
September 10, 2012
Bylaw 17727
August 22, 2016

- c. a solid screen Fence, [1.83 m](#) in Height, shall be installed along all property lines that Abut a residential Zone, except for common flanking Front Yard boundaries; and

- d. design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways.

*Bylaw 17831
November 28, 2016*

7. Convenience Retail Stores and Specialty Food Services shall not be allowed in any freestanding structure that is separate from a principal building and must be integrated with, and Accessory to, a Permitted or Discretionary Use within this Zone.
8. Signs shall comply with the regulations found in Schedule 59F.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

9. Urban Indoor Farms shall comply with [Section 98](#) of this Bylaw.
10. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
11. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

*Bylaw 17643
May 25, 2016*

12. Child Care Services shall comply with [Section 80](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

420 (IM) Medium Industrial Zone

Bylaw 14127
January 11, 2006

420.1 General Purpose

The purpose of this Zone is to provide for manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such Uses should not generally extend beyond the boundaries of the Site. This Zone should normally be applied on the interior of industrial areas adjacent to collector and local industrial public roadways such that Uses are separated from any adjacent residential areas by a higher quality Industrial or Commercial Zone.

420.2 Permitted Uses

1. [Animal Hospitals and Shelters](#)

Bylaw 18171
September 11, 2017

2. [Breweries, Wineries and Distilleries](#)
3. [Equipment Rentals](#)
4. [Fleet Services](#)
5. [General Contractor Services](#)
6. [General Industrial Uses](#)
7. [Vehicle and Equipment Sales/Rentals](#)
8. [Land Treatment](#)
9. [Recycling Depots](#)
10. [Recycled Materials Drop-off Centres](#)

Charter Bylaw 18613
November 26, 2018

11. [Special Event](#)
12. [Temporary Storage](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

13. [Urban Indoor Farms](#)
14. [Fascia On-premises Signs](#)
15. [Fascia Off-premises Signs](#), where they are not within [100.0 m](#) of a Residential Zone
16. [Freestanding On-premises Signs](#)
17. [Freestanding Off-premises Signs](#), where they are not within [100.0 m](#) of a Residential Zone
18. [Projecting On-premises Signs](#)
19. [Roof On-premises Signs](#), where they are not within [100.0 m](#) of a Residential Zone
20. [Temporary On-premises Signs](#)

420.3 Discretionary Uses

1. [Auctioneering Establishments](#)
2. [Automotive and Equipment Repair Shops](#)

*Bylaw 16224
September 10, 2012*

3. [Creation and Production Establishments](#)

*Charter Bylaw 18613
November 26, 2018*

4. [Market](#)
5. [Natural Resource Developments](#)
6. [Residential Sales Centres](#)

*Bylaw 17527
February 17, 2016*

7. [Urban Gardens](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

8. [Urban Outdoor Farms](#)
9. [Fascia Off-premises Signs](#), where they are within [100.0 m](#) of a Residential Zone
10. [Freestanding Off-premises Signs](#), where they are within [100.0 m](#) of a Residential Zone

*Bylaw 15892
October 11, 2011*

11. [Major Digital Signs](#)

*Bylaw 15892
October 11, 2011*

12. [Minor Digital Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

13. [Minor Digital On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

14. [Minor Digital On-premises Off-premises Signs](#)
15. [Roof Off-premises Signs](#)
16. [Roof On-premises Signs](#), where they are within [100.0 m](#) of a Residential Zone

*Bylaw 16313
January 21, 2013*

17. [Temporary Off-premises Signs](#)

420.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area Ratio shall be 2.0.

*Bylaw 15735
June 20, 2011*

2. A minimum Setback of [3.0 m](#) shall be required where any lot line of a Site Abuts a public roadway, other than a Lane. If any lot line of the Site Abuts a property line of a Residential Zone, a minimum Setback of [6.0 m](#) shall be required.

*Bylaw 15735
June 20, 2011
Charter Bylaw 18460
July 9, 2018*

3. No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

*Bylaw 16733
July 6, 2015
Bylaw 18169
September 11, 2017
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 18473
July 9, 2018*

4. The maximum Height shall be 18.0 m.

*Bylaw 18169
September 11, 2017*

5. For Lots Abutting a Transportation/Utility Corridor, Calgary Trail N.W., Gateway Boulevard N.W., Sherwood Park Freeway N.W., Stony Plain Road N.W., or Yellowhead Trail N.W., materials and equipment in an outdoor storage area, including shipping containers, or outdoor displays shall have:
 - a. a maximum Height of [8.0 m](#), measured from Grade to the highest point of the materials or display, within [15 m](#) of the Lot Line Abutting the roadway specified above; and
 - b. a maximum Height of [2.0 m](#), measured from Grade to the highest point of the materials or display, within [6.0 m](#) of the Lot Line Abutting the roadway specified above.
6. Signs shall comply with the regulations found in [Schedule 59G](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

7. Urban Indoor Farms shall comply with [Section 98](#) of this Bylaw.
8. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
9. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

430 (IH) Heavy Industrial Zone

Bylaw 14127
January 11, 2006

430.1 General Purpose

The purpose of this Zone is to provide for industrial Uses that, due to their appearance, noise, odour, risk of toxic emissions, or fire and explosion hazards are incompatible with residential, commercial, and other land Uses. This Zone should normally be located on the interior of industrial or agricultural areas, such that it does not interfere with the safety, Use, amenity or enjoyment of any surrounding Zones.

430.2 Permitted Uses

1. [General Industrial Uses](#) that are characterized by one or more of the following features:
 - a. large land requirements for storage, outdoor service, assembly, processing or fabricating operations;
 - b. the creation of nuisances that extend beyond the boundaries of the Site and that may have a deleterious effect on other Zones due to their appearance, noise, or odour; and
 - c. the use of materials or processing operations that requires separation from other developments, due to risk of toxic emissions or fire and explosion hazards.
2. [Land Treatment](#)

Charter Bylaw 18613
November 26, 2018

3. [Special Event](#)
4. [Fascia On-premises Signs](#)
5. [Fascia Off-premises Signs](#), where they are not within [100.0 m](#) of a Residential Zone
6. [Freestanding On-premises Signs](#)
7. [Freestanding Off-premises Signs](#), where they are not within [100.0 m](#) of a Residential Zone
8. [Projecting On-premises Signs](#)
9. [Roof On-premises Signs](#), where they are not within [100.0 m](#) of a Residential Zone
10. [Temporary On-premises Signs](#)

430.3 Discretionary Uses

1. [Adult Mini-Theatres](#)
2. [General Contractor Services](#)
3. [General Industrial Uses](#), other than those listed as Permitted Uses

Charter Bylaw 18613
November 26, 2018

4. [Market](#)
5. [Natural Resource Developments](#)
6. [Recycled Materials Drop-off Centres](#)

7. [Residential Sales Centres](#)

8. [Temporary Storage](#)

*Bylaw 17901
March 6, 2017*

9. [Urban Gardens](#)

*Bylaw 17901
March 6, 2017*

10. [Urban Indoor Farms](#)

*Bylaw 17901
March 6, 2017*

11. [Urban Outdoor Farms](#)

12. [Fascia Off-premises Signs](#), where they are within [100.0 m](#) of a Residential Zone

13. [Freestanding Off-premises Signs](#), where they are within [100.0 m](#) of a Residential Zone

*Bylaw 15892
October 11, 2011*

14. [Major Digital Signs](#)

*Bylaw 15892
October 11, 2011*

15. [Minor Digital Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

16. [Minor Digital On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

17. [Minor Digital On-premises Off-premises Signs](#)

18. [Roof Off-premises Signs](#)

19. [Roof On-premises Signs](#), where they are within [100.0 m](#) of a Residential Zone

*Bylaw 16313
January 21, 2013*

20. [Temporary Off-premises Signs](#)

430.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be [1 ha](#).

2. The maximum Floor Area Ratio shall be 2.0.

*Bylaw 15735
June 20, 2011*

3. A minimum Setback of [3.0 m](#) shall be required where any lot line of a Site Abuts a public roadway, other than a Lane.

*Bylaw 15735
June 20, 2011
Charter Bylaw 18381
May 7, 2018*

4. No loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
5. Notwithstanding clause (3) above, the Development Officer may require a greater Setback for those components of an industrial development that may interfere with the safety or amenity of developments upon Abutting lands, having particular regard to any Separation Spaces required by Provincial regulations.

*Bylaw 16733
July 6, 2015
Bylaw 18169
September 11, 2017*

6. The maximum Height shall be [30.0 m](#).

*Bylaw 12808
May 30, 2001*

7. Notwithstanding Clause (6), above, the Development Officer, using discretion, may vary Height to a maximum of 75.0m to accommodate building features necessary to the operation of an existing Industrial Use where the Height of the structure is consistent with the Height of existing development. This shall apply to additions to existing development but not to new development.
8. Signs shall comply with the regulations found in [Schedule 59G](#).

SECTION 500

URBAN SERVICE ZONES

Edmonton Zoning Bylaw 12800

510 (US) Urban Services Zone

510.1 General Purpose

The purpose of this Zone is to provide for publicly and privately owned facilities of an institutional or community service nature.

510.2 Permitted Uses

1. [Cemeteries](#)
2. [Child Care Services](#)
3. [Community Recreation Services](#)
4. [Government Services](#)
5. [Public Education Services](#) and [Private Education Services](#)

*Bylaw 16831
June 9, 2014*

6. [Public Parks](#)

*Bylaw 15404
April 26, 2010*

7. [Public Libraries and Cultural Exhibits](#)
8. [Religious Assembly](#)

*Charter Bylaw 18613
November 26, 2018*

9. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016
Charter Bylaw 19490
November 5, 2020*

10. [Supportive Housing](#)
11. [Urban Gardens](#)
12. [Fascia On-premises Signs](#)
13. [Projecting On-premises Signs](#)
14. [Temporary On-premises Signs](#)

510.3 Discretionary Uses

1. [Commercial Schools](#), only when a temporary or part time use of an existing Permitted Use development
2. [Detention and Correction Services](#)
3. [Exhibition and Convention Centres](#)
4. [Extended Medical Treatment Services](#)

*Bylaw 15404
April 26, 2010*

5. [Funeral, Cremation and Interment Services](#)
6. [Health Services](#)
7. [Indoor Participant Recreation Services](#)

*Bylaw 15953
November 13, 2012*

8. [Lodging Houses](#) for Senior Citizens, where integrated with any other Permitted or Discretionary Use of this Zone

*Charter Bylaw 18613
November 26, 2018*

9. [Market](#)
10. [Natural Science Exhibits](#)
11. [Outdoor Participant Recreation Services](#)
12. [Private Clubs](#)
13. [Protective and Emergency Services](#)
14. [Recycled Materials Drop-off Centres](#)
15. [Specialty Foods Services](#), [Restaurants](#), and [Bars and Neighbourhood Pubs](#) may be considered as Accessory Uses when integrated with another Permitted or Discretionary Use development provided they are for less than 100 occupants and [120 m²](#) of Public Space and that the Site location is not adjacent to or across from a Site zoned residential
16. [Spectator Entertainment Establishments](#)
17. [Spectator Sports Establishments](#)

*Bylaw 17901
March 6, 2017*

18. [Urban Indoor Farms](#)

*Bylaw 17901
March 6, 2017*

19. [Urban Outdoor Farms](#)

*Bylaw 15735
June 20, 2011*

20. [Freestanding Off-premises Signs](#), in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone
21. [Freestanding On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

22. [Minor Digital Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

23. [Minor Digital On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

24. [Minor Digital On-premises Off-premises Signs](#)

510.4 Development Regulations for Permitted and Discretionary Uses

Bylaw 15735
June 20, 2011

1. The minimum Front Setback shall be [6.0 m.](#)

Bylaw 15735
June 20, 2011

2. The minimum Rear Setback shall be [7.5 m.](#)

Bylaw 15735
June 20, 2011

3. The minimum Side Setback shall be [4.5 m.](#)

Bylaw 16733
July 6, 2015

4. The maximum building Height shall be [10.0 m.](#)
5. Where, in the opinion of the Development Officer, it is unreasonable for a development to comply with clause (1), (2), (3) or (4) due to characteristics fundamental to the nature of the Use, the Development Officer may relax the conditions of clause (1), (2), (3) or (4), as required. In such cases, a Permitted Use shall become a Discretionary Use.
6. Signs shall comply with the regulations found in [Schedule 59C.](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

7. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

510.5 Additional Development Regulations for Discretionary Uses

1. Where development does not comply with the requirements of subsection 510.4 (1), its design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in Abutting Zones.

Bylaw 16032
March 14, 2012

2. Where this Zone Abuts the A Zone, the Development Officer, in consultation with the General Manager of Community Services, may require an environmental review, in accordance with [subsection 540.4\(5\)](#) of this Bylaw.

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

3. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

520 (PU) Public Utility Zone

520.1 General Purpose

The purpose of this Zone is to provide for a system or works that is used to provide for public consumption, benefit, convenience or use such as water or steam, sewage disposal, public transportation, irrigation, drainage, fuel, electric power, heat, waste management and telecommunications.

520.2 Permitted Uses

1. [Land Treatment](#)
2. [Minor Impact Utility Services](#)
3. [Protective and Emergency Services](#)

*Charter Bylaw 18613
November 26, 2018*

4. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

5. [Urban Gardens](#)
6. [Fascia On-premises Signs](#)
7. [Projecting On-premises Signs](#)
8. [Temporary On-premises Signs](#)

520.3 Discretionary Uses

1. [Major Impact Utility Services](#)

*Charter Bylaw 18613
November 26, 2018*

2. [Market](#)
3. [Public Parks](#)
4. [Recycled Materials Drop-off Centres](#)

*Bylaw 17901
March 6, 2017*

5. [Urban Indoor Farms](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

6. [Urban Outdoor Farms](#)

*Bylaw 15735
June 20, 2011*

7. [Freestanding Off-premises Signs](#), in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback

provisions of this Zone

8. [Freestanding On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

9. [Minor Digital Off-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892

*Bylaw 15892
October 11, 2011*

10. [Minor Digital On-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.

*Bylaw 15892
October 11, 2011*

11. [Minor Digital On-premises Off-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.

520.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 15735
June 20, 2011*

1. The minimum Front Setback shall be [6.0 m](#).

*Bylaw 15735
June 20, 2011*

2. The minimum Rear Setback shall be [7.5 m](#).

*Bylaw 15735
June 20, 2011*

3. The minimum Side Setback shall be [4.5 m](#).

*Bylaw 15888
September 26, 2011*

4. The maximum building Height shall be [10.0 m](#), except that the maximum building Height shall be [18.0 m](#) on Sites of [0.75 ha](#) or greater. Where a building exceeds [10.0 m](#) in Height, the subject Site shall be designed, landscaped, screened and buffered and the building shall be located so as to minimize and compensate for any objectionable aspects or potential incompatibility with development in Abutting Zones.

5. Except as provided for in clause (6), developments in this Zone shall comply with the [Industrial Performance Standards](#) applicable to the IB Zone.

6. Notwithstanding clause (5), if this Zone is located in the interior of an industrial area mainly Abutting the [IM](#) or [IH](#) Zone for the most part and does not Abut any Residential Zone, it shall comply with the Performance Standards applicable to the IM and IH Zone.

7. Where it is unreasonable for a development to comply with clause (1), (2), (3), (4) or (5) because of characteristics fundamental to the provision of infrastructure services, the Development Officer may relax requirements of clause (1), (2), (3) or (4), as required, and he may relax the requirements of clause (5), provided the development complies with the Performance Standards of the [IM](#) and [IH](#) Zones. In either case, a Permitted Use shall become a Discretionary Use.

8. Signs shall comply with the regulations found in [Schedule 59C](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

9. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

520.5 Additional Development Regulations for Discretionary Uses

1. Where a development does not comply with the requirements of subsections 520.4(1) and (2), its design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in Abutting Zones.

*Bylaw 16032
March 14, 2012*

2. Where this Zone Abuts the A Zone, the Development Officer, in consultation with the General Manager of Community Services, may require an Environmental Impact Assessment in accordance with the requirements of [subsection 540.4\(5\)](#) of this Bylaw.
3. Public Parks shall be developed in this Zone only in conjunction with and on the same Site as a Permitted or another Discretionary Use in this Zone.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

4. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

530 (AP) Public Parks Zone

530.1 General Purpose

*Bylaw 16831
June 9, 2014*

The purpose of this Zone is to provide an area of public land for active and passive recreational uses, and allow for an opportunity for public schools.

530.2 Permitted Uses

1. [Carnivals](#), for periods not exceeding four days
2. [Child Care Services](#)
3. [Community Recreation Services](#)
4. [Indoor Participant Recreation Services](#)
5. [Outdoor Participant Recreation Services](#)
6. [Public Park](#)

*Charter Bylaw 18613
November 26, 2018*

7. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

8. [Urban Gardens](#)
9. [Fascia On-premises Signs](#)
10. [Projecting On-premises Signs](#)
11. [Temporary On-premises Signs](#)

530.3 Discretionary Uses

*Charter Bylaw 18613
November 26, 2018*

1. [Market](#)
2. [Natural Science Exhibits](#)

*Bylaw 16831
June 9, 2014*

3. [Public Education Services](#)
4. [Public Libraries and Cultural Exhibits](#)
5. [Restaurants](#), for less than 100 occupants and [120 m²](#) of Public Space
6. [Specialty Foods Services](#), for less than 100 occupants and [120 m²](#) of Public Space
7. [Spectator Entertainment Establishments](#)
8. [Spectator Sports Establishments](#)
9. [Tourist Campsites](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

10. [Urban Outdoor Farms](#)
11. [Freestanding On-premises Signs](#)

530.4 Development Regulations for Permitted and Discretionary Uses

Bylaw 15735
June 20, 2011

1. The minimum Front Setback shall be [6.0 m](#).

Bylaw 15735
June 20, 2011

2. The minimum Rear Setback shall be [7.5 m](#).

Bylaw 15735
June 20, 2011

3. The minimum Side Setback shall be [4.5 m](#).
4. The maximum building Height shall be [10.0 m](#) unless otherwise approved by the Development Officer where deemed appropriate for the Use and having regard to the Height allowed in adjacent Zones.

Bylaw 16831
June 9, 2014

5. When reviewing Development Permit applications for any Discretionary Use in this Zone, the Development Officer shall consider any impacts that these Uses may have on the capacity of the park system to meet public needs.
6. Signs shall comply with the regulations in [Schedule 59C](#).

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

7. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

531 (NA) Natural Areas Protection Zone

*Bylaw 14679
August 28, 2007*

531.1 General Purpose

The purpose of this Zone is to conserve, preserve and restore identified natural areas, features and ecological processes.

531.2 Permitted Uses

- a. [Natural Areas](#)

531.3 Discretionary Uses

- a. [Fascia On-premises Signs](#)
- b. [Freestanding On-premises Signs](#)

*Charter Bylaw 18613
November 26, 2018*

- c. [Special Event](#)

531.4 Development Regulations for Permitted and Discretionary Uses

- a. The boundary of this Zone shall include the extent of the Natural Area and buffer in accordance with the information requirements from the [Natural Area Management Plan](#) as addressed in subsection 14.8(4)(a).
- b. A Natural Area Management Plan shall be prepared to assess the proposed land use activities on both the site and on adjacent sites and the potential impacts of such activities on the management of the natural area, as per the provisions of Section 14.8.

*Bylaw 16733
July 6, 2015*

- c. Accessory buildings are permitted on lands classified as Natural Areas and may be approved by the Development Officer, where deemed appropriate, as per the Natural Area Management Plan, for the specific purpose of servicing the Natural Area in accordance with the provisions in Sections 14.8(4)(b) and 50.4.
- d. Signs shall comply with the regulations in [Schedule 59K](#).

Edmonton Zoning Bylaw 12800

540 (A) Metropolitan Recreation Zone

*Charter Bylaw 19490
November 5, 2020*

540.1 General Purpose

The purpose of this Zone is to preserve natural areas and parkland along the river, creeks, ravines and other designated areas for active and passive recreational uses and environment protection in conformance with Plan Edmonton and the North Saskatchewan River Valley Area Redevelopment Plan. Limited Residential-related Uses may be contemplated in existing City-owned facilities used for community services.

540.2 Permitted Uses

1. [Minor Home Based Business](#)
2. [Public Park](#)

*Charter Bylaw 18613
November 26, 2018*

3. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

4. [Urban Gardens](#)
5. [Fascia On-premises Signs](#)
6. [Projecting On-premises Signs](#)
7. [Temporary On-premises Signs](#)

540.3 Discretionary Uses

1. [Carnivals](#)
2. [Child Care Services](#)
3. [Community Recreation Services](#)
4. [Exhibition and Convention Facilities](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

5. [Greenhouses, Plant Nurseries and Garden Centres](#)
6. [Indoor Participant Recreation Services](#)
7. [Major Home Based Business](#)

*Charter Bylaw 18613
November 26, 2018*

8. [Market](#)
9. [Minor Impact Utility Services](#)
10. [Natural Resource Development](#)

11. [Natural Science Exhibits](#)
12. [Outdoor Participant Recreation Services](#)
13. [Protective and Emergency Services](#)
14. [Public Libraries and Cultural Exhibits](#)
15. [Single Detached Dwelling](#)
16. [Spectator Entertainment Establishments](#)
17. [Spectator Sports Establishments](#)

*Charter Bylaw 19490
November 5, 2020*

18. [Supportive Housing](#)
19. [Tourist Campsites](#)
20. [Freestanding On-premises Signs](#)

540.4 Development Regulations for Permitted and Discretionary Uses

*Bylaw 15735
June 20, 2011*

1. The minimum Front Setback shall be [7.5 m](#).

*Bylaw 15735
June 20, 2011*

2. The minimum Rear Setback shall be [7.5 m](#).

*Bylaw 15735
June 20, 2011*

3. The minimum Side Setback shall be [7.5 m](#).

*Bylaw 16733
July 6, 2015*

4. The maximum building Height shall be [10.0 m](#) unless otherwise approved by the Development Officer where deemed appropriate for the Use.
5. An environmental review for all developments may be required prior to the issuance of a Development Permit at the discretion of the Development Officer.
6. Where a Single Detached Dwelling is developed in this Zone, a maximum of one Dwelling per lot shall be allowed.

*Bylaw 12961
Feb. 4, 2002*

7. Signs shall comply with the regulations found in [Schedule 59H](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

8. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
9. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

*Charter Bylaw 19490
November 5, 2020*

10. Supportive Housing shall only be allowed in buildings existing as of November 1, 2020, that are also used for an Indoor Participant Recreation Use.
11. Supportive Housing shall only be allowed as a Temporary Development at the discretion of the Development Authority. Development Permits issued for Supportive Housing shall be valid for

no more than two years.

Edmonton Zoning Bylaw 12800

541 (AN) River Valley Activity Node Zone

Bylaw 12835
September 5, 2001

541.1 General Purpose

The purpose of this Zone is to allow for limited commercial development within activity nodes in designated areas of parkland along the river, creeks and ravines, for active and passive recreational Uses, tourism Uses, and environmental protection in conformance with Plan Edmonton, the Ribbon of Green Master Plan, and the North Saskatchewan River Valley Area Redevelopment Plan.

541.2 Permitted Uses

1. [Community Recreation Services](#)
2. [Exhibition and Convention Facilities](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

4. [Greenhouses, Plant Nurseries and Garden Centres](#)
5. [Natural Science Exhibits](#)
6. [Outdoor Participant Recreation Services](#)
7. [Public Libraries and Cultural Exhibits](#)
8. [Public Park](#)

Charter Bylaw 18613
November 26, 2018

9. [Special Event](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

10. [Urban Gardens](#)
11. [Fascia On-premises Signs](#)
12. [Projecting On-premises Signs](#)
13. [Temporary On-premises Signs](#)

541.3 Discretionary Uses

Discretionary Uses are listed in the Appendices.

541.4 Development Regulations for Permitted and Discretionary Uses

1. No development, except essential sewer utility crossings, shall be allowed in the Environmental Protection Sector as shown on the Maps in the Appendices.
2. The maximum building Height shall be [10.0 m](#) unless otherwise approved by the Development Officer, where deemed appropriate for the Use.
3. The Development Officer shall require the submission of an environmental review for all major facility permits, as defined by the North Saskatchewan River Valley Area Redevelopment Plan Bylaw, and all major Development Permits, and recommendations contained within the review shall be met as a condition of the issuance of a Development Permit, to the satisfaction of the Development Officer.

4. The Development Officer may require the submission of an environmental review for other Uses, and recommendations contained within the review shall be met as a condition of the issuance of a Development Permit, to the satisfaction of the Development Officer.
5. A parking impact assessment shall be required for all major facility and major Development Permit applications, and recommendations for the provision of parking facilities contained within the review shall be met as a condition of the issuance of a Development Permit, to the satisfaction of the Development Officer.
6. Development Permits for signs shall be reviewed both independently and as a component of the general streetscape of the applicable portion of the park to ensure that the sign is compatible with the general intent of the Master Plan, to the satisfaction of the Development Officer.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

7. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
8. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

541.5 Development Regulations for Discretionary Uses

1. As listed on the individual attached Appendices.

Appendix I

Fort Edmonton Park

1. Area of Application

The Fort Edmonton Park, located on Lot Block A, Plan 852 1469, north of Brander Drive and 66 Avenue and west of Whitemud Drive, is a unique historical, recreational, educational and cultural attraction nestled in the North Saskatchewan River Valley in Edmonton. The Park is divided into two Sectors, as shown on the attached map. The Environmental Protection Sector includes environmentally sensitive areas which will be preserved in their natural state, with development permitted only in the Activity Sector with such development to be guided by Council approved Master Plans.

2. Discretionary Uses

*Bylaw 18171
September 11, 2017*

1. [Breweries, Wineries and Distilleries](#)
2. [Carnivals](#)
3. [Child Care Services](#)
4. [Indoor Participant Recreation Services](#)

*Charter Bylaw 18613
November 26, 2018*

5. [Market](#)
6. [Minor Impact Utility Services](#)
7. [Natural Resource Development](#)
8. [Single Detached Dwelling](#)
9. [Spectator Entertainment Establishments](#)
10. [Spectator Sports Establishments](#)
11. [Freestanding On-premises Signs](#) and all other types of Signs
12. [Specialty Foods Services](#), not to exceed 100 occupants nor [120 m²](#) of public space for establishments approved after the date of this Bylaw

13. [Restaurants](#), not to exceed 100 occupants nor [120 m²](#) of public space for establishments approved after the date of this Bylaw
14. [Bars and Neighbourhood Pubs](#), only as accessory Use to a Hotel, and not to exceed 100 occupants nor [120 m²](#) of public space for establishments approved after the date of this Bylaw
15. [Hotels](#), not to exceed 85 rooms
16. [General Retail Stores](#), as accessory Use to a permitted use
17. [Automotive and Equipment Repair Shops](#)

*Bylaw 17901
March 6, 2017*

18. [Urban Indoor Farms](#)

*Bylaw 17901
March 6, 2017*

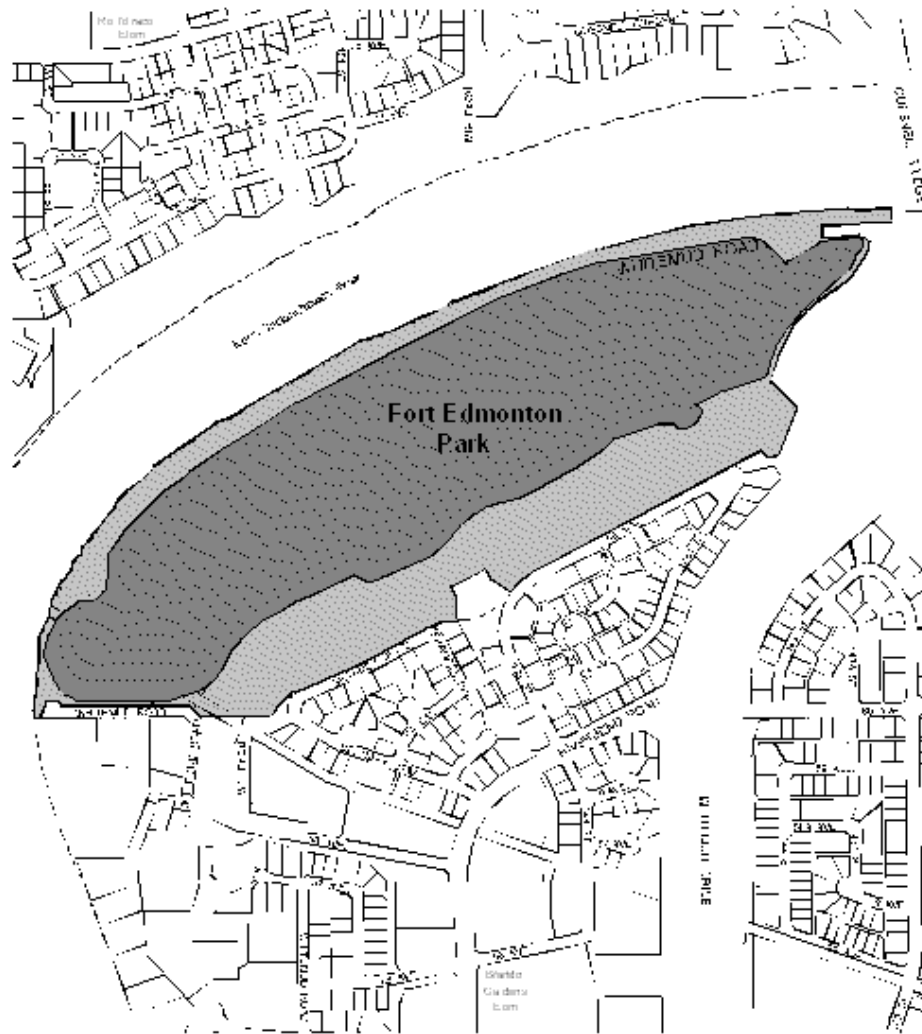
19. [Urban Outdoor Farms](#)
20. Such accessory Uses as required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the park, to the satisfaction of the Development Officer

3. Additional Development Regulations for Discretionary Uses



1. Development Permits shall only be issued for Specialty Food Services, Restaurants and Hotels Uses contained in either buildings listed on the *Register of Historical Resources in Edmonton* or modern reproductions of such Heritage Buildings.
2. Where a Single Detached Dwelling is developed in this Zone, a maximum of one Dwelling per lot shall be allowed.
3. Where an Equipment Repair Shop is developed in this Zone, this Use is limited to servicing the vehicular and equipment repair and maintenance needs of other Uses within the site.

*Bylaw 18171
September 11, 2017*

4. Development Officer may approve a Breweries, Wineries or Distilleries Use and up to two custom bakery facilities on the Site as accessory to the General Retail Stores Uses.
5. The following Uses will be limited on this site, for establishments approved after the date of this Bylaw, as described below:
 - a. the number of Hotels shall not exceed 3;
 - b. the number of Specialty Food Services will not exceed 5;
 - c. the number of Restaurants will not exceed 5; and
 - d. the number of Bars and Neighbourhood Pubs will not exceed 1 per Hotel.



(AN) RIVER VALLEY A ACTIVITY NODE ZONE

-  Environmental Protection Sector
-  Activity Sector

PLANNING AND DEVELOPMENT

Appendix II

MUTTART CONSERVATORY

1. Area of Application

The Muttart Conservatory, located on portions of River Lots 17 and 19, Plan Edmonton, and Block A, Plan 1096EO, south of 98 Avenue and west of 96A Street, is a unique recreational and educational attraction nestled in the North Saskatchewan River Valley in Edmonton. The site is divided into two Sectors, as shown on the attached map. The Environmental Protection Sector will be preserved in its current state, with development permitted only in the Activity Area Sector with such development to be guided by Council approved Master Plans.

2. Discretionary Uses

1. [Child Care Services](#)

2. [Indoor Participant Recreation Services](#)

*Charter Bylaw 18613
November 26, 2018*

3. [Market](#)
4. [Minor Impact Utility Services](#)
5. [Natural Resource Development](#)
6. [Spectator Entertainment Establishments](#)
7. [Freestanding On-premises Signs](#) and all other types of Signs
8. [Specialty Foods Services](#), not to exceed 100 occupants nor [120 m²](#) of public space for establishments approved after the date of this Bylaw
9. [Restaurants](#), not to exceed 225 occupants nor [270m²](#) of public space for establishments approved after the date of this Bylaw
10. [General Retail Stores](#), as accessory to a permitted Use
11. Such accessory Uses as required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the park, to the satisfaction of the Development Officer

*Bylaw 17901
March 6, 2017*

12. [Urban Indoor Farms](#)

*Bylaw 17901
March 6, 2017*

13. [Urban Outdoor Farms](#)

3. Additional Development Regulations for Discretionary Uses

1. Specialty Food Services and Restaurants shall be accessory to the community, recreational, educational and cultural Uses, and limited to one of each type of establishment for the site.



Appendix III

Bylaw 14704
August 24, 2007

LOUISE MCKINNEY RIVERFRONT

1. Area of Application

The Louise McKinney Riverfront is a unique recreational, cultural and educational attraction nestled in the North Saskatchewan River Valley in Edmonton. The objective of the Louise McKinney open space development is to preserve and conserve the natural beauty of the river valley in a balanced context with development.

2. Discretionary Uses

1. [Child Care Services](#)
2. [Carnivals](#)

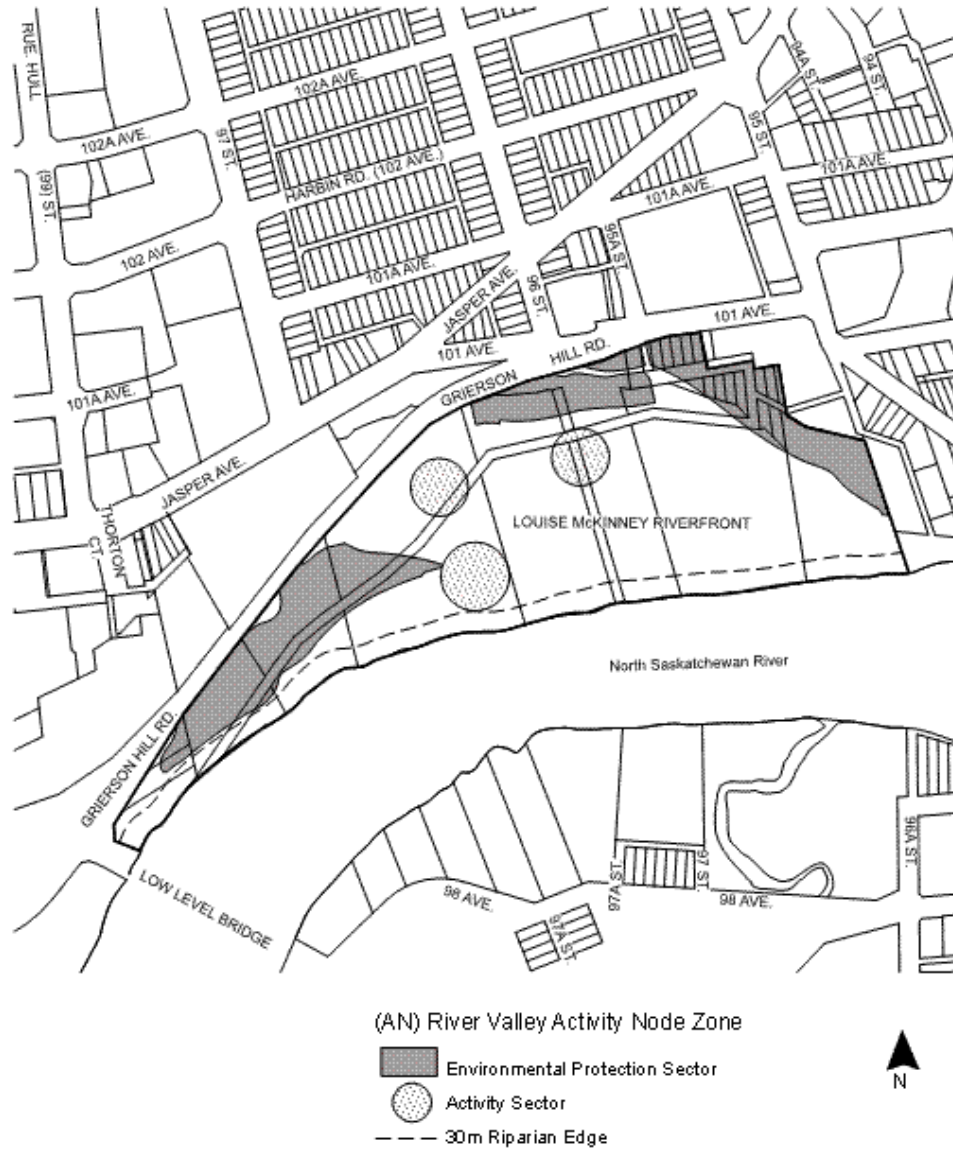
3. [Equipment Rentals](#)
4. [General Retail Stores](#)
5. [Indoor Participant Recreation Services](#)

*Charter Bylaw 18613
November 26, 2018*

6. [Market](#)
7. [Outdoor Amusement Establishments](#)
8. [Private Clubs](#)
9. [Restaurants](#), for less than 200 occupants and [240 m²](#) of Public Space
10. [Specialty Foods Services](#) for less than 100 occupants and [120 m²](#) of Public Space
11. [Spectator Entertainment Establishments](#)
12. Such accessory uses as required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the park, to the satisfaction of the Development Officer

3. Additional Development Regulations for Discretionary Uses

1. The following uses will be limited on this site, for establishments approved after the date of this Bylaw, as described below:
 - a. the number of Specialty Food Services will not exceed 3;
 - b. the number of Restaurants will not exceed 2.



Appendix IV

Bylaw 16176
July 16, 2012

THE EDMONTON VALLEY ZOO

1. Area of Application

The Edmonton Valley Zoo, located on Lot 13R Block 30, Plan 450MC,NW-24-52-25-4, NE-24-52-25-4, south of Buena Vista Road and east of 139 Street, offers a unique opportunity for the citizens of Edmonton and out-of-town visitors to view animals, plants and other objects in nature through live animal displays, interpretation and conservation practices. Development of the Valley Zoo is to be guided by the Council approved Master Plan.

2. Discretionary Uses

1. [Carnivals](#)
2. [Child Care Services](#)
3. [Equipment Rentals](#)

4. [General Retail Stores](#), as accessory use to a permitted use
5. [Indoor Participant Recreation Services](#)

*Charter Bylaw 18613
November 26, 2018*

6. [Market](#)
7. [Outdoor Amusement Establishments](#)
8. [Outdoor Participant Recreation Services](#)
9. [Private Education Services](#)
10. [Minor Impact Utility Services](#)
11. [Spectator Entertainment Establishments](#)
12. [Spectator Sports Establishments](#)
13. [Restaurants](#), not to exceed 225 occupants nor [270 m2](#) of public space for establishments approved after the date of this Bylaw
14. [Specialty Foods Services](#), not to exceed 100 occupants nor [120 m2](#) of public space for establishments approved after the date of this Bylaw

*Bylaw 17901
March 6, 2017*

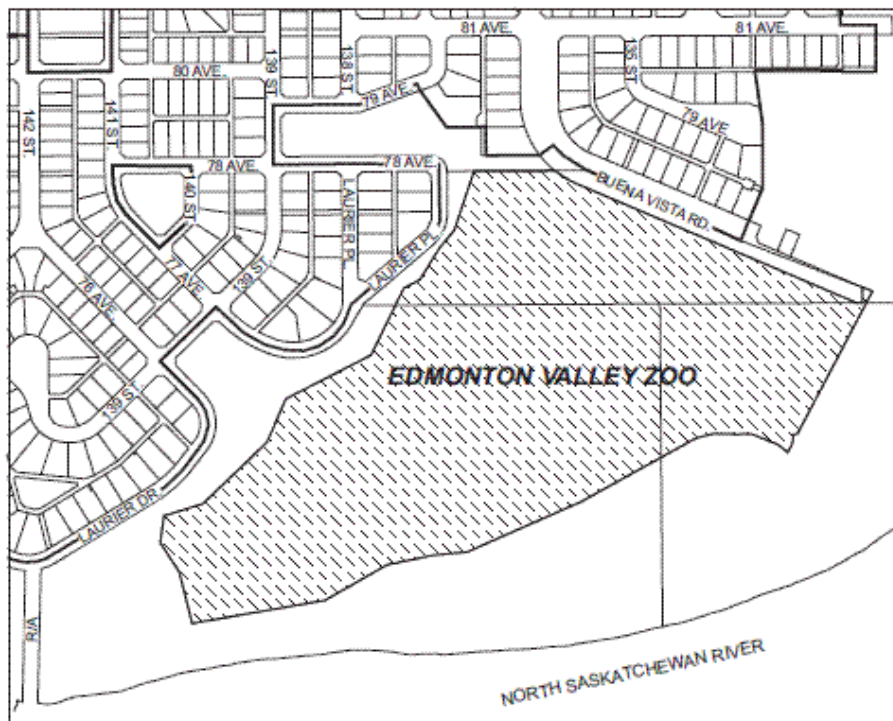
15. [Urban Indoor Farms](#)

*Bylaw 17901
March 6, 2017*

16. [Urban Outdoor Farms](#)
17. Such accessory uses as required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the park, to the satisfaction of the Development Officer
18. [Freestanding On-premises Signs](#) and all other types of Signs

3. Development Regulations for Discretionary Uses

1. The following uses will be limited on this site, for establishments approved after the date of this Bylaw, as described below:
 - a. The maximum number of permanent food services associated with any combination of Restaurants and Specialty Food Services shall not exceed 3.



(AN) River Valley Activity Node Zone

 Activity Sector


Appendix V

Charter Bylaw 19257
May 26, 2020

BUENA VISTA PARK - YORATH HOUSE

1. Area of Application

Yorath House, located on Lot 4, Block 6, Plan 1721200. North of Buena Vista Road in Buena Vista Park, is a historic resource that offers a unique opportunity for a distinct programming and public rental space. The Uses in this appendix are only allowed in the Activity Sector, with development guided by relevant Master Plans.

2. Discretionary Uses

1. [Child Care Services](#)
2. [Equipment Rentals](#)
3. [General Retail Stores](#)
4. [Indoor Participant Recreation Services](#)
5. [Market](#)
6. [Private Clubs](#)
7. [Specialty Food Services](#)
8. [Spectator Entertainment Establishments](#)
9. Such accessory uses as required for the operation, administration, maintenance, customer information and service, temporary storage, and visitor amenities for the park, to the satisfaction of

the Development Officer

3. Development Regulations for Discretionary Uses

1. Child Care Services, General Retail Stores, Markets and Specialty Food Services shall be accessory to the community, recreational, educational and cultural Uses.

4. Development Regulations for Discretionary Uses

1. The Yorath House and associated lands as identified as the Activity Sector in the Map for this appendix are a designated Municipal Historic Resource. Alterations and additions shall be sympathetic to and compatible with the historic Yorath House to the satisfaction of the Development Officer in consultation with the Heritage Officer.
2. The Following standards and guidelines shall be applied when reviewing development applications relating to the Yorath House:
 - a. The General Guidelines for Rehabilitation contained in City Policy 17417, Bylaw to Designate the Yorath House as a Municipal Historic Resource
 - b. The Standards and Guidelines for the Conservation of Historic Places in Canada



Appendix V

Charter Bylaw 19718
June 23, 2021

RIVER CROSSING AREA

1. Area of Application

The River Crossing Area is a unique recreational and cultural attraction located in the North Saskatchewan River Valley as shown on the attached map, "River Crossing - Map for Appendix V to Section 541". This area includes: RE/MAX Field, located south of 96 Avenue NW and east of Rossdale Road; the riparian area (including the former power plant building) along the north shore of the North Saskatchewan River, east of the Walterdale bridge and west of 101 Street.

The Rossdale Power Plant made up of three separate structures:

- The Low Pressure Plant,
- Pumphouse No. 1 and
- Pumphouse No. 2.

The Low Pressure Plant and Pumphouse No. 1 are designated as Provincial Historic Resources; the Low Pressure Plant, Pumphouse No. 1 and Pumphouse No. 2 are listed on the Inventory of Historic Resources in Edmonton. The River Crossing area is a unique historical, cultural and community area nestled in the North Saskatchewan River Valley in Edmonton. The sites can accommodate a mix of community, commercial, recreational, sporting and entertainment uses including a multi-purpose sports and entertainment venue that will strengthen this area of Rossdale as a destination.

2. Discretionary Uses

- a. [Bars and Neighbourhood Pubs](#)
- b. [Breweries, Wineries and Distilleries](#)
- c. [Business Support Services](#)
- d. [Carnivals](#)
- e. [Child Care Services](#)
- f. [Commercial Schools](#)
- g. [Convenience Retail Stores](#)
- h. [Creation and Production Establishments](#)
- i. [Equipment Rentals](#)
- j. [General Retail Stores](#)
- k. [Government Services](#)
- l. [Health Services](#)
- m. [Hotels](#)
- n. [Household Repair Services](#)
- o. [Indoor Participant Recreation Services](#)
- p. [Liquor Stores](#)
- q. [Market](#)
- r. [Major Amusement Establishments](#)
- s. [Media Studios](#)
- t. [Minor Amusement Establishments](#)
- u. [Minor Impact Utility Services](#)
- v. [Mobile Catering Food Services](#)
- w. [Multi-unit Housing](#)

- x. [Outdoor Amusement Establishments](#)
- y. [Personal Service Shops](#), not including [Body Rub Centres](#)
- z. [Private Clubs](#)
- aa. [Private Education Services](#)
- bb. [Professional, Financial and Office Support Services](#)
- cc. [Public Education Services](#)
- dd. [Restaurants](#)
- ee. [Secondhand Stores](#)
- ff. [Special Industrial Uses](#)
- gg. [Spectator Entertainment Establishments](#)
- hh. [Spectator Sports Establishments](#)
- ii. [Specialty Foods Services](#)
- jj. [Urban Indoor Farms](#)
- kk. [Freestanding On-premises Signs](#)
- ll. [Freestanding Off-premises Signs](#)
- mm. [Major Digital Signs](#)
- nn. [Minor Digital On-premises Off-premises Signs](#)
- oo. [Projecting On-premises Signs](#)
- pp. [Temporary On Premise Signs](#)

3. Additional Development Regulations for Uses



- a. Notwithstanding Section 2 of this Appendix, the following Uses shall be Permitted Uses for a Development Permit solely for a change of Use, where that proposed Use is located within an existing building:
 - i. [Bars and Neighbourhood Pubs](#)
 - ii. [Breweries, Wineries and Distilleries](#)
 - iii. [Commercial Schools](#)
 - iv. [Convenience Retail Stores](#)
 - v. [Creation and Production Establishments](#)
 - vi. [General Retail Stores](#)
 - vii. [Government Services](#)
 - viii. [Health Services](#)
 - ix. [Indoor Participant Recreation Services](#)
 - x. [Market](#)
 - xi. [Media Studios](#)
 - xii. [Personal Service Shops](#)
 - xiii. [Private Clubs](#)
 - xiv. [Professional, Financial and Office Support Services](#)

xv. [Restaurants](#)

xvi. [Specialty Food Services](#)

- b. As a condition of a Development Permit for any development involving a new or expanded structure, the Development Officer shall require that development be preceded by a topsoil stripping program that must be the subject of a Historic Resources Monitoring Program for archaeology. The Historic Resources Monitoring Program and any work resulting from this monitoring program is to be conducted by an archaeologist qualified to hold an Archaeological Research Permit within the Province of Alberta. In order to conduct the Historic Resources Monitoring Program, the archaeological consultant must submit "An Application for an Archaeological Research Permit – Mitigative Research Project" in accordance with the following regulations and to the satisfaction of the Development Officer in consultation with the Municipal Heritage Officer and Alberta Culture, Multiculturalism and Status of Women.
- i. The Historic Resources Monitoring Program is to be carried out under snow-free, unfrozen ground conditions.
 - ii. The Historic Resources Monitoring Program shall include the entire subject site. Topsoil stripping must be taken to a depth where undisturbed subsoils are clearly visible in order to expose any burial vaults that may exist. The archaeological consultant must confirm any such features identified.
 - iii. Depending upon the archaeological results of the Historic Resources Monitoring Program, additional salvage, protection or preservation measures may be required.
- c. The Site includes the Rossdale Power Plant and associated lands on which the plant buildings are located, and some structures within the Rossdale Power Plant are designated as a Provincial Registered Historic Resource as per the Alberta Historical Resources Act. All future development in the Low Pressure Plant building or on adjacent lands, identified as part of the Provincial designation, shall conform to the Multiculturalism and Status of Women. Development Permit Applications within or adjacent to buildings in the Rossdale Power Plant site shall be reviewed by the "Guidelines for Rehabilitation" published by Alberta Culture, Development Officer in consultation with the Municipal Heritage Officer and the Ministry of Alberta Culture, Multiculturalism and Status of Women.
- d. Signs shall comply with the regulations found in [Schedule 59E](#) of the Zoning Bylaw, except that:
- i. With the exception of Fascia On-Premises signs, no other Signs shall be permitted on the Rossdale Power Plant site.
 - ii. Sign applications pertaining to the Rossdale Power Plant site shall be in accordance with the following regulations and to the satisfaction of the Development Officer in consultation with the Municipal Heritage Officer and Alberta Culture Multiculturalism and Status of Women for how the signs reference the historic nature of the buildings and 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 relevant Statutory Plan; and any streetscape improvements. The Development Officer may require revisions to the application to mitigate the impact of a proposed Sign, and may refuse an application for a Development Permit that adversely impacts the Rossdale Power Plant site.



-  (AN) River Valley Activity Node Zone
-  Activity Sector

Edmonton Zoning Bylaw 12800

550 (MA) Municipal Airport Zone

550.1 General Purpose

The purpose of this Zone is to provide for the operations of the Municipal Airport.

550.2 Permitted Uses

1. [Aircraft Sales/Rentals](#)
2. The following Use Classes, provided they directly serve the operations or users of the Municipal Airport or are directly related to the maintenance or operation of private and commercial aircraft:
 - a. [General Industrial Uses](#); and
 - b. [Government Services](#)
3. [Fascia On-premises Signs](#)
4. [Freestanding On-premises Signs](#)
5. [Projecting On-premises Signs](#)

*Charter Bylaw 18613
November 26, 2018*

6. [Special Event](#)
7. [Temporary On-premises Signs](#)

550.3 Discretionary Uses

1. The following Use Classes, provided they directly service the operation or users of the Municipal Airport:
 - a. [Convenience Vehicle Rentals](#)
 - b. [Fleet Services](#)
 - c. [Hotels](#)
 - d. [Specialty Foods Services, Restaurants, Bars and Neighbourhood Pubs](#), for less than 100 occupants and [120 m²](#) of Public Space, when integrated with another Permitted or Discretionary Use

*Charter Bylaw 18613
November 26, 2018*

2. [Market](#)
3. [Spectator Sports Establishments](#)
4. [Train Stations](#)

*Bylaw 15735
June 20, 2011*

5. [Freestanding Off-premises Signs](#), in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone

Bylaw 15892

October 11, 2011

6. [Minor Digital Off-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892

Bylaw 15892

October 11, 2011

7. [Minor Digital On-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.

Bylaw 15892

October 11, 2011

8. [Minor Digital On-premises Off-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.
9. [Temporary On-premises Signs](#)

Bylaw 16313

January 21, 2013

10. [Temporary Off-premises Signs](#)

550.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area Ratio shall be 2.0.

Bylaw 15735

June 20, 2011

2. A minimum Setback of [6.0 m](#) shall be required where any lot line of a Site Abuts a public roadway other than a Lane, or Abuts the property line of a Site zoned residential.

Bylaw 15735

June 20, 2011

3. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

Bylaw 16859

June 24, 2014

Bylaw 17832

November 28, 2016

Bylaw 18305

February 26, 2018

Effective Date: May 1, 2018

4. The maximum building Height shall be [14.0 m](#), except that the Development Officer may, notwithstanding [Section 11.4](#), grant a variance to permit a greater Height for: General Industrial Uses used for the storage, maintenance and servicing of aircraft; Aircraft Sales or Rentals; and Hotels.
5. All General Industrial Uses shall comply with the [Industrial Performance Standards](#) for the IB Zone.
6. Signs shall comply with the regulations found in [Schedule 59I](#).

550.5 Additional Development Regulations for Discretionary Uses

1. Notwithstanding any other provision of this Bylaw, the following regulations shall apply to Spectator Sports Establishments:
 - a. this Use Class shall be limited to Auto Racing;
 - b. the location of the use shall be generally contained to the northern half of the Site, within an area bound on the north by the Yellowhead Highway, bound on the east by 109 Street, bound on the south by the projection of 120 Avenue, and bound on the west by the projection of 120 Street;

- c. this Use Class shall be restricted to a single event per calendar year, of no greater duration than four (4) days, inclusive of set up and removal time, and a Development Permit must be obtained for each event;
- d. race vehicles shall only be allowed to operate between the hours of 10:00 and 18:00;
- e. the Development Officer may apply conditions that, are necessary to ensure compatibility with airport operations, community interests and race requirements;
- f. in addition to the notification requirements of this Bylaw, notification of the issuance of a Development Permit for this Use Class shall also be sent to the Presidents of the following Community Leagues and Business Associations:
 - Calder;
 - Central McDougall;
 - Inglewood;
 - Lauderdale;
 - Prince Charles;
 - Prince Rupert;
 - Queen Mary Park;
 - Sherbrooke;
 - Spruce Avenue;
 - Westwood;
 - Inglewood Business Association; and
 - Kingsway Business Association;
- g. each applicant for a Development Permit shall monitor noise at distances set by the Development Officer, and shall submit the results of this monitoring to the Development Officer within two weeks of the event for which the Development Permit has been issued.

Edmonton Zoning Bylaw 12800

551 (MA1) Municipal Airport Airfield Zone

551.1 General Purpose

The purpose of this Zone is to provide for the operation of the municipally owned airport (Edmonton City Centre Airport), which carries over the development rights of the former MA Zone and allows additional opportunity for airport related office development.

551.2 Permitted Uses

*Bylaw 15847
August 29, 2011*

1. [Aircraft Sales/Rentals](#)
2. [General Industrial Uses](#);
3. [Government Services](#)

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

4. [Vehicle Parking](#)
5. [Professional, Financial and Office Support Services](#)

*Charter Bylaw 18613
November 26, 2018*

6. [Special Event](#)
7. [Fascia On-premises Signs](#)
8. [Freestanding On-premises Signs](#)
9. [Projecting On-premises Signs](#)
10. [Temporary On-premises Signs](#)

551.3 Discretionary Uses

*Bylaw 15847
August 29, 2011*

1. [Bars and Neighbourhood Pubs](#)
2. [Convenience Vehicle Rentals](#)
3. [Fleet Services](#)
4. [Hotels](#)

*Charter Bylaw 18613
November 26, 2018*

5. [Market](#)
6. [Restaurants](#)
7. [Specialty Food Services](#)
8. [Spectator Sports Establishments](#)
9. [Freestanding Off-premises Signs](#)

Bylaw 15892
October 11, 2011

10. [Minor Digital Off-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892

Bylaw 15892
October 11, 2011

11. [Minor Digital On-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.

Bylaw 15892
October 11, 2011

12. [Minor Digital On-premises Off-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.

Bylaw 16313
January 21, 2013

13. [Temporary Off-premises Signs](#)

551.4 Development Regulations for Permitted and Discretionary Uses

1. In considering any application for development, the Development Officer shall have regard for the Edmonton City Centre Airport Concept Plan, originally approved July 27, 1998, as it may be amended from time to time.
2. The maximum Floor Area Ratio shall be 2.0.

Bylaw 15735
June 20, 2011

3. A minimum Setback of [6.0 m](#) shall be required where any lot line of a Site Abuts a public roadway, other than a Lane.

Bylaw 15735
June 20, 2011

4. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

Bylaw 16859
June 24, 2014
Bylaw 17832
November 28, 2016

5. The maximum building Height shall be [14.0 m](#), except that the Development Officer may, notwithstanding [Section 11.4](#), grant a variance to permit a greater Height for General Industrial Uses used for the storage, maintenance and servicing of aircraft; Aircraft Sales or Rentals; and Hotels.

Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018

Bylaw 15847
August 29, 2011

6. All General Industrial Uses shall:
 - a. comply with the [Industrial Performance Standards](#) for the IB Zone shall:
 - i. directly serve the operations or users of the Edmonton City Centre Airport; or
 - ii. be directly related to the maintenance or operation of private and commercial aircraft.
7. Signs shall comply with the regulations found in [Schedule 59I](#).

551.5 Additional Development Regulations for Discretionary Uses

Bylaw 15847
August 29, 2011

1. Notwithstanding any other provision of this Bylaw, the following regulations shall apply to Spectator Sports Establishments:
 - a. this Use Class shall be limited to Auto Racing;
 - b. the location of the Use shall be generally contained to the northern half of the Site, within an area bound on the north by the Yellowhead Highway, bound on the east by 109 Street, bound on the south by the projection of 120 Avenue, and bound on the west by the projection of 120 Street;
 - c. this Use Class shall be restricted to a single event per calendar year, of no greater duration than four (4) days, inclusive of set up and removal time, and a Development Permit must be obtained for each event;
 - d. race vehicles shall only be allowed to operate between the hours of 10:00 and 18:00;
 - e. the Development Officer may apply conditions that are necessary to ensure compatibility with airport operations, community interests and race requirements;
 - f. in addition to the notification requirements of this Bylaw, notification of the issuance of a Development Permit for this Use Class shall also be sent to the Presidents of the following Community Leagues and Business Associations:
 - Calder;
 - Central McDougall;
 - Inglewood;
 - Lauderdale;
 - Prince Charles;
 - Prince Rupert;
 - Queen Mary Park;
 - Sherbrooke;
 - Spruce Avenue;
 - Westwood;
 - Inglewood Business Association; and
 - Kingsway Business Association;
 - g. each applicant for a Development Permit shall monitor noise at distances set by the Development Officer, and shall submit the results of this monitoring to the Development Officer within two weeks of the event for the Development Permit has been issued.
2. Convenience Vehicle Rentals, Fleet Services, Hotels, Specialty Foods Services, Restaurants, and Bars and Neighbourhood Pubs shall directly service the operations or users of the Edmonton City Centre Airport.
3. Specialty Foods Services, Restaurants and Bars and Neighbourhood Pubs shall:
 - a. have a capacity of not more than 100 occupants or [120 m2](#) of Public Space, and
 - b. be integrated with another Permitted or Discretionary Use.
4. Freestanding Off-premises Signs shall be located only where such Signs lawfully existed as of the Effective Date of this Bylaw 15847, and shall not be subject to the Setback provisions of this Zone.

Edmonton Zoning Bylaw 12800

552 (MA2) Municipal Airport Business Industrial Zone

552.1 General Purpose

The purpose of this Zone is to establish a Zone adjacent to the runways and taxiways of the (Edmonton City Centre Airport), which carries over the development rights of the former MA Zone and allows some additional business industrial opportunities, based on the [IB Zone](#).

552.2 Permitted Uses

1. [Aircraft Sales/Rentals](#)
2. [Business Support Services](#)
3. [Commercial Schools](#)
4. [Equipment Rentals](#)
5. [Gas Bars](#)
6. [General Industrial Uses](#)
7. [Government Services](#)

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

8. [Vehicle Parking](#)
9. [Professional, Financial and Office Support Services](#)
10. [Recycling Depots](#)

*Charter Bylaw 18613
November 26, 2018*

11. [Special Event](#)
12. [Fascia On-premises Signs](#)
13. [Freestanding On-premises Signs](#)
14. [Projecting On-premises Signs](#)
15. [Temporary On-premises Signs](#)

552.3 Discretionary Uses

1. The following Use Classes, provided they directly service the operations or users of the Edmonton City Centre Airport:
 - a. [Convenience Vehicle Rentals](#)
 - b. [Fleet Services](#)
 - c. [Hotels](#)
 - d. [Specialty Foods Services](#), [Restaurants](#) and [Bars and Neighbourhood Pubs](#), of less than 100 seats and less than [120 m²](#) of Public Space when integrated with another Permitted or Discretionary Use
2. [Auctioneering Establishments](#)
3. [Automotive and Equipment Repair Shops](#)

4. [Automotive and Minor Recreation Vehicle Sales/Rentals](#)
5. [Convenience Retail Stores](#)
6. [Drive-in Food Services](#)
7. [Health Services](#)
8. [Indoor Participant Recreation Services](#)
9. [Limited Contractor Services](#)

*Charter Bylaw 18613
November 26, 2018*

10. [Market](#)

*Bylaw 16224
September 10, 2012*

11. [Media Studios](#)
12. [Mobile Catering Food Services](#)
13. [Personal Service Shops](#)
14. [Rapid Drive-through Vehicle Services](#)
15. [Spectator Sports Establishments](#)
16. [Veterinary Services](#)
17. [Warehouse Sales](#)

*Bylaw 15735
June 20, 2011*

18. [Freestanding Off-premises Signs](#), in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone

*Bylaw 15892
October 11, 2011*

19. [Minor Digital Off-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892

*Bylaw 15892
October 11, 2011*

20. [Minor Digital On-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.

*Bylaw 15892
October 11, 2011*

21. [Minor Digital On-premises Off-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.

*Bylaw 16313
January 21, 2013*

22. [Temporary Off-premises Signs](#)

552.4 Development Regulations for Permitted and Discretionary Uses

1. In considering any application for development, the Development Officer shall have regard for the Edmonton City Centre Airport Concept Plan, originally approved July 27, 1998, as it may be amended from time to time.
2. Where this Zone is applied along a major collector or higher standard public roadway, the minimum Site Frontage shall be [30.0 m](#), unless access is provided from a service road.

3. The maximum Floor Area Ratio shall be 1.2.

*Bylaw 15735
June 20, 2011*

4. A minimum Setback of [6.0 m](#) shall be required where any lot line of a Site Abuts a public roadway, other than a Lane.

*Bylaw 15735
June 20, 2011*

5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

*Bylaw 16859
June 24, 2014
Bylaw 17832
November 28, 2016
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

6. The maximum building Height shall be [14.0 m](#), except that the Development Officer may, notwithstanding [Section 11.4](#), grant a variance to permit a greater Height for General Industrial Uses used for the storage, maintenance and servicing of aircraft; and Aircraft Sales or Rentals.
7. All developments shall comply with the [Performance Standards](#) of the IB Zone.
8. Signs shall be developed in accordance with [Schedule 59I](#) of this Bylaw.

552.5 Additional Development Regulations for Discretionary Uses

1. The following regulations shall apply to Convenience Vehicle Rentals developments:
 - a. all storage, display or parking areas shall be hardsurfaced, in accordance with [subsection 54.6](#) of this Bylaw; and
 - b. lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.
2. [Automotive and Minor Recreational Vehicle Sales/Rentals](#) shall comply with provisions of this Zone for [Convenience Vehicle Rentals](#) developments and the size, locations, screening and landscaping of the outdoor vehicular display areas. The Development Officer may attach conditions so as to achieve compatibility with the appearance of surrounding developments.
3. The minimum Floor Area for a Warehouse Sales establishment shall not be less than [1 000 m²](#), unless at least 50% of the Floor Area of the establishment is used for warehousing or storage of the goods sold or distributed from the establishment.
4. Notwithstanding any other provision of this Bylaw, the following regulations shall apply to Spectator Sports Establishments:
 - a. this Use Class shall be limited to Auto Racing;
 - b. the location of the Use shall be generally contained to the northern half of the Site, within an area bound on the north by the Yellowhead Highway, bound on the east by 109 Street, bound on the south by the projection of 120 Avenue, and bound on the west by the projection of 120 Street;
 - c. this Use Class shall be restricted to a single event per calendar year, of no greater duration than four (4) days, inclusive of set up and removal time, and a Development Permit must be obtained for each event;
 - d. race vehicles shall only be allowed to operate between the hours of 10:00 and 18:00;
 - e. the Development Officer may apply conditions which are necessary to ensure compatibility with airport operations, community interests and race requirements;

- f. in addition to the notification requirements of this Bylaw, notification of the issuance of a Development Permit for this Use Class shall also be sent to the Presidents of the following Community Leagues and Business Associations:
- Calder;
 - Central McDougall;
 - Inglewood;
 - Lauderdale;
 - Prince Charles;
 - Prince Rupert;
 - Queen Mary Park;
 - Sherbrooke;
 - Spruce Avenue;
 - Westwood;
 - Inglewood Business Association; and
 - Kingsway Business Association;
- g. each applicant for a Development Permit shall monitor noise at distances set by the Development Officer and shall submit the results of this monitoring to the Development Officer within two weeks of the event for which the Development Permit has been issued.

Edmonton Zoning Bylaw 12800

553 (MA3) Municipal Airport General Business Zone

553.1 General Purpose

The purpose of this Zone is to establish a Zone for Sites with good visibility and accessibility along, or adjacent to, major public roadways at the Edmonton City Centre Airport, which carries over the development rights of the former MA Zone, and that allows some additional general business opportunities, based on the CB2 Zone.

553.2 Permitted Uses

1. The following Use Classes, provided they directly serve the operations or users of the Edmonton City Centre Airport or are directly related to the maintenance or operation of private and commercial aircraft:
 - a. [General Industrial Uses](#); and
 - b. [Government Services](#)
2. [Aircraft Sales/Rentals](#)
3. [Business Support Services](#)
4. [Commercial Schools](#)
5. [Drive-in Food Services](#)
6. [Fleet Services](#)
7. [Gas Bars](#)
8. [General Retail Stores](#), up to a maximum Floor Area of [2 500 m²](#)
9. [Health Services](#)
10. [Indoor Participant Recreation Services](#)
11. [Minor Amusement Establishments](#) and [Major Amusement Establishments](#)
12. [Minor Service Stations](#) and [Major Service Stations](#)
13. [Personal Service Shops](#)
14. [Professional, Financial and Office Support Services](#)

*Bylaw 16733
July 6, 2015*

15. [Public Education Services](#), when the location of this Use is contained within the Edmonton City Centre Airport Air Terminal building and within the location shown in [Schedule 553A](#).
16. [Rapid Drive-through Vehicle Services](#)
17. [Restaurants](#)

*Charter Bylaw 18613
November 26, 2018*

18. [Special Event](#)
19. [Specialty Foods Services](#)
20. [Train Stations](#)
21. [Veterinary Services](#)

22. [Warehouse Sales](#), up, to a maximum Floor Area of [2 500 m²](#)
23. [Fascia On-premises Signs](#)
24. [Freestanding On-premises Signs](#)
25. [Projecting On-premises Signs](#)
26. [Temporary On-premises Signs](#)

553.3 Discretionary Uses

1. The following Use Classes, provided they directly service the operations or users of the Edmonton City Centre Airport:
 - a. [Convenience Vehicle Rentals](#); and
 - b. [Hotels](#)
2. [Automotive and Minor Recreation Vehicle Sales/Rentals](#)
3. [Bars and Neighbourhood Pubs](#)
4. [General Retail Stores](#) with a Floor Area greater than [2 500 m²](#)

*Charter Bylaw 18882
June 17, 2019*

5. [Liquor Stores](#)

*Charter Bylaw 18613
November 26, 2018*

6. [Market](#)

*Bylaw 16224
September 10, 2012*

7. [Media Studios](#)
8. [Nightclubs](#)
9. [Mobile Catering Food Services](#)
10. [Motels](#)

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

11. [Vehicle Parking](#)
12. [Warehouse Sales](#), with a Floor Area greater than [2 500 m²](#)
13. [Roof On-premises Signs](#)
14. [Freestanding Off-premises Signs](#)
15. [Fascia Off-premises Signs](#)
16. [Roof Off-premises Signs](#)

553.4 Development Regulations for Permitted and Discretionary Uses

1. In considering any application for development, the Development Officer shall have regard to the Edmonton City Centre Airport Concept Plan, originally approved July 27, 1998, as it may be amended from time to time.
2. The minimum Site Frontage shall be [30.0 m](#), unless access is provided from a service road. For the purposes of this section, Site shall refer to the leased developable area.
3. The maximum Floor Area Ratio shall be 3.0.

Bylaw 15735
June 20, 2011

4. A minimum Setback of [4.5 m](#) shall be required where a Site Abuts a public roadway, other than a Lane, except:
 - a. where adjacent commercial buildings Abut the property line to form a pedestrian-oriented shopping street, no Setback shall be required; and
 - b. where there is no vehicular access to the Site from the public roadway, the minimum Setback shall be not less than [3.0 m](#).

Bylaw 15735
June 20, 2011
Bylaw 17672
June 27, 2016

5. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or a LRT line, in accordance with the provisions of [Section 55.5](#) of this Bylaw.

Bylaw 16859
June 24, 2014
Bylaw 17832
November 28, 2016
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018

6. The maximum building Height shall be [14.0 m](#), except that the Development Officer may, notwithstanding [Section 11.4](#), grant a variance to permit a greater Height for General Industrial Uses used for the storage, maintenance and servicing of aircraft; Aircraft Sales or Rentals; and Hotels.
7. Signs shall be developed in accordance with [Section 59F](#) of this Bylaw.
8. The following regulations shall apply to [Public Education Services](#):
 - a. shall be limited to high school and adult education only;

Bylaw 17062
July 9, 2015
Bylaw 17727
August 22, 2016

- b. shall ensure the safety of students and maintain the integrity of the general aviation activities at the City Centre Airport through the installation of a "double containment" security system consisting of an outer perimeter chain link Fence (Primary Containment Fence), [2.4 m](#) in Height topped with 3 strands of barbed wire, and an inner fence (Secondary Containment Fence), a minimum of [2.4 m](#) in Height. There will be no gates permitted in the Primary Containment Fence. Secured access gates will be permitted in the Secondary Containment Fence;
 - c. shall provide a safe outdoor environment adjacent to the Terminal Building by constructing earth berms, a maximum of [2.4 m](#) in Height. The final design and configuration of these berms shall be consistent with the recommendations of a Professional Acoustic Engineer;

Bylaw 16859
June 24, 2014

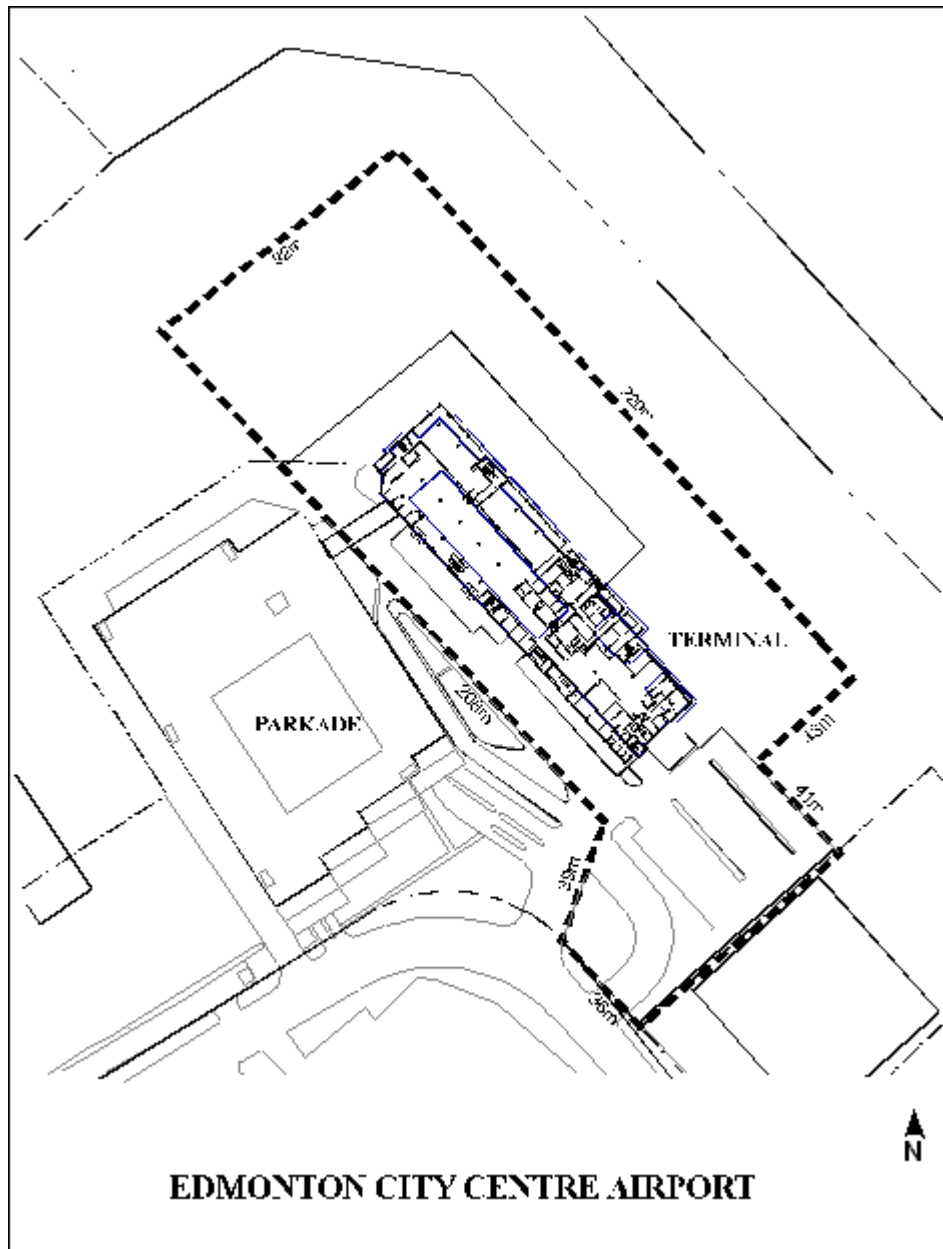
- d. Landscaping located between the Terminal Building and the Secondary Containment Fence may include the planting of native short grasses and shrubs. No Landscaping shall be permitted in the area between the Primary and Secondary Containment Fences; and
 - e. in addition to the regulations contained in this Bylaw, all development must comply with Federal and Provincial regulations as they pertain to the operation of the Edmonton City

Centre Airport including those of Transport Canada, NAVCAN and the Edmonton Regional Airports Authority's Facility Alteration Permit (FAP) process.

553.5 Additional Development Regulations for Discretionary Uses

1. The following regulations shall apply to [Automotive and Minor Recreation Vehicle Sales/Rentals](#), [Convenience Vehicle Rentals](#) and [Truck and Mobile Home Sales/Rentals](#) developments:
 - a. all storage, display or parking areas shall be hardsurfaced in accordance with [subsection 54.6](#) of this Bylaw.

Schedule 553A



Edmonton Zoning Bylaw 12800

560 (AJ) Alternative Jurisdiction Zone

560.1 General Purpose

The purpose of this Zone is to provide for lands that do not require a Development Permit when operating under the jurisdiction of federal legislation, provincial legislation or the *Constitution Act*, and to prescribe land uses and regulations for these lands if the legal status of these lands change and they become subject to this Bylaw.

560.2 Permitted Uses

1. Any Use that is consistent with those Uses, activities and operations prescribed in the appropriate superior legislation.

560.3 Discretionary Uses

1. All Uses listed in the most restrictive Zone adjacent to the Site.

560.4 Development Regulations for Permitted and Discretionary Uses

1. A Development Permit is not required for Permitted Uses
2. If for any reason (including a change in Use, ownership or legislation) lands to which this Zone applies become subject to this Bylaw, the most restrictive Zone on the adjacent lands shall apply. Any development shall be considered a Class B Discretionary Development.
3. In addition to the information normally required for a Development Application under this Bylaw, the applicant shall submit a narrative explaining how the proposed Use or development would be consistent with Plan Edmonton, any other applicable Statutory Plan, existing surrounding development and Abutting Zones.

*Bylaw 12961
February 4, 2002*

4. Signs shall comply with regulations found in [Schedule 59H](#).

Edmonton Zoning Bylaw 12800

570 (CS1) Community Services 1 Zone

570.1 General Purpose

The purpose of this zone is to provide for publicly and privately owned facilities of an institutional or community service nature, and to provide for relatively low to medium density housing generally referred to as row housing on lands that have become surplus to public education needs.

570.2 Uses

The Uses listed under Sections 570.2.1 and 570.2.2 are only applicable to those lands owned by either the City of Edmonton or by a School Authority.

570.2.1 Permitted Uses

1. [Cemeteries](#)
2. [Child Care Services](#)
3. [Community Recreation Services](#)
4. [Government Services](#)
5. [Public Education Services](#) and [Private Education Services](#)
6. [Public Libraries and Cultural Exhibits](#)
7. [Religious Assembly](#)

*Charter Bylaw 18613
November 26, 2018*

8. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

9. [Urban Gardens](#)
10. [Fascia On-premises Signs](#)
11. [Projecting On-premises Signs](#)
12. [Temporary On-premises Signs](#)

570.2.2 Discretionary Uses

*Bylaw 15953
November 13, 2012*

1. [Commercial Schools](#), only when a temporary or part time use of an existing Permitted Use development
2. [Detention and Correction Services](#)
3. [Exhibition and Convention Centres](#)
4. [Extended Medical Treatment Services](#)
5. [Health Services](#)
6. [Indoor Participant Recreation Services](#)

Bylaw 15953
November 13, 2012

7. [Lodging Houses](#) for Senior Citizens, where integrated with any other Permanent or Discretionary Use of this Zone

Charter Bylaw 18613
November 26, 2018

8. [Market](#)
9. [Natural Science Exhibits](#)
10. [Outdoor Participant Recreation Services](#)
11. [Private Clubs](#)
12. [Protective and Emergency Services](#)
13. [Recycled Materials Drop-off Centres](#)
14. [Specialty Foods Services](#), [Restaurants](#), and [Bars and Neighbourhood Pubs](#) may be considered as Accessory Uses when integrated with another Permitted or Discretionary Use development provided they are for less than 100 occupants and [120 m²](#) of Public Space and that the Site location is not adjacent to or across from a Site zoned residential
15. [Spectator Entertainment Establishments](#)
16. [Spectator Sports Establishments](#)

Charter Bylaw 19490
November 5, 2020

17. [Supportive Housing](#)

Bylaw 17901
March 6, 2017

18. [Urban Indoor Farms](#)

Bylaw 17901
March 6, 2017

19. [Urban Outdoor Farms](#)

Bylaw 15735
June 20, 2011

20. [Freestanding Off-premises Signs](#), in a location where such Signs lawfully existed as of the Effective Date of the Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone.
21. [Freestanding On-premises Signs](#)

Bylaw 15892
October 11, 2011

22. [Minor Digital Off-premises Signs](#)

Bylaw 15892
October 11, 2011

23. [Minor Digital On-premises Signs](#)

Bylaw 15892
October 11, 2011

24. [Minor Digital On-premises Off-premises Signs](#)

570.2.3 Permitted Uses

1. [Minor Home Based Business](#)
2. [Row Houses](#), on a Site of less than [1.4 ha](#)

*Charter Bylaw 18484
August 20, 2018*

3. [Secondary Suites](#), where developed within Row Housing

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

4. [Urban Gardens](#)
5. [Fascia On-premises Signs](#)

570.2.4 Discretionary Uses

1. [Child Care Services](#) accessory to a Residential Use
2. [Major Home Based Business](#)
3. [Residential Sales Centre](#)
4. [Row Housing](#), on a Site larger than [1.4 ha](#)

*Charter Bylaw 18613
November 26, 2018*

5. [Special Event](#)

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 18967
August 26, 2019*

6. Multi-unit Housing, provided that each building contain not more than four Dwellings, with each Dwelling having Habitable Rooms in the lowest Storey of the building in which the Dwelling is located and individual access to ground level.

*Bylaw 17901
March 6, 2017*

7. [Urban Outdoor Farms](#)
8. [Freestanding On-premises Signs](#)
9. [Temporary On-premises Signs](#)

570.3.1 Development Regulations for Uses Listed Under Sections 570.2.1 and 570.2.2

*Bylaw 15735
June 20, 2011*

1. The minimum Front Setback shall be [6.0 m](#).

*Bylaw 15735
June 20, 2011*

2. The minimum Rear Setback shall be [7.5 m](#).

*Bylaw 15735
June 20, 2011*

3. The minimum Side Setback shall be [4.5 m](#).

*Bylaw 16733
July 6, 2015*

4. The maximum building Height shall not exceed [10.0 m](#), in accordance with [Section 52](#).
5. Where, in the opinion of the Development Officer, it is unreasonable for a development to comply with clause (1), (2), (3) or (4) due to characteristics fundamental to the nature of the Use, the Development Officer may relax the conditions of clause (1), (2), (3) or (4) as required. In such cases, a Permitted Use shall become a Discretionary Use.
6. Signs shall comply with the regulations found in [Schedule 59C](#).

*Bylaw 17527
February 17, 2016*

7. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

570.3.2 Development Regulations for Uses Listed Under Section 570.2.2

1. Where development does not comply with the requirements of subsection 570.3.(1), its design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in Abutting Zones.

*Bylaw 16032
March 14, 2012*

2. Where this Zone Abuts the A Zone, the Development Officer, in consultation with the General Manager of Community Services, may require an environmental review, in accordance with subsection 540.4(5) of this Bylaw.

570.4.1 Development Regulations for Uses Listed Under Sections 570.2.3 and 570.2.4

*Bylaw 15735
June 20, 2011
Bylaw 18087
July 28, 2017
Bylaw 18303
February 26, 2018
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 19502
February 9, 2021*

1. The minimum Density shall be 35 Dwellings/ha.

*Bylaw 16733
July 6, 2015*

2. The maximum height shall not exceed [10.0 m](#), in accordance with [Section 52](#).
3. The maximum total Site Coverage shall be 40% with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where parking is provided underground or Garages are attached to or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%.
4. The minimum Front Setback shall be [6.0 m](#).
5. The minimum Rear Setback shall be [7.5 m](#).

*Bylaw 15735
June 20, 2011*

6. Minimum Side Setbacks of [2.0 m](#) each shall be provided, except that where the Side Yard Abuts a flanking public roadway other than a Lane, not less than [4.5 m](#) shall be provided.
7. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.

*Bylaw 18303
February 26, 2018*

8. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.

Charter Bylaw 18967
August 26, 2019

9. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.

Charter Bylaw 18967
August 26, 2019

10. Notwithstanding the other regulations of this Zone, where Multi-unit Housing or Row Housing developments Abut a Site zoned to allow Single Detached Housing as a Permitted Use, the following regulations shall apply:

Bylaw 15735
June 20, 2011
Charter Bylaw 18967
August 26, 2019

- a. a minimum Setback of [7.5 m](#) shall be required from any Multi-unit Housing or Row House unit to any property line common with Single Detached Housing. No surface parking or loading facilities shall be located within this Setback area. The Development Officer may use variance power to reduce this Setback to a minimum of [3.0 m](#) against the flanking wall of a Stacked Row House or Row House unit where:
 - i. the unit is part of an infill redevelopment in an inner city area of existing development; and
 - ii. where lot dimensions prevent large Setbacks within such infill projects.

The Development Officer shall not reduce the [7.5 m](#) minimum Setback for Multi-unit Housing or Row Housing in new suburban developments;

- b. no outdoor parking, trash collection or outdoor storage areas shall be developed within [3.0 m](#) of any property line that Abuts a Site zoned to allow Single Detached Housing as a Permitted Use;

Bylaw 17062
July 9, 2015
Bylaw 17727
August 22, 2016

- c. a solid screen Fence, [1.83 m](#) in Height, shall be installed along all property lines that Abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;
 - d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and
 - e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent Single Detached Housing.
12. Notwithstanding [Section 20](#) of this Bylaw, the Development Officer shall not issue any notices of a Development Permit for a Row House Use, even if it is a Class B Development.
 13. Where a Site has this Zone and another Community Services Zone applied to it, the Subdivision Authority and the Development Officer shall treat the site as though the residential opportunity and regulations were uniform to the site. The Subdivision Authority may approve a subdivision to create a residential lot or lots even if a proposed property line does not align with the boundary between two Community Services Zones. The Development Officer may approve a permit for a Residential Use that straddles two or more Community Services Zones.
 14. Signs shall comply with the regulations found in [Schedule 59A](#).

Bylaw 17527

February 17, 2016

15. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

570.4.2 Additional Development Regulations for all Uses Listed in this Zone

1. An environmental review for all developments may be required prior to the issuance of a Development Permit at the discretion of the Development Officer.

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

2. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

571 (CS2) Community Services 2 Zone

571.1 General Purpose

The purpose of this zone is to provide an area of public land for active and passive recreation Uses, and to provide for relatively low to medium density housing generally referred to as row housing on lands that have become surplus to public education needs.

571.2 Uses

The uses listed under Sections 571.2.1 and 571.2.2 are only applicable to those lands owned by either the City of Edmonton or by a School Authority.

571.2.1 Permitted Uses

1. [Carnivals](#), for periods not exceeding four days
2. [Child Care Services](#)
3. [Community Recreation Services](#)
4. [Indoor Participant Recreation Services](#)
5. [Outdoor Participant Recreation Services](#)
6. [Public Park](#)

*Charter Bylaw 18613
November 26, 2018*

7. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

8. [Urban Gardens](#)
9. [Fascia On-premises Signs](#)
10. [Projecting On-premises Signs](#)
11. [Temporary On-premises Signs](#)

571.2.2 Discretionary Uses

*Charter Bylaw 18613
November 26, 2018*

1. [Market](#)
2. [Natural Science Exhibits](#)
3. [Public Libraries and Cultural Exhibits](#)
4. [Restaurants](#), for less than 100 occupants and [120 m²](#) of Public Space
5. [Specialty Foods Services](#), for less than 100 occupants and [120 m²](#) of Public Space
6. [Spectator Entertainment Establishments](#)
7. [Spectator Sports Establishments](#)
8. [Tourist Campsites](#)

9. [Freestanding Off-premises Signs](#)

Bylaw 15892
October 11, 2011

10. [Minor Digital Off-premises Signs](#)

Bylaw 15892
October 11, 2011

11. [Minor Digital On-premises Signs](#)

Bylaw 15892
October 11, 2011

12. [Minor Digital On-premises Off-premises Signs](#)

571.2.3 Permitted Uses

1. [Minor Home Based Business](#)

Charter Bylaw 19502
February 9, 2021

2. [Row Housing](#), on a Site of less than [1.4 ha](#)

Charter Bylaw 18484
August 20, 2018

3. [Secondary Suites](#), where developed within Row Housing

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

4. [Urban Gardens](#)

5. [Fascia On-premises Signs](#)

571.2.4 Discretionary Uses

1. [Child Care Services](#) accessory to a Residential Use

2. [Major Home Based Business](#)

3. [Residential Sales Centre](#)

4. [Row Housing](#), on a Site larger than 1.4 ha

Charter Bylaw 18613
November 26, 2018

5. [Special Event](#)

Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 18967
August 26, 2019

6. [Multi-unit Housing](#), provided that each building contain not more than four Dwellings, with each Dwelling having Habitable Rooms in the lowest Storey of the building in which the Dwelling is located and individual access to ground level.

7. [Freestanding On-premises Signs](#)

8. [Temporary On-premises Signs](#)

571.3.1 Development Regulations for Uses Listed Under Sections 571.2.1 and 571.2.2

Bylaw 15735
June 20, 2011

1. The minimum Front Setback shall be [6.0 m](#).

Bylaw 15735
June 20, 2011

2. The minimum Rear Setback shall be [7.5 m](#).

Bylaw 15735
June 20, 2011

3. The minimum Side Setback shall be [4.5 m](#).

Bylaw 16733
July 6, 2015
Bylaw 17832
November 28, 2016
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018

4. Height shall not exceed [10.0 m](#), in accordance with Section 52. The Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater Height for a building where deemed appropriate for the proposed Use and having regard to the Height allowed in adjacent Zones.
5. Signs shall comply with the regulations found in [Schedule 59C](#).

571.4.1 Development Regulations for Uses Listed Under Sections 571.2.3 and 571.2.4

Bylaw 15735
June 20, 2011
Bylaw 18303
February 26, 2018
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 19502
February 9, 2021

1. The minimum Density shall be 35 Dwellings/ha.

Bylaw 16733
July 6, 2015

2. The maximum Height shall not exceed [10.0 m](#), in accordance with Section 52.

Bylaw 16733
July 6, 2015

3. The maximum total Site Coverage shall be 40% with a maximum of 28% for a principal building and a maximum of 12% for Accessory buildings. Where parking is provided underground or Garages are attached to or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%.

Bylaw 15735
June 20, 2011

4. The minimum Front Setback shall be [6.0 m](#).

Bylaw 15735
June 20, 2011

5. The minimum Rear Setback shall be [7.5 m](#).

Bylaw 15735
June 20, 2011

6. Minimum Side Setbacks of [2.0 m](#) each shall be provided, except that where the Side Yard Abuts a flanking public roadway other than a Lane, not less than [4.5 m](#) shall be provided.
7. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.

*Bylaw 18303
February 26, 2018*

8. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.

*Charter Bylaw 18967
August 26, 2019*

9. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25

*Charter Bylaw 18967
August 26, 2019*

10. Notwithstanding the other regulations of this Zone, where Multi-unit Housing or Row Housing developments Abut a Site zoned to allow Single Detached Housing as a Permitted Use, the following regulations shall apply:

*Bylaw 15735
June 20, 2011
Charter Bylaw 18967
August 26, 2019*

- a. a minimum Setback of [7.5 m](#) shall be required from any Multi-unit Housing or Row House unit to any property line common with Single Detached Housing. No surface parking or loading facilities shall be located within this Setback area. The Development Officer may use variance power to reduce this Setback to a minimum of [3.0 m](#) against the flanking wall of a Stacked Row House or Row House unit where:
 - i. the unit is part of an infill redevelopment in an inner city area of existing development; and

*Charter Bylaw 18967
August 26, 2019*

- ii. where lot dimensions prevent large Setbacks within such infill projects.

The Development Officer shall not reduce the [7.5 m](#) minimum Setback for Multi-unit Housing or Row Housing in new suburban developments;

- b. no outdoor parking, trash collection or outdoor storage areas shall be developed within [3.0 m](#) of any property line that Abuts a Site zoned to allow Single Detached Housing as a Permitted Use;

*Bylaw 17062
July 9, 2015
Bylaw 17727
August 22, 2016*

- c. a solid screen Fence, [1.83 m](#) in Height, shall be installed along all property lines that Abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;
- d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and
- e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent Single Detached Housing.

11. Notwithstanding [Section 20](#) of this Bylaw, the Development Officer shall not issue any notices of a Development Permit for a Row House Use, even if it is a Class B Development.

12. Where a Site has this Zone and another Community Services Zone applied to it, the Subdivision Authority and the Development Officer shall treat the site as though the residential opportunity and regulations were uniform to the site. The Subdivision Authority may approve a subdivision to create a residential lot or lots even if a proposed property line does not align with the boundary between two Community Services Zones. The Development Officer may approve a permit for a Residential Use that straddles two or more Community Services Zones.
13. Signs shall comply with the regulations found in [Schedule 59A](#).

571.4.2 Additional Development Regulations for all Uses Listed in this Zone

1. An environmental review for all developments may be required prior to the issuance of a Development Permit at the discretion of the Development Officer.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

2. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

572 (CS3) Community Services 3 Zone

572.1 General Purpose

The purpose of this Zone is to allow for agricultural and rural Uses and a limited range of other Uses, that do not prejudice the future use of these lands for urban use, and to provide for relatively low to medium density housing generally referred to as row housing on lands that have become surplus to public education needs.

572.2 Uses

The Uses listed under Sections 572.2.1 and 572.2.2 are only applicable to those lands owned by either the City of Edmonton or by a School Authority.

572.2.1 Permitted Uses

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

1. [Rural Farms](#)

*Charter Bylaw 18613
November 26, 2018*

2. [Special Event](#)

*Bylaw 17901
March 6, 2017*

3. [Urban Gardens](#)

*Bylaw 17901
March 6, 2017*

4. [Urban Outdoor Farms](#)
5. [Fascia On-premises Signs](#)

572.2.2 Discretionary Uses

1. [Drive-in Motion Picture Theatres](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

2. [Greenhouses, Plant Nurseries and Garden Centres](#)
3. [Major Home Based Businesses](#)
4. [Minor Home Based Businesses](#)
5. [Minor Impact Utility Services](#)
6. [Natural Resource Development](#)
7. [Outdoor Participant Recreation Services](#), where lawfully existing on June 14, 2001, the effective dates of the Edmonton Zoning Bylaw 12800, on the same site only
8. [Public Education Services](#), where the Site is designated as a school/park site by the Neighbourhood Structure Plan

9. [Public Park](#)

*Bylaw 17896
March 20, 2017*

10. [Religious Assembly](#)
11. [Residential Sales Centre](#)
12. [Single Detached Housing](#)
13. [Small Animal Breeding and Boarding Establishments](#)
14. [Tourist Campsites](#)
15. [Freestanding Off-premises Signs](#)
16. [Temporary On-premise Signs](#)

*Bylaw 17527
February 17, 2016*

16. deleted

572.2.3 Permitted Uses

1. [Minor Home Based Business](#)

*Charter Bylaw 19502
February 9, 2021*

2. [Row housing](#), on a Site of less than [1.4 ha](#)

*Charter Bylaw 18484
August 20, 2018*

3. [Secondary Suites](#), where developed within Row Housing

*Bylaw 17901
March 6, 2017*

4. [Urban Gardens](#)
5. [Fascia On-premises Signs](#)

572.2.4 Discretionary Uses

1. [Child Care Services](#) accessory to a Residential Use
2. [Major Home Based Business](#)
3. [Residential Sales Centre](#)
4. [Row Housing](#), on a Site larger than 1.4 ha

*Charter Bylaw 18613
November 26, 2018*

5. [Special Event](#)

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 18967
August 26, 2019*

6. [Multi-unit Housing](#), provided that each building contain not more than four Dwellings, with each Dwelling having Habitable Rooms in the lowest Storey of the building in which the Dwelling is located and individual access to ground level.

Bylaw 17901

March 6, 2017

7. [Urban Outdoor Farms](#)
8. [Freestanding On-premises Signs](#)
9. [Temporary On-premises Signs](#)

Bylaw 17527

February 17, 2016

9. deleted

572.3.1 Development Regulations for Uses Listed Under Sections 572.2.1 and 572.2.2

1. The minimum Site Area shall be [8 ha](#).
2. The minimum Front Setback shall be [7.5 m](#).
3. The minimum Rear Setback shall be [7.5 m](#).
4. The minimum Side Setback shall be [7.5 m](#).

Bylaw 16733

July 6, 2015

5. Height is not restricted for buildings or structures for Agricultural and Natural Resource Development Uses. Excluding buildings or structures for Agricultural and Natural Resource Development Uses, the maximum building Height shall not exceed [10.0 m](#), in accordance with Section 52.
6. Signs shall comply with the regulations found in [Schedule 59A](#).

572.3.2 Development Regulations for Uses Listed Under Section 572.2.2

1. The Development Officer shall not approve Discretionary Uses that would be prejudicial to the future economical subdivision, servicing and development of such lands for future urban use on a planned basis.
2. The Development Officer may specify the length of time a Use is permitted in this Zone, having regard to the intent of clause (1) above, and the staging of servicing and general residential development of the subject land.

572.4.1 Development Regulations for Uses Listed Under Sections 572.2.3 and 572.2.4

Bylaw 15735

June 20, 2011

Bylaw 18087

July 28, 2017

Bylaw 18303

February 26, 2018

Charter Bylaw 18381

May 7, 2018

Charter Bylaw 19502

February 9, 2021

1. The minimum Density shall be 35 Dwellings/ha.

Bylaw 16733

July 6, 2015

2. The maximum Height shall not exceed [10.0 m](#), in accordance with Section 52.
3. The maximum total Site Coverage shall be 40% with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where parking is provided underground or Garages are attached to or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%.

Bylaw 15735
June 20, 2011

4. The minimum Front Setback shall be [6.0 m](#).

Bylaw 15735
June 20, 2011

5. The minimum Rear Setback shall be [7.5 m](#).

Bylaw 15735
June 20, 2011

6. Minimum Side Setbacks of [2.0 m](#) each shall be provided, except that where the Side Yard Abuts a flanking public roadway other than a Lane, not less than [4.5 m](#) shall be provided.
7. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.

Bylaw 18303
February 26, 2018

8. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.

Charter Bylaw 18967
August 26, 2019

9. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.

Charter Bylaw 18967
August 26, 2019

10. Notwithstanding the other regulations of this Zone, where Multi-unit Housing or Row Housing developments Abut a Site zoned to allow Single Detached Housing as a Permitted Use, the following regulations shall apply:

Bylaw 15735
June 20, 2011

- a. a minimum Setback of [7.5 m](#) shall be required from any Multi-unit Housing or Row House unit to any property line common with Single Detached Housing. No surface parking or loading facilities shall be located within this Setback area. The Development Officer may use variance power to reduce this Setback to a minimum of 3.0 m against the flanking wall of a Multi-unit Housing or Row House unit where:
 - i. the unit is part of an infill redevelopment in an inner city area of existing development; and
 - ii. where lot dimensions prevent large Setbacks within such infill projects.

The Development Officer shall not reduce the [7.5 m](#) minimum Setback for Multi-unit Housing or Row Housing in new suburban developments;

- b. no outdoor parking, trash collection or outdoor storage areas shall be developed within [3.0 m](#) of any property line that Abuts a Site zoned to allow Single Detached Housing as a Permitted Use;

Bylaw 17062
July 9, 2015
Bylaw 17727
August 22, 2016

- c. a solid screen Fence, [1.83 m](#) in Height, shall be installed along all property lines that Abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;

- d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and
 - e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent Single Detached Housing.
- 11. Notwithstanding [Section 20](#) of this Bylaw, the Development Officer shall not issue any notices of a Development Permit for a Row House Use, even if it is a Class B Development.
 - 12. Where a Site has this Zone and another Community Services Zone applied to it, the Subdivision Authority and the Development Officer shall treat the site as though the residential opportunity and regulations were uniform to the site. The Subdivision Authority may approve a subdivision to create a residential lot or lots even if a proposed property line does not align with the boundary between two Community Services Zones. The Development Officer may approve a permit for a Residential Use that straddles two or more Community Services Zones.
 - 13. Signs shall comply with the regulations found in [Schedule 59A](#).

572.4.2 Additional Development Regulations for all Uses Listed in this Zone

- 1. An environmental review for all developments may be required prior to the issuance of a Development Permit at the discretion of the Development Officer.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- 2. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

573 (CS4) Community Services 4 Zone

573.1 General Purpose

The purpose of this Zone is to conserve agricultural and rural Uses, and to provide for relatively low to medium density housing generally referred to as row housing on lands that have become surplus to public education needs.

573.2 Uses

The Uses listed under Sections 573.2.1 and 573.2.2 are only applicable to those lands owned by either the City of Edmonton or by a School Authority.

573.2.1 Permitted Uses

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

1. [Rural Farms](#)

*Charter Bylaw 18613
November 26, 2018*

2. [Special Event](#)

*Bylaw 17901
March 6, 2017*

3. [Urban Gardens](#)

*Bylaw 17901
March 6, 2017*

4. [Urban Outdoor Farms](#)
5. [Fascia On-premises Signs](#)

573.2.2 Discretionary Uses

1. [Community Recreation Services](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

2. [Greenhouses, Plant Nurseries and Garden Centres](#)
3. [Major Home Based Businesses](#)
4. [Minor Home Based Businesses](#)
5. [Minor Impact Utility Services](#)
6. [Natural Resource Development](#)
7. [Outdoor Participant Recreation Services](#), where lawfully existing on the effective date of the Edmonton Zoning Bylaw 12800, on the same site only.
8. [Protective and Emergency Services](#)

Bylaw 17896

March 20, 2017

9. [Religious Assembly](#)
10. [Single Detached Housing](#)
11. [Small Animal Breeding and Boarding Establishments](#)

Bylaw 17901
March 6, 2017

12. [Urban Indoor Farms](#)
13. [Freestanding Off-premises Signs](#)
14. [Temporary On-premise Signs](#)

573.2.3 Permitted Uses

1. [Minor Home Based Business](#)
2. [Row Houses](#), on a Site of less than 1.4 ha

Charter Bylaw 18484
August 20, 2018

- 1.
3. [Secondary Suites](#), where developed within Row Housing

Bylaw 17901
March 6, 2017

3. [Urban Gardens](#)
4. [Fascia On-premises Signs](#)

573.2.4 Discretionary Uses

1. [Child Care Services](#) accessory to a Residential Use
2. [Major Home Based Business](#)
3. [Residential Sales Centre](#)
4. [Row Housing](#), on a Site larger than 1.4 ha

Charter Bylaw 18613
November 26, 2018

5. [Special Event](#)

Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 18967
August 26, 2019

6. [Multi-unit Housing](#), provided that each building contain not more than four Dwellings, with each Dwelling having Habitable Rooms in the lowest Storey of the building in which the Dwelling is located and individual access to ground level.

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

7. [Urban Outdoor Farms](#)
8. [Freestanding On-premises Signs](#)
9. [Temporary On-premises Signs](#)

573.3.1 Development Regulations for Uses Listed Under Sections 573.2.1 and 573.2.2

1. The minimum Site Area shall be 32 ha.

*Bylaw 15735
June 20, 2011*

2. The minimum Front Setback shall be [7.5 m](#).

*Bylaw 15735
June 20, 2011*

3. The minimum Rear Setback shall be [7.5 m](#).

*Bylaw 15735
June 20, 2011*

4. The minimum Side Setback shall be [7.5 m](#).

*Bylaw 16733
July 6, 2015*

5. Height is not restricted for buildings or structures for Agricultural and Natural Resource Development Uses. Excluding buildings or structures for Agricultural and Natural Resource Development Uses, the maximum building Height shall not exceed [10.0 m](#), in accordance with Section 52
6. Signs shall comply with the regulations found in [Schedule 59A](#).

573.4.1 Development Regulations for Uses Listed Under Sections 573.2.3 and 573.2.4

*Bylaw 15735
June 20, 2011
Bylaw 18087
July 28, 2017
Bylaw 18303
February 26, 2018
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 19502
February 9, 2021*

1. The minimum Density shall be 35 Dwellings/ha

*Bylaw 16733
July 6, 2015*

2. The maximum Height shall not exceed [10.0 m](#), in accordance with Section 52.
3. The maximum total Site Coverage shall be 40% with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where parking is provided underground or Garages are attached to or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%.

*Bylaw 15735
June 20, 2011*

4. The minimum Front Setback shall be [6.0 m](#).

*Bylaw 15735
June 20, 2011*

5. The minimum Rear Setback shall be [7.5 m](#).

*Bylaw 15735
June 20, 2011*

6. Minimum Side Setbacks of [2.0 m](#) each shall be provided, except that where the Side Yard Abuts a flanking public roadway other than a Lane, not less than [4.5 m](#) shall be provided.

7. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.

*Bylaw 18303
February 26, 2018*

8. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.

*Charter Bylaw 18967
August 26, 2019*

9. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.

*Charter Bylaw 18967
August 26, 2019*

10. Notwithstanding the other regulations of this Zone, where Multi-unit Housing or Row Housing developments Abut a Site zoned to allow Single Detached Housing as a Permitted Use, the following regulations shall apply:

*Bylaw 15735
June 20, 2011
Charter Bylaw 18967
August 26, 2019*

- a. a minimum Setback of [7.5 m](#) shall be required from any [Multi-unit Housing](#) or Row House unit to any property line common with Single Detached Housing. No surface parking or loading facilities shall be located within this Setback area. The Development Officer may use variance power to reduce this Setback to a minimum of [3.0 m](#) against the flanking wall of a [Multi-unit Housing](#) or Row House unit where:
 - i. the unit is part of an infill redevelopment in an inner city area of existing development; and

*Charter Bylaw 18967
August 26, 2019*

- ii. where lot dimensions prevent large Setbacks within such infill projects.

The Development Officer shall not reduce the [7.5 m](#) minimum Setback for Multi-unit Housing or Row Housing in new suburban developments;

- b. no outdoor parking, trash collection or outdoor storage areas shall be developed within [3.0 m](#) of any property line that Abuts a Site zoned to allow Single Detached Housing as a Permitted Use;

*Bylaw 17062
July 9, 2015
Bylaw 17727
August 22, 2016*

- c. a solid screen Fence, [1.83 m](#) in Height, shall be installed along all property lines that Abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;
 - d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways; and
 - e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent Single Detached Housing.

11. Notwithstanding [Section 20](#) of this Bylaw, the Development Officer shall not issue any notices of a Development Permit for a Row House Use, even if it is a Class B Development.

12. Where a Site has this Zone and another Community Services Zone applied to it, the Subdivision Authority and the Development Officer shall treat the site as though the residential opportunity and regulations were uniform to the site. The Subdivision Authority may approve a subdivision to create a residential lot or lots even if a proposed property line does not align with the boundary between two Community Services Zones. The Development Officer may approve a permit for a Residential Use that straddles two or more Community Services Zones.
13. Signs shall comply with the regulations found in [Schedule 59A](#).

573.4.2 Additional Development Regulations for all Uses Listed in this Zone

1. An environmental review for all developments may be required prior to the issuance of a Development Permit at the discretion of the Development Officer.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

2. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

Bylaw 16258
October 29, 2012

574. (UI) Urban Institutional Zone

574.1 General Purpose

The purpose of this Zone is to provide for facilities of an educational or institutional nature, within mature areas of the city, that could include additional Uses that would complement the institutional development.

574.2 Permitted Uses

Charter Bylaw 18721
February 25, 2019

1. [Apartment Hotels](#), for less than 100 units

Charter Bylaw 18721
February 25, 2019

2. [Bars and Neighbourhood Pubs](#), for less than [140 m²](#) of Public Space
3. [Business Support Services](#)
4. [Child Care Services](#)
5. [Convenience Retail Stores](#)

Bylaw 16314
January 21, 2013

6. [Exhibition and Convention Facilities](#)
7. [Extended Medical Treatment Services](#)
8. [General Retail Stores](#), for less than [500 m²](#) of Public Space
9. [Government Services](#)
10. [Indoor Participant Recreation Services](#)
11. [Health Services](#)

Charter Bylaw 18613
November 26, 2018

12. [Market](#)
13. [Natural Science Exhibits](#)
14. [Outdoor Participant Recreation Services](#)
15. [Personal Service Shops](#)
16. [Private Clubs](#)
17. [Private Education Services](#)
18. [Professional, Financial, and Office Support Services](#)
19. [Public Education Services](#)
20. [Public Libraries and Cultural Exhibits](#)

Charter Bylaw 18721
February 25, 2019

21. [Restaurants](#), for less than [240 m²](#) of Public Space

Charter Bylaw 18613
November 26, 2018

22. [Special Event](#)
23. [Specialty Food Services](#)
24. [Spectator Entertainment Establishments](#)
25. [Spectator Sports Establishments](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

26. [Urban Gardens](#)

Bylaw 17901
March 6, 2017

27. [Urban Outdoor Farms](#)

28. [Fascia On-premises Signs](#)
29. [Minor Digital On-premises Signs](#)
30. [Projecting On-premises Signs](#)
31. [Roof On-premises Signs](#)

Bylaw 16314
January 21, 2013
Charter Bylaw 18721
February 25, 2019

32. [Freestanding On-Premises Signs](#)

Charter Bylaw 18721
February 25, 2019

33. [Temporary On-premises Signs](#)

574.3 Discretionary Uses

Discretionary Uses are listed in the Appendices.

574.4 Development Regulations for Permitted and Discretionary Uses

Bylaw 16733
July 6, 2015

1. Whenever this Zone is to be applied to a property not currently zoned UI, a new site-specific Appendix shall be amended to this Zone that provides Discretionary Uses and any additional development regulations to the satisfaction of the City of Edmonton.

Bylaw 16314
January 21, 2013

2. Bars and Neighbourhood Pubs, Media Studios, Business Support Services, Convenience Retail Stores, Extended Medical Treatment Services, General Retail Stores, Government Services, Health Services, Personal Service Shops, Professional Financial and Office Support Services, Restaurants and Specialty Food Services shall:
 - a. not comprise more than 20% of the Gross Floor Area of an individual building;
 - b. not comprise more than 10% of the Gross Floor Area of the Site; and
 - c. be separated by a minimum [10 m](#) from a property line Abutting a Residential Zone.

Charter Bylaw 18721
February 25, 2019

3. Apartment Hotels shall be limited to no more than one establishment.

Charter Bylaw 18721
February 25, 2019

4. Bars and Neighbourhood Pubs shall be limited to no more than one establishment.

Charter Bylaw 18721
February 25, 2019

5. Freestanding On-Premises Signs shall be limited to institutional purposes.

Charter Bylaw 18721
February 25, 2019

6. Temporary On-Premises Signs shall not include portable signs.
7. Vehicular-oriented or Drive-Through Uses are prohibited.
8. buildings shall be built to the Front and Side Lot Lines. Where, in the opinion of the Development Officer, additional building setbacks are warranted due to characteristics fundamental to the nature of the Use, the Development Officer may relax this condition as required.
9. Notwithstanding subsection 574.4.4, a minimum Setback of [7.5 m](#) shall be required where the Rear or Side Lot Line of a Site Abuts the lot line of a Site in a Residential Zone.
10. Notwithstanding subsection 574.4.4, a minimum Setback of [1.5 m](#) shall be required where the Rear or Side Lot Line is separated from a Site in a Residential Zone by a Lane.

Bylaw 17062
July 9, 2015

11. The maximum building Height shall be [55 m](#). Where, in the opinion of the Development Officer, additional Height is warranted due to characteristics fundamental to the nature of the Use, the Development Officer may relax this condition as required in consideration of the following:
 - a. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - b. The recommendations, and mitigative measures specified in any required technical studies.
12. The maximum Floor Area Ratio (FAR) shall be 10.0.
13. A minimum of 3% of Non-residential Floor Area shall be required to provide amenity area which may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens and seating areas. Amenity areas shall be exempt from FAR calculations.

574.5 Urban Design Regulations

1. All new development and major renovations shall create a pedestrian-friendly environment on public streets, which may include such things as entrance features, outdoor sitting areas, canopies, landscaping and other features that lend visual interest and a human scale to development along the street.
2. Architectural treatment of new developments and substantial renovations shall ensure that each Storey has windows on the front façade of the building, and that the placement and type of windows shall allow viewing into the building to promote a positive pedestrian-oriented public street.
3. Buildings shall be designed and oriented to face the Front Lot Line with entrances that are clearly visible, except on Corner Lots where the building shall be designed and oriented to front onto both public roadways with entrances that are clearly visible and the façade treatment shall wrap around the side of the building to provide a consistent profile facing both public roadways.
4. The ground floor elevation shall not exceed the elevation of the Abutting public sidewalk by more than [0.3 m](#), at the discretion of the Development Officer where the grade or other site conditions require greater grade separation.
5. Buildings at corners shall provide courtyards, major entry ways or distinctive architectural features consistent with the style of the building or influences on the other corners of the intersection to enhance pedestrian circulation and, where applicable, enhance axial views.
6. Building façades shall be articulated at regular increments to add variety, rhythm, and a human-scaled dimension along the block face.
7. Building materials shall be of high quality, durable, compatible with, and appropriate for the development within the context of site. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.
8. All minor mechanical equipment on a roof of any building shall be concealed by incorporating it within the building to the satisfaction of the Development Officer.
9. For all new development and expansions to existing structures of more than [500 m²](#), the development shall provide enhancements to improve rooftop aesthetics wherever roofs are visible from adjacent developments. Enhancements may include patios, gardens, green roofs, other Amenity Areas, architectural treatments or other measures that in the opinion of the Development Officer serve to enhance rooftop aesthetics.
10. Signs shall comply with the regulations found in [Section 59](#) and [Schedule 59H](#) of the Zoning Bylaw.

Appendix I

Bylaw 16888
August 25, 2014

MacEwan University – Downtown Campus

1. Area of Application

The lands legally described as:

- Plan 1025859, Block 20, Lot 100;
- Plan 2656HW, Block 11, Lots A, B and C;
- Plan 5665CL, Block 10, Lots 157 and 158;
- Plan 0828645, Block 9C, Lot 2;
- Plan 4506HW, Block 8, Lot 158; and

generally bounded by 105 Street NW, 112 Street NW, 104 Avenue NW and 105 Avenue NW, as illustrated on [Map 1](#).

2. Discretionary Uses

1. [Apartment Hotels](#), for 100 units or more
2. [Bars and Neighbourhood Pubs](#), for 100 occupants and [140 m²](#) of Public Space or more, or more than 1 establishment
3. [Lodging Houses](#)
4. [Convenience Retail Stores](#)
5. [General Retail Stores](#), for [500 m²](#) of Public Space or more
6. [Hotels](#)
7. [Major Digital On-Premises Signs](#)
8. [Media Studios](#)
9. [Multi-unit Housing](#)

Charter Bylaw 18967
August 26, 2019

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

10. [Vehicle Parking](#)
11. [Restaurants](#), for 200 occupants and [240 m²](#) of Public Space or more

12. [Urban Indoor Farms](#)
13. [Temporary On-Premises Signs](#), where an application includes a trailer mounted sign and/or signs with changeable copy

3. Site Specific Development Regulations for Permitted and Discretionary Uses

1. Site Specific Development Regulations for Permitted and Discretionary Uses
 - a. Bars and Neighbourhood Pubs, Media Studios, Business Support Services, Convenience Retail Stores, Extended Medical Treatment Services, General Retail Stores, Government Services, Health Services, Personal Service Shops, Professional Financial and Office Support Services, Restaurants and Specialty Food Services:
 - i. shall be permitted to comprise up to 100% of the gross Floor Area of any building existing prior to August 25, 2014; and
 - ii. if the Floor Area is greater than 10% of the gross Floor Area of the Site and/or 20% of the gross Floor Area of an individual building, such Floor Area shall be developed on a temporary basis only, with the validity of an approved Development Permit limited to a maximum period of 10 years.
 - b. These requirements shall apply to the following titled parcels:
 - i. Plan 5665CL, Block 10, Lots 157 and 158;
 - ii. Plan 4506HW, Block 8, Lot 158; and
 - iii. Plan 0421753, Block 8, Lots 1 and 2
2. Notwithstanding section 574.4.4 of the Zoning Bylaw, the following building Setbacks shall apply:
 - a. A minimum Setback of [10.0 m](#) shall be required where the Site Abuts 104 Avenue NW.
 - b. A minimum Setback of [3.0 m](#) shall be required where the Site Abuts 105 Avenue NW. The Development Officer may increase this Setback to a maximum of 9.0 m where an active-Use space is provided in front of the building (i.e., plaza, café seating, etc.) within the Setback area, or in locations where a main building entrance is provided. The portion of the building which is set back more than [3.0](#) from the property line shall be a maximum of 30% of the building Façade.
 - c. A minimum Setback of [3.0 m](#) shall be required where the Site Abuts 105 Street NW, 109 Street NW and 112 Street NW. If required to maintain adequate sightlines through the 112 Street NW shared use path corridor, an additional 3.0 m setback may be required along the west property line of Plan 2656HW, Block 11, Lots A & B, at the discretion of the Development Officer.
 - d. Notwithstanding the above, the Development Officer shall have regard for the architectural expression of individual buildings in determination of the block face Setback. The Owner shall enter into appropriate encroachment agreements with the City of Edmonton, where applicable.

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

3. On-Site Vehicle Parking shall be provided in accordance with [Section 54](#) of the Zoning Bylaw, except that:
 - a. Vehicle Parking shall be provided to a maximum of 3,000 Vehicle Parking spaces.

Charter Bylaw 19413
September 22, 2020

- b. Any Development Permit for a Vehicle Parking in the form of a Surface Parking Lot shall be for a temporary period of ten (10) years from the date of third reading of this Bylaw amendment. For greater clarity, after September 22, 2030, Surface Parking Lots shall no longer be an allowable form of Vehicle Parking. Where a Surface Parking Lot is developed, the following regulations shall apply:
 - i. A minimum [3 m](#) landscaped Setback shall be required from any property line Abutting a public roadway, other than a Lane;
 - ii. Every on-Site Vehicle Parking space and access provided or required, including the area contained within City-owned land from which access or egress is obtained, shall be Hardsurfaced;
 - iii. All Vehicle Parking facilities shall be clearly demarcated, have adequate storm water drainage and storage facilities;
 - iv. Every on-Site Parking Area shall incorporate landscaped open space within the Parking Area, calculated on the basis of [2.0 m²](#) of landscaped island area per Vehicle Parking parking space provided. This shall be landscaped in accordance with the Zoning Bylaw. Landscaped islands shall be placed to provide visual relief, to assist vehicular circulation and to organize large areas of Vehicle Parking into smaller cells. The number of islands provided shall be to the satisfaction of the Development Officer.
 - v. The storage of materials inclusive of accumulated snow on a Surface Parking Lot shall be in a location away from the public roadway to improve safety and visibility; and
 - vi. Lighting of on-Site Vehicle Parking facilities shall be provided, and the lighting shall be arranged, installed and maintained to deflect, shade and focus light away from any adjacent land Uses as well as provide a safely lit pedestrian environment.
- c. Access to vehicular Underground Parkade, Above Ground Parkade, or Surface Parking Lot from 105 Avenue NW shall be in accordance with the 105 Avenue Corridor Study and to the satisfaction of the Development Officer in consultation with Transportation Services.

- d. No portion of an above Grade Parking Garage above the ground floor of the podium portion of a building shall be allowed for a minimum depth of 6.0 m from any building Façade facing 105 Avenue NW.
 - e. No portion of Above Ground Parkade above the first Storey of the podium portion of a building shall be allowed for a minimum depth of 6.0 m from any building Façade facing 105 Avenue NW.
4. Bicycle Parking shall be provided in accordance with [Section 54.5](#) of the Zoning Bylaw, except that:
- a. Bicycle Parking spaces shall be provided to a minimum of 10% of the number of vehicular parking spaces provided on Site, or 200 Bicycle Parking spaces, whichever is greater.
 - b. A minimum of 25% of the total number of Bicycle Parking spaces shall be provided as secure parking within a building or Parking Areas. Secure parking may include any of the following: bicycle storage rooms, bike lockers, bike cages, or other similar bicycle storage areas that provide limited access.

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

- 5. On-Site Vehicular Loading Facilities shall be provided in accordance with [Section 54](#) of the Zoning Bylaw, except that:
 - a. A centralized loading facility shall be provided with a minimum of 4 on-Site loading spaces.
- 6. Landscaping shall be provided in accordance with [Section 55](#) of the Zoning Bylaw, except that:
 - a. Within the required Setback along 104 Avenue NW, a minimum [2.5 m](#) sidewalk with flanking rows of deciduous boulevard trees shall be provided. These shall be coordinated with sidewalk and tree planting within the adjacent public right-of-way. The overall intent is to develop and maintain the tree-lined esplanade as a continuous pedestrian open space between 105 Street NW and 112 Street NW.
 - b. The proportion of deciduous to coniferous trees and shrubs shall be approximately 3:1.
 - c. One tree for each [25 m²](#) shall be required in a Yard or Setback at Grade.
- 7. Where the street vista of 106 Street NW, 107 Street NW, 108 Street NW or 111 Street NW terminates on a building, special architectural design of the building shall be provided on axis to the satisfaction of the Development Officer.
- 8. Direct, major north-south pedestrian connections shall be provided through the site at 106 Street NW, 107 Street NW, 108 Street NW and 111 Street NW to the satisfaction of the Development Officer. The Owner shall enter into appropriate public access agreements with the City of Edmonton, where applicable.
- 9. A north-south shared use path connection shall be provided through the site from 104 Avenue NW to 105 Avenue NW between 109 Street NW and 112 Street NW, to the satisfaction of the Development Officer and Transportation Services. The specific route of this connection shall be determined with consideration for the ability of pedestrians and cyclists to cross 104 Avenue NW.
- 10. Where applicable, the Site Plan submitted with a Development Permit application shall indicate the coordination between development on the subject Site and the adjacent 105 Avenue NW corridor, in accordance with the 105 Avenue Corridor Study.
- 11. A minimum of 30% of the building Façade Abutting 105 Avenue NW shall step back a minimum of [3.0 m](#) above the fourth storey. Such Stepback space may be utilized to create outdoor above-grade Amenity Area.
- 12. Where a Commercial Use is provided at ground level Abutting 105 Avenue NW, the principal entrance to the unit shall have direct external access to the adjacent public sidewalk.
- 13. A minimum of 50% of the ground floor level portion of the Façade Abutting 105 Avenue NW shall be comprised of clear, non-reflective glazing to promote pedestrian interaction and safety.
- 14. All new buildings located along 105 Avenue NW shall be designed to strengthen the pedestrian character of the street through Uses and spaces at the ground floor that allow viewing into the building, passive surveillance of the street and/or direct pedestrian access to the street. This shall be achieved by a combination of any or all of the following:
 - a. Retail uses that open to the street rather than an internal atrium;
 - b. Building entrances and atria;
 - c. Hallways and circulation spaces;
 - d. Administrative offices;
 - e. Teaching spaces; and
 - f. Any other suitable design strategies or Uses, at the discretion of the Development Officer.
- 15. Development Abutting 105 Avenue NW shall incorporate functional and decorative lighting to enhance the appearance of the building during the winter months, and to provide additional lighting for the 105 Avenue NW Corridor. Main building entrances for any Use shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.

4. Environmental Site Assessment and Risk Management Regulations

- 1. For Sub-Area 1, as depicted on Maps 2a and 2b, the following regulations shall apply:
 - a. A Risk Management Plan for Polycyclic Aromatic Hydrocarbons shall be submitted, reviewed and approved to the satisfaction of the Development Officer in consultation with the Environmental Planning Unit prior to the issuance of any Development Permit within the sub-area.

Bylaw 16733
July 6, 2015

- b. Required remediation work, as described in the Thurber January 13, 2011 Phase I Environmental Site Assessment, and further described in the August 29, 2012 Addendum No. 1 to that report, shall be undertaken and verified to the satisfaction of the Development Officer in consultation with the Environmental Planning Unit prior to the issuance of any building Permit within the sub-area, excepting any excavation building Permit. The Development Officer shall not release the Development Permit for the purposes of a building Permit other than an excavation building Permit until this regulation has been adequately satisfied.
2. For Sub-Area 2, as depicted on [Maps 2a](#) and [2b](#), the following regulations shall apply:
- a. Required remediation work, as described in the Thurber Engineering January 13, 2011 Phase I Environmental Site Assessment, and further described in the August 29, 2012 Addendum No. 1 to that report, shall be undertaken and verified to the satisfaction of the Development Officer in consultation with the Environmental Planning Unit prior to the issuance of any building Permit within the sub-area, excepting any excavation building Permit. The Development Officer shall not release the Development Permit for the purposes of a building Permit other than an excavation building Permit until this regulation has been adequately satisfied.
3. For Sub-Area 3, as depicted on [Maps 2a](#) and [2b](#), the following regulations shall apply:
- a. A Phase II Environmental Site Assessment shall be submitted, reviewed and approved to the satisfaction of the Development Officer in consultation with the Environmental Planning Unit for any development within this sub-area that creates a new building footprint or expands an existing building footprint by more than 250 m², prior to the issuance of any building Permit within the sub-area, excepting any excavation building Permit. The Development Officer shall not release the Development Permit for the purposes of a building Permit other than an excavation building Permit until this regulation has been adequately satisfied. The Phase II Environmental Site Assessment shall encompass the area of the proposed building footprint or building footprint expansion plus an additional 5 m from the edge of the proposed building footprint or building footprint expansion.

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

4. For Sub-Area 4, as depicted on [Maps 2a](#) and [2b](#) and legally described in Section 4.4(c) of this Appendix, the following regulations shall apply:
- a. A Risk Management Plan to address those substances that do not meet Alberta Environment and Sustainable Resource Development remediation requirements shall be submitted, reviewed and approved to the satisfaction of the Development Officer in consultation with the Environmental Planning Unit prior to the issuance of any Development Permit for Vehicle Parking on any titled parcel within the sub-area.
 - b. Required remediation work, as described in the Thurber May 5, 2014 Master Environmental Document, and further described in the July 7, 2014 Addendum No. 1 to that report, shall be undertaken and verified to the satisfaction of the Development Officer in consultation with the Environmental Planning Unit prior to the issuance of any building Permit within the sub-area, excepting any excavation building Permit or any Vehicle Parking building Permit. The Development Officer shall not release the Development Permit for the purposes of a building Permit other than an excavation building Permit or Vehicle Parking building Permit until this regulation has been adequately satisfied.
 - c. These requirements shall apply to the following titled parcels within the sub-area:
 - i. Plan 0828645, Block 9C, Lot 2 (Thurber Parcel 5);
 - ii. Plan 2656HW, Block 11, Lot C (Thurber Parcel 7);
 - iii. Plan 2656HW, Block 11, Lots A & B (Thurber Parcel 8);
 - iv. 111 Street NW segment south of 105 Avenue NW (Thurber Parcel 9); and
 - v. Lane segment between 108 Street NW and 109 Street NW south of 105 Avenue NW (Thurber Parcel 10).
5. For Sub-Area 5, as depicted on [Maps 2a](#) and [2b](#) and legally described in Section 4.5(c) of this Appendix, the following regulations shall apply:
- a. A Risk Management Plan to address those substances that do not meet Alberta Environment and Sustainable Resource Development remediation requirements shall be submitted, reviewed and approved to the satisfaction of the Development Officer in consultation with the Environmental Planning Unit prior to the issuance of any Development Permit for Vehicle Parking on any titled parcel within the sub-area.
 - b. Required remediation work, as described in the Thurber May 5, 2014 Master Environmental Document, and further described in the July 7, 2014 Addendum No. 1 to that report, shall be undertaken and verified to the satisfaction of the Development Officer in consultation with the Environmental Planning Unit prior to the issuance of any building Permit within the sub-area, excepting any excavation building Permit, any Vehicle Parking building Permit or any building Permit for uses contained within the footprint of a building existing on the site prior to January 1, 2014. The Development Officer shall not release the Development Permit for the purposes of a building Permit other than an excavation building Permit, Vehicle Parking building Permit or building Permit for Uses contained within the footprint of a building existing on the site prior to January 1, 2014 until this regulation has been adequately satisfied.
 - c. These requirements shall apply to the following titled parcels within the sub-area:
 - i. Plan 0421753, Block 8, Lot 1 (Thurber Parcel 3);
 - ii. Plan 4506HW, Block 8, Lot 158 (Thurber Parcel 4); and
 - iii. Plan 5665CL, Block 10, Lots 157 & 158 (Thurber Parcel 6).
6. For the purposes of this Appendix, building footprint shall mean the surface space occupied by a building at or below grade.

*Bylaw 16958
October 6, 2014*



(UI) URBAN INSTITUTIONAL ZONE

 **MacEwan University**





JULY 17, 2014
1161_1029251.MXD

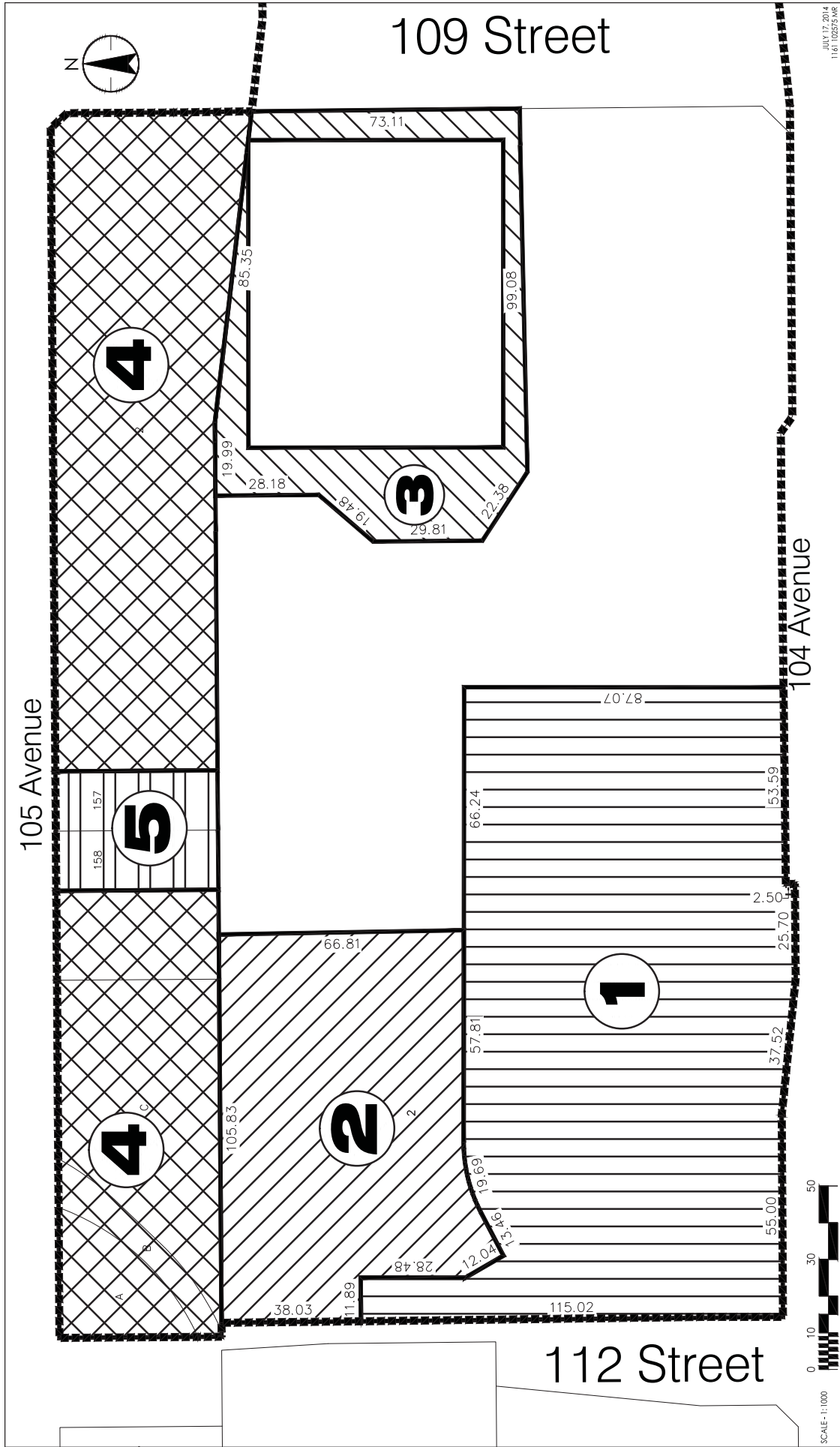
Client/Project
 MACEWAN UNIVERSITY
 DOWNTOWN
 EDMONTON
 Figure No. MAP 2A
 Title Environmental Site Assessment
 and Risk Management Sub-Areas

Legend

- Site Boundary
- Sub-area 1
- Sub-area 2
- Sub-area 3
- Sub-area 4
- Sub-area 5

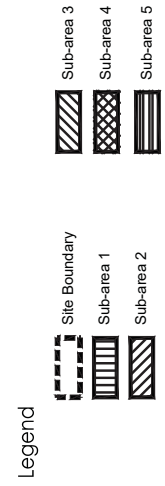


101.60-112 Street
 Edmonton, AB T5K 2L6
 www.stantec.com



JULY 17, 2014
11.61.02575 AR

Client/Project: MACEWAN UNIVERSITY
DOWNTOWN EDMONTON
Figure No.: MAP 2B
Title: Environmental Site Assessment and Risk Management Sub-Areas



10160-112 Street
88 Edmonton, AB T5K 2L6
www.stantec.com

[Map 1](#)

Map 2a

Map 2b

Appendix II

*Bylaw 16573
September 3, 2013
Charter Bylaw 19724
June 8, 2021*

Concordia University College

1. Area of Application

The lands legally described as Block F, Plan 992 6758, and Lots 11, 12 & 13, Block 3, Plan 7196ET, located south of 112 Avenue NW and 73 Street NW, as shown on Map 3 of this Appendix.

2. Discretionary Uses

1. [Lodging Houses](#)

*Charter Bylaw 18967
August 26, 2019*

2. [Multi-unit Housing](#)
3. [Religious Assembly](#)

*Bylaw 17901
March 6, 2017*

4. [Urban Indoor Farms](#)

3. Development Regulations for Permitted and Discretionary Uses

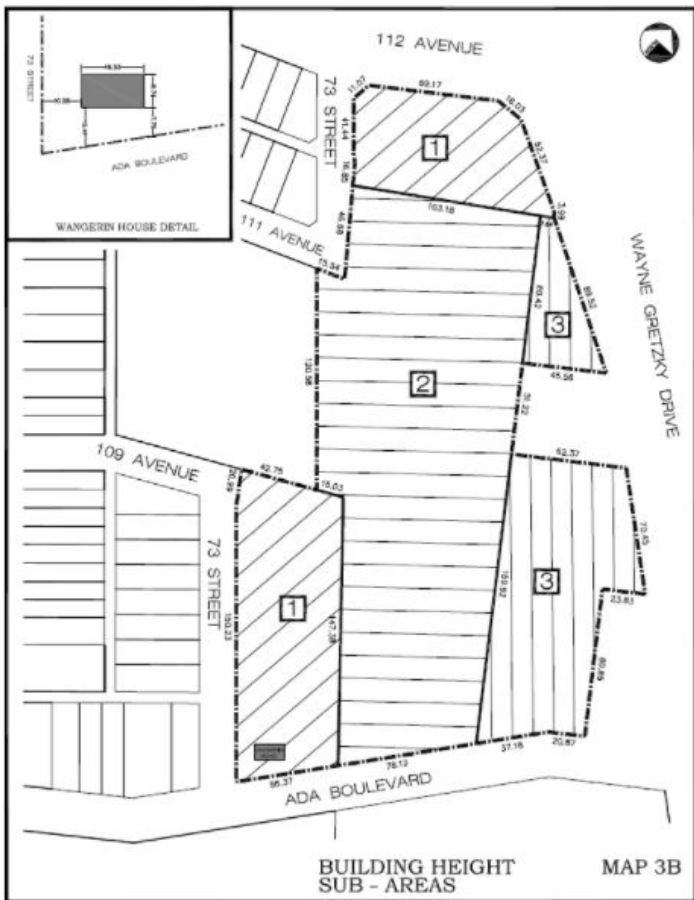
1. Lodging Houses and Multi-unit Housing shall be allowed on a site that also contains Private Education Services or Public Education Services
2. The minimum west Side Setback shall be 6.0 m between 109 Avenue and Ada Boulevard.
3. The minimum west Side Setback shall be 3.0 m between 112 Avenue and 109 Avenue.
4. The minimum east Side Setback shall be 3.0 m
5. The minimum north Setback abutting 112 Avenue shall be 6.0 m
6. The minimum south Setback abutting Ada Boulevard shall be 6.0 m
7. Existing trees within 4.5 metres of the west Lot Line adjacent to 73 Street shall be retained or relocated on the Site when possible, and shall be protected during construction.
8. Screening, such as a Fence or Landscaping, shall be provided along the west side of the property, adjacent to 73 Street.
9. Landscaping shall be provided in accordance with Section 55 of the Zoning Bylaw.
10. The maximum building Heights shall be 14.5 m for Sub-area 1; 21.75 m for Sub-area 2; and 29.0 m for Sub-area 3, as depicted on Map 3B
11. Notwithstanding Section 574.4.12 of the Zoning Bylaw, the maximum Floor Area Ratio (FAR) shall be 5.0.
12. A continuous walkway corridor not less than 6.0 m wide for public pedestrian access across the Site between 112 Avenue and Ada Boulevard, shall be provided to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). The walkway alignment may be altered in the future to accommodate new campus development while maintaining continuous routing from 112 Avenue to Ada Boulevard.
13. To ensure ongoing analysis of transportation related issues throughout the development of the lands within this area of application, a Transportation Impact Assessment may be requested in consultation with Subdivision and Development Coordination (Transportation) to support a Development Permit application for a principal building in the area of application. The Development Officer shall have regard for existing Transportation Impact Assessments available at the time of Development Permit review and only request additional information, as required, in response to changes in conditions since the analysis for existing assessments was done.
14. When the Development Officer receives a Development Permit Application for a building with a height of 8.0 m or more, within the dimensions of the Wangerin House as shown on Map 3B, the Development Officer shall send notice to the municipal addresses and assessed owners of the land wholly or partially located within 60.0 m of the Site of the proposed development and the President of each Community League.

The Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer is satisfied that the applicant has conducted consultations with the recipient parties and included a summary of such consultations together with the Development Permit Application. The Development Officer shall consider any comments directly related to the proposed development when determining whether to grant a variance to the Regulations contained in this Zone.



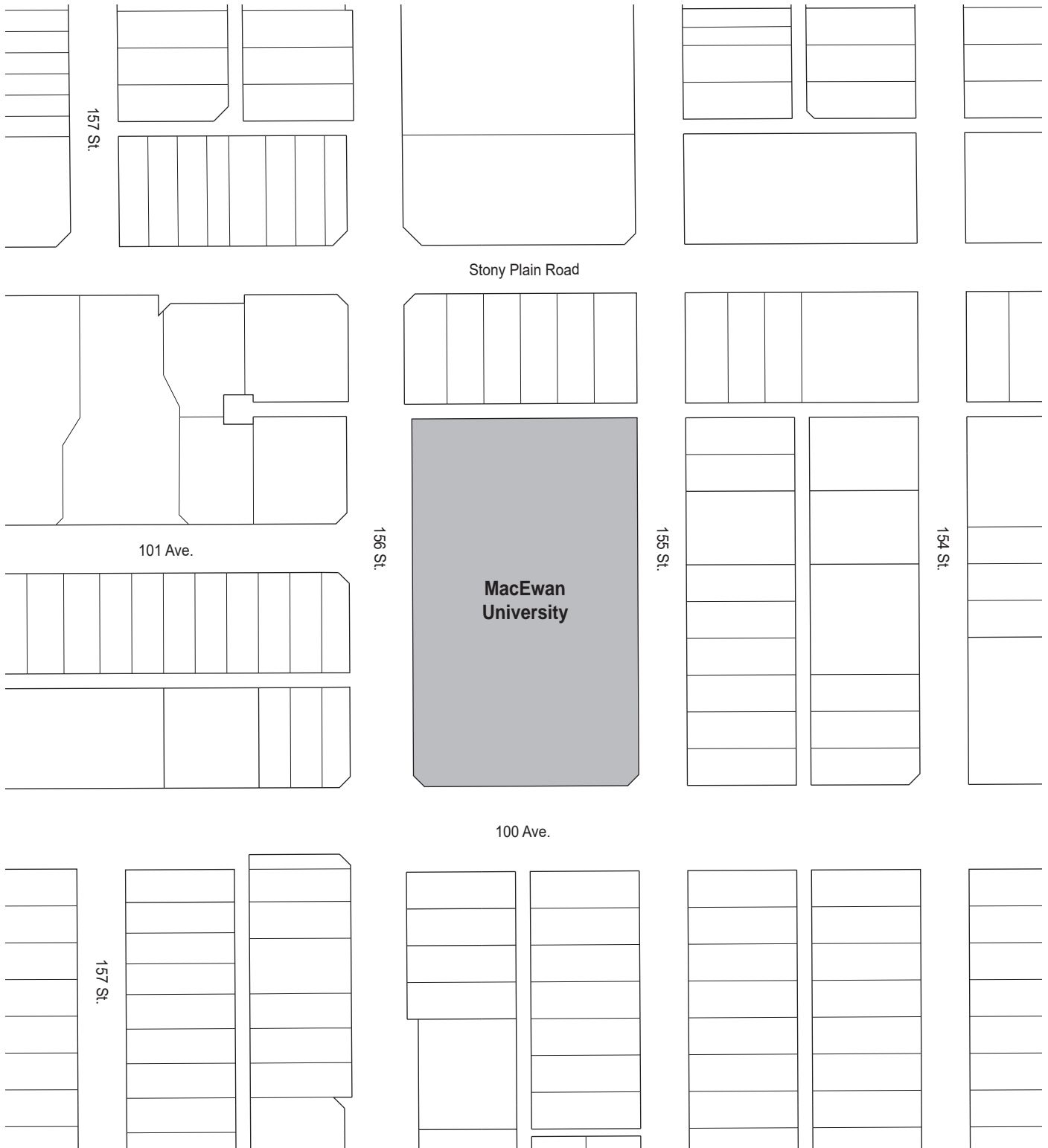
(UI) URBAN INSTITUTIONAL ZONE

Concordia University of Edmonton



Appendix III

Bylaw 16573
August 28, 2017



(UI) URBAN INSTITUTIONAL ZONE

 **MacEwan University**



MacEwan University - West Jasper Place Campus

1. Area of Application

The lands legally described as Plan 7921194, Block 2, Lot 11, located east of 156 Street NW and north of 100 Avenue NW, as illustrated on Map 4.

2. Discretionary Uses

- a. [Commercial Schools](#)
- b. [Community Recreation Services](#)
- c. [Creation and Production Establishments](#)
- d. [Flea Markets](#)
- e. [General Retail Stores](#), for 500 m² of Public Space or more
- f. [Media Studios](#)

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- g. [Vehicle Parking](#)
- h. [Public Park](#)
- i. [Urban Indoor Farms](#)
- j. [Temporary On-Premises Signs](#), where an application includes a trailer mounted sign and/or signs with changeable copy

3. Site Specific Regulations for Permitted and Discretionary Uses

- a. Notwithstanding section 574.4.2, the combined total floor area of Media Studios, Business Support Services, Convenience Retail Stores, General Retail Stores, Government Services, Health Services, Personal Service Shops, and Professional Financial and Office Support Services shall not comprise more than 60% of the Gross Floor Area of the Site.
- b. Notwithstanding section 574.4.2, Health Services shall not comprise more than [200 m²](#), and Extended Medical Treatment Services shall not comprise more than [50 m²](#).
- c. Notwithstanding section 574.4.7, the maximum Height shall be [25 m](#).
- d. Notwithstanding section 574.4.8, the maximum Floor Area Ratio (FAR) shall be 2.0.
- e. Notwithstanding section 574.4.4, 574.5.1, and 574.5.3, the frontage on 100 Avenue NW, and on 155 Street NW, is not required to provide active street frontage.
- f. Notwithstanding section 574.4.4, 574.5.1, and 574.5.3, a minimum setback of 5 m is required where the site Abuts 100 Avenue NW, and a minimum setback of [5 m](#) is required where the site Abuts 155 Street NW.
- g. Notwithstanding section 91.1, Flea Markets may be developed within [50.0 m](#) of a Residential Zone.
- h. Off-street Vehicular parking shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
 - i. Vehicular parking shall be provided to a maximum of 200 spaces.

[Map 4](#)

*Charter Bylaw 18721
February 25, 2019
Charter Bylaw 20089
May 10, 2022*

Appendix IV

Northern Alberta Institute of Technology - Main Campus

1. Area of Application

The lands legally described as:

- Lot 5, Block 3C, Plan 162 1813
- Lot 3, Block 3C, Plan 122 1513
- Lot C, Plan 002 0707
- Lots 2, 3 and 3A, Block 7, Plan 5518NY
- Lot 15A, Block 5C, Plan 812 2142
- Lot 15B, Block C, Plan 812 2142
- Lot 14, Block 5C, Plan 5426KS

as illustrated on Map 5.

2. Discretionary Uses:

1. Apartment Housing
2. Bars and Neighbourhood Pubs greater than [140 m²](#) of Public Space
3. General Retail Stores for [500 m²](#) of Public Space or more
4. Lodging Houses
5. Commercial Schools

6. Community Recreation Services
 7. Essential Utility Services
 8. General Industrial Uses
 9. Minor Impact Utility Services
 10. Media Studios
 11. Mobile Catering Food Services
 12. Temporary Storage
 13. Vehicle Parking
 14. Religious Assembly
 15. Restaurants for [240 m²](#) of Public Space or more
 16. Urban Indoor Farms
 17. Major Digital On-premise Signs
 18. Temporary On-Premise Signs
3. Site Specific Development Regulations for Permitted and Discretionary Uses
1. All uses shall be designed as integral component of the NAIT Campus and, as such, shall be primarily oriented to serve the educational or residential needs of NAIT students.
 2. Notwithstanding subsection 574.4(4) a minimum Setback of [3.0 m](#) shall be required where the Site Abuts 106A Street, Princess Elizabeth Avenue, 118 Avenue, 106 Street and 109 Street.
 3. Bicycle Parking shall be provided in accordance with [Section 54.5](#) of the Zoning Bylaw, except that:
 - a. A minimum of 250 Bicycle Parking spaces shall be required. The minimum requirement of 250 Bicycle Parking spaces shall be considered to represent the bicycle parking requirements for all uses located within the area of application as depicted on Map 5. At least 25 of these spaces shall be constructed in association with a Development Permit for a principal building within the area of application as depicted on Map 5;
 - b. Bicycle Parking may take the form of short term spaces or long term spaces, but a minimum of 40% of the Bicycle Parking spaces must be long term spaces;
 - c. Long term spaces shall be provided in Parking Garages or another secure location that is easily accessible to cyclists via access ramps, or a route through the building(s) which facilitates easy and efficient transportation of bicycles; and
 - d. Short term spaces may be provided within common bicycle parking facilities located within [400 metres](#) of the proposed development.
 4. Vehicle parking shall be provided in accordance with [Section 54](#) of the Zoning Bylaw, except that:
 - a. A maximum of 6300 off-street vehicular parking spaces shall be provided for the area shown on Map 5;
 - b. Required off-street parking may be provided within common parking facilities located on-site or off-Site within the area shown Map 5; and
 - c. A variance of the parking rate, minimum, or the maximum number of parking spaces may be granted by the Development Officer in consultation with Subdivision and Development Coordination with the submission, review and approval of a parking study.
 5. On-Site vehicle loading facilities shall be provided in accordance with [Section 54](#) of the Zoning Bylaw, except that:
 - a. A centralized loading facility serving development within the areas of Map 5 may be used to satisfy the required loading spaces.
 - b. For new building construction, or the expansion of existing structures, vehicular loading requirements may be varied upon the submission of vehicular loading demand study to the satisfaction of the Development Officer in Consultation with Subdivision and Development Coordination.
 6. Notwithstanding subsection 574.4(4), two Bars and Neighbourhood Pubs shall be permitted within the areas shown on Map 5.
 7. For Sub-Area 4, as depicted on Map 5, the following regulations shall apply:
 - a. The maximum Height shall not exceed [23.0 m](#).
 - b. The maximum Floor Area Ratio (FAR) shall be 2.5.
 - c. A minimum [3.0 m](#) stepback shall be provided from the rear property line at a maximum height of [10.0 m](#). Projections or balconies shall not be permitted within the stepback area.
 - d. Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and materials or colors and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways.
 - e. Vehicle access to the Site shall be from the Abutting Lanes.
 - f. Parking shall be located underground or at the rear of the building and shall be accessed from the Abutting Lane.
 - g. All mechanical equipment shall be screened in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.
 8. Specific Regulations for Temporary Storage
 - a. The following regulations shall apply to Temporary Storage:
 - i. Shall only be permitted within the location identified in Sub-Area 2 as depicted on Map 5;

- ii. Any Temporary Storage Use shall be screened from view from a public roadway, and from adjacent Sites, by building walls, freestanding walls, landscape materials, berms, screen Fences or a combination of these;
 - A. Except for landscape materials, screening materials shall have a maximum height of [3.7 m](#).
 - iii. Shall not be subject to Section 574.5 of the Zoning Bylaw
 - iv. A Development Permit for Temporary Storage Use shall be limited to a maximum of 10 years in duration. Any subsequent Development Permit for Temporary Storage on the same Site shall be limited to 5 years in duration.
9. Specific Regulations for General Industrial Uses
- a. The following regulations shall apply to General Industrial Uses:
 - i. Shall be restricted to storage facilities only;
 - ii. Shall only be permitted within Sub-Area 2 as depicted on Map 5;
 - iii. Storage may be provided both indoors and/or outdoors. Where provided outdoors, storage areas
 - A. shall be located away from public roads either internally or to the rear of the site;
 - B. shall be screened from view from public roadways through methods such as but not limited to fencing, landscaping, or other similar methods;
 - i. Except for landscape materials, screening materials shall have a maximum height of [3.7 m](#).
 - iv. Shall not be subject to Section 574.5 of the Zoning Bylaw.
4. Environmental Site Assessment and Risk Management Regulations
- 1. For Sub-Areas 2 and 3 as depicted on Map 5, the following shall apply:
 - a. Prior to the issuance of a Development Permit, excluding a development permit for demolition, excavation or signs, a Phase II Environmental Site Assessment and any subsequent work may be required, at the discretion of the Development Officer in consultation with the Environmental Planner, to be submitted, reviewed and approved to the satisfaction of the Development Officer for any development that creates a new building footprint or expands an existing building footprint by more than [250 m²](#).
5. Other Regulations
- 1. 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 in the area of application, with the exception of Temporary Storage and General Industrial Uses for storage purposes, as depicted on Map 5. The scope of the Transportation Impact Assessment will build off other studies in the area, and shall be to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). The Development Office 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.

Map 5:



Charter Bylaw 19844
September 8, 2021

Appendix V

Northern Alberta Institute of Technology - Blatchford

1. Area of Application

The lands legally described as Portions of Lot 2, Block 6A, Plan 9220135. as illustrated on Map 6.

2. Discretionary Uses

Sub-Area A - Campus Academic:

1. Apartment Hotels, for 100 units or more
2. Commercial Schools
3. Community Recreation Services
4. Fraternity and Sorority Housing
5. Lodging Houses
6. Media Studios
7. Minor Impact Utility Services
8. Multi-Unit Housing
9. Vehicle Parking
10. Religious Assembly
11. Urban Indoor Farms
12. Major Digital On-premise Signs
13. Temporary On-Premise Signs

Sub-Area B - Residences:

1. Apartment Hotels, for 100 units or more

2. Media Studios
3. Multi-Unit Housing
4. Lodging Houses
5. Religious Assembly

Sub-Area C - Market District:

1. Apartment Hotels, for 100 units or more
2. Bars and Neighbourhood Pubs, for 140 m² of Public Space or more
3. Commercial Schools
4. Community Recreation Services
5. General Retail Stores, for 500m² of Public Space or more
6. Lodging Houses
7. Media Studios
8. Minor Impact Utility Services
9. Multi-unit Housing
10. Religious Assembly
11. Restaurants, for 240 m² of Public Space or more
12. Urban Indoor Farms
13. Vehicle Parking
14. Major Digital On-premise Signs
15. Temporary On-Premise Signs

Site Specific Development Regulations

1. Notwithstanding 574.4.3, up to one Apartment Hotel shall be allowed in each sub area.
2. Notwithstanding 574.4.4, Bars and Neighbourhood Pubs shall be limited to no more than one establishment per sub-area.
3. Site Specific Development Regulations for Sub-Area A (Campus Academic):
 - a. Notwithstanding Section 574.4 of the Zoning Bylaw, the following building Setbacks shall apply:
 - i. A minimum Setback of 2.0 m, to a maximum of 3.0 m, shall be required where the Site Abuts the LRT corridor or other public right-of-way, with the exception of 109 Street and 120 Avenue.
 - ii. A minimum Setback of 3.0 m, to a maximum of 5.0 m, shall be required where the Site Abuts 109 Street or 120 Avenue, to accommodate primary building entrances or to allow street oriented activities such as outdoor seating.
 - b. Notwithstanding Section 574.4 of the Zoning Bylaw:
 - i. the maximum Height shall be 55.0 m;
 - ii. the minimum Height shall be 16.0 m where the site is adjacent to an LRT Station; and
 - iii. The minimum height shall be 8.0 m where the Site Abuts the LRT corridor.
 - c. For buildings taller than 20.0 m in Height which Abut the LRT corridor, a minimum Stepback of 2.0 m shall be required above 20.0 m.
 - d. The maximum Floor Area Ratio shall be 6.0.
 - e. For buildings Abutting the LRT corridor, building massing shall be designed such that the length of each Frontage is visually differentiated at a maximum interval of 65.0 m. This shall be achieved through the use of significant material and architectural changes that give the appearance of smaller buildings and/or physical breaks in the building.
 - f. For buildings facing any public right-of-way a minimum of 60% of the Façade shall form a Street Wall.
 - g. For buildings Abutting the LRT corridor, a minimum of 70% of the linear Frontage shall consist of transparent and unobstructed glazing. Linear Frontage shall be measured at 1.5 m above the finished Grade of the Abutting sidewalk.
 - h. Buildings Abutting the LRT corridor shall be designed to front that Abutting Lot line with active Frontages and/or Amenity Areas.
 - i. Primary entrances shall be provided adjacent to the LRT Station, and primary or secondary entrances shall be provided along the LRT corridor, in accordance with the following:
 - i. Entrances provided along the LRT corridor shall provide student and public access and be oriented to the corridor and cannot include maintenance or emergency accesses;
 - ii. Entrances shall be clearly indicated with architectural details such as canopies, signage, articulation of the Façade, etc.; and
 - iii. Entrances shall be provided a minimum of every 60.0 m.
 - j. Buildings facing the LRT corridor shall be designed in accordance with the following:
 - i. The first Storey must be differentiated from the rest of the building, using glazing, material changes, Stepbacks or overhangs, canopies, etc.;
 - ii. The first Storey shall be a minimum of 3.5 m in Height;

- iii. Architectural elements may project to a maximum of 2.0 m into the building Setback; and
- iv. Ground floor architectural elements shall be provided at a maximum Height of 4.0 m.
- k. Exterior finishing materials must be durable, high quality, and appropriate for the development within the context of the surrounding area. Appropriate materials include brick, split face architectural block, smooth face masonry, metal panels, architectural metal, cementitious paneling and siding, and composite wood. Cultured stone, and vinyl siding as a finishing material shall not be permitted. Smooth or sand float finish stucco shall be permitted for less than 30% of any Façade.
- l. Vehicle parking shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
 - i. Off-street vehicular parking spaces shall be provided to a maximum rate of 1 stall per 200 m² of Floor Area.
 - ii. Required off-street parking may be provided within common parking facilities.
 - iii. Surface parking and parking structures must not be visible from the LRT corridor or other public paths and streets.
 - iv. Parking shall be developed in conjunction with buildings and shall not be provided as an interim Use.
 - v. Surface Parking Lots shall be limited to a maximum of 100 stalls each.
 - vi. Parking structures shall not have direct access to/from 119 or 120 Streets.
 - vii. Parking shall be accessed from 109 Street or Private Lanes only.
- m. Bicycle Parking shall be provided in accordance with Section 54.5 of the Zoning Bylaw, except that Bicycle Parking spaces shall be provided to a minimum of 40% of the number of vehicular parking spaces provided on Site, and required Bicycle Parking spaces may be provided within common Bicycle Parking facilities located within 400 m of a proposed development.
- n. Where private Lanes are provided, they shall be in accordance with the following:
 - i. Private Lanes shall not be provided along the LRT corridor and shall not have access to/from the LRT corridor.
 - ii. Private Lanes shall not be provided adjacent to any public right-of-way.
 - iii. Private Lanes shall only be accessed from 109 Street.
- o. Landscaping, lighting, and Amenity Areas shall be provided in accordance with the following:
 - i. A publicly accessible private Walkway shall be provided between the north end of the LRT station and 109 Street, as generally indicated on Map 6.
 - ii. A publicly accessible private Walkway shall be provided aligning with Blatchford Road to connect 118 Avenue, as generally indicated on Map 6.
 - iii. Publicly accessible Walkways shall:
 - iv. Be a minimum of 6.0 m wide;
 - v. Include a 3.0 m wide shared use path; and
 - vi. Include pedestrian lighting and a landscaped buffer from adjacent buildings.
 - vii. For buildings Abutting the LRT corridor, building Setbacks shall be integrated with the public realm by providing seating, Landscaping, and planting that contributes to the pedestrian-oriented character of the area. The design shall not hinder the movement of pedestrians from the public realm to the buildings.
- 4. Site Specific Development Regulations for Sub-Area B (Residences):
 - a. Notwithstanding Section 574.4 of the Zoning Bylaw, a minimum Setback of 2.0 m, to a maximum of 3.0 m, shall be required. An increased Setback to a maximum of 4.5 m shall be allowed at entrances or to accommodate street-oriented amenities such as street furniture and public art.
 - b. Notwithstanding Section 574.4 of the Zoning Bylaw, the maximum Height shall be 45.0 m.
 - c. The maximum Floor Area Ratio shall be 6.0.
 - d. Non-residential Uses shall only be permitted where they are Accessory to the Residential Use.
 - e. Where a building exceeds 16.0 m in Height, a minimum 2.5 m Stepback shall be required above a Height of 14.0 m, on all sides Abutting a public right-of-way.
 - f. Urban design shall be in accordance with the following:
 - i. Building massing shall be designed such that the length of each Frontage is visually differentiated at a maximum interval of 65.0 m. This shall be achieved through the use of significant material and architectural changes that give the appearance of smaller buildings and/or physical breaks in the building.
 - ii. Building massing above the podium shall provide a separately defined mass for every 1,000 m² of Floor Area, using articulation, Stepbacks, and/or materiality.
 - iii. For buildings facing any public right-of-way, a minimum of 75% of the Façade shall form a Street Wall.
 - iv. A minimum of 30% of the Frontage of Residential and Residential-related Uses shall consist of transparent and unobstructed glazing. Frontage shall be measured as the horizontal area between 0.9 m and 2.1 m above the finished Grade of the Abutting sidewalk.
 - v. A minimum of 70% of the Linear Frontage for any Common Amenity Area or non-Residential Use shall consist of transparent and unobstructed glazing. Linear Frontage shall be measured at 1.5 m above the finished Grade of the Abutting sidewalk.
 - g. Building entrances shall be designed in accordance with the following:

- i. Ground floor Residential Uses shall provide an individual or shared external entrance from the street, a maximum of 15.0 m apart.
 - ii. Individual and shared external entrances shall be oriented and clearly visible to be readable from the public roadway using features such as, but not limited to, porches, staircases, and stoops.
 - iii. Sliding doors shall not serve as entrances.
 - iv. Entrances shall be designed to provide a semi-private outdoor area that establishes a transition area between the Dwelling and publicly accessible land using landscape features such as decorative fencing, change in grade, shrub beds, planters, rock gardens and/or other built elements.
 - v. Entrances shall not have solid Fences or other solid screening elements higher than 1.2 m in Height. Landscaping, retaining walls or other low Height elements may be utilized to visually separate the semi-private courtyards facing the public streets.
 - vi. Common Amenity Areas shall have access to the street through primary or secondary entrances.
- h. The first Storey and podiums of buildings shall be designed in accordance with the following:
- i. The first Storey shall be a maximum of 1.0 m above the adjoining and/or Abutting public land;
 - ii. Podiums shall be well-defined to support transitions to adjacent Residential Uses, such as distinct architecture, architectural projections, and varying Setbacks and Stepbacks;
 - iii. Canopies and other architectural elements may project in to building Setbacks to define the human scale of the ground floor and entrances. Canopies and other architectural elements shall be provided at a maximum Height of 4.0 m;
 - iv. To create attractive streetscapes and interfaces, podium Façades and rooflines shall be designed with detail and articulation to a maximum of 15.0 m intervals, through the use of materials, Setbacks, and architectural features (see sketch below):



and;

- v. Blank Walls exceeding 12.0 m in length shall not be provided adjacent to any public right-of-way.
- i. Exterior finishing materials must be durable, high quality, and appropriate for the development within the context of the surrounding area. Appropriate materials include brick, split face architectural block, smooth face masonry, metal panels, architectural metal, cementitious paneling, and composite wood. Cultured stone, stucco and vinyl siding as a finishing material shall not be permitted.
- j. Vehicle parking shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
 - i. Off-street vehicular parking spaces shall be provided to a maximum rate of 0.5 stalls per Sleeping Unit.
 - ii. Off-street parking may be provided within common parking facilities.
 - iii. No parking shall be required for visitor, Commercial, Residential-related Uses and Non-Residential Uses.
 - iv. Vehicular parking must be provided underground, with a maximum surface Parking Area of 10% Site coverage allowed if screened from public roads with active building Frontage.
 - v. Parkade access points shall not exceed one access per 90 linear metres and shall not be provided within 50 linear metres of a private Lane access.
 - vi. Entrances to parking garages from public streets other than a Lane shall minimize the physical and visual impacts of the entrances and doors to the adjacent public realm by requiring the ramp to be located entirely within the building and through the design and materials of the entrance and surrounding Façade.
- k. Bicycle Parking shall be provided in accordance with Section 54.5 of the Zoning Bylaw, except that Bicycle Parking shall be provided at a minimum of 0.5 Bicycle Parking spaces per Sleeping Unit.
- l. Where private Lanes are provided, they shall be in accordance with the following:
 - i. Private Lanes shall not be provided along the LRT corridor.
 - ii. Private Lanes shall not be provided adjacent to any public right-of-way.
 - iii. Private Lane access points shall not exceed one access per 90 linear metres and shall not be provided within 50 linear metres of a parkade access.
- m. Landscaping, lighting, and Amenity Areas shall be provided in accordance with the following:

- i. A publicly-accessible private Walkway must be provided as a mid-block pedestrian access, as generally indicated on Map 6.
 - ii. Outdoor Amenity Areas shall be designed to minimize light, and sound impacts on adjacent residential through the use of screening such as architectural screens, trees, and shrubs.
 - iii. Building Setbacks that do not provide private or semi-private Amenity Areas shall be integrated with the pedestrian oriented public realm by providing seating, Landscaping, and planting that contributes to the pedestrian oriented character of the area. The design shall not hinder the movement of pedestrians from the public realm to the buildings.
5. Site Specific Development Regulations for Sub-Area C (Market District):
- a. Notwithstanding Section 574.4 of the Zoning Bylaw, the following building Setbacks shall apply:
 - i. A minimum Setback of 1.2 m, to a maximum of 3.0 m, shall be required.
 - ii. Increased Setbacks shall be allowed for up to 25% of the Façade, only to provide for pedestrian-oriented activities adjacent to entrances such as seating areas.
 - b. Notwithstanding Section 574.4 of the Zoning Bylaw, the maximum Height shall be 45.0 m, except that the maximum Height for a building with frontage onto the plaza shall be 55.0m.
 - c. The maximum Floor Area Ratio shall be 6.0.
 - d. The urban design within the Market District shall complement and enhance the surrounding Market District design, through the following:
 - i. Active frontages shall be provided at grade to ensure lively street relationships and integration with adjacent land uses.
 - ii. Where a building exceeds 20.0 m in Height, a minimum 2.5 m Stepback shall be required above 20.0 m.
 - iii. Building massing shall be designed such that the length of each Frontage is visually differentiated at a maximum interval of 65.0 m. This shall be achieved through the use of significant material and architectural changes that give the appearance of smaller buildings and/or physical breaks in the building.
 - iv. For buildings facing the plaza, a minimum of 90% of the Façade shall form a Street Wall.
 - v. For buildings facing any public right-of-way, a minimum of 75% of the Façade shall form a Street Wall.
 - vi. Where street spacing exceeds 160 m, a mid-block pedestrian connection shall be provided through the block to maintain walkability and connectivity to nodal destinations.
 - vii. A minimum of 70% of the Frontage shall consist of transparent and unobstructed glazing. Frontage shall be measured as the horizontal area between 0.6 m and 3.0 m above the finished Grade of the Abutting sidewalk.
 - viii. Pitched roofs shall not be permitted.
 - ix. Building entrances shall be provided in accordance with the following:
 - x. A minimum of four entrances shall be provided from the plaza; and
 - e. Building entrances shall be provided at a minimum of every 30.0 m and shall be provided for any separate Uses on the first Storey.
 - i. The first Storey and podiums of buildings shall be designed in accordance with the following:
 - ii. The first Storey shall have an elevation a maximum of 0.3 m above the adjoining and/or Abutting public land.
 - f. The first Storey shall be differentiated from the rest of the building, using glazing, materials, Stepbacks, overhangs, canopies, etc.
 - i. Canopies and other architectural elements may project in to building Setbacks to define the human scale of the ground floor and entrances. Canopies and other architectural elements shall be provided at a maximum Height of 4.0 m.
 - ii. Architectural projections above the ground floor shall be limited to a maximum projection of 2.0 m from the ground floor Façade and shall be a maximum of 10.0 m in length and comprise less than 40% of the overall Façade length, in order to promote a pedestrian scale and to avoid a tunnel effect at the street.
 - iii. Podium Façades shall be designed with detail and articulation to a maximum of 12.0 m intervals, to create attractive streetscapes and interfaces.
 - g. Exterior finishing materials must be durable, high quality, and appropriate for the development within the context of the surrounding area. Appropriate materials include brick, split face architectural block, smooth face masonry, metal panels, architectural metal, cementitious paneling, and composite wood. Cultured stone, stucco and vinyl siding as a finishing material shall not be permitted.
 - h. Vehicle parking shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
 - i. Parking spaces may be provided to a maximum rate of 1 stall per 100 m² of Floor Area.
 - ii. Off-street parking may be provided within common parking facilities.
 - iii. Any provided vehicular parking shall be located underground.
 - iv. Parkade access points shall not exceed one access per 90 linear m and shall not be provided within 50 linear m of a private Lane access.
 - v. Entrances to parking garages from public streets other than a Lane shall minimize the physical and visual impacts of the entrances and doors to the adjacent public realm by requiring the ramp to be located entirely within the building and through the design and materials of the entrance and surrounding Façade.
 - i. Bicycle Parking shall be provided in accordance with Section 54.3 of the Zoning Bylaw, except that Bicycle Parking shall be provided at a minimum of 1 Bicycle Parking space per 100 m² of Floor Area.

- j. Where private Lanes are provided, they shall be in accordance with the following:
 - i. Private Lanes shall not be provided adjacent to any public right-of-way.
 - ii. Private Lane access points shall not exceed one access per 90 linear m and shall not be provided within 50 linear m of a parkade access.
- j. Landscaping, lighting, and Amenity Areas shall be provided in accordance with the following:
 - i. A publicly accessible private Walkway shall be provided, aligning with Blatchford Road to connect to 118 Ave, as generally indicated on Map 6.
 - ii. A publicly accessible private Walkway shall be provided as a mid-block pedestrian access, as generally indicated on Map 6.
 - iii. Publicly accessible Walkways shall:
 - iv. Be a minimum of 6.0 m wide;
 - v. Include a 3.0 m wide shared use path; and
 - vi. Include pedestrian lighting and a landscaped buffer from adjacent buildings.
 - vii. Building Setbacks shall be integrated with the pedestrian oriented public realm by providing seating, Landscaping, and planting that contributes to the pedestrian-oriented character of the area. The design shall not hinder the movement of pedestrians from the public realm to the buildings.

6. Sustainability and Environmental Regulations

- a. A minimum of 50% of roof areas shall be used as amenity space, solar photovoltaic panels, Green Roofs, and/or other renewable energy production.
- b. A Phase II Environmental Site Assessment and any subsequent work may be required for any development within Sub-Area B and C that creates a new building at the discretion of the Development Officer in consultation with the City of Edmonton's Environmental and Energy Coordination Unit.

Map 6



SECTION 600

AGRICULTURE AND RESERVE ZONES

Edmonton Zoning Bylaw 12800

610 (AG) Agricultural Zone

610.1 General Purpose

The purpose of this Zone is to conserve agricultural and rural Uses.

610.2 Permitted Uses

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

1. [Rural Farms](#)

*Charter Bylaw 18613
November 26, 2018*

2. [Special Event](#)

*Bylaw 17901
March 6, 2017*

3. [Urban Gardens](#)

*Bylaw 17901
March 6, 2017*

4. [Urban Outdoor Farms](#)
5. [Fascia On-premises Signs](#)

610.3 Discretionary Uses

1. [Community Recreation Services](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

2. [Greenhouses, Plant Nurseries and Garden Centres](#)
3. [Major Home Based Business](#)

*Charter Bylaw 18613
November 26, 2018*

4. [Market](#)
5. [Minor Home Based Business](#)
6. [Minor Impact Utility Services](#)
7. [Natural Resource Development](#)

*Bylaw 14240
March 23, 2006*

8. [Outdoor Participation Recreation Services](#), where lawfully existing on the effective date of the Edmonton Zoning Bylaw, 12800, on the same site only.
9. [Protective and Emergency Services](#)
10. [Single Detached Housing](#)

11. [Small Animal Breeding and Boarding Establishments](#)

*Bylaw 17901
March 6, 2017*

12. [Urban Indoor Farms](#)

13. [Freestanding On-premises Signs](#)

14. [Temporary On-premises Signs](#)

610.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be [32 ha](#).

*Bylaw 15735
June 20, 2011*

2. The minimum Front Setback shall be [7.5 m](#).

*Bylaw 15735
June 20, 2011*

3. The minimum Rear Setback shall be [7.5 m](#).

*Bylaw 15735
June 20, 2011*

4. The minimum Side Setback shall be [7.5 m](#).

*Bylaw 16733
July 6, 2015*

5. Height is not restricted for Buildings or structures for Agricultural and Natural Resource Development Uses. Excluding buildings or structures for Agricultural and Natural Resource Development Uses, the maximum building Height shall not exceed [10.0 m](#), in accordance with Section 52 .
6. Signs shall comply with the regulations found in [Schedule 59A](#).

Edmonton Zoning Bylaw 12800

620 (AGU) Urban Reserve Zone

620.1 General Purpose

The purpose of this Zone is to allow for agricultural and rural Uses and a limited range of other uses, that do not prejudice the future use of these lands for urban use.

620.2 Permitted Uses

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

1. [Rural Farms](#)

Charter Bylaw 18613

November 26, 2018

2. [Special Event](#)

Bylaw 17901

March 6, 2017

3. [Urban Gardens](#)

Bylaw 17901

March 6, 2017

4. [Urban Outdoor Farms](#)
5. [Fascia On-premises Signs](#)

620.3 Discretionary Uses

1. [Drive-in Motion Picture Theatres](#)

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

2. [Greenhouses, Plant Nurseries and Garden Centres](#)
3. [Major Home Based Business](#)

Charter Bylaw 18613

November 26, 2018

4. [Market](#)
5. [Minor Home Based Business](#)
6. [Minor Impact Utility Services](#)
7. [Natural Resource Development](#)
8. [Public Education Services](#), where the Site is designated as a school/park Site by a Neighbourhood Structure Plan
9. [Public Park](#)
10. [Residential Sales Centre](#)
11. [Single Detached Housing](#)

12. [Small Animal Breeding and Boarding Establishments](#)
13. [Tourist Campsites](#)
14. [Freestanding On-premises Signs](#)
15. [Temporary On-premises Signs](#)

*Bylaw 14240
March 23, 2006*

16. [Outdoor Participation Recreation Services](#), where lawfully existing on June 14, 2001, the effective date of the Edmonton Zoning Bylaw, 12800, on the same site only.

620.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be [8 ha](#).

*Bylaw 15735
June 20, 2011*

2. The minimum Front Setback shall be [7.5 m](#).

*Bylaw 15735
June 20, 2011*

3. The minimum Rear Setback shall be [7.5 m](#).

*Bylaw 15735
June 20, 2011*

4. The minimum Side Setback shall be [7.5 m](#).

*Bylaw 16733
July 6, 2015*

5. Height is not restricted for Buildings or structures for Agricultural and Natural Resource Development Uses. Excluding buildings or structures for Agricultural and Natural Resource Development Uses, the maximum building Height shall not exceed [10.0 m](#), in accordance with Section 52 .
6. Signs shall comply with the regulations found in [Schedule 59A](#).

620.5 Additional Development Regulations for Discretionary Uses

1. The Development Officer shall not approve Discretionary Uses that would be prejudicial to the future economical subdivision, servicing and development of such lands for future urban Use on a planned basis.
2. The Development Officer may specify the length of time a Use is permitted in this Zone, having regard to the intent of clause (1), above, and the staging of servicing and general residential development of the subject land.

Edmonton Zoning Bylaw 12800

630 (AGI) Industrial Reserve Zone

630.1 General Purpose

The purpose of this Zone is to allow for agricultural and rural Uses that do not prejudice future Use when the lands are required for Industrial Use.

630.2 Permitted Uses

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

1. [Rural Farms](#)

Charter Bylaw 18613

November 26, 2018

2. [Special Event](#)

Bylaw 17901

March 6, 2017

3. [Urban Gardens](#)
4. [Fascia On-premises Signs](#)

630.3 Discretionary Uses

1. [Drive-in Motion Picture Theatres](#)

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

2. [Greenhouses, Plant Nurseries and Garden Centres](#)
3. [Land Treatment](#)

Charter Bylaw 18613

November 26, 2018

4. [Market](#)
5. [Minor Impact Utility Services](#)
6. [Natural Resource Development](#)
7. [Outdoor Amusement Establishments](#)

Bylaw 14240

March 23, 2006

8. [Outdoor Participation Recreation Services](#), where lawfully existing on June 14, 2001, the effective date of the Edmonton Zoning Bylaw, 12800, on the same site only.
9. [Recycled Materials Drop-off Centres](#)
10. [Small Animal Breeding and Boarding Establishments](#)
11. [Temporary Storage](#)
12. [Freestanding On-premises Signs](#)

Bylaw 15735
June 20, 2011

13. [Freestanding Off-premises Signs](#), in a location where such Signs lawfully existed as of the Effective Date of this Bylaw, and that such Signs shall not be subject to the Setback provisions of this Zone

Bylaw 15892
October 11, 2011

14. [Minor Digital Off-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.

Bylaw 15892
October 11, 2011

15. [Minor Digital On-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.

Bylaw 15892
October 11, 2011

16. [Minor Digital On-premises Off-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.
17. [Temporary On-premises Signs](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

18. [Urban Indoor Farms](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

19. [Urban Outdoor Farms](#)

630.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be [8 ha](#) .

Bylaw 15735
June 20, 2011

2. The minimum Front Setback shall be [7.5 m](#).

Bylaw 15735
June 20, 2011

3. The minimum Rear Setback shall be [7.5 m](#).

Bylaw 15735
June 20, 2011

4. The minimum Side Setback shall be [7.5 m](#).

Bylaw 16733
July 6, 2015
Bylaw 18169
September 11, 2017

5. Height is not restricted for Buildings or structures for Agricultural and Natural Resource Development Uses. Excluding buildings or structures for Agricultural and Natural Resource Development Uses, the maximum Height shall not exceed [10.0 m](#), in accordance with [Section 52](#).

Bylaw 18169
September 11, 2017

6. For Lots Abutting a Transportation/Utility Corridor, Calgary Trail N.W., Gateway Boulevard N.W., Sherwood Park Freeway N.W., Stony Plain Road N.W., or Yellowhead Trail N.W., materials and equipment in an outdoor storage area, including shipping containers, or outdoor displays shall have:
 - a. a maximum Height of [8.0 m](#), measured from Grade to the highest point of the materials or display, within [15 m](#) of the Lot Line Abutting the roadway specified above.
7. Signs shall comply with the regulations found in [Schedule 59A](#).

630.5 Additional Development Regulations for Discretionary Uses

1. The Development Officer shall not approve any development which, in their opinion, would substantially alter the existing state of the land; require structures, footings or foundations that cannot be removed or relocated, at a nominal cost to the applicant or owner; or prejudice the future economic subdivision and industrial development of adjacent land on a planned basis.
2. The Development Officer may specify the length of time a Use shall be permitted in this Zone, having regard to the intent of clause (1), above, and the staging of servicing and general industrial development of the subject land.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

3. Urban Indoor Farms shall comply with [Section 98](#) of this Bylaw.
4. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

SECTION 700

DIRECT CONTROL PROVISIONS

Edmonton Zoning Bylaw 12800

710 (DC1) Direct Development Control Provision

710.1 General Purpose

The purpose of this Provision is to provide for detailed, sensitive control of the Use, development, siting and design of buildings and disturbance of land where this is necessary to establish, preserve or enhance:

*Charter Bylaw 19724
June 8, 2021*

- a. areas of unique character or special environmental concern, as identified and specified in an approved Statutory Plan, in effect at the time of passage of the relevant (DC1) Direct Control Provision; or
- b. areas or Sites of special historical, cultural, paleontological, archaeological, prehistorical, natural, scientific or aesthetic interest, as designated under the Historical Resources Act.

710.2 Application

1. This Provision shall only be applied:

*Charter Bylaw 19724
June 8, 2021*

- a. where specified by an approved Statutory Plan in effect at the time of passage of the relevant (DC1) Direction Control Provision; or
- b. to those historical resources that have been designated by the Minister or by Council, in accordance with the Historical Resources Act.

710.3 Uses

*Charter Bylaw 19724
June 8, 2021*

1. A Development Permit may be issued for those Uses prescribed for the land, in an approved Statutory Plan, or those Uses consistent with its designation under the Historical Resources Act.

710.4 Development Regulations

*Charter Bylaw 19724
June 8, 2021*

1. All developments shall comply with the development regulations contained in an approved Statutory Plan, except that any regulations or conditions applying as a result of designation of a historical resource under the Historical Resources Act, shall take precedence.
2. In the case of designated historical resources, any application to demolish, alter, restore or repair a building or structure, or to excavate or otherwise disturb land, shall require prior written authority, in accordance with the Historical Resources Act.
3. A development may also be evaluated with respect to its compliance with:
 - a. the objectives and policies of an applicable Statutory Plan;
 - b. the General Regulations and Special Land Use Provisions of this Bylaw; and
 - c. the regulations of Abutting Zones.
4. Signs shall comply with the regulations found in [Schedule 59H](#).

*Bylaw 17831
November 28, 2016*

5. All regulations in this Bylaw shall apply to development in the Direct Development Control Provision, unless such regulations are specifically excluded or modified in a Direct Development Control Provision.

710.5 Information Requirements

*Charter Bylaw 19724
June 8, 2021*

1. In addition to the information normally required for a Development Application under this Bylaw, the applicant shall submit all information specified in an applicable Statutory Plan and a narrative explaining how the proposed Use or development would be consistent with the intent of the Provision.
2. If the Development Application concerns a historical resource designated under the Historical Resources Act, a Copy of the Minister's written approval or Council's written approval, as may be required, shall be submitted with the application.

*Bylaw 17831
November 28, 2016*

3. The Development Officer may request any additional information they deem appropriate in order to determine whether the proposed Use or development is consistent with an approved Statutory Plan.

Edmonton Zoning Bylaw 12800

720 (DC2) Site Specific Development Control Provision

720.1 General Purpose

The purpose of this Provision is to provide for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate.

720.2 Application

1. The Provision shall only be applied to a Site to regulate a specific proposed development under the following circumstances:
 - a. the proposed development exceeds the development provisions of the closest equivalent conventional Zone;
 - b. the proposed development requires specific/comprehensive regulations to ensure land Use conflicts with neighbouring properties are minimized;
 - c. the Site for the proposed development has unique characteristics that require specific regulations; or
 - d. the ongoing operation of the proposed development requires specific regulations.

720.3 Contents

1. The applicant shall provide a proposed Direct Control Provision that must contain the following:
 - a. the legal description of the Site to which the proposed Provision shall apply;
 - b. Use Class Opportunities; and
 - c. Development Regulations for Use Class Opportunities.

*Bylaw 16488
July 2, 2013*

2. The applicant shall submit a Site plan. The Site plan shall be appended to the Bylaw that adopts this Provision, and all development in the Provision shall be in accordance with the Site plan. Building elevations may also be required. The Site plan will illustrate the issues that necessitated the use of Direct Control and may include:
 - a. location on the Site of specific Uses, including any accessory Uses and activities;
 - b. details or elements necessary to better achieve land Use compatibility, such as Urban Design and architectural treatment of structures, increased separation spaces, Landscaping, and the like; and
 - c. any staging of the development.

The Site Plan will not restrict other provisions of the Zoning Bylaw that were not at issue at the time of the application of the Direct Control Provision.

3. All Regulations in the Zoning Bylaw shall apply to development in the Direct Control Provision, unless such Regulations are specifically excluded or modified in a Direct Control Provision.
4. Signs shall comply with the regulations found in [Schedule 59H](#).

720.4 Information Requirements

1. In addition to the requirements of [Section 24](#), the applicant shall:

- a. submit the proposed Direct Control Provision;
- b. submit a narrative explaining why the Direct Control Provision is warranted, having regard for the criteria specified in subsection 720.2;

*Bylaw 13228
December 5, 2002
Charter Bylaw 18381
May 7, 2018*

- c. contact the affected parties, being each assessed owner of land wholly or partly located within a distance of [60.0 m](#) of the Site of the proposed development and the President of each affected Community League and the Executive Director of each Business Improvement Area operating within the distance described above, at least 21 days prior to submission of a Rezoning Application;”;
- d. outline to the affected parties, the details of the application and solicit their comments on the application;
- e. document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
- f. submit the documentation as part of the Rezoning Application.

SECTION 800

OVERLAYS

Edmonton Zoning Bylaw 12800

800 City-Wide Master Overlay

800.1 General Purpose

The purpose of this Overlay is to provide a means to alter or specify regulations for Permitted and Discretionary Uses in otherwise appropriate Zones, in order to achieve the local planning objectives in specially designated areas, throughout the City of Edmonton, as provided for in the Edmonton Municipal Development Plan.

800.2 Application

1. This Master Overlay shall only be applied to Zones where specified through an amendment to the Zoning Bylaw in the form of an Overlay other than an Industrial Plan Overlay, which shall include:
 - a. the name of any applicable Statutory Plan and its boundaries;
 - b. a map of the location(s) or neighbourhood(s) affected by the Overlay at an appropriate scale, which may indicate the designation, location and boundaries of each underlying Zone; and
 - c. every Regulation specified or changed by the Overlay.
2. The Overlay shall not be used:
 - a. in conjunction with a Direct Control Provision;
 - b. to alter Permitted or Discretionary Uses, Floor Area Ratio or Density except in accordance with subsection 800.4;
 - c. where the proposed regulations or changes to the regulations of an underlying Zone:
 - i. are significant enough to be inconsistent with the general purpose of that Zone and the designation of another Zone would be more appropriate;
 - ii. are not merely related to local planning objectives but would have sufficient general application to warrant an amendment to the text of the underlying Zone itself; or
 - iii. are intended to provide such detailed or Site specific discretionary control over the design and siting of development that the use of a Direct Control Provision would be more appropriate;
 - d. to allow more than one Single Detached Dwelling on a lot;
 - e. to alter the following Sections of this Bylaw:
 - i. [Sections 1 through 10](#), inclusive;
 - ii. [Sections 11 through 25](#), inclusive, except that new fees may be established for new Uses and new Zones, with respect to rezoning and Development Permit Applications;
 - iii. [Section 41](#);
 - iv. [Sections 56 and 57](#), inclusive;
 - v. [Sections 710 and 720](#), inclusive; and
 - vi. [Section 900](#).

800.3 Uses

The Permitted Uses specified in the underlying Zones are permitted and the Discretionary Uses specified in the underlying Zone are discretionary, subject to the regulations concerning land Use, as specified in the Overlays.

800.4 Development Regulations

1. The regulations provided in the Overlay shall be substituted for the specified regulations of the underlying Zone. Where there appears to be a conflict between the provisions of the Overlay and those of the underlying Zone, the provisions of the Overlay shall take precedence and effect.

*Bylaw 16859
June 24, 2014*

2. Notwithstanding clause (1), above, the provisions of both the [Floodplain Protection Overlay](#) shall take precedence over the provisions of any other Overlay.
3. The Overlay may change or specify regulations and submission requirements, as provided below, and may specify the conditions under which such changed or specified regulations would apply:
 - a. the total residential Density;
 - b. Site dimensions and Area;
 - c. the building Height;
 - d. the size and Floor Area Ratio for each Use;

*Bylaw 15735
June 20, 2011*

- e. Setback requirements;
- f. Separation Spaces;
- g. Amenity Area requirements;
- h. parking requirements for each Use;
- i. architectural and Site design requirements;
- j. performance criteria;
- k. Landscaping requirements;
- l. canopy and arcade requirements;
- m. regulations pertaining to Accessory structures;
- n. signage requirements;
- o. regulations pertaining to special environmental considerations, which may include such things as geotechnical, flood proofing, noise attenuation and servicing requirements; and
- p. regulations pertaining to special public consultation requirements for any Development Permit Application.

Appendix I

[North Saskatchewan River Valley and Ravine System Protection Overlay](#)

[Floodplain Protection Overlay](#)

[Major Commercial Corridors Overlay](#)

[Mature Neighbourhood Overlay](#)

Medium Density Residential Overlay (See Appendices in Section 815 Medium Density Residential Overlay)

[High Rise Residential Overlay](#)

[Major And Minor Secondhand Stores Overlay](#)

[Main Streets Overlay](#)

[Whyte Avenue Commercial Overlay](#)

Edmonton Zoning Bylaw 12800

811 North Saskatchewan River Valley and Ravine System Protection Overlay

811.1 General Purpose

*Bylaw 17767
September 19, 2016*

The purpose of this Overlay is to provide a development Setback from the North Saskatchewan River Valley and Ravine System.

811.2 Application

1. This Overlay applies to:
 - a. all lands within the North Saskatchewan River Valley and Ravine System, as shown on Appendix I to this Overlay; and
 - b. all lands within [7.5 m](#) of the North Saskatchewan River Valley and Ravine System as shown on Appendix I to this Overlay.

*Bylaw 17767
September 19, 2016*

2. Notwithstanding the boundary, as referenced in subsection 811.2.1, the boundary is a general boundary and is subject to more precise location where such location is established through the approval of Plans of Subdivision or survey plans of the top of bank. In such cases, the Development Officer will amend the map to reflect the more precise boundary.

811.3 Development Regulations

1. All developments shall maintain a minimum 7.5 m Setback from the North Saskatchewan River Valley and Ravine System, as shown on Appendix I to this Overlay.

*Bylaw 16032
March 12, 2012
Bylaw 17767
September 19, 2016
Bylaw 17832
November 28, 2016*

2. The Development Officer may allow a variance to the Setback requirements of subsection 811.3.1, under the provisions of [Sections 11.3](#) and [11.4](#) of this Bylaw. In considering a variance, the Development Officer shall require a letter from the registered owner of a property indicating that a variance is being requested and that a survey line has been staked. The Development Officer shall then notify staff from Sustainable Development, Integrated Infrastructure Services and Citizen Services who shall, together with the owner of the land or his representative and the surveyor, field check the line and advise the Development Officer on the merits of the variance being requested. Any variance granted shall be recorded on the survey and filed with the Development Permit Applications affecting the Site.

*Bylaw 17767
September 19, 2016*

3. Any development permit application on a Site that Abuts or is partially or wholly contained within the North Saskatchewan River Valley and Ravine System, as shown in Appendix I to this Overlay, shall be accompanied by a report prepared by a registered Professional Engineer, and as set out in subsection 14.1 of this Bylaw, and that also details:

- a. the minimum Setback for structures on the Site; and
- b. any development conditions for the property required to prolong the stability of the bank.

*Bylaw 16032
March 12, 2012*

The Development Officer shall seek the advice of Transportation Services with respect to these applications and may approve the conditions or refuse such applications accordingly.

*Bylaw 17767
September 19, 2016*

4. Notwithstanding subsection 811.3.3, any development permit application for an accessory building or structure, or for the removal of an accessory building or structure, on a Site that Abuts or is partially or wholly contained within the North Saskatchewan River Valley and Ravine System, as shown in Appendix I to this Overlay may require a report prepared by a registered Professional Engineer as set out in subsection 14.1 of this Bylaw. The Development Officer shall seek the advice of Integrated Infrastructure Services with respect to these applications to determine if a report is necessary for the proposed Site.
5. Notwithstanding subsection 800.2.2.b, Water Retention Structures on a Site zoned residential that Abuts or is partially or wholly contained within the North Saskatchewan River Valley and Ravine System Protection Overlay, as shown in Appendix I to this Overlay, shall be a Class B Discretionary development.
6. Notwithstanding subsection 800.2.2.b, the following developments on a Site zoned residential that Abuts or is partially or wholly contained within the North Saskatchewan River Valley and Ravine System Protection Overlay, shall be prohibited:
 - a. above or underground sprinklers or irrigation systems; and
 - b. roof leaders, downspouts and sump pump discharge spouts that discharge into or onto the ground.
7. A Rear Yard or a Side Yard on a Site zoned residential that Abuts or is partially or wholly contained within the North Saskatchewan River Valley and Ravine System Overlay, as shown in Appendix I to this Overlay:
 - a. shall be generally landscaped with permeable landscaping materials; and

*Bylaw 17973
April 27, 2017*

- b. shall not contain Impermeable Materials in either the Rear Yard or the Side Yard that exceed a total area of greater than 12 m² respectively.
8. The Development Officer, having regard to the detailed engineering study required in 811.3.3 or 811.3.4 and in consultation with Integrated Infrastructure Services, may apply conditions of approval to any Development Permit issued on a Site that Abuts or is partially or wholly contained within the North Saskatchewan River Valley and Ravine System, as shown in Appendix 1 to this Overlay, including but not limited to, any conditions required to minimize erosion and stabilize soil conditions as well as, when applicable, requirement to comply with subsection 811.3.7, or may refuse the application.

Appendix 1 - North Saskatchewan River Valley and Ravine System Protection Overlay

Edmonton Zoning Bylaw 12800

812 (FPO) Floodplain Protection Overlay

812.1 General Purpose

*Bylaw 16733
July 6, 2015*

The purpose of this Overlay is to provide for the safe and efficient use of lands which may be within the defined floodplains of the North Saskatchewan River and its tributaries within the City of Edmonton. The Overlay regulates building Height, the location and geodetic elevation of openings into buildings, the Use in portions of buildings, the design Grade of the Site, and Landscaping, to mitigate the potential negative effects of a flood event.

812.2 Application

1. This Overlay applies to those lands identified on the Appendices to this Overlay.

812.3 Development Regulations and Submission Requirements

1. For all developments situated within a Floodplain Protection Overlay, [subsection 14.4](#) of this Bylaw shall apply.
2. Submission of a certificate from a Professional Engineer or Architect shall be required in accordance with the guidelines of the Floodplain Management Policies of the applicable plan, as follows:
 - a. North Saskatchewan River Valley Area Redevelopment Plan;
 - b. Cloverdale Area Redevelopment Plan;
 - c. Rossdale Area Redevelopment Plan; and
 - d. Riverdale Area Redevelopment Plan.

[Appendix 1 - FPO - Floodplain Protection Overlay](#)

Edmonton Zoning Bylaw 12800

813 Major Commercial Corridors Overlay

813.1 General Purpose

The purpose of this Overlay is to ensure that development along Major Commercial Corridors is visually attractive and that due consideration is given to pedestrian and traffic safety.

813.2 Application

1. This Overlay applies to those lands identified as Major Commercial Corridors in the [Appendices](#) to this Overlay Schedule.
2. Where the provisions of this Overlay are in conflict with regulations of any other Section of this Bylaw, the more restrictive provisions shall take precedence. Where there is no conflict, the provisions of this Overlay shall be applied in conjunction with the regulations of the underlying Zone(s) and other Sections of the Zoning Bylaw.

813.3 Definitions

1. For the purposes of this Overlay, the following definitions shall apply:
 - a. Major Arterial Roads: those portions of the following roads shown on the Appendices to this Overlay:
 - i. St. Albert Trail;
 - ii. 137 Avenue;
 - iii. 127 Street;
 - iv. Stony Plain Road;
 - v. 100 Avenue;
 - vi. 170 Street;
 - vii. Anthony Henday Drive;
 - viii. Calgary Trail, Calgary Trail Northbound and Calgary Trail Southbound;
 - ix. 103 Street;
 - x. 103A Street;
 - xi. 104 Street;
 - xii. Whitemud Drive;
 - xiii. Fort Road; and
 - xiv. Manning Drive.
 - b. Arterial Roads: - those roads, shown on the Appendices to this Overlay, other than those listed in clause (a), above, which are defined as arterial roads in the City of Edmonton Transportation System Bylaw.

813.4 Development Regulations

1. All development on a Site shall be constructed using similar architectural themes. An exception may be made to this general requirement where the function of an individual business dictates a specific style or image associated with a company. In such cases, the development shall maintain harmony in terms of overall project design and appearance.

2. All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or shall be concealed by incorporating it within the building roof.
3. Any business premises or multiple occupancy building having a Floor Area greater than [3 000 m²](#) or a single wall length greater than [40.0 m](#) that is visible from an adjacent Arterial Road or Major Arterial Road shall comply with the following development regulations:
 - a. the roof line and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest;
 - b. the exterior wall finishing materials shall be predominantly composed of muted colours, with strong colours limited to use as an accent, so as to minimize the perceived mass of the building; and
 - c. Landscaping adjacent to exterior walls visible from an adjacent Arterial Road or Major Arterial Road shall be used to minimize the perceived mass of the building and to create visual interest.

*Bylaw 15735
June 20, 2011*

4. A minimum building Setback of [14.0 m](#) shall be provided adjacent to the Major Arterial Roads and the intersecting Arterial Roads within the Major Commercial Corridors. The Development Officer may use variance power to reduce this building Setback to the minimum applicable width of the Setback required by this Overlay where:
 - a. the proposed development or the proposed development in conjunction with any existing development, does not exceed a Floor Area of [1 000 m²](#), nor [7.0 m](#) in Height; or
 - b. the proposed development lies adjacent to an existing service road;

provided that the Landscaping and building treatments minimize the perception of massing and create a high standard of building appearance.
5. For buildings greater than [3 000 m²](#) in Floor Area and with a Height greater than [8.0 m](#), the Development Officer shall require that the building Setbacks required in subsection 813.4(4), above be increased to minimize the perceived mass of the building and to ensure a high standard of appearance. The maximum building Setback required by the Development Officer shall not exceed one-half of the length of the building wall located next to the property line from which the Setback is measured. For the purpose of determining Height in this subsection, an architectural feature, such as a tower or peak, which is proposed to reduce the perceived mass of the building or to add architectural interest, as required by subsection 813.4(3)(a), above, shall be excluded from the calculation of the Height of the building.

*Bylaw 15735
June 20, 2011*

6. a) Setbacks with a minimum Width of [7.5 m](#) shall be provided adjacent to Major Arterial Roads within the Major Commercial Corridors and adjacent Arterial Roads that directly intersect such Major Arterial Roads. However, the Development Officer may use variance power to reduce this Setback requirement to a minimum Width of [4.5 m](#), provided that:
 - i. the average Width of the Setback is not less than [6.0 m](#); and
 - ii. this Setback width relaxation is required to allow for a more efficient utilization of the Site and the relaxation shall result in an articulation of the Setback width that shall enhance the overall appearance of the Site.

*Bylaw 17672
June 27, 2016*

- b) within the Setback areas specified above, a minimum of five deciduous trees (with a minimum Caliper of [6 cm](#)), three coniferous trees (with a minimum Height of [3.0 m](#)), and 20 shrubs shall be required for each [35.0 m](#) of lineal Yard Frontage. A continuous

screen, an average of 0.75 m in Height, shall be provided within the required Setback, through a combination of berming and shrub planting.

*Bylaw 15735
June 20, 2011*

7. a) Where:
 - i. the proposed development, or the proposed development in conjunction with any existing development, does not exceed a Floor Area of 1 000 m² nor 7.0 m in Height; and
 - ii. the architectural treatment of the building façades, as well as the juxtaposition of the buildings on the Site minimizes the perceived massing of the development when viewed from the adjacent arterial roads,

The Development Officer may use variance power to reduce the minimum Setback Width specified in subsection 813.4(6) above to 4.5 m or to the minimum Setback Width specified in the underlying Zone, whichever is greater, adjacent to those Arterial Roads that directly intersect the Major Arterial Roads. This Setback Width of 4.5 m may be further reduced to that specified by the underlying Zone, for that portion of the Site beyond a distance of 15.0 m from the adjacent intersecting Major Arterial Roads.

- b) The berming provision specified by subsection 813.4(6) above shall not be required in this reduced Setback area; however, the planning treatment specified by subsection 813.4(6) shall apply.

*Bylaw 15735
June 20, 2011
Bylaw 16488
July 2, 2013*

8. An application for a new development or for an addition to existing building(s) shall be accompanied by a Site plan that shows the location of easement area(s) for all existing and proposed servicing infrastructure on the Site. The Development Officer, in consultation with the affected utility departments, shall require that the minimum building Setbacks and the minimum Width of Setbacks specified in this Overlay, be varied where such adjustments may be necessary to ensure:
 - a. that proposed buildings do not conflict with existing or proposed servicing infrastructure; and
 - b. that the type, amount and location of Landscaping, including berms, can be provided in a manner that does not conflict with existing or proposed servicing infrastructure.
9. Conceptual Landscape Plans shall be submitted, with the initial Development Permit Application, for review by the Development Officer. Prior to the issuance of the Development Permit, detailed Landscaping Plans shall be submitted to and approved by the Development Officer. All Landscaping Plans shall comply with the requirements specified by this Overlay to ensure a high standard of appearance and a sensitive transition for the surrounding land Uses.
10. Vehicular entrances and exits, as well as on-site and off-site traffic and pedestrian routes, shall be located and designed in a manner that provides a clearly defined, safe, efficient and convenient circulation pattern for both on-site and off-site vehicular traffic and pedestrian movements, including handicapped movements. Loading bays shall be located in such a manner as not to impede the safe and efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land Uses.
11. Adjoining Sites shall be integrated by direct on-site access connections to facilitate convenient, efficient and free flowing vehicular traffic and pedestrian movements between Sites, wherever such access is not prohibitive due to such factors as Grade, Site configurations and the location of existing development, including utility services, and where integration is desirable due to the existing or potential type of adjacent Use. The Development Officer shall waive this requirement if the applicant for the Development Permit can show that after reasonable effort, exercised over a period of no less than 60 days, the applicant has

been unable to obtain the required consent from the adjacent property owner(s) for integration and inter-site connections.

12. All on-site services for power, telephone and C.A.T.V. shall be underground. Underground power services shall also be provided for Signs requiring such services.
13. Notwithstanding any other provisions of the Zoning Bylaw, individual business identification signs located on the facades of buildings, shall be similar in proportion, construction materials and placement. The Sign shall be designed and located so as to ensure that the signage does not detract from the overall appearance of the development and is not obtrusive, having regard to the scale of the buildings on the Site and to the distance of the building Setback.
14. Gas Bars, Minor and Major Service Stations and Rapid Drive-through Vehicle Services shall be developed in accordance with the following additional criteria: in addition to the requirements of [Section 72](#), any canopy located over the gas pump islands shall be designed and finished in a manner consistent with the design and finishing of the principal building, such that the canopy is not obtrusive and maintains consistency with the eave line of the principal building.

[Appendix 1 - Major Commercial Corridors Overlay](#)

Edmonton Zoning Bylaw 12800

814 Mature Neighbourhood Overlay

*Bylaw 18013
May 29, 2017
Effective: September 1, 2017*

814.1 General Purpose

The purpose of this Overlay is to regulate residential development in Edmonton's mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

814.2 Area of Application

1. This Overlay applies to all Sites zoned [RF1](#), [RF2](#), [RF3](#), [RF4](#) and [RF5](#) within the areas shown on the [Appendix](#) to this Overlay.

*Bylaw 18013
May 29, 2017
Effective: September 1, 2017*

814.3 Development Regulations

*Bylaw 16271
March 18, 2013
Bylaw 17556
March 14, 2016
Charter Bylaw 18637
December 10, 2018*

1. The Front Setback shall be in accordance with the following:
 - a. the minimum Front Setback shall be 20% of site depth or [1.5 m](#) less than the average Front Setback on Abutting Lots, whichever is less. In no case shall the Front Setback be less than [3.0 m](#);
 - b. the maximum Front Setback shall be [1.5 m](#) greater than the average Front Setback on Abutting Lots; and
 - c. where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot.

*Charter Bylaw 18967
August 26, 2019*

2. Notwithstanding Section 814.3(1), on a Corner Site in the [RF3](#) Zone, where Row Housing, Multi-unit Housing faces the flanking Side Lot Line, the following shall apply:
 - a. for Lots where the Front Setback of the Abutting Lot is [9.0 m](#) or less, the Front Setback shall be a minimum of [3.0 m](#) and shall be consistent within 1.5 m of the Front Setback of the Abutting Lot, to a maximum of [6.0 m](#).
 - b. for Lots where the Front Setback of the Abutting Lot is greater than [9.0 m](#) and less than [11.0 m](#), the Front Setback shall be consistent within [3.0 m](#) of the Front Setback of the Abutting Lot, to a maximum of [7.0 m](#).

- c. for Lots where the Front Setback of the Abutting Lot is [11.0 m](#) or greater, the Front Setback shall be within [4.0 m](#) of the Front Setback of the Abutting Lot.
 - d. Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot.
3. Side Setbacks shall be established on the following basis:
- a. where the Site Width is [12.0 m](#) or less, the minimum required setback shall be [1.2 m](#);
 - b. where a Site Width is greater than [12.0 m](#) and less than [18.3 m](#), the Side Setback requirements of the underlying Zone shall apply;
 - c. where a Site Width is [18.3 m](#) or wider:
 - i. Side Setbacks shall total 20% of the Site Width but shall not be required to exceed [6.0 m](#) in total;
 - ii. the minimum interior Side Setback shall be [2.0 m](#), except if the requirements of the underlying Zone are greater, the underlying Zone requirements shall apply; and
 - iii. on a Corner Site, the Side Setback requirements along a flanking public roadway, other than a Lane, shall be in accordance with the requirements of the underlying Zone.

*Charter Bylaw 18967
August 26, 2019*

- 4. The minimum Rear Setback shall be 40% of Site Depth, except in the RF5 Zone, individual buildings up to 6.5 m in Height shall be permitted with a minimum Rear Setback of 1.2 m.

*Charter Bylaw 18967
August 26, 2019*

- 5. The maximum Height shall not exceed 10.0 m in the RF5 Zone and 8.9 m in all other Zones.
- 6. The Basement elevation shall be no more than [1.5 m](#) above Grade. The Basement elevation shall be measured as the distance between Grade and the finished floor of the first Storey.

*Charter Bylaw 18637
December 10, 2018*

- 7. When a structure is greater than [7.5 m](#) in Height, the width of any one Dormer shall not exceed [3.6 m](#). The aggregate total width of one or all Dormers shall not exceed one third of the length of the building's wall in which the Dormers are located.
- 8. Where an interior Side Setback is less than [2.0 m](#),
 - a. the applicant shall provide information regarding the location of side windows of the Dwellings on the Abutting properties and Amenity Areas on Abutting properties;
 - b. the side windows of the proposed Dwelling shall be located to reduce overlook into Amenity Areas of the Abutting properties; and
 - c. the proposed Dwelling shall incorporate design techniques, such as, but not limited to, translucent window treatment, window location, raised windows, or Privacy Screening, to reduce direct line of sight into the windows of the Dwelling on the Abutting property.
- 9. Platform Structures located within a Rear Yard or interior Side Yard, and greater than [1.0 m](#) above the finished ground level, excluding any artificial embankment, shall provide Privacy Screening to prevent visual intrusion into Abutting properties.
- 10. Platform Structures or single Storey Unenclosed Front Porches may project from the first Storey of a Dwelling a maximum of [2.5 m](#) into a required Front Setback, provided that a minimum of [3.0 m](#) is maintained between the Front Lot Line and the Platform Structure or Unenclosed Front Porch.
- 11. Platform Structures or single Storey Unenclosed Front Porches may project from the first Storey of a Dwelling a maximum of [2.0 m](#) into a required flanking Side Setback, provided that a minimum of [1.5 m](#) is maintained between the flanking Side Lot Line and the Platform Structure or Unenclosed Front Porch.

12. On an Interior Site, a minimum distance of 1.2 m shall be maintained from one Side Lot Line to the outside wall of all projections from the first Storey.

*Charter Bylaw 18484
August 20, 2018*

13. Semi-detached Housing shall have:
 - a. a portion of the principal front Façade of each principal Dwelling staggered a minimum of 0.6 m behind or forward from the principal front Façade of the other attached principal Dwelling; and
 - b. a portion of the principal rear Façade of each principal Dwelling staggered a minimum of 0.6 m behind or forward from the principal rear Façade of the other attached principal Dwelling.

*Charter Bylaw 18484
August 20, 2018*

14. Row Housing shall articulate the Façade of each principal Dwelling, by:
 - a. recessing or projecting a portion of the front Façade from the remainder of the front Façade of that Dwelling; or
 - b. including an Unenclosed Front Porch that projects a minimum of 1.0 m from the front Façade.
15. To improve architectural interest of the principal structure(s), design techniques such as variations in roof lines, use of different exterior finishing materials, articulation of building Façades, or varied architectural designs shall be used on all Façades facing a public roadway, other than a Lane.

*Charter Bylaw 18637
December 10, 2018*

16. Identical or mirrored front elevations shall not be located on Abutting Sites. Development shall be differentiated through the inclusion of two or more design elements such as a variety of finishing materials, varied roof lines, differences in the design of entry features, or variation in window and door placement. Variations in color do not satisfy this requirement.

*Bylaw 18106
July 10, 2017
Effective: September 1, 2017
Charter Bylaw 18637
December 10, 2018*

17. Where the Site Abuts a Lane, vehicular access shall be from the Lane and no existing vehicular access from a public roadway other than a Lane shall be permitted to continue.
18. Attached Garages shall be developed in accordance with the following:
 - a. a Garage may protrude beyond the front or flanking wall of the principal building a distance that is characteristic of existing Garages on the blockface;
 - b. a Garage may have a maximum width that is characteristic of the width of existing attached Garages on the blockface;
 - c. building mass shall be articulated through features such as recessions or off-sets, architectural treatments, and Landscaping; and

*Charter Bylaw 18967
August 26, 2019*

- d. for Semi-detached Housing, Duplex Housing, Row Housing, Multi-unit Housing, Garages shall be designed so that the Garage is attached to a shared common wall and includes a shared driveway apron where possible.
19. Rear attached Garages shall not be allowed.
20. A principal Dwelling shall be separated from a rear detached Garage by a minimum of 3.0 m.

Bylaw 18115
July 10, 2017
Effective: September 1, 2017

21. A rear detached Garage or Garden Suite shall be fully contained within the rear [12.8 m](#) of the Site

Bylaw 15389
July 19, 2010
Bylaw 18013
May 29, 2017
Effective: September 1, 2017

814.4 Additional Development Regulations for Specific Areas

1. The following regulations shall apply to Row Housing development Abutting 109 Street between the north side of 62 Avenue and the south side of 69 Avenue:
 - a. the minimum Setback Abutting 109 Street shall be [3.0 m](#); and
 - b. a pedestrian walkway system shall be provided along the adjacent portion of 109 Street with the following features:
 - i. a sidewalk with an unobstructed walking width of [2.0 m](#);
 - ii. a Treed Landscaped Boulevard [2.0 m](#) wide separating the sidewalk from 109 Street; and
 - iii. boulevard trees at a [6.0 m](#) spacing.
2. The pedestrian walkway system should maintain continuity with the design that has been constructed for other new developments along 109 Street. Utility relocation which may be required to construct the pedestrian walkway system shall be at the expense of the developer.

Bylaw 18013
May 29, 2017
Effective: September 1, 2017

814.5 Proposed Variances

Bylaw 18106
July 10, 2017
Effective: September 1, 2017
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 18637
December 10, 2018

1. When the Development Officer receives a Development Permit Application for a new principal building or new Garden Suite that does not comply with any regulation contained within this Overlay, or receives a Development Permit for alterations to an existing structure that require a variance to Section 814.3(1), 814.3(3), 814.3(5) or 814.3(9) of this Overlay:
 - a. the Development Officer shall send notice, to the recipient parties specified in Table 814.5(2), to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
 - b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified affected parties in accordance with Table 814.5(2); and

Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018
Charter Bylaw 18381
May 7, 2018

- c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit Application in

accordance with Sections 11.3 and 11.4.

Charter Bylaw 18637
December 10, 2018

Table 814.5(2)			
Tier #	Recipient Parties	Affected Parties	Regulation of this Overlay Proposed to be Varied
Tier 1	The municipal address and assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League	The assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League	814.3(1) – Front Setback 814.3(2) – Front Setback (RF3 Corner Sites) 814.3(5) – Height 814.3(6) – Basement Elevation 814.3(7) – Dormer Width 814.3(13) – Façade Articulation between Semi-Detached Dwellings 814.3(14) – Façade Articulation for Row Housing Dwellings 814.3(15) – Architectural Treatment 814.3(16) – Variation of Building Design 814.3(17) – Driveway Access 814.3(18) – Attached Garage 814.4(1) – Additional Development Regulations for Specific Areas
Tier 2	The municipal address and assessed owners of the land Abutting the Site, directly adjacent across a Lane from the Site of the proposed development and the President of each Community League	The assessed owners of the land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development	814.3(4) – Rear Setback 814.3(19) – Rear Attached Garage
Tier 3	The municipal address and assessed owners of the land Abutting the Site of the proposed development and the President of each Community League	The assessed owners of the land Abutting the Site of the proposed development	814.3(3) – Side Setbacks 814.3(8) – Side Setbacks and Privacy 814.3(9) – Privacy Screening on Platform Structures 814.3(10) – Platform Structures (Front Yard) 814.3(11) – Platform Structures (Flanking Side Yard) 814.3(12) – Cantilevers in Side Setbacks 814.3(21) – Garden Suite Location

Bylaw 18013
May 29, 2017

Effective: September 1, 2017

Appendix 1 - Mature Neighbourhood Overlay

Edmonton Zoning Bylaw 12800

Charter Bylaw 18421
June 11, 2018

816 High Rise Residential Overlay

Charter Bylaw 18421
June 11, 2018

816.1 General Purpose

The purpose of this Overlay is to accommodate the development of high density housing in established areas of the City that is compatible, in mass and scale, with existing forms of lower and medium density development and maintains the pedestrian friendly character and streetscape of these established areas.

Charter Bylaw 18421
June 11, 2018

816.2 Application

This Overlay applies to Sites zoned [RA9](#) in the areas shown on Appendices to this Overlay.

Charter Bylaw 18421
June 11, 2018
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

816.3 Development Regulations for areas shown in Appendix 1 and Appendix 2

1. In addition to the Development Regulations for Permitted and Discretionary Uses in the underlying zone, Business Support Services, Convenience Retail Stores, General Retail Stores, Liquor Stores, Vehicle Parking, Personal Service Shops, Professional, Financial and Office Support Services, Restaurants, and Specialty Food Services shall:
 - a. not be in any freestanding structure separate from a structure containing a Residential Use or Residential-Related Use, and shall not be developed above the second Storey;
 - b. only be allowed when the development contains a Tower taller than [35.0 m](#) in Height and Abuts an arterial roadway; and
 - c. Incorporate design techniques to mitigate the effects of Nuisance.
2. Specialty Food Services shall be limited to 72.0 m² of Public Space
3. Isolating sites:
 - a. A proposed development for Residential Uses or residential-related Uses shall not isolate an adjacent Site with a Site Area less than [1800 m²](#).
 - b. The Development Officer may vary section 813.3.2(a) having regard to the location, age and nature of the Use or Uses on the Site that would be isolated.
4. Notwithstanding section 800.2(2)(b), the Density shall not be less than 125 Dwellings per hectare nor greater than the maximum Density as per the underlying Zone.
5. Setbacks for a building form with a commercial ground floor podium

- a. The Front Setback or Flanking Side Setback shall be a minimum of [6.0 m](#), except a minimum of [1.0 m](#) if the podium fronts onto an arterial roadway.
- b. The interior Side Setback shall be a minimum of:
 - i. [5.0 m](#) on the interior Side Lot Line if Abutting a zone where Single Detached Housing is a Permitted Use;
 - ii. [3.0 m](#) on the interior Side Lot Line if Abutting a zone where Single Detached Housing is not a Permitted Use and the Abutting property is not built to the shared interior Side Lot Line; or
 - iii. 0.0 m if the Abutting property in any zone is built to the shared interior Side Lot Line.

*Bylaw 18083
August 28, 2017
Effective Date: September 1, 2017*

6. Proposed Variances

- a. When the Development Officer determines that a Development Permit application does not comply with the regulations contained in this Overlay:
 - i. the Development Officer shall send notice to the municipal address and assessed owners of land wholly or partly located within a distance of [60.0 m](#) of the Site of the proposed development, and the President of each applicable Community League to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
 - ii. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from all specified recipients; and

*Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

- iii. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit application in accordance with Section 11.2.

*Charter Bylaw 18421
June 11, 2018
Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19490
November 5, 2020*

816.4 Additional Development Regulations for Multi-unit Housing and Supportive Housing in areas shown in Appendix 1

*Bylaw 15735
June 20, 2011*

- 1. The Front Setback shall be consistent, within [1.0m](#), with the Setback of development on adjacent Sites and with the general context of the block face but shall not be less than the minimum required in the underlying zone.

*Bylaw 16733
July 6, 2015*

- 2. The maximum Height shall not exceed [23.0 m](#), in accordance with [Section 52](#).

*Bylaw 16733
July 6, 2015*

- 3. Where the Basement entirely consists of non-habitable development, that portion of the Basement above Grade, which faces onto a public roadway, other than a Lane, or internal

circulation network, shall be concealed through such means as extension of the Façade treatment, use of planters and Landscaping.

*Bylaw 17832
November 28, 2016
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

4. The Development Officer shall have regard for any applicable Statutory Plan and may, where a Statutory Plan specifies, notwithstanding [Section 11.3](#) and section 800.2(2)(b) of this Bylaw, vary the regulations of both this Overlay and the underlying Zone as they affect Height, Density and Floor Area Ratio. In all cases, the variances shall be within the ranges specified in the Statutory Plan. In all such cases, the application shall be a Class B Discretionary Development.

*Charter Bylaw 18421
June 11, 2018
Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19490
November 5, 2020*

816.5 Additional Development Regulations for Residential and Residential-related Uses in areas shown in Appendix 1, except for Multi-unit Housing and Supportive Housing

1. Building form
 - a. Notwithstanding the definition of Front Lot Line within this Bylaw, the Front Lot Line of a consolidated parcel shall be deemed to be the historic Front Lot Lines of the consolidated Lots.
 - b. The minimum Front Setback shall be consistent with the Setback of development on adjacent Sites but shall not be less than the minimum required for the building format in the underlying zone.

*Charter Bylaw 18967
August 26, 2019*

- c. The minimum Side Setback shall be [3.0 m](#). Where the Side Yard Abuts an arterial road, the minimum Side Setback shall be [4.5 m](#).
 - d. Where any building exceeds the maximum Height in the Abutting zone the directly adjacent Façade shall be stepped or sloped back at a minimum angle of 45 degrees from the vertical plane for a minimum horizontal distance of [2.5 m](#) to optimize access to sunlight, increase privacy and otherwise provide for an appropriate transition to the Abutting property.

2. Building Design

*Charter Bylaw 18967
August 26, 2019*

- a. Individual Row Housing Dwellings shall be defined through the use of a combination of architectural features such as, but not limited to, individual rooflines or roofline features, projection or recession of the Façade, individual porches or entrance features, and building materials.
 - b. To maximize integration with the surrounding neighbourhood, development should:
 - i. i. be sympathetic to fundamental design elements, proportions, and building materials found within the neighbourhood; and
 - ii. ii. be constructed with durable, quality materials.

- c. Elements of the development and of individual dwellings such as windows, doors, balconies, Amenity Areas and Private Outdoor Amenity Areas should be sited, oriented and designed to minimize their impact on adjacent dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy, shadowing, views, and noise.
- d. Features that span either the first Storey or the first and second Storeys, such as bay windows, porches and entrance features, shall be allowed to project into a Front Yard or Side Yard Abutting a flanking roadway to a maximum of [2.0 m](#), provided that a minimum Setback of [3.0 m](#) is maintained between the property line and the projection. Separation Space shall be reduced to accommodate these projections.
- e. Where the Basement entirely consists of Non-Habitable Rooms, the portion of the Basement located above Grade shall be concealed through means such as but not limited to extending the Façade treatment or creative Landscaping including planters.

3. Amenity Area

*Charter Bylaw 18967
August 26, 2019*

- a. Notwithstanding Section 46(3)(a) of this Bylaw, the Amenity Area for Multi-unit Housing Dwellings shall have a minimum width and length of [2.0 m](#) and may be located within a Front Setback provided that a minimum Setback of [1.0m](#) is maintained between the property line and the Amenity Area.

4. Landscaping

- a. In addition to the requirements of [Section 55](#) of this Bylaw, the required Landscape Plan shall demonstrate:
 - i. the use of vertical landscaping features (e.g. hedges, decorative Fences, low walls, shrubs or other plant material) between surface parking areas and ground Storey Dwellings that look onto these areas.

5. Access and Parking

- a. Where the frontage of a Site exceeds [46.0 m](#), surface parking areas (including stalls and drive aisles) shall not cover more than 15% of the Site.
- b. Any surface parking shall be located at the rear of the building.

*Charter Bylaw 18387
June 12, 2018*

[Appendix 1 - High Rise Residential Overlay](#)

*Charter Bylaw 18387
June 12, 2018*

[Appendix 2 - High Rise Residential Overlay](#)

Edmonton Zoning Bylaw 12800

Bylaw 16224
September 10, 2012

818 Secondhand Stores And Pawn Stores Overlay

Bylaw 18083
August 28, 2017
Effective Date: September 1, 2017

818.1 General Purpose

The purpose of this Overlay is to supplement the regulations of Commercial Zones regarding Secondhand Stores and Pawn Stores in order to require notification of surrounding property owners prior to the Development Officer's decision in Zones where either Secondhand Stores or Pawn Stores are listed as Discretionary Uses.

818.2 Application

1. This Overlay applies additional regulations to Secondhand Stores and Pawn Stores when contained in the underlying Commercial Zones of those lands identified in the [Appendices](#) to this Overlay.
2. Notwithstanding that a Secondhand Store or Pawn Store does not conform to this Overlay, where a Development Permit was issued for the development prior to the adoption of this Overlay, such development shall be deemed to conform to the regulations contained within this Overlay.

Bylaw 18083
August 28, 2017
Effective Date: September 1, 2017

818.3 Proposed Secondhand Store or Pawn Store

1. When the Development Officer receives a Development Permit application for Secondhand Stores or Pawn Stores and the Use is Discretionary in the underlying Zone:
 - a. the Development Officer shall send notice to the municipal address and assessed owners of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development, and the President of each affected Community League and each Business Improvement Area Association operating within the distance described above to solicit comments on the compatibility of the proposed Use with nearby Uses;
 - b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from all specified recipients; and

Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018

- c. the Development Officer shall consider any comments directly related to the compatibility of the proposed use with surrounding uses when determining whether to approve the Development Permit application in accordance with Section 11.3.

Edmonton Zoning Bylaw 12800

*Bylaw 18171
September 11, 2017
Charter Bylaw 18387
May 7, 2018
Charter Bylaw 18837
May 13, 2019*

819 Main Streets Overlay

819.1 General Purpose

The purpose of this Overlay is to encourage and strengthen the pedestrian-oriented character of Edmonton's main street commercial areas that are located in proximity to residential and transit-oriented areas, by providing visual interest, transparent storefront displays, and amenities for pedestrians.

819.2 Application

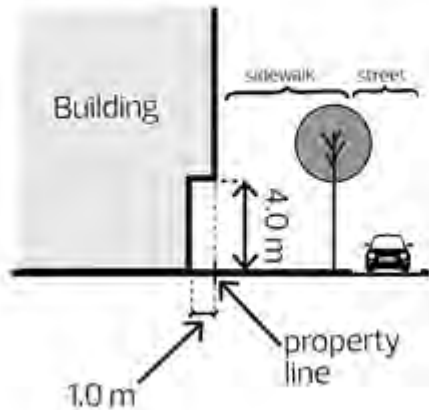
1. This Overlay applies to sites zoned [CNC](#), [CSC](#), [CB1](#), [CB2](#), [CHY](#), [CO](#) and [CB3](#) that are located within:
 - a. the areas shown on the Appendix to this Overlay; and/or
 - b. [200 m](#) of an existing LRT station, transit centre or future LRT station or transit centre with a Council-approved Concept Plan.

819.3 Development Regulations

1. The development regulations contained within Section 819.3, shall apply to Development Permit applications for:
 - a. the construction of one or more new buildings; and/or
 - b. the addition of Storeys or Floor Area to an existing building.
2. A Setback of [1.0 m](#) shall be required where a Site Abuts a public roadway, other than a Lane. The [1.0 m](#) Setback shall be paved and visually incorporated into the public Walkway to the satisfaction of the Development Officer in consultation with the applicable City department. The Development Officer may allow this Setback to be increased to a maximum of [2.5 m](#) to accommodate street related activities, such as patios and seating areas, or to retain existing mature landscaping, that contribute to the pedestrian-oriented shopping character of the area. Buildings may project to the front and side property lines above [4.0 m](#) in Height.

Diagram of Regulation 2 - for illustrative purposes

Regulation 2



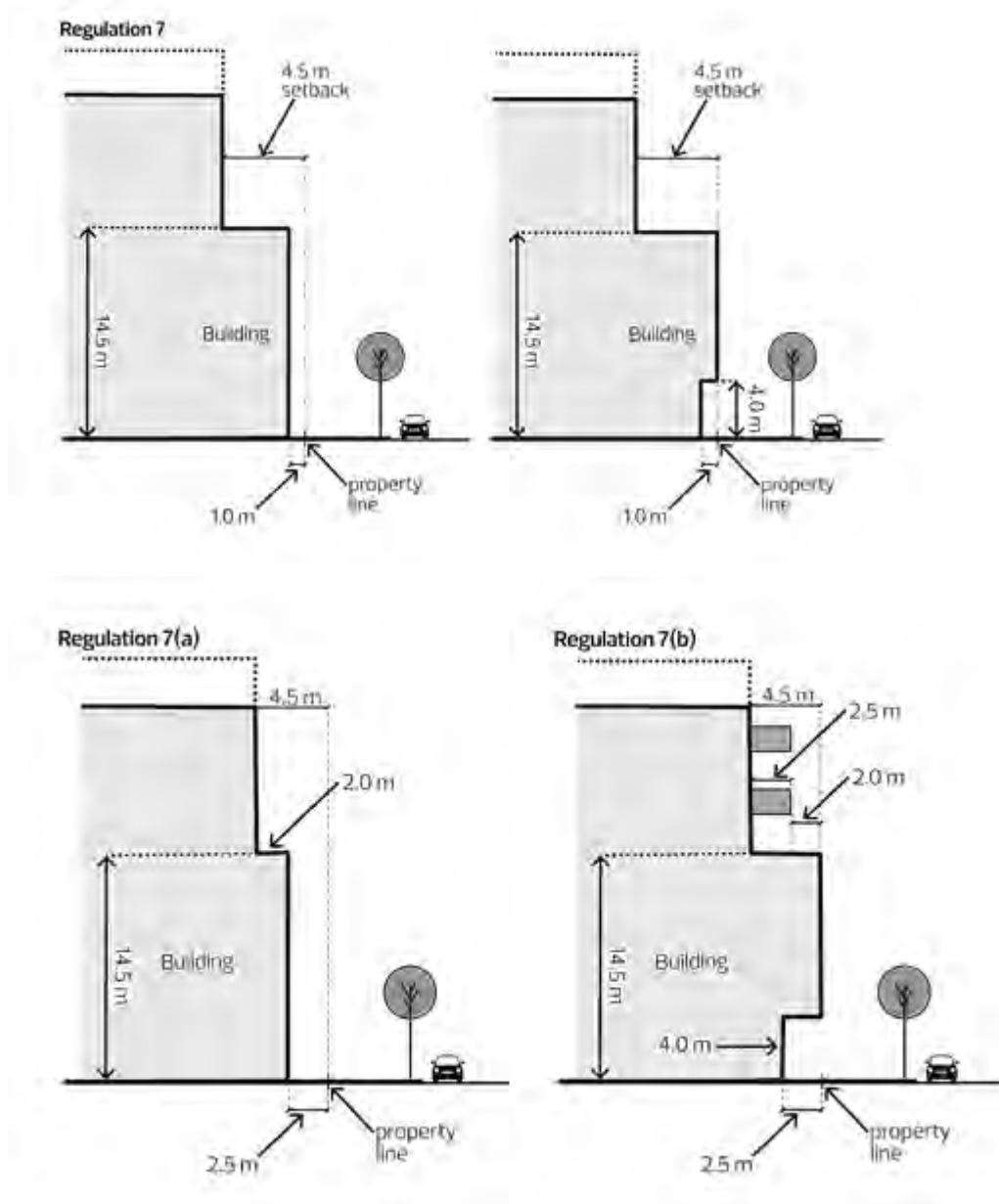
3. Notwithstanding Section 819.3(2), buildings may be built to the property line that Abuts a public roadway other than a Lane, provided the width of the public walkway is a minimum distance of [4.7 m](#) from curb to property line.
4. On all Sites Abutting a Zone that allows Single Detached Housing as a Permitted Use or the [RF5](#) Zone:
 - a. the minimum Setback Abutting the Residential Zone shall be 6.0 m except:
 - i. where the proposed building Height is [12.0 m](#) or less, the minimum Setback Abutting a Residential zone shall be 3.0 m.
 - b. notwithstanding a more restrictive regulation existing in the underlying Zone, parking, loading, storage, and/or trash collection shall be permitted within the Setback, provided a minimum [1.5 m](#) wide landscaping buffer, extending out from the shared property line, is provided for the purpose of screening all parking and service areas from view from any Abutting Residential Zone in accordance with Section 55.5(6).
 - c. the Façade of the building facing the Abutting or adjacent Residential Lot Line shall be articulated to improve the visual interest and reduce the perceived mass of the building using one or more of the following techniques:
 - i. Stepbacks of a minimum depth of [1.0 m](#) for any portion of the Façade above [8.9 m](#) in Height or;
 - ii. projection or recession of portions of the Façade of a minimum depth of [1.0 m](#) or;
 - iii. projecting architectural features; or
 - iv. projecting or recessed Platform Structures of a minimum depth of [1.5 m](#).

Variations in colour or building materials shall not satisfy this requirement.

5. Notwithstanding a more restrictive regulation existing in the underlying zone and Section 800.2(2)(b), when a Site zoned [CB1](#) or [CNC](#) is fronting or flanking an arterial roadway:
 - a. the maximum Height shall not exceed [14.5 m](#) for flat, mansard and gambrel roofs, or [16.0 m](#) for a roof type with a pitch of 4/12 (18.4 degrees) or greater; and
 - b. the maximum Floor Area Ratio shall be 3.5.

6. Notwithstanding the underlying Zone and section 800.2.2.b, no maximum Floor Area Ratio shall apply to buildings that contain Residential or Residential Related Uses, except that the maximum Floor Area Ratio for Non-Residential Uses shall continue to apply to those portions of the building used for Non-Residential Uses.
7. Where a building exceeds 14.5 m in Height, the portion of the building above this Height shall require a minimum Setback of 4.5 m from the Lot Line Abutting a public roadway other than a Lane, except that:
 - a. where a building is Setback a minimum of 1.0 m to accommodate street related activities that contribute to the pedestrian-oriented shopping character of the area, no Platform Structures may project within 4.5 m of the property line.
 - b. where the proposed development projects to the front property line above 4.0 m, the provisions of subsection 819.3(7)(a) shall not apply.

Diagram of Regulation 7 - for illustrative purposes



8. All vehicular access shall be from an Abutting Lane. Where there is no Abutting Lane, vehicular access shall be provided from a flanking public roadway. When a Site with existing vehicular access from a public roadway other than a Lane is redeveloped, the existing

vehicular access shall be closed where an Abutting Lane exists, or relocated to a flanking public roadway where an Abutting Lane does not exist.

9. All surface parking and underground parking access shall be located at the rear of the building.
10. Any parking structures shall be screened from view at ground level by street fronting Commercial Uses with a minimum depth of [8.0 m](#) from the Lot line Abutting a public roadway other than a Lane.
11. Any vehicular oriented Uses, as identified in Section 72.1 of this Bylaw, or development with a drive through service window shall:
 - a. not be located within a freestanding building, except that, gas pump islands may be located in a freestanding structure at the rear of a Site;
 - b. be oriented so that drive aisles, drive-through service windows, and queueing lanes are located at the rear of the building; and
 - c. use Landscaping or other materials to screen and soften the impact of vehicular oriented Uses from Residential Zones, adjacent development and adjacent public roadways other than a Lane.
12. Where a Commercial Use is provided at ground level Abutting a public roadway, other than a Lane, the principal entrance shall have direct external access to the adjacent public sidewalk.
13. Where a Hotel or Apartment Hotel is to be developed, a maximum Frontage of [11.0 m](#) shall be used for lobbies. The remaining Frontage shall be used for Commercial Uses, which may be ancillary to the Hotel.
14. Where a Hotel or Apartment Hotel is to be developed, the maximum building length above [14.5 m](#) shall be no more than 30.0 m and shall have a maximum floor plate area of [900 m²](#).

*Charter Bylaw 20040
April 5, 2022*

15. For sites zoned CB3, notwithstanding the underlying Zone:
 - a. the maximum Tower Floor Plate shall be 850 m² ;
 - b. the maximum total building Height shall be increased to 75.0 m for a building containing Residential or Residential-related Uses, provided that the Site is not Abutting or directly across a Lane from a Site zoned to allow for Residential development with a maximum height of 10.0 m or less; and
 - c. when the Site is located directly across a Lane from a Site zoned to allow for Residential development that has a maximum Height of 10.0 m or less, a 3.0 m Setback shall be provided from the Lot line Abutting the Lane.

819.4 Development Regulations for All Developments

1. The development regulations contained within Section 819.4, shall apply to Development Permit applications for:
 - a. the construction of one or more new building;
 - b. the addition of Storeys or Floor Area to an existing building;
 - c. the exterior alteration of a Façade of a principal building; and/or
 - d. the addition to a principal building that faces a public roadway other than a Lane.
2. The maximum Frontage width shall be [11.0 m](#). Where the width of ground floor commercial Uses exceeds [11.0 m](#), the front Façade of the building shall be designed to break the appearance into [11.0 m](#) sections or less to the satisfaction of the Development Officer.

3. No new parking facilities, drive through aisles, and queuing spaces shall be added between an existing building and a public roadway other than a Lane. All existing and proposed surface parking, underground parking access, drive through aisles, and queuing spaces shall be screened from view from a public roadway other than a Lane and adjacent Sites using methods such as Landscaping, fencing or other materials. Crime Prevention Through Environmental Design principles shall be used to enhance the appearance, natural surveillance and safety of the parking area.
4. Parking, loading and passenger drop-off areas shall be designed to minimize pedestrian-vehicle conflicts and prioritize pedestrian movement through the Site.
5. To improve architectural interest of the principal structure and create a pedestrian-friendly environment for all seasons, design techniques including but not limited to entrance features, varied roof design, outdoor seating areas, canopies, or Landscaping shall be incorporated.
6. Winter design elements such as the use of colour and functional and decorative lighting to enhance the appearance of the building while minimizing light pollution during the winter months shall be incorporated.
7. All exposed building Façades shall have complementary exterior finishing materials. On Corner Lots, the Façade treatment shall wrap around the side of the building to provide a consistent profile facing both public roadways.
8. Each Storey shall have windows on all Façades facing a public roadway.
9. Each Façade facing a public or private roadway other than a Lane shall have a minimum of 70% clear, non-reflective glazing on the exterior of the ground floor to promote pedestrian interaction and safety, except:
 - a. when a Development Permit application is solely for exterior alterations to existing buildings, each Façade facing a public roadway other than a Lane shall have a minimum of 50% clear, non-reflective glazing on the exterior of the ground floor.

Proportion of glazing is calculated as a percent of linear meters at [1.5 m](#) above finished Grade.

10. A maximum of 10% of the first Storey glazing may be covered by Signs. The remainder of the glazing shall remain free from obstruction.
11. Landscaping of Sites shall use plant materials that provide colour throughout the year to enhance appearance during the winter months.
12. A Rooftop Terrace facing a Residential Zone that allows Single Detached Housing as a Permitted Use or the [RF5](#) Zone, shall:
 - a. require Privacy Screening along the full length of the Rooftop Terrace facing the applicable Residential Zone that;
 - i. is a minimum of [1.5 m](#) in Height; and
 - ii. shall not exceed [1.7 m](#) in Height,

When measured from the surface of a rooftop in accordance with [Section 61](#).

13. Where a Commercial Use is provided at ground level Abutting a public roadway other than a Lane, the principal entrance shall be designed for universal accessibility. A maximum of two ground floor commercial units may share a common entranceway.

*Charter Bylaw 18967
August 26, 2019*

14. Multi-unit Housing above the ground floor shall have access at ground level that is separate from any Commercial premises other than Hotels. The principal residential entrance shall have direct external access to the adjacent public sidewalk and shall be designed for universal accessibility.

15. When the Development Officer determines that a Development Permit application does not comply with the regulations contained in this Overlay:
 - a. the Development Officer shall send notice to the municipal address and assessed owners of land wholly or partly located within a distance of [60.0 m](#) of the Site of the proposed development, and the President of each affected Community League and each Business Improvement Area Association operating within the distance described above to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
 - b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been mailed, unless the Development Officer receives feedback from all specified recipients; and
 - c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit application in accordance with Section 11.3.

819.5 Development Regulations for Signs

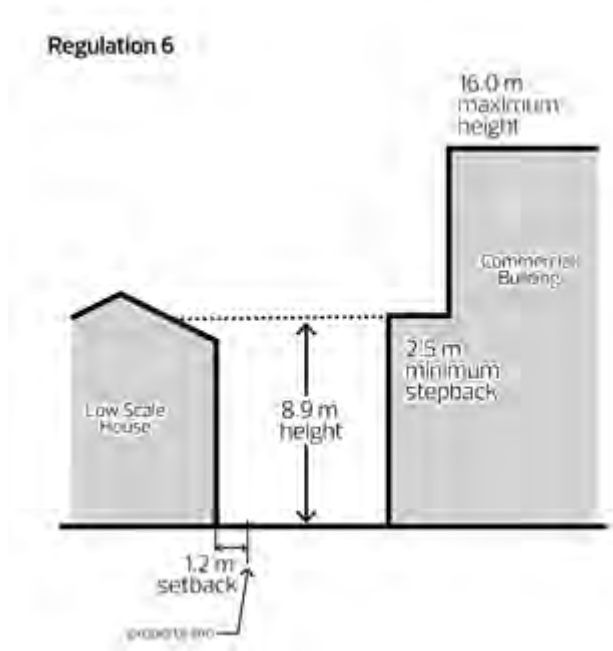
1. A Comprehensive Sign Design Plan, with a focus on pedestrian-oriented signs and promoting building identity, shall be submitted with a Development Permit application for:
 - a. the redevelopment of a Site
 - b. the construction of new principal buildings;
 - c. the exterior alteration of an entire principal building; or
 - d. any new Development Permit, at the discretion of the Development Officer.
2. Signs shall complement the pedestrian-oriented commercial environment and shall be provided in accordance with [Schedule 59E](#) of this Bylaw, except that:
 - a. the maximum Height of a Freestanding Sign shall be [6.0 m](#), as measured from Grade to the top of the Freestanding Sign.
 - b. Projecting Signs shall be located within [1.0 m](#) of each individual business entrance of the building facing a public roadway other than a Lane.
 - c. Notwithstanding Section 59E.2(2)(e), one additional projecting sign may be permitted per building for the purpose of advertising businesses that do not have access at ground level.
 - d. Where regulations for a Sign Use do not appear within [Schedule 59E](#), the Schedule applicable to the underlying Zone shall apply.
3. When the Development Officer determines that a Development Permit application does not comply with the regulations contained in this section of the Overlay the notification process outlined in subsection 819.4(15) shall apply.

819.6 Additional Development Regulations for Specific Areas

1. The development regulations contained within Section 819.6 shall apply to the portions of the Overlay that are contained within the boundaries of the 109 Street Area Redevelopment Plan.
2. Where the underlying Zone allows Bars and Neighbourhood Pubs, or Nightclubs as a Permitted or Discretionary Use, these Uses shall not exceed an occupant load of 200 or [240 m²](#) of Public Space. Notwithstanding subsections 11.3 and 11.4, and that larger facilities may be listed as Discretionary Uses, variances shall not be granted unless otherwise specified by a Statutory Plan applicable to the Site.
3. Increases in Height and Floor Area Ratio provided in Section 819.3(5) shall only be granted when a development contains a minimum 1.5 Floor Area Ratio for Residential or Residential-related Uses.

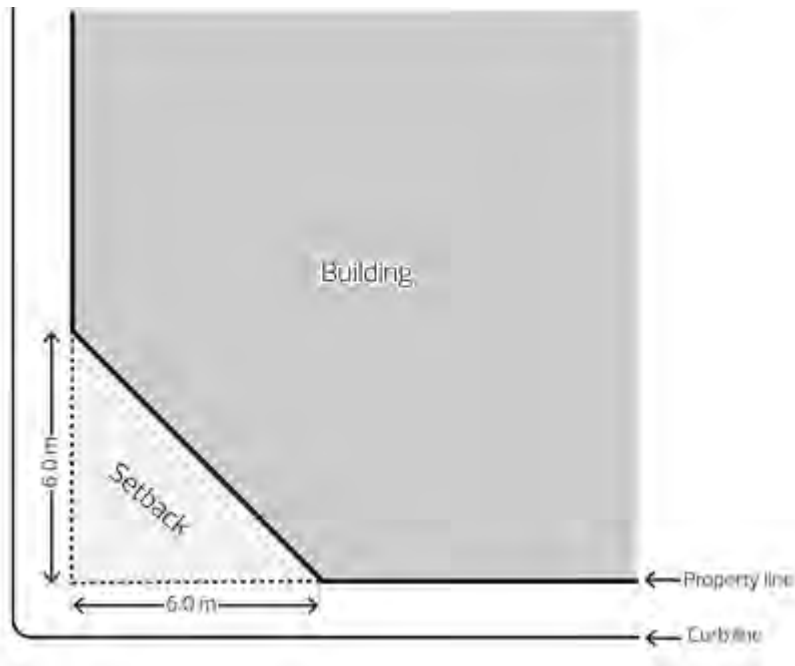
4. The principal entrance for any Commercial Use on a Site that Abuts 109 Street shall be oriented to the street.
5. Notwithstanding subsection 819.3(4)(a)(i) and 819.3(4)(b), on all Sites adjacent to or Abutting a Zone that allows Single Detached Housing as a Permitted Use or the [RF5](#) Zone, the minimum Setback facing the Residential Zone shall be [6.0 m](#), and no parking, loading, storage, trash collection, outdoor service or display area shall be permitted within this Setback.
6. Notwithstanding subsection 819.3(4)(c), on all Sites adjacent to or Abutting a property zoned to allow Single Detached Housing as a Permitted Use or the [RF5](#) Zone, a [2.5 m](#) Stepback shall be required for any portion of the directly adjacent Façade above [8.9 m](#) in Height.

Diagram of Regulation 6 - for illustrative purposes



7. The following regulations shall apply to development within Commercial Zones at each corner of the intersection of 109 Street and 82 Avenue:
 - a. there shall be a triangular shaped Setback [6.0 m](#) in length Abutting along the property lines that meet at each corner of the intersection of 109 Street and 82 Avenue, as shown in the following illustration;

Diagram of Regulation 7 - for illustrative purposes



- b. the principle building entrance shall be located in the triangular shaped setback, as shown in the illustration.
- 8. When the Development Officer determines that a Development Permit application does not comply with the regulations contained in this section of the Overlay the notification process outlined in subsection 819.4(15) shall apply.

*Bylaw 18210
November 15, 2017
Charter Bylaw 20040
April 5, 2022*

Appendix 1 - Main Streets Overlay

Edmonton Zoning Bylaw 12800

820 Whyte Avenue Commercial Overlay

820.1 General Purpose

*Bylaw 18171
September 11, 2017
Charter Bylaw 19511
January 2, 2021*

The purpose of this Overlay is to prohibit new Bars and Neighbourhood Pubs, and Nightclubs; to prohibit the expansion of existing Nightclubs; to restrict expansion of existing Bars and Neighbourhood Pubs; and to provide opportunities for Breweries, Wineries and Distilleries in the Whyte Avenue Commercial Area.

820.2 Application

Notwithstanding any provisions of the Zoning Bylaw respecting the area of application of Overlays, this Overlay applies to all Zones, Direct Development Control Provisions and Site Specific Development Control Provisions on those lands shown in Appendix I to this Overlay.

820.3 Development Regulations

1. Notwithstanding the Uses listed in the underlying Zones, Direct Development Control Provisions or Site Specific Development Control Provisions, and notwithstanding any provisions of the Zoning Bylaw respecting the alteration of Uses through Overlays, Bars and Neighbourhood Pubs, and Nightclubs are only Permitted or Discretionary Uses in the Zone, Direct Development Control Provisions or Site Specific Development Control Provisions if that Use was being lawfully carried on as of December 1, 2003.

*Charter Bylaw 19511
January 2, 2021*

2. Existing Bars and Neighbourhood Pubs, and Nightclubs in the area of application of this Overlay shall not be allowed to expand beyond the occupancy load and Public Space specified by their respective approvals, except:
 - a. in accordance with 12.2(1)(dd); or
 - b. when the expansion of the Public Space and occupancy load of a Bars and Neighbourhood Pubs Use is for a new or expanded outdoor service area or patio space and the development otherwise complies with the requirements of the underlying Zone
3. A Bar and Neighbourhood Pub or Nightclub that was a conforming Use as of December 1, 2003 shall remain a conforming Use and a Bar and Neighbourhood Pub or Nightclub that was a non-conforming Use as of December 1, 2003 shall remain a non-conforming Use unless it is brought into conformity with the requirements of the Zoning Bylaw.

*Bylaw 18171
September 11, 2017*

4. Notwithstanding Section 800.2, a Breweries, Wineries and Distilleries Use shall only be allowed in the area of application of this Overlay if:
 - a. developed with a total Public Space, including any private non-sale hospitality area, that does not exceed 80 m² or 30% of the total Floor Area, whichever is less;
 - b. developed in combination with a Restaurant; or

- c. developed in combination with an existing Bar and Neighbourhood Pub or an existing Nightclub, provided the total Public Space, including any private non-sale hospitality area, does not exceed the occupancy load and the Public Space specified in the existing approval for the Bar and Neighbourhood Pub or Nightclub.

Appendix I - Whyte Avenue Commercial Overlay

Edmonton Zoning Bylaw 12800

850. Industrial Plan Overlays

850.1 General Purpose

The purpose of this Overlay is to provide a means to alter Use and to alter or specify regulations for Uses and Use activities, in order to achieve the local planning objectives of an Industrial Statutory Plan.

850.2 Application

1. This Overlay shall only be applied to Zones, Uses, Use activities or geographic areas where specified in an Industrial Statutory Plan.
2. This Overlay shall only be applied, through an amendment to the Zoning Bylaw, in the form of a schedule to this Overlay, which shall include:
 - a. the name of the applicable Statutory Plan and its boundaries;
 - b. a map at an appropriate scale, which indicates the designation, location and boundaries of each underlying Zone with altered or specified regulations, as provided for by this Overlay; and
 - c. every Use and regulation that is specified or altered by the Overlay, in accordance with the provisions of this Section.
3. This Overlay shall not be used:
 - a. to alter Part I of this Bylaw, except as provided for in this Section or to alter Part IV of this Bylaw;
 - b. in conjunction with a Direct Control provision; or
 - c. to allow more than one Single Detached Dwelling on a lot.

850.3 Development Regulations

1. Where this Overlay is applied, the regulations provided in its schedules shall be substituted for the specified regulations of the underlying Zone. Where there appears to be a conflict between the provisions of this Overlay and those of the underlying Zone, the provisions of this Overlay shall take precedence and effect.
2. Where an Overlay for a Sub-Area Plan or Industrial Statutory Plan is applied, the regulations provided in its schedules shall replace those of the underlying Zone. Where the direction provided in a Sub-Area Plan departs from or enhances the direction, regarding Use or regulations as directed by the Industrial Statutory Plan, the appropriate substitution of specific regulations shall occur.
3. A schedule to this Overlay may establish development classes, may change or specify regulations and submission requirements and may specify the conditions under which such altered or specified regulations would apply, and, without limiting the generality of this clause, may include:
 - a. regulations pertaining to environmental considerations, which may include such things as geotechnical, flood protection, noise or emissions attenuation and servicing requirements;
 - b. regulations pertaining to application requirements, public consultation or notification;
 - c. regulations pertaining to parking and signage requirements;
 - d. regulations pertaining to Landscaping, screening, architectural and Site design requirements; and

- e. regulations pertaining to Accessory Uses, activities or Structures.

*Bylaw 16859
June 24, 2014*

- 4. Notwithstanding clause (1), above, the provisions of the [Floodplain Protection Overlay](#) shall take precedence over the provisions of this Overlay.

Edmonton Zoning Bylaw 12800

860 The Quarters Overlay

*Bylaw 15038
April 15, 2009
Charter Bylaw 19549
February 23, 2021*

860.1 General Purpose

The purpose of this Overlay is to apply common regulations to a number of underlying Direct Control Provisions in order to achieve the objectives of The Quarters Area Redevelopment Plan and The Quarters Urban Design Plan.

860.2 Area of Application

Notwithstanding Section 800 of the Zoning Bylaw respecting the area of application of Overlays, this Overlay applies to the lands shown in [Appendix I](#) to this Overlay, except for those sites as noted.

860.3 Variance and Interpretation

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

1. The Development Officer may vary requirements such as building Setbacks and building Stepbacks, Tower separation, built form and podium design, Vehicle Parking, glazing, and application of The Quarters Downtown Sustainable Development Standard Checklist as contained in Appendix III provided consideration is given to the character of the built form, and its visual, shadow and other microclimatic impacts on adjacent development, and to the objectives of The Quarters Downtown Urban Design Plan and principles of Crime Prevention Through Environmental Design (CPTED).
2. The Development Officer may vary the minimum distance between individual high-rise developments in consideration of the following:
 - a. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - b. The recommendations and mitigative measures specified in any required technical studies.
3. The Development Officer may approve a residential or any non-Commercial Use for a maximum period of five years for any active commercial Frontage as specified in Appendix II.

*Bylaw 16032
March 12, 2012
Bylaw 17828
January 23, 2017*

4. The Development Officer, in consultation with Subdivision and Development Coordination (Transportation), may relax:
 - a. parking requirements in response to initiatives which reduce parking demand, including, but are not limited to, dedicated car share/car pool program stalls, universal bus pass programmes, or shared parking between Commercial, Commercial Related, Residential, and Residential Related Uses;

*Bylaw 16733
July 6, 2015*

- b. parking and loading requirements in the case of restoration or rehabilitation of existing buildings on the Register of Heritage buildings of Edmonton;

Bylaw 16733
July 6, 2015

5. Development exceeding 23.0 m in Height, in accordance with Section 52, is considered a Tower to which the Urban Design Regulations for Towers shall apply.

Bylaw 16733
July 6, 2015

6. The Development Officer shall not vary maximum Floor Area Ratios, nor maximum building Heights specified in the underlying Direct Development Control Provisions or this Overlay.

Bylaw 17828
January 23, 2017
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018

7. Notwithstanding Section 11.4 limitation of Variance, the Development Officer may consider reducing the minimum Floor Area Ratios or minimum building Heights provided consideration is given to the character of the surrounding built form and the objectives of The Quarters Downtown Urban Design Plan
8. Bicycle storage areas shall be exempted from Floor Area calculations.

Bylaw 16733
July 6, 2015

9. The number of Storeys noted in association with minimum and maximum building Heights in this Overlay and the underlying Direct Control Provisions are provided for descriptive purposes only.

860.4 Development Regulations

1. General Provisions

- a. The Development Officer shall have regard for The Quarters Downtown Urban Design Plan in applying the regulations of this Overlay.

Bylaw 16032
March 12, 2012

- b. Prior to the submission of a Development Permit application the owner shall provide proof the affected lands have been remediated such that they are suited to their intended Use to the satisfaction of the Development Officer in consultation with Alberta Environment, the Capital Health Authority, and Subdivision and Development Coordination (Transportation).

Bylaw 16032
March 12, 2012
Bylaw 17828
January 23, 2017

- c. Documentation showing proof of consultation with Sustainable Development regarding City acquisition of the mid-block, north-south pedestrian street shall be submitted concurrent with a Development Permit Application for sites mid-block between 96 and 97 Streets in accordance with The Quarters Downtown Area Redevelopment Plan and the Quarters Downtown Urban Design Plan.
- d. Ground Floor uses shall be developed in accordance with Appendix II to this Overlay.
- e. The maximum ground Floor Area of any individual business premise for a retail Use shall not exceed 1,850 m².
- f. The maximum number of individual business premises for retail Use with a Floor Area between 1,200 m² and 1,850 m² shall not exceed one per block face.
- g. Building Façades shall incorporate architectural designs or features that characterize the particular precinct theme envisioned in The Quarters Downtown Urban Design Plan.

Bylaw 16032
March 12, 2012

Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015

- h. Vehicular access and egress to Sites shall be provided from a Lane. Where no Abutting Lane exists access may be taken from an Abutting public roadway, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
- i. Driveway ramps for underground parkades must be at Grade at the property line and must not exceed a slope of 6% for a distance of 4.5 m inside the property line, or to the satisfaction of Subdivision and Development Coordination (Transportation).

Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015

- j. Lane infrastructure shall be improved to provide access to on-Site parking facilities to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

- 2. Parking, Loading and Bicycle Storage shall be provided as specified in Section 54.

Bylaw 17828
January 23, 2017

- 3. Signs shall comply with Section 59 and Schedule 59B.
- 4. A minimum of 5 m² shall be required for each residential unit as Amenity Area. This space may be provided for each dwelling, or aggregated to a common area in a development, and may be located interior or exterior to the development.
- 5. Historic Resources
 - a. Municipally, provincially or federally designated historic resources on the Register of Historic Resources in Edmonton shall be retained and incorporated into any redevelopment, so that their heritage values and those character defining elements of merit become an integral part of the development, to the satisfaction of the Development Officer in consultation with the Heritage Officer.
 - b. The preservation of designated historic resources and buildings on the Register of Historic Resources in Edmonton and the design of new development on the site shall conform to the following regulations:
 - i. The "Standards and Guidelines for the Conservation of Historic Places in Canada" published by Parks Canada and the Minister of Alberta Culture and Community Spirit;
 - ii. The Statements of Significance for the buildings; and
 - iii. All modification and/or alteration shall be reviewed and approved by the Development Officer in consultation with the Heritage Officer and Alberta Culture and Community Spirit, if required.

Bylaw 16850
June 24, 2014

- c. Where the provisions of this Overlay directly conflict with a historic resource's designating document, the latter shall take precedent.

860.5 Urban Design Regulations

Bylaw 16488
July 2, 2013

- 1. Site planning shall be addressed in accordance with The Quarters Downtown Urban Design Plan
- 2. Landscaping

Bylaw 17672
June 27, 2016
Bylaw 17828
January 23, 2017

- a. In addition to the requirements specified in [Section 55](#), Landscaping shall be provided in consideration of The Quarters Downtown Urban Design Plan.
- b. Landscaping along public roadways, including Lanes shall be coordinated by the City of Edmonton and shall be provided in consideration of The Quarters Downtown Urban Design Plan.

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

3. Vehicle Parking and Loading

- a. Surface parking, loading, and storage areas shall be located to the rear of any building and be screened from public roadways through the orientation of on-site built form and/or enhanced landscaping measures.
- b. The location and provision of garbage storage, compaction, recycling and collection facilities shall be to the satisfaction of the Development Officer having regard for minimizing the nuisance impacts of these facilities
- c. Parking, loading and passenger drop-off areas shall be designed to minimize pedestrian-vehicle conflicts.
- d. Visitor parking for Residential Uses shall not be provided as tandem parking.
- e. Blank walls (with or without windows) of an Above Ground Parkade shall not be developed adjacent to, or be visible from, any public roadway.

Charter Bylaw 18381
May 7, 2018
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

- f. No portion of an Above Ground Parkade on the first floor shall be allowed for a minimum depth of [10.0 m](#) from any building Façade facing a public roadway, other than a Lane.

Charter Bylaw 18387
May 7, 2018
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

- g. No portion of an Above Ground Parkade on the first floor up to 5 Storeys shall be allowed for a minimum depth of 6.0 m from any building Façade facing a public roadway, other than a Lane.

Charter Bylaw 18387
May 7, 2018
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

- h. No portion of an Above Ground Parkade will be located on or above the top floor of any building or, in the case of a Tower, podium structure.

4. Entrances

- a. Where a Dwelling unit is developed at ground level Abutting a public roadway, other than a Lane, the principal entrance to the unit shall have direct external access to the Abutting public sidewalk and feature doorways, terraces and / or patios and windows at ground level.

Charter Bylaw 18381
May 7, 2018

- b. Residential and Residential Related Uses developed above ground level Commercial Uses shall have separate access at ground level.

- c. Where a Commercial Use is developed at ground level Abutting a public roadway other than a Lane, the principal entrance to the unit shall have direct external access to the Abutting public sidewalk.

*Charter Bylaw 18967
August 26, 2019*

- d. Main building entrances for Multi-unit Housing and Commercial Uses shall be designed for universal accessibility.
 - i. Level changes from the sidewalk to entrances of buildings shall be minimized.
 - ii. Sidewalk furniture and other streetscape elements shall be located such that they do not obstruct a travel path and building entrances.
 - e. Entrances for all ground level Uses shall be placed not more than 15.0 m apart.
5. Weather protection in the form of a canopy, colonnade, galleria or any other method suitable to the architectural style of the sub-area, building or street theme shall be provided to support year-round use.
6. Architectural Control

- a. All exposed building Façades shall be architecturally treated to create a unified building exterior.

*Bylaw 17828
January 23 2017*

- b. Architectural diversity and visual interest shall be created through:
 - i. the use of distinctive treatments at the main entrance of the development; and
 - ii. the articulation and incorporation of other design elements in the Façades and rooflines.
- c. A minimum of 70% of the ground floor level portion of the commercial Façade Abutting a public roadway, other than a Lane, shall be comprised of clear, non-reflective glazing to promote pedestrian interaction and safety.
- d. All mechanical equipment, including roof mechanical units, shall be integrated into the total building design.
- e. Perceived massing shall be minimized through design elements such as building Setback variations, building orientation, window placement, awnings, articulation around entrance ways, roof treatment, and the choice of exterior materials and colours.

*Bylaw 15498
July 19, 2010*

- f. All mid and high rise buildings should display a distinct base, middle and top, except the areas known as The Armature Areas 1 and 2.
- g. The upper floors of high rise buildings shall provide distinctive shaping or sculpting of the roof line to contribute to a unique and interesting skyline.
- h. Dwellings and other elements of the development should be sited and oriented to minimize their impact on other dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy, shadowing and views.
- i. Overhangs will be permitted within the space of the Setback and within public road right-of-ways at the discretion of the Development Officer in accordance with the guidelines provided in The Quarters Downtown Urban Design Plan.

*Bylaw 16733
July 6, 2015*

- j. Towers shall form one comprehensive architectural whole, both in form, building mass, and articulation. Podiums for Towers shall include design elements that create a pedestrian oriented/scale built form where adjacent to circulation routes on public or private property. This

can be created in various ways through Setbacks and Stepbacks in the building mass, building articulation, and through the architectural treatment of the Façades.

Bylaw 15498
July 19, 2010
Bylaw 16733
July 6, 2015

- i. The Tower base building shall integrate Residential and Commercial Uses, except the areas known as The Armature Areas 1 and 2, to provide a pedestrian-scaled building edge and complement adjacent buildings or open space. The base building should define street and open space edges.
- ii. The Tower shall be designed and oriented to the site in a way that complements the base building, minimizes shadows and maximizes views for existing development.

Bylaw 15498
July 19, 2010

- iii. The average Floor Plate for the Tower zone shall not exceed 750 m², except the areas known as The Armature Area 1 and 2.
- iv. The minimum Separation Space between any two Towers shall be 15.0m.

Bylaw 16733
July 6, 2015

- v. Development on the site shall provide gardens or patios on the top of the base building to improve rooftop aesthetics and provide additional Amenity Area, where physically and economically feasible.
- vi. Where property configuration permits, the longest axis of a Tower shall be in the north/south direction in order to preserve view corridors and allow sunlight to reach street level.

Bylaw 15498
July 19, 2010

- vii. No side of a Tower shall be more than 35.0m long, except the areas known as The Armature Area 1 and 2.

7. Public Art shall be incorporated into publicly accessible open spaces and provide a signature feature to the development. Public art may also be incorporated in the architecture, architectural Façades and the Façades of a building and landscaped areas.

8. Technical Study Requirements

- a. Technical studies not required to accompany Development Permit applications for base level and Incentive Levels 1 or 2, as per Appendix III include the following;
 - i. Sun Shadow Impact Study;
 - ii. Traffic Impact Assessment;
 - iii. Park Impact Assessment;
 - iv. Parking Impact Assessment;
 - v. Conceptual Site Servicing Report.
 - vi. Loading / Unloading and Waste Management

The above noted technical studies may be required to accompany Development Permit applications for Incentive Level 3 as per Appendix IV to the satisfaction of the Development Officer.

- b. Additional technical studies that may be required to accompany Development Permit Applications to the satisfaction of the Development Officer include, but are not limited to:
 - i. Wind Impact Statement or Study
 - ii. Slope and Soil Information;

- iii. Environmental Site Assessment;
- iv. A Letter prepared by a qualified, registered, Professional Architect or Engineer ensuring that building designs, through their massing and location, would avoid adverse microclimatic effects such as wind tunnelling, snow drifting, and rain sheeting, and would minimize shadowing and loss of sunlight both on and off-site.
- v. A Crime Prevention Through Environmental Design (CPTED) Assessment that shall be reviewed and accepted by the Development Officer prior to the issuance of a Development Permit to ensure that development on the Site provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995), which may be amended from time to time.

Bylaw 17843
 April 26, 2017
 Charter Bylaw 18460
 July 9, 2018
 Charter Bylaw 19549
 February 23, 2021

[Appendix I](#)

Bylaw 16850
 June 24, 2014

[Appendix II](#)

Charter Bylaw 19275
 June 23, 2020
 Effective: July 2, 2020

Appendix III Floor Area Ratio (FAR) and Height Incentives

Bylaw 17062
 July 9, 2015

- 1. The Floor Area Ratio and Height Incentives shall be calculated as additional FAR and Height, up to the maximum achievable FAR and Height as provided in Table 1, based on points earned according to the sustainable development initiatives added to the development as per Appendix IV provided in this provision.
- 2. To secure the Floor Area Ratio and Height Incentives shall be submitted along with the Development Permit application with the information required as per Appendices III and IV.
- 3. Floor Area Ratio and Height Incentives
 - a. The maximum achievable FAR and Height as per the incentives for each Area shown in Appendix I shall be as stated in Table 1. Incentive Level 1 can be achieved by accumulating 15 points, Incentive Level 2 can be achieved by accumulating 30 points and Incentive Level 3 can be achieved by accumulating 50 points as per Appendix IV provided in this provision. Some points must be accumulated in each of the 8 categories.

Bylaw 17062
 July 9, 2015

- b. Development sites may be developed up to the base allowable FAR and Height in each Area shown in Appendix I without providing any sustainable development incentives listed on Appendix IV. All development shall still conform to all other provisions in the Zone where the development is located in the Zoning Bylaw.
- c. In order to develop above the base FAR and Height, developments may pursue the FAR Incentive Level 1 or the FAR Incentive Level 2 as defined in Appendix IV.

Table 1: FAR and Height Incentives by Area¹

Area	Base Level FAR	Base Level Height	Incentive Level 1 FAR	Incentive Level 1 Height	Incentive Level 2 FAR	Incentive Level 2 Height	Incentive Level 3 FAR	Incentive Level 3 Height

		(metres)		(metres)		(metres)		(metres)
Heritage Quarter Area 1	3.0	11m	4.5	23m	-	-	-	-
Heritage Quarter Area 2	3.0	11m	4.5	23m	6.0	50m	-	-
Civic Quarter Area 1	3.0	11m	7.0	47m	8.0	77m	-	-
Civic Quarter Area 2	3.0	11m	7.0	47m	8.0	77m	10.0	113m
The Armature Area 1	3.0	11m	4.5	23m	6.5	40m	8.75-	52m
The Armature Area 2	3.0	11m	4.5	23m	6.5	40m	-	
The Armature Area 3	3.0	11m	4.5	23m	-	-	-	
McCauley Quarter Area 1	1.5	7m	3.5	23m	-	-	-	-
McCauley Quarter Area 2	2.0	7m	3.5	23m	-	-	-	-
McCauley Quarter Area 3	1.5	7m	4.0	27m	-	-	-	-
Five Corners Area 1	3.0	11m	7.5	50m	8.0	85m	-	-
Five Corners Area 2	3.0	11m	7.5	50m	8.0	85m	-	-
Five Corners Area 3	3.0	11m	7.5	50m	8.0	85m	13.5	150m

4. Sustainable Development Standard Checklist

a. Incentive Rates:

*Bylaw 17062
July 9, 2015*

- i. In order to be granted the FAR and Height Incentive Level 1, as per Table 1, the development shall provide all required sustainable development initiatives and achieve 15 points in Appendix IV. If the development achieves less than 15 points, no additional FAR or additional Height shall be granted.
- ii. In order to be granted the FAR and Height Incentive Level 2, as per Table 1, the development shall provide all required sustainable development initiatives and achieve 30 points in Appendix IV. If the development achieves 15 or more points, but less than 30 points, and should the applicant choose to proceed, the development shall be granted additional FAR and additional Height according to FAR and Height Incentive Level 1 in Table 1.
- iii. The points assigned to each of the sustainable development initiatives are summarized in Appendix IV:
- iv. The applicant shall provide evidence to the Development Officer, as requested in Appendix IV, as to how the sustainable development initiatives will be implemented.

a. Contents

1. All developments pursuing FAR and Height Incentives consistent with Table 1 shall submit supporting documentation describing the commitment and compliance path.
2. Documentation shall include signature(s) of the responsible parties and shall provide a detailed description of the design strategy and/or plan of action as it relates to the chosen sustainable building feature.
3. Applications to secure FAR and Height Incentives shall be submitted along with the Development Permit application.
 - c. FAR and Height Incentives Submittal Requirements Appendix IV: The Quarters Downtown Sustainable Development Standard Checklist identifies submittal requirements, to the satisfaction of the Development Officer, for each of the FAR and Height Incentives. The scope of these submittal requirements are as follows:
 1. Site Plan and Associated Narrative:

Provide a site plan detailing the following:

 - A. Building footprint
 - B. Solar orientation and description of how the building responds to this for passive heating and cooling
 - C. Surface parking area as a percentage of total site area
 - D. Location of bicycle storage and/or end-of-trip facilities
 - E. Context plan
 - F. 3-D view of building
 - G. How universal accessibility requirements have been met
 - H. Landscaping areas
 - I. Exterior lighting locations
 - J. Green roof area as a percentage of total roof area
 - K. Recycling / waste storage and treatment areas
 2. Floor Plans:

Provide floor plans detailing the following:

 - A. Natural ventilation, daylight penetration and other passive design systems
 - B. Universal accessibility requirements
 - C. Wheelchair radius requirements in accessible dwelling
 - D. Recycling / waste storage and treatment areas
 3. Elevation Drawings:

Provide elevation drawings detailing the following as necessary:

 - A. Natural ventilation, daylight penetration and other passive design systems
 - B. Universal accessibility requirements
 4. Lighting Plan:

Detail the lighting strategy for the site. Demonstrate compliance with the requirements of the Illuminating Engineering Society of North America (IESNA RP-33-99).
 5. Parking Plan:

Provide a parking plan detailing the following as necessary:

 - A. Universal accessibility requirements
 - B. Recycling / waste storage and treatment areas
 - C. Location of bicycle storage and/or end-of-trip facilities
 - D. Location of unbundled parking spaces

- E. Location and number of car-share vehicles relative to the total number of stalls

6. Simpson's Diversity Index:

Use the following equation to calculate your score:

$$\text{Score} = 1 - \sum (n/N)^2$$

Where n = the total number of dwellings in a single category, and N = the total number of dwellings in all categories

Housing categories in The Quarters Downtown are defined as:

*Bylaw 18171
September 11, 2017*

- A. Studio large - greater than [46 m²](#)
- B. Studio small - less than [46 m²](#)
- C. One-bedroom large - greater than [65 m²](#)
- D. One-bedroom small - less than [65 m²](#)
- E. Two-bedroom large - greater than [84 m²](#)
- F. Two-bedroom small - less than [84 m²](#)
- G. Three or more bedroom
- H. Live-work

1. Energy Management Plan:

*Bylaw 16733
July 6, 2015*

Describe the energy management strategy and active and passive systems being employed to meet the targeted reduction in energy use. Describe the results of energy modelling and the percentage performance improvement over the Model National Energy Code for buildings. The assessment is to be prepared by a professional engineer or architect.

8. Energy Modelling Screening Tool:

Present the results of the energy modelling screening tool from CBIP or other modelling software. The assessment is to be prepared by a professional engineer.

9. Letter of Commitment:

Provide a letter of commitment from the developer and/or owner and/or professional architect and/or engineer declaring that the requirements will be met.

10. Affordable Housing Agreement:

The owner will execute an agreement with the City of Edmonton to address the contribution to affordable housing.

11. Water Management Plan:

Provide a water management plan (to be prepared by a professional engineer) describing the overall water management strategy and how potable water use will be reduced and water will be reused. Detail the following as necessary:

- A. A system to collect, store and treat (if necessary) rainwater
- B. How collected rainwater will be utilized
- C. Flow rates on water efficient fixtures to be used
- D. Mechanisms to be employed in order to reduce potable water for sewage conveyance by 50% when compared to a typical baseline building.
- E. A system to collect and treat grey water for reuse on site

12. Landscape Plan:

*Bylaw 17828
January 23, 2017*

Provide a detailed landscape plan (to be prepared by a professional landscape architect) including the overall landscaping strategy and a list of plant materials to be used.

9. Construction Waste Management Plan:

Provide a construction waste management plan describing the overall waste management strategy and how waste will be diverted from landfill toward recycling and/or salvage reuse. Provide a list of the materials to be collected for recycling and salvage. The plan is to be prepared by a professional engineer or architect.

10. Air and Dust Emissions Control Plan:

*Bylaw 16733
July 6, 2015*

Provide an air and dust emissions control plan describing how air quality will be maintained and dust controlled during construction and demolition. Replace all filtration media immediately prior to occupancy, with a Minimum Efficiency Reporting Value of 13. Meet or exceed the recommended Design Approaches of the Sheet Metal and Air Conditioning Contractor's National Association IAQ Guideline for Occupied buildings Under Construction, 1995, Chapter 3. Protect all absorptive material from moisture damage. Use filtration media with a Minimum Efficiency Reporting Value of 8 at each return air grill if air handlers must be used during construction. The plan is to be prepared by a professional engineer or architect.

15. Car-Share Plan or contract with car cooperative:

Describe the terms of use of the project's car-share program. Detail the number of cars to be provided, membership criteria, booking mechanisms, and management plan. A minimum of 1 car for every 50 units shall be provided. If a contract is signed with an existing car cooperative to supply a car on the property provide a copy of the contract.

Appendix IV This appendix is to be used in conjunction with Appendix III

THE QUARTERS DOWNTOWN SUSTAINABLE DEVELOPMENT STANDARD CHECKLIST		
Design Category	Points	Submission Requirements
1 <input type="checkbox"/> Building orientation and design that responds to solar patterns in order to create opportunities for passive solar heating and shading for cooling.	1	<ul style="list-style-type: none"> • Floor, plan and elevation drawings.
2 <input type="checkbox"/> Passive design principles have been applied that improve efficiency of mechanical systems by maximizing natural ventilation and day lighting and enhancing envelope efficiency.	1	<ul style="list-style-type: none"> • Floor Plans • Elevation Drawings
3 <input type="checkbox"/> The design provides for reduced light pollution by minimizing light trespass from the building site and using targeted lighting to improve visibility of the night sky. This can be achieved if the design meets or exceeds the requirements of the Illuminating Engineering Society of North America (IESNA RP-33-99).	1	<ul style="list-style-type: none"> • Site Plan • Lighting Plan
4 <input type="checkbox"/> The design of the main building entrance and the first level parkade lobby entrance to the building addresses universal accessibility and universal design as follows: <ul style="list-style-type: none"> • Main entranced doors should meet universal design standards; • Level changes from the sidewalk to the main entrance of apartment buildings should be minimized; and 	1	<ul style="list-style-type: none"> • Site Plan • Floor Plans • Underground Parking Plan • Elevation Drawings • Landscaping Plan

Landscaping elements should be located out of the travel path to ensure they are not obstacles to apartment building access.		
5 <input type="checkbox"/> A minimum of 3% of residential suites to be fully wheelchair accessible.	3	<ul style="list-style-type: none"> • Floor plans
6 <input type="checkbox"/> Ensure that the design of the building provides a diversity of dwelling types as follows: <ul style="list-style-type: none"> • Bachelor • One-bedroom • Two-bedroom • Three or more bedrooms • Co-housing • Live-Work 	3	<ul style="list-style-type: none"> • Floor Plans • Simpson's Diversity Index calculations. Must have a score of at least .75 (Refer to section 7.6 for details)
Energy Category	Points	Submission Requirements
7 <input type="checkbox"/> The building design achieves a 29% efficiency improvement over the Model National Energy Code (MNECB) and 10% improvement for retrofit.	Required for buildings over three Storeys	<ul style="list-style-type: none"> • Energy Management Plan • Energy modelling screening tool (CBIP or other)
8 <input type="checkbox"/> Specify Heating, Ventilating and Air-Conditioning (HVAC) and refrigeration equipment that do not contain Hydro chlorofluorocarbons (HCFCs).	Required	<ul style="list-style-type: none"> • Letter of commitment from professional engineer or architect
9 <input type="checkbox"/> Meet the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) 90.1 2001 standards for lighting, including metering, smart controls and occupancy sensors in public spaces.	Required	<ul style="list-style-type: none"> • Letter of commitment from professional engineer/ developer/owner
10 <input type="checkbox"/> Develop co-managed energy/utility servicing for more than one project.	5	<ul style="list-style-type: none"> • Letter of commitment from professional engineer/ developer/owner
11 <input type="checkbox"/> Ensure that 70% of fixtures and appliances supplied are Energy Star compliant.	1	<ul style="list-style-type: none"> • Letter of commitment from developer/owner
12 <input type="checkbox"/> The design of the building provides for the necessary infrastructure to allow in-suite metering of electricity, hot water use and cost.	1	<ul style="list-style-type: none"> • Design plans and letter of commitment from professional engineer
13 <input type="checkbox"/> Design the building to achieve a 33% efficiency improvement over the Model National Energy Code (MNECB) and 15% improvement for retrofit.	3	<ul style="list-style-type: none"> • Energy Management Plan

		<ul style="list-style-type: none"> • Energy modelling screening tool (CBIP or other)
14 <input type="checkbox"/> Purchase 50% of energy needs through grid-source renewable energy.	3	<ul style="list-style-type: none"> • Contract or written agreement with green energy supplier
15 <input type="checkbox"/> Provide on-site renewable energy to self-supply 5% of the project's need.	4	<ul style="list-style-type: none"> • Letter of commitment from professional engineer and developer
16 <input type="checkbox"/> Provide for green roofs for at least 50% of roof surfaces. Where feasible, developments should provide gardens or patios on the top of podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.	4	<ul style="list-style-type: none"> • Roof plan and landscape plan

Water Category	Points	Submission Requirements
17 <input type="checkbox"/> Design an onlot storm water control system having a controlled discharged rate of 20-35Litre/second/ha for 1:100 storm events.	Required	<ul style="list-style-type: none"> • Letter of commitment from professional engineer • Water Management Plan
18 <input type="checkbox"/> Specify water efficient fixtures such as low-flow toilets, urinals and faucets to ensure reduction of potable water consumption by 30%. The City of Edmonton Bylaw 14571 Water Efficient Fixtures specifies low-flow toilets and urinals.	Required	<ul style="list-style-type: none"> • Water Management Plan
19 <input type="checkbox"/> Design a system to collect, store, treat (if necessary), and use rainwater for use on-site (toilet flushing; irrigation).	2	<ul style="list-style-type: none"> • Letter of commitment from professional engineer • Water Management Plan
20 <input type="checkbox"/> Specify drought resistant and/or native indigenous planting species.	1	<ul style="list-style-type: none"> • Landscape Plan
21 <input type="checkbox"/> Design a system to reduce the use of municipal potable water for building sewage by 50%.	2	<ul style="list-style-type: none"> • Water Management Plan
22 <input type="checkbox"/> Design an integrated system for collecting and treating laundry and bathing grey water for use in flushing, irrigation and cooling.	2	<ul style="list-style-type: none"> • Water Management Plan
Matter Category	Points	Submission Requirements
23 <input type="checkbox"/> Provide a construction waste management plan to recycle and/or salvage a minimum 50% of non-hazardous construction and demolition debris.	Required for buildings over three Storeys	<ul style="list-style-type: none"> • Construction Waste Management Plan
24 <input type="checkbox"/> The design of the building provides for user-friendly and accessible handling and storage facilities for recyclable materials.	Required	<ul style="list-style-type: none"> • Site Plan • Floor Plans or Underground Parking Plan
25 <input type="checkbox"/> At least 7.5% of the specified project's materials, based on value, are comprised of recycled content as defined by CAN/CSA-ISO 14021-00 Environmental Labelling and Advertising Guidelines.	1	<ul style="list-style-type: none"> • Letter of commitment from professional architect

26 <input type="checkbox"/> At least 15% of the specified project's materials, based on value, are comprised of recycled content as defined by CAN/CSA-ISO 14021-00 Environmental Labelling and Advertising Guidelines.	1 additional	<ul style="list-style-type: none"> Letter of commitment from professional architect
27 <input type="checkbox"/> At least 10% of the project's specified materials, based on value, are comprised of regionally extracted and manufactured materials. Regionally extracted refers to at least 80% of their mass extracted, processed and manufactured within 800 KM by truck and/or 2,400 KM by rail or water.	1	<ul style="list-style-type: none"> Letter of commitment from professional architect
28 <input type="checkbox"/> At least 20% of the project's specified materials, based on value, are comprised of regionally extracted and manufactured materials. Definition for 'regionally extracted' remains the same. See above.	1 additional	<ul style="list-style-type: none"> Letter of commitment from professional architect

Air Quality Category	Points	Submission Requirements
29 <input type="checkbox"/> The design of the building complies with the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) 62-2004 ventilation standards, for buildings over three Storeys.	Required	<ul style="list-style-type: none"> Letter of commitment from professional engineer
30 <input type="checkbox"/> For construction and demolition, provide for minimizing air and dust emissions.	1	<ul style="list-style-type: none"> Air and Dust Emissions Control Plan
31 <input type="checkbox"/> A minimum of 50% of the project's specified materials are low-emitting, including adhesives and sealants, paints and coatings, carpet systems, composite wood and agrifiber products. Paints and coatings shall not exceed the VOC (Volatile organic compound) limits set by the Green Seal Standards GS-11 and GS-03. Carpet systems must meet or exceed the requirements of the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program.	2	<ul style="list-style-type: none"> Letter of commitment from professional architect
Movement Category	Points	Submission Requirements
32 <input type="checkbox"/> The design of the project does not exceed 20% of the site area for surface parking.	Required	<ul style="list-style-type: none"> Site Plan Parking Plan
33 <input type="checkbox"/> Provide architecturally designed transit shelter(s) which are integrated with new building design	1	<ul style="list-style-type: none"> Site Plan Letter of commitment from professional architect
34 <input type="checkbox"/> For commercial projects, ensure that end of trip facilities are provided e.g. for bicycle commuters, such as change rooms, lockers and secure storage.	1	<ul style="list-style-type: none"> Site Plan Parking Plan Floor Plan
35 <input type="checkbox"/> Design the underground parking to provide for "unbundled" parking spaces from residential unit.	2	<ul style="list-style-type: none"> Parking Plan
36 <input type="checkbox"/> Provide a car-share vehicle with a designated stall for every 50 dwelling units, or provide a stall and have a car-share cooperative supply the vehicles.	2	<ul style="list-style-type: none"> Parking Plan Car-share Plan or contract with car cooperative

Community Category	Points	Submission Requirements
37 <input type="checkbox"/> Provide a contribution to affordable housing in accordance with Council approved policy which may be amended from time to time.	required	<ul style="list-style-type: none"> • Execute an Agreement with the City prior to Development Permit issuance.
<i>Bylaw 17828 January 23, 2017</i> 38 <input type="checkbox"/> Provide a contribution for public art to be located on either private or public lands. The public art plan shall be prepared in consultation with the Edmonton Arts Council to the satisfaction of the Development Officer	required	<ul style="list-style-type: none"> • Site Plan • Letter of Commitment from developer
39 <input type="checkbox"/> Ensure that the design of the project provides at least 150 m ² of indoor community amenity space such as recreation facilities, daycares, or cultural facilities.	2	<ul style="list-style-type: none"> • Clearly marked on Development Permit Plans
40 <input type="checkbox"/> Provide publicly accessible open space to increase site permeability and to provide a minimum of 225 m ² for enhanced options for the pedestrian in the form of mews or plaza development.	3	<ul style="list-style-type: none"> • Site Plan • Letter of Commitment from developer
New Innovation Category	Points	Submission Requirements
41 <input type="checkbox"/> Provide new exemplary and innovative technology which falls within one of the above categories.	2	<ul style="list-style-type: none"> • Provide detailed information outlining/rationalizing the innovation to the satisfaction of the Development Officer.
	TOTAL: 58 points	

SECTION 900

SPECIAL AREAS

Edmonton Zoning Bylaw 12800

900 Special Areas General Provisions

*Charter Bylaw 18673
March 11, 2019
Charter Bylaw 19724
June 8, 2021*

900.1 General Purpose

The purpose of these Provisions is to provide a means to regulate the Use, design and extent of development within specific geographic areas of the City in order to achieve the planning objectives of an approved Statutory Plan for those areas with special or unique attributes, which cannot be satisfactorily addressed through conventional land Use zoning.

*Charter Bylaw 18673
March 11, 2019*

900.2 Application

1. A Special Area can only be established:

*Charter Bylaw 19724
June 8, 2021*

- a. if the following conditions are satisfied:
 - i. an approved Statutory Plan, in effect at the time of passage of the relevant Special Area, states that a Special Area shall be established in order to achieve clearly stated objectives; and
 - ii. the approved Statutory Plan, in effect at the time of passage of the relevant Special Area, explains why conventional zoning or other land Use control techniques, applied through this Bylaw, could not appropriately or adequately deal with the special or unique attributes of the specified geographic area; or
 - b. To establish Special Area Edmonton South to apply to lands annexed from Leduc County on January 1, 2019.
2. Special Areas shall only be applied through an amendment to the Zoning Bylaw and shall include the following:
 - a. the applicable Special Area and its boundaries;
 - b. a map at an appropriate scale, of the affected location(s) or neighbourhood(s) that indicates the designation, location, and boundaries of:
 - i. all conventional Zones, with or without varied regulations, within the Special Area;
 - ii. all Direct Control Provisions within the Special Area; and
 - iii. all unique Zones within the Special Area.
 - c. detailed text describing the content of:
 - i. the General Purpose of the Special Area and its provisions;
 - ii. all conventional Zones with varied regulations, in the Special Area; and

- iii. all unique Zones within the Special Area.
- 3. If conventional Zones are to be modified for application within a Special Area, the modified regulations shall be in accordance with subsection 900.4 and shall include a statement of rationale for use in the modified regulations.
- 4. If Direct Control Provisions are to be used within a Special Area, such Direct Control Provisions shall be established in accordance with the provisions of [Sections 710](#) and [720](#) of this Bylaw.
- 5. If unique Zones are to be created for use within the Special Area, the section in this Bylaw, establishing the Special Area must:
 - a. specify a unique Zone name that shall not be confused with any conventional Zone;
 - b. include a statement describing the General Purpose of the unique Zone;
 - c. contain Permitted and Discretionary Uses;
 - d. contain regulations pertaining to the Permitted and Discretionary Use opportunities; and
 - e. contain any additional regulations that may be deemed necessary, pertaining to Discretionary Use opportunities.
- 6. All unique Zones created through the provisions of Section 900, for use within a Special Area, are only to be used within a Special Area.

900.3 Permitted and Discretionary Uses

- 1. Permitted and Discretionary Uses specified in any conventional Zone, within a Special Area, shall be those of that conventional Zone.

*Charter Bylaw 19724
June 8, 2021*

- 2. Any unique Zones may specify any Permitted and Discretionary Uses deemed to be in accordance with the approved Statutory Plan for that area.

*Charter Bylaw 19724
June 8, 2021*

- 3. Any Direct Control Provision within a Special Area may specify those major or minor developments that shall be considered as Permitted or as Discretionary Uses deemed to be in accordance with the approved Statutory Plan for that area and in accordance with [Section 12](#) of the Zoning Bylaw.

900.4 Development Regulations

- 1. Where the regulations of a conventional Zone are varied, those regulations of the Special Area shall be substituted for the specified regulations of the underlying Zone. Where there appears to be a conflict between the provisions of this Overlay and those of the underlying Zone, the Special Area Provisions shall take precedence and effect.

*Bylaw 16859
June 24, 2014*

- 2. Notwithstanding clause (1), above, the provisions of the Floodplain Protection Overlay shall take precedence over the provisions of any Special Area.
- 3. Special Area provisions shall not be used:
 - a. to alter Permitted or Discretionary Uses, Floor Area Ratio or Density in any underlying conventional Zone;
 - b. where the proposed regulations or changes to the regulations of an underlying conventional Zone:

- i. are significant enough to be inconsistent with the General Purpose of the underlying Zone and the designation of another Zone would be more appropriate;
 - ii. are not merely related to local planning objectives, but would have sufficient general application to warrant an amendment to the text of the underlying Zone itself; and
 - iii. are intended to provide such detailed or Site specific discretionary control over the design and siting of development that the use of a Direct Control Provision would be more appropriate.
- c. to allow more than one Single Detached Residential Dwelling on a lot; or
- d. to alter the following regulations of the Zoning Bylaw:
- i. [Sections 1 through 6](#), inclusive;
 - ii. [Section 7](#), except that new Uses may be added to Section 7 and listed in newly created Zones or Direct Control Provisions within Special Areas;
 - iii. [Sections 11 through 25](#) inclusive, except that new fees may be established for new Uses and new Zones, with respect to rezonings and Development Permit Applications;
 - iv. [Section 41](#);
 - v. [Sections 56 and 57](#);
 - vi. [Sections 710 and 720](#);
 - vii. [Section 800](#); and
 - viii. [Section 900](#).

SECTION 910

SPECIAL AREA DOWNTOWN

Edmonton Zoning Bylaw 12800

910. Downtown Special Area Zoning Regulations

*Bylaw 15201
December 13, 2010*

910.1 General Purpose

To designate the Downtown area as a Special Area and to adopt the following land use regulations to achieve the objectives of the Capital City Downtown Plan.

*Charter Bylaw 19730
July 6, 2021*

910.2 Application

Notwithstanding Section 900.2.2, the designation, location and boundaries of each zone affected or created in Section 910 shall apply, as indicated in the [Downtown Boundary Map, Appendix 1](#) to this Section and Part III of the Zoning Bylaw. The following Appendices also apply to this Section: [Appendix 2 Downtown Maximum Floor Area Ratio Map](#) and Appendix 3 Downtown Maximum Height Map.

910.3 Zones Created by Special Area Provisions

*Bylaw 15489
January 18, 2011*

Specific zones, as contained in Sections 910.5, 910.6, 910.7, 910.8, 910.9, 910.10, 910.11 and 910.12, have been created in accordance with Section 900 of the Zoning Bylaw.

All Regulations in the Zoning Bylaw shall apply to development in the AED, CCA, CMU, HA, HDR, JAMSC, RMU and UW, unless such Regulations are specifically excluded or modified therein.

Where a discrepancy exists between the Special Area regulations and general zoning regulations, the Special Area regulations shall prevail.

910.4 DOWNTOWN WIDE REGULATIONS:

The following Zoning Regulations are common to all the Downtown Special Area Zones. Further regulation may be described under individual zones.

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

1. Vehicle Parking

*Bylaw 18171
September 11, 2017
Bylaw 16733
July 6, 2015
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- a. Vehicle Parking that is part of the building podium shall be screened in a way that does not disrupt the continuity of the Street Wall and the character of the zone, and shall be limited to no more than [12m](#) in Height from Grade. Screens may include, but are not limited to, public art and street fronting retail Uses.

- b. No portion of an Above Ground Parkade on the first floor shall be allowed for a minimum depth of [8.0 m](#) from any front Façade facing a public roadway, other than a Lane. Vehicular Access shall be from the Abutting Lane.
- c. Surface Parking Lots:
 - i. A Surface Parking Lot shall only be located at the rear of a building and be accessed from the Abutting alley;
 - ii. A minimum [4m](#) landscaped setback shall be provided from any property line Abutting a public roadway, other than a Lane, for any Surface Parking Lot;
 - iii. The storage of materials inclusive of accumulated snow on a Surface Parking Lot shall be in a location away from the public roadway to improve safety and visibility; and
 - iv. Lighting for the non-accessory Surface Parking Lots shall be a minimum of 6 LUX.

2. Access

- a. Vehicular access to parking structures and sites shall be from the Abutting alleys to maintain an uninterrupted street façade and enhance the pedestrian experience, except where there is no alley or where steep slopes inhibit access, only then shall access be from the street.

- b. Driveway ramps for underground parkades shall not exceed a slope of 6% for the first [4.5m](#) from the property line, or as prescribed by Transportation Services.
- c. For residential, residential related, hotel, and institutional Uses, passenger drop-off areas and lay-bys on private properties may be allowed within the Front Setback, provided there is adequate space available and that sidewalk continuity is maintained to the satisfaction of Transportation Services.

3. Bicycle Parking and Facilities

- a. For non-Residential Uses with a gross floor area over [5,000 m²](#) change rooms, showers, and covered, secured parking areas shall be provided to the satisfaction of the Development Officer. LEED™ standards shall be utilized to calculate the required areas.

4. Garbage and Services

- a. Any trash collection area or storage area, shall be located adjacent to the Lane and shall be within the principle building.
- b. The gates and/or doors of the garbage enclosure must not open or encroach into the Abutting road right-of-way.

5. Signage

- a. Prior to issuing a development permit for a sign, the Development Officer shall have regard for visual harmony and the compatibility of the sign with surrounding development, including:
 - the architectural theme of the area;
 - any historic designations;

- the requirements and policies of the Capital City Downtown Plan, as amended;
- any public realm and streetscape improvements;
- proximity to residential development;
- the interaction and placement of pedestrian oriented signs;
- driver decision points;
- traffic conflict points;
- traffic control devices; and
- with the design, location and appearance of other signs on the Site.

The Development Officer shall refuse any Sign Application that may adversely impact the amenities or character of the Zone, or that does not comply with the Capital City Downtown Plan.

- b. A Comprehensive Sign Design Plan in accordance with the Provisions of [Section 59.3](#). may be required at the discretion of the Development Officer,

*Bylaw 17959
May 29, 2017*

- c. At the discretion of the Development Officer, applications for Digital Signs may require review by the Edmonton Design Committee for Digital Signs in accordance with Section 14.7. The Development Officer in exercising their discretion shall have regard for visual harmony and the compatibility with surrounding development and the policies of the Capital City Downtown Plan as indicated in Section 910.4(5)(a).

6. Weather and Environmental Influences

- a. Buildings and public spaces shall be designed with materials and forms to increase pedestrian comfort and the use of public streets and open spaces using design initiatives outlined in the policies on Winter City Design and Urban Design within the Capital City Downtown Plan, Bylaw 15200.
- b. Developments shall provide protection from inclement weather such as canopies, awnings, sunshades overhangs or colonnades, designed to fit the character of the block or building.

7. Exterior Lighting

- a. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate architectural elements, roof tops and public art.
- b. Exterior lighting associated with the development shall be designed such that it has no negative impact on an adjacent property.
- c. Detailed exterior lighting plans may be required for major developments at the discretion of the Development Officer.

8. Transparency

- a. The ground floor level portion of the façade Abutting a public roadway, other than a Lane, shall be comprised of transparent, non-reflective, non-tinted, non-obscured glazing.

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- b. Blank walls or non-transparent surfaces shall not exceed 20% of the linear building Frontage at ground level, where fronting onto a public roadway, other than a Lane. Blank walls or non-transparent surfaces on buildings with non-Residential Uses shall not exceed

6.0m in width, except if the surface is designed to accommodate Public Art, then the maximum width shall be no wider than 10.0m.

910.5 (CCA) Core Commercial Arts Zone

910.6 (CMU) Commercial Mixed Use Zone

910.7 (HA) Heritage Area Zone

910.8 (HDR) High Density Residential Zone

910.9 (JAMSC) Jasper Avenue Main Street Commercial Zone

910.10 (RMU) Residential Mixed-Use Zone

910.11 (UW) Urban Warehouse Zone

Bylaw 15489

January 18, 2011

910.12 (AED) Arena & Entertainment District Zone

Appendix 1 Downtown Boundary Map

Appendix 2 Downtown Maximum Floor Area Ratio Map

Appendix 3 Downtown Maximum Height Map.

Appendix 1 - Special Area Downtown

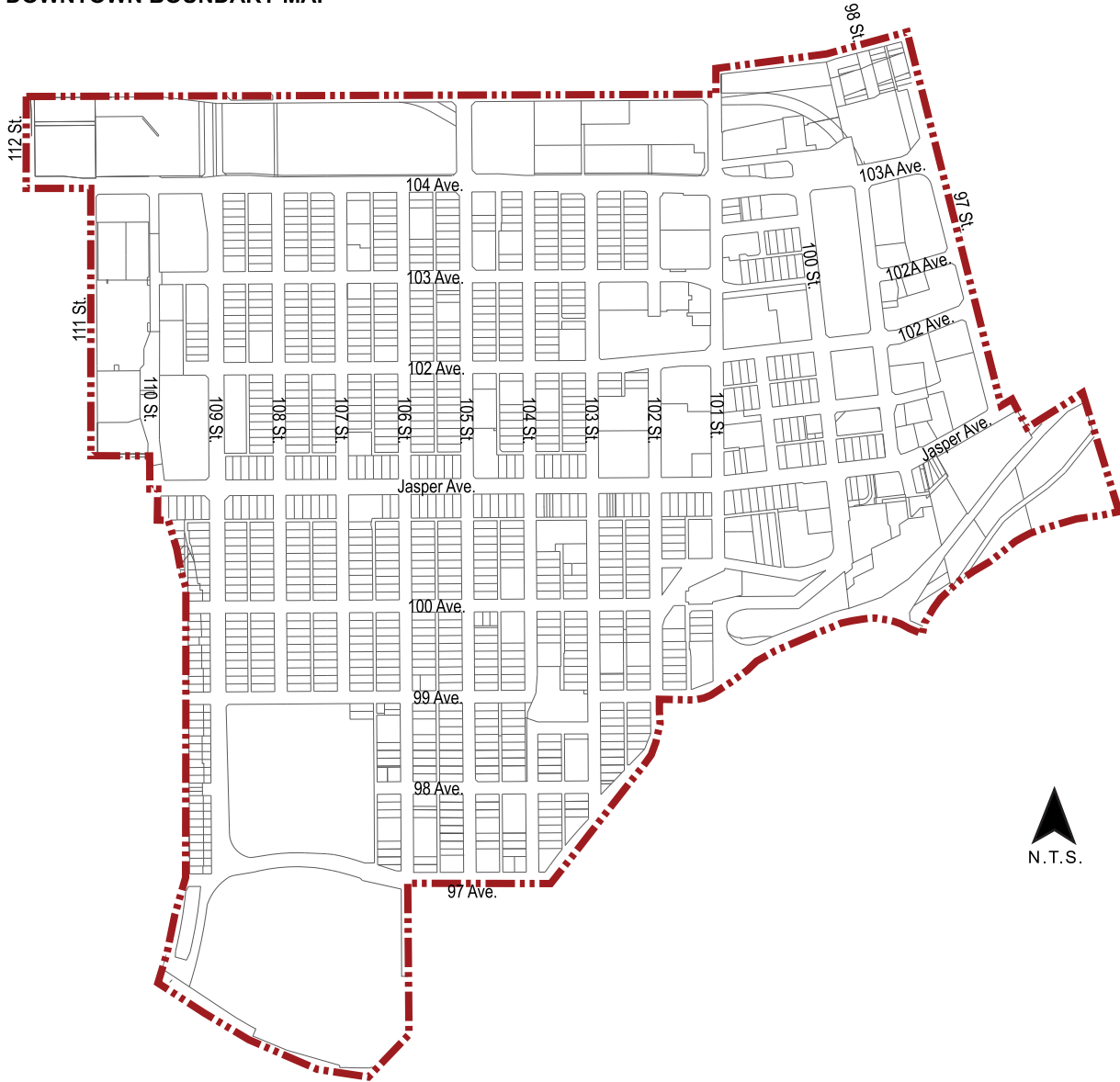
*Bylaw 17843
April 26, 2017
Charter Bylaw 18614
November 26, 2018
Charter Bylaw 18821
April 30, 2019
Charter Bylaw 18879
June 6, 2019
Charter Bylaw 18897 (portion)
July 3, 2019
Charter Bylaw 18910 (portion)
July 3, 2019
Charter Bylaw 18994, 19007 & 19008
September 23, 2019
Charter Bylaw 19483
November 17, 2020
Charter Bylaw 19730
July 6, 2021*

Special Area, **Appendix 1 -Downtown Boundary Map** to Section 910 of Bylaw 12800, as amended by Bylaw 15202 and subsequent appropriate Bylaws.

Special Area, Downtown

Appendix 1 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws.
(amended for Charter Bylaw 19730 on July 6, 2021)

DOWNTOWN BOUNDARY MAP



Legend

 Special Area Downtown Boundary

Appendix 2 - Special Area Downtown

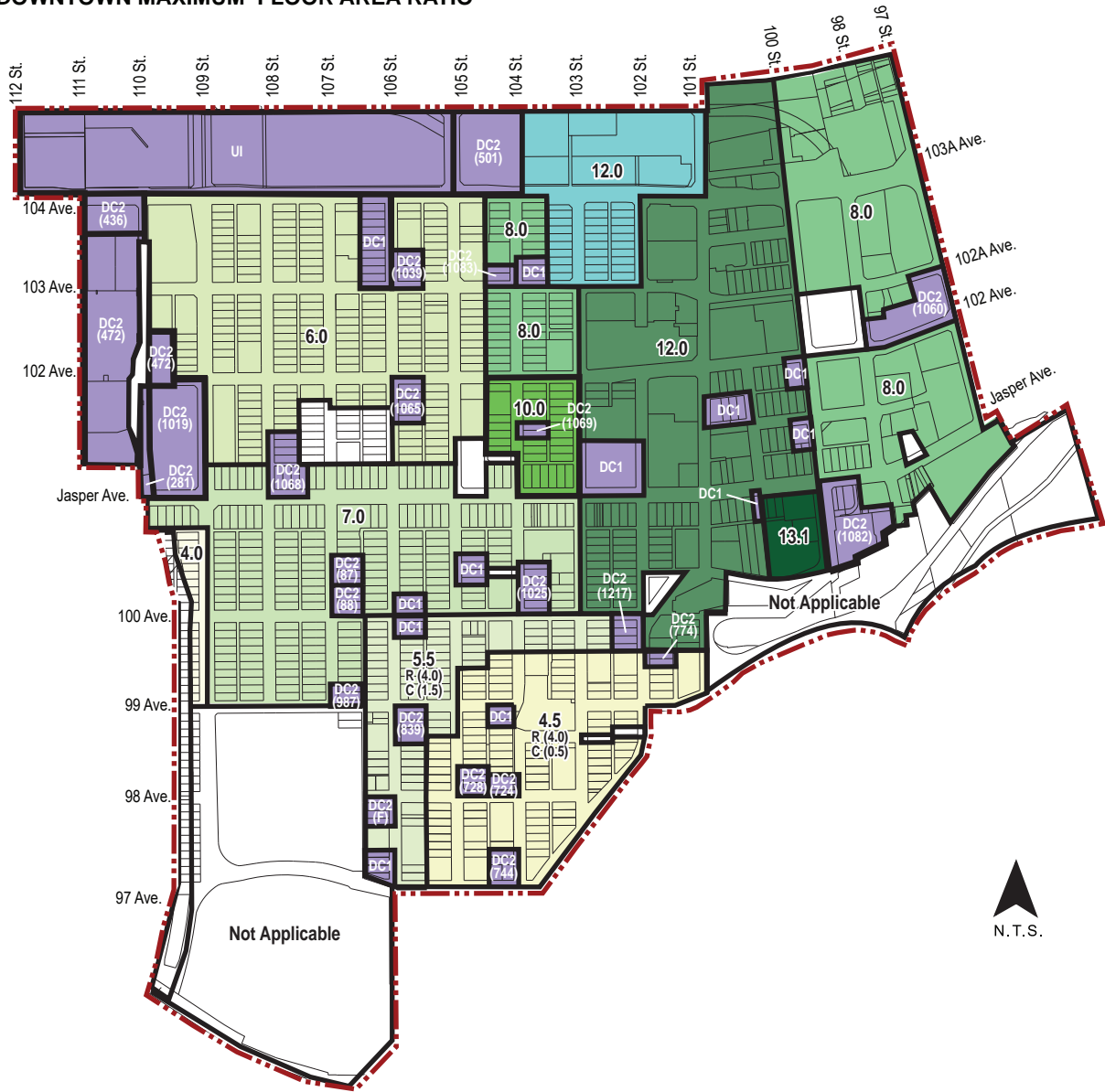
*Bylaw 17843
April 26, 2017
Charter Bylaw 18614
November 26, 2018
Charter Bylaw 18821
April 30, 2019
Charter Bylaw 18879
June 6, 2019
Charter Bylaw 18897 (portion)
July 3, 2019
Charter Bylaw 18910 (portion)
July 3, 2019
Charter Bylaw 18994, 19007 & 19008
September 23, 2019
Charter Bylaw 19483
November 17, 2020
Charter Bylaw 19730
July 6, 2021
Charter Bylaw 19860
April 20, 2022
Charter Bylaw 20169
July 5, 2022
Charter Bylaw 20503
May 30, 2023*

Special Area, [Appendix 2 - Downtown Maximum Floor Area Ratio Map](#) to Section 910 of Bylaw 12800, as amended by Bylaw 15202 and subsequent appropriate Bylaws.

Special Area, Downtown

Appendix 2 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws. (amended for Charter Bylaw 20503 on May 30, 2023)

DOWNTOWN MAXIMUM FLOOR AREA RATIO



Legend

- DC1 & DC2 (Direct Development Control Provisions)
FAR individually approved/established by City Council
- Not Applicable

Total FAR → 8.0
 R (6.0) ← Residential FAR
 C (2.0) ← Commercial FAR

NB: Maximum F.A.R. shown does not include additional F.A.R. for specific uses or discretion, where granted by the Development Officer.

Appendix 3 - Special Area Downtown

Bylaw 17843

April 26, 2017

Charter Bylaw 18614

November 26, 2018

Charter Bylaw 18821

April 30, 2019

Charter Bylaw 18879

June 6, 2019

Charter Bylaw 18897 (portion)

July 3, 2019

Charter Bylaw 18910 (portion)

July 3, 2019

Charter Bylaw 18994, 19007 & 19008

September 23, 2019

Charter Bylaw 19483

November 17, 2020

Charter Bylaw 19730

July 6, 2021

Charter Bylaw 19860

April 20, 2022

Charter Bylaw 20169

July 5, 2022

Charter Bylaw 20503

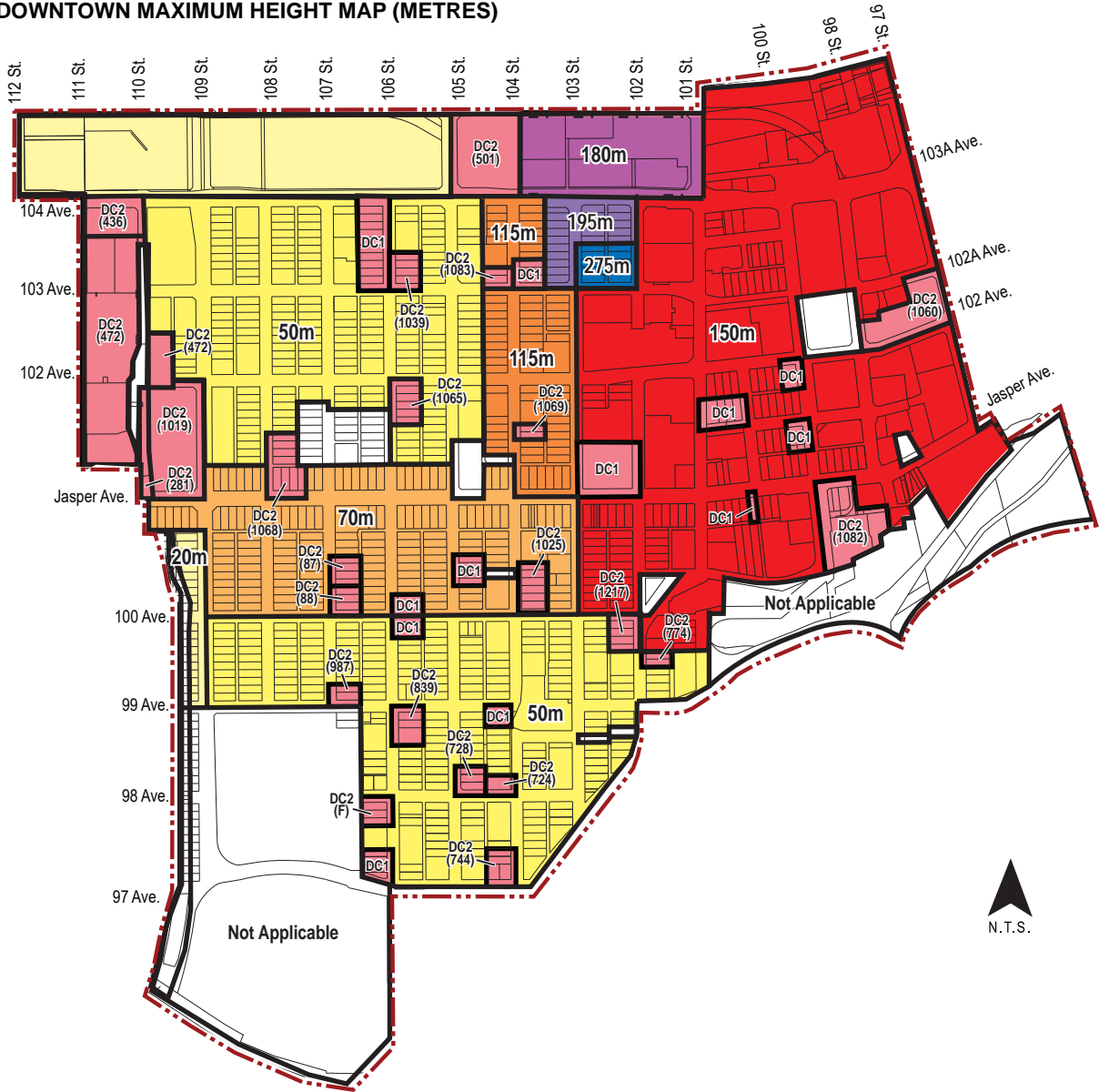
May 30, 2023

Special Area, [**Appendix 3 - Downtown Maximum Height Map**](#) to Section 910 of Bylaw 12800, as amended by Bylaw 15202 and subsequent appropriate Bylaws.

Special Area, Downtown

Appendix 3 to Section 910 of Bylaw 12800 as amended by Bylaw 15202 and subsequent appropriate Bylaws. (amended for Charter Bylaw 20503 on May 30, 2023)

DOWNTOWN MAXIMUM HEIGHT MAP (METRES)



Legend

- DC1 & DC2 (Direct Development Control Provisions)
- Heights individually approved/established by City Council and remain unaltered
- Not Applicable

NB: Maximum height shown does not include discretionary height, where granted by the Development Officer.

Edmonton Zoning Bylaw 12800

910.5 (CCA) Core Commercial Arts Zone

1. General Purpose

Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018

The purpose of this Zone is to provide a Zone for a variety of high density and quality development that accommodates office, retail, service, institutional, residential, arts and entertainment Uses and meet the Use objectives for the Commercial Cultural Core. The intent is to further strengthen the Downtown's central area by providing continuous retail at ground level, enhancing arts and entertainment activities, accommodating Residential Uses and making the Core more pedestrian friendly.

2. Permitted Uses

- a. [Apartment Hotels](#)
- b. [Auctioneering Establishments](#)
- c. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space
- d. [Business Support Services](#)

Charter Bylaw 18387
June 12, 2018

- e. [Cannabis Retail Sales](#)
- f. [Child Care Services](#)
- g. [Commercial Schools](#)
- h. [Community Recreation Services](#)
- i. [Convenience Retail Stores](#)
- j. [General Retail Stores](#)
- k. [Government Services](#)
- l. [Health Services](#)
- m. [Hotels](#)
- n. [Indoor Participant Recreation Services](#)
- o. [Limited Contractor Services](#)

Charter Bylaw 18882
June 17, 2019

- p. [Liquor Stores](#)

Charter Bylaw 18613
November 26, 2018

- q. [Market](#)

Bylaw 16224
September 10, 2012

- r. [Media Studios](#)
- s. [Minor Amusement Establishments](#)
- t. [Minor Home Based Business](#) and [Major Home Based Business](#)

*Charter Bylaw 18967
August 26, 2019*

- u. [Multi-unit Housing](#)
- v. [Personal Service Shops](#)
- w. [Professional, Financial and Office Support Services](#)
- x. [Private Education Services](#) and [Public Education Services](#)
- y. [Private Clubs](#)
- z. [Public Libraries and Cultural Exhibits](#)
- aa. [Religious Assembly](#)
- bb. [Residential Sales Centre](#)
- cc. [Restaurants](#)

*Charter Bylaw 18613
November 26, 2018*

- dd. [Special Event](#)
- ee. [Specialty Food Services](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016
Charter Bylaw 19490
November 5, 2020*

- ff. [Supportive Housing](#)
- gg. [Urban Gardens](#)
- hh. [Fascia On-premises Signs](#)
- ii. [Projecting On-premises Signs](#)
- jj. [Temporary On-premises Signs](#), not including portable signs

3. Discretionary Uses

*Bylaw 16224
September 10, 2012
Bylaw 16733
July 6, 2015*

- a. [Automotive and Minor Recreation Vehicle Sales/Rentals](#), within an enclosed building
- b. [Bars and Neighbourhood Pubs](#), for more than 200 occupants and [240 m²](#) of Public Space

*Bylaw 18171
September 11, 2017*

- c. [Breweries, Wineries and Distilleries](#)

*Bylaw 15953
November 13, 2012
Bylaw 16733
July 6, 2015*

- d. [Carnivals](#), within an enclosed building
- e. [Convenience Vehicle Rentals](#)

*Bylaw 16224
September 10, 2012*

- f. [Creation and Production Establishments](#)
- g. [Exhibition and Convention Facilities](#)
- h. [Extended Medical Treatment Services](#)
- i. [Fleet Services](#)
- j. [Funeral, Cremation and Interment Services](#)

*Bylaw 16224
September 10, 2012*

- k. [Live Work Units](#)

*Bylaw 15953
November 13, 2012*

- l. [Lodging Houses](#)
- m. [Major Amusement Establishments](#)
- n. [Minor Impact Utility Services](#)
- o. [Mobile Catering Food Services](#)
- p. [Motels](#)
- q. [Natural Science Exhibits](#)
- r. [Nightclubs](#)

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- s. [Vehicle Parking](#)

*Bylaw 16224
September 10, 2012*

- t. [Pawn Stores](#)
- u. [Protective and Emergency Services](#)
- v. [Recycled Materials Drop-off Centres](#), within an enclosed building

*Bylaw 16224
September 10, 2012*

- w. [Secondhand Stores](#)
- x. [Spectator Entertainment Establishments](#)
- y. [Veterinary Services](#)
- z. [Warehouse Sales](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- aa. [Urban Indoor Farms](#)

*Bylaw 17901
March 6, 2017*

- bb. [Urban Outdoor Farms](#)

cc. [Fascia Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

dd. [Major Digital Signs](#)

*Bylaw 15892
October 11, 2011*

ee. [Minor Digital Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

ff. [Minor Digital On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

gg. [Minor Digital On-premises Off-premises Signs](#)

hh. [Projecting Off-premises Signs](#)

ii. [Temporary Off-premises Signs](#)

4. Development Regulations for Permitted and Discretionary Uses

The following regulations shall apply to all Permitted and Discretionary Uses.

a. Floor Area Ratio

- i. the maximum Floor Area Ratio east of 100 Street shall be 8.0;
- ii. the maximum Floor Area Ratio west of 100 Street shall be 12.0; and
- iii. Notwithstanding 4(a)(ii), the maximum Floor Area Ratio shall be 13.1 for the area bounded on the east by 100 Street, on the north by Jasper Avenue, on the south by Macdonald Drive and on the west by the north/south Lane and pedestrian Walkway.

b. Building Height

- i. the maximum permitted Height shall not exceed [150 m](#);
- ii. the maximum discretionary Height shall not exceed [200 m](#); and

*Bylaw 16859
June 24, 2014*

- iii. where the maximum Height exceeds [150 m](#), the Development Officer shall ensure the design of the built form, its profile, sculpting, and detailing, as well as the quality of its material is such that it is a significant positive addition to the City's skyline.

c. Building Setbacks

- i. Buildings shall have a front Setback between [1.5](#) to [2.5m](#), except that:
 - A. the Setback on the north side of 103A Avenue between 97 and 101 Street shall be [10.0m](#);
 - B. the Setback for properties fronting on the south side of 103A Avenue between 97 and 101 Street shall be [5.0m](#);
 - C. the Setback for properties fronting on the south side of 104 Avenue between 101 and 103 Streets shall be [5.0m](#)
 - D. the Setback from the front property line for all other buildings not covered by subsection b) and c) located west of 100 Street and south of 103A Avenue, and west of 101 Street and south of 104 Avenue shall have a zero to [2.5m](#) front Setback;

- ii. Buildings shall be built to the side property lines; and
- iii. Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the Setback.

*Bylaw 18303
February 26, 2018*

d. Amenity Area

- i. Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:
 - A. A minimum Amenity Area of 3% of gross floor area of residential uses, to a maximum of 6% shall be required for buildings over 2000m² to the satisfaction of the Development Officer. Amenity Areas may include meeting rooms, fitness facilities, outdoor space, and shall be exempt from FAR calculations.
 - B. Non-residential buildings on sites of less than [1350m²](#) shall not be required to provide Amenity Area.
 - C. Non-residential or mixed-use buildings on sites greater than [1350m²](#) shall provide a minimum Amenity Area of 3% on the non-residential uses to a maximum of 6% of the development. Amenity Areas may include interior landscaped open spaces, arcades, atriums, plazas and gardens and shall be exempt from FAR calculations.

*Bylaw 15735
June 20, 2011*

e. Landscaping

- i. Landscaping shall be in accordance with [Section 55](#) of the Zoning Bylaw, except that:

*Bylaw 16733
July 6, 2015
Bylaw 17672
June 27, 2016*

- A. Trees shall be provided in accordance with subsection 55.3. For development consisting of Residential Uses, the number of trees provided shall be one tree for each [25 m²](#) of any Yard at Grade.
- B. For tree requirements, only deciduous species shall be allowed on any Yard Abutting a public roadway, other than a Lane.

- f. Signs shall comply with the regulations found in [Schedule 59F](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- g. Urban Indoor Farms shall comply with [Section 98](#) of this Bylaw.
- h. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

5. Urban Design Regulations

a. Street Interface

- i. Buildings shall reflect the street types identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, emphasizing specific boulevard treatments to enhance the pedestrian oriented character of the Commercial Cultural Core.

- ii. Buildings shall be designed to accommodate Commercial Uses to strengthen the pedestrian oriented shopping area through the following:

- A. The ground Storey shall have a minimum Height of [3.5m](#),
- B. Architectural treatment of new developments and substantial renovations shall have windows on the front façade of the building at each storey, and the placement and type of windows shall allow viewing into the building,

*Bylaw 16733
July 6, 2015*

- C. Major shopping complexes and large-format stores over [2000m²](#) shall contain smaller scale retail spaces with direct access to the street to maintain a rhythm of fine-grained retail establishments at Grade. All street level Commercial Uses that Abut a street shall provide a primary direct access to the street,
- D. A minimum of 60% of street frontage for retail, services, and other Commercial Uses, and

*Bylaw 16733
July 6, 2015*

- E. The geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the Abutting public sidewalk by more than [0.3 m](#).

- iii. The development of the Abutting public realm shall be in accordance with the standards outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.

- iv. Public Amenity Area

*Bylaw 15735
June 20, 2011*

- A. Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.

- b. Street Wall Design

*Bylaw 17062
July 9, 2015*

- i. The building façade that comprises a portion of the Street Wall shall range in Height from [9m](#) to [26m](#). The Development Officer may vary street wall Heights in consideration of the following:

- A. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
- B. The recommendations, and mitigative measures specified in any required technical studies.

- ii. Infill developments shall ensure that the Height of the building façade or podium base is within [7m](#) of the adjacent buildings façade or podium.

- c. Entrances and Corners

- i. Ground level retail Uses shall open to the street rather than an internal atrium.

*Bylaw 16733
July 6, 2015*

- ii. In mixed-Use buildings, Residential Uses shall have access at Grade that is separate from the commercial premises.

- iii. Buildings at corners shall provide courtyards, major entry ways or distinctive architectural features consistent with the style of the building or influences on the other corners of the intersection to enhance pedestrian circulation and, where applicable, enhance axial views.
 - iv. Buildings shall be designed and oriented to face the front property line with entrances that are clearly visible, except on double fronting streets where the building shall be designed to front both the street and the avenue.
- d. Tower Floor Plate, Stepbacks, and Spacing
- i. Buildings greater than [26m](#) in Height shall be allowed in the form of a podium plus Tower composition or other configuration that ensures design treatments are compatible with the façades of adjacent buildings in the immediate area.
 - ii. The mid-level of Towers shall employ building Stepback, Tower spacing and sculpting to reduce building mass and augment views, light and privacy.
 - A. Towers shall Stepback from the front podium wall a minimum of [4.5m](#).
 - B. The minimum space between non-residential Towers shall be [20m](#).
 - C. The minimum space between a residential Tower and any other Tower shall be [25 m](#).
 - D. The Development Officer may vary the Tower spacing in consideration of the following:
 - 1. The visual sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - 2. The recommendations, and mitigative measures specified in any required technical studies.
 - iii. Towers, whether in the form of freestanding independent structures, or a number of associated structures within a complex shall be designed, oriented and constructed to maximize views, articulate the downtown skyline, and allow sunlight penetration at the street level, in public spaces, plazas, parks and amenity areas.
 - iv. Developments less than 26m in Height on sites [700m²](#) or less, may not be required to provide Floor Plate reduction.
- e. Building Façade, Materials, and Exterior Finishing
- i. Building façades shall incorporate architectural design details or features that recognize the predominant urban character of the street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.
 - ii. Building façades must be strongly articulated at regular increments to add variety, rhythm, and a human scaled dimension along the block face.
 - iii. Building design and façades shall incorporate treatments such as awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour, and other architectural features.
 - iv. Buildings shall emphasize horizontal and vertical elements as well as finer grain elements including windows, balconies, shadow lines and textures to distinguish between residential and non-residential buildings.
 - v. Building materials shall be sustainable, durable, high quality and appropriate for the development within the context of the Commercial Cultural Core district. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.
 - vi. All exposed building facades shall have consistent and harmonious exterior finishing materials,

- vii. Infill developments shall be sensitive to the rhythm, articulation, design character, scale, façade and materials colours and textures of the block face.
- f. Roof Tops and Skyline Effects
 - i. The top level(s) of Towers shall contribute to the 'signature' of the building and the City's skyline through sculpting of the upper floors and roofs.

*Bylaw 17934
April 10, 2107*

- ii. Rooftops of Towers shall be designed with penthouses to accommodate mechanical penthouses, reduce the heat island effect, facilitate energy efficiency and contribute to a distinctive and unique Downtown skyline. The design of the roof may include a combination of green roofs, Solar Collectors, patios, and public or private open spaces.
- iii. All minor mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- iv. Wherever podium roofs are visible from adjacent developments, the development shall provide enhancements to improve rooftop aesthetics. Enhancements may include patios, gardens, green roofs or additional Amenity Area.

*Bylaw 17832
November 28, 2016*

- v. The Tower Floor Plate(s) of the top 4 floors shall be reduced a further 10% to 15%, to the satisfaction of the Development Officer, through Stepbacks to create the articulation, visual interest, and reduced massing effects.

6. Additional Development Regulations for Specific Uses and Streets

*Bylaw 16224
September 10, 2012
Bylaw 16733
July 6, 2015
Bylaw 17488
January 25, 2016*

- a. For new buildings, Residential Uses shall not exceed 90% of gross Floor Area and shall not be developed as stand-alone buildings or at Grade.
- b. Notwithstanding the requirements of subsection 910.5(4)(a), Hotels shall be allowed an additional Floor Area Ratio of 4.0 where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized.

*Bylaw 17959
May 29, 2017*

- c. Notwithstanding the requirements of Section 910.5(4)(g), Minor Digital On-premises Signs shall:
 - i. be prohibited when the Copy of the Minor Digital On-premises Signs faces the Civic Precinct area on Sites Abutting 103A Avenue to the north, 102 Avenue NW to the south, 99 Street NW to the east, and 100 Street NW to the west.

Edmonton Zoning Bylaw 12800

910.6 (CMU) Commercial Mixed Use Zone

1. General Purpose

Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018

The purpose of this Zone is to provide a Zone for medium intensity development that accommodates a mix of predominantly commercial, office, institutional and business Uses as a secondary office commercial area while emphasizing retail activities, entertainment and service Uses at ground level. The intent is to accommodate the existing commercial development west of 109 Street; and to allow Conversion to residential and related Uses.

2. Permitted Uses

- a. [Apartment Hotels](#)
- b. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space
- c. [Business Support Services](#)

Charter Bylaw 18387
June 12, 2018

- d. [Cannabis Retail Sales](#)
- e. [Child Care Services](#)
- f. [Commercial Schools](#)
- g. [Community Recreation Services](#)
- h. [Convenience Retail Stores](#)
- i. [General Retail Stores](#)
- j. [Government Services](#)
- k. [Health Service](#)
- l. [Hotels](#)
- m. [Indoor Participant Recreation Services](#)
- n. [Limited Contractor Services](#)

Charter Bylaw 18882
June 17, 2019

- o. [Liquor Stores](#)
- p. [Major Home Based Business](#) and [Minor Home Based Business](#)

Charter Bylaw 18613
November 26, 2018

- q. [Market](#)
- r. [Minor Amusement Establishments](#)

Charter Bylaw 18967
August 26, 2019

- s. [Multi-unit Housing](#)
- t. [Personal Service Shops](#)
- u. [Private Education Services](#) and [Public Education Services](#)
- v. [Private Clubs](#)
- w. [Professional, Financial and Office Support Services](#)
- x. [Public Libraries and Cultural Exhibits](#)
- y. [Religious Assembly](#)
- z. [Residential Sales Centre](#)
- aa. [Restaurants](#)

*Charter Bylaw 18613
November 26, 2018*

- bb. [Special Event](#)
- cc. [Specialty Food Services](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- dd. [Urban Gardens](#)
- ee. [Spectator Entertainment Establishments](#)

*Charter Bylaw 19490
November 5, 2020*

- ff. [Supportive Housing](#)
- gg. [Fascia On-premises Signs](#)
- hh. [Projecting On-premises Signs](#)
- ii. [Temporary On-premises Signs](#), not including portable signs

3. Discretionary Uses

*Bylaw 16224
September 10, 2012*

- a. [Auctioneering Establishments](#)
- b. [Bars and Neighbourhood Pubs](#), for more than 200 occupants and [240 m²](#) of Public Space

*Bylaw 18171
September 11, 2017*

- c. [Breweries, Wineries and Distilleries](#)

*Bylaw 15953
November 13, 2012*

- d. [Carnivals](#)
- e. [Convenience Vehicle Rentals](#)

*Bylaw 16224
September 10, 2012*

- f. [Creation and Production Establishments](#)
- g. [Equipment Rentals](#)

- h. [Fleet Services](#)
- i. [Funeral, Cremation and Interment Services](#)
- j. [Live Work Units](#)

*Bylaw 15953
November 13, 2012*

- k. [Lodging Houses](#)

*Bylaw 16224
September 10, 2012*

- l. [Media Studios](#)
- m. [Minor Impact Utility Services](#)
- n. [Minor Service Stations](#)
- o. [Mobile Catering Food Services](#)
- p. [Nightclubs](#)

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- q. [Vehicle Parking](#)
- r. [Outdoor Amusement Establishments](#)
- s. [Outdoor Participant Recreation Services](#)

*Bylaw 16224
September 10, 2012*

- t. [Pawn Stores](#)
- u. [Protective and Emergency Services](#)

*Bylaw 16224
September 10, 2012*

- v. [Secondhand Stores](#)
- w. [Spectator Sports Establishments](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- x. [Urban Indoor Farms](#)

*Bylaw 17901
March 6, 2017*

- y. [Urban Outdoor Farms](#)
- z. [Fascia Off-premises Signs](#)
- aa. [Freestanding On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

- bb. [Major Digital Signs](#)

*Bylaw 15892
October 11, 2011*

- cc. [Minor Digital Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

- dd. [Minor Digital On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

- ee. [Minor Digital On-premises Off-premises Signs](#)
- ff. [Roof Off-premises Signs](#)
- gg. [Roof On-premises Signs](#)

4. Development Regulations for Permitted and Discretionary Uses

The following regulations shall apply to Permitted and Discretionary Uses.

- a. Floor Area Ratio (FAR):
 - i. the maximum Floor Area Ratio east of 109 Street shall be 7.0. An additional Floor Area Ratio of 3.0 may be allowed where the Development Officer is satisfied that new developments are compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application; and
 - ii. the maximum Floor Area Ratio west of 109 Street shall be 4.0.
- b. Building Height:
 - i. the maximum Height east of 109 Street and north of 100 Avenue shall be [70.0 m](#). An additional Height of [15m](#) may be allowed where the Development Officer is satisfied that new developments are compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.

*Bylaw 17062
July 9, 2015*

- ii. The maximum Height east of 109 Street and south of 100 Avenue shall not exceed 50m except that, for sites with an area over [3,716 m²](#) an additional Height of [10 m](#) may be allowed where the Development Officer is satisfied that new developments are compatible with the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.
- iii. The maximum Height west of 109 Street shall be [20.0m](#).
- c. Building Setbacks:
 - i. Buildings shall have a front Setback of [1.5m](#), except that the front Setback shall be:
 - A. [1.5m](#) to [4.0m](#) along the east side of 109 Street;
 - B. 0.0m Setback along the west side of 109 Street; and
 - C. [3.0m](#) along 108 Street, all to the satisfaction of the Development Officer.
 - ii. The Development Officer may allow building Setbacks up to [2.5 m](#) to accommodate street related activities, such as sidewalk cafes, architectural features and Landscaping.
 - iii. Buildings shall be built to the side property lines; and
 - iv. Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the front Setback.

Bylaw 18303

d. Amenity Areas:

- i. Notwithstanding subsection 46(2), Amenity Areas shall be provided in accordance with the following:
 - A. A minimum Amenity Area of 3% of gross floor area of residential uses, to a maximum of 6%, shall be required for buildings over 2000m² to the satisfaction of the Development Officer. Amenity Areas may include meeting rooms, fitness facilities, outdoor space, and shall be exempt from FAR calculations. The Development Officer will review Amenity Area provision to ensure it meets the intent.
 - B. Non-residential buildings on sites of less than [1350m²](#) shall not be required to provide Amenity Area.
 - C. Non-residential or mixed-Use buildings on sites greater than [1350m²](#) shall provide a minimum Amenity Area of 3% on the non-Residential Uses, to a maximum of 6%. Amenity Areas may include interior landscaped open spaces, arcades, atriums, plazas and gardens and shall be exempt from FAR calculations.
 - D. Developments on sites larger than [3000m²](#) shall provide:

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

1. An additional 5% of the site area developed as open space in the form of parks, plazas, atriums and publicly accessible spaces at ground level for the benefit of residents or tenants; and

*Charter Bylaw 19502
February 9, 2021*

2. In large developments, mid block breaks and access shall be provided to facilitate pedestrian access to other Walkways, Lane or interior courtyards.

e. Landscaping:

*Bylaw 15735
June 20, 2011*

- i. Landscaping shall be in accordance with [Section 55](#) of the Zoning Bylaw, except that:

*Bylaw 16733
July 6, 2015*

- A. Trees shall be provided in accordance with subsection 55.3. For development consisting of Residential Use Classes, the number of trees provided shall be one tree for each [25 m²](#) of any Yard at Grade; and
- B. For tree requirements, only deciduous species shall be allowed on any Yard Abutting a public roadway, other than a Lane.

- f. Signs shall comply with the regulations found in [Schedule 59F](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- g. [Urban Indoor Farms](#) shall comply with [Section 98](#) of this Bylaw.
- h. [Urban Gardens](#) shall comply with [Section 98](#) of this Bylaw.

5. Urban Design Regulations

a. Street Interface

- i. Developments in this zone shall reflect the street types identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.
- ii. Developments shall be designed to accommodate office, institutional, retail and service Uses to strengthen the area as a pedestrian oriented shopping area through the following:
 - A. The ground Storey shall have a minimum Height of [3.5m](#);
 - B. Buildings located along identified shopping streets shall provide and maintain a rhythm of fine-grained retail establishments with direct access to the street and contain numerous shop fronts, entrances, variety of textures and building materials to enhance the pedestrian environment;
 - C. A minimum of 50 % at Grade Frontage shall be developed for Commercial Uses; and
 - D. The geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the Abutting public sidewalk by more than [0.3 m](#).
- iii. The development of the Abutting public realm shall be in accordance with the standards outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.
- iv. Public Amenity Area

*Bylaw 16733
July 6, 2015*

*Bylaw 15735
June 20, 2011*

- A. Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.

b. Street Wall Design

- i. The building façade that comprises a portion of the Street Wall shall range in Height from [9m](#) to [26m](#). This Height may be reduced at the discretion of the Development Officer to respect building Height proportionality or to accommodate podium gardens, restaurants/cafes or natural slope of the site.
- ii. At Grade residential developments shall provide separate, individual access at Grade and feature identifiable doorways, landscaped terraces, pedestrian lighting, and patios. They shall ensure adequate privacy through the provision of screening and at least a [0.75m](#) Grade separation above the adjacent City sidewalk.
- iii. The building façade that comprises a portion of the Street Wall shall ensure that the Height of the building façade or podium base is within [7m](#) of the adjacent block face.
- iv. The maximum building frontage for Sites Abutting a commercial shopping street shall be [15.24 m](#) or consistent with the building Frontage of other Sites Abutting the shopping street and, where the building Frontage for Sites Abutting the commercial shopping street exceeds [15.24 m](#) or the consistent development pattern for the street, the front façade of the building shall be designed to break the appearance into [15.24 m](#) sections or modules consistently sized with other buildings on the shopping street.
- v. All new development and major renovations shall create a pedestrian-friendly environment on the shopping street, which may include such things as entrance

*Bylaw 16733
July 6, 2015*

features, outdoor sitting areas, canopies, landscaping and other features that lend visual interest and a human scale to development along the street.

- vi. Architectural treatment of new developments and substantial renovations shall ensure that each Storey has windows on the front façade of the building, and that the placement and type of windows shall allow viewing into the building to promote a positive pedestrian-oriented shopping street.

c. Entrances and Corners

- i. On Corner Lots the façade treatment shall wrap around the side of the building to provide a consistent profile facing both public roadways.

*Bylaw 16733
July 6, 2015*

- ii. In mixed-Use buildings, Residential Uses shall have access at Grade that is separate from the commercial premises.
- iii. Commercial or institutional entrances shall address the street in a prominent manner.
- iv. Buildings at corners shall provide courtyards, major entryways or distinctive architectural features consistent with the building or Influences on the other corners of the Intersection to enhance pedestrian circulation and, where applicable, enhance axial views.
- v. Buildings shall be designed and oriented to face the front property line with entrances that are clearly visible, except on double fronting streets where the building shall be designed to front both the street and the avenue.

d. Tower Floor Plate, Stepbacks, and Spacing

- i. Towers, whether in the form of freestanding independent structures, or a number of associated structures within a complex shall be designed, oriented and constructed to maximize views, articulate the downtown skyline, and allow sunlight penetration at the street level, in public spaces, plazas, parks and amenity areas.

*Bylaw 17062
July 9, 2015*

- ii. For buildings greater than [26m](#) in Height, the maximum residential Floor Plates shall not exceed [900m²](#), but in no case shall it exceed 80% of the podium floor plate, to the satisfaction of the Development Officer.
- iii. Developments less than [26m](#) may not be required to provide Floor Plate reduction.
- iv. Developments taller than [26m](#) shall be stepped back at least [3.0m](#) from the front podium wall to maintain human scaled buildings and to allow for solar access at the sidewalk level.
- v. The mid-level of Towers shall employ building setback, Tower spacing and sculpting to reduce building mass and augment views, light and privacy.
- vi. The minimum space between Towers shall be [25m](#). The Development Officer may vary Tower spacing in consideration of the following:
 - A. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - B. The recommendations, and mitigative measures specified in any required technical studies.
- vii. Towers on the south side of 100 Avenue and adjacent to 108 streets shall be narrower in width to accentuate views of the Legislature and promote sunlight penetration at the ground level, to the satisfaction of the Development Officer.

e. Building Façade, Materials, and Exterior Finishing

- i. Building façades shall incorporate architectural design details or features that recognize the predominant urban character of the Street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.
 - ii. Building design and façade shall incorporate treatments such as awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour, and other architectural features.
 - iii. Buildings taller than [26m](#) shall be allowed in the form of a podium plus Tower composition that ensures design treatments are compatible with the façades of adjacent, older institutional or historic buildings in the immediate area; and that maintain a human scale environment.
 - iv. Buildings shall emphasize the architectural treatment of the horizontal and vertical elements as well as finer grain elements such as windows, balconies, shadow lines and textures shall be used to distinguish residential buildings from office Towers.
 - v. All exposed building Tower faces shall have consistent and harmonious exterior finishing materials,
 - vi. Building materials must be sustainable, durable, high quality and appropriate for the development within the context of the Capital City District. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.
 - vii. Infill developments shall be sensitive to the rhythm, articulation, design character, scale, façade and materials colours and textures of the block face.
- f. Roof Tops and Skyline Effects
- i. For the area north of 100 Avenue, the following regulations shall apply:
 - A. The top level(s) of Towers shall contribute to the 'signature' of the building and the City's skyline through sculpting of the upper floors and roofs.
 - B. Rooftops of Towers shall be designed with penthouses to accommodate mechanical penthouses, reduce the heat island effect, facilitate energy efficiency and contribute to a distinctive and unique Downtown skyline. The design of the roof may include a combination of green roofs, Solar Collectors, patios, and public or private open spaces.
 - C. All minor mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
 - D. Wherever podium roofs are visible from adjacent developments, the development shall provide enhancements to improve rooftop aesthetics. Enhancements may include patios, gardens, green roofs or additional Amenity Area.
 - E. The Tower Floor Plate(s) of the top 4 floors shall be reduced a further 10% to 15%, to the satisfaction of the development officer, through Stepbacks to create the articulation, visual interest, and reduced massing effects.
 - ii. For the area south of 100 Avenue, the following regulations shall apply:
 - A. All mechanical equipment on a roof of any building shall be concealed by screening in a manor compatible with the architectural character of the building, or concealed by incorporating it within the building.

*Bylaw 17934
April 10, 2017*

*Bylaw 17934
April 10, 2017*

- B. The roof design may include a combination of green roofs, Solar Collectors, patios or private or public open spaces.

6. Additional Development Regulations for Specific Uses and Streets

*Bylaw 16224
September 10, 2012
Bylaw 17488
January 25, 2016*

- a. For new buildings, Residential Uses shall not exceed 85% of gross Floor Area in mixed-Use buildings.

*Bylaw 16733
July 6, 2015*

- b. Buildings fronting onto 109 Street and 100 Avenue shall provide at least 60% of at-Grade street frontage for retail and other commercial and service Uses.
- c. Business Frontage for establishments located at Grade shall not exceed [30m](#) along 109 Street and 100 Avenue.
- d. Notwithstanding the requirements of subsection 910.6(4)(a), Hotels shall be allowed an additional Floor Area Ratio of 4.0 where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized.

*Bylaw 17062
July 9, 2015
Bylaw 17832
November 28, 2016
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

- e. Notwithstanding Section 11.4 and the requirements of subsection 910.6(4)(b) and having regard for 910.6(6)(e), additional Height may be allowed to accommodate the additional Floor Area Ratio for Hotel Uses where the Development Office is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts, such as sun shadow, wind and massing are minimized. In such cases, the application shall be processed as a Class B application.

Edmonton Zoning Bylaw 12800

910.7 (HA) Heritage Area Zone

1. General Purpose

The purpose of this Zone is to establish a special heritage character Zone, in which the existing concentration of historical resources shall be preserved, rehabilitated and reused, and to ensure new developments are pedestrian friendly and compatible in scale, function, built form and design continuity with the historical, architectural and urban village character of the area.

2. Permitted Uses

- a. [Apartment Hotels](#)
- b. [Bars and Neighbourhood Pubs](#), for less than 100 occupants and [120 m²](#) of Public Space

*Bylaw 15953
November 13, 2012*

- c. [Business Support Services](#)

*Charter Bylaw 18387
June 12, 2018*

- d. [Cannabis Retail Sales](#)
- e. [Child Care Services](#)
- f. [Commercial Schools](#)
- g. [Community Recreation Services](#)
- h. [Convenience Retail Stores](#)
- i. [Government Services](#)
- j. [Hotels](#)
- k. [Household Repair Services](#)
- l. [Indoor Participant Recreation Services](#)
- m. [Limited Contractor Services](#)

*Charter Bylaw 18882
June 17, 2019*

- n. [Liquor Stores](#)
- o. [Live Work Units](#)

*Bylaw 15953
November 13, 2012*

- p. [Lodging Houses](#)

*Charter Bylaw 18613
November 26, 2018*

- q. [Market](#)
- r. [Minor Amusement Establishments](#)
- s. [Minor Home Based Business](#) and [Major Home Based Business](#)

Charter Bylaw 18967
August 26, 2019

- t. [Multi-unit Housing](#)
- u. [Personal Service Shops](#)
- v. [Public Education Services](#) and [Private Education Services](#)
- w. [Professional, Financial and Office Support Services](#)
- x. [Public Libraries and Cultural Exhibits](#)
- y. [Religious Assembly](#)
- z. [Residential Sales Centre](#)
- aa. [Restaurants](#), for less than 100 occupants and [120 m²](#) of Public Space
- bb. [Row Housing](#)

Charter Bylaw 18484
August 20, 2018

- cc. [Secondary Suites](#), where developed within Row Housing

Charter Bylaw 18613
November 26, 2018

- dd. [Special Event](#)
- ee. [Specialty Food Services](#), for less than 100 occupants and [120 m²](#) of Public Space

Bylaw 17901
March 6, 2017
Charter Bylaw 19490
November 5, 2020

- ff. [Supportive Housing](#)
- gg. [Urban Gardens](#)

3. Discretionary Uses

Bylaw 16224
September 10, 2012

- a. [Auctioneering Establishments](#)
- b. [Bars and Neighbourhood Pubs](#), for more than 100 occupants and [120 m²](#) of Public Space

Bylaw 18171
September 11, 2017

- c. [Breweries, Wineries and Distilleries](#)
- d. [Carnivals](#)
- e. [Convenience Vehicle Rentals](#)

Bylaw 16224
September 10, 2012

- f. [Creation and Production Establishments](#)

Bylaw 17831
November 28, 2016

- g. [Fascia On-premises Signs](#)
- h. [Fleet Services](#), limited to the area north of 103 Avenue and east of the north-south Lane east of 104 Street

- i. [Fraternity and Sorority Housing](#)
- j. [General Retail Stores](#)
- k. [Health Services](#)

*Bylaw 16224
September 10, 2012*

- l. [Media Studios](#)
- m. [Minor Impact Utility Services](#)
- n. [Nightclubs](#), but not to exceed 200 occupants and [240 m²](#) of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- o. [Vehicle Parking](#)

*Bylaw 16224
September 10, 2012*

- p. [Pawn Stores](#)
- q. [Private Clubs](#)
- r. [Protective and Emergency Services](#)
- s. [Restaurants](#), for more than 100 occupants and [120 m²](#) of Public Space

*Bylaw 16224
September 10, 2012*

- t. [Secondhand Stores](#)
- u. [Specialty Food Services](#), for more than 100 occupants and [120 m²](#) of Public Space

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- v. [Urban Indoor Farm](#)

*Bylaw 17901
March 6, 2017*

- w. [Urban Outdoor Farms](#)
- x. [Veterinary Services](#)
- y. [Warehouse Sales](#)
- z. [Projecting On-premises Signs](#)

*Bylaw 17831
November 28, 2016*

- aa. [Temporary On-premises Signs](#)

4. Development Regulations

The following regulations shall apply to Permitted and Discretionary Uses.

- a. Floor Area Ratio (FAR):
 - i. the maximum Floor Area Ratio north of 102 Avenue shall be 8.0; and
 - ii. the maximum Floor Area Ratio south of 102 Avenue shall be 10.0.
- b. Building Height:

Bylaw 16859
June 24, 2014

- i. the maximum Height shall not exceed [115.0 m](#).
- c. Setbacks:
 - i. buildings shall be built to the front and side property lines. The Development Officer, in consultation with the Heritage Officer, may allow building Setbacks up to [2.5 m](#) to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping that contribute to the historical character of the area. The Development Officer may allow a building Setback of [3.0 m](#) for residential buildings and may allow the required Private Outdoor Amenity Area to be within the [3.0 m](#) building Setback.

Bylaw 18303
February 26, 2018

- d. Amenity Area:
 - i. Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:
 - A. a minimum Amenity Area of 3% of the non-residential Floor Area shall be provided and such Amenity Area shall be exempted from Floor Area calculations to a maximum of 6% of the Floor Area of the development. Such Amenity Areas may include courtyards, interior landscaped open space, arcades, plazas, atriums and seating areas;
 - B. non-residential buildings of less than 1 394 m² shall not be required to provide the 3% Amenity Area; and

Charter Bylaw 18967
August 26, 2019

- C. Amenity Area for Multi-unit Housing shall not be required.

e. Landscaping

Bylaw 15735
June 20, 2011

- i. Landscaping shall be in accordance with [Section 55](#) of the Zoning Bylaw, except that:

Bylaw 16733
July 6, 2015

- A. Trees shall be provided in accordance with subsection 55.3. For development consisting of Residential Uses, the number of trees provided shall be one tree for each [25 m²](#) of any Yard at Grade; and
- B. For tree requirements, only deciduous species shall be allowed on any Yard Abutting a public roadway, other than a Lane.

- f. Signs shall comply with the regulations found in [Schedule 59H](#).

Bylaw 17831
November 28, 2016

- g. For all Sign applications, the Development Officer, in consultation with the Heritage Planner, shall review the application 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; and any streetscape improvements. The Development Officer may require revisions to the application to mitigate the impact of a proposed Sign,

and may refuse an application for a Development Permit that adversely impacts the built environment.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- h. Urban Indoor Farms shall comply with [Section 98](#) of this Bylaw.

5. Urban Design Regulations

- a. Street Interface
 - i. Public Amenity Area

*Bylaw 15735
June 20, 2011*

- A. Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.

*Bylaw 15735
June 20, 2011*

- b. Tower Floor Plate, Stepbacks, and Spacing
 - i. Building Setback, Tower spacing and sculpting shall be used to reduce building mass and augment views, light and privacy.

*Bylaw 17062
July 9, 2015*

- A. For buildings greater than [20m](#) in Height, the maximum residential Floor Plate shall not exceed [900m²](#), but in no case shall it exceed 80% of the podium Floor Plate, to the satisfaction of the Development Officer.
 - B. Tower Stepback from the Street Wall shall be a minimum of [4.5m](#).
 - C. The minimum space between Towers shall be [25m](#). The Development Officer may vary the Tower spacing in consideration of the following:
 - 1. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - 2. The recommendations, and mitigative measures specified in any required technical studies.

- c. Roof Tops and Skyline Effects

- i. The top level(s) of Towers shall contribute to the 'signature' of the building and the City's skyline through sculpting of the upper floors and roofs.

*Bylaw 17934
April 10, 2017*

- ii. Rooftops of Towers shall be designed with penthouses to accommodate mechanical penthouses, reduce the heat island effect, facilitate energy efficiency and contribute to a distinctive and unique Downtown skyline. The design of the roof may include a combination of green roofs, Solar Collectors, patios, or public or private open spaces.
 - iii. All minor mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
 - iv. Wherever podium roofs are visible from adjacent developments, the development shall provide enhancements to improve rooftop aesthetics. Enhancements may include patios, gardens, green roofs or additional Amenity Area.

- v. The Tower Floor Plate(s) of the top 4 floors shall be reduced a further 10% to 15%, to the satisfaction of the Development Officer, through Stepbacks to create the articulation, visual interest, and reduced massing effects.

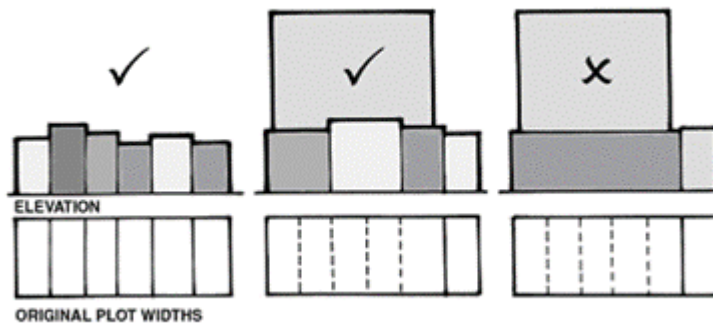
d. Other Regulations

Charter Bylaw 18387
May 7, 2018
Charter Bylaw 18473
July 9, 2018

- i. New buildings or additions shall recognize the scale, architecture and the built form of the existing historical structures within the general area, particularly those on the same block face. Developments on larger consolidated parcels should break up their façades facing public roadways to be reflective of the original plot widths or widths of the surrounding historic warehouses.

Explanatory Note

Buildings that are designed with regard for, or to recognize, the scale, architecture and general characteristics of the surrounding built form - so that they fit into the physical landscape around them - contribute to the overall good urban design of the community. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



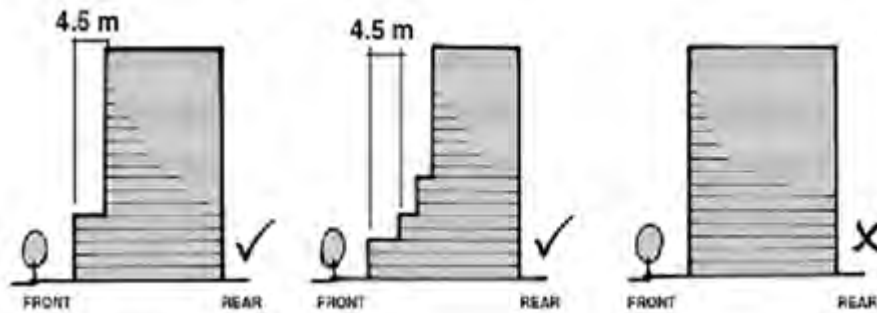
Charter Bylaw 18387
May 7, 2018
Charter Bylaw 18473
July 9, 2018

- ii. Any front elevation Abutting a public roadway other than a Lane shall be no greater than 5 Storeys or 20.0 m in Height. Any portion of the building Height greater than this shall be stepped back from the property line. Any buildings taller than 5 Storeys shall have a minimum of 3 Storeys where the building Façade is built to the property line Abutting the street. The Development Officer may allow a greater building Height and number of podium Storeys for the podium provided that the Height fits contextually with adjacent buildings.

Explanatory Note

A 4.5 m Setback between the front of the building and upper building Storeys is a common technique used to reduce the perceived mass of a building and promote the pedestrian

scale of the street. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



Charter Bylaw 18473
 July 9, 2018
 Charter Bylaw 19275
 June 23, 2020
 Effective: July 2, 2020

- iii. No portion of an Above Ground Parkade on the ground (first) floor shall be allowed for a minimum depth of [10.0 m](#) from any building Façade facing a public roadway, other than a Lane.

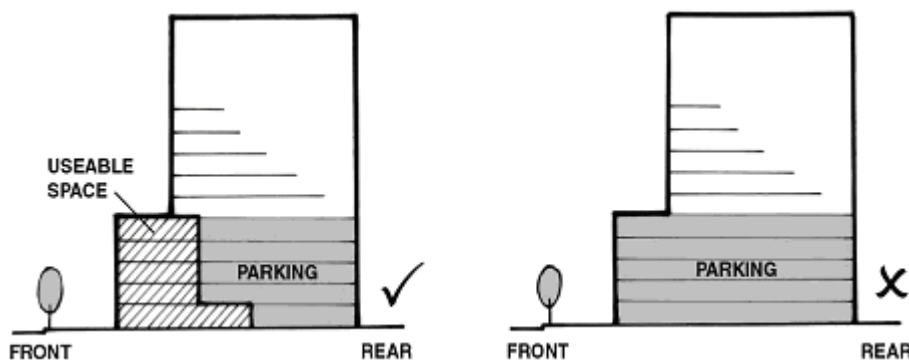
Charter Bylaw 18473
 July 9, 2018

- iv. No portion of an Above Ground Parkade above the ground (first) floor up to 5 Storeys shall be allowed for a minimum depth of [6.0 m](#) from any building Façade facing a public roadway, other than a Lane.

Explanatory Note

Community identity, stability of ownership, and residential character all require that a relationship be developed between residents, businesses, and the neighbourhood.

Minimum setbacks for useable space, separating above-ground parking from the front of a building, provides an opportunity for a range of building uses that bind people more fully to the community and thereby contribute to the character and identity of an area. The following graphic representation provides a possible conceptual application of these regulations [(iii) and iv)] for interpretive purposes.



Bylaw 16733
 July 6, 2015

- v. The geodetic elevation of the floor that is directly above Grade shall not exceed the geodetic elevation of the Abutting public sidewalk by more than [0.75 m](#), for a minimum of 80% of the building Frontage.
- vi. Balconies shall not be allowed within the first 5 Storeys of a building on those portions of the building facing a public roadway, other than a Lane.

Explanatory Note

The building façade is pronounced by not allowing balconies to break up and obscure building features and the building fits in to the surrounding urban fabric. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.

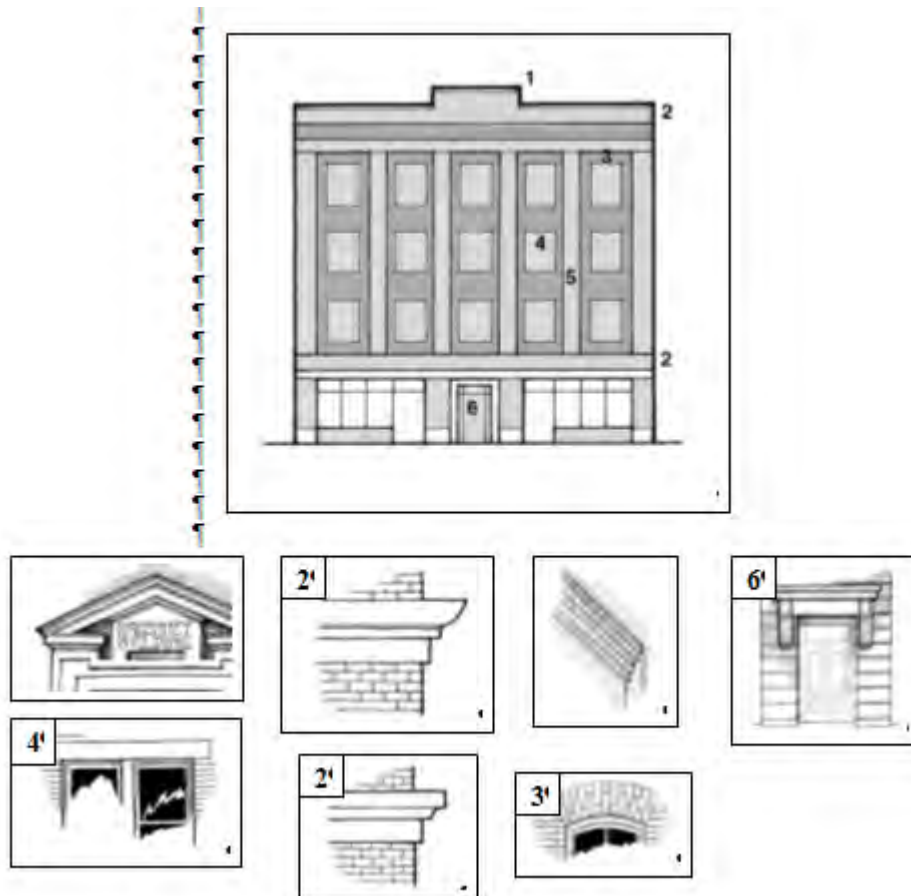


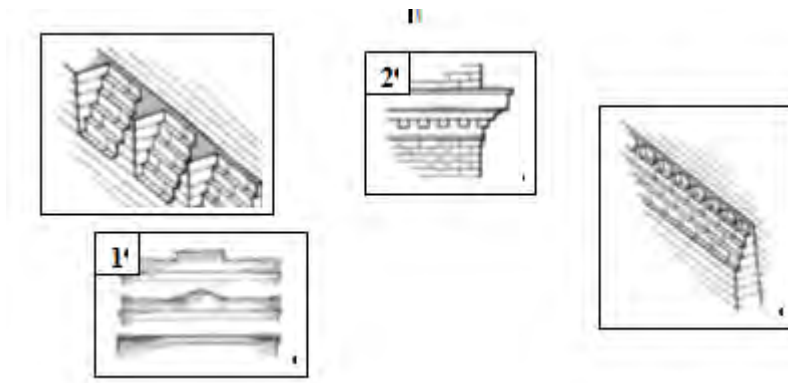
e. Architectural Treatment:

- i. The building shall include the following design elements to reduce the perceived mass and add architectural interest. These requirements shall apply consistently to all building façades within the first 5 Storeys or 20.0 m that face a public roadway, other than a Lane:
 - A. All exposed building façades shall be architecturally treated to create a unified building exterior; and
 - B. Building façades shall incorporate architectural design details or features that recognize the heritage character of the area.

Explanatory Note

Architectural detailing includes such features as those shown below. The following graphic representations provide possible conceptual applications of this regulation for interpretive purposes.

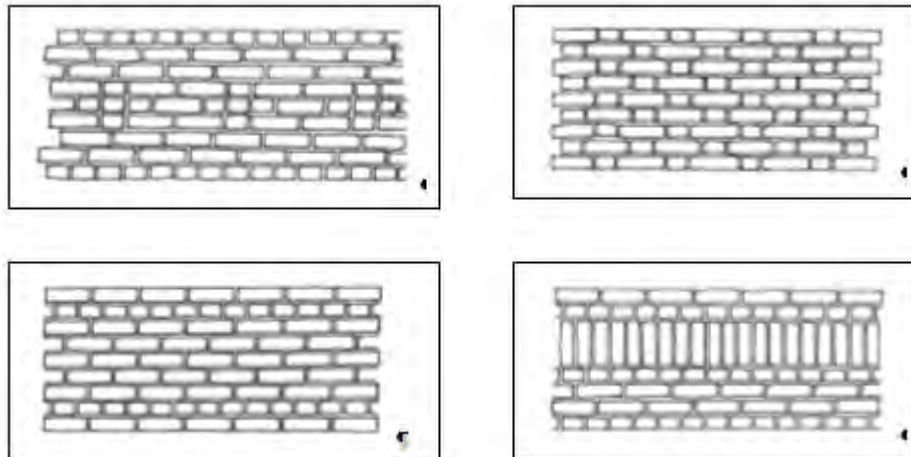




- ii. Brick shall be used as the predominant cladding material (more than 50% of the exterior cladding excluding windows and entrances) within the first 5 Storeys or [20.0 m](#) of a new building.

Explanatory Note

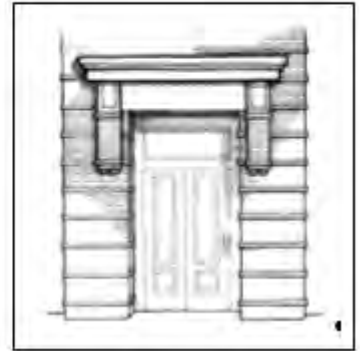
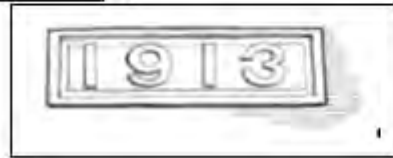
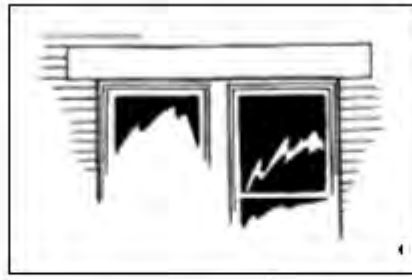
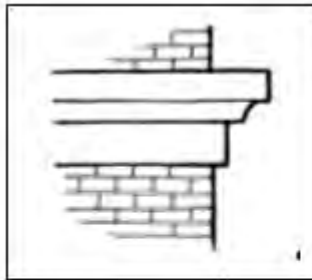
Brick is a high quality building material that creates a range of texture and pattern that helps add architectural interest to a building. Different configurations of brick work are employed to add unique character to buildings. The following graphic representations provide possible conceptual applications of this regulation for interpretive purposes.



- iii. The architectural treatment of the building up to the first 5 Storeys or [20.0 m](#) shall adhere to the general alignment of the horizontal elements and vertical elements of the adjacent buildings along the same block face.

Explanatory Note

Horizontal and vertical building elements combine to create rhythm to the street and interest in the built form. The following graphic representations provide possible conceptual applications of this regulation for interpretive purposes.



- iv. All new buildings shall establish a unique building architecture that recognizes the historic character of the area but is not a duplication of surrounding buildings subject to the (HA) Heritage Area Zone regulations.

6. Additional Development Regulations for Specific Uses and Streets

*Bylaw 16224
 September 10, 2012
 Charter Bylaw 19275
 June 23, 2020
 Effective: July 2, 2020*

- a. Fleet Services Use shall be allowed only in the form of an enclosed building.

- b. Surface Parking Lots shall provide a minimum [2.0 m](#) landscaped Setback from any property line Abutting a public roadway and Lane in addition to the Landscaping requirement.
- c. Notwithstanding the requirements of subsection 910.7(4)(a), for new buildings, Residential Uses and Hotels shall be allowed an additional Floor Area Ratio of 4.0 where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts such as sun shadow and wind are minimized.

Bylaw 17062

July 9, 2015

Bylaw 17832

November 28, 2016

Bylaw 18305

February 26, 2018

Effective Date: May 1, 2018

- d. Notwithstanding Section 11.4 and the requirements of subsection 910.7(4)(b) and having regard for 910.7(6)(d), additional Height may be allowed to accommodate the additional Floor Area Ratio for Residential Uses and Hotels where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts, such as sun shadow, wind and massing are minimized. In such cases, the application shall be processed as a Class B application.

Edmonton Zoning Bylaw 12800

910.8 (HDR) High Density Residential Zone

1. General Purpose

The purpose of this Zone is to accommodate high density housing with minor local Commercial Uses in a predominantly residential environment and to support the concept of a livable urban village with a strong sense of identity and place, where community activities and amenities are focused on a neighbourhood main street.

2. Permitted Uses

- a. [Apartment Hotels](#)

*Bylaw 15953
November 13, 2012*

- b. [Child Care Services](#)

*Bylaw 15953
November 13, 2012
Charter Bylaw 19490
November 5, 2020*

- c. [Supportive Housing](#)

- d. [Live Work Units](#)

*Bylaw 15953
November 13, 2012*

- e. [Lodging Houses](#)

*Charter Bylaw 18613
November 26, 2018*

- f. [Market](#)

- g. [Minor Home Based Business](#)

*Charter Bylaw 18967
August 26, 2019*

- h. [Multi-unit Housing](#)

- i. [Residential Sales Centre](#)

- j. [Row Housing](#)

*Charter Bylaw 18613
November 26, 2018*

- k. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- l. [Urban Gardens](#)

- m. [Fascia On-premises Signs](#)

- n. [Projecting On-premises Signs](#)

3. Discretionary Uses

- a. [Convenience Retail Stores](#)
- b. [Duplex Housing](#)
- c. [Garden Suites](#)

*Bylaw 15953
November 13, 2012*

- d. [Major Home Based Business](#)
- e. [Personal Service Shops](#)
- f. [Professional, Financial and Office Support Services](#)
- g. [Religious Assembly](#)
- h. [Secondary Suites](#)
- i. [Semi-detached Housing](#)
- j. [Single Detached Housing](#)

*Bylaw 17901
March 6, 2017*

- k. [Urban Indoor Farms](#)

*Bylaw 17901
March 6, 2017*

- l. [Urban Outdoor Farms](#)
- m. [Freestanding On-premises Signs](#), in a location where such Signs lawfully existed as of the Effective Date of this Bylaw.

*Bylaw 15892
October 11, 2011*

- n. [Minor Digital Off-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.

*Bylaw 15892
October 11, 2011*

- o. [Minor Digital On-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.

*Bylaw 15892
October 11, 2011*

- p. [Minor Digital On-premises Off-premises Signs](#), in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.
- q. [Temporary On-premises Signs](#)

4. Development Regulations

The following regulations shall apply to Permitted and Discretionary Uses.

- a. Site Area
 - i. The minimum Site area for buildings shorter than [26m](#) in Height shall be [600 m²](#);
 - ii. The minimum Site area for buildings taller than [26m](#) in Height shall be [800 m²](#); and
 - iii. Notwithstanding the above, smaller sites may be developed at the discretion of the Development Officer, provided the general intent of the zone and sub-area are met in

terms of land use, building design and amenity provisions.

- b. Floor Area Ratio (FAR)
 - i. the maximum total Floor Area Ratio for all combined Uses shall be 4.5;
 - ii. the maximum Floor Area Ratio for Residential Uses shall be 4.0; and
 - iii. the maximum Floor Area Ratio for non-residential Uses shall be 0.5.
- c. Residential Density
 - i. For Sites greater than 1350 m² the maximum Density shall be 500 dwellings/ha; and
 - ii. For Sites less than 1350 m² the maximum Density shall be 370 Dwellings/ha.
- d. Building Height

*Bylaw 17062
July 9, 2015*

- i. The maximum Height shall not exceed 50m except that, for sites with an area over 3,716 m² an additional Height of 10 m may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.

*Bylaw 15735
June 20, 2011*

- e. Setbacks
 - i. the minimum Front Setback shall be 3.0 m, except that buildings fronting onto 99 Avenue and 104 Street (the "local main street") shall not require a Front Setback;
 - ii. the maximum Front Setback shall be 4 m;
 - iii. the minimum Rear Setback shall be 3 m;
 - iv. the minimum Side Setback shall be 1.0 m per Storey, to a maximum of 6.0 m, except that a total of at least 2.0 m shall be provided in all cases. A Side Setback shall be not less than 4.5 m when it Abuts a flanking public roadway other than a Lane; and
 - v. notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the Setback.
 - vi. notwithstanding the above, a minimum Setback of 4.0 m shall be provided Abutting 105 Street.

*Bylaw 18303
February 26, 2018*

- f. Amenity Area
 - i. Notwithstanding subsection 46(2), Amenity Areas shall be provided in accordance with the following:
 - A. A minimum Amenity Area of 3% of gross floor area of residential uses, to a maximum of 6% shall be required for buildings over 2000m² to the satisfaction of the Development Officer, but in no case shall the Amenity Area be less than 6 m² per unit. Amenity Areas may include meeting rooms, fitness facilities, outdoor space, balconies, and shall be exempt from FAR calculations. The Development Officer will review amenity area provision to ensure it meets the intent.

Charter Bylaw 18387
May 7, 2018

- B. A minimum Private Outdoor Amenity Area of [15m²](#) per Dwelling shall be provided where any part of the Dwelling unit is contained at ground level.

Charter Bylaw 18387
May 7, 2018

- C. Developments shorter than [26 m](#) on sites [700 m²](#) or less, shall be designed to provide common outdoor open space at ground level, podium level or roof level and shall have a minimum Amenity Area of [45 m²](#).

g. Landscaping

Bylaw 15735
June 20, 2011

- i. Landscaping shall be in accordance with [Section 55](#) of the Zoning Bylaw, except that:

Bylaw 16733
July 6, 2015
Charter Bylaw 18387
May 7, 2018

- A. Notwithstanding subsection 55.3, for development consisting of Residential Uses, the number of trees provided shall be one tree for each [25 m²](#) of any Yard at finished grade; and
- B. For tree requirements, only deciduous species shall be allowed in any Setback area Abutting a public roadway, other than a Lane.

- h. Signs shall comply with the regulations found in [Schedule 59B](#).

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- i. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

5. Urban Design Regulations

a. Street Interface

- i. Developments in this zone shall incorporate the street characteristics outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, emphasizing the residential character of the neighbourhood.
- ii. Along 99 Avenue and 104 Street, developments shall:
 - A. Provide a minimum ground floor Height of [3.5m](#);
 - B. Accommodate the conversion of smaller scale developments to pedestrian oriented retail Uses such as small restaurants, cafes, specialty retail and design oriented establishments; and

Bylaw 16733
July 6, 2015

- C. For non-Residential Uses, the geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the Abutting public sidewalk by more than [0.3 m](#).

iii. Public Amenity Area

- A. Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.

b. Street Wall Design

- i. The Height of the building façade that comprises a portion of the Street Wall shall not exceed [20m](#), and may be composed of townhouses, Multi-unit Housing, or non-Residential Uses, or parkade.
- ii. Ground oriented dwellings shall feature identifiable doorways, landscaped terraces, pedestrian lighting and patios.

c. Entrances and Corners

- i. In mixed-Use buildings, residential entrances shall be designed separately from commercial or institutional entrances and address the street in a prominent manner.

- ii. Residential units at ground level shall provide separate, individual access at ground level and feature identifiable doorways, landscaped terraces, pedestrian lighting, and patios. To ensure adequate privacy, the applicant shall provide screening to indicate separate individual access to each unit.
- iii. The geodetic elevation of the floor that is directly above Grade shall be greater than the geodetic elevation of the Abutting public sidewalk by at least [0.75 m](#).

d. Tower Floor Plate, Stepbacks, and Spacing

- i. Towers, whether in the form of freestanding independent structures, or a number of associated structures within a complex shall be designed, oriented and constructed to foster the residential character of the neighbourhood, articulate the Downtown skyline and, maximize views as well as sunlight penetration in public spaces, plazas, parks and amenity areas.
- ii. The mid-level of Towers shall employ building stepback, Tower spacing and sculpting to reduce building mass and augment views, light and privacy.

- A. Towers shall Stepback from the front podium wall a minimum of [3.0m](#).
- B. The portion of the Tower which is greater than [20m](#) in Height, is limited to a maximum Floor Plate of [900 m²](#), but in no case shall exceed 80% of the podium Floor Plate, to the satisfaction of the Development Officer.
- C. The minimum space between Towers shall be [25m](#). The Development Officer may vary Tower spacing in consideration of the following:
 - 1. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - 2. The recommendations, and mitigative measures specified in any required technical studies.

e. Building Façade, Materials, and Exterior Finishing

- i. The lower portion of the façades of buildings, including bases and podiums must be strongly articulated at regular increments to add variety, rhythm and a human scaled dimension along the street. This may include:

- A. The provision of awnings, canopies, window openings, reveals, offsets, multiple entrances arcades, columns, pilasters, materials and colour or other architectural features; and
 - B. The provision of quality materials, interesting design, fenestrations, inviting entrances and superior landscaping.
- ii. All exposed building faces shall have consistent and harmonious exterior finishing materials.
 - iii. Building materials must be sustainable, timeless, durable, high quality and appropriate for the development within the context of the urban sub-area. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be as determined by Development Officer.
 - iv. Building materials on the lower floors of mid and high rise developments and along secondary commercial streets shall be used so as to improve visual quality and permeability of the building.
 - v. Residential and mixed-Use infill developments shall transition to and be compatible with the design character, scale, façade and materials of adjacent buildings within the Block.
- f. Roof Tops
- i. All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

*Bylaw 17934
April 10, 2017*

- ii. The roof design may include a combination of green roofs, Solar Collectors, patios or private or public open spaces.

g. Public Spaces

*Charter Bylaw 18387
May 7, 2018
Charter Bylaw 18460
July 9, 2018*

- i. Developments shall provide 5% of the site area as open space in the form of atriums and communal open spaces for the benefit of residents or tenants.

*Bylaw 15735
June 20, 2011
Bylaw 16733
July 6, 2015
Charter Bylaw 18473
July 9, 2018*

- ii. A Public Space, in the form of a park, plaza furnishings and location of art, seating areas and other amenities at ground level shall be complementary to the adjacent streetscape and be visually and physically accessible to the public to the satisfaction of the Development Officer. The Public Space may be located within any Yard.

6. Additional Development Regulations for Specific Uses and Streets

*Bylaw 16224
September 10, 2012*

- a. Personal Service Shops, Convenience Retail Stores and Professional, Financial and Office Support Services shall not be in any free standing structure and shall not be developed above the second floor, except in the case of Conversion of Dwellings to non-Residential Uses adjacent to 99 Avenue and 104 Street.

- b. Any Setback Abutting a public roadway, other than a Lane, may require an additional landscaping at the discretion of the Development Officer.
- c. The Development Officer shall ensure that the streetscape designs adjacent to 105 Street and 97 Avenue shall provide design measures to reduce the environmental impacts of higher levels of vehicular traffic on the pedestrian experience.

Edmonton Zoning Bylaw 12800

910.9 (JAMSC) Jasper Avenue Main Street Commercial Zone

1. General Purpose

Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018

The purpose of this Zone is to provide a Zone that accommodates at ground level, predominantly retail commercial, office and service Uses suitable for the Downtown's Main Street, Jasper Avenue, and to ensure that infill developments and the retrofitting and preservation of historical and older buildings incorporate human scale design characteristics to enhance a revitalized, dynamic Main Street atmosphere.

2. Permitted Uses

Bylaw 16224
September 10, 2012

- a. [Apartment Hotels](#)
- b. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240m²](#) of Public Space
- c. [Business Support Services](#)

Charter Bylaw 18387
June 12, 2018

- d. [Cannabis Retail Sales](#)
- e. [Child Care Services](#)
- f. [Commercial Schools](#)
- g. [Community Recreation Services](#)
- h. [Convenience Retail Stores](#)
- i. [General Retail Stores](#)
- j. [Government Services](#)
- k. [Health Services](#)
- l. [Hotels](#)
- m. [Indoor Participant Recreation Services](#)
- n. [Liquor Stores](#)
- o. [Major Amusement Establishments](#) and [Minor Amusement Establishments](#)
- p. [Major Home Based Business](#) and [Minor Home Based Business](#)

Charter Bylaw 18613
November 26, 2018

- q. [Market](#)

Bylaw 16224
September 10, 2012

- r. [Media Studios](#)

*Charter Bylaw 18967
August 26, 2019*

- s. [Multi-unit Housing](#)
- t. [Personal Service Shops](#)
- u. [Private Clubs](#)
- v. [Professional, Financial and Office Support Services](#)
- w. [Private Education Services](#) and [Public Education Services](#)
- x. [Public Libraries and Cultural Exhibits](#)
- y. [Religious Assembly](#)
- z. [Residential Sales Centre](#)
- aa. [Restaurants](#)
- bb. [Spectator Entertainment Establishments](#)

*Charter Bylaw 18613
November 26, 2018*

- cc. [Special Event](#)
- dd. [Specialty Food Services](#)

*Bylaw 17901
March 6, 2017*

- ee. [Urban Gardens](#)
- ff. [Fascia On-premises Signs](#)
- gg. [Projecting On-premises Signs](#)
- hh. [Temporary On-premises Signs](#), not including portable signs

3) Discretionary Uses

*Bylaw 16224
September 10, 2012*

- a. [Auctioneering Establishments](#)

*Bylaw 16733
July 6, 2015*

- b. [Automotive and Minor Recreation Vehicle Sales/Rentals](#), within an enclosed building
- c. [Bars and Neighbourhood Pubs](#), for more than 200 occupants and [240 m²](#) of Public Space

*Bylaw 18171
September 11, 2017*

- d. [Breweries, Wineries and Distilleries](#)

*Bylaw 15953
November 13, 2012*

- e. [Carnivals](#)
- f. [Convenience Vehicle Rentals](#)

Bylaw 16224
September 10, 2012

- g. [Creation and Production Establishments](#)
- h. [Equipment Rentals](#)
- i. [Household Repair Services](#)
- j. [Limited Contractor Services](#)

Bylaw 15953
November 13, 2012

- k. [Lodging Houses](#)
- l. [Minor Impact Utility Services](#)
- m. [Mobile Catering Food Services](#)
- n. [Nightclubs](#)

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

- o. [Vehicle Parking](#)

Bylaw 16224
September 10, 2012

- p. [Pawn Stores](#)
- q. [Protective and Emergency Services](#)

Bylaw 16224
September 10, 2012

- r. [Secondhand Stores](#)

Bylaw 17901
March 6, 2017

- s. [Urban Indoor Farms](#)

Bylaw 17901
March 6, 2017

- t. [Urban Outdoor Farms](#)
- u. [Warehouse Sales](#)
- v. [Fascia Off-premises Signs](#)
- w. [Freestanding On-premises Signs](#)

Bylaw 15892
October 11, 2011

- x. [Major Digital Signs](#)

Bylaw 15892
October 11, 2011

- y. [Minor Digital Off-premises Signs](#)

Bylaw 15892
October 11, 2011

- z. [Minor Digital On-premises Signs](#)

Bylaw 15892
October 11, 2011

- aa. [Minor Digital On-premises Off-premises Signs](#)
- bb. [Roof Off-premises Signs](#)
- cc. [Roof On-premises Signs](#)

4. **Development Regulations**

The following regulations shall apply to Permitted and Discretionary Uses.

- a. Floor Area Ratio:
 - i. the maximum Floor Area Ratio shall be 7.0. An additional Floor Area Ratio of 3.0 may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.
- b. Building Height:
 - i. the maximum Height shall be [70m](#). An additional Height of [15m](#) may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.
- c. Buildings Setbacks:
 - i. Buildings Abutting Jasper Avenue shall have a front Setback of zero to [2.5m](#);
 - ii. Buildings Abutting 109 Street shall be have a Setback of [1.5](#) to [4.0m](#);
 - iii. Buildings Abutting 108 Street shall have a Setback of [3.0](#) to [4.5m](#);
 - iv. Buildings Abutting all other streets shall have a Setback of zero to [2.5m](#);
 - v. Buildings shall be built to the side property lines; and
 - vi. Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets in determination of the Setback.

*Bylaw 18303
February 26, 2018*

- d. Amenity Area:
 - i. Notwithstanding subsection 46(2), Amenity Areas shall be provided in accordance with the following:
 - A. For Residential Uses, a minimum Amenity Area of 3% of gross floor area, to a maximum of 6% shall be required for buildings over 2000m² to the satisfaction of the Development Officer. Amenity Areas may include meeting rooms, fitness facilities, outdoor space, balconies and shall be exempt from FAR calculations. The Development Officer will review Amenity Area provision to ensure it meets the intent.
 - B. Non-residential buildings on sites of less than [1350m²](#) shall not be required to provide Amenity Area.
 - C. Non-residential or mixed-use buildings on sites greater than [1350m²](#) shall provide a minimum Amenity Area of 3% on the non-residential uses, to a maximum of 6%. Such Amenity Area may include interior landscaped open spaces, arcades, atriums, plazas and gardens and shall be exempt from FAR calculations.
- e. Landscaping:

Bylaw 15735

June 20, 2011

- i. Landscaping shall be in accordance with [Section 55](#) of the Zoning Bylaw, except that:

Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018

- A. Notwithstanding subsection 55.3, for development consisting of Residential Uses, the number of trees provided shall be one tree for each [25 m²](#) of any Yard at finished grade; and

Charter Bylaw 18381
May 7, 2018

- B. For tree requirements, only deciduous species shall be allowed in any Yard Abutting a public roadway, other than a Lane.

- f. Signs shall comply with the regulations found in [Schedule 59F](#).

5. Urban Design Regulations

a. Street Interface

- i. Developments in this zone shall reflect the requirements outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, emphasizing specific boulevard treatments to enhance the pedestrian oriented character of Jasper Avenue.
- ii. Developments shall provide multiple points of interaction in the form of doorways, operable windows, and large display windows to facilitate pedestrian interaction.
- iii. Developments shall provide the opportunity for street fronting convenience retail and service Uses to strengthen Jasper Avenue and Abutting side Streets as a pedestrian oriented shopping area through the following:
 - A. The ground Storey shall have a minimum Height of [3.5m](#);
 - B. Allowing conversions of large scale developments to pedestrian oriented retail Uses such as small restaurants, cafes, specialty retail and design oriented establishments;

Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018

- C. Providing, for larger developments over [1,860 m²](#), smaller scale retail spaces to maintain a rhythm of fine-grained retail establishments at ground level. All street level Commercial Uses that Abut a public roadway, other than a Lane, shall provide a primary direct access to the street;
- D. Providing Continuous ground-level retail and commercial Uses using a perceived pattern of small shop Frontages no more than [32 m](#) in width at street level; and

Bylaw 16733
July 6, 2015

- E. The geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the Abutting public sidewalk by more than [0.3 m](#).

vi. Public Amenity Area

Bylaw 15735
June 20, 2011

- A. Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.
- b. Street Wall Design
 - i. The portion of the building façade that comprises the Street Wall shall range in Height from [9m](#) to [26m](#). This Height may be reduced at the discretion of the Development Officer to respect building Height proportionality or to accommodate podium gardens, restaurants/cafes or natural slope of the site.
 - ii. The architectural treatment of the building up to the first [26m](#) shall adhere to the general alignment of the horizontal and vertical elements of the Abutting and adjacent buildings along the same block face.
 - iii. Infill developments shall ensure that the Height of the building façade or podium base is within [7m](#) of the adjacent buildings façade or podium.
- c. Entrances and Corners
 - i. Ground level retail Uses shall open to the public roadway, other than a Lane, rather than an internal atrium.
 - ii. Buildings at corners shall provide courtyards, major entry ways or distinctive architectural features consistent with the style of the building or influences on the other corners of the intersection to enhance pedestrian circulation and, where applicable, enhance axial views
 - iii. Buildings shall be designed and oriented to face all Public Roadways, other than a Lane.
 - iv. Entrances for Multi-unit Housing and Mixed-Use buildings shall be separate from Commercial Entrances and provide access at ground level and feature identifiable doorways, landscaped terraces and pedestrian lighting to ensure adequate privacy.
- d. Tower Floor Plate, Stepbacks, and Spacing
 - i. The typical built form along Jasper Avenue shall reflect retail Commercial Uses on the lower two floors, with residential or office Towers above, setback from the established Street Wall to create a continuous enclosure for the street.
 - A. The minimum space between Towers shall be [25m](#). The Development Officer may vary Tower spacing in consideration of the following:
 - 1. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - 2. The recommendations, and mitigative measures specified in any required technical studies.
 - B. The mid-level of Towers shall be stepped back a minimum of [4.5m](#) from the Street Wall and sculpted to reduce building mass and augment views, light and privacy at this level.
 - C. Stepbacks above the first and second floors of non residential buildings may be allowed to a maximum of 6m per level to accommodate restaurants, nightclubs, bars and entertainment activities.
 - ii. Tower Floor Plates shall be permitted to a maximum area of [900 m²](#), but in no case shall exceed 85% of the podium Floor Plate.

Bylaw 16733
 July 6, 2015
 Charter Bylaw 18381
 May 7, 2018
 Charter Bylaw 18967
 August 26, 2019

- iii. Buildings [26m](#) or less are not required to provide Stepbacks
 - iv. Towers shall be allowed in the form of a podium plus Tower composition or other configuration that ensures design treatments are compatible with the façades of adjacent, older or historic buildings in the immediate area, and that maintain a human scale environment along Jasper Avenue.
- e. Building Façade, Materials, and Exterior Finishing
- i. Building façades shall incorporate architectural design details or features that reflect the predominant urban character of Jasper Avenue, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.
 - ii. The building façades shall be strongly articulated at regular increments to add variety rhythm and a human scaled dimension along the block face.
 - iii. Building design and at street façade treatment shall provide awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour, or other architectural features.
 - iv. All exposed building faces shall have consistent and harmonious exterior finishing materials,
 - v. Exterior finishing materials must be durable sustainable, high quality and appropriate for the development within the context of the block face. The contextual fit, design, proportion, quality, texture and application of various finishing materials.
 - vi. Infill developments shall be sensitive to the design character, scale, façade and materials of adjacent buildings within the block face.
- f. Roof Tops and Skyline Effects
- i. The top level(s) of Towers shall contribute to the 'signature' of the building and the City's skyline through sculpting of the upper floors and roofs.

*Bylaw 17934
April 10, 2017*

- ii. Rooftops of Towers shall be designed with penthouses to accommodate mechanical penthouses, reduce the heat island effect, facilitate energy efficiency and contribute to a distinctive and unique Downtown skyline. The design of the roof may include a combination of green roofs, Solar Collectors, patios, or public or private open spaces.
- iii. All minor mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
- iv. Wherever podium roofs are visible from adjacent developments, the development shall provide enhancements to improve rooftop aesthetics. Enhancements may include patios, gardens, green roofs or additional Amenity Area.

*Bylaw 17832
November 28, 2016*

- v. The Tower Floor Plate(s) of the top 4 floors shall be reduced a further 10% to 15%, to the satisfaction of the Development Officer, through Stepbacks to create the articulation, visual interest, and reduced massing effects.

g. Public Spaces

- i. Developments with Frontage greater than [90m](#) shall provide 5% of gross floor area as open space in the form of plazas, atriums and publicly accessible open spaces.

6. Additional Development Regulations for Specific Uses and Streets

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381*

May 7, 2018

- a. Residential Uses are not permitted at ground level fronting Jasper Avenue.

Charter Bylaw 18387

May 7, 2018

Charter Bylaw 19502

February 9, 2021

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

Edmonton Zoning Bylaw 12800

910.10 (RMU) Residential Mixed Use Zone

1. General Purpose

The purpose of this zone is to provide for primarily medium to high density residential mixed-Use developments, with limited commercial, institutional, office and service Uses distributed on-site in a manner sensitive to the street environment and adjacent residential areas; to support an urban village where amenities are focused on a local main street; and to enhance the institutional and hotel cluster along the north edge of the sub-area.

2. Permitted Uses

*Bylaw 15953
November 13, 2012*

- a. [Child Care Services](#)
- b. [Community Recreation Services](#)

*Charter Bylaw 18484
August 20, 2018
Charter Bylaw 18967
August 26, 2019*

- c. [Secondary Suites](#)
- d. [Convenience Retail Stores](#)
- e. [Government Services](#)

*Bylaw 15953
November 13, 2012
Charter Bylaw 19490
November 5, 2020*

- f. [Supportive Housing](#)
- g. [Live Work Units](#)

*Bylaw 15953
November 13, 2012*

- h. [Lodging Houses](#)
- i. [Minor Home Based Business](#)

*Charter Bylaw 18967
August 26, 2019*

- j. [Multi-unit Housing](#)
- k. [Personal Service Shops](#)
- l. [Professional, Financial and Office Support Services](#)
- m. [Public Libraries and Cultural Exhibits](#)
- n. [Residential Sales Centre](#)
- o. [Row Housing](#)

*Charter Bylaw 18613
November 26, 2018*

- p. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- q. [Urban Gardens](#)
- r. [Fascia On-premises Signs](#)
- s. [Projecting On-premises Signs](#)

3. Discretionary Uses

*Bylaw 16224
September 10, 2012*

- a. [Apartment Hotels](#)
- b. [Bars and Neighbourhood Pubs](#), for less than 100 occupants and [120 m²](#) of Public Space
- c. [Commercial Schools](#)
- d. [General Retail Stores](#)

*Bylaw 15953
November 13, 2012*

- e. [Health Service](#)
- f. [Hotels](#)
- g. [Household Repair Services](#)
- h. [Indoor Participant Recreation Services](#)
- i. [Major Home Based Business](#)
- j. [Minor Amusement Establishments](#)

*Bylaw 16224
September 10, 2012*

- k. [Minor Impact Utility Services](#)
- l. [Veterinary Services](#)
- m. [Motels](#)
- n. [Natural Science Exhibits](#)
- o. [Private Clubs](#)
- p. [Professional, Financial and Office Support Services](#)
- q. [Protective and Emergency Services](#)
- r. [Public Education Services](#) and [Private Education Services](#)
- s. [Recycled Materials Drop-off Centres](#)
- t. [Religious Assembly](#)
- u. [Restaurants](#), for less than 100 occupants and [120 m²](#) of Public Space

*Bylaw 16224
September 10, 2012*

- v. [Secondhand Stores](#)
- w. [Specialty Food Services](#), for less than 100 occupants and [120 m²](#) of Public Space
- x. [Spectator Entertainment Establishments](#)

Bylaw 17901

March 6, 2017

- y. [Urban Indoor Farms](#)

Bylaw 17901
March 6, 2017

- z. [Urban Outdoor Farms](#)
- aa. [Freestanding On-premises Signs](#)
- bb. [Temporary On-premises Signs](#)

4. Development Regulations

The following regulations shall apply to Permitted and Discretionary Uses.

- a. Floor Area Ratio:
 - i. the maximum total Floor Area Ratio for all combined Uses shall be 5.5;
 - ii. the maximum Floor Area Ratio for Residential Uses shall be 4.0; and
 - iii. the maximum Floor Area Ratio for Non-residential Uses shall be 1.5.
- b. Residential Density:
 - i. the maximum Density shall be 500 Dwellings/ha.
- c. Building Height:

Bylaw 17062
July 9, 2015

- i. The maximum Height shall not exceed [50m](#) except that, for sites with an area over [3,716 m²](#) an additional Height of [10 m](#) may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.

Bylaw 15735
June 20, 2011

- d. Front Setbacks:
 - i. the minimum Front Setback for buildings fronting onto 99 Avenue shall be 0 m, or alignment with adjacent buildings;
 - ii. the minimum Front Setback for buildings fronting onto 100 Avenue shall be [1.5 m](#), or alignment with adjacent buildings;
 - iii. the minimum Front Setback for buildings fronting onto 105 Street shall be [1.5 m](#) to [5.0 m](#);
 - iv. the minimum Front Setback for buildings fronting onto all other Streets shall be [3.0 m](#);
 - v. Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the Front Setback.

Bylaw 15735
June 20, 2011

- e. Side and Rear Setbacks:
 - i. there shall be no required Rear Setback, except that residential buildings shall provide at least a [3.0 m](#) Setback;

- ii. there shall be no required Side Setback for non-residential buildings; and
- iii. the minimum Side Setback for Residential Uses shall be [1.0 m](#) per Storey to a maximum of [6.0 m](#), except that a total of at least [2.0 m](#) shall be provided in all cases. A Side Setback shall be not less than [3.0 m](#) where it Abuts a flanking public roadway, other than a Lane.

*Bylaw 18303
February 26, 2018*

f. Amenity Area:

- i. Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:
 - A. A minimum Amenity Area of 3% of gross floor area of residential uses, to a maximum of 6%, shall be required for buildings over 2000m² to the satisfaction of the Development Officer, but in no case shall be less than [6 m²](#) per unit. Amenity Areas may include meeting rooms, fitness facilities, and outdoor spaces. The Development Officer will review Amenity Area provision to ensure it meets the intent.
 - B. A minimum Amenity Area of 3% of the non-residential floor area to a maximum of 6% shall be provided. Amenity Areas may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens and seating areas.
 - C. Notwithstanding the above, non-residential buildings of sites less than [1390m²](#) shall not be required to provide the 3% Amenity Area.
 - D. Amenity Areas contained within the building footprint shall be exempt from FAR calculation.

g. Landscaping

*Bylaw 15735
June 20, 2011*

- i. Landscaping shall be in accordance with [Section 55](#) of the Zoning Bylaw, except that:

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- A. Notwithstanding subsection 55.3, for development consisting of Residential Uses, the number of trees provided shall be one tree for each [25 m²](#) of any Yard at finished grade; and
- B. For tree requirements, only deciduous species shall be allowed on any Yard Abutting a public roadway, other than a Lane.

- h. Signs shall comply with the regulations found in [Schedule 59B](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- i. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

5. Urban Design Regulations

a. Street Interface:

- i. Developments in this zone shall reflect the criteria outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200,

to enhance the residential mixed-Use character of the area.

- ii. Along 99 Avenue and 104 Street, developments shall:
 - A. Provide a minimum ground floor Height of [3.5m](#);
 - B. Accommodate the conversion of smaller scale developments to pedestrian oriented retail Uses such as small restaurants, cafes, specialty retail and design oriented establishments; and
 - C. For non-residential uses, the geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the Abutting public sidewalk by more than [0.3 m](#).

*Bylaw 16733
July 6, 2015*

iii. Public Amenity Area:

*Bylaw 15735
June 20, 2011*

- A. Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.
- b. Street Wall Design:
 - i. The Height of the building façade that comprises a portion of the Street Wall shall range from [7m](#) to [16m](#).
 - ii. Buildings less than [26m](#) in Height on sites [700m²](#) or less shall feature building design and façade treatment at the lower three floors to strengthen the residential ambience of the street or block and enhance the pedestrian environment.
 - iii. Ground floor units shall be designed and articulated every [7.5m](#) to differentiate individual dwelling units address and provide direct access to the street.

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- iv. At Grade residential developments shall provide separate, individual access at Grade and feature identifiable doorways, landscaped terraces, pedestrian lighting, and patios. To ensure adequate privacy, the applicant shall provide screening to indicate separate individual access to each unit.
- v. The geodetic elevation of the floor that is directly above Grade shall be greater than the geodetic elevation of the Abutting public sidewalk by at least [0.75 m](#).
- c. Entrances and Corners

*Bylaw 16733
July 6, 2015*

- i. Corner buildings shall provide courtyards, recessed major entry ways or other distinctive architectural features.
- ii. In mixed-use buildings, residential entrances shall be designed separate from commercial or institutional entrances and address the street in a prominent manner.
- iii. Buildings shall be designed and oriented to face all Public Roadways, other than a Lane.
- d. Tower Floor Plate, Stepbacks, and Spacing

*Bylaw 15735
June 20, 2011*

- i. The mid-level portion of Towers shall be sculpted to reduce building mass and augment views, light penetration at ground level and privacy by utilizing building Setbacks, Tower spacing and design elements.
 - A. The Tower shall have a minimum 3.0m Setback from the Street Wall.
 - B. The minimum space between Towers shall be 25m. The Development Officer may vary Tower spacing in consideration of the following:
 - 1. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - 2. The recommendations, and mitigative measures specified in any required technical studies.
 - C. The portion of the building that is greater than 20m in Height is limited to a maximum Floor Plate of 900m².
- iv. Towers shall be designed, oriented and constructed to enhance the character of the neighbourhood, articulate the Downtown skyline and, maximize views and sunlight penetration in public spaces, plazas, parks and amenity areas.
- e. Building Façade, Materials, and Exterior Finishing
 - i. Building façades shall incorporate architectural design details or features that reflect the predominant urban character of the Street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200.
 - ii. The building façades shall be strongly articulated at regular increments to add variety rhythm and a human scaled dimension along the Block face.
 - iii. Building design and façade shall strengthen and visually enhance the pedestrian experience, and contribute to the urban vibrancy by providing treatments such as awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality materials, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour, and other architectural features.
 - iv. All exposed building faces shall have consistent and harmonious exterior finishing materials.
 - v. Building materials must be sustainable, durable, high quality and appropriate for the development within the context of the urban sub-area. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be as determined by the Development Officer for major comprehensively designed developments.
 - vi. Horizontal and vertical elements and a finer grain of elements such as windows, balconies, shadow lines and textures should be used to distinguish the residential buildings from non-residential buildings.
 - vii. Infill developments shall be sensitive to the rhythm, articulation, colours and textures of adjacent structures.
- f. Roof Tops
 - i. All mechanical equipment on a roof of any building shall be concealed by screening in a manor compatible with the architectural character of the building, or concealed by incorporating it within the building.

- ii. The roof design may include a combination of green roofs, Solar Collectors, patios or private or public open spaces.
- g. Public Amenity Space
 - i. Developments shall provide 5% of gross floor area as open space in the form of atriums and communal open spaces.

6. Additional Development Regulations for Specific Uses and Streets

*Bylaw 16224
September 10, 2012*

- a. Personal Service Shops, Convenience Retail Stores and Professional, Financial and Office Support Services shall not be in any free standing structure and shall not be developed above the second floor, except in the case of Conversion of Dwellings to non-Residential Uses adjacent to 99 Avenue and 104 Street.

Edmonton Zoning Bylaw 12800

910.11 (UW) - URBAN WAREHOUSE ZONE

1. General Purpose

The purpose of this zone is to develop a unique mixed-use business commercial, educational and residential neighbourhood, accommodating a diversity of Uses, including residential, commercial, institutional, light manufacturing and assembly in a safe, walkable, human-scaled built environment that builds on the existing land use pattern and respects the architectural characteristics and functions of the area.

2. Permitted Uses

*Bylaw 16224
September 10, 2012*

- a. [Apartment Hotels](#)
- b. [Bars and Neighbourhood Pubs](#), for less than 100 occupants and [120 m2](#) of Public Space

*Bylaw 15953
November 13, 2012*

- c. [Business Support Services](#)

*Charter Bylaw 18387
June 12, 2018*

- d. [Cannabis Retail Sales](#)
- e. [Child Care Services](#)
- f. [Commercial Schools](#)
- g. [Community Recreation Services](#)
- h. [Convenience Retail Stores](#)

*Bylaw 16224
September 10, 2012*

- i. [Creation and Production Establishments](#)
- j. [General Retail Stores](#)
- k. [Government Services](#)
- l. [Hotels](#)
- m. [Household Repair Services](#)
- n. [Indoor Participant Recreation Services](#)
- o. [Limited Contractor Services](#)

*Charter Bylaw 18882
June 17, 2019*

- p. [Liquor Stores](#)
- q. [Live Work Units](#)

*Bylaw 15953
November 13, 2012*

- r. [Lodging Houses](#)
- s. [Major Amusement Establishments](#) and [Minor Amusement Establishments](#)
- t. [Major Home Based Business](#) and [Minor Home Based Business](#)

*Charter Bylaw 18613
November 26, 2018*

- u. [Market](#)

*Bylaw 16224
September 10, 2012*

- v. [Media Studios](#)

*Charter Bylaw 18967
August 26, 2019*

- w. [Multi-unit Housing](#)
- x. [Natural Science Exhibits](#)
- y. [Personal Service Shops](#)
- z. [Professional, Financial and Office Support Services](#)
- aa. [Public Education Services](#) and [Private Education Services](#)
- bb. [Public Libraries and Cultural Exhibits](#)
- cc. [Religious Assembly](#)
- dd. [Residential Sales Centre](#)
- ee. [Restaurants](#), for less than 100 occupants and [120 m²](#) of Public Space
- ff. [Row Housing](#)

*Charter Bylaw 18613
November 26, 2018*

- gg. [Special Event](#)
- hh. [Specialty Food Services](#), for less than 100 occupants and [120 m²](#) of Public Space

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

*Charter Bylaw 19490
November 5, 2020*

- ii. [Supportive Housing](#)
- jj. [Urban Gardens](#)
- kk. [Veterinary Services](#)
- ll. [Fascia On-premises Signs](#)
- mm. [Projecting On-premises Signs](#)
- nn. [Temporary On-premises Signs](#), not including portable signs

3. Discretionary Uses

- a. [Auctioneering Establishments](#)
- b. [Automotive and Equipment Repair Shops](#)

*Bylaw 16733
July 6, 2015*

- c. [Automotive and Minor Recreation Vehicle Sales/Rentals](#), within an enclosed building.
- d. [Bars and Neighbourhood Pubs](#), for more than 100 occupants and [120 m²](#) of Public Space

*Bylaw 18171
September 11, 2017*

- e. [Breweries, Wineries and Distilleries](#)
- f. [Carnivals](#)
- g. [Convenience Retail Stores](#)
- h. [Funeral, Cremation and Interment Services](#)
- i. [Equipment Rentals](#)
- j. [Exhibition and Convention Facilities](#)
- k. [Fleet Services](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- l. [Greenhouses, Plant Nurseries and Garden Centres](#)
- m. [Health Services](#)
- n. [Minor Impact Utility Services](#)
- o. [Minor Service Stations](#)
- p. [Mobile Catering Food Services](#)
- q. [Motels](#)
- r. [Nightclubs](#), but not to exceed 200 occupants and [240 m²](#) of Public Space if the Site is adjacent to or across a Lane from a Residential zoned Site

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- s. [Vehicle Parking](#)
- t. [Outdoor Amusement Establishments](#)
- u. [Outdoor Participant Recreation Services](#)

*Bylaw 16224
September 10, 2012*

- v. [Pawn Stores](#)
- w. [Private Clubs](#)
- x. [Protective and Emergency Services](#)
- y. [Rapid Drive-through Vehicle Services](#)
- z. [Recycled Materials Drop-off Centres](#)
- aa. [Recycling Depots](#)
- bb. [Restaurants](#), for more than 100 occupants and [120 m²](#) of Public Space

Bylaw 16224
September 10, 2012

- cc. [Secondhand Stores](#)
- dd. [Specialty Food Services](#), for more than 100 occupants and [120 m²](#) of Public Space
- ee. [Spectator Entertainment Establishments](#)
- ff. [Spectator Sports Establishments](#)
- gg. [Temporary Shelter Services](#)
- hh. [Warehouse Sales](#)

Bylaw 17901
March 6, 2017

- ii. [Urban Indoor Farms](#)

Bylaw 17901
March 6, 2017

- jj. [Urban Outdoor Farms](#)
- kk. [Fascia Off-premises Signs](#)
- ll. [Freestanding On-premises Signs](#)

Bylaw 15892
October 11, 2011

- mm. [Major Digital Signs](#)

Bylaw 15892
October 11, 2011

- nn. [Minor Digital Off-premises Signs](#)

Bylaw 15892
October 11, 2011

- oo. [Minor Digital On-premises Signs](#)

Bylaw 15892
October 11, 2011

- pp. [Minor Digital On-premises Off-premises Signs](#)
- qq. [Roof Off-premises Signs](#)
- rr. [Roof On-premises Signs](#)

4. Development Regulations

The following regulations shall apply to all Permitted and Discretionary Uses.

- a. Floor Area Ratio:
 - i. The maximum Floor Area Ratio shall be 6.0 except that, for sites with an area over [3,716 m²](#) an additional Floor Area Ratio of 1.0 may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.
- b. Residential Density:

- i. The maximum Density shall be 500 Dwellings/ha.

c. Maximum Height:

*Bylaw 17062
July 9, 2015*

- i. The maximum Height shall not exceed [50m](#) except that, for sites with an area over [3,716 m²](#) an additional Height of [10 m](#) may be allowed where the Development Officer is satisfied that new developments are compatible within the urban context of the area and that adverse environmental impacts, such as sun shadow and wind are minimized. In such cases, the application shall be processed as a Class B application.

d. Building Setbacks:

- i. Buildings shall have a front Setback [1.5](#) to [3.0 m](#), except that buildings shall be setback [1.5](#) to [4.0 m](#) along 109 Street and [3.0](#) to [4.5m](#) along 108 Street;
- ii. Buildings shall have a front Setback of [5.0 m](#) on the south side of 104 Avenue, excluding 105 Street to 104 Street; and
- iii. Notwithstanding the above, the Development Officer shall have regard for the existing block face Setback and consideration of the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 in determination of the Setback.

*Bylaw 18303
February 26, 2018*

e. Amenity Area

- i. Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:
 - A. Residential Uses or residential conversions containing 3 or more dwelling units shall provide a minimum Amenity Area(s) of 3% of Gross Floor Area of Residential Uses, to a maximum total area of 6% to the satisfaction of the Development Officer, but in no case shall be less than 6 m² per unit. Amenity Areas may include, but are not limited to, meeting rooms, fitness facilities, balconies and outdoor spaces.
 - B. A minimum of 3% of Non-residential Floor Area shall be required to provide amenity area which may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens and seating areas;
 - C. Notwithstanding the above, non-residential buildings on sites less than [1,394m²](#) shall not be required to provide the 3% Amenity Area.”;

f. Landscaping

*Bylaw 15735
June 20, 2011*

- i. Landscaping shall be in accordance with [Section 55](#) of the Zoning Bylaw, except that:

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- A. Notwithstanding subsection 55.3, for development consisting of Residential Uses, the number of trees provided shall be one tree for each [25 m²](#) of any Yard at finished grade; and

- B. For tree requirements, only deciduous species shall be allowed on any Yard Abutting a public roadway, other than a Lane.
- g. Signs shall comply with the regulations found in [Schedule 59F](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- h. Urban Indoor Farms shall comply with [Section 98](#) of this Bylaw.
- i. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

5. Urban Design Regulations

a. Street Interface

- i. Buildings shall reflect the street status outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200, to enhance the pedestrian oriented character of the residential and commercial streets.
- ii. Buildings shall provide street fronting non-Residential Uses to strengthen 102 and 104 Avenues, 105 and 109 streets as commercial shopping streets area through the following:
 - A. The ground Storey shall have a minimum Height of 3.5m;
 - B. Architectural treatment of new developments and renovations shall ensure that each Storey has windows on the front façade of the building, and that the placement of type of windows shall allow viewing into the building; and
 - C. The geodetic elevation of the top of the floor on the level that is directly above Grade shall not exceed the geodetic elevation of the Abutting public sidewalk by more than [0.3 m](#).

*Bylaw 16733
July 6, 2015*

iii. Public Amenity Area

- A. Yards, including useable outdoor spaces, shall continue the public sidewalk paving materials, finish, and pattern. In addition, soft landscaping may be required at the Discretion of the Development Officer.

*Bylaw 15735
June 20, 2011*

b. Street Wall Design

- i. The building façade that comprises a portion of the Street Wall shall range in Height from [12m](#) - [26m](#).
- ii. Developments shall ensure ground floor dwellings that front onto a public roadway, other than a Lane, are designed and articulated every [7.5m](#) to differentiate individual dwelling units address and provide direct access.

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- iii. Residential units at ground level shall provide separate, individual access at ground level and feature identifiable doorways, landscaped terraces, pedestrian lighting, and patios. To ensure adequate privacy, the applicant shall provide screening to indicate separate individual access to each unit.
- iv. The geodetic elevation of the floor that is directly above Grade shall be greater than the geodetic elevation of the Abutting public sidewalk by at least [0.75 m](#).

c. Entrances and Corners

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- i. Non-residential Uses at ground level shall open to a public roadway rather than an internal atrium.

*Charter Bylaw 18381
May 7, 2018*

- ii. In mixed Use buildings, Residential Uses shall have access at ground level that is separate from the commercial premises.
- iii. Buildings shall provide courtyards, major entry ways or distinctive architectural features consistent with the historic theme of the building.
- iv. Buildings shall be designed and oriented to face all Public Roadways, other than a Lane.

d. Stepbacks and Tower Spacing

*Charter Bylaw 18381
May 7, 2018
Charter Bylaw 18473
July 9, 2018*

- i. The portion of the building that is above the established Street Wall shall Stepback a minimum of 4.5 m.
- ii. The minimum space between Towers shall be [25m](#). The Development Officer may vary Tower spacing in consideration of the following:
 - A. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - B. The recommendations, and mitigative measures specified in any required technical studies.

e. Building Façade, Materials, and Exterior Finishing

- i. Building façades shall incorporate architectural design details or features that reflect the predominant urban warehouse character of the area to the satisfaction of the Development Officer.
- ii. Façades shall be designed to provide the following: awnings, canopies, window openings, reveals, offsets, multiple entrances arcades, columns, pilasters, quality materials, colour, other architectural features, interesting design, fenestrations, double Height entrances, parks, plazas and appropriate landscaping or a combination suitable to the architectural style of the building.
- iii. All exposed building façades shall be architecturally treated to create a unified, consistent and harmonious building exterior and finishing materials.
- iv. Building materials must be sustainable, durable, high quality and appropriate for the development within the context of the urban warehouse campus neighbourhood. The contextual fit, design, proportion, quality, texture and application of various finishing materials shall be to the satisfaction of the Development Officer.
- v. Brick shall be used as the predominant exterior cladding material unless otherwise required by provision 910.11.5(e)(vii).
- vi. Building materials on the lower floors of buildings shall improve visual access and permeability of the building(s), and to enhance the pedestrian experience at the street level.

- vii. Infill developments shall be sensitive to the historic design character, scale, façade and materials of adjacent buildings within the block face.

- f. Roof Tops

- i. All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

*Bylaw 17934
April 10, 2017*

- ii. The roof design may include a combination of green roofs, Solar Collectors, patios or private or public open spaces.

- g. Public Amenity Spaces

*Bylaw 16733
July 6, 2015
Charter Bylaw 18473
July 9, 2018*

- i. Residential open spaces, parks, plazas furnishings and locations of art, seating areas and other amenities at ground level shall be complementary to the adjacent streetscape and be visually and physically accessible to the public.

Edmonton Zoning Bylaw 12800

910.12 (AED) - ARENA & ENTERTAINMENT DISTRICT ZONE

Bylaw 15489
January 18, 2011

1. General Purpose

The purpose of this Zone is to provide for a vibrant mixed-Use district that will accommodate a multi-purpose sports and entertainment complex complemented by a variety of entertainment, retail, service, office, institutional and Residential Uses that will strengthen the Downtown Core as a regional destination point. The area will be characterized by an accessible, pedestrian-friendly street environment, innovative signage, iconic architecture and exceptional urban design to create a strong sense of place in the Downtown Core and an exciting new image for Edmonton.

2. Permitted Uses

Bylaw 16224
September 10, 2012

- a. [Apartment Hotels](#)
- b. [Auctioneering Establishments](#)
- c. [Bars and Neighbourhood Pubs](#), not to exceed 200 occupants and [240m²](#) of Public Space
- d. [Business Support Services](#)

Charter Bylaw 18387
June 12, 2018

- e. [Cannabis Retail Sales](#)
- f. [Carnivals](#)
- g. [Casino and Other Gaming Establishment](#) not to be located closer than [400 meters](#) from any other Casinos and Other Gaming Establishment Use
- h. [Child Care Services](#)
- i. [Commercial Schools](#)
- j. [Community Recreation Services](#)
- k. [Convenience Retail Stores](#)
- l. [Convenience Vehicle Rentals](#), limited to indoor locations only
- m. [Exhibition and Convention Facilities](#)
- n. [General Retail Stores](#)
- o. [Government Services](#)
- p. [Health Services](#)
- q. [Hotels](#)
- r. [Indoor Participant Recreation Services](#)
- s. [Limited Contractor Services](#)

Charter Bylaw 18882
June 17, 2019

- t. [Liquor Stores](#)
- u. [Live Work Units](#)

Charter Bylaw 18613
November 26, 2018

v. [Market](#)

Bylaw 16224
September 10, 2012

- w. [Media Studios](#)
- x. [Minor Amusement Establishments](#)
- y. [Minor Home Based Business](#)
- z. [Major Home Based Business](#)

Charter Bylaw 18967
August 26, 2019

- aa. [Multi-unit Housing](#)
- bb. [Natural Science Exhibits](#)
- cc. [Outdoor Participant Recreation Services](#)
- dd. [Personal Service Shops](#)
- ee. [Professional, Financial and Office Support Services](#)
- ff. [Private Education Services](#)
- gg. [Public Education Services](#)
- hh. [Private Clubs](#)
- ii. [Public Libraries and Cultural Exhibits](#)
- jj. [Public Park](#)
- kk. [Religious Assembly](#)
- ll. [Residential Sales Centres](#)
- mm. [Restaurants](#)

Charter Bylaw 18613
November 26, 2018

- nn. [Special Event](#)
- oo. [Specialty Food Services](#)
- pp. [Spectator Entertainment Establishment](#)
- qq. [Spectator Sports Establishment](#)

Bylaw 17901
March 6, 2017

- rr. [Urban Gardens](#)
- ss. [Fascia On-premises Signs](#)
- tt. [Projecting On-premises Signs](#)
- uu. [Roof On-premises Signs](#)

- vv. [Temporary On-premises Signs](#), not including portable signs

3. Discretionary Uses

*Bylaw 16224
September 10, 2012*

- a. [Automotive and Minor Recreation Vehicle Sales/Rentals](#), limited to indoor locations only and not adjacent to residential or residential related Uses
- b. [Bars and Neighbourhood Pubs](#), exceeding 200 occupants and [240m²](#) of Public Space

*Bylaw 18171
September 11, 2017*

- c. [Breweries, Wineries and Distilleries](#)

*Bylaw 15953
November 13, 2012
Bylaw 16224
September 10, 2012*

- d. [Creation and Production Establishments](#)
- e. [Extended Medical Treatment Services](#)

*Bylaw 15953
November 13, 2012*

- f. [Lodging Houses](#)
- g. [Major Amusement Establishments](#)
- h. [Minor Impact Utility Services](#)
- i. [Mobile Catering Food Services](#)
- j. [Nightclubs](#) within [10 m](#) of a site zoned for Residential Uses

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- k. [Vehicle Parking](#)

*Bylaw 16224
September 10, 2012*

- l. [Pawn Stores](#)
- m. [Protective and Emergency Services](#)

*Bylaw 16224
September 10, 2012*

- n. [Secondhand Stores](#)

*Bylaw 17901
March 6, 2017*

- o. [Urban Indoor Farms](#)
- p. [Veterinary Services](#)
- q. [Warehouse Sales](#)
- r. [Fascia Off-premises Signs](#)
- s. [Freestanding Off-premises Signs](#)
- t. [Freestanding On-premises Signs](#)

Bylaw 15892

October 11, 2011

- u. [Major Digital Signs](#)

Bylaw 15892
October 11, 2011

- v. [Minor Digital Off-premises Signs](#)

Bylaw 15892
October 11, 2011

- w. [Minor Digital On-premises Signs](#)

Bylaw 15892
October 11, 2011

- x. [Minor Digital On-premises Off-premises Signs](#)

- y. [Projecting Off-premises Signs](#)

- z. [Roof Off-premises Signs](#)

- aa. [Temporary Off-premises Signs](#), not including portable signs

4. Development Regulations for Permitted and Discretionary Uses

The Development Officer shall ensure that new developments and major renovations reflect the Urban Design Policies of the Capital City Downtown Plan and the following Regulations. Where a conflict arises, the AED zoning regulations shall prevail.

The following regulations shall apply to all Permitted and Discretionary Uses:

a. Floor Area Ratio

- i. The maximum Floor Area Ratio (FAR) shall be 12.0.

Charter Bylaw 18967
August 26, 2019

- ii. Notwithstanding the above, Hotels and Multi-unit Housing shall be allowed an additional Floor Area Ratio of 4.0 where the Development Officer is satisfied that new developments fit within the urban context of the area and that adverse environmental impacts such as sun shadow and wind are minimized.

b. Building Height

Bylaw 16973
November 3, 2014
Bylaw 16733
July 6, 2015
Bylaw 17642
May 25, 2016

The maximum building Height shall be as follows and in accordance with Section 52:

- i. 180 m for land north of 104 Avenue NW;
- ii. 195 m for land south of 104 Avenue NW; and
- iii. Notwithstanding Section 910.12(4)(b)(ii), above, one development, including a Tower, with a Height not exceeding 275 m, shall be allowed Abutting the north side of 103 Avenue NW between 102 Street NW and 103 Street NW.

Bylaw 16859
June 24, 2014

c. Building Setbacks

Bylaw 16584

- i. Buildings shall have a zero to [2.5 m](#) Setback where Abutting a public roadway, excepting Lanes and:
 1. Buildings shall have a zero to [4.5 m](#) Setback along 104 Avenue. The Development Officer, however, may increase the Setback for the purposes of public realm improvements. The Setback shall not be used for roadway widening.
 2. Buildings shall not be required to provide a setback along 105 Avenue between 102 and 104 Street.
- ii. Buildings shall be built to the side property lines south of 104 Avenue.
- iii. Notwithstanding the above, a greater setback may be provided to accommodate a particular architectural style or to provide opportunities for such features as sidewalk cafes, patios or a piazza .
- iv. Where a setback is provided, architectural features and structures, including the building envelope and weather protection features including awnings, canopies and arcades may project to the property line.

Bylaw 18303
February 26, 2018

d. Amenity Area

- i. Notwithstanding subsection 46(2), Amenity Area shall be provided in accordance with the following:
 - A. A minimum Amenity Area of 3% of the gross floor area of residential uses to a maximum of 10% shall be required for buildings over 2000m² to the satisfaction of the Development Officer. Amenity Areas may include meeting rooms, fitness facilities, outdoor space, and shall be exempt from FAR calculations.
 - B. Non-residential buildings on sites of less than [1350m²](#) shall not be required to provide Amenity Area.
 - C. Non-residential or mixed use buildings on sites greater than [1350m²](#) shall provide a minimum Amenity Area of 4% of the gross floor area on the non-residential uses to a maximum of 10% and may be aggregated on the whole site. Such Amenity Area may include, but is not limited to, interior and exterior landscaped open spaces, arcades, Rooftop Terraces, atriums and plazas, and shall be exempt from FAR calculations.

Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018

- D. Required open space shall achieve design excellence and may be located at or above ground level or on rooftops. Parking Areas, Driveways and service access shall not be included as open space.
- E. A diversity of open space shall be provided throughout the development, designed to accommodate year-round use. Open space shall include, but is not limited to: space devoted to public gatherings, pedestrian movement and other social and recreational functions.
- F. Public spaces shall support a variety of outdoor activities such as standing, sitting, strolling, conversing and dining.

e. Landscaping

Landscaping shall be in accordance with [Section 55](#) of the Zoning Bylaw except that:

July 6, 2015
Charter Bylaw 18381
May 7, 2018

- i. For development consisting of Residential Uses, the number of trees provided shall be a minimum of one tree for each 25m² of any required Setback at finished grade.

Bylaw 15735
June 20, 2011

- ii. For tree requirements, only deciduous species shall be allowed on any Yard Abutting a public roadway, other than a Lane.
- iii. Within the required Setback along 104 Avenue, a 2.5 m sidewalk with flanking rows of deciduous shade trees shall be provided. Where an arena building Abuts 104 Avenue, a 2.5 m sidewalk shall be maintained within road right of way, with shade tolerant plantings. A flanking row of deciduous trees shall not be required.
- iv. Landscaping on the Site shall consider the use of plant materials and architectural features that provide colour, texture and visual interest throughout the year to enhance the appearance of the development and create comfortable, attractive and sustainable environments for the benefit and enjoyment of its many stakeholders.

Bylaw 16032
March 24, 2012

- v. At each Development Permit stage, a detailed Landscape Plan for the subject development permit stage shall be submitted. The Landscape Plan must be completed by a registered landscape architect registered to practice in the Province of Alberta and must be to the satisfaction of the Development Officer in consultation with Sustainable Development and City of Edmonton Parks and Biodiversity prior to approval of any Development Permit. The landscape plans shall incorporate all previous development permit stages, resulting in an overall landscape plan at the final development permit stage. The plans shall include, but are not limited to:
 - A. all existing and proposed utilities within any road right-of-way;
 - B. pavement materials;
 - C. exterior lighting;
 - D. street furniture elements;
 - E. pedestrian seating areas;
 - F. gathering places;
 - G. pedestrian linkages and connections;
 - H. sizes and species of new tree plantings; and
 - I. other landscaping elements as applicable.

Bylaw 16032
March 12, 2012

- vi. The Landscape Plan submitted with each Development Permit stage must show proposed off-site landscaping on public property adjacent to the site, to the satisfaction of the Development Officer in consultation with Sustainable Development, City of Edmonton Parks and Biodiversity and Transportation Services. The streetscape improvements may include, but are not limited to, new sidewalks, streetlights, boulevard landscaping, boulevard trees, street furniture, and/or the relocation of utilities underground.

g. Signage

Signage within the Arena and Entertainment District Zone is intended to consist of an array of high-quality, expressive signage that serves a primary role in establishing the character of

the district as a unique place in the city, promotes and supports activities fostering a sense of arrival and excitement, and serving a wayfinding function. Large-format signage is imagined as an integral component of the district's design and character.

Signs shall comply with the regulations found in [Section 59](#) and [Schedule 59H](#) of the Zoning Bylaw, except that:

- i. At each Development Permit stage, a Comprehensive Sign Design Plan and Schedule for the subject development permit stage shall be submitted in support of the land use concept and design that are integral in establishing the special character and ambiance associated with major destination sports, retail and entertainment Uses for approval of the Development Officer. The sign plans shall be designed to contribute to the special character envisioned for each sub-area through the use of innovative, unique and high quality signage that contribute to a lively, colourful and exciting pedestrian environment. The sign plans shall incorporate all previous development permit stages, resulting in an overall sign plan at the final development permit stage.
- ii. Signage shall be designed as an integral built form component and contribute to urban design objectives for the Zone.
- iii. Landmark signage shall be located at key visual sites such as corners and view terminus sites, and shall be of the highest architectural quality and design.
- iv. Gateway signage shall be located at key entry points to the district to strengthen the district identity and to function as wayfinding elements.

*Bylaw 17062
July 9, 2015*

- iv. The size, Height, placement, animation, illumination and number of signs shall be in accordance with the required Comprehensive Sign Design Plan, to the satisfaction of the Development Officer.
- v. Illuminated signs shall be designed, located or screened so as to reduce visual and light impacts on adjacent off-site residential units.

*Bylaw 16584
December 9, 2013*

- vii. Theatrically Programmed Environment (TPE System) signage can be incorporated into publicly-accessible open space, the facades and/or roof structures of buildings within the AED Zone as a Sign Use Class, most notably Major and Minor Digital Signs. The TPE System may include, but is not limited to, features such as:
 - A. Full running video;
 - B. Projection systems on architectural surfaces;
 - C. LED lighting embedded into structures/buildings (i.e. nightscaping);
 - D. Interactive multi-media technologies; and
 - E. Environmental effects (i.e. special effects with the use of water and light).

5. Urban Design

a. General Design Regulation

- i. Developments in this zone shall reflect a coherent architectural style and urban character emphasizing design excellence, quality materials and sustainable features, consistent with planning and urban design principles approved in the Capital City Downtown Plan to enhance the Arena and Entertainment District.

b. Street Interface

The interface between buildings and streets is important in achieving street environments that are welcoming to pedestrians and encourage increased activity at the sidewalk level.

- i. Buildings, shall generally reflect the street types identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, emphasizing specific boulevard treatments to enhance the pedestrian oriented character of the Arena and Entertainment District.
- ii. Pedestrian linkages and crossings shall be identifiable through decorative paving, stamping, patterned concrete or brick.
- iii. Pedestrian oriented streetscape elements such as pedestrian level street lighting, landscaping, benches and street furniture shall be provided throughout the site.
- iv. Buildings designed to accommodate Commercial Uses shall strengthen the pedestrian-oriented shopping experience by:

*Bylaw 16584
December 9, 2013*

- A. Designing the ground Storey to a minimum Height of [3.5m](#);

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- B. Developing major shopping complexes and large-format stores over [3000m²](#) to contain smaller scale retail spaces with ground level street Frontage as to establish a rhythm of fine-grained street oriented retail establishments. Large format stores over [2000m²](#) shall be an integral part of a comprehensive design and not developed as a stand-alone building;
- C. Individual Commercial Uses shall not have a greater Frontage than [70 m](#) for each blockface;

*Charter Bylaw 18381
May 7, 2018*

- D. Providing a minimum of 60% at-Grade street Frontage for retail, services, and other commercial uses. The Frontage of the arena building shall be exempt from the calculation of this requirement; and

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- E. Ensuring that above ground parking structures are screened from public roadways at ground level in a way that does not disrupt the continuity of the street wall and the character of the zone. Screens may include, but are not limited to, public art, street fronting retail uses or other mechanisms or Uses satisfactory to the Development Officer.

c. Public Amenity Area

- i. The development of the Abutting public realm shall be in accordance with the standards outlined in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.
- ii. Building setback areas shall improve the public realm and may include, among other amenities, appropriate seating areas, distinctive paving materials, fountains or public art.

d. Pedestrian Circulation

*Bylaw 16032
March 12, 2012*

- i. In addition to the public right-of -way, a setback shall be provided to ensure safe pedestrian stacking room and convenient movement through the District. This setback

shall be determined at the Development Permit stage through the submission of a pedestrian circulation study, to the satisfaction of the Development Officer, in consultation with Transportation Services. The study shall recommend appropriate setbacks based on:

- A. Location of public entrances to major traffic generators within the District;
 - B. Location of street crossings; and
 - C. Pattern and intensity of pedestrian movement at peak times.
- ii. Pedestrian connections and linkages shall be provided to Light Rail Transit entrances.

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- iii. Pedestrian connections and linkages shall be provided through the site from 104 Avenue to 105 Avenue. Pedestrian connections may be provided at or above ground level, or a combination of both.
- iv. In large developments, through access shall be provided to facilitate pedestrian access to other Walkways, linkages or interior courtyards.

e. Street Wall Design

*Bylaw 17062
July 9, 2015*

- i. The façade of commercial and residential buildings, excluding the arena building, that comprise a portion of the Street Wall shall range in Height from 9m to 26m. The Development Officer may vary the street wall Heights in consideration of the following:
- A. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development;
 - B. The recommendations and mitigative measures specified in any required technical studies;

*Bylaw 17062
July 9, 2015*

- C. Respect of building Height proportionality;
- D. The accommodation of podium gardens, restaurants/cafes; and
- E. Consistency with the design of the District.

f. Entrances and Corners

- i. Ground level retail Uses shall open to the street rather than exclusively to an internal atrium.

*Bylaw 16733
July 9, 2015
Charter Bylaw 18381
May 7, 2018*

- ii. In mixed-Use buildings, residential Uses shall have access at ground level that is separate from the commercial premises.
- iii. Buildings at corners shall provide courtyards, major entry ways or distinctive architectural features consistent with the style of the building or influences on the other corners of the intersection to enhance pedestrian circulation and, where appropriate, enhance axial views.

- iv. Buildings shall be designed and oriented to face the front property line with entrances that are clearly visible, except on double fronting streets where the building shall be designed to front both the street and the avenue.

g. Tower Floor Plate, Stepbacks, and Spacing

- i. Buildings containing Uses other than Spectator Sports Establishments greater than 26m in Height shall be allowed in the form of a podium plus Tower composition or other configuration that ensures design treatments are compatible with the façades of other buildings in the District.
- ii. The mid-level of tall buildings or Towers shall employ building stepbacks, tower spacing and sculpting to reduce building mass and augment views, light and privacy.
- iii. Towers shall stepback from the front podium wall a minimum of [4.5 m](#).
- iv. The minimum space between non-residential Towers shall be [20m](#).
- v. The minimum space between a residential Tower and any other Tower shall be [25 m](#).
- vi. Notwithstanding the regulations on Spacing, the Development Officer may vary the Tower spacing in consideration of the following:
 - i. The visual sun/shadowing and other microclimatic impacts on the adjacent residential development; and
 - ii. The recommendations and mitigative measures specified in any required technical studies.
- vii. The Tower Floor Plate(s) of the top 4 floors shall be reduced a further 10% to 15%, to the satisfaction of the Development Officer, through Stepbacks to create articulation, visual interest and reduced massing effects.

*Bylaw 16584
December 9, 2013*

- viii. Notwithstanding 5(g)(vii) the reduction of the tower floor plates of the top 4 floors may be reduced or removed where the Tower top is visually articulated through techniques such as architectural features, variation of materials/colour or other means and shall be to the satisfaction of the Development Officer

*Bylaw 17642
May 26, 2016*

- ix. Notwithstanding the above (5(g)(i), (ii) and (iii)) the Development Officer may use discretion in approving a Tower which does not include Stepbacks or reduced tower floor plates.
- x. High rise structures, whether in the form of point Towers, multiple developments or an entire complex shall be designed, oriented and constructed to maximize views, articulate the downtown skyline, and allow sunlight penetration at the street level, in public spaces, plazas, parks and amenity areas.

h. Building Façade, Materials and Exterior Finishing

- i. Building façades shall incorporate architectural design details or features that recognize the predominant urban character of the street, as identified in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan.
- ii. A façade shall not extend greater than 10m without some manner of articulation at street-level, with the exception of the 105 Avenue façade for which articulation at least approximately every [15m](#) is required. Articulation may be provided in the form of arcades, variations in building materials, colour changes, signage, building breaks or setbacks, or other methods suitable to the architectural style of the building which provide visual interest.
- iii. Building design and façade shall incorporate treatments such as awnings, canopies, window openings, reveals, offsets, multiple entrances, arcades, columns, quality

materials, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping, colour and other architectural features.

- iv. Where practical, weather protection in the form of a canopy at least [2.0 m](#) wide or any other method suitable to the architectural style of the building or street theme shall be provided one Storey above sidewalk level to provide protection from inclement weather.
- v. Buildings shall emphasize horizontal and vertical elements as well as finer grain elements including windows, balconies, shadow lines and textures to distinguish between residential and non-residential buildings.
- vi. Building materials shall be sustainable, durable, high quality and appropriate for the development within the context of the Arena and Entertainment District.

i. Roof Tops and Skyline Effects

*Bylaw 16584
December 9, 2013*

- i. The Towers shall contribute to the 'signature' of the building and the City's skyline through treatment of the upper floors and roofs. The Tower shall provide articulation, visual interest and reduced massing effects by combination of sculpting of the building, variation of materials/colour or other means and shall be to the satisfaction of the Development Officer

j. Exterior Lighting

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- i. Enhanced lighting at ground level shall be provided to improve the pedestrian environment and address the long night associated with a winter city. Detailed lighting plans shall be submitted with each Development Permit stage.
- ii. Large-scale architectural lighting:
 - A. Shall be used to highlight or accentuate vertical, horizontal or other architectural elements of buildings; and
 - B. May change hues and mark special seasons, weather and events with unique colour arrangements, and may make use of dramatic lighting elements in order to create a dynamic and exciting event atmosphere.
- iii. Exterior lighting associated with the development shall be designed such that illumination is minimized beyond the boundaries of the development site, thereby limiting or preventing light pollution and intrusion.

6. Additional Development Regulations for Specific Uses and Streets

*Bylaw 16224
September 10, 2012*

- a. The following regulations shall apply to Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals:
 - i. There shall be no servicing, except for exterior and interior washing and detailing, and repair operations; and
 - ii. All sales, display and storage shall be contained within the building.

*Charter Bylaw 19502
February 9, 2021*

- b. Notwithstanding [Section 91](#) of the Zoning Bylaw, the following regulations shall apply to Market

- 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.

*Bylaw 16224
September 10, 2012*

- v. May be located outdoors.
- c. The following regulations shall apply to Bars and Neighbourhood Pubs and Nightclubs:
 - i. Where Bars and Neighbourhood Pubs and Nightclubs are located within the same building as residential, consideration shall be given to the adverse effects of Bars and Neighbourhood Pubs and Nightclubs. Design techniques to mitigate the effects of noise and light shall be provided, to the satisfaction of the Development Officer.

*Bylaw 16224
September 10, 2012*

- ii. Nightclubs shall not be located within [10 m](#) of an existing Residential Use.

*Charter Bylaw 18224
December 10, 2018*

- d. The following regulations shall apply to Liquor stores:
 - i. [Subsections 85](#)(1), (2), (3), (5), (6), (7), (8) and (9) of this Bylaw shall not apply to Liquor Stores.
 - ii. Notwithstanding Section 85(4) of the Bylaw, Liquor Stores may be located within [100 meters](#) of any Site being used for community or recreational activities, as defined in section 85(4)(b) of this Bylaw, and such a location shall not require the Development Officer to grant a variance.

*Bylaw 16224
September 10, 2012
Bylaw 17831
November 28, 2016*

7. Environmental

*Bylaw 17832
November 28, 2016*

- a. With the exception of excavation, the Development Officer, in consultation with the Environmental Planning Group, shall impose any conditions necessary to ensure the area that is subject to the Development Permit is suitable for the full range of Uses contemplated in the Development Permit Application.

SECTION 920

SPECIAL AREA TERWILLEGAR

Edmonton Zoning Bylaw 12800

920 Special Area Terwillegar

*Bylaw 13456
September 15, 2003*

920.1 General Purpose

The purpose of this designation is to designate a portion of the Terwillegar Towne Neighbourhood, and a portion of the South Terwillegar Neighbourhood, as shown on Appendix I to this Section, as a Special Area and to adopt appropriate land Use regulations for this Special Area to achieve the objectives of the Terwillegar Town Neighbourhood Area Structure Plan (NASP), as adopted under Bylaw 11056, as amended, and the South Terwillegar Neighbourhood Area Structure Plan (NASP), as adopted under Bylaw 13454.

920.2 Application

The designation, location and boundaries of each underlying Zone affected or created through Section 920 shall apply as indicated on [Appendix I](#) to this Section.

920.3 Regulations of Conventional Zones Altered by Special Area Provisions

The development regulations of subsections 920.4, 920.5 and 920.6 shall be applied in place of, or in addition to, the regulations of Sections [130](#), [150](#) and [160](#)

[**920.4 \(RPLt\) Terwillegar Planned Lot Residential Zone**](#)

[**920.5 \(RF4t\) Terwillegar Semi-detached Residential Zone**](#)

[**920.6 \(RF5t\) Terwillegar Row Housing Zone**](#)

[**920.7 Zones Created by Special Area Provisions**](#)

[**920.8 \(TSDR\) Terwillegar Single Detached Residential**](#)

[**920.9 \(TSLR\) Terwillegar Small Lot Residential Zone**](#)

[**920.10 \(TMU\) Terwillegar Mixed Use Zone**](#)

*Bylaw 17612
April 18, 2016*

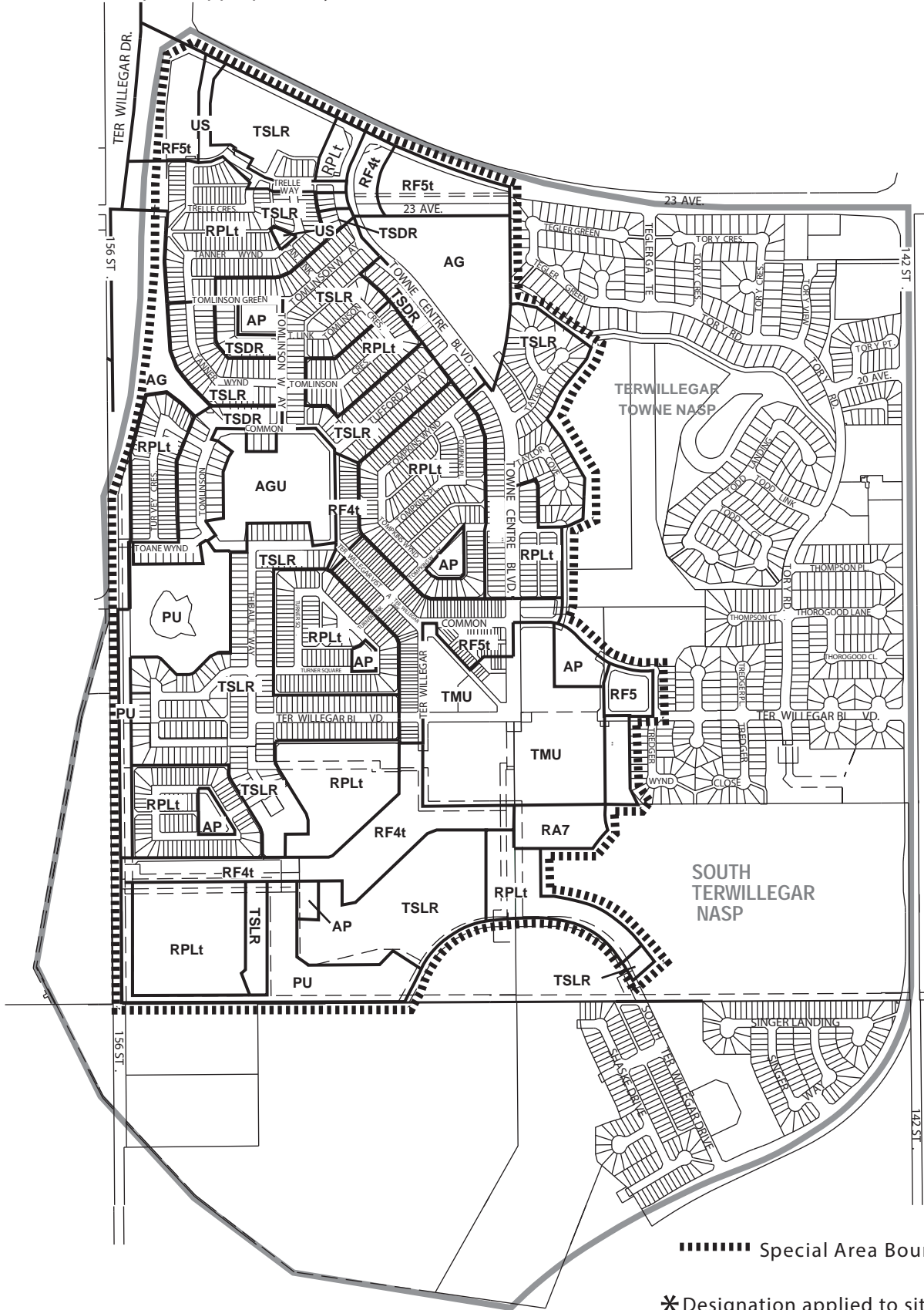
[**Appendix 1 - Special Area Terwillegar**](#)

Appendix 1 Special Area Terwillegar

*Bylaw 17612
April 18, 2016*

Special Area, [Terwillegar Appendix 1](#) to Section 920 of Bylaw 12800, as amended by Bylaw 11318 and subsequent appropriate Bylaws.

Special Area, Terwillegar
Appendix I to Section 920 of Bylaw 12800 as amended by Bylaw 11318
and subsequent appropriate Bylaws.



Special Area Boundary

* Designation applied to site with altered or specific development regulations in accordance with Section 920, Zoning Bylaw

Edmonton Zoning Bylaw 12800

920.4 (RPLt) Terwillegar Planned Lot Residential Zone

Bylaw 13912
March 1, 2005

1. Uses listed as Permitted and Discretionary Uses in [Section 130](#) of this Bylaw, being the (RPL) Planned Lot Residential Zone, shall be the Permitted and Discretionary Uses for this Zone.
2. Except as expressly modified in subsection 920.4(3), the development regulations specified in Section 130 of this Bylaw shall regulate development in this Zone.
3. The following development regulations shall apply to the development of RPLt Zones within the Terwillegar Special Area as identified on Appendix I to this Section:

Bylaw 15735
June 20, 2011

- a. minimum Front Setback shall be [3.0 m](#) and maximum shall be [4.5 m](#), having regard for:
 - i. the siting and appearance of adjoining residences and other residences within the block face; and
 - ii. sunlight exposure, views, privacy and added general interest to the streetscape;

Bylaw 15735
June 20, 2011

- b. the minimum Side Setback Abutting a public roadway, other than a Lane, shall be 20% of the Site Width or [2.4 m](#), whichever is greater. The minimum Side Setback Abutting a Lane shall be [1.2 m](#);
- c. entryways may be placed on the side wall of Dwellings, provided that:
 - i. the entryway is located in the rear 1/3 of the Dwelling; and
 - ii. the entryway is not located opposite an entryway on a neighbouring Dwelling;

Bylaw 15735
June 20, 2011

- d. unenclosed steps, over [0.6 m](#) but not exceeding [1.0 m](#) in Height to the top of the landing, accessing a side entryway, may encroach into the Side Setback, provided the encroachment does not exceed [0.9 m](#);
- e. the vehicle doors of a detached Garage shall not face any flanking public roadway; and

Bylaw 14750
December 12, 2007

Bylaw 17062
July 9, 2015
Bylaw 18115
July 10, 2017

Effective Date: September 1, 2017

- f. the maximum Height for a detached Garage shall not exceed [5.0 m](#), except in the case of a Garden Suite, where the maximum Height shall be in accordance with [Section 87](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

920.5 (RF4t) Terwillegar Semi-detached Residential Zone

Bylaw 13912
March 1, 2005

1. The Uses listed as Permitted and Discretionary Uses in [Section 150](#) of this Bylaw being the (RF4) Semi-detached Residential Zone shall be the Permitted and Discretionary Uses for this Zone.
2. Except as expressly modified in subsection 920.5(3), the development regulations specified in Section 150 of this Bylaw shall regulate development in this Zone.
3. The following development regulations shall apply to the development of RF4t Zones within the Terwillegar Special Area, as identified on Appendix I to this Section:

Bylaw 15735
June 20, 2011

- a. the minimum Front Setback shall be [3.0 m](#) for Single Detached, Semi-detached, and Duplex development, unless the Development Officer, having regard for the siting and appearance of adjoining Dwellings and other Dwellings within the block face, increases the Front Setback requirement to improve sunlight exposure, views, privacy or to add general interest to the streetscape;

Bylaw 14750
December 12, 2007

- b. the minimum Site Area shall be [360 m²](#) for a Single Detached Dwelling and [225 m²](#) for each Semi-detached or Duplex Dwelling;
- c. the minimum Site Width shall be [7.5 m](#) for each Semi-detached or Duplex Dwelling and [12.0 m](#) for each Single Detached Dwelling, with or without a Secondary Suite;

Bylaw 15735
June 20, 2011

- d. Side Setbacks shall be established on the following basis:
 - i. the minimum Side Setback shall be [1.2 m](#);
 - ii. on a corner Site where the building fronts on the Front Yard, the minimum Side Setback Abutting the flanking public roadway, other than a Lane, shall be 20% of the Site Width, to a maximum of [4.5 m](#); and
 - iii. on a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Setback Abutting the flanking public roadway shall be [4.5 m](#).
- e. entryways may be placed on the side wall of Dwellings, provided that:
 - i. the entryway is located in the rear 1/3 of the Dwelling; and
 - ii. the entryway is not located opposite an entryway on a neighbouring Dwelling;

Bylaw 15735
June 20, 2011

- f. unenclosed steps, over [0.6 m](#) but not exceeding [1.0 m](#) in Height to the top of the landing, accessing a side entryway, may encroach into the Side Setback, provided the encroachment does not exceed [0.9 m](#);
- g. the vehicle doors of a detached Garage shall not face any flanking public roadway;

Bylaw 14750
December 12, 2007
Bylaw 17062
July 9, 2015
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

- h. the maximum Height for a detached Garage shall not exceed [5.0 m](#), except in the case of a Garden Suite, where the maximum Height shall be in accordance with [Section 87](#) of this Bylaw
- i. plans of subdivision for development in this Zone must ensure that each proposed lot is serviced by both a public roadway and a Lane; and
- j. there shall be no vehicular access to RF4t Site from a public roadway other than a Lane.

Edmonton Zoning Bylaw 12800

920.6 (RF5t) Terwillegar Row Housing Zone

Bylaw 12809
May 30, 2001
Bylaw 12961
February 4, 2002
Bylaw 13912
March 1, 2005

1. The Uses listed, as Permitted and Discretionary Uses in [Section 160](#) of this Bylaw, being the (RF5) Row Housing Zone shall be the Permitted and Discretionary Uses for this Zone.
2. Except as expressly modified in Section 920.6 (3), the development regulations specified in Section 160 of this Bylaw shall regulate development in this Zone.
3. The following development regulations shall apply to the development of RF5t Zones within the Terwillegar Special Area as identified on [Appendix I](#) to this Section:

Charter Bylaw 18967
August 26, 2019

- a. Multi-unit Housing development, when located within the Street Oriented Residential portion of the Terwillegar Towne NASP, as amended, shall only consist of a building containing a row of a maximum of four Dwellings, joined in whole or in part, at the side only, with no Dwelling being placed over another, in whole or in part;

Charter Bylaw 18967
August 26, 2019

- b. notwithstanding Section 920.6 (3)a), Multi-unit Housing development, when located within the Mixed Use Towne Square portion of the Terwillegar Towne NASP, as amended, shall be developed as per [Section 160.4\(1\)](#) of this Bylaw;

Bylaw 15735
June 20, 2011

- c. the minimum Front Setback shall be [3.0 m](#) for Row Housing, Semi-detached Housing and Single Detached Housing development, unless the Development Officer, having regard for the siting and appearance of adjoining residences and other residences within the block face, increases the Front Setback requirement to, improve sunlight exposure, views and privacy or add general interest to the streetscape;

Bylaw 14750
December 12, 2007

- d. the minimum Site Area shall be as follows:
 - i. [360 m²](#) for each Single Detached Dwelling;
 - ii. [225 m²](#) for each Semi-detached or Duplex Dwelling; and

Bylaw 15735
June 20, 2011
Charter Bylaw 18967
August 26, 2019

- iii. [183 m²](#) for each Multi-unit Housing Dwelling.
- e. the minimum Site Width shall be [9.0 m](#). for each Single Detached Dwelling;
- f. Side Setbacks shall be established on the following basis:

- i. the minimum required Side Setback shall be [1.2 m](#) except that a minimum Side Setback for buildings over [7.5 m](#) in Height shall be [2.0 m](#);
- ii. on a corner Site where the building fronts on the Front Yard, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 20% of the unit Site Width, to a maximum of [3.0 m](#); and
- iii. on a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Setback Abutting the flanking public roadway shall be [3.0 m](#);
- g. The maximum total Site Coverage shall be 50% with a maximum of 35% for a principal building and 15% for accessory buildings. Where a Garage is attached or designed as an integral part of a Dwelling, the maximum Site coverage for the principal building shall be 45%;
- h. entryways may be placed on the side walls of end Dwellings, provided that:
 - i. the entryway is located in the rear 1/3 of the Dwelling; and
 - ii. the entryway is not located opposite an entryway on a neighbouring Dwelling;

*Bylaw 15735
June 20, 2011*

- i. unenclosed steps, over [0.6 m](#) but not exceeding [1.0 m](#) in Height to the top of the landing, accessing a side entryway, may encroach into the Side Setback, provided the encroachment does not exceed [0.9 m](#);
- j. the vehicle doors of a detached Garage shall not face any flanking public roadway;

*Bylaw 14750
December 12, 2007
Bylaw 17062
July 9, 2015
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

- l. the maximum Height for a detached Garage shall not exceed [5.0 m](#), except in the case of a Garden Suite, where the maximum Height shall be in accordance with [Section 87](#) of this Bylaw;

*Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015*

- m. plans of subdivision or condominium plans in this Zone must ensure that each proposed Lot, or Unit in the case of a bareland condominium or condominium conversion, is accessed by a public roadway, a public laneway, condominium common property, or a Unit characterizing condominium common property.

Edmonton Zoning Bylaw 12800

920.7 Zones Created by Special Area Provisions

The Zones as contained in subsections 920.7 to 920.9 have been created in accordance with Section 900 of this Bylaw.

Edmonton Zoning Bylaw 12800

920.8 (TSDR) Terwillegar Single Detached Residential Zone

Bylaw 12961
February 4, 2002

1) General Purpose

Bylaw 14750
December 12, 2007

The purpose of this Zone is to provide for street oriented Single Detached Housing, with the opportunity for Secondary Suite development.

2) Permitted Uses

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

- a. [Garden Suites](#)

Charter Bylaw 19490
November 5, 2020

- b. [Supportive Housing](#), Restricted to Limited Supportive Housing
- c. [Minor Home Based Business](#)

Bylaw 14750
December 12, 2007

- d. [Secondary Suites](#)
- e. [Single Detached Housing](#)

Bylaw 17527
February 17, 2016

- f. [Urban Gardens](#)
- g. [Fascia On-premises Signs](#)

3) Discretionary Uses

- a. [Child Care Services](#)

Charter Bylaw 19490
November 5, 2020

- b. [Supportive Housing](#)

Bylaw 15953
November 13, 2012

- c. [Lodging Houses](#)
- d. [Major Home Based Business](#)
- e. [Religious Assembly](#)
- f. [Residential Sales Centres](#)

Bylaw 14750

December 12, 2007
Charter Bylaw 18967
August 26, 2019

- g. [Semi-detached Housing](#), and [Duplex Housing](#), where the Side Lot Line Abuts a Site in a Commercial Zone or a property zoned to allow Row Housing or Multi-unit Housing as a Permitted Use, or is not separated from it by a public roadway more than [10.0 m](#) wide

Charter Bylaw 18613
November 26, 2018

- h. [Special Event](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- i. [Urban Outdoor Farms](#)
- j. [Freestanding On-premises Signs](#)
- k. [Temporary On-premises Signs](#)

4) Development Regulations for Permitted and Discretionary Uses

Bylaw 14750
December 12, 2007

- a. The minimum Site area shall be [360 m²](#) for each Single Detached Dwelling;
- b. the minimum Site Width shall be [12.0 m](#);
- c. the minimum Site Depth shall be [30.0 m](#);

Bylaw 17831
November 28, 2016

- a. the maximum Height shall not exceed [10.0 m](#);

Bylaw 16733
July 6, 2015

- e. the maximum total Site Coverage shall not exceed 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory buildings. Where a Garage is attached to or designed as an integral part of the principal building, the maximum total Site Coverage for the principal building shall be 40%;

Bylaw 15735
June 20, 2011

- f. the minimum Front Setback shall be [3.0 m](#);

Bylaw 15735
June 20, 2011

- g. the minimum Rear Setback shall be [7.5 m](#) except in the case of a corner Site where it shall be [4.5 m](#);

Bylaw 15735
June 20, 2011

- h. Side Setbacks shall be established on the following basis:
 - i. Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of [1.2 m](#);
 - ii. where there is no Lane Abutting the Site, one Side Setback shall be at least [3.0 m](#) for vehicular access, unless there is an attached Garage or a Garage that is an integral part of a Dwelling;

- iii. on a corner Site where the building fronts on the Front Yard, the minimum Side Setback Abutting the flanking public roadway, other than a Lane, shall be 20% of the Site Width, to a maximum of [3.0 m](#); and
- iv. on a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Setback Abutting the flanking public roadway shall be [3.0 m](#);

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009
Charter Bylaw 18967
August 26, 2019*

- i. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw

*Bylaw 15735
June 20, 2011*

- i. the width of a front Privacy Zone shall not be required to exceed the width of the minimum Front Setback specified in this Zone;

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

- ii. it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.
- j. entryways may be placed on the side wall of Dwellings, provided that:
 - i. the entryway is located in the rear 1/3 of the Dwelling; and
 - ii. the entryway is not located opposite an entryway on a neighbouring Dwelling;

*Bylaw 15735
June 20, 2011*

- k. unenclosed steps, over [0.6 m](#) but not exceeding [1.0 m](#) in Height to the top of the landing, accessing a side entryway, may encroach into the Side Setback, provided the encroachment does not exceed [0.9 m](#);

*Bylaw 15735
June 20, 2011*

- l. the minimum Setback for a front attached Garage from the Front Lot Line shall be [5.5 m](#);
- m. the vehicle doors of a detached Garage shall not face any flanking public roadway;
- n. the maximum Height for a detached Garage shall not exceed [5.0 m](#);

*Bylaw 14750
December 12, 2007*

- o. Secondary Suites shall comply with [Section 86](#) of this Bylaw.
- p. Signs shall comply with the regulations found in the [Schedule 59A](#).

*Bylaw 17527
February 17, 2016*

- q. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

- r. Garden Suites shall comply with [Section 87](#) of this Bylaw

5) Additional Development Regulations for Discretionary Uses

*Bylaw 14750
December 12, 2007*

- a. the minimum Site Area shall be [300 m²](#) for each Semi-detached or Duplex Dwelling.
- b. notwithstanding subsection 920.8(4)(b) the minimum Site Width shall be [7.5 m](#) for each Semi-detached or Duplex Dwelling;

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- c. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

920.9 (TSLR) Terwillegar Small Lot Residential Zone

1) General Purpose

*Bylaw 14750
December 12, 2007*

The purpose of this Zone is to provide for street oriented Single Detached Housing on small lots as a more intensive form of development on small lots, with the opportunity for Secondary Suite development.

2) Permitted Uses

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

- a. [Garden Suites](#)

*Charter Bylaw 19490
November 5, 2020*

- b. [Supportive Housing](#), Restricted to Limited Supportive Housing
- c. [Minor Home Based Business](#)

*Bylaw 14750
December 12, 2007*

- c. [Secondary Suites](#)
- d. [Single Detached Housing](#)

*Bylaw 17527
February 17, 2016*

- e. [Urban Gardens](#)
- f. [Fascia On-premises Signs](#)

3) Discretionary Uses

- a. [Child Care Services](#)

*Charter Bylaw 19490
November 5, 2020*

- b. [Supportive Housing](#)

*Bylaw 15953
November 13, 2012*

- c. [Lodging Houses](#)
- d. [Major Home Based Business](#)
- e. [Religious Assembly](#)
- f. [Residential Sales Centres](#)

*Bylaw 14750
December 12, 2007
Charter Bylaw 18967
August 26, 2019*

- g. [Semi-detached Housing](#), and [Duplex Housing](#) where the Side Lot Line Abuts a lot in a Commercial Zone or a property zoned to allow Row Housing or Multi-unit Housing as a Permitted Use, or is not separated from it by a public roadway more than [10.0 m](#) wide.

*Charter Bylaw 18613
November 26, 2018*

- h. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- i. [Urban Outdoor Farms](#)
- j. [Freestanding On-premises Signs](#)
- k. [Temporary On-premises Signs](#)

4) Development Regulations for Permitted and Discretionary Uses

- a. the minimum Site Area shall be [312 m²](#) for each Single Detached Dwelling;
- b. the minimum Site Width shall be [10.4 m](#);
- c. the minimum Site Depth shall be [30.0 m](#);
- d. the maximum Height shall not exceed [10.0 m](#);

*Bylaw 16733
July 6, 2015*

- e. the maximum total Site Coverage shall not exceed 45%, inclusive of an attached Garage and any other Accessory buildings;

*Bylaw 15735
June 20, 2011*

- f. the minimum Front Setback shall be [3.0 m](#);

*Bylaw 15735
June 20, 2011*

- g. the minimum Rear Setback shall be [7.5 m](#) except in the case of a corner Site where it shall be [4.5 m](#);

*Bylaw 15735
June 20, 2011*

- h. Side Setbacks shall be established on the following basis:
 - i. Side Setbacks shall total at least 20% of the Site Width, with a minimum Side Setback of [1.2 m](#);
 - ii. on a corner Site where the building fronts on the Front Yard, the minimum Side Setback Abutting the flanking public roadway, other than a Lane, shall be 20% of the Site Width, to a maximum of [3.0 m](#); and
 - iii. on a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Setback Abutting the flanking public roadway shall be [3.0 m](#);
- i. Single Detached Housing shall be developed in accordance with the following regulations:
 - i. all Dwellings on Sites not Abutting a Lane shall include a front attached Garage;
 - ii. identical floor plans with similar front elevations, must be separated by a minimum of one Site, unless finishing treatments are substantially different;
 - iii. a graduated transition shall be required between different housing styles that shall be accommodated by varied roof lines, architectural projections and the interjection of bi-

- level or split level designs between bungalow and two Storey designs; and
- iv. Dwellings on Corner Lots shall have flanking side treatments similar to the front elevation;

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009
Charter Bylaw 18967
August 26, 2019*

- j. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.

*Bylaw 15735
June 20, 2011*

the width of a front Privacy Zone shall not be required to exceed the width of the minimum Front Setback specified in this Zone;

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

- ii. it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.
- k. entryways may be placed on the side wall of Dwellings, provided that:
 - i. the entryway is located in the rear 1/3 of the Dwelling; and
 - ii. the entryway is not located opposite an entryway on a neighbouring Dwelling;

*Bylaw 15735
June 20, 2011*

- l. unenclosed steps, over [0.6 m](#) but not exceeding [1.0 m](#) in Height to the top of the landing, accessing a side entryway, may encroach into the Side Setback, provided the encroachment does not exceed [0.9 m](#);

*Bylaw 15735
June 20, 2011*

- m. the minimum Setback for a front attached Garage from the Front Lot Line shall be [5.5 m](#);
- n. the vehicle doors of a detached Garage shall not face any flanking public roadway;
- o. the maximum Height for a detached Garage shall not exceed [5.0 m](#);

*Bylaw 14750
December 12, 2007*

- r. Secondary Suites shall comply with [Section 86](#) of this Bylaw; and
- s. Signs shall comply with the regulations found in the [Schedule 59A](#).

*Bylaw 17527
February 17, 2016*

- t. [Urban Gardens](#) shall comply with [Section 98](#) of this Bylaw.

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

- u. Garden Suites shall comply with [Section 87](#) of this Bylaw

5) Additional Development Regulations for Discretionary Uses

Bylaw 12961

February 4, 2002
Bylaw 14750
December 12, 2007

- a. the minimum Site Area shall be [300 m²](#) for each Semi-detached or Duplex Dwelling.

Bylaw 12961
February 4, 2002

- b. subsection 920.9(4)(b), the minimum Site Width shall be [7.5 m](#) for each Semi-detached or Duplex Dwelling;

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- c. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

920.10 (TMU) Terwillegar Mixed Use Zone

1) General Purpose

The purpose of this Zone is to provide for mixed Use development in Terwillegar.

2) Discretionary Uses

*Bylaw 16224
September 10, 2012*

a. Basic Services

- i. [Extended Medical Treatment Services](#)
- ii. [Government Services](#)
- iii. [Minor Impact Utility Services](#)

b. Commercial

- i. [Automotive and Equipment Repair Shops](#)
- ii. [Bars and Neighbourhood Pubs](#), not to exceed 200 occupants and [240 m²](#) of Public Space if adjacent to or across a Lane from a Site zoned residential
- iii. [Business Support Services](#)

*Charter Bylaw 18527
September 5, 2018*

- iv. [Cannabis Retail Sales](#)
- v. [Commercial Schools](#)
- vi. [Convenience Retail Stores](#)

*Bylaw 16224
September 10, 2012*

- vii. [Creation and Production Establishments](#)
- viii. [Equipment Rentals](#), provided that all equipment and goods for rent are contained within an enclosed building
- ix. [Gas Bars](#)
- x. [General Retail Stores](#)
- xi. [Health Services](#)
- xii. [Household Repair Services](#)

*Charter Bylaw 188824
June 17, 2019*

- xiii. [Liquor Stores](#)

*Charter Bylaw 18613
November 26, 2018*

- xiv. [Market](#)
- xv. [Minor Amusement Establishments](#)

- xvi. [Minor Service Stations](#)
- xvii. [Mobile Catering Food Services](#)
- xviii. [Nightclubs](#), but not to exceed 200 occupants nor [240 m²](#) of Public Space if adjacent to or across a Lane from a Site zoned residential
- xix. [Personal Service Shops](#)
- xx. [Professional, Financial and Office Support Services](#)
- xxi. [Recycling Depots](#)
- xxii. [Restaurants](#), not to exceed 200 occupants and [120 m²](#) of Public Space if adjacent to or across a Lane from a Site zoned residential

*Bylaw 16224
September 10, 2012*

- xxiii. [Secondhand Stores](#)
- xxiv. [Spectator Entertainment Establishments](#)

*Charter Bylaw 18613
November 26, 2018*

- xxv. [Special Event](#)
- xxvi. [Specialty Food Services](#), not to exceed 100 occupants and [120 m²](#) of Public Space, if adjacent to or across a Lane from a Site zoned residential

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- xxvii. [Urban Indoor Farms](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- xxviii. [Urban Outdoor Farms](#)
- xxix. [Veterinary Services](#)
 - c. Community, Educational, Recreational, and Cultural Services
 - i. [Community Recreation Services](#)
 - ii. [Child Care Services](#)
 - iii. [Indoor Participant Recreation Services](#)
 - iv. [Private Clubs](#)
 - v. [Private Education Services](#)
 - vi. [Public Education Services](#)
 - vii. [Public Libraries and Cultural Exhibits](#)
 - viii. [Religious Assembly](#)

*Bylaw 17527
February 17, 2016*

- ix. [Urban Gardens](#)
- d. Residential
 - i. [Multi-unit Housing](#)

- ii. [Row Housing](#)
- e. Residential-Related
 - i. [Residential Sales Centres](#)
 - ii. [Major Home Based Business](#)
 - iii. [Minor Home Based Business](#)
- f. Signs
 - i. [Fascia On-premises Signs](#)
 - ii. [Freestanding On-premises Signs](#)
 - iii. [Projecting On-premises Signs](#)
 - iv. [Roof On-premises Signs](#)
 - v. [Temporary On-premises Signs](#)

3) **Development Regulations for Discretionary Uses**

The following development regulations shall apply to the development of those TMU Zones within the Terwillegar Special Area as identified on [Appendix I](#) to this Section:

- a. the maximum total Floor Area Ratio shall be 2.5;
- b. the maximum total residential Density shall be 125 Dwellings/ha;

*Bylaw 17831
November 28, 2016*

- c. the maximum Height shall not exceed [14.0 m](#). The maximum Height for architectural features such as steeples, clock towers and façade details shall be [26.0 m](#);

*Charter Bylaw 18381
May 7, 2018*

- d. Frontages at ground level Abutting the roadways which form the Town Square intersection as shown in the Terwillegar Towne Neighbourhood Area Structure Plan shall be developed with non-Residential Uses except that on site parking shall not be developed Abutting these roadways;

*Charter Bylaw 18387
May 7, 2018*

- e. all commercial development at ground level shall be pedestrian-oriented;
- f. all buildings fronting on public roadways shall include the following:
 - i. display windows and entryways that front on the public sidewalk associated with the public roadway and either:

*Charter Bylaw 18460
July 9, 2018*

- A. a canopy, with a minimum width of [2.0 m](#) and a minimum of [4.0 m](#) or one Storey above Grade; or

*Charter Bylaw 18473
July 9, 2018*

- B. a continuous arcade, with a minimum width of 4.0 m and between [4.0 m](#) and [6.0 m](#) above Grade;

*Bylaw 15735
June 20, 2011
Charter Bylaw 18387
May 7, 2018*

Charter Bylaw 18473
July 9, 2018

- g. there shall be no minimum Front Setback requirement for ground related Non-residential development; however, any Yards shall maintain an architectural presence at the front property line;

Bylaw 15735
June 20, 2011
Charter Bylaw 18387
May 7, 2018
Charter Bylaw 18473
July 9, 2018

- h. a minimum Setback of [7.5 m](#) in Depth shall be provided where the Rear or Side Lot Line of a Non-residential Use Abuts a Residential Zone;

Bylaw 15735
June 20, 2011

- i. the minimum Setback requirements for ground related Residential Uses shall be established on the following basis:

- i. the minimum Front Setback shall be [3.0 m](#);
- ii. the minimum Side Setback shall be [2.0 m](#) with an additional [1.0 m](#) for each Storey or partial Storey for developments above two Storeys in Height;
- iii. the minimum Side Setback shall be [4.5 m](#) in Depth where it Abuts a flanking public roadway other than a Lane; and
- iv. the minimum Rear Setback shall be [7.5 m](#);

Charter Bylaw 18381
May 7, 2018

- j. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.

Bylaw 18303
February 26, 2018
Charter Bylaw 18387
May 7, 2018

- k. recreational facilities that require a user charge that are provided in addition to the minimum required Amenity Area shall be exempt from Floor Area Ratio calculations

Bylaw 18303
February 26, 2018
Charter Bylaw 18387
May 7, 2018

- l. Recycling Depots shall be developed as an Accessory Use only and shall be contained within an enclosed building.
- m. loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites or public roadways, in accordance with [subsection 55.4](#); and
- n. Signs shall comply with the regulations found in [Schedule 59D](#)

Bylaw 17527
February 17, 2016

- o. [Urban Gardens](#) shall comply with [Section 98](#) of this Bylaw.

Bylaw 17403

October 19, 2015
Effective date: February 1, 2016

- p. [Urban Indoor Farms](#) shall comply with [Section 98](#) of this Bylaw.
- q. [Urban Outdoor Farms](#) shall comply with [Section 98](#) of this Bylaw.

Charter Bylaw 18527
September 5, 2018

- r. [Cannabis Retail Sales](#) shall comply with [Section 70](#) of this Bylaw

SECTION 930

SPECIAL AREA ELLERSLIE INDUSTRIAL

Edmonton Zoning Bylaw 12800

930 Special Area Ellerslie Industrial

930.1 General Purpose

The purpose of this designation is to designate a portion of the Ellerslie Area Structure Plan as shown on Appendix I to this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area in order to achieve the objectives of the Ellerslie Area Structure Plan, as adopted under Bylaw 11870, as amended.

930.2 Application

The designation, location and boundaries of each underlying Land Use Zone affected or created through Section 930 shall apply as indicated on [Appendix I](#) to this Section.

The Ellerslie Industrial Business Zone may be applied to all Lands within the Special Area and shall be applied to all Lands in the Special Area that are adjacent to Parsons Road, a Commercial Zone, a Residential Zone, a storm water management facility or the private open space corridor, defined in the Ellerslie Area Structure Plan.

The Ellerslie Medium Industrial Zone may be applied to lands within the Special Study area that are located on interior Sites, adjacent to local industrial roadways, and shall not be applied to lands in the Special Area that are adjacent to Parsons Road, a Commercial Zone, a Residential Zone, a storm water management facility or the private open space corridor, defined in the Ellerslie Area Structure Plan.

*Charter Bylaw 19657
April 20, 2021*

The Ellerslie Commercial Business Zone may be applied to lands within the Special Study area that are located adjacent to Parsons Road and north of Ellerslie Road, defined in the Ellerslie Area Structure Plan.

930.3 Land Use Zones Created by Special Area Provisions

The Land Use Zones, as contained in subsections 930.4 and 930.5, have been created in accordance with Section 900 of this Bylaw.

[930.4 \(EIB\) Ellerslie Industrial Business Zone](#)

[930.5 \(EIM\) Ellerslie Medium Industrial Zone](#)

[930.6 \(ECB\) Ellerslie Business Commercial Zone](#)

*Bylaw 17123
April 18, 2016
Charter Bylaw 19657
April 20, 2021*

[Appendix I - Special Area Ellerslie Industrial](#)

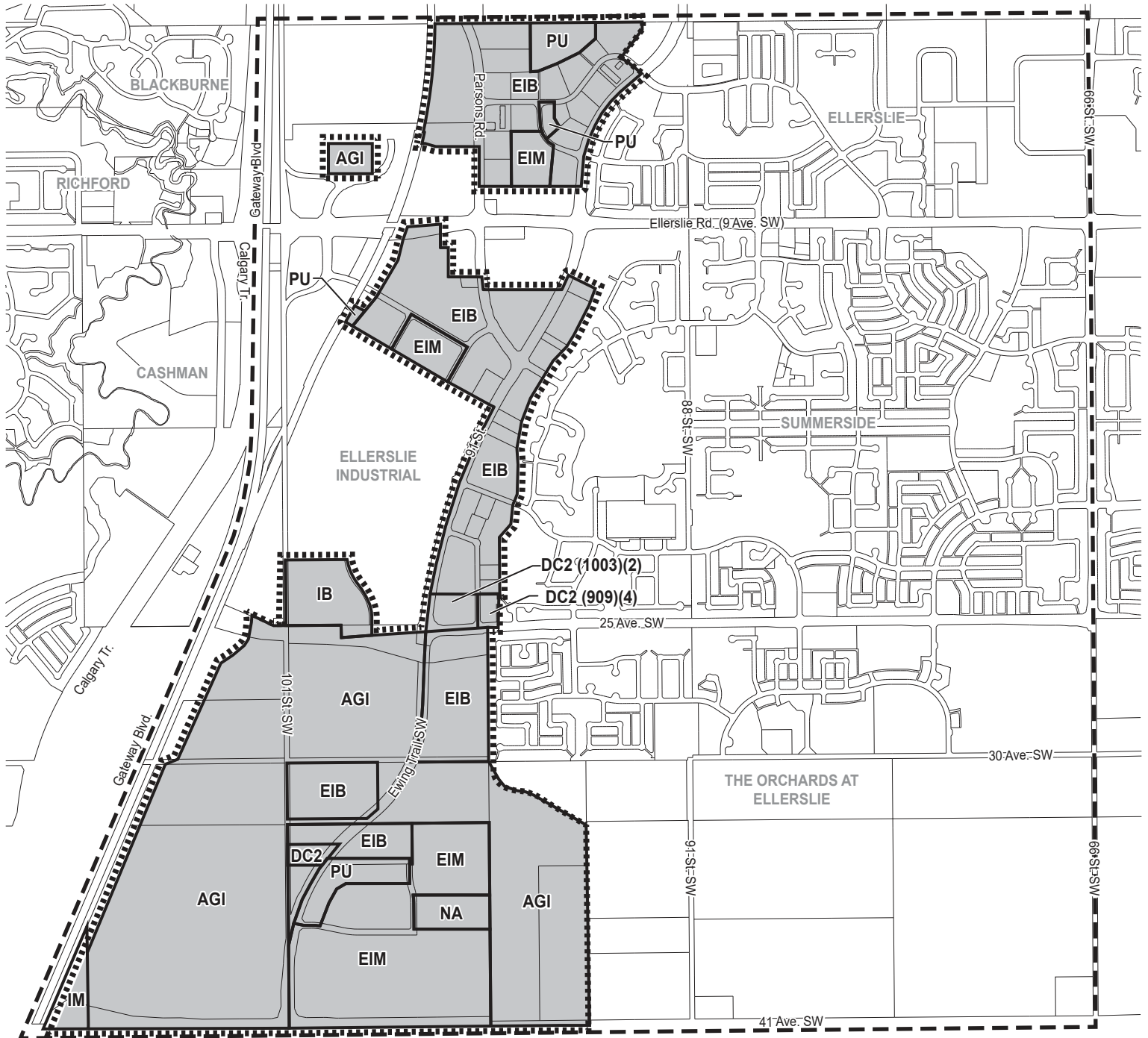
Appendix 1 - Special Area Ellerslie Industrial

*Bylaw 17123
April 18, 2016*

Special Area, [Ellerslie Industrial Appendix 1](#) to Section 930 of Bylaw 12800, as amended by Bylaw 12945 and subsequent appropriate Bylaws.

Special Area, Ellerslie Industrial

Appendix 1 to Section 930 of Bylaw 12800 as amended by Charter Bylaw 19345



- Special Area Boundary
- - - - - Ellerslie ASP Boundary
- Amendment Area (EIB to DC2)



Edmonton Zoning Bylaw 12800

930.4 (EIB) Ellerslie Industrial Business Zone

Bylaw 12819
June 18, 2001

1) General Purpose

The purpose of this Zone is to provide for light industrial businesses and high technology development that carries out their operations such that no nuisance factor is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent Non-industrial Zone.

2) Permitted Uses

1. [Auctioneering Establishments](#), provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building

Bylaw 18171
September 11, 2017

2. [Breweries, Wineries and Distilleries](#)
3. [Business Support Services](#)

Charter Bylaw 18526
September 5, 2018

4. [Cannabis Retail Sales](#)
5. [Equipment Rentals](#), provided that all equipment and goods for rent are contained within an enclosed building
6. [Fascia On-premises Signs](#)
7. [Freestanding On-premises Signs](#)
8. [General Industrial Uses](#)

Bylaw 16224
September 10, 2012

7. [Major Service Stations](#)

Bylaw 16224
September 10, 2012

8. [Minor Service Stations](#)
9. [Professional, Financial and Office Support Services](#)
10. [Projecting On-premises Signs](#)

Charter Bylaw 18613
November 26, 2018

11. [Special Event](#)
12. [Special Industrial Uses](#)
13. [Temporary On-premises Signs](#)

3) Discretionary Uses

Bylaw 16224

September 10, 2012

1. [Automotive and Equipment Repair Shops](#)
2. [Automotive and Minor Recreation Vehicle Sales/Rentals](#)
3. [Bars and Neighbourhood Pubs](#), not to exceed 200 occupants nor [240 m²](#) of Public Space, if adjacent to or across a Lane from a Site zoned residential
4. [Child Care Services](#)
5. [Commercial Schools](#)
6. [Convenience Retail Stores](#)
7. [Convenience Vehicle Rentals](#)
8. [Fleet Services](#)
9. [Funeral, Cremation and Interment Services](#)

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

10. [Greenhouses, Plant Nurseries and Garden Centres](#)
11. [Health Services](#)
12. [Indoor Participant Recreation Services](#)
13. [Limited Contractor Services](#)

Charter Bylaw 18613

November 26, 2018

14. [Market](#)

Bylaw 16224

September 10, 2012

15. [Media Studios](#)
16. [Mobile Catering Food Services](#)
17. [Nightclubs](#), not to exceed 200 occupants nor [240 m²](#) of Public Space, if adjacent to or across a Lane from a Site zoned residential
18. [Outdoor Participant Recreation Services](#)
19. [Personal Service Shops](#)
20. [Private Clubs](#)
21. [Rapid Drive-through Vehicle Services](#)
22. [Recycled Materials Drop-off Centres](#)
23. [Recycling Depots](#) c
24. [Religious Assembly](#), excluding rectories, manses, dormitories, convents, monasteries and other residential buildings
25. [Residential Sales Centres](#)
26. [Restaurants](#), not to exceed 200 occupants nor [240 m²](#) of Public Space, if adjacent to or across the Lane from a Site zoned residential
27. [Specialty Food Services](#)

Bylaw 17901

March 6, 2017

28. [Urban Gardens](#)

Bylaw 17403

October 19, 2015
Effective date: February 1, 2016

29. [Urban Indoor Farms](#)
30. [Urban Outdoor Farms](#)
31. [Veterinary Services](#)

Bylaw 15892
October 11, 2011

32. [Minor Digital Off-premises Signs](#)

Bylaw 15892
October 11, 2011

33. [Minor Digital On-premises Signs](#)

Bylaw 15892
October 11, 2011

34. [Minor Digital On-premises Off-premises Signs](#)

4) Development Regulations for Permitted and Discretionary Uses

1. where this Zone is applied along a major collector or higher standard public roadway, the minimum Site Frontage shall be 30.0 m, unless access is provided from a service road;
2. the maximum Floor Area Ratio shall be 1.2;

Bylaw 15735
June 20, 2011

3. a minimum Setback of [6.0 m](#) shall be required where any lot line of a Site Abuts a public roadway, other than a Lane, Abuts the property line of a Commercial Zone, a Residential Zone, a storm water management facility or the private open space corridor, as defined in the Eilerslie Area Structure Plan;

Bylaw 15735
June 20, 2011

4. all Setbacks shall be Landscaped in accordance with [Section 55](#) of this Bylaw;

Bylaw 15735
June 20, 2011

5. no parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback;
6. the maximum Height shall not exceed [12.0 m](#) nor three Storeys, except that the Development Officer shall permit a greater Height for a building housing a General Industrial Use up to a maximum of [14.0 m](#) where this is required to facilitate the industrial development of the Use involved;
7. all developments shall comply with the Performance Standards of [Section 57](#) for the [IB Zone](#);
8. all storage, display or parking areas shall be hardsurfaced in accordance with [subsection 54.6](#) of this Bylaw;
9. all display and storage areas that Abut any Zone, other than an Industrial Zone shall be screened in accordance with the provisions of [subsection 55.4\(4\)](#) of this Bylaw;

Bylaw 17727
August 22, 2016

10. any trash collection area, open storage area, or outdoor service area including any loading, unloading or vehicle service area that is visible from any adjoining Site, shall be screened from view from the adjoining Site. Landscaping, planting, berming, masonry walls, wood

Fencing or other man made features shall be provided from the ground to a Height of [1.8 m](#) to block the view from an adjoining Site;

11. lighting for the display, storage and parking areas shall be mounted on lamp standards or building walls and no exposed bulbs or strings of lights shall be used. Lighting shall be in accordance with [Section 51](#) of this Bylaw; and
12. Signs shall comply with the regulations found in [Schedule 59J](#).

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

13. [Urban Gardens](#) shall comply with [Section 98](#) of this Bylaw.

*Charter Bylaw 18526
September 5, 2018*

14. [Cannabis Retail Sales](#) shall comply with [Section 70](#) of this Bylaw

5) Additional Development Regulations for Discretionary Uses

1. [Convenience Retail Stores](#), [Child Care Services](#), [Specialty Food Services](#), [Restaurants](#), [Bars and Neighbourhood Pubs](#), [Nightclubs](#) and [Personal Service Shops](#) shall be sited in accordance with the following:
 - a. as part of an office or industrial project where such Discretionary Uses are intended to service and support the principal industrial or office Use.
2. [Health Services](#), [Indoor Participant Recreation Services](#) and [Outdoor Participant Recreation Services](#) shall be sited in accordance with the following:
 - a. on Sites located on major collector or higher standard public roadways that provide access to a residential area or provide locational convenience to both residents and users of the industrial area.
3. The size, location, screening and Landscaping of the outdoor vehicular display areas for [Automotive and Minor Recreational Vehicle Sales/Rentals](#) shall be subject to the approval of the Development Officer, who shall ensure that development of the Site is compatible with the appearance of Site design of surrounding developments.
4. The following regulations shall apply to [Religious Assembly](#) developments:
 - a. Sites shall be limited to those that are either adjacent to a major arterial or collector roadway or located on the periphery of the industrial area;
 - b. where the development is to be located in an existing building that contains a number of bays, the Site size specified in [Section 71](#) shall be considered to be the entire parcel upon which the building is sited; and
 - c. the Development Officer may require additional building Setbacks, Landscaping and screen planting requirements to ensure compatibility with adjacent Uses, having due regard to surrounding existing and future development allowed under this Zone. However, the Development Officer may refuse an application for Religious Assembly development if the adjacent industrial development is incompatible with the proposed development, having regard to noise, odours or other performance characteristics of the industrial development.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

5. Urban Indoor Farms shall comply with [Section 98](#) of this Bylaw
6. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

930.5 (EIM) Ellerslie Medium Industrial Zone

1) General Purpose

The purpose of this Zone is to establish a high quality Industrial Zone for those manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas. In general, any nuisance factor associated with the Uses in this Zone shall not extend beyond the boundaries of the Site and these Sites shall be located on Interior Sites adjacent to local industrial public roadways, such that these Uses are separated from nearby residential and community zones by a higher quality industrial business zone.

2) Permitted Uses

1. [Animal Hospitals and Shelters](#)
2. [Auctioneering Establishments](#)

*Bylaw 18171
September 11, 2017*

3. [Breweries, Wineries and Distilleries](#)
4. [Equipment Rentals](#)
5. [General Contractor Services](#)
6. [General Industrial Uses](#)

*Charter Bylaw 18613
November 26, 2018*

7. [Special Event](#)

*Bylaw 12961
February 4, 2002*

8. [Vehicle and Equipment Sales/Rentals](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

9. [Urban Indoor Farms](#)
10. [Fascia On-premises Signs](#)
11. [Freestanding On-premises Signs](#)
12. [Projecting On-premises Signs](#)
13. [Temporary On-premises Signs](#)

3) Discretionary Uses

1. [Automotive and Equipment Repair Shops](#)
2. [Fleet Services](#)

*Charter Bylaw 18613
November 26, 2018*

3. [Market](#)

4. [Recycling Depots](#)
5. [Recycled Materials Drop-off Centres](#)

*Bylaw 17901
March 6, 2017*

6. [Urban Gardens](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

6. [Urban Outdoor Farms](#)

*Bylaw 15892
October 11, 2011*

7. [Minor Digital Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

8. [Minor Digital On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

9. [Minor Digital On-premises Off-premises Signs](#)

4) Development Regulations for Permitted and Discretionary Uses

1. the maximum Floor Area Ratio shall be 2.0;

*Bylaw 15735
June 20, 2011*

2. a minimum Setback of [3.0 m](#) shall be required where any lot line of a Site Abuts a public roadway, other than a Lane;

*Bylaw 15735
June 20, 2011*

3. all Setbacks shall be Landscaped in accordance with [Section 55](#) of this Bylaw;

*Bylaw 15735
June 20, 2011*

4. no parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback;
5. all display and storage areas that Abut any Zone other than an Industrial Zone shall be screened in accordance with the provisions of [subsection 55.4\(4\)](#) of this Bylaw;

*Bylaw 17727
August 22, 2016*

6. any trash collection area, open storage area, or outdoor service area, including any loading, unloading or vehicle service area that is visible from any adjoining Site shall be screened from view from the adjoining Site. Landscaping, planting, berming, masonry walls, wood Fencing or other man made features shall be provided from the ground to a Height of [1.8 m](#) to block the view from an adjoining Site;
7. the maximum building Height shall be [18.0 m](#);
8. lighting for display, storage and parking areas shall be mounted on lamp standards or building walls and no exposed bulbs or strings of lights shall be used. Lighting shall be in accordance with [Section 51](#) of this Bylaw;
9. Signs shall comply with the regulations found in [Schedule 59J](#); and

10. all developments shall comply with the Performance Standards of [Section 57](#) for the [IM](#) Zone.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

11. Urban Indoor Farms shall comply with [Section 98](#) of this Bylaw.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

12. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

Charter Bylaw 19657
April 20, 2021

930.6 (ECB) Ellerslie Business Commercial Zone

1) General Purpose

The purpose of this Zone is to provide for commercial business uses and limited light industrial uses adjacent to major public roadways that provide good visibility and accessibility. Light industrial uses are intended to operate in such a manner that no nuisance factor is created or apparent outside an enclosed building.

2) Permitted Uses

1. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space
2. [Breweries, Wineries and Distilleries](#)
3. [Business Support Services](#)
4. [Cannabis Retail Sales](#)
5. [Casinos](#)
[and Other Gaming Establishments](#)
6. [Convenience Retail Stores](#)

Charter Bylaw 19881
November 23, 2021

7. [Drive-in Food Services](#)
8. [General Industrial Uses](#)

Charter Bylaw 19881
November 23, 2021

9. [General Retail Stores](#)
10. [Health Services](#)
11. [Hotels](#)
12. [Indoor Participant Recreation Services](#)
13. Liquor Stores
14. [Market](#)
15. [Media Studios](#)
16. [Minor Service Stations](#)
17. [Personal Service Shops](#)
18. [Professional, Financial and Office Support Services](#)
19. [Restaurants](#)
20. [Special Event](#)
21. [Special Industrial Uses](#)
22. [Specialty Food Services](#)
23. [Veterinary Services](#)

24. [Warehouse Sales](#)
25. [Fascia On-premises Signs](#)
26. [Freestanding On-premises Signs](#)
27. [Projecting On-premises Signs](#)
28. [Temporary On-premises Signs](#)

3) Discretionary Uses

1. [Auctioneering Establishments](#)
2. [Automotive and Equipment Repair Shops](#)
3. [Automotive and Minor Recreation Vehicle Sales/Rentals](#)
4. [Child Care Services](#)
5. [Commercial Schools](#)
6. [Convenience Vehicle Rentals](#)
7. [Equipment Rentals](#)
8. [Fleet Services](#)
9. [Limited Contractor Services](#)
10. [Major Service Stations](#)
11. [Mobile Catering Food Services](#)
12. [Nightclubs](#)
13. [Private Clubs](#)
14. [Rapid Drive-through Vehicle Services](#)
15. [Recycled Materials Drop-off Centres](#)
16. [Recycling Depots](#)
17. [Religious Assembly](#)
18. [Residential Sales Centres](#)
19. [Urban Gardens](#)
20. [Urban Indoor Farms](#)
21. [Urban Outdoor Farms](#)
22. [Minor Digital Off-premises Signs](#)
23. [Minor Digital On-premises Signs](#)
24. [Minor Digital On-premises Off-premises Signs](#)

4) Development Regulations for Permitted and Discretionary Uses

1. the maximum Floor Area Ratio shall be 1.4. The maximum Floor Area Ratio may be increased to 2.0 where parking is provided within an Underground Parkade;
2. a minimum Setback of [6.0 m](#) shall be required where any Lot line of a Site Abuts a public roadway, other than a Lane, Abuts the property line of a Commercial Zone, a Residential Zone, a storm water management facility or the private open space corridor, as defined in the Eilerslie Area Structure Plan;
3. the maximum building Height shall not exceed [14.5m](#) for flat, mansard, and gambrel roofs, or [16.0m](#) for a roof type with a pitch of 4/12 (18.4 degrees) or greater, except the maximum

height for a Hotels Use shall not exceed 30.0m, in accordance with [Section 52](#). Hotels exceeding 16.0m in Height shall be a Class B discretionary Development;

4. any business premises or multiple occupancy building having a Floor Area greater than 3 000m² or a single wall length greater than 25.0m visible from a public road, other than a Lane, shall comply with the following criteria:
 1. the roof line and building Façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and
 2. landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
6. no storage of equipment or materials shall be permitted except within an enclosed building;
7. any trash collection area, open storage area, or outdoor service area including any loading, unloading or vehicle service area that is visible from any adjoining Site, shall be screened from view from the adjoining Site. Landscaping, planting, berming, masonry walls, wood Fencing or other man made features shall be provided from the ground to a Height of 1.8 m to block the view from an adjoining Site;
8. lighting for the display, storage and parking areas shall be mounted on lamp standards or building walls and no exposed bulbs or strings of lights shall be used.
9. Signs shall comply with the regulations found in Schedule 59J.
10. General Industrial Uses shall be limited to indoor self-storage.
11. Industrial development shall comply with the Performance Standards of Section
12. 57.1.1 and shall supersede or add to the development regulations of this Zone;

5) Additional Development Regulations for Discretionary Uses

1. Outdoor display areas shall be limited to Automotive and Minor Recreational Vehicle Sales/Rentals and the size, location, screening, and Landscaping of the outdoor vehicular display areas shall be subject to the approval of the Development Officer, who shall ensure that development of the Site is compatible with the appearance of Site design of surrounding developments.
2. The following Uses shall be located within an enclosed building:
 - a. Auctioneering Establishments
 - b. Automotive and Equipment Repair Shops
 - c. Equipment Rentals
 - d. Fleet Services
 - e. Limited Contractor Services
 - f. Major Service Stations
 - g. Recycling Depots
 - h. Recycled Materials Drop-off Centre
3. Nightclubs shall not exceed 240 m² of Public Space, if Abutting or across a Lane from a Site zoned residential.
4. Religious Assembly Uses shall not include rectories, manses, dormitories, convents, Monasteries, or other residential buildings.

SECTION 940

SPECIAL AREA GRIESBACH

Edmonton Zoning Bylaw 12800

Charter Bylaw 19502
February 9, 2021

940 Special Area Griesbach

940.1 General Purpose

The purpose of this designation is to designate Griesbach as shown on Appendix I to this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area in order to achieve the objectives of the *Griesbach Neighbourhood Area Structure Plan*, as adopted by Bylaw 12936, as amended.

940.2 Application

The designation, location, and boundaries of each underlying Land Use Zone affected or created through Section 940 shall apply as indicated on [Appendix I](#) to this Section.

940.3 Zones Created by Special Area Provisions

Zones, as contained in Sections 940.5 and 940.6, have been created in conformance with Section 900.2(5) of this Bylaw.

940.4 Regulations of Conventional Zones Altered by Special Area Provisions

The development regulations of Subsections 940.7 and 940.8 shall be applied in place of, or in addition to, the regulations of RF5 ([Section 160](#)) and RA7 ([Section 210](#)) in this Bylaw.

940.5 (GLD) Griesbach Low Density Residential Zone

940.6 (GVC) Griesbach Village Centre Zone

940.7(RF5g) Griesbach Row Housing Zone

940.8 (RA7g) Griesbach Low Rise Apartment Zone

Bylaw 14235
March 23, 2006
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

940.9 (GLG)Griesbach Low Density Residential with Garden Suites Zone

Charter Bylaw 19227
July 7, 2021

940.10 RA8g Greisbach Medium Rise Apartment Zone

Appendix 1 - Special Area Griesbach

Appendix 1 - Special Area Griesbach

Bylaw 17229

June 9, 2015

Charter Bylaw 19227

July 7, 2020

Charter Bylaw 19526

January 26, 2021

Charter Bylaw 19764

July 6, 2021

Charter Bylaw 20006

March 15, 2022

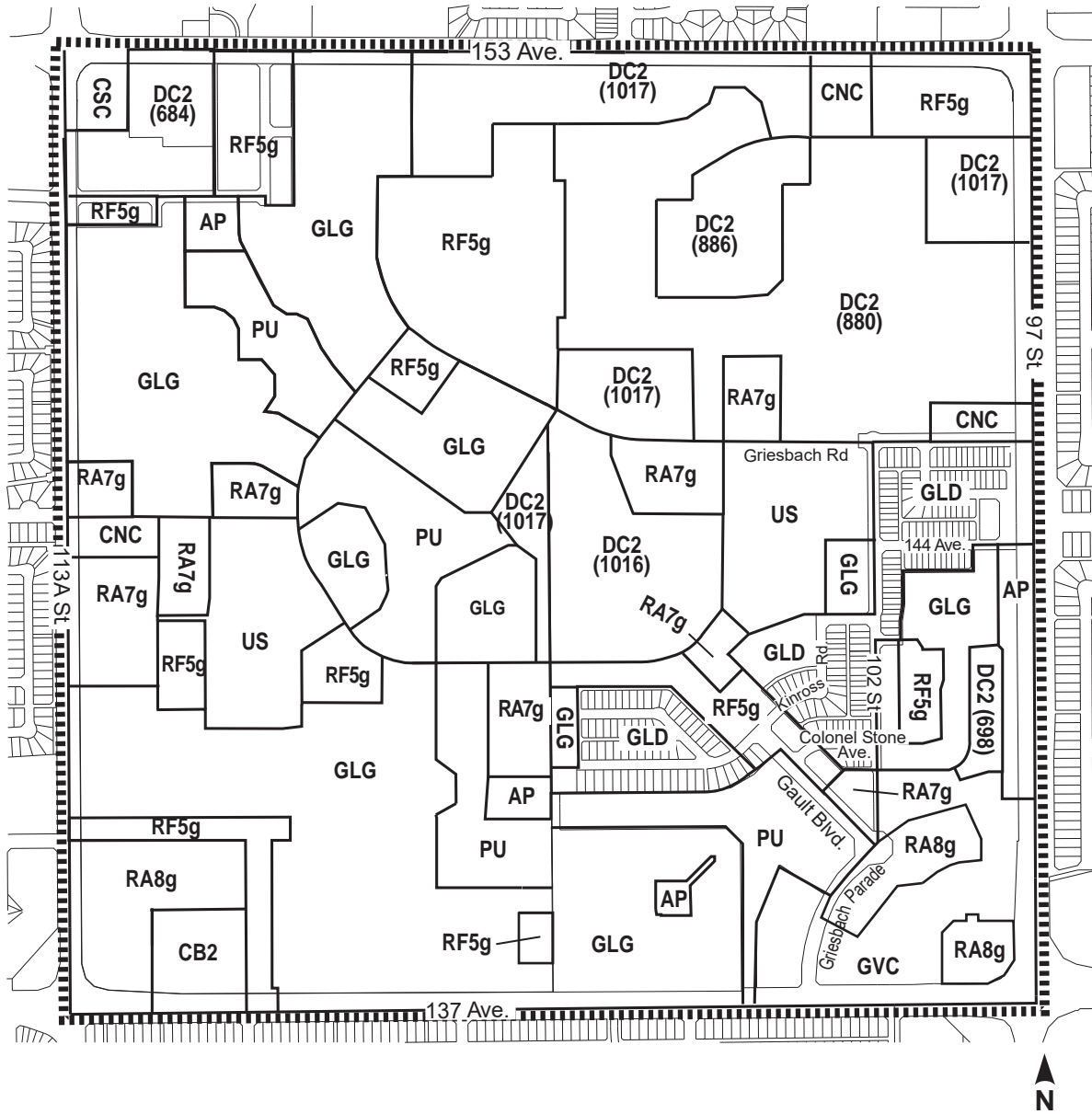
Charter Bylaw 20438

April 24, 2023

Special Area, [Griesbach Appendix 1](#) to Section 940 of Bylaw 12800, as amended by subsequent appropriate Bylaws.

Special Area, Griesbach

Appendix 1 to Section 940 of Bylaw 12800, as amended by subsequent appropriate Bylaws.



----- Special Area Boundary

Edmonton Zoning Bylaw 12800

940.5 (GLD) Griesbach Low Density Residential Zone

1) General Purpose

Bylaw 14750
December 12, 2007

To provide for street oriented low density housing with opportunities for a limited amount of Row Housing and Secondary Suites under certain conditions, in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan.

2) Area of Application

Those portions of Section 29-53-24-4 shown as 'GLD' on Appendix I.

3) Permitted Uses

- a. [Duplex Housing](#)

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

- b. [Garden Suites](#)

Charter Bylaw 19490
November 5, 2020

- c. [Supportive Housing](#), Restricted to Limited Supportive Housing
- d. [Minor Home Based Business](#)
- e. [Row Housing](#), limited to four Dwellings per structure.

Bylaw 14750
December 12, 2007

- f. [Secondary Suites](#)
- g. [Semi-detached Housing](#)
- h. [Single Detached Housing](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- i. [Urban Gardens](#)
- j. [Fascia On-premises Signs](#)
- k. [Temporary On-premises Signs](#)

4) Discretionary Uses

- a. [Child Care Services](#)

Charter Bylaw 19490
November 5, 2020

- b. [Supportive Housing](#)

Bylaw 15953
November 13, 2012

- c. [Lodging Houses](#)
- d. [Major Home Based Business](#)
- e. [Residential Sales Centres](#)

Charter Bylaw 18613
November 26, 2018

f. [Special Event](#)

Bylaw 17403
 October 19, 2015
 Effective date: February 1, 2016

g. [Urban Outdoor Farms](#)

5) Development Regulations

a. The minimum Site Area shall be:

- i. [270 m²](#) per Single Detached Dwelling;
- ii. [210 m²](#) per Duplex Dwelling;
- iii. [240 m²](#) per Semi-detached Dwelling; and
- iv. [180 m²](#) per Row Housing Dwelling.

b. The minimum Site Width shall be:

- i. [9.0 m](#) per Single Detached Dwelling;
- ii. [7.0 m](#) per Duplex Dwelling;
- iii. [8.0 m](#) per Semi-detached Dwelling; and
- iv. [6.0 m](#) per Row House Dwelling.

c. The total number of Row Housing Dwellings shall not exceed more than 5% of the total estimated number of Dwellings in the GLD Zone.

Bylaw 16733
 July 6, 2015

d. The maximum building Height shall not exceed [12.0 m](#), in accordance with Section 52, and provided that no eave line shall have a Height greater than [9.0 m](#) from Grade.

Bylaw 20160
 June 22, 2022

e. The maximum Site Coverage shall be as follows:

Table 940.5(5)(e) - Maximum Site Coverage				
	Principal Dwelling/ Building	Accessory Building	Principal Building with attached Garage	Total Maximum Site Coverage
i.	35%	18%	53%	53%
ii. Notwithstanding i) above, the Total Maximum Site Coverage may be increased by up to 2% of the Site Coverage in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Fr				

Bylaw 15735
 June 20, 2011

f. The minimum Front Setback shall be [3.0 m](#), except it shall be [1.0 m](#) for Row Housing.

Bylaw 15735
 June 20, 2011

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](#).

Bylaw 15735
 June 20, 2011

h. Side Setbacks shall be established on the following basis:

- i. Side Setbacks shall be a minimum of [1.2 m](#);

The maximum Site Coverage shall be as follows:

Table 940.5(5)(e) - Maximum Site Coverage				
	Principal Dwelling/ Building	Accessory Building	Principal Building with attached Garage	Total Maximum Site Coverage
i.	35%	18%	53%	53%
ii. Notwithstanding i) above, the Total Maximum Site Coverage may 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.				

- ii. where there is no Lane Abutting the Site, one Side Setback shall be at least [3.0 m](#) for vehicle access unless there is an attached Garage or a Garage that is an integral part of a Dwelling;
- iii. on a corner Site where the Dwelling fronts on the Front Yard, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 20% of the Site Width to a maximum of [3.0 m](#); and
- iv. on a corner Site where the Dwelling fronts on a flanking public roadway other than a Lane, the minimum Side Setback Abutting the flanking public roadway shall be [3.0 m](#).
- i. Signs shall comply with [Schedule 59A](#).
- j. An application for subdivision to create lots intended for Row Housing Dwellings shall be accompanied by a calculation determining the maximum potential number of Dwelling units in the GLD Zone.
- k. For Semi-detached Housing and Row Housing development, the following shall apply:
 - i. the identity of individual Semi-detached Housing or Row Housing Dwellings shall be defined through the use of architectural features that may include such things as individual rooflines or roofline features, projection or recession of the façade, individual porches or entrance features and other treatments within the context of a unified building;
 - ii. there shall be continuous Frontage of Dwellings along the Site Frontage; and
 - iii. each Dwelling, with street Frontage shall have an entrance that fronts onto the street.

*Bylaw 14750
December 12, 2007*

- l. Secondary Suites shall comply with [Section 86](#) of this Bylaw.

*Bylaw 15036
February 2, 2009
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

- m. Garden Suites shall comply with [Section 87](#) of this Bylaw.
- n. On Corner Lots the façades of a structure that face the front and flanking public roadways shall have consistent design elements, in terms of building materials and architectural features.
- o. Each Dwelling that is adjacent to a public roadway other than a Lane, shall have an entrance door or entrance feature such as a front porch, deck or landing area oriented to the roadway.

*Bylaw 20160
June 22, 2022*

- p. Where the Site Abuts a Lane, vehicular access shall be from the Lane.

*Bylaw 16733
July 6, 2015
Bylaw 18303
February 26, 2018*

- q. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009
Charter Bylaw 18484
August 20, 2018*

- r. The maximum number of Dwellings per lot shall be as follows:

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

- i. where Single Detached Housing is developed in this Zone, a maximum of one principal Dwelling per Lot;
- ii. where Semi-detached Housing, Duplex Housing are developed in this Zone, a maximum of two Dwellings per Lot shall be allowed; and
- iii. where Row Housing is developed in this Zone, a maximum of sixteen principal Dwellings per Lot shall be allowed.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- s. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
- t. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

940.6 (GVC) Griesbach Village Centre Zone

1) General Purpose

To allow for a mixed Use of businesses, residences, and institutional Uses in a village centre format promoting pedestrian orientation in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan.

2) Area of Application

Those portions of Section 29-53-24-4 shown as GVC on Appendix I.

3) Permitted Uses

- a. [Apartment Hotels](#)
- b. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space
- c. [Business Support Services](#)

*Charter Bylaw 18521
September 5, 2018*

- d. [Cannabis Retail Sales](#)
- e. [Commercial Schools](#)

*Bylaw 16224
September 10, 2012*

- f. [Creation and Production Establishments](#)
- g. [Fascia On-premises Signs](#)
- h. [Freestanding On-premises Signs](#)
- i. [General Retail Stores](#)

*Bylaw 16701
February 10, 2014
Charter Bylaw 19490
November 5, 2020*

- j. [Supportive Housing](#)
- k. [Health Services](#)
- l. [Hotels](#)
- m. [Household Repair Services](#)
- n. [Indoor Participant Recreation Services](#)

*Bylaw 16701
February 10, 2014*

- o. [Lodging Houses](#)

*Bylaw 16224
September 10, 2012*

- p. [Major Amusement Establishments](#)

*Charter Bylaw 18613
November 26, 2018*

- q. [Market](#)
- r. [Minor Amusement Establishments](#)

*Charter Bylaw 18967
August 26, 2019*

- s. [Multi-unit Housing](#) is permitted only in buildings where the first storey is used for commercial purposes
- t. [Personal Service Shops](#)
- u. [Professional, Financial and Office Support Services](#)
- v. [Projecting On-premises Signs](#)

*Bylaw 16224
September 10, 2012*

- w. [Public Libraries and Cultural Exhibits](#)
- x. [Restaurants](#), for less than 200 occupants and [240 m²](#) of Public Space

*Charter Bylaw 18613
November 26, 2018*

- y. [Special Event](#)
- z. [Specialty Food Services](#), for less than 100 occupants and [120 m²](#) of Public Space

*Bylaw 16313
January 21, 2013*

- aa. [Temporary Off-premises Signs](#)
- bb. [Temporary On-premises Signs](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- cc. [Urban Gardens](#)

*Bylaw 17901
March 6, 2017*

- dd. [Urban Indoor Farms](#)
- ee. [Veterinary Services](#)

4) Discretionary Uses

- a. [Animal Hospitals and Shelters](#)

*Bylaw 18171
September 11, 2017*

- b. [Breweries, Wineries and Distilleries](#)
- c. [Child Care Services](#)
- d. [Convenience Vehicle Rentals](#)
- e. [Drive-in Food Services](#)
- f. [Gas Bars](#)
- g. [Government Services](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- h. [Greenhouses, Plant Nurseries and Garden Centres](#)

Charter Bylaw 18882
June 17, 2019

- i. [Liquor Stores](#)

Bylaw 16224
September 10, 2012

- j. [Live Work Units](#)

- k. [Nightclubs](#), for less than 200 occupants and [240 m²](#) of Public Space if the Site is adjacent to or across a Lane from a Site zoned Residential or GLD

- l. [Minor Service Stations](#)

Charter Bylaw 18967
August 26, 2019

- m. [Multi-unit Housing](#)

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

- n. [Vehicle Parking](#)

- o. [Private Clubs](#)

- p. [Recycled Materials Drop-off Centres](#)

- q. [Religious Assembly](#)

- r. [Residential Sales Centres](#)

- s. [Restaurants](#), for more than 200 occupants and [240 m²](#) of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential or GLD

Bylaw 16224
September 10, 2012

- t. [Secondhand Stores](#)

- u. [Spectator Entertainment Establishments](#)

- v. [Spectator Sports Establishments](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- w. [Urban Outdoor Farms](#)

- x. [Fascia Off-premises Signs](#)

- y. [Freestanding Off-premises Signs](#)

Bylaw 15892
October 11, 2011

- z. [Minor Digital Off-premises Signs](#)

Bylaw 15892
October 11, 2011

- aa. [Minor Digital On-premises Signs](#)

Bylaw 15892
October 11, 2011

- bb. [Minor Digital On-premises Off-premises Signs](#)
- cc. [Roof Off-premises Signs](#)
- dd. [Roof On-premises Signs](#)

5) Development Regulations for Uses

- a. The minimum Site Frontage shall be [10.0 m](#).
- b. The maximum Floor Area Ratio shall be 3.5.
- c. The maximum Site Coverage shall be 35% except for Multi-unit Housing. The maximum site coverage can be increased to 40% for Commercial Uses with Multi-unit Housing located above the first storey.

Bylaw 15735
June 20, 2011

- d. Buildings shall be built to the Front and Side Lot Lines except that buildings may have a maximum Setback of [3.0 m](#) to accommodate street related activities, such as sidewalk cafes, architectural features and landscaping that contribute to the pedestrian oriented shopping character of the area or to accommodate roadway design or to preserve existing trees.
- e. All development shall create a pedestrian friendly environment on a shopping street, which may include such things as entrance features, outdoor sitting areas, canopies, landscaping and other features that lend visual interest and a human scale to development along the street.

Charter Bylaw 18967
August 26, 2019

- f. Architectural treatment of buildings, except for Multi-unit Housing, shall ensure that each storey has windows on the front façade and that the placement and type of windows shall allow viewing into the building to promote a positive pedestrian-oriented shopping street.
- g. The façade treatment shall wrap around the side of the building to provide a consistent profile when exposed to the street.

Bylaw 15735
June 20, 2011

- h. A minimum Setback of [6.0 m](#) shall be required where the Rear or Side Lot Line of the Site Abuts the lot line of a Site zoned residential or GLD.
- i. Vehicular access to properties from a public roadway shall be restricted to the Abutting Lanes to preclude breaks in the street façade and strengthen the pedestrian-oriented character of the area. Where there is no Abutting Lane, vehicular access shall be provided from a flanking public roadway other than an arterial roadway. Where there is no Lane or flanking roadway then the street access shall be limited to one access point.
- j. All on-site parking shall be located at the rear of the site.

Bylaw 15735
June 20, 2011

- k. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines in accordance with the provisions of [Section 55.4](#). If the rear or sides of a Site are used for parking, an outdoor service or display area or both, and Abut a Residential Zone, GLD Zone or a Lane serving a

Residential Zone or GLD Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of this Bylaw.

*Bylaw 16733
July 6, 2015*

- l. The maximum building Height shall not exceed [18.0 m](#), in accordance with Section 52, provided that no eave line shall have a Height greater than [14.0 m](#) from Grade. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development.
- m. Commercial development, excluding Hotels, along the loop road will be primarily limited to the first two storeys with residential development above.
- n. The maximum Floor Area for a permitted or discretionary Commercial Use, excluding Hotels, shall be [1000 m²](#) except that the maximum Floor Area for no more than two Commercial Uses in this GVC Zone shall be [2500 m²](#) and that the maximum Floor Area for one additional Commercial Use in this GVC Zone shall be [5000 m²](#).
- o. Any business premises or multiple occupancy building having a Floor Area greater than [2000 m²](#) or a single wall length greater than [25.0 m](#) visible from a public road, shall comply with the following criteria:
 - i. the roof line and building façade shall include design elements that reduce the perceived mass of the building and add architectural interest; and
 - ii. landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
- p. 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.
- q. Signs shall comply with the regulations found in [Schedule 59E](#) of this Bylaw, with the intent to complement the pedestrian-oriented commercial environment, except that:
 - i. the maximum Height of a Freestanding Sign shall be [6.0 m](#);
 - ii. a Projecting Sign may be used to identify businesses that are located entirely at or above the second Storey level; and
 - iii. the top of a Projecting Sign on a building two storeys or higher shall not extend more than [75 cm](#) above the floor of the second or third storey, nor higher than the windowsill of the second or third storey.

*Charter Bylaw 18967
August 26, 2019*

- r. The following regulations shall apply to Apartment Housing developments:

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- i. the housing component shall have access at ground level, which is separate from the access for commercial premises;

*Bylaw 18303
February 26, 2018*

- ii. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw;

*Charter Bylaw 18967
August 26, 2019*

- iii. the maximum Floor Area Ratio of Apartment Housing shall be 2.0;

- iv. the maximum site coverage shall be 50%.
- s. The following regulations shall apply to Drive-in Food Services and other developments having a drive-through service window:
 - i. the Drive-in Food Service shall not be in a freestanding building but shall be part of a multi tenant building;

*Bylaw 16032
March 12, 2012*

- ii. the location, orientation and Setback of drive-through service windows shall be to the satisfaction of the Development Officer in consultation with Transportation Services, having regard to the minimization of on-site and off-site traffic impacts, including safety and promotion of the pedestrian orientation of local shopping streets;
- iii. the location, orientation and Setback of drive-through service windows shall be oriented away from the front street and placed, wherever possible, at the rear of the building. It's location shall be to the satisfaction of the Development Officer, having regard to the orientation of the Use away from pedestrian-oriented shopping streets;
- iv. the design, finishing and siting of such development shall achieve a compatible relationship with surrounding development and a high standard of appearance when viewed from adjacent roadways;
- v. the drive-through service window shall be located not less than 15.0 m from any Residential Dwelling;
- vi. a minimum of six in-bound queuing spaces shall be provided for vehicles approaching the drive-through service window. One out-bound queuing space shall be provided on the exit side of each service position and this space shall be located so as not to interfere with service to the next vehicle;
- vii. landscaping shall be used to screen and soften the impact of the Use.
- t. Additional Landscaping shall be provided to the satisfaction of the Development Officer above the requirements of [Section 55\(3\) to 55\(8\)](#) of this Bylaw.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- u. Urban Indoor Farms shall comply with [Section 98](#) of this Bylaw
- v. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
- w. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

*Charter Bylaw 18521
September 5, 2018*

- x. [Cannabis Retail Sales](#) shall comply with [Section 70](#) of this Bylaw

Edmonton Zoning Bylaw 12800

940.7 (RF5g) Griesbach Row Housing Zone

Bylaw 13912
March 1, 2005

1. The Uses listed as Permitted and Discretionary Uses in [Section 160](#) of this Bylaw, being the (RF5) Row Housing Zone, shall be the Permitted and Discretionary Uses for this Zone.
2. Except as expressly modified in Subsection 940.7(3), the development regulations specified in [Section 160](#) of this Bylaw shall regulate development in this Zone.
3. The following development regulations shall apply to the development of RF5g Zones within the Griesbach Special Area as identified on Appendix I to this Section:

Bylaw 16733
July 6, 2015

- a. The maximum building Height shall not exceed [12.0 m](#), in accordance with Section 52, provided that no eave line shall have a Height greater than [9.0 m](#) from Grade.

Charter Bylaw 19434
November 3, 2020
Charter Bylaw 20160
June 22, 2022

- b. The maximum Site Coverage shall be as follows:

Table 940.7(3)(b) - Maximum Site Coverage				
	Principal Dwelling/ Building	Accessory Building	Principal Building with attached Garage	Total Maxir Site C
i.	35%	18%	53%	53%
ii. Notwithstanding subsection 940.7(3)(i), the Total Maximum Site Coverage may 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.				

Bylaw 15735
June 20, 2011
Charter Bylaw 19434
November 3, 2020

- c. The minimum Front Setback shall be [1.0 m](#) and the maximum shall not exceed [3.5 m](#) except to accommodate existing housing and trees to be retained.

Bylaw 15735
June 20, 2011
Charter Bylaw 19434
November 3, 2020

- d. The minimum Rear Setback shall be [7.5 m](#), except that:
 - i. in the case of a corner lot it shall be [4.5 m](#);
 - ii. it may be reduced to [5.5 m](#) where a rear attached garage forms a part of the developments; and
 - iii. individual buildings that are [7.5 m](#) or less in Height, may have a minimum Rear Setback of [1.2 m](#).

Bylaw 15735
June 20, 2011

- e. Minimum Side Setbacks of [2.0 m](#) each shall be provided, except that where the Side Yard Abuts a flanking roadway other than a Lane, not less than [3.0 m](#) shall be provided.

Charter Bylaw 19434
November 3, 2020

- f. Where the Site Abuts a Lane, vehicular access shall be from the Lane.

The maximum Site Coverage shall be as follows:

Table 940.7(3)(b) - Maximum Site Coverage				
	Principal Dwelling/ Building	Accessory Building	Principal Building with attached Garage	Total Maximum Site Coverage
i.	35%	18%	53%	53%
ii. Notwithstanding subsection 940.7(3)(i), the Total Maximum Site Coverage may 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.				

Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 18967
August 26, 2019

- g. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.

Charter Bylaw 19434
November 3, 2020

- h. Single Detached Housing and Semi-detached Housing in this Zone shall be developed in accordance with the provisions of the [GLG Zone](#).

Bylaw 17527
February 17, 2016

- i. [Urban Gardens](#) shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

940.8 (RA7g) Griesbach Low Rise Apartment Zone

Bylaw 13912
March 1, 2005

1. The Uses listed as Permitted and Discretionary Uses in [Section 210](#) of this Bylaw, being the (RA7) Low Rise Apartment Zone, shall be the Permitted and Discretionary Uses for this Zone.
2. Except as expressly modified in Subsection 940.8(3), the development regulations specified in Section 210 of this Bylaw shall regulate development in this Zone.
3. The following development regulations shall apply to the development of RA7g Zones within the Griesbach Special Area as identified on Appendix I to this Section:

Bylaw 16733
July 6, 2015

- a. The maximum building Height shall not exceed [18.0 m](#), in accordance with Section 52, provided that no eave line shall have a Height greater than [14.0 m](#) from Grade. In cases where dormers or other windows are proposed, the development shall be considered a Discretionary Development.

Bylaw 15735
June 20, 2011
Charter Bylaw 18967
August 26, 2019

- b. The minimum Front Setback shall be [3.0 m](#), except [1.0 m](#) for Dwellings with direct access to ground level

Bylaw 15735
June 20, 2011
Charter Bylaw 18967
August 26, 2019

- c. The minimum Side Setback shall be [1.0 m](#) for each Storey or partial Storey, except that a total of at least [2.0 m](#) shall be provided in all cases. The Side Setback shall not be less than [3.0 m](#) when it Abuts a flanking roadway other than a Lane. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.

Charter Bylaw 19434
November 3, 2020

- d. Where the Site Abuts a Lane, vehicular access shall be from the Lane.

Bylaw 17527
February 17, 2016

- e. [Urban Gardens](#) shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

940.9 (GLG) Griesbach Low Density Residential with Garden Suites Zone

Bylaw 14235
March 23, 2006

1) General Purpose

Bylaw 14750
December 12, 2007
Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 19434
November 3, 2020

To provide for street oriented low density housing with opportunities for Garden Suites, Secondary Suites, and Multi-unit Housing under certain conditions, in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan

2) Area of Application

Those portions of Section 29-53-24-4 shown as 'GLG' on [Appendix I](#).

3) Permitted Uses

- a. [Duplex Housing](#)
- b. [Fascia On-premises Signs](#)

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

- c. [Garden Suites](#)

Charter Bylaw 19490
November 5, 2020

- d. [Supportive Housing](#), Restricted to Limited Supportive Housing
- e. [Minor Home Based Business](#)
- f. [Multi-unit Housing](#), limited to four Dwellings per structure

Bylaw 14750
December 12, 2007

- g. [Secondary Suites](#)
- h. [Semi-detached Housing](#)
- i. [Single Detached Housing](#)

Charter Bylaw 18613
November 26, 2018

- j. [Special Event](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- k. [Urban Gardens](#)
- l. [Temporary On-premises Signs](#)

4) Discretionary Uses

- a. [Child Care Services](#)

Charter Bylaw 19490
November 5, 2020

- b. [Supportive Housing](#)

Bylaw 15953
November 13, 2012

- c. [Lodging Houses](#)
- d. [Major Home Based Business](#)
- e. [Residential Sales Centres](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- f. [Urban Outdoor Farms](#)

5) Development Regulations

Charter Bylaw 19434
November 3, 2020

- a. The minimum Site Area shall be in accordance with Table 940.9.5(a) for all Uses described in Table 940.9.5(a):

Table 940.9.5(a) - Minimum Site Area		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
Single Detached Housing	243 m ²	202 m ²
Duplex Housing	189 m ²	180 m ²
Semi-detached Housing	202 m ²	180 m ²
Multi-unit Housing	135 m ²	135 m ²

Charter Bylaw 20160
June 22, 2022

- b. The minimum Site Width shall be in accordance with Table 940.9.5(b) for all Uses described in Table 940.9.5(b):

Table 940.9.5(b) - Minimum Site Width		
	Primary Vehicular Access is not from a Lane	Primary Vehicular Access is from a Lane
Single Detached Housing	9.0 m	7.5 m
Duplex Housing	7.0 m	6.7 m
Semi-detached Housing	7.5 m	6.7 m
Multi-unit Housing	5.0 m	5.0 m

- c. The total number of Multi-unit Housing Dwellings shall not exceed more than 5% of the total estimated number of Dwellings in the GLG Zone.

Bylaw 16733
July 6, 2015

- d. The maximum building Height shall not exceed [12.0 m](#), in accordance with Section 52, provided that no eave line shall have a Height greater than 9.0 m from Grade.

Bylaw 18303
February 26, 2018
Charter Bylaw 19434
November 3, 2020
Bylaw 20160
June 22, 2022

- e. The maximum Site Coverage shall be as follows:

Table 940.9(5)(e) - Maximum Site Coverage				
	Principal Dwelling/ Building	Accessory Building	Principal Building with attached Garage	Total Maximum Site Coverage
ii.	35%	18%	53%	53%
iii. Notwithstanding subsection 940.9(5)(e)(i), the Total Maximum Site Coverage may 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.				

Bylaw 15735
June 20, 2011
Charter Bylaw 19434
November 3, 2020

- f. The minimum Front Setback shall be [3.0 m](#), except it shall be [1.0 m](#) for Multi-unit Housing.

Bylaw 15735
June 20, 2011
Bylaw 17062
July 9, 2015
Charter Bylaw 19434
November 3, 2020
Charter Bylaw 19502
February 9, 2021

- 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 [1.2m](#). 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 [7.5 m](#) of the Rear Lot Line does not exceed a Height of 4.6 m nor a width of [7.5 m](#).

Bylaw 15735
June 20, 2011

- h. Side Setbacks shall be established on the following basis:
- i. Side Setbacks shall be a minimum of [1.2 m](#);
 - ii. where there is no Lane Abutting the Site, one Side Setback shall be at least [3.0 m](#) for vehicle access unless there is an attached Garage or a Garage that is an integral part of a Dwelling;
 - iii. on a corner Site where the Dwelling fronts on the Front Yard, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 20% of the Site Width to a maximum of [3.0 m](#); and
 - iv. on a corner Site where the Dwelling fronts on a flanking public roadway other than a Lane, the minimum Side Setback Abutting the flanking public roadway shall be [3.0 m](#).

Charter Bylaw 19434
November 3, 2020

- i. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
- j. Signs shall comply with [Schedule 59A](#).
- k. An application for subdivision to create lots intended for Multi-unit Housing Dwellings shall be accompanied by a calculation determining the maximum potential number of Dwelling units in the GLG Zone.
- l. For Semi-detached Housing and Multi-unit Housing development, the following shall apply:
 - i. the identity of individual Semi-detached Housing or Multi-unit Housing Dwellings shall be defined through the use of architectural features that may include such things as individual rooflines or roofline features, projection or recession of the façade, individual porches or entrance features and other treatments within the context of a unified building;
 - ii. there shall be continuous Frontage of Dwellings along the Site Frontage; and
 - iii. each Dwelling, with street Frontage shall have an entrance that fronts onto the street.
- m. On Corner Lots the façades of a structure that face the front and flanking public roadways shall have consistent design elements, in terms of building materials and architectural features.

Charter Bylaw 19434
November 3, 2020

The maximum Site Coverage shall be as follows:

Table 940.9(5)(e) - Maximum Site Coverage				
	Principal Dwelling/ Building	Accessory Building	Principal Building with attached Garage	Total Maximum Site Coverage
ii.	35%	18%	53%	53%
iii. Notwithstanding subsection 940.9(5)(e)(i), the Total Maximum Site Coverage may 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.				

- n. Except for Garden Suites and Secondary Suites, each Dwelling that is adjacent to a public roadway other than a Lane, shall have an entrance door or entrance feature such as a front porch, deck or landing area oriented to the roadway.

*Bylaw 16733
July 6, 2015
Bylaw 18303
February 26, 2018*

- o. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009
Charter Bylaw 18484
August 20, 2018*

- p. The maximum number of Dwellings per lot shall be as follows:

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

- i. where Single Detached Housing is developed in this Zone, a maximum of one principal Dwelling per Lot;
- ii. where Semi-detached Housing, Duplex Housing are developed in this Zone, a maximum of two Dwellings per Lot shall be allowed; and
- iii. where Row Housing is developed in this Zone, a maximum of sixteen principal Dwellings per Lot shall be allowed.

*Bylaw 14750
December 12, 2007*

- q. Secondary Suites shall comply with [Section 86](#) of this Bylaw.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- r. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
- s. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

6) Additional Development Regulations for Garden Suites

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

- a. Garden Suites shall comply with [Section 87](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

*Charter Bylaw 19227
July 7, 2020*

940.10 (RA8g) Griesbach Medium Rise Apartment Zone

1. The Uses listed as Permitted and Discretionary Uses in Section 220 of this Bylaw being the (RA8) Medium Rise Apartment Zone, shall be the Permitted and Discretionary Uses for this Zone.
2. Except as expressly modified in Subsection 940.10(3), the development regulations specified in Section 220 of this Bylaw shall regulate development in this Zone.
3. The following development regulations shall apply to the development of RA8g Zones within the Griesbach Special Area as identified on Appendix I to this Section:
 - a. The minimum Front Setback shall be 3.0 m, except 1.0 m for Dwelling with direct access to ground level.

SECTION 950

SPECIAL AREA CLAREVIEW CAMPUS

Edmonton Zoning Bylaw 12800

950 Special Area Clareview Campus

950.1 General Purpose

The purpose of this designation is to designate a portion of the Clareview Campus neighbourhood as shown on Schedule "A" of this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area in order to achieve the objectives of the Clareview Town Centre Neighbourhood Area Structure Plan, as amended.

950.2 Application

The designation, location, and boundaries of each Land Use Zone created through Section 950 shall apply as indicated on [Appendix I](#) to this Section.

950.3 Zones Created by Special Area Provisions

Zones, as contained in Sections 950.4, 950.5, 950.6, 950.7 and 950.8, have been created in conformance with Section 900 of the Edmonton Zoning Bylaw.

950.4 (CCHD) Clareview Campus High Density Residential Zone

950.5 (CCMD) Clareview Campus Medium Density Residential Zone

950.6 (CCLD) Clareview Campus Low Density Residential Zone

950.7 (CCSF) Clareview Campus Single Family Residential Zone

950.8 (CCNC) Clareview Campus Neighbourhood Commercial Zone

*Bylaw 13319
July 10, 2003*

[Appendix I- Special Area Clareview Campus](#)

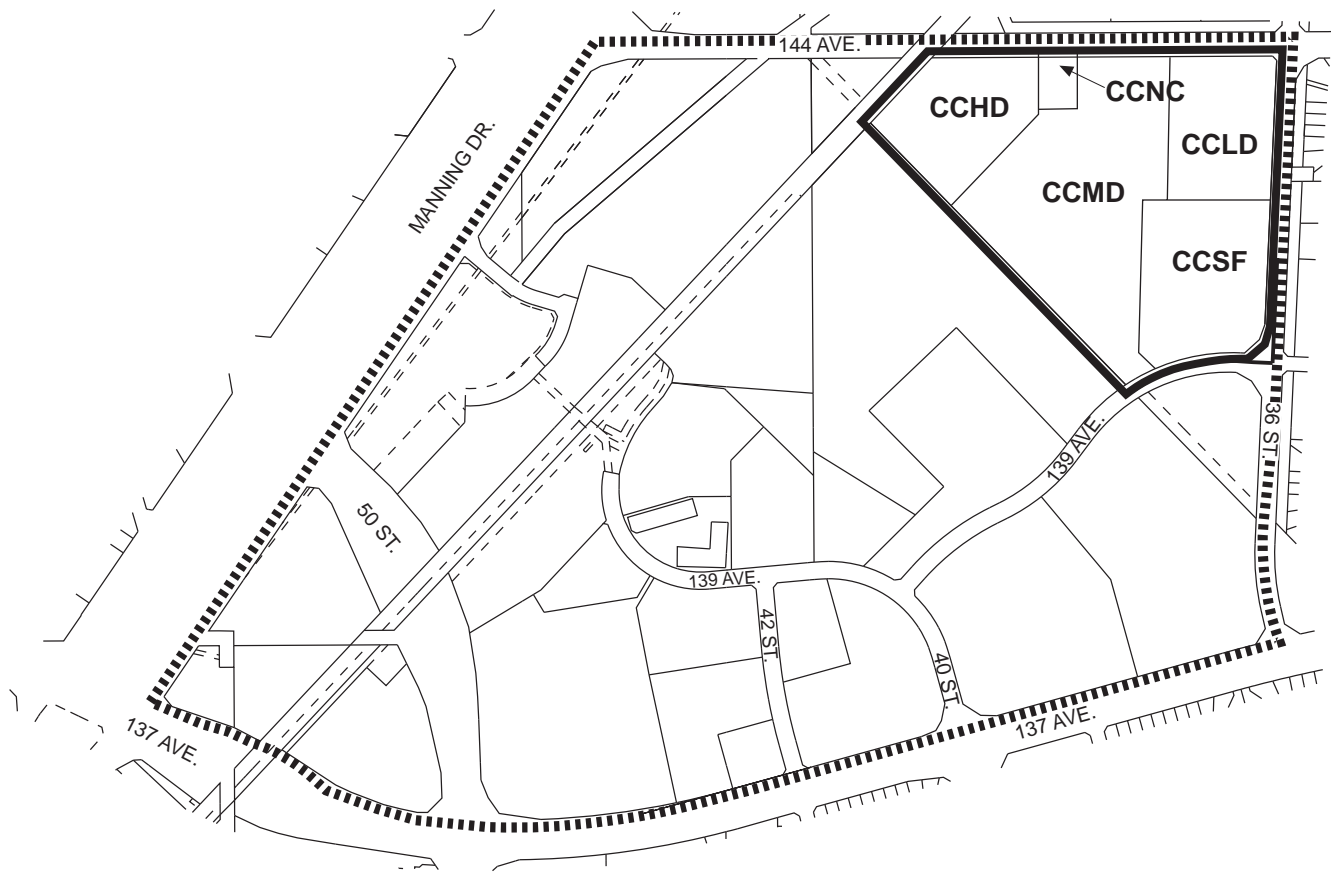
Appendix I Special Area Clareview Campus

*Bylaw 13319
July 10, 2003*

Special Area, **Clareview Campus Appendix 1** to Section 950 of Bylaw 12800, as amended by Bylaw 13331 and subsequent appropriate Bylaws.

Special Area, CLAREVIEW CAMPUS

Appendix I to Section 950 of Bylaw 12800
as amended by Bylaw 13331
and subsequent appropriate Bylaws.



- Special Area Boundary
-** Clareview Town Centre NASP Boundary
- CCSF** Single Family Residential
- CCLD** Low Density Residential
- CCMD** Medium Density Residential
- CCHD** High Density Residential
- CCNC** Neighbourhood Commercial



Edmonton Zoning Bylaw 12800

950.4 (CCHD) Clareview Campus High Density Residential Zone

Bylaw 13331
July 10, 2003
Charter Bylaw 18967
August 26, 2019

1) General Purpose

The purpose of this Zone is to accommodate the development of high-rise residential buildings with development controls designed to ensure that the development is integrated into the existing and future residential development within the Clareview Campus neighbourhood. The intent is to create a housing district of high-rise apartments, which is architecturally integrated with the low-rise apartments in area zoned CCMD and the open space corridor.

2) Permitted Uses

Bylaw 15953
November 13, 2012

- a. [Child Care Services](#)

Bylaw 15953
November 13, 2012

- b. [Convenience Retail Stores](#), [General Retail Stores](#), [Health Services](#), [Personal Service Shops](#), [Restaurants](#), [Specialty Food Services](#) and [Religious Assembly](#) when designed as an integral and accessory component of a Lodging Houses.

- c. [Fascia On-premises Signs](#)

Bylaw 15953
November 13, 2012
Charter Bylaw 19490
November 5, 2020

- d. [Supportive Housing](#)
- e. [Lodging Houses](#)
- f. [Minor Home Based Business](#)

Charter Bylaw 18967
August 26, 2019

- g. [Multi-unit Housing](#)
- h. [Residential Sales Centre](#)

Charter Bylaw 18613
November 26, 2018

- i. [Special Event](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- j. [Urban Gardens](#)

Bylaw 17901
March 6, 2017

- k. [Urban Outdoor Farms](#)
- l. [Temporary On-premises Signs](#)

3) Development Regulations

The following regulations shall apply to all Uses:

- a. The maximum number of Dwellings shall be 564;
- b. The maximum Density shall not exceed 212 Dwellings per hectare;

Bylaw 16733
July 6, 2015

- c. The maximum Height shall not exceed [45.0 m](#), in accordance with Section 52;
- d. There shall be no more than four buildings developed within this Zone, of which no building greater than eight storeys shall be built within [45.0 m](#) south of 144 Avenue and [100.0 m](#) west of the area zoned CCNC;
- e. The maximum Floor Area Ratio shall be 3.0, except that the Development Officer may use their variance power to increase this maximum for developments with larger individual unit floor plates and additional indoor Amenity Areas and facilities, and which comply with the density provisions of this Section, or if required parking is provided underground. Any application for a development proposed to exceed 3.0 F.A.R. shall be a Class B Development;

Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

- c. A Surface Parking Lot shall be provided in a manner such that it is screened from view from the open space corridor, and adjacent roadways and properties;

Bylaw 15735
June 20, 2011
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

- g. Parking and loading facilities shall be located a minimum [6 metres](#) from the open space corridor and the Setback must be landscaped and screened from the open space corridor to the satisfaction of the Development Officer. If Parking Areas are covered (Above Ground Parkade), they shall be integrated into the overall architectural theme of the associated residential buildings through the use of similar materials and colours;

Bylaw 15735
June 20, 2011

- h. There shall be a [7.5 m](#) Setback located along the southwest property line adjacent to the pipeline right-of-way;

Bylaw 15735
June 20, 2011

- i. There shall be a [15 m](#) development Setback for any building adjacent to the pipeline right-of-way located against the southwest property line of the development Site;

Bylaw 15735
June 20, 2011

- j. There shall be a [6.0 m](#) Front Setback located on the northern property line adjacent to 144 Avenue;

Bylaw 15735

June 20, 2011

- k. The minimum Side Setback for each lot shall be [7.5 m](#);

Bylaw 17727
August 22, 2016

- l. There shall be a minimum [1.83 m](#) chain link Fence along the east property line of the CN right-of-way to the west of the subject Site;

Bylaw 17727
August 22, 2016

- m. A minimum [2.5 m](#) high berm with 2.5:1 side slopes and a noise attenuation Fence (solid screen) shall be built parallel to the CN right-of-way so that the top of the fence is [5.5 m](#) above the top-of-rail; and
- n. No building shall be constructed or located within [30 m](#) of the east boundary of the CN right-of-way.
- o. All exterior mechanical equipment shall be designed and oriented such that it is screened from view;

Bylaw 17727
August 22, 2016

- p. A detailed Landscaping plan shall be submitted in accordance with [Section 55](#) of the Zoning Bylaw prior to the approval of any Development Permit. This plan shall include Fencing details, exterior lighting and street furniture elements, pedestrian seating areas, sizes and species of new plantings, soil depth including special provisions to facilitate natural plant growth, for the entire Site, and including special treatment to clearly delineate public access to the open space corridor;

Bylaw 15953
November 13, 2012

- q. Convenience Retail Stores, General Retail Stores, Health Services, Personal Service Shops, Restaurants, Specialty Food Services and Religious Assembly shall not be developed above the lowest Storey in any structure, nor shall they be in any freestanding structure separate from a structure containing Lodging Houses;
- r. Separation Space shall be provided in accordance with [Section 48](#) of the Zoning Bylaw;

Bylaw 18303
February 26, 2018

- s. Notwithstanding [Section 46](#), minimum Amenity Area shall be [5.0 m²](#) for each Dwelling;
- t. Landscaping shall be provided on the Site in accordance with [Section 55](#) of the Zoning Bylaw; and
- u. Signs in this Zone shall be developed in accordance with [Schedule 59B](#) of the Zoning Bylaw.

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- v. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

4) Development Guidelines

The following development and architectural guidelines shall apply to all developments within this Zone:

- a. Building facades shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of buildings and add architectural interest;

- b. Appropriate lighting of the buildings and the Site shall be undertaken to provide a safe, adequately lit environment and to add visual interest. Lighting shall be directed away from adjacent roadways;

*Bylaw 17727
August 22, 2016*

- c. A [1.8 m](#) uniform screen Fence including an enhancement feature (e.g. – concrete pillar with brick accents) spaced not greater than [30 m](#) apart or a [1.52 m](#) high ornamental iron fence shall be constructed along the north boundary of the CCHD Zone adjacent to 144 Avenue;

*Bylaw 17727
August 22, 2016*

- d. A [1.52 m](#) high ornamental iron Fence shall be constructed along the southwest boundary of the CCHD Zone adjacent to the pipeline right-of-way;
- e. The entrances to the Site from public roadways require an enhancement feature, on either side of the entrance, that shall be consistent in design, material and construction with the entrance treatments constructed in areas zoned CCMD, CCLD and CCSF;
- f. Development in this area shall be in accordance with the following architectural guidelines:
 - i. Design techniques including, but not limited to, the use of sloped roof, variations in building Setbacks and articulation of building facades shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and areas zoned CCMD;
 - ii. The roof line of buildings shall consist of either sloped roofs of varying pitches and may include dormers and be finished in any combination of metal, or with wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme;
 - iii. The predominant exterior finishing materials shall be any combination of glazing, concrete, brick, stucco, siding, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with areas zoned CCMD;
 - iv. All exposed sides of buildings and roofs shall be finished in an architecturally harmonious manner;
 - v. All rooftop mechanical equipment and exhaust fans shall be screened from view; the design of the project shall establish a complementary architectural theme with the principal design elements, finishing materials and colours being applied to each building, with minor variations, regardless of the staging sequence of the project.

5) Open Space Amenity Area and Pedestrian Corridors

The Development Officer shall require the development of an open space amenity area and corridors in accordance with the following guidelines:

- a. There shall be a [12 m](#) wide landscaped open space corridor within the pipeline right-of-way; and
- b. Setback areas adjacent to the open space corridor shall be landscaped to a standard consistent with the open space corridor.

*Bylaw 15735
June 20, 2011*

Edmonton Zoning Bylaw 12800

950.5 (CCMD) Clareview Campus Medium Density Residential Zone

Bylaw 15508
July 19, 2010
Charter Bylaw 18967
August 26, 2019

1) General Purpose

The purpose of this Zone is to accommodate the development of low-rise residential buildings and row housing with development controls designed to ensure that the proposed development is integrated into the existing and future residential development within the Clareview Campus neighbourhood. The intent is to create a housing district of low rise apartments and row housing, which is architecturally integrated and compatible with the adjacent residential development and the open space corridor, which is located at the approximate centre of this area.

Bylaw 13331
July 10, 2003

2) Permitted Uses

Bylaw 15953
November 13, 2012

- a. [Child Care Services](#)

Bylaw 15953
November 13, 2012

- b. [Convenience Retail Stores](#), [General Retail Stores](#), [Health Services](#), [Personal Service Shops](#), [Restaurants](#), [Specialty Food Services](#) and [Religious Assembly](#) when designed as an integral and accessory component of Lodging Houses.

- c. [Fascia On-premises Signs](#)

Bylaw 15953
November 13, 2012
Charter Bylaw 19490
November 5, 2020

- d. [Supportive Housing](#)
- e. [Lodging Houses](#)
- f. [Minor Home Based Businesses](#)

Charter Bylaw 18967
August 26, 2019

- g. [Multi-unit Housing](#)

Bylaw 15508
July 19, 2010

- h. [Residential Sales Centre](#)

Charter Bylaw 18613
November 26, 2018

i. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

j. [Urban Gardens](#)

*Bylaw 17901
March 6, 2017*

k. [Urban Outdoor Farms](#)

l. [Temporary On-premises Signs](#)

3) Development Regulations

*Bylaw 15508
July 19, 2010*

The following regulations shall apply:

- a. The maximum number of Dwellings shall be 691;

*Bylaw 16733
July 6, 2015*

- b. The maximum Height shall not exceed [14.5 m](#) for flat, mansard and gambrel roofs, or [16.0 m](#) for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52;
- c. The maximum Floor Area Ratio shall be 1.3. The maximum Floor Area Ratio may be increased to 1.4 when underground parking is provided. In such a case, the application will be a Discretionary Development;

*Bylaw 15735
June 20, 2011*

- d. The minimum Front Setback shall be [6.0 m](#);

*Bylaw 15735
June 20, 2011*

- e. The minimum Rear Setback shall be [7.5 m](#);
- f. No building shall be constructed within [15 m](#) of the southwest property line adjacent to the pipeline right-of-way;

*Bylaw 15735
June 20, 2011*

- g. The minimum Side Setback shall be [1.0 m](#) for each Storey or partial Storey, except that a minimum of at least [2.0 m](#) shall be provided in all cases. A Side Setback shall be not less than [4.5 m](#) when it Abuts 144 Avenue;
- h. Separation Space shall be provided in accordance with Section 48 of the Edmonton Zoning Bylaw;

*Bylaw 18303
February 26, 2018*

- i. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw;

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- j. A Surface Parking Lot shall be screened from view from the open space Amenity Area and corridors, adjacent roadways and properties;

Bylaw 15735
June 20, 2011
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020

- k. Vehicle Parking and loading facilities shall be located a minimum [6.0 metres](#) from the open space corridor and the Setback must be landscaped and screened from the open space corridor. An Above Ground Parkade shall be integrated into the overall architectural theme of the associated residential buildings through the use of similar roof lines, materials, colours and roof pitch;

Bylaw 17727
August 22, 2016

- l. A detailed Landscaping plan shall be submitted in accordance with [Section 55](#) of the Zoning Bylaw prior to the approval of any Development Permit. This plan shall include Fencing details, exterior lighting and street furniture elements, pedestrian seating areas, sizes and species of new plantings, soil depth including special provisions to facilitate natural plant growth, for the entire Site, and including special treatment to clearly delineate public access to the open space corridor;
- m. Landscaping shall be provided on the Site in accordance with [Section 55](#) of the Zoning Bylaw;
- n. Signs in this Zone shall be developed in accordance with Schedule [59B](#) of the Zoning Bylaw;

Bylaw 15508
July 19, 2010

- o. Row Housing will only be allowed on site(s) fronting onto 144 Avenue;

Bylaw 16733
July 6, 2015

- p. Notwithstanding 950.5(3)(b) the maximum Height for Row Housing shall not exceed [10 m](#), in accordance with Section 52.

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- q. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

4) Development Guidelines

The Development Officer shall require the application of the following development and architectural guidelines to all development within this Zone.

- a. Building facades shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.

Bylaw 17727
August 22, 2016

- b. A [1.8 m](#) uniform screen Fence including an enhancement feature (e.g. – concrete pillar with brick accents) spaced not greater than [30 m](#) apart or a [1.52 m](#) high ornamental iron fence shall be constructed along the north boundary of the CCMD Zone adjacent to 139 and 144 Avenues;

Bylaw 17727
August 22, 2016

- c. A [1.52 m](#) high ornamental iron Fence shall be constructed along the southwest boundary of the CCMD Zone adjacent to the pipeline right-of-way;

Bylaw 17727
August 22, 2016

- d. All Fencing located on property lines adjacent to the open space amenity area and pedestrian corridors shall be constructed of a [1.52 m](#) ornamental iron Fence consistent with the fencing material constructed on the property lines of the open space corridor adjacent to areas zoned CCHD, CCLD and CCSF;
- e. The entrances to the Site from public roadways require an enhancement on either side of the entrance, that shall be consistent in design, material and construction with the entrance treatments constructed in areas zoned CCHD, CCLD and CCSF;
- f. All exterior mechanical equipment shall be designed and oriented such that it is screened from view;
- g. Appropriate lighting of the buildings and this area shall be undertaken to provide a safe, adequately lit environment and to add visual interest. Lighting shall be directed away from adjacent roadways;
- h. Development in this area shall be in accordance with the following architectural guidelines:
 - i. Design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building facades shall be employed in order to minimize the perception of massing of the building when viewed from the adjacent residential areas and the CCLD and CCSF areas;
 - ii. The roof line of buildings shall consist of either sloped roofs of varying pitches and may include gable-ends, dormers or steeples, and be finished in any combination of metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme;
 - iii. The predominant exterior finishing materials shall be any combination of brick, stucco, siding, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with the adjacent residential areas;
 - iv. All exposed sides of the buildings and the roofs shall be finished in an architecturally harmonious manner;
 - v. All rooftop mechanical equipment and exhaust fans shall be screened from view; and
 - vi. The design of the project shall establish a complementary architectural theme with the principal design elements, finishing materials and colours being applied to each building, with minor variations, regardless of the staging sequence of the project.

5) **Open Space Amenity Area and Pedestrian Corridors**

The Development Officer shall require the development of an open space amenity area and corridors in accordance with the following guidelines:

- a. The minimum size of the open space amenity area incorporated within the CCMD area shall be [0.40 ha](#);
- b. There shall be four [12 m](#) wide landscaped open space corridors, one in the pipeline right-of-way and three which connect to the amenity area located towards the centre of this area, to the school/park Site to the southwest, 36 Street to the east and 144 Avenue to the north;
- c. Setback areas adjacent to the open space corridor shall be landscaped to a standard consistent with the open space corridor; and

*Bylaw 15735
June 20, 2011*

*Bylaw 17727
August 22, 2016*

- d. Entrances to the open space amenity area shall be provided along the perimeter Fence so as to provide unobstructed public access.

Edmonton Zoning Bylaw 12800

950.6 (CCLD) Clareview Campus Low Density Residential Zone

1) General Purpose

The purpose of this Zone is to accommodate the development of low density residential Dwellings with development controls designed to ensure that the proposed development is integrated into the existing and future residential development within the Clareview Campus neighbourhood.

2) Permitted Uses

- a. [Semi-Detached Housing](#)
- b. [Single Detached Housing](#)
- c. [Child Care Services](#)
- d. [Fascia On-premises Signs](#)
- e. [Minor Home Based Businesses](#)
- f. [Residential Sales Centre](#)

*Bylaw 15036
February 2, 2009*

- g. [Secondary Suites](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- h. [Urban Gardens](#)
- i. [Temporary On-premises Signs](#)

*Charter Bylaw 18613
November 26, 2018*

3) Discretionary Uses

- a. [Special Events](#)

4) Development Regulations

The following regulations shall apply to all Uses:

- a. The maximum number of Dwellings shall be 100;

*Bylaw 17062
July 9, 2015*

- b. The maximum Height shall not exceed [10.0 m](#), in accordance with Section 52;
- c. The minimum Site Area shall be [225 m²](#) for each Semi-Detached and [258 m²](#) for each Single Detached Dwelling;
- d. The maximum Site Coverage shall not exceed 47%, including principal and accessory buildings;
- e. The minimum Site Width shall be [7.5 m](#) for Semi-Detached and 8.6 m for Single Detached Dwellings;

- f. The minimum Site Depth shall be [30 m](#);

*Bylaw 15735
June 20, 2011*

- g. The minimum Front Setback shall be [5.5 m](#) with front access to an attached Garage that is an integral part of the Dwelling;

*Bylaw 15735
June 20, 2011*

- h. The minimum Rear Setback shall be [7.5 m](#), except in the case of a corner site where it shall be [4.5 m](#);

*Bylaw 15735
June 20, 2011*

- i. Side Setbacks shall be established on the following basis:

- i. Side Setbacks shall be a minimum of [1.2 m](#);
- ii. On a corner Site where the building fronts on the Front Yard, the minimum Side Setback Abutting a flanking public roadway other than a Lane, shall be 20% of the Site width, to a maximum requirement of [4.5 m](#); and
- iii. On a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Setback Abutting the flanking public roadway shall be [4.5 m](#).
- j. Each Dwelling shall have a front attached Garage not exceeding 60% of the width of the principal building and a concrete front driveway;
- k. General Site Landscaping shall be developed in accordance with the following:

*Bylaw 17672
June 27, 2016*

- i. One [50.8 mm](#) minimum Caliper deciduous tree or one [1.83 m](#) coniferous tree, and three (3) shrubs shall be required in the Front Yard for each Dwelling;
- ii. All required Landscaping shall be consistent with the relevant requirements of [subsection 55.4](#) save and except 55.4 (2).
- l. Separation Space shall be provided in accordance with [Section 48](#) of the Zoning Bylaw;
- m. Dwellings on corner sites shall have flanking side treatments similar to the front elevation;
- n. Dwellings backing on to 144 Avenue, and 36 Street must use building articulation and façade treatments to minimize the perception of building massing when viewed from adjacent roadways and the existing neighbourhood;

*Bylaw 17727
August 22, 2016*

- o. A [1.8 m](#) high uniform wood screen Fence, including an enhancement feature (e.g. – concrete pillar with brick accents) spaced not greater than [30m](#) apart shall be constructed along the north boundary of this area adjacent to 144 Avenue and the east boundary of this area adjacent to 36 Street;

*Bylaw 17727
August 22, 2016*

- p. All Fencing located on the property lines adjacent to the open space corridors shall be constructed of a [1.52 m](#) ornamental iron Fence consistent with the Fencing material constructed on the property lines of the open space corridors adjacent to areas zoned CCHD, CCMD and CCSF;
- q. The entrances to the Site from public roadways require an enhancement feature, on either side of the entrance, that shall be consistent in design, material and construction with the

entrance treatments constructed in areas zoned CCHD; CCMD and CCSF; and

*Bylaw 15036
February 2, 2009*

- r. Secondary Suites shall comply with [Section 86](#) of this Bylaw.
- s. Signs in this Zone shall be developed in accordance with [Schedule 59A](#) of the Edmonton Zoning Bylaw.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- t. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

5) Open Space Amenity Area and Pedestrian Corridor

The Development Officer shall require the development of the aforementioned uses and the Open Space Corridor as per the following guidelines within this Zone:

- a. There shall be a [12 m](#) wide landscaped open space pedestrian corridor at the south end of this area, at the approximate mid-point between 139 and 144 Avenues, connecting an amenity area located in the CCMD Zone to 36 Street;
- b. A portion of the private outdoor amenity areas for Dwellings Abutting the pedestrian corridor shall be oriented towards the open space corridor; and

*Bylaw 17727
August 22, 2016*

- c. Entrances to the open space amenity area shall be provided along the perimeter Fence so as to provide unobstructed public access.

Edmonton Zoning Bylaw 12800

950.7 (CCSF) Clareview Campus Single Family Residential Zone

1) General Purpose

The purpose of this Zone is to accommodate the development of Single Detached Housing with attached Garages with development controls designed to ensure that the proposed development is integrated into the existing and future residential development within the Clareview Campus neighbourhood.

2) Permitted Uses

- a. [Single Detached Housing](#)
- b. [Child Care Services](#)
- c. [Fascia On-premises Signs](#)
- d. [Minor Home Based Businesses](#)
- e. [Residential Sales Centre](#)

*Bylaw 15036
February 2, 2009*

- f. [Secondary Suites](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- g. [Urban Gardens](#)
- h. [Temporary On-premises Signs](#)

*Charter Bylaw 18613
November 26, 2018*

3) Discretionary Uses

- a. [Special Events](#)

*Charter Bylaw 18967
August 26, 2019*

4) Development Regulations

The following regulations shall apply to all Uses:

- a. The maximum number of Dwellings shall be 60;

*Bylaw 17062
July 9, 2015*

- b. The maximum Height shall not exceed [10.0 m](#), in accordance with Section 52;

*Bylaw 15036
February 2, 2009*

- c. The minimum Site area shall be [312 m2](#) per Single Detached Dwelling;

- d. The minimum Site Width shall be [10.4 m](#). In the CCSF Zone the Site Width on pie shaped lots shall be measured [9 m](#) into the Site from the front property line;

*Bylaw 16733
July 6, 2015*

- e. The maximum total Site Coverage shall not exceed 45%, inclusive of the attached Garage and any other Accessory buildings.
- f. The minimum Site Depth shall be [30 m](#);

*Bylaw 15735
June 20, 2011*

- g. The minimum Front Setback shall be [5.5 m](#);

*Bylaw 15735
June 20, 2011*

- h. The minimum Rear Setback shall be [7.5 m](#), except in the case of a corner site where it shall be [4.5 m](#);

*Bylaw 15735
June 20, 2011*

- i. Side Setbacks shall be established on the following basis:

- i. Side Setbacks shall be a minimum of [1.2 m](#);
- ii. On a corner Site where the building fronts on the Front Yard, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be 20% of the Site Width, to a maximum of [4.5 m](#); and
- iii. On a corner Site where the building fronts on a flanking public roadway other than a Lane, the minimum Side Setback Abutting the flanking public roadway shall be [4.5 m](#).

- j. Single Detached Housing shall be developed in accordance with the following regulations:

*Bylaw 14077
August 23, 2005
Bylaw 16032
March 12, 2012
Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- i. All Dwellings shall include a front attached Garage, not exceeding 6.1 m (20 ft) in width and a concrete front driveway. All front drive attached garages located below ground level require the review and approval of Transportation Services.
- ii. Identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different;
- iii. The Development Officer may require a graduated transition between different housing styles which shall be accommodated by varied roof lines, architectural projections and the interjection of bi-level or split-level designs between bungalow and two Storey designs; and
- iv. Dwellings on corner Sites shall have flanking side treatments similar to the front elevation.

*Bylaw 15735
June 20, 2011
Charter Bylaw 18967
August 26, 2019*

- k. Separation Space shall be provided in accordance with [Section 48](#) of this Bylaw.

I. General Site Landscaping shall be developed in accordance with the following:

*Bylaw 17672
June 27, 2016*

- i. One [50.8 mm](#) minimum Caliper deciduous tree or one [1.83 m](#) coniferous tree, and three (3) shrubs shall be required in the Front Yard for each Dwelling; and
- ii. All required Landscaping shall be consistent with the relevant requirements of [subsection 55.4](#) save and except 55.4 (2).
- m. Dwellings backing on to 36 Street and 139 Avenue must use building articulation and façade treatments to minimize the perception of building massing when viewed from adjacent roadways and the existing neighbourhood;

*Bylaw 17727
August 22, 2016*

- n. A [1.8 m](#) high uniform wood screen Fence, including an enhancement feature (e.g. – concrete pillar with brick accents) spaced not greater than [30m](#) apart shall be constructed along the east boundary of this area adjacent to 36 Street and the south boundary of this area adjacent to 139 Avenue;

*Bylaw 17727
August 22, 2016*

- o. All Fencing located on the property lines adjacent to the open space corridors shall be constructed of a [1.52 m](#) ornamental iron Fence consistent with the Fencing material constructed on the property lines of the open space corridors adjacent to areas zoned CCHD, CCMD and CCLD;
- p. The entrance to the Site from a public roadway requires an enhancement feature, on either side of the entrance, that shall be consistent in design, material and construction with the entrance treatments constructed in areas zoned CCHD, CCMD and CCLD; and

*Bylaw 15036
February 2, 2009*

- q. Secondary Suites shall comply with [Section 86](#) of this Bylaw.
- r. Signs in this Zone shall be developed in accordance with [Schedule 59A](#) of the Edmonton Zoning Bylaw.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- s. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

950.8 (CCNC) Clareview Campus Neighbourhood Commercial Zone

Bylaw 13331
July 10, 2003

1) General Purpose

The purpose of this Zone is to accommodate the development of convenience commercial and personal service Uses with development controls designed to ensure that development is integrated into the existing and future residential development within the Clareview Campus neighbourhood.

2) Permitted Uses

- a. [Bars and Neighbourhood Pubs](#), for 75 occupants and [90 m2](#) of Public Space only as an associated Use as part of a Restaurant

Charter Bylaw 18521
September 5, 2018

- b. [Cannabis Retail Sales](#)
- c. [Child Care Services](#)
- d. [Commercial Schools](#)
- e. [Convenience Retail Stores](#)
- f. [Drive in Food Services](#)
- g. [Fascia On-premises Signs](#)
- h. [Freestanding On-premises Signs](#)
- i. [Health Services](#)

Charter Bylaw 18613
November 26, 2018

- j. [Market](#)
- k. [Minor Amusement Establishments](#)
- l. [Personal Service Shops](#)
- m. [Professional, Financial and Office Support Services](#)
- n. [Projecting On-premises Signs](#)
- o. [Religious Assembly](#)
- p. [Residential Sales Centre](#)
- q. [Restaurants](#), for less than 250 occupants and [300 m2](#) of Public Space
- r. [Roof On-premises Signs](#)

Charter Bylaw 18613
November 26, 2018

- s. [Special Event](#)
- t. [Specialty Food Services](#), for less than 75 occupants and [90 m2](#) of Public Space

u. [Temporary On-Premises Signs](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

v. [Urban Gardens](#)

Bylaw 17901
March 6, 2017

w. [Urban Indoor Farms](#)

Bylaw 17901
March 6, 2017

x. [Urban Outdoor Farms](#)

3) Development Regulations

The following regulations shall apply to all Uses:

- a. The maximum Floor Area of any individual business premises for a Use shall not exceed [500 m²](#);
- b. The maximum Floor Area Ratio shall be 1.0;

Bylaw 15735
June 20, 2011

- c. A minimum Front Setback of [4.5 m](#) shall be required on the north side of the Site, adjacent to 144 Avenue;

Bylaw 15735
June 20, 2011

- d. A minimum Setback of [3.0 m](#) shall be required on the south, east and west sides of the Site;

Bylaw 16733
July 6, 2015

- e. The maximum Height shall not exceed [10.0 m](#), in accordance with Section 52;

Bylaw 15735
June 20, 2011

- f. No Vehicle Parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites and public roadways;
- g. Where Uses, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the Site containing such Use Classes is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping; berming or screening, which may exceed the requirements of [Section 55](#) of the Zoning Bylaw; noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Officer may deem appropriate; and
- h. Signs in this Zone shall be developed in accordance with [Schedule 59D](#) of the Zoning Bylaw.

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- i. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

*Charter Bylaw 18521
September 5, 2018*

- j. [Cannabis Retail Sales](#) shall comply with [Section 70](#) of this Bylaw

4) Development Guidelines

The Development Officer shall require the application of the following development guidelines to all development within this Zone.

- a. Development shall be in accordance with the following architectural guidelines:
 - i. Design techniques including, but not limited to, the use of sloped roof, variations in building setbacks and articulation of building facades shall be employed in order to minimize the perception of massing of the building when viewed from adjacent Sites;
 - ii. The roof line of buildings shall consist of either sloped roofs of varying pitches and may be finished in any combination of metal, or with wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme;
 - iii. The predominant exterior finishing materials shall be any combination of glazing, concrete, brick, stucco, siding, stone or other masonry materials having a similar character, with wood or metal trim limited to use as an accent, having regard to the objective of ensuring that the development is of a high quality that is compatible with Sites zoned CCHD and CCMD;
 - iv. All exposed sides of the buildings and the roofs shall be finished in an architecturally harmonious manner;
 - v. All rooftop mechanical equipment and exhaust fans shall be screened from view;
 - vi. Building facades shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest; and
 - vii. The design of the project shall establish a complementary architectural theme with the principal design elements, finishing materials and colours being applied to each building, with minor variations, regardless of the staging sequence of the project.

SECTION 960

SPECIAL AREA AMBLESIDE

Edmonton Zoning Bylaw 12800

960 Special Area Ambleside

960.1 General Purpose

The purpose of this zone is to designate a portion of Ambleside, as shown on [Appendix I](#) of this Section, as a Special Area and to adopt appropriate land use regulations to achieve the development objectives of the Windermere Neighbourhood One Neighbourhood Structure Plan.

960.2 Application

The designation, location, and boundaries of each Land Use Zone created through Section 960 shall apply as indicated on [Appendix I](#) to this Section.

960.3 Zones Created by Special Area Provisions

Zones, as contained in Sections 960, have been created in conformance with Section 900 of the Edmonton Zoning Bylaw.

[960.4 \(RA7a\) Ambleside Low-Rise Apartment Zone](#)

[960.5 \(CSCa\) Ambleside Shopping Centre Zone](#)

[960.6 \(UVCa\) Ambleside Urban Village Commercial Zone](#)

Bylaw 16679

January 27, 2014

Charter Bylaw 20584

September 11, 2023

[Appendix I - Special Area Ambleside](#)

The illustration attached as [Appendix II](#) to this Bylaw provides graphic examples of the design principles described in the regulations in this Bylaw to assist the development officer in interpreting the regulations of this Bylaw.

Appendix 1 Special Area Ambleside

Bylaw 17244

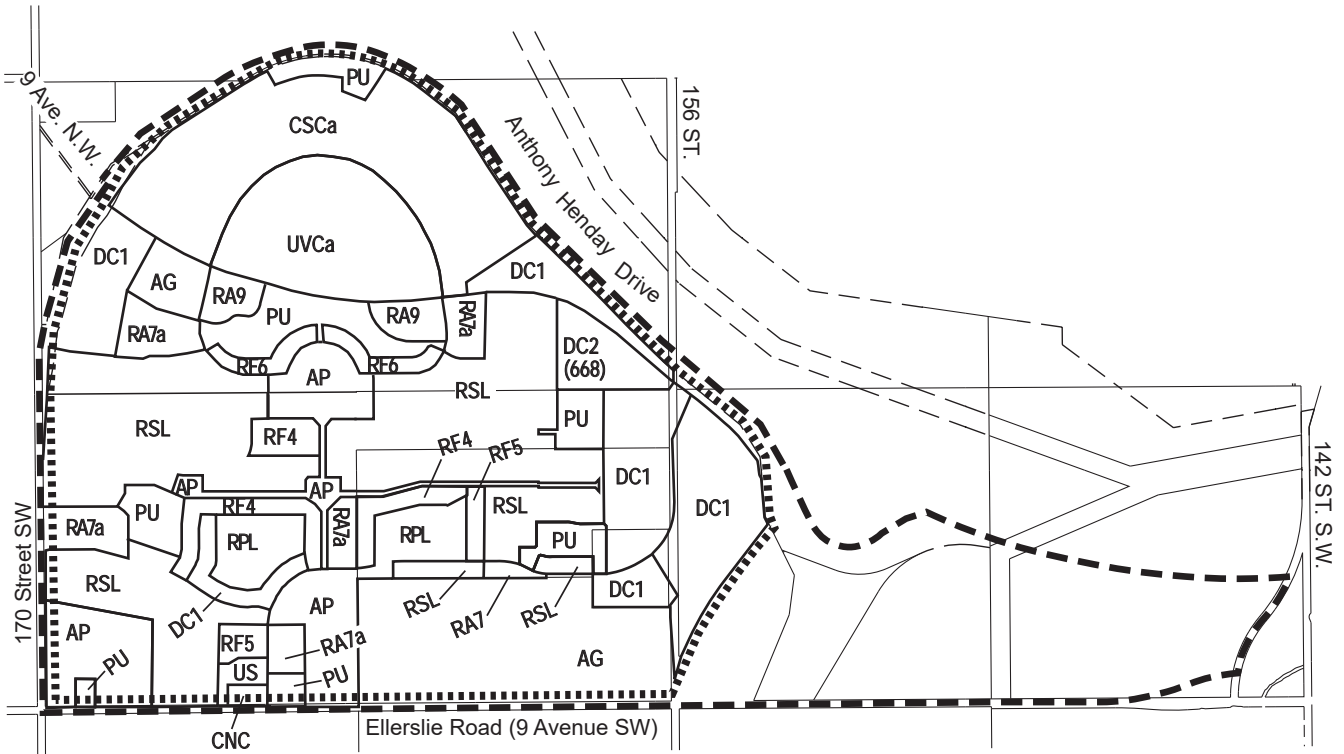
June 22, 2015

Charter Bylaw 20584

September 11, 2023

Special Area Ambleside [Appendix I](#) to Section 960 of Bylaw 12800, as amended by Bylaw 14215 and subsequent appropriate Bylaws.

Special Area, Ambleside
 Appendix I to Section 960 of Bylaw 12800



- Special Area Boundary
- Ambleside NSP Boundary



Appendix II Special Area Ambleside

Special Area Ambleside [Appendix II](#) to Section 960 of Bylaw 12800, as amended by Bylaw 14215 and subsequent appropriate Bylaws.



Edmonton Zoning Bylaw 12800

960.4 (RA7a) Ambleside Low-Rise Apartment Zone

1. General Purpose

The purpose of this Zone is to accommodate the development of quality low-rise residential developments in accordance with the Ambleside residential urban design objectives. The intent is to incorporate appropriate development controls and urban design guidelines to ensure that low-rise residential development is architecturally appealing and compatible with adjacent and future developments in the neighbourhood.

2. Permitted Uses

*Bylaw 15953
November 13, 2012
Charter Bylaw 19490
November 5, 2020*

- a. [Supportive Housing](#)
- b. [Lodging Houses](#)
- c. [Minor Home Based Business](#)

*Charter Bylaw 18967
August 26, 2019*

- d. [Multi-unit Housing](#), on a Site of 1.4 ha or smaller

*Charter Bylaw 18967
August 26, 2019*

- e. [Row Housing](#)

*Charter Bylaw 18484
August 20, 2018*

- f. [Secondary Suites](#), where developed within Row Housing

*Charter Bylaw 18613
November 26, 2018*

- g. [Special Event](#)

*Bylaw 17527
February 17, 2016*

- h. [Urban Gardens](#)
- i. [Fascia On-premises Signs](#)
- j. [Projecting On-premises Signs](#)

3. Discretionary Uses

- a. A Permitted Use listed in this Zone, the site of which isolates another Site within this Zone of less than [800 m²](#)
- b. [Child Care Services](#)

Bylaw 15953
November 13, 2012

- c. [Major Home Based Business](#)

Charter Bylaw 18967
August 26, 2019

- d. [Multi-unit Housing](#), on a Site larger than 1.4 ha
- e. [Personal Service Shops](#) and [Convenience Retail Stores](#) when designed as an integral and secondary component of a residential development consisting of 150 Dwellings or more
- f. [Religious Assembly](#)
- g. [Residential Sales Centre](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- h. [Urban Outdoor Farms](#)
- i. [Freestanding On-premises Signs](#)
- j. [Temporary On-premises Signs](#)

4. Development Regulations for Permitted and Discretionary Uses

- a. The maximum Density shall be 125 Dwellings/ha.
- b. The minimum Site Area shall be [800 m²](#).
- c. The minimum Site Width shall be [20.0 m](#).

Bylaw 16733
July 6, 2015

- d. The maximum Height shall not exceed [14.5 m](#) for flat, mansard and gambrel roofs, or [16.0 m](#) for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52.
- e. The maximum Floor Area Ratio shall be 1.3. The maximum Floor Area Ratio may be increased to 1.5 when underground parking is provided. In such a case, the application will be a Discretionary Development.

Bylaw 15735
June 20, 2011

- f. The minimum Front Setback shall be [6.0 m](#).

Bylaw 15735
June 20, 2011

- g. The minimum Rear Setback shall be [7.5 m](#).

Bylaw 15735
June 20, 2011

- h. The minimum Side Setback shall be [1.0 m](#) for each Storey or partial Storey, except that a total of at least [2.0 m](#) shall be provided in all cases. A Side Setback shall be not less than [4.5 m](#) when it Abuts a flanking public roadway other than a Lane.
- i. Landscaping shall be provided in accordance with [Section 55](#) of the Zoning Bylaw.
- j. Separation Space shall be provided in accordance with [Section 48](#) of the Zoning Bylaw;

Bylaw 18303
February 26, 2018

- k. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.

*Charter Bylaw 18967
August 26, 2019*

- l. Notwithstanding the other regulations of this Zone, where Multi-unit Housing or Row Housing developments Abut a Site zoned to allow Single or Semi-detached Housing as a Permitted Use, the following regulations shall apply:

*Charter Bylaw 18967
August 26, 2019*

- i. a minimum landscaped Setback of [7.5 m](#) shall be required from any Multi-unit Housing or Row House Dwelling to any property line common with Single or Semi-detached Housing. No surface parking or loading facilities shall be located within this Setback area.
- ii. no outdoor parking, trash collection or outdoor storage areas shall be developed within [3.0 m](#) of any property line that Abuts a Site zoned to allow Single and Semi-detached Housing as a Permitted Use;

*Bylaw 17727
August 22, 2016*

- iii. a screen Fence, [1.83 m](#) in height, shall be installed along all property lines that Abut a Site zoned to allow Single Detached Housing as a Permitted Use, except for common flanking Front Yard boundaries;
- iv. design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
- v. building finishes shall be complementary with the exterior finishing materials and colours typical of adjacent Single or Semi-detached Housing; and

*Bylaw 17062
July 9, 2015*

- vi. where Multi-unit Housing is to be developed directly adjacent to a Site zoned to allow Single or Semi-detached Housing as a Permitted Use, the maximum building Height for the directly adjacent façade of such Multi-unit Housing shall not exceed [10.0 m](#), in accordance with [Section 52](#), except that such directly adjacent Multi-unit Housing may exceed this Height, to a maximum of [14.5 m](#) for flat, mansard and gambrel roofs, or [16.0 m](#) for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with [Section 52](#), provided that the portion of the building above [10.0 m](#), in accordance with [Section 52](#) is stepped back from the façade so that the adjacent Single or Semi-detached Housing shall not be adversely impacted by excessive building, massing or sun/shadow.

- m. Signs shall comply with the regulations of [Schedule 59B](#) of the Zoning Bylaw.
- n. Notwithstanding Section 960.4.3. (f), [Convenience Retail Stores](#) shall be allowed only where the site fronts onto a collector road and shall be limited to a maximum of 10% of the gross floor area of the building.

*Bylaw 17527
February 17, 2016*

- o. [Urban Gardens](#) shall comply with [Section 98](#) of this Bylaw.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- p. [Urban Outdoor Farms](#) shall comply with [Section 98](#) of this Bylaw.

5. **Design Regulations**

The Development Officer shall ensure that the following architectural and site design regulations are incorporated in all developments within this zone to improve the livability and appearance of multifamily complexes in Ambleside. The intent is to enhance the character of the area through the design of buildings and the pedestrian environment at by incorporating pedestrian scaled architecture and amenities.

- a. Site Planning and Design
 - i. The design of the project shall establish a specific architectural theme over the entire site ensuring consistency and continuity of design with regards to elements such as building design, layout and massing, finishing materials and colours, signage and landscape treatments be applied to the proposed building (s), with minor variations, regardless of the staging sequence of the project.
 - ii. New buildings should harmonize with adjacent developments by ensuring that siting and massing of new structures are compatible with (anticipated) building street wall and setbacks.
 - iii. Buildings and entrances should generally be located closer to the street to enhance pedestrian interest and activity.
 - iv. Organize the site such that buildings frame and reinforce pedestrian circulation or to create view corridors between pedestrian destination within and adjacent to the site including building entrances, transit stops or public amenities.
 - v. In larger multiple building projects, amenity areas should be grouped to create at least one central "Commons" to serve as a central gathering place or focal points for the residents. Such spaces may be developed for active or passive recreation, for more formal courtyards or plazas or left in its natural state.
- b. Building Design and Architectural Standards
 - i. The design of multifamily developments should reflect the use of appropriate high quality materials and architectural expressions to reduce the impact of height, bulk and density on adjacent lower density development and contributes to the visual enhancement of the streetscape.
 - ii. Building facades shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.
 - iii. The roof line of buildings shall consist of either sloped roofs of varying pitches and may include gable-ends, dormers or steeples, and be finished in any roofing material selected from metal, wood shakes, architectural asphalt shingles or clay tiles; OR flat roofs where such roofs are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme of the project.
 - iv. 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 framework.
 - v. The predominant exterior finishing materials shall be applied consistently on all sides of a building and may be any combination of brick, siding, stucco, stone or other masonry materials having a similar character, with wood or metal trim limited as an accent, to ensure the overall development is consistently of a high quality compatible with surrounding residential areas.
 - vi. Low-rise Multi-unit Housing on corner lots or visible from public amenities such as stormwater management facilities, parks and dedicated major Walkways must incorporate architectural detailing and style consistent with the front elevation, as well as features and or elements to balance the overall massing in these highly

visible locations. Elements may include setback of the upper floor, projections for relief in wall plane and intentional roof lines between ground and upper floors, appropriate wall heights window placement consistent with the front elevation.

c. Pedestrian Environment

- i. Development within this zone shall ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive and safe for human activity.
- ii. Buildings and site amenities should be scaled to enhance the pedestrian environment.
- iii. Provide safe and direct pedestrian connections to unify urban design and landscape elements on site and to other neighbourhood facilities and amenities.

d. Access, Circulation and Parking

- i. Entrances to the Site from public roadways shall provide an enhanced feature in the form of public art, on-site amenity or architectural feature consistent in design, material and construction with the overall project.
- ii. Convenient, safe and attractive access to the building's entrances should be provided through appropriate lighting and security measures.
- iii. Internal circulation within project oriented multifamily developments should be designed to facilitate access to building clusters, take advantage of views or amenities and to reduce conflict with pedestrians.

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 18967
August 26, 2019*

- iv. Underground parking is recommended for low rise Multi-unit Housing on smaller sites to allow for more useable landscaped open space and amenities at ground level.
- v. For multiple projects on a site, surface parking should be screened from view of adjacent low density residential development, stormwater management facilities, open space amenity areas, corridors or adjacent roadways. If surface parking areas are covered (Parking Garages), then such areas shall be integrated into the overall architectural theme of the associated residential buildings through the use of similar roof lines, materials, colours and roof pitch.
- vi. Parking and loading facilities shall be located a minimum [3.0 metres](#) from any public or pedestrian corridor and the setback must be landscaped and screened to the satisfaction of the Development Officer.

e. Landscaping

*Bylaw 17727
August 22, 2016*

- i. A detailed Landscaping plan shall be submitted in accordance with [Section 55](#) of the Zoning Bylaw prior to the approval of any Development Permit. This plan shall include pedestrian connection and Fencing details, exterior lighting and street furniture elements, pedestrian seating areas, varied sizes and species of new plantings for the entire Site, and including special treatment to clearly delineate between the public and private realm and access to the public open spaces or pedestrian linkages.

*Bylaw 17727
August 22, 2016*

- ii. All Fencing located on property lines adjacent to commercial and open space amenity areas, stormwater management facilities, and pedestrian corridors shall be consistent in design, materials, finishes and colours with the Fencing styles established for the neighbourhood

- f. Signage
 - i. Signs shall be designed to complement the architectural features of the building(s), identify specific addresses and act as wayfinding on multiple unit sites.

- g. CPTED and Accessibility
 - i. CPTED principles shall be used to design all public and private spaces and facilities, focusing on natural surveillance and access control to lessen the likelihood of crime within the precinct.
 - ii. All buildings and public facilities shall be designed to be accessible to persons in wheelchairs, motorized scooters and strollers.

Edmonton Zoning Bylaw 12800

960.5 (CSCa) Ambleside Shopping Centre Zone

1. General Purpose

The purpose of this Zone is to establish a high quality commercial precinct accommodating large format Uses designed in accordance with the Ambleside architectural and urban design objectives to serve the Windermere community, as well as a larger trade area. Residential, office, entertainment and cultural Uses may also be included within the commercial precinct as larger shopping complexes or stand-alone pads comprehensively designed to improve the pedestrian and shopping environment.

2. Permitted Uses

- a. [Business Support Services](#)

*Charter Bylaw 18519
September 5, 2018*

- b. [Cannabis Retail Sales](#)
- c. [Child Care Services](#)
- d. [Commercial Schools](#)
- e. [Convenience Retail Stores](#)
- f. [Drive-in Food Services](#)
- g. [Fascia On-premises Signs](#)
- h. [Freestanding On-premises Signs](#)
- i. [Gas Bars](#)
- j. [General Retail Stores](#)
- k. [Government Services](#)
- l. [Health Services](#)
- m. [Indoor Participant Recreation Services](#)

*Charter Bylaw 18882
June 17, 2019*

- n. [Liquor Stores](#)
- o. [Major](#) and [Minor Amusement Establishments](#)

*Charter Bylaw 18613
November 26, 2018*

- p. [Market](#)
- q. [Minor Service Stations](#)
- r. [Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space
- s. [Nightclubs](#), for less than 200 occupants and [240 m²](#) of Public Space, on a Site [2 ha](#) or larger
- t. [Personal Service Shops](#)

- u. [Professional, Financial and Office Support Services Public Libraries and Cultural Exhibits](#)
- v. [Restaurants](#), for less than 200 occupants and [240 m²](#) of Public Space
- w. [Residential Sales Centre](#)
- x. [Projecting On-premises Signs](#)

*Charter Bylaw 18613
November 26, 2018*

- y. [Special Event](#)
- z. [Specialty Food Services](#), for less than 100 occupants and [120 m²](#) of Public Space
- aa. [Spectator Entertainment Establishments](#)
- bb. [Temporary On-premises Signs](#)

*Bylaw 17901
March 6, 2017*

- cc. [Urban Gardens](#)

3. Discretionary Uses

- a. [Apartment Hotels](#)
- b. [Automotive and Equipment Repair Shops](#)
- c. [Bars and Neighbourhood Pubs](#), for more than 200 occupants and [240 m²](#) of Public Space

*Bylaw 18171
September 11, 2017*

- d. [Breweries, Wineries and Distilleries](#)
- e. [Carnivals](#)

*Bylaw 16224
September 10, 2012*

- f. [Creation and Production Establishments](#)
- g. [Equipment Rentals](#), provided that all equipment and goods for rent are contained within an enclosed building
- h. [Hotels](#)

*Bylaw 16224
September 10, 2012*

- i. [Media Studios](#)
- j. [Mobile Catering Food Services](#)

*Charter Bylaw 18967
August 26, 2019*

- k. [Multi-unit Housing](#)
- l. [Nightclubs](#), for more than 200 occupants and [240 m²](#) of Public Space, on a site [2 ha](#) or larger
- m. [Private Clubs](#)
- n. [Rapid Drive-through Vehicle Services](#)
- o. [Recycled Materials Drop-off Centres](#)
- p. [Religious Assembly](#)

- q. [Residential Sales Centre](#)
- r. [Restaurants](#), for more than 200 occupants and [240 m²](#) of Public Space, on a Site [2 ha](#) or larger

*Bylaw 16224
September 10, 2012*

- s. [Secondhand Stores](#)
- t. [Specialty Food Services](#) for more than 100 occupants and [120 m²](#) of Public Space

*Bylaw 17901
March 6, 2017*

- u. [Urban Indoor Farms](#)

*Bylaw 17901
March 6, 2017*

- v. [Urban Outdoor Farms](#)
- w. [Veterinary Services](#)
- x. [Warehouse sales](#)
- y. [Fascia Off-premises Signs](#)
- z. [Freestanding Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

- aa. [Minor Digital Off-premises Signs](#)

*Bylaw 15892
October 11, 2011*

- bb. [Minor Digital On-premises Signs](#)

*Bylaw 15892
October 11, 2011*

- cc. [Minor Digital On-premises Off-premises Signs](#)
- dd. [Roof Off-premises Signs](#)
- ee. [Roof On-premises Signs](#)

*Bylaw 16313
January 21, 2013*

- ff. [Temporary Off-premises Signs](#)

4. Development Regulations for Permitted and Discretionary Uses

- a. All Uses shall be part of a purpose-designed shopping precinct developed in accordance with the Development and Design Regulations established herein.
- b. The maximum Floor Area Ratio shall be 1.0.

*Bylaw 16733
July 6, 2015
Bylaw 17062
July 6, 2015*

- c. The maximum building Height shall be [14.0 m](#) for commercial / retail Uses. This Height may be extended to [40.0 m](#) for stand alone non-commercial / retail Uses or where the portion of the building above [14.0 m](#) is non commercial / retail Uses.

Bylaw 15735
June 20, 2011

- d. A minimum contiguous Setback of [3.0 m](#) shall be required where the Site Abuts 9th Avenue NW.

Bylaw 15735
June 20, 2011

- e. A Setback, a minimum of [7.5 m](#) shall be required where the site borders on Anthony Henday Drive and 170th Street / Terwillegar Drive, except for the areas developed for public utility purposes.

Bylaw 17727
August 22, 2016

- f. A detailed Landscaping plan shall be submitted in accordance with [Section 55](#) of the Zoning Bylaw prior to the approval of any Development Permit. This plan shall include pedestrian connection and Fencing details, exterior lighting and street furniture elements, pedestrian seating areas, varied sizes and species of new plantings.

Bylaw 15735
June 20, 2011

- g. All Setbacks shall contain minimum plantings as outlined in the following:

Bylaw 16733
July 6, 2015

- i. one tree for each [17.5 m²](#) and one shrub for each [10 m²](#) of Setback area at grade.
- ii. one tree for each [17.5 m²](#) and one shrub for each [7.5 m²](#) of required parking area islands. In no case shall there be less than one tree per required parking area island.
- h. All planting shall conform to the following:
 - i. the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50 and the following mix of tree sizes shall be used:
 - ii. 100% of required deciduous trees shall be a minimum [75 mm](#) caliper; and

Bylaw 17062
July 6, 2015

- iii. 75% of required coniferous trees shall be a minimum of [2.5 m](#) in Height and 25% shall be a minimum [3.5 m](#) in Height.

Bylaw 15735
June 20, 2011

- i. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines, in accordance with the provisions of subsection 55.4 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and Abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of this Bylaw.
- j. Signs shall comply with the regulations found in [Schedule 59E](#) of the Zoning Bylaw.

Charter Bylaw 18967
August 26, 2019

- i. [Multi-unit Housing](#) may be permitted above an office or retail/commercial component of a mixed Use building or shopping centre complex. Stand alone Multi-unit Housing will only be permitted adjacent to 9 Avenue N.W, transit stations or stormwater lakes. The

residential component of any mixed Use development shall be designed and sited so as to minimize any impacts from the commercial component related to noise, traffic circulation or loss of privacy.

*Bylaw 17527
February 17, 2016*

- I. [Urban Indoor Farms](#) shall comply with [Section 98](#) of this Bylaw.

*Bylaw 17527
February 17, 2016*

- m. [Urban Outdoor Farms](#) shall comply with [Section 98](#) of this Bylaw.

*Charter Bylaw 18519
September 5, 2018*

- n. [Cannabis Retail Sales](#) shall comply with [Section 70](#) of this Bylaw

5. Design Regulations

The Development Officer shall ensure that the following architectural and site design regulations are incorporated in all developments within this zone to ensure that the design and distribution of land Use activities associated with large format commercial operations support a pedestrian friendly, aesthetically pleasing and functional environment and reduce the visual impact from public roadways.

- a. Site Planning and Design
 - i. Large format buildings should be located at the perimeter of this commercial precinct, specifically adjacent to 170 Street and Anthony Henday Drive, and oriented or grouped to frame views, constructed amenities, public streets, or entrance corridors, where practical. Variable building setbacks, and the placement and design of the rear façade of structures should minimize long expanses of walls, a monotonous appearance or exposed service areas.
 - ii. Unless part of a larger complex or mixed Use development, small format or single Use sites should be oriented toward the primary interior access roads and designed to complement adjacent developments to maintain (or establish) a clear building edge. Parking will typically be in the interior of the block or behind the buildings. If designed as a shopping street or multi-bay unit, some parallel or angled parking may be allowed in front of the commercial building.
 - iii. Building orientation at the intersection of access streets along the south edge of the commercial precinct shall be arranged to frame the corner of the intersection to create a "sense of place", using building design, decorative architectural wall, landscaping and other focal points and site amenities, and arrival into the commercial centre.
 - iv. A diversity of Site Amenities and pedestrian landscaping facilities such as public art, seating areas, street furniture, small parks, squares, plazas and greens should be encouraged to create an inviting image for the development.
 - v. The design of the project shall establish an architectural theme with complementary design elements, finishing materials and colours being applied to each building regardless of the staging sequence of the project.
 - vi. Site amenities may be constructed as focal points, with complementary materials to the architecture of the development and within walking distance to transit stops and major tenants in the complex.
 - vii. Parking should not dominate street frontages or access entry areas. Off-street parking should be provided as surface parking lots in interior lots. To reduce the scale of parking and walking distance, parking may be located at the rear or sides of buildings not flanking access streets.
 - viii. The storage of materials and the piling of snow on parking surface lots shall be in a location away from the public roadway to improve safety and visibility.

- ix. No part of the site shall be developed as an enclosed shopping mall. The primary means of pedestrian circulation shall be outdoor Walkways.

b. Building Design and Architectural Standards

- i. Buildings and site amenities should emphasize architectural elements and façade enhancements, particularly to the first and second levels of a project to create a pedestrian friendly environment. Lower floors should be strongly articulated to add variety, interest and a human scale dimension. Design elements may include placement of windows to allow for viewing into the building by pedestrians; entrance features; street furniture; canopies; features that lend visual interest and create a human scale.
- ii. Smaller buildings are required to incorporate a similar level of architectural quality, materials and detailing as the larger format developments.
- iii. Development adjacent to Anthony Henday Drive and 170th Street / Terwillegar Drive shall ensure appropriate and high quality architectural and landscape design elements to ensure an attractive interface providing visual interest and relief.
- iv. Design techniques including, but not limited to, variations in building setbacks and articulation of building facades shall be employed in order to minimize the perception of massing of the building when viewed from adjacent Sites and public roadways.
- v. Building facades (all sides) shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.
- vi. The roof line of buildings shall consist of: sloped roofs of varying pitches which may be finished in any combination of metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; OR flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest;
- vii. To reduce any perceived mass and linearity of large buildings and add architectural interest, the exterior finishing materials shall incorporate combinations of brick, stone or other masonry materials, concrete, stucco, glazing or siding, having a similar character, with wood or metal trim, having regard to the objective of ensuring that the development is of a high quality, complementary theme.
- viii. Buildings are encouraged to incorporate exterior and decorative lighting to enhance building architecture, landscaping elements and focal points.

c. Pedestrian Environment.

- i. Development within this zone shall ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive and safe for human activity.
- ii. A diversity of Site Amenities and pedestrian oriented facilities such as public art, seating areas, street furniture, small parks, squares, plazas and greens should be provided to create an inviting image for the development.
- iii. Building facades should have pedestrian friendly features including transparency, decorative windows, wall niches, seating areas and entrances to complement an interesting pedestrian streetscape.
- iv. Pedestrian pathways to building entrances, amenities and transit should be convenient, safe and well lit, with special paving or landscaping to define the connections.
- v. Pedestrians should be protected by weather protection or building entrances in the form of awnings, canopies, overhang, or covered Walkways where practical.

d. Access, Circulation and Parking

- i. Access to developments within this zone from public roadways or primary internal access routes shall provide safe, convenient vehicular and pedestrian access and

circulation patterns between parking, shopping and amenity areas.

- ii. Establish pedestrian friendly corridors and linkages connecting the adjacent designated UVCa areas to shopping and amenities through the utilization of clearly demarcated Walkways, lighting and signage systems to reduce pedestrian conflict and create a more pedestrian friendly image.
- iii. All developments shall provide adequate Walkways along primary buildings, as well as pedestrian connections to parking areas, site amenities, public perimeter sidewalks and bus stops.
- iv. Parking areas should be designed for a safe and orderly flow of traffic as well as pedestrians to avoid pedestrian/vehicular conflict and to include appropriate landscaping to reduce the visual impact from public roadways, amenity areas and pedestrians.
- v. Allow vehicular and pedestrian cross lot access and circulation within the commercial precinct to facilitate direct access to shopping.
- vi. A range of parking options should be explored including shared, multilevel and underground parking.

e. Landscaping

*Bylaw 17727
August 22, 2016*

- i. Coordinated and complementary streetscape enhancements should be applied throughout the commercial precinct, including street trees, Fencing, pedestrian scaled lighting, street furniture and other amenities
- ii. Landscaping should be used to highlight major circulation patterns, pedestrian pathways and the overall development.
- iii. Landscaping in both the public and private realm should be coordinated to provide a cohesive appearance.
- iv. Along 170 Street and Anthony Henday Drive, the rear of private properties shall reflect a more formalized landscape treatment to enhance views or screen parking lots and service areas from the traveling public.

f. Signage

- i. Signs shall be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural features of all buildings and create a unique and identifiable image for the entire precinct.
- ii. Directional signage is encouraged to provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.

g. CPTED and Accessibility

- i. CPTED principles shall be used to design all public and private spaces and facilities, focusing natural surveillance and access control to lessen the likelihood of crime within the precinct.
- ii. All buildings and public facilities shall be designed to be accessible to persons in wheelchairs, motorized scooters and strollers.

Edmonton Zoning Bylaw 12800

960.6 (UVCa) Ambleside Urban Village Commercial Zone

1. General Purpose

The purpose of this Zone is to establish a high density, mixed use, pedestrian friendly urban village centre that will serve as a community gathering place in the Ambleside Neighbourhood, focusing on main street shopping, entertainment, office, community facilities and residential uses. The intent is to enhance the character of the area through the design of buildings and the pedestrian environment by incorporating pedestrian scaled architecture and amenities.

2. Permitted Uses

- a. [Apartment Hotels](#)
- b. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space
- c. [Business Support Services](#)

*Charter Bylaw 18519
September 5, 2018*

- d. [Cannabis Retail Sales](#)
- e. [Carnivals](#)
- f. [Child Care Services](#)
- g. [Commercial Schools](#)
- h. [Community Recreation Services](#)
- i. [Convenience Retail Stores](#)
- j. [Convenience Vehicle Rentals](#)

*Bylaw 16224
September 10, 2012*

- k. [Creation and Production Establishments](#)
- l. [Fascia Off-premises Signs](#)
- m. [Fascia On-premises Signs](#)
- n. [Freestanding Off-premises Signs](#)
- o. [Freestanding On-premises Signs](#)
- p. [General Retail Stores](#)
- q. [Government Services](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- r. [Greenhouses, Plant Nurseries and Garden Centres](#)
- s. [Health Services](#)
- t. [Hotels](#)
- u. [Indoor Participant Recreation Services](#)

Charter Bylaw 18882

June 17, 2019

- v. [Liquor Stores](#)

*Charter Bylaw 18613
November 26, 2018*

- w. [Market](#)

*Bylaw 16224
September 10, 2012*

- x. [Media Studios](#)
- y. [Minor](#) and [Major Amusement Establishments](#)
- z. [Minor](#) and [Major Home Based Business](#)

*Charter Bylaw 18967
August 26, 2019*

- aa. [Multi-unit Housing](#)
- bb. [Nightclubs](#), for less than 200 occupants and [240 m2](#) of Public Space, on a Site [2 ha](#) or larger

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- cc. [Vehicle Parking](#)
- dd. [Outdoor Participant Recreation Services](#)
- ee. [Personal Service Shops](#)
- ff. [Private Clubs](#)
- gg. [Professional, Financial and Office Support Services](#), including drive through banks
- hh. [Projecting On-premises Signs](#)
- ii. [Public](#) and [Private Education Services](#)
- jj. [Public Libraries and Cultural Exhibits](#)
- kk. [Religious Assembly](#)
- ll. [Residential Sales Centres](#)
- mm. [Restaurants](#), for less than 200 occupants and [240 m2](#) of Public Space
- nn. [Roof Off-premises Signs](#)
- oo. [Roof On-premises Signs](#)
- pp. [Row Housing](#)

*Charter Bylaw 18484
August 20, 2018*

- qq. [Secondary Suites](#)

*Charter Bylaw 18613
November 26, 2018*

- rr. [Special Event](#)

Charter Bylaw 19502
February 9, 2021

- ss. [Specialty Food Services](#)
- tt. [Spectator Entertainment Establishments](#)
- uu. [Temporary On-premises Signs](#)

Bylaw 17901
March 6, 2017

- vv. [Urban Gardens](#)
- ww. [Urban Outdoor Farms](#)
- xx. [Veterinary Services](#)

3. Discretionary Uses

- a. [Automotive and Minor Recreation Vehicle Sales/Rentals](#)
- b. [Bars and Neighbourhood Pubs](#), for more than 200 occupants and [240 m²](#) of Public Space

Bylaw 18171
September 11, 2017

- c. [Breweries, Wineries and Distilleries](#)
- d. [Drive-in Food Services](#)
- e. [Gas Bars](#)
- f. [Animal Hospitals and Shelters](#)
- g. [Rapid Drive-through Vehicle Services](#)
- h. [Restaurants](#), for more than 200 occupants and [240 m²](#) of Public Space
- i. [Nightclubs](#), for more than 200 occupants and [240 m²](#) of Public Space, on a Site [2 ha](#) or larger

Bylaw 17901
March 6, 2017

- j. [Urban Indoor Farms](#)

Bylaw 17901
March 6, 2017

- k. [Urban Outdoor Farm](#)

4. Development Regulations for Permitted and Discretionary Uses

- a. All Uses shall be part of a purpose-designed high density mixed use urban village complex.

Charter Bylaw 18967
August 26, 2019

- b. The maximum Floor Area Ratio for non-residential uses for the site shall be 1.0. Residential uses in the form of row housing or Multi-unit Housing may be developed at a maximum Floor Area Ratio of 1.5 and 3.0, respectively.

Bylaw 16733
July 6, 2015

- c. The maximum building Height shall not exceed [60.0 m](#). Floor Area may be developed in attic areas as additional space to a Dwelling, and not counted as a Storey, provided the additional Floor Area creates architectural interest to the design of the building and the development is within the maximum allowable Height.

Bylaw 15735
June 20, 2011

- d. A minimum contiguous Setback of [3.0 m](#) shall be required where the Site Abuts 9th Avenue NW.

Bylaw 17727
August 22, 2016

- e. A detailed Landscaping plan shall be submitted in accordance with [Section 55](#) of the Zoning Bylaw prior to the approval of any Development Permit. This plan shall include pedestrian connection and Fencing details, exterior lighting and street furniture elements, pedestrian seating areas, varied sizes and species of new plantings.

Bylaw 15735
June 20, 2011

- f. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or Light Rail Transit lines, in accordance with the provisions of subsection 55.4 of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and Abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of this Bylaw.
- g. All mechanical equipment, including roof mechanical units, shall be concealed by screening.
- h. Signs shall comply with the regulations found in [Schedule 59E](#) of this Bylaw, with the intent to complement the pedestrian-oriented commercial environment, except that:
 - i. The maximum Height of a Freestanding Sign shall be [8.0 m](#).
 - ii. A Projecting Sign may be used to identify businesses.
 - iii. The top of a Projecting Sign on a building two storeys or higher shall not extend more than [75 cm](#) above the floor of the second or third storey, nor higher than the windowsill of the second or third storey.
- i. Apartment Housing shall be permitted above office or retail components of a shopping centre, or as a stand alone building adjacent to main street. The housing component of any mixed use building shall be designed and sited to minimize any impacts from the commercial component of the development related to noise, traffic circulation or loss of privacy.
- j. No single General Retail Store shall exceed [5,000 m²](#) of floor area.

Bylaw 17527
February 17, 2016

- k. [Urban Indoor Farms](#) shall comply with [Section 98](#) of this Bylaw.

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- l. [Urban Outdoor Farms](#) shall comply with [Section 98](#) of this Bylaw.

Charter Bylaw 18519
September 5, 2018

- m. [Cannabis Retail Sales](#) shall comply with [Section 70](#) of this Bylaw

5. Design Regulations

The Development Officer shall ensure that the following architectural and site design guidelines are incorporated in all developments within this zone to establish a street oriented and pedestrian

friendly retail /entertainment development and improve the livability and viability of in Ambleside.

a. Site Planning and Design

- i. The design of this mixed use commercial precinct shall establish an appropriate Town Centre architecture with complementary use, design elements, finishing materials and colours being applied to each building regardless of the staging sequence of the project.
- ii. A diversity of Site Amenities and pedestrian oriented facilities such as public art, seating areas, street furniture, small parks, squares, plazas and greens should be provided to create an inviting image for the development.
- iii. Site amenities may be constructed as focal points, with similar materials to the architectural theme of the development and within walking distance to transit stops and major tenants in the complex.
- iv. Unless part of a larger complex or mixed use development, stand alone or single use buildings should be oriented toward the primary interior roads and designed to complement adjacent developments, to maintain or establish a clear building edge. Parking will typically be in the interior of the block, behind the buildings, although some parallel or angled parking may be allowed in a shopping street format.
- v. Building orientation at the intersection of access streets along the south edge of the commercial precinct shall be arranged to frame the corner of the intersection to create a "sense of place", using building design, decorative architectural wall, landscaping and other focal points and site amenities, and arrival into the commercial centre.
- vi. The storage of materials and the piling of snow on parking surface lots shall be in a location away from the public roadway to improve safety and visibility.
- vii. No part of the site shall be developed as an enclosed shopping mall. The primary means of pedestrian circulation shall be outdoor Walkways.

b. Building Design and Architectural Standards

*Bylaw 15735
June 20, 2011*

- i. Design techniques including, but not limited to, the use of sloped roof, variations in building Setbacks and articulation of building facades shall be utilized in order to minimize the perception of massing of the building when viewed from adjacent Sites and public roadways.
- ii. Building facades (all sides) shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest.
- iii. The roof line of buildings shall consist of sloped roofs of varying pitches which may be finished in any combination of metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance OR flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest;
- iv. To reduce any perceived mass and linearity of large buildings and add architectural interest, the exterior finishing materials shall incorporate vertical elements using a combinations of brick, stone or other masonry materials, concrete, stucco, glazing or siding, having a similar character, with wood or metal trim, having regard to the objective of ensuring that the development is of a high quality and complementary theme. Abrupt and excessive differences in scale of adjacent buildings should be minimized through transitional building treatment.
- v. Primary emphasis shall be placed on design elements and façade enhancements, particularly to the first and second levels of buildings to create a pedestrian friendly environment. Lower floors should be strongly articulated to add variety, interest

and a human scale dimension. Design elements may include placement of windows to allow for viewing into the building by pedestrians; entrance features; street furniture; canopies and features that lend visual interest and create a human scale. vi. Smaller buildings shall incorporate complementary materials and architectural detailing as the larger format developments.

vii. Buildings are encouraged to incorporate exterior and decorative lighting to enhance building architecture, landscaping elements and focal points.

c. Pedestrian Environment

i. The development shall create a pedestrian friendly environment, focused on a shopping street, which may include such things as entrance features, pedestrian signage, outdoor sitting areas, canopies, landscaping, convenient parking and other features that lend visual interest and a human scale to development along the street.

ii. Development within this zone shall ensure that the design of the pedestrian environment is comfortable, convenient, visually attractive and safe for human activity.

iii. A diversity of site amenities and pedestrian oriented facilities such as public art, seating areas, street furniture, small parks, squares, plazas and greens should be provided to create an inviting image for the development.

iv. Building facades should have pedestrian friendly features including transparency, decorative windows, wall niches, seating areas and entrances to complement an interesting pedestrian streetscape.

v. Pedestrian pathways to building entrances, amenities and transit should be convenient, safe and well lit, with special paving or landscaping to define the connections.

vi. Pedestrians should be protected by weather protection or building entrances in the form of awnings, canopies, overhang, or covered Walkways where practical.

d. Access, Circulation and Parking

i. Internal and perimeter streets shall be tree lined and lit with appropriate lighting.

ii. The internal street system and pedestrian linkages should be designed to foster connectivity to the urban village core and various amenities and facilities within the neighbourhood.

iii. All developments shall provide adequate Walkways along primary buildings, as well as pedestrian connections to parking areas, site amenities, public perimeter sidewalks and bus stops.

iv. Parking areas should be designed for a safe and orderly flow of traffic as well as pedestrians to avoid pedestrian/vehicular conflict and to include appropriate landscaping to reduce the visual impact from public roadways, amenity areas and pedestrians

v. Site entrances and edges should receive special design attention to help ensure that the development provides an attractive and inviting face to surrounding areas.

vi. The majority of off-street parking will be provided as surface parking in interior lots. To reduce the scale of parking and walking distance, parking should be located to the rear and side of buildings. Parking should not dominate street frontages or access entry areas.

vii. Pedestrian friendly corridors and linkages connecting the adjacent designated CSCa areas to shopping and amenities through the utilization of clearly demarcated Walkways, lighting and signage systems should be provided to reduce pedestrian conflict and create a more pedestrian friendly image.

viii. A range of parking options should be explored including shared, multilevel and underground parking. However, parking lots should not be adjacent to "Main

Street", or any village greens or commons.

e. Landscaping

- i. Landscaping, both hard and soft, shall be used to tie developments together in this precinct.
- ii. Open space should feature high quality landscape architecture intended to make spaces comfortable and enjoyable including such features as trees, street furniture, public art and water features.

*Bylaw 17727
August 22, 2016*

- iii. Coordinated and complementary streetscape enhancements should be applied through out the commercial precinct, including street trees, Fencing, pedestrian scaled lighting, street furniture and other amenities.
- iv. Landscaping should be used to highlight major circulation patterns, pedestrian pathways and the overall development.
- v. A minimum [1.5 m](#) pedestrian Walkway shall be provided along the internal loop road.

f. Signage

- i. Signs shall be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural features of all buildings.
- ii. Directional signage is encouraged to provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.

g. CPTED and Accessibility

- i. CPTED principles shall be used to design all public and private spaces and facilities focusing natural surveillance and access control to lessen the likelihood of crime within the precinct.
- ii. All buildings and public facilities shall be designed to be accessible to persons in wheelchairs, motorized scooters and strollers.

SECTION 970

SPECIAL AREA EDMONTON ENERGY AND TECHNOLOGY PARK

Edmonton Zoning Bylaw 12800

970. SPECIAL AREA EDMONTON ENERGY AND TECHNOLOGY PARK

Bylaw 16942
October 20, 2014

970.1 General Purpose

The purpose of this Section is to designate Edmonton Energy and Technology Park Area Structure Plan as shown on Appendix I to this Section, as a Special Area and to adopt appropriate land use regulations to achieve the principles, objective, and policies of the Edmonton Energy and Technology Park Area Structure Plan, adopted by Bylaw 15093, as amended.

970.2 Application

The designation, location, and boundaries of each underlying Land Use Zone affected or created through Section 970 shall apply as indicated on Appendix I to this Section.

970.3 Land Use Zones Created by Special Area Provisions

Zones, as contained in Section 970.6, 970.7, 970.8, 970.9, and 970.10 have been created in accordance with Section 900 of this Bylaw.

Charter Bylaw 18381
May 7, 2018

970.4 Uses

Charter Bylaw 18381
May 7, 2018

For the sole purpose of the special land use zones contained in Section 970.6, 970.7, 970.8, 970.9, 970.10, and 970.11, the following Uses have been created:

1. **Heavy Industrial** means activities involved in the manufacturing processing, fabrication, storage, transportation, distribution or wholesaling of the heavy industrial goods and raw materials and in the processing and manufacturing of petrochemicals, which, in the opinion of the Development Officer may emit a significant level of noise, smoke, dust, odour, fumes, flares, vibration, etc and which may require mitigation with the surrounding land use.
2. **Industrial Logistics** means activities involved in storage, transportation, distribution or wholesaling of industrial goods or equipment which do not create an adverse environmental impact beyond its immediate Site and may include the assembly of semi-finished or finished goods or equipment as part of the storage, transportation, distribution or wholesaling of industrial goods or equipment. Typical uses include: intermodal yards and transfer areas; trucking yards, terminals; packaging facilities; courier services, warehouses; City-owned integrated services facilities and palleting facilities.
3. **Industrial Manufacturing** means a manufacturing industrial activity which does not create an adverse environmental impact beyond its immediate Site, and may be carried on indoors and/or outdoors and may include but is not limited to the storage, manufacturing, fabricating, dismantling, assembling of semi-finished, or finished goods, products or equipment, food products, distribution, wholesaling, testing, repairing or salvaging of goods and materials, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial developments .
4. **Laboratories** means the use of premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies, but does not include photofinishing or photography laboratory.

5. **Light Industrial Business** means industrial business uses that conduct their operations such that no nuisance factor is created or apparent outside an enclosed building that would make the use incompatible with adjacent non-industrial uses. Such uses may include but are not limited to the following activities
 - a. the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repairing operations to goods and equipment associated with personal or household use;
 - b. the storage or transshipping of materials, goods and equipments; or
 - c. the training of personal in general industrial operations.
6. **Research and Development Facilities** means premises used for the purpose of conducting research and developing products or services, but does not include retail or wholesale of those products or services. Businesses locating in a building or part thereof are generally used by raw material development and testing firms; processed products development and testing firms; and chemical and biological products development and testing firms.
7. **Specified Industrial Facility** means a processing facility for a heavy industrial operation that includes storage tanks, processing equipment, processing ponds, waste or product storage, loading areas, staging areas, and power sub-stations.

970.5 Edmonton Energy and Technology Regulations and Information Requirements

970.5.1 Eco-Industrial Design Plan

An eco-industrial design plan will be required for each development within the Edmonton Energy and Technology Park to address green performance standards and industrial efficiency and ecology. The eco-industrial design plan will provide a detailed description of how the development will incorporate and implement some or all of the following:

*Bylaw 16733
July 6, 2015*

- a. Construction of high performance Green buildings addressing the following:
 - i. water conservation and management;
 - ii. energy conservation and management;
 - iii. site environment;
 - iv. resources and materials;
 - v. health and indoor environment;
 - vi. LEED certification or other third party certification green building rating may waive detailed descriptions of the above elements; and
 - vii. Green Roofs.
- b. A Statement of confirmation that the applicant has proposed and consulted with neighbouring properties in order to establish shared use agreement to ensure Eco-Industrial Networking between properties to create a corridor for the transshipment of goods and by-products, raw materials through private pipe, rail and/or road above or below the ground for some or all of the following:
 - i. waste collection and recycling initiatives;
 - ii. information business intelligence and technologies;
 - iii. infrastructure;
 - iv. joint site access and service lanes;
 - v. consolidated logistics areas;
 - vi. coordinate and share material/resource input and output shipping;
 - vii. loading facilities;

- viii. ground source (geothermal) heat systems;
- ix. loading facilities;
- x. options to recover water, specifically rainwater (rooftop, on-lot); stormwater (street, off-lot); grey water; and black water (sanitary);
- xi. district energy systems;
- xii. parking; or
- xiii. ecological network.

970.5.2 Landscaping Plan

A "Landscape Plan" shall be submitted as per Section 55 of the Edmonton Zoning Bylaw and shall also include the following:

- a. consistency with recommendations and objectives identified in the applicable Natural Area Management Plan.
- b. the location of new and existing landscape areas. Proposed landscaping shall be integrated with adjacent ecological features and be designed to support ecological network.
- c. arterial or freeway Frontages which include additional landscaping.
- d. landscape areas which are connected to those landscaped areas with adjacent parcels, and park and natural areas.
- e. tree trunk protection from winter snow clearing equipment and designated snow clearing and storage areas.
- f. the planting of native species and use of alternatives to pesticides and herbicides to ensure reduction in the spread of invasive species.
- g. canopy trees along all walking routes.
- h. landscaping is coordinated with the street right-of-way and on adjacent lands to create a seamless transition between public and private space.
- i. tree and shrub plantings located in strategic areas to provide shading, climate protection, and windbreaks.
- j. low water demand plants to reduce or eliminate the need for site watering and improve survivability; and
- k. the following Low Impact Development elements:
 - i. perserving natural site features;;
 - ii. Minimizing and disconnecting impervious areas
 - iii. permeable paving surfaces and light coloured materials in hard landscaped areas to improve ground water recharge, reduce storm water runoff, and reduce heat radiation;
 - iv. use of a rain garden is a landscape feature that is planted with native perennial plants used to slow down the stormwater runoff from impervious surfaces and allow it to infiltrate back into the soil;
 - v. bio-retention areas;
 - vi. bioswales; or
 - vii. or Green Roofs.
- l. that storm water runoff from site and roofs is quality-controlled through the use of best environmental practices in on-site retention, collection, conveyance, and treatment, prior to discharge into receiving watercourses or storm sewers.
- m. that use of natural areas as defining elements of the lot, such as using the buffered edges of watercourse corridors, forest patches or wetlands to delineate rear or side lot lines, to reinforce the role and function of the ecological network in shaping the area's built form. These edges shall be established through the applicable Natural Area Management Plan.

- n. that green vegetated buffer areas between the edge of protected natural areas and adjacent buildings, parking lots, aisles, and service areas. The dimensioning of these buffered areas must be to the satisfaction of the Development Officer.
- o. that storm water wetlands are incorporated for holding and treatment of storm water runoff.
- p. Determination of Crown bed and shore claims prior to Site clearing or preparation.

970.5.3 Natural Area Management Plan

When an application for a Development Permit is for activity on lands zoned (NA) Natural Area, or is to rezone an identified Natural Area Site to the NA Zone, the Development Officer shall require a Natural Area Management Plan as per Section 14.8 of this Bylaw.

970.5.4 Drainage Servicing Report

An applicant for a Development Permit on a Site in the Petrochemical Precinct shall submit a Site specific drainage servicing report to the satisfaction of the Development Officer in consultation with Drainage Services. The drainage servicing report shall include but not be limited to waste water and storm water discharge rates, quality and quantity and a geotechnical report for the location of any storm water management facilities and outfalls. The drainage servicing report may, at the discretion of the development officer, include a bird hazard mitigation plan for any planned storm water management facilities.

970.5.5 Risk Management Plan

1. An applicant for a Development Permit on a Site in or adjacent to the Petrochemical Cluster Precinct shall submit a risk management plan, including a risk assessment plan pertaining to catastrophic events, to the satisfaction of the Development Officer in consultation with the Industrial Planning Unit, Fire Rescue Services & Emergency Response to ensure all Site and building designs within all Edmonton Energy and Technology Park Zones are designed for ease of evacuation and provide protection to building occupants specific to the potential for industrial accidents.

The risk management plan must include the following:

- a. Cumulative effects of multiple risk management sites must be included in all risk assessments undertaken in the plan area where applicable. A cumulative risk analysis refers to the cumulative risk of facilities, pipelines, corridors, dangerous goods roads and dangerous goods rail.
 - b. A quantitative risk analysis using accepted risk analysis methods shall be provided.
 - c. The risk assessment plan will determine any on-site production, processing, handling, storage, use or disposal of dangerous goods in excess of the quantities identified under the Alberta Fire Code, with reference to small quantity exemptions for Dangerous Goods. The risk assessment plan will also determine the risk of an industrial accident and the potential for additional risk resulting from the cumulative quantities of dangerous goods located at other surrounding facilities.
2. Notwithstanding 970.5(5)(1), risk management plan may be conducted for and shared by multiple adjoining sites provided development is in conjunction with one another and must include the following information requirements:
 - a. Identify the source(s) of risk – a description of the land use. Facilities, activities and operations proposed through sites zoned for heavy industrial zoning or other Edmonton Energy and Technology Park Zoning that allows uses that may generate risk, or existing within 1.5 km of a site proposed for an incompatible use. Similarly, identify all incompatible uses within 1.5 km. of a site proposed to be designated or zoned for heavy industrial uses.
 - b. Identify and assess the potential hazards – hazardous substances, quantities, their use, transportation, storage, and transfer points.
 - c. Indicate the likelihood of a catastrophic incident occurring. Frequency analysis may be based on a historical review of the operation of the facility, other typical examples

and/or research on industrial or transportation accidents. Information sources must be documented.

- d. Describe and analyze the consequences of an incident. Analysis may include: the type of failure, description of event (e.g., gas release, explosion, fire), scale of event, area of impact, whether an uncontrolled release may occur, extent of exposure to hazardous materials, the routes through which risk exposure occurs, characterization of harm, the number of people affected, expected property damage, impact on environment, mitigating factors, duration of event.
- e. Identify information limitation, and the assumptions that were made in the preparation of risk management plan.
- f. Assessment of Risk and proposed risk mitigation measures. These might include but are not limited to buffers, building design, site layout, operating procedures, evacuation routes, and a description of how such measures will be implemented.
- g. A description of emergency planning and response provisions.
- h. Effective communication plan to inform potentially affected parties about the potential and type of risk and means to deal with it.

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

970.5.6 Parking Plan

To encourage green development in parking standards, applications that propose to provide Vehicle Parking shall submit a Vehicle Parking plan with the following elements to the satisfaction of the Development Officer in consultation with the applicable City Department:

- a. A Multi-leveled, Above Ground Parkades or Underground Parkade shall be integrated into multi-use buildings, where large Vehicle Parking volumes are unavoidable.
- b. Incorporate Green Parking Lot criteria where feasible.

970.5.7 Transportation Impact Analysis

An applicant for a Development Permit may be required to submit a Transportation Impact Analysis that details the traffic impacts and any related network improvements needed to support the proposed development, at the discretion of the Development Officer, in consultation with Transportation Services.

970.5.8 Design

The Development Officer shall ensure that the following architectural and Site design regulations are incorporated in all developments within Sections 970.6 (EETB) Edmonton Energy and Technology Park Business Park Zone, 970.8 (EETL) Edmonton and Technology Park Logistics Zone, 970.10 (EETM) Edmonton Energy and Technology Park Manufacturing Zone to ensure that the land uses support a pedestrian friendly, aesthetically pleasing and functional environment and reduce the visual impact from public roadways.

- a. Site Planning and Design
 - i. An on-Site system of Walkways must provide direct access and connections to:
 - A. primary building entrances;
 - B. Walkways from Abutting Sites and from perimeter walkways;
 - C. parking areas and structures;
 - D. site amenities and gathering places;
 - E. transit facilities; and
 - F. existing trail networks.
- b. Building Design and Architectural Standards

- i. Developments may incorporate visible green technology into facades, such as photovoltaic cells, and/or recycled material.
- ii. High quality building materials must be used in buildings located along arterial and freeway Frontages, including where any building is adjacent to or facing any residential building
- iii. Create visual interest through articulation of building walls adjacent to pedestrian access routes. One or more of the following methods may be used: changes to materials, textures, colours, and patterns, façade modulation; substantial clustered landscape elements, and fenestration providing a sense of transparency.
- iv. 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.

*Charter Bylaw 18381
May 7, 2018*

- v. All mechanical, electrical, pollution control or waste handling equipment Accessory to a building must be screened from view from public rights of way. Such screening may be achieved through landscaping or by using materials identical to, or structurally and visually compatible with, the principal building(s).
- vi. At the discretion of the Development Officer, equipment and facilities that are intended to provide educational or aesthetic benefit, such as alternative water treatment facilities, renewable energy devices, innovative recycling systems, etc. may be exempt from this requirements.
- vii. Blank walls facing public roadways are not permitted.

c. Signage

- i. Signs shall comply with the regulations found in Schedule 59G.
- ii. Notwithstanding the title of Section 59G.3, regulations for discretionary signs, as well as the regulations for permitted signs, listed shall apply for all permitted Sign Use Classes.
- iii. Signs may be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural green features of all buildings and enhance the unique and identifiable image for the entire zone.
- iv. Directional signage shall provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.

970.5.9 Additional Development Regulations

- a. The applicant for a development within the heliport approach and bird hazard zone as shown on Appendix II shall be required to consult with the Department of National Defence to ensure that the proposed development is consistent with applicable federal regulations regarding, but not limited to, Height and storm water management facilities.
- b. Renewable Energy Devices that are characterized as free standing solar and/or wind turbine structures require a Development Permit and shall comply with the following regulations:
 - i. Signs on the device shall be limited to:
 - A. Those needed to identify the property, and the owner and warn of any danger; and
 - B. Educational signs providing information on the technology and renewable energy usage.
 - ii. The maximum Height requirement of this Bylaw shall not apply to Renewable Energy Devices as a utility.

- iii. The minimum distance from the base of any structure, or tower to any property line, habitable structure, business or institutional use shall be equal to 1.2x the total Height of structure to the highest point.
 - iv. Building mounted micro wind structures shall be Sited so that all parts of the system are located within the yard setbacks or a minimum of 1 m from any property line whichever is greater.
 - v. The Development Officer may require that equipment necessary for the monitoring and operation of the Renewable Energy Device be screened from view from any public roadway other than a Lane, and from adjacent Sites if such protections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone.
- c. If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, a building permit may be issued, within six (6) months of the building being damaged or destroyed, under an existing valid Development Permit in order to allow the building to be repaired or rebuilt in its original form.

[970.6 \(EETB\) Edmonton Energy and Technology Park Business Park Zone](#)

[970.7 \(EETC\) Edmonton Energy and Technology Park Chemical Cluster Zone](#)

[970.8 \(EETL\) Edmonton Energy and Technology Park Logistics Zone](#)

[970.9 \(EETM\) Edmonton Energy and Technology Park Manufacturing Zone](#)

[970.10 \(EETR\) Edmonton Energy and Technology Park Industrial Reserve Zone](#)

[970.11 \(EETIM\) Edmonton Energy and Technology Park Medium Industrial Zone](#)

Bylaw 16943
October 20, 2014
Bylaw 18097
January 23, 2018
Charter Bylaw 19522
January 26, 2021
Charter Bylaw 19990
March 15, 2022
Charter Bylaw 20554
September 11, 2023

[Appendix 1 – Special Area Edmonton Energy and Technology Park](#)

Bylaw 16942
October 20, 2014
Bylaw 18097
January 23, 2018

[Appendix II - Special Area Edmonton Energy and Technology Park](#)

Appendix I - Special Area Edmonton Energy and Technology Park

Bylaw 16943

October 20, 2014

Bylaw 18097

January 23, 2018

Charter Bylaw 19522

January 26, 2021

Charter Bylaw 19990

March 15, 2022

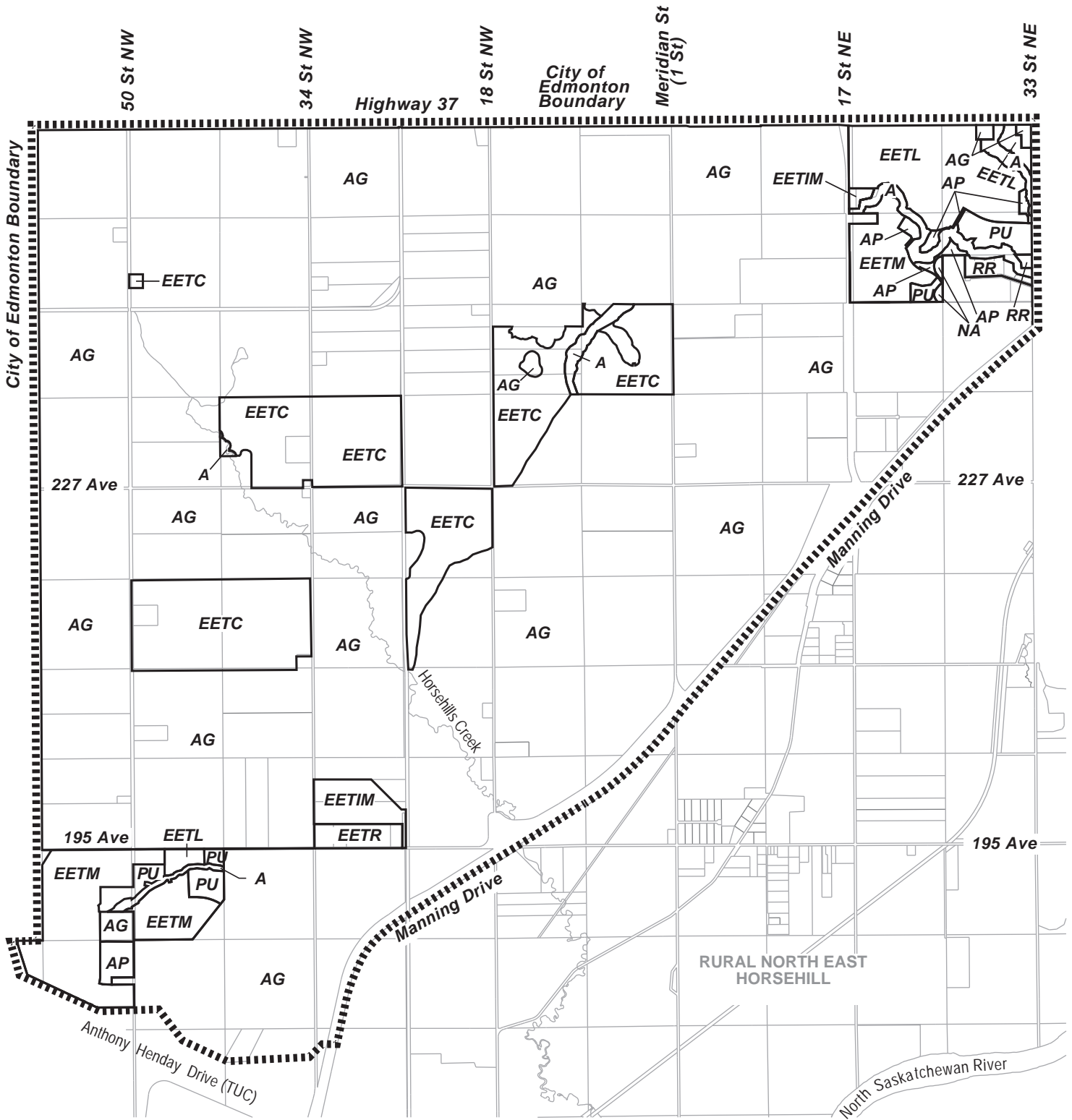
Charter Bylaw 20554

September 11, 2023

Special Area Edmonton Energy and Technology Park [Appendix I](#) to Section 970 of Bylaw 12800, as amended by Bylaw 16942 and subsequent appropriate Bylaws.

Special Area, Edmonton Energy and Technology Park

Appendix I to Section 970 of Bylaw 12800



----- Special Zoning Area

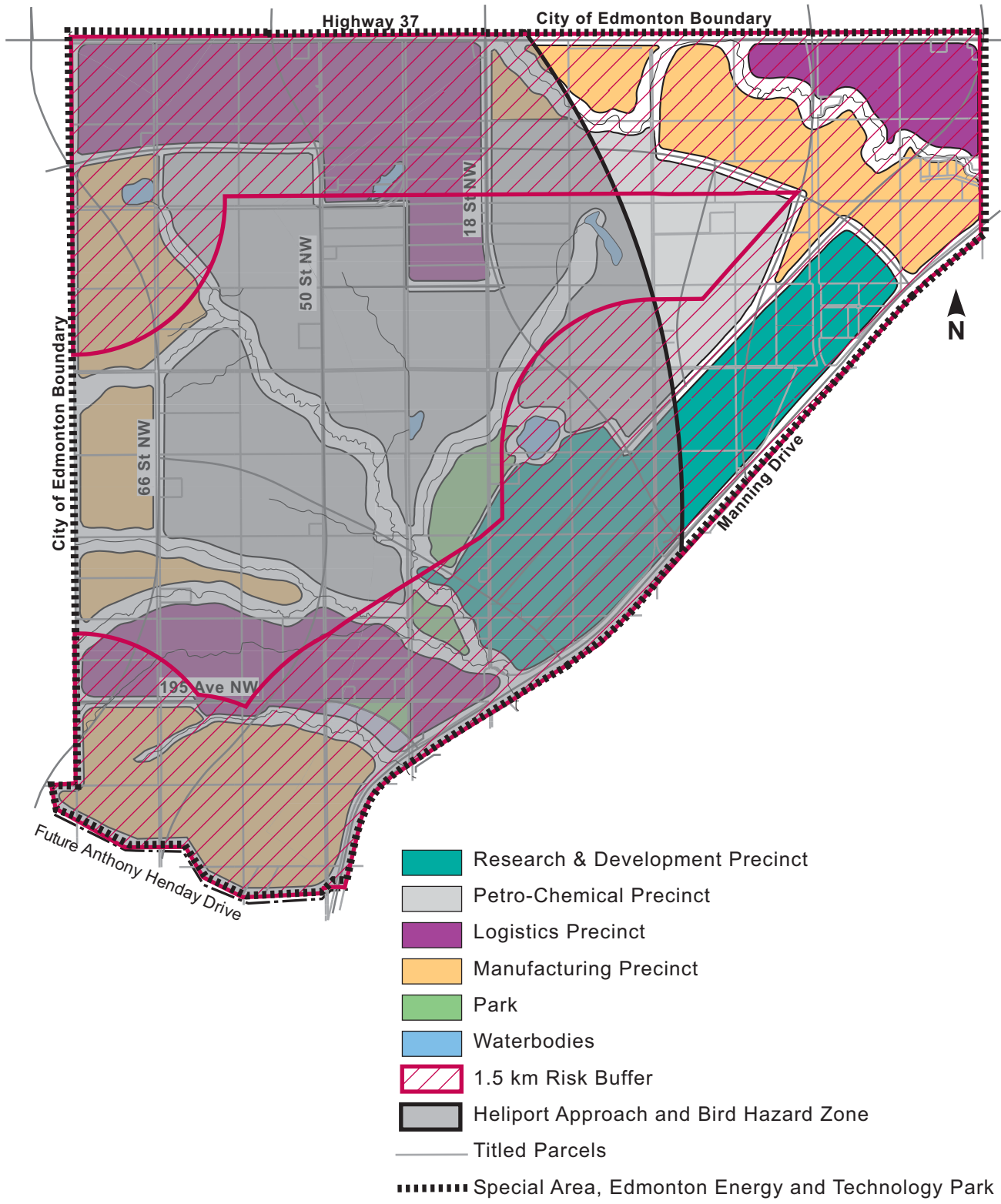
Notes:

- ★ Designation applied to site with altered or specific development regulations in accordance with Section 970 of Zoning Bylaw.

- ★ Indicates Service Commercial Node¹⁰⁶⁷

Special Area, Edmonton Energy and Technology Park

Appendix II to Section 970 of Bylaw 12800 as amended by Bylaw 16942 and subsequent appropriate Bylaws



Edmonton Zoning Bylaw 12800

970.6 (EETB) Edmonton Energy and Technology Park Business Park Zone

1. General Purpose

The purpose of this Zone is to provide for the development of a business park to accommodate office, research and development, and other business activities that support and compliment the development of a chemical cluster as defined in the Edmonton Energy and Technology Park Area Structure Plan. Development in this Zone shall be designed and constructed with a high standard of appearance, urban design, and with regard to the environment through the use of green building technology and green design elements.

2. Permitted Uses

- a. [Business Support Services](#)

*Charter Bylaw 18522
September 5, 2018*

- b. [Cannabis Retail Sales](#)
- c. [Convenience Retail Stores](#)
- d. [Fascia On-premise Signs](#)
- e. [Fleet Services](#)
- f. [Freestanding On-Premise Signs](#)
- g. [Laboratories](#)
- h. [Light Industrial Business](#)
- i. [Limited Contractor Services](#)
- j. [Minor Impact Utilities](#)
- k. [Professional, Financial and Office Support Services](#)
- l. [Research and Development Facilities](#)

*Charter Bylaw 18613
November 26, 2018*

- m. [Special Event](#)
- n. [Special Industrial Use](#)
- o. [Specialty Food Services](#)

3. Discretionary Uses

- a. [Bars and Neighbourhood Pubs](#)
- b. [Commercial Schools](#)
- c. [Drive-in Food Services](#)
- d. [Equipment Rentals](#)
- e. [Funeral, Cremation and Interment Services](#)
- f. [Gas Bars](#)

- g. [Market](#)
- h. [Minor Service Stations](#)
- i. [Personal Service Shops](#)
- j. [Restaurants](#)

- k. [Urban Gardens](#)

- l. [Urban Indoor Farms](#)
- m. [Freestanding Off-premises Signs](#)
- n. [Major Digital Signs](#)
- o. [Major Digital Off-premises Signs](#)
- p. [Minor Digital On-premises Signs](#)
- q. [Minor Digital On-premises Off-premises Signs](#)
- r. [Roof Off-premises Signs](#)
- s. [Roof On-premises Signs](#)

4. Development Regulations

- a. The maximum Floor Area Ratio shall be 1.2.

- b. The maximum building Height shall be [14.0 m](#).
- c. A minimum Setback of [6.0 m](#) shall be required where any lot line of a Site Abuts a public roadway, other than a Lane.
- d. Outdoor storage of any kind is not permitted.
- e. No parking, loading, trash collection, outdoor service or display area shall be permitted within a required yard. Loading and trash collection areas shall be located to the rear or sides of the principal buildings and shall be screened from view from any adjacent sites, public roadways or Light Rail Transit lines, in accordance with the provisions of subsection 55.4 of the Zoning Bylaw.
- f. Where Use Classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the Site containing such Use Classes is directly adjacent to Sites used or zoned for Religious Assembly, the Development Officer will require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: landscaping; berming or screening, and building setback, which may exceed the requirements of [Section 55](#) of this Bylaw; noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and any other measures as the Development Officer may deem appropriate.
- g. Restaurants shall be limited to less than 200 occupants and [240m²](#) of Public Space.
- h. Commercial Schools shall be permitted only when accessory to a Permitted Use.
- i. Commercial Uses shall only be located:

- i. On a Site Abutting a highway, arterial, service or collector road; and
- ii. On a Corner Site; or
- iii. On a Site where a minimum of one side lot line Abuts an existing commercial use.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- j. [Urban Indoor Farms](#) shall comply with [Section 98](#) of this Bylaw.
- k. [Urban Outdoor Farms](#) shall comply with [Section 98](#) of this Bylaw.
- l. [Urban Gardens](#) shall comply with [Section 98](#) of this Bylaw.

*Charter Bylaw 18522
September 5, 2018*

- m. [Cannabis Retail Sales](#) shall comply with [Section 70](#) of this Bylaw

Edmonton Zoning Bylaw 12800

970.7 EETC Edmonton Energy and Technology Park Chemical Cluster Zone

1. General Purpose

The purpose of this Zone is to provide opportunity for the development of a petroleum chemical industrial cluster precinct as defined in the Edmonton Energy and Technology Park Area Structure Plan.

2. Permitted Uses

- a. [Heavy Industrial](#)
- b. [Industrial Manufacturing](#)
- c. [Industrial Logistics](#)
- d. [Major Impact Utility Services](#)
- e. [Minor Impact Utility Services](#)
- f. [Recycled Materials Drop-off Centre](#)

*Charter Bylaw 18613
November 26, 2018*

- g. [Special Event](#)
- h. [Specified Industrial Facility](#)
- i. [Temporary Storage](#)
- j. [Fascia On-premise Signs](#)
- k. [Freestanding On-premise Signs](#)
- l. [Minor Digital On-premises Signs](#)
- m. [Projecting On-premises Signs](#)
- n. [Roof On-premises Signs](#)

3. Development Regulations

- a. The minimum Site Area shall be [1 ha](#)
- b. A minimum Setback of [3.0 m](#) shall be required where any lot line of a Site Abuts a public roadway, other than a Lane.
- c. Notwithstanding 970.7(3) (b), the Development Officer may require a greater Setback for those components of an industrial development that may interfere with the safety or amenity of developments upon Abutting lands, having particular regard to any Separation Spaces required by Alberta Environment.
- d. All outdoor services, assembly, trash collection and storage areas including the trucking yards associated with such activities shall be located to the rear or side of the principal building. Loading and trash collection facilities servicing, warehouse and similar developments, where the handling or assembly of goods is carried out within a building, shall be allowed to the rear, sides or front of the principal building. The areas and facilities referred in this clause shall be screened from view from any public roadway other than a Lane, and from adjacent Sites, unless the public roadway is a local road servicing only the Energy and Technology Park. Notwithstanding the above, trash collection areas located to

- the front of the principal building shall be screened from view from any public roadway, including a Lane, and from any adjacent Site.
- e. Outside display areas are allowed to be located to the side or front of the principal building, provided that such displays are limited to examples of equipment or material related to the industry or business located on the Site.
 - f. Industrial Manufacturing is permitted only in areas within the 1.5 km Risk Buffer adjacent to the Manufacturing Precinct as shown in Appendix II.
 - g. Industrial Logistics is permitted only in areas within the 1.5 km Risk Buffer adjacent to the Logistics Precinct as shown in Appendix III.
 - h. Major Impact Utility Services does not include sanitary landfills Sites or nuclear power facilities.
 - i. Temporary Storage is permitted only if accessory to the Heavy Industrial, Industrial Manufacturing and Industrial Logistics Uses.
 - j. Heavy Industrial shall not be permitted within the 1.5 km Risk Buffer area as shown on Appendix III.

Edmonton Zoning Bylaw 12800

970.8 (EETL) Edmonton Energy and Technology Park Logistics Zone

1. General Purpose

The purpose of this Zone is to provide opportunity for the development of logistic hubs within the Edmonton Energy and Technology Park Area Structure Plan area to support the petrochemical cluster precinct as well as the manufacturing segments as defined in the Edmonton Energy and Technology Park. Commercial uses are to be located along the periphery of the precinct as defined in the Edmonton Energy and Technology Park Area Structure Plan and adjacent to highways, arterial or collector roads.

2. Permitted Uses

- a. [Convenience Retail Stores](#)
- b. [Equipment Rentals](#)
- c. [General Industrial Uses](#)
- d. [Industrial Logistics](#)
- e. [Minor Impact Utility Services](#)

*Charter Bylaw 18613
November 26, 2018*

- f. [Special Event](#)
- g. [Special Industrial Uses](#)
- h. [Specialty Food Services](#)
- i. [Fascia On-premise Signs](#)
- j. [Freestanding On-Premise Signs](#)

3. Discretionary Uses

- a. [Automotive and Equipment Repair Shops](#)
- b. [Drive-in Food Services](#)
- c. [Major Service Stations](#)

*Charter Bylaw 18613
November 26, 2018*

- d. [Market](#)
- e. [Mobile Catering Food Services](#)
- f. [Protective and Emergency Services](#)
- g. [Restaurants](#)

*Bylaw 17901
March 6, 2017*

- h. [Urban Gardens](#)

*Bylaw 17901
March 6, 2017*

- i. [Urban Indoor Farms](#)

*Bylaw 17901
March 6, 2017*

- j. [Urban Outdoor Farms](#)
- k. [Vehicle and Equipment Sales/Rentals](#)
- l. [Major Digital Signs](#)
- m. [Major Digital Off-premises Signs](#)
- n. [Minor Digital On-premises Signs](#)
- o. [Minor Digital On-premises Off-premises Signs](#)
- p. [Roof On-premises Signs](#)

4. Development Regulations

- a. All Uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building where feasible.
- b. All loading, service, trash collection and Accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a Lane.
- c. Any site that Abuts a Residential Zone shall be screened by a [6 m](#) berm, the berm shall be landscaped with a combination of trees and shrubs to provide additional screening and interest, this landscaping shall be to the satisfaction of the Development Officer.
- d. The Development Officer may require that exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any public roadway other than a Lane, and from adjacent Sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone.
- e. Rail and pipelines may be used where applicable to reduce roadway congestion, transportation costs, and greenhouse gas emissions.
- f. The maximum Floor Area Ratio shall be 1.5.

*Bylaw 17832
November 28, 2016
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

- g. The maximum Height shall not exceed [14.0 m](#), except that the Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater Height for a building housing a General Industrial Use or Special Industrial Use up to a maximum of [18.0 m](#), where this is required to facilitate the industrial development of the Use involved.
- h. The Front setback shall be [3.0m](#) where the Front Lot Line of a Site Abuts a public road other than arterial, service or collector road and [6 m](#) in all other cases.
- i. Commercial Uses shall only be located:
 - i. On a Site Abutting a highway, arterial, service or collector road; and
 - ii. On a Corner Site; or
 - iii. On a Site where a minimum of one side lot line Abuts an existing commercial use.

Edmonton Zoning Bylaw 12800

970.9 (EETM) Edmonton Energy and Technology Park Manufacturing Zone

1. General Purpose

The purpose of this Zone is to provide for the development of manufacturing uses and industrial uses that support and complement petrochemical cluster development as described in the Edmonton Energy and Technology Park Area Structure Plan. Development in this Zone shall be designed and constructed with a high standard of appearance, urban design, and with regard to the environment through the use of green building technology and green design elements. Commercial uses are to be located along the periphery of the precinct as defined in the Edmonton Energy and Technology Park Area Structure Plan and adjacent to highways, arterial or collector roads.

2. Permitted Uses

- a. [Convenience Retail Stores](#)
- b. [General Industrial Uses](#)
- c. [Industrial Manufacturing](#)
- d. [Minor Impact Utility Services](#)

*Charter Bylaw 18613
November 26, 2018*

- e. [Special Event](#)
- f. [Fascia On-premise Signs](#)
- g. [Freestanding On-Premise Signs](#)

3. Discretionary Uses

*Bylaw 17557
March 14, 2016*

- a. [Automotive and Equipment Repair Shops](#)
- b. [Automotive and Minor Recreation Vehicle Sales/Rentals](#)
- c. [Convenience Vehicle Rentals](#)
- d. [Drive-in Food Services](#)
- e. [Equipment Rentals](#)
- f. [Gas Bars](#)
- g. [General Contractor Services](#)
- h. [Fleet Services](#)
- i. [Special Industrial Uses](#)
- j. [Major Impact Utility Services](#)
- k. [Major Service Stations](#)

*Charter Bylaw 18613
November 26, 2018*

- l. [Market](#)

- m. [Minor Service Stations](#)
- n. [Mobile Catering Food Services](#)
- o. [Rapid Drive-through Vehicle Service](#)
- p. [Recycled Materials Drop Off Centre](#)
- q. [Restaurants](#)
- r. [Specialty Food Services](#), for less than 100 occupants and 120m² of public space

*Bylaw 17901
March 6, 2017*

- s. [Urban Gardens](#)

*Bylaw 17901
March 6, 2017*

- t. [Urban Indoor Farms](#)

*Bylaw 17901
March 6, 2017*

- u. [Urban Outdoor Farms](#)
- v. [Major Digital Signs](#)
- w. [Minor Digital Off-premises Signs](#)
- x. [Minor Digital On-premises Signs](#)
- y. [Minor Digital On-premises Off-premises Signs](#)
- z. [Roof On-premises Signs](#)
- aa. [Roof Off-premises Signs](#)
- bb. [Projecting On-premises Signs](#)

4. Development Regulations

- a. The maximum Floor Area Ratio shall be 2.0.

*Bylaw 16733
July 6, 2015
Bylaw 17832
November 28, 2016
Bylaw 18305
February 26, 2018
Effective Date: May 1, 2018*

- b. The maximum building Height shall be [18 m](#) except that the Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater Height for a building housing an Industrial Manufacturing Use up to a maximum of [22m](#) where this is required to facilitate the industrial development of the Use involved.
- c. The Front setback shall be [3.0m](#) where the Front Lot Line of a Site Abuts a public road other than arterial, service or collector road and [6 m](#) in all other cases.
- d. Outdoor storage of any kind must be located at the rear of the building and shall not be permitted fronting onto arterials or freeways within the Edmonton Energy and Technology Park Manufacturing Zone.
- e. All loading, service, trash collection and accessory storage areas and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a Lane.
- f. Any site that Abuts a Residential Zone shall be screened by a [6 m](#) berm, the berm shall be landscaped with a combination of trees and shrubs to provide additional screening and interest, this landscaping shall be to the satisfaction of the Development Officer. ¹⁰⁷⁷

- g. Where this Zone is applied along a major collector or higher standard public roadway, the minimum Site Frontage shall be 30.0 m, unless access is provided from a service road.

*Bylaw 17557
March 14, 2016*

- h. Major Impact Utility Services shall be setback 300 m from a Municipal Boundary. Major Impact Utility Services does not include sanitary landfills Sites or nuclear power facilities.
- i. Commercial Uses shall only be located:
 - i. On a Site Abutting a highway, arterial, service or collector road; and
 - ii. On a Corner Site; or
 - iii. On a Site where a minimum of one side lot line Abuts an existing commercial use.

*Bylaw 17557
March 14, 2016*

5. Additional Development Regulations for Discretionary Uses

1. Notwithstanding subsection 970.9(4)(i) the following discretionary Uses shall only be located on a lot adjacent to Anthony Henday Drive:
 - a. Automotive and Minor Recreation Vehicle Sales/Rentals
 - b. Convenience Vehicle Rentals
 - c. Fleet Services
 - d. Mobile Catering Food Services
 - e. Specialty food services, for less than 100 occupants and 120m² of public space
 - f. Truck and Mobile Home Sales/Rentals
2. Notwithstanding subsection 970.9(4)(d) outdoor storage areas associated with Convenience Vehicle Rentals and Fleet Services shall be located to the rear or sides of the principal building and are permitted adjacent to Anthony Henday Drive.
3. Notwithstanding subsection 970.9(4)(d) outdoor storage areas associated with Automotive and Minor Recreation Vehicle Sales/Rentals and Truck and Mobile Home Sales/Rentals are permitted adjacent to Anthony Henday Drive.
4. All Storage, display, or parking areas shall be Hardsurfaced in accordance with subsection 54.6 and 970.5(6) of this Bylaw.
5. Lighting for the display areas shall be mounted on lamp standards and no exposed bulbs or strings of lights shall be used.

Edmonton Zoning Bylaw 12800

970.10 (EETR) Edmonton Energy And Technology Park Industrial Reserve Zone

1. General Purpose

The purpose of this Zone is to allow for the continuation of existing residential properties that do not prejudice future use when the lands are required for Industrial Use as defined in the Edmonton Energy and Technology Park Area Structure Plan.

2. Permitted Uses

- a. Existing [Single Detached Housing](#)
- b. [Minor Home Based Business](#)
- c. [Secondary Suites](#)

*Charter Bylaw 18613
November 26, 2018*

- d. [Special Event](#)

3. Discretionary Uses

- a. [Minor Impact Utility Services](#)
- b. [Major Home Based Business](#)
- c. [Garden Suites](#)

*Charter Bylaw 18613
November 26, 2018*

- d. [Market](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016
Bylaw 17901
March 6, 2017*

- e. [Urban Gardens](#)

*Bylaw 17901
March 6, 2017*

- f. [Urban Indoor Farms](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- g. [Urban Outdoor Farms](#)

4. Development Regulation

- a. Residential Development shall comply with the regulations found in [Section 240](#) of this Bylaw.

*Bylaw 17403
October 19, 2015*

Effective date: February 1, 2016

- b. Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.
- c. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

Edmonton Zoning Bylaw 12800

Bylaw 18097
January 23, 2018

970.11 (EETIM) Edmonton Energy and Technology Park Medium Industrial Zone

970.11.1 General Purpose

The purpose of this zone is to provide opportunity for industrial development, including manufacturing and logistic uses within the extent of the Edmonton Energy and Technology Park Area Structure Plan. Commercial uses will be allowed within service commercial nodes, which will be restricted in location and size to preserve the industrial character of the Zone. Development in this Zone shall be designed and constructed with a high standard of appearance, urban design and with regard to the environment through the use of green building technology and green design elements.

970.11.2 Permitted Uses

- a. [General Industrial](#)
- b. [Industrial Logistics](#)
- c. [Industrial Manufacturing](#)
- d. [Minor Impact Utility Services](#)
- e. [Protective and Emergency Services](#)
- f. [Recycled Materials Drop-off Centre](#)
- g. [Special Industrial Uses](#)
- h. [Fascia On-premises signs](#)
- i. [Freestanding On-premises signs](#)
- j. [Projecting On-premises signs](#)

970.11.3 Discretionary Uses

- a. [Automotive and Minor Recreation Vehicle Sales/Rentals](#)
- b. [Convenience Vehicle Rentals](#)
- c. [Fleet Services](#)
- d. [General Contractor Services](#)
- e. [Land Treatment](#)
- f. [Major Impact Utility Services](#), excluding sanitary landfill Sites or nuclear power facilities
- g. [Mobile Catering Food Services](#)
- h. [Specialty Food Services](#)
- i. [Truck and Mobile Home Sales/Rentals](#)
- j. [Major Digital Signs](#)
- k. Major Digital Off-Premises Signs
- l. [Minor Digital On-Premises Signs](#)
- m. [Minor Digital On-Premises Off-Premises Signs](#)
- n. [Roof Off-Premises Signs](#)

- o. [Roof On-Premises Signs](#)

970.11.4 Development Regulations

- a. The maximum Floor Area Ratio shall be 2.0.
- b. Specialty Food Services shall be limited to 100 Occupants and [120m²](#) of Public Space.
- c. The maximum building Height shall be [18.0 m](#) except that the Development Officer may, notwithstanding subsection 11.3, grant a variance to permit a greater Height for a building housing an Industrial Manufacturing Use up to a maximum of 22.0 m where this is required to facilitate the industrial development of the Use involved.
- d. The Front setback shall be [3.0 m](#) where the Front Lot Line of a Site Abuts a public road other than arterial, service or collector road and 6.0 m in all other cases.
- e. All Uses and related activities, except those noted in clauses (f) and (g) below, shall be located and carried on within an enclosed building.
- f. All loading, service, trash collection and Accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a Lane.
- g. Any site that Abuts a Residential Zone, or is separated from a Residential Zone by a public roadway or a waterway, shall be screened by a berm. The berm shall be landscaped with a combination of trees and shrubs to provide additional screening and shall be sized to the satisfaction of the Development Officer.
- h. Any exposed projections outside the building such as mechanical and electrical equipment, transformer ducts, cooling towers and materials handling equipment be screened from view from any public roadway other than a Lane, and from adjacent Sites to the satisfaction of the Development Officer.
- i. Outdoor storage shall be located at the rear of the building and shall be screened to the satisfaction of the Development Officer.
- j. Major Impact Utility Services shall be Setback [300 m](#) from a Municipal Boundary.

970.11.5 Additional Development Regulations for Discretionary Uses

- a. Automotive and Minor Recreation Vehicle Sales/Rentals, Convenience Vehicle Rentals, Fleet Services, Mobile Catering Food Services, Specialty Food Services and Truck and Mobile Home Sales/Rentals shall only be located on a Lot Abutting Anthony Henday Drive.
- b. Notwithstanding subsection 970.11.4.i outdoor storage areas associated with Automotive and Minor Recreation Vehicle Sales/Rentals, Truck and Mobile Home Sales/Rentals, Convenience Vehicle Rentals and Fleet Services shall be located to the rear or sides of the principal building. At the discretion of the Development Officer, outdoor display areas for Automotive and Minor Recreation Vehicle Sales/Rentals may be located facing a public roadway.

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- c. Notwithstanding subsection 54.4, storage, display, or Vehicle Parking surfaces shall be designed to minimize Impermeable Material on Site and shall incorporate low impact development best management practices.

970.11.6 Service Commercial Nodes

- a. Certain locations shall be considered Service Commercial Nodes in order to ensure that the Edmonton Energy and Technology Park provides a mix of commercial uses that will primarily serve the employees of the Medium Industrial, Petrochemical and Research and Development precincts and provide support services to the business within those precincts. The commercial uses are limited to maintain the industrial character of the area.

- b. For the purposes of Subsection 970.11.6 a Site shall be deemed to be located within a Service Commercial Node if:
 - i. The Site does not Abut the CN Rail line;
 - ii. The Site does not conflict with a current or future connection for a rail spur line;
 - iii. The location is at the intersection of:
 - 1. Collector and Arterial Roadways, or
 - 2. Collector Roadways; and
 - iv. The Site is identified in Appendix I to Section 970 Special Area Edmonton Energy and Technology Park of Bylaw 12800 as amended.
- c. Notwithstanding subsections 970.11.2 and 970.11.3, the following Uses shall be deemed to be Permitted Uses and Discretionary Uses within a Service Commercial Node:
 - i. Permitted Uses
 - a. [Automotive and Equipment Repair Shops](#)
 - b. [Business Support Services](#)
 - c. [Convenience Retail Stores](#)
 - d. [Drive-in Food Services](#)
 - e. [Equipment Rentals](#)
 - f. [Fleet Services](#)
 - g. [Gas Bars](#)

*Charter Bylaw 18613
November 26, 2018*

- h. [Market](#)
- i. [Mobile Catering Food Services](#)
- j. [Rapid Drive-through Vehicle Services](#)
- k. [Restaurants](#)

*Charter Bylaw 18613
November 26, 2018*

- l. [Special Event](#)
- m. [Specialty Food Services](#)
- n. [Vehicle and Equipment Sales/Rentals](#)
- o. [Fascia On-premises Signs](#)
- p. [Freestanding On-premises Signs](#)
- q. [Projecting On-premises Signs](#)
- r. [Temporary On-premises Signs](#)
- ii. Discretionary Uses
 - a. [Major Service Station](#)
 - b. [Minor Service Station](#)
 - c. [Freestanding Off-premises Signs](#)
 - d. [Minor Digital On-premises Signs](#)
 - e. [Minor Digital On-premises Off-premises Signs](#)
 - f. [Roof On-premises Signs](#)

- d. Development Regulations for Uses Within a Service Commercial Node
- i. Except for Vehicle and Equipment Sales/Rentals and Major Service Station the maximum Floor Area of any individual business premises shall not exceed 275m².
 - ii. Drive-in Food Services and Restaurants shall be limited to 100 Occupants and [120m²](#) of Public Space.
 - iii. The maximum Site area shall be [2.0 ha](#).
 - iv. The maximum Floor Area Ratio shall be 1.0.
 - v. The maximum Height shall not exceed [10.0 m](#), in accordance with Section 52.
 - vi. minimum Setback of [3.0 m](#) shall be required where a Site Abuts a public roadway, other than a Lane.
 - vii. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or a LRT line in accordance with the provisions of Section 55.5 of this Bylaw
 - viii. Signs shall comply with the regulations found in Schedule 59D.
 - ix. Access must be from Collector or Local Roadways only.

SECTION 980

SPECIAL AREA HERITAGE VALLEY LOW DENSITY ZONE

Edmonton Zoning Bylaw 12800

Bylaw 17387
September 21, 2015

980 (HVLD) SPECIAL AREA HERITAGE VALLEY LOW DENSITY ZONE

980.1 General Purpose

To provide for low density housing with the opportunity for Zero Lot Line, Reverse Housing, and Row Housing, in accordance with the design objectives in the Heritage Valley 12 Neighbourhood Area Structure Plan.

980.2 Area of Application

The portions of S.W. ¼ Section 24-51-25-W4M shown as "HVLD" on [Appendix I](#).

980.3 Permitted Uses

- a. [Duplex Housing](#)

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

- b. [Garden Suites](#)

Charter Bylaw 19490
November 5, 2020

- c. [Supportive Housing](#), Restricted to Limited Supportive Housing
- d. [Minor Home Based Business](#)
- e. [Row Housing](#)
- f. [Secondary Suites](#)
- g. [Semi-Detached Housing](#)
- h. [Single Detached Housing](#)

Bylaw 17403
October 19, 2015
Effective date: February 1, 2016

- i. [Urban Gardens](#)
- j. [Fascia On-premises Signs](#)
- k. [Temporary On-premises Signs](#)

980.4 Discretionary Uses

- a. [Child Care Services](#)

Charter Bylaw 19490
November 5, 2020

- b. [Supportive Housing](#)
- c. [Lodging Houses](#)
- d. [Major Home Based Business](#)
- e. [Residential Sales Centre](#)

Charter Bylaw 18613

f. [Special Event](#)

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

g. [Urban Outdoor Farms](#)

980.5 Development Regulations

a. The minimum Site Area shall be in accordance with Table 1 as follows:

Bylaw 17931

April 10, 2017

Table 1 - Minimum Site Area		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
Single Detached Housing or Duplex Housing	255 m²	255 m²
Single Detached Housing - one side Setback reduced to 0 m	247 m²	247 m²
Single Detached Housing - Site depth less than 30 m	308 m²	N/A
Semi-detached Housing - per Dwelling	221 m²	201 m²
Semi-detached Housing - one side setback reduced to 0 m - per Dwelling	183 m²	165 m²
Row Housing - internal Dwelling	150 m²	150 m²
Row Housing - end Dwelling	186 m²	186 m²

b. The minimum Site Width shall be in accordance with Table 2 as follows:

Bylaw 17931

April 10, 2017

Table 2 - Minimum Site Width		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
Single Detached Housing or Duplex Housing	8.5 m	8.5 m
Single Detached Housing - one side Setback reduced to 0 m	7.6 m	7.6 m
Single Detached Housing - Site depth less than 30 m	11 m	N/A
Semi-detached Housing - per Dwelling	7.3 m	6.7 m
Semi-detached Housing - one side setback reduced to 0 m - per Dwelling	6.1 m	5.5 m
Row Housing - internal Dwelling	5.0 m	5.0 m
Row Housing - end Dwelling	6.2 m	6.2 m

- c. For Single Detached Housing, the Site Width on an irregular shaped Lot shall be measured [9.0 m](#) into the Site from the Front Lot Line, except that:
 - i. The Site Width on an irregular shaped Lot shall be measured [3.5 m](#) into the Site from the Front Lot Line, where the Side Lot Line is less than [30.0 m](#).

Charter Bylaw 18381
May 7, 2018

- d. Notwithstanding the definition for Front Lot Line in Section 6.1, the Front Lot Line may be the property line separating a lot from an Abutting pipeline corridor, stormwater management facility or public park. In the case of a Corner Lot, the Front Lot Line shall be the shorter of the property lines Abutting a pipeline corridor, public park, or public roadway other than a Lane. In the case of a Corner Lot formed by a curved corner, the Front Lot Line shall be the shorter of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line.
- e. The minimum Site Depth shall be [30.0 m](#), except that:
 - i. the minimum Site depth shall be [33 m](#) where the principal building is not fronting on to a public roadway.
 - ii. the minimum Site depth may be reduced to [28 m](#) for Single Detached Housing, where the Site Width is [11 m](#) or greater and primary vehicular access is not from a Lane.
- f. The total number of Row Housing Dwellings shall not exceed 25% of the total estimated number of Dwellings within each contiguous area of this Zone, and shall be limited to five Dwellings per structure.
- g. The maximum building Height shall be [12.0m](#).
- h. The maximum total Site Coverage shall be in accordance with Table 3 as follows:

Table 3 - Maximum Site Coverage				
	Total Max Site Coverage	Principal building	Accessory building	Principal building with Attached Garage
Single Detached Housing or Duplex Housing with front drive access	50%	NA	NA	50%
Single Detached Housing with Lane access	47%	35%	17%	47%
Single Detached Housing - one Side Setback reduced to 0 m	53%	38%	17%	53%
Single Detached Housing - Site depth less than 30 m	53%	N/A	N/A	53%
Semi-detached Housing - per Dwelling	50%	35%	17%	50%
Semi-detached Housing - one Side Setback reduced to 0 m - per Dwelling	53%	38%	17%	53%

Row Housing - end Dwelling	45%	30%	15%	45%
Row Housing - internal Dwelling	55%	35%	20%	55%

Bylaw 18303
February 26, 2018

Notwithstanding Table 3, the maximum Site Coverage for the principal 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.

- i. Front Setbacks shall be as follows:
 - i. The minimum Front Setback shall be [5.5 m](#) where primary vehicular access is not from a Lane.
 - ii. The minimum Front Setback shall be [4.5 m](#) where primary vehicular access is from a Lane, except that the setback may be reduced to [3.0 m](#) where: separate Walkways and landscaped boulevards are provided; or the principal building is not fronting on to a public roadway.
- j. The Rear Setback shall be in accordance with Table 4 as follows:

Table 4 - Minimum Setback from the Rear Lot Line	
Single Detached Housing - Lane access Dwellings	4.0 m
Single Detached Housing or Duplex Housing	7.5 m , except in the case of a Corner Site it shall be 4.5 m .
Single Detached Housing - one Side Setback reduced to 0 m	
Semi-detached Housing	
Semi-detached Housing - one Side Setback reduced to 0 m	6 m
Single Detached Housing - Site depth less than 30 m	
Row Housing - internal Dwelling	7.5 m , except that the Setback may be reduced to 5.5 m where an attached rear garage is provided
Row Housing -End Dwelling	

Bylaw 17931
April 10, 2017

- k. Notwithstanding Table 4, where the Front Lot Line separates a lot from an Abutting pipeline corridor, stormwater management facility or public park, the minimum Rear Setback shall be [5.5 m](#).
- l. Side Setbacks shall be provided as follows:
 - i. The minimum interior Side Setback shall be [1.2 m](#), except where the Side Setback of an adjacent lot has been reduced to 0 m, the minimum interior Side Setback shall be increased to [1.5 m](#) to allow for a shared maintenance easement, in accordance with section 980.5(n).
 - ii. On a Corner Site where the building fronts onto a public roadway, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be [2.4 m](#). In addition, where the Garage is attached to the principal building and the vehicle doors of

the Garage face the flanking public roadway, the distance between any portion of the Garage doors and the public roadway shall not be less than [4.5 m](#).

*Bylaw 17931
April 10, 2017*

- iii. The minimum Side Setback for a side of the principal building, may be reduced to 0 m provided that the owner complies with section 980.5(m).
- m. The minimum Side Setback for one side of the principal building of Single Detached Housing or a side of the principal building that is not a Party Wall of Semi-detached Housing, may be reduced to 0 m where:
 - i. The owner of the Site proposed for development and the owner of the adjacent Site shall register, on both titles, a [1.5 m](#) private maintenance easement that provides:
 - A. a [0.30 m](#) eave encroachment easement with the requirement that the eaves shall not be closer than [0.90 m](#) to the eaves of the building on an adjacent parcel;
 - B. a [0.60 m](#) footing encroachment easement;
 - C. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards; and
 - D. permission to access the easement area for maintenance of both properties.

*Bylaw 17931
April 10, 2017*

- ii. all roof leaders from the Dwelling are connected to the individual storm sewer service for each lot;
- iii. No roof leader discharge shall be directed to the maintenance easement; and
- iv. Where a Lot Abuts a pipeline right-of-way, the principal building shall be Setback a minimum of [7.5 m](#) from the pipeline right-of-way.

*Bylaw 17931
April 10, 2017
Charter Bylaw 19502
February 9, 2021*

- 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.

*Bylaw 18303
February 26, 2018*

- o. For the development of Row Housing the following regulations shall apply:
 - i. The maximum Density for Multi-unit Project Developments shall be 42 Dwellings/ha, except;

*Charter Bylaw 18387
May 7, 2018*

- A. this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated maneuvering aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the ground level surface covering such parking shall be less than 1.0 m; shall not be located in a required Front Setback and shall be integrated with the design of buildings and landscaping so as to be unobtrusive; and
- B. this shall be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with [Section 46](#).

ii. Dwellings shall meet the following criteria:

A. a minimum of two bedrooms;

B. individual and private access to ground level; and

C. direct access to Amenity Area.

iii. Maintenance and/or drainage and utility easement(s) may be required between Abutting buildings and/or through a private Yard of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.

iv. Notwithstanding the other regulations under this Section, in the case of Multi-unit Project Developments:

A. the minimum Site Area and Site depth for individual Dwellings that are Bare Land Condominium Units may be reduced, provided that the density of the development does not exceed the density as prescribed in subsection 980.5(p)(i) of this Zone; and

B. a building with rear detached Garages may exceed the maximum Site Width and total number of Garages allowed as specified under subsection 980.5(q)(iv) of this Zone.

p. On Site Parking requirements shall be developed in accordance with the following:

i. Where primary access is not from a Lane:

A. Dwellings shall include a front attached Garage; and

ii. where primary vehicular access is from a Lane:

A. one Garage, or a Parking Area shall be clearly demarcated on the Site Plan accompanying a Development Permit application for the principal building;

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.

*Charter Bylaw 18387
May 7, 2018*

*Bylaw 17931
April 10, 2017*

*Charter Bylaw 19502
February 9, 2021*

- C. notwithstanding Section 50, where the principle 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 Rear Lot Line of 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.
- D. for principal buildings fronting a public roadway, the minimum distance from the Rear Lot Line or a private roadway to a Garage or Parking Area shall be [1.2 m](#);
- E. for principal buildings facing a Lane or private roadway, the minimum distance from the Lane or private roadway to the vehicle doors of a Garage or Parking Area shall be [5.5 m](#);
- F. Hard surfaced walkway is required between the Garage or Parking Area and an entry to the Dwelling;

*Charter Bylaw 18381
May 7, 2018*

- G. where no Garage is proposed, a Hardsurfaced Parking Area to accommodate a minimum of one vehicle per Dwelling shall be developed, the dimensions of which shall conform to the off-street parking space requirements of Section 54.2(4) of this Bylaw.
- H. Hardsurfaced parking pads shall include an underground electrical power connection with outlet on a post [1.0 m](#) in Height, located within [1.0 m](#) of the parking pad.
- iii. an accessory building or structure shall be located not less than [0.9 m](#) from a principal building .
- 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 principle building
- v. notwithstanding subsection 980(p)(ii), where the principal building is a Semi-detached house or Row House, and the vehicle doors of a detached Garage face the Rear Lot Line, the detached Garage shall be located not less than 0.6 m from the Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer.
- vi. an accessory Building or Structure for Semi-detached and Row Housing shall be located not less than [0.60 m](#) from the Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer.
- vii. for Row Housing where detached rear parking Garages are proposed, the maximum width of the building containing the Garage(s) shall not exceed [30 m](#), provided that the building does not contain more than five separate Garages.
- viii. Hardsurfaced parking pads may be attached between two Lots.

*Charter Bylaw 19502
February 9, 2021*

- 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 [11.5 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.

*Charter Bylaw 19502
February 9, 2021*

- 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.
- q. Dwellings on corner Sites shall have flanking side treatments similar to, or reflective of, the front elevation.
- r. General Site Landscaping shall be developed in accordance with subsection 55.4 of this Bylaw, except:
 - i. one deciduous tree or one coniferous tree and four shrubs shall be required for each Single Detached, Semi-detached and Duplex Dwelling ;
 - ii. one deciduous tree or one coniferous tree and two shrubs shall be required for each Row Housing Dwelling; and
 - iii. all applications for a Development Permit shall include a Site Plan that identifies the location, species and size of Landscaping required.

*Bylaw 18303
February 26, 2018*

- s. Amenity Area shall be provided in accordance with [Section 46](#) of this Bylaw.
- t. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site
- u. Signs shall comply with the regulations found in [Schedule 59A](#).
- v. Notwithstanding [Section 48](#), Separation Space shall be as per the Setbacks of this zone.

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- w. Urban Gardens shall comply with [Section 98](#) of this Bylaw.

*Bylaw 17931
April 10, 2017*

- x. Except where modified throughout the regulations of this zone, accessory buildings shall comply with [Section 50](#).

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

- y. Garden Suites shall comply with [Section 87](#) of this Bylaw.

980.6 Additional Development Regulations for Discretionary Uses

- a. Child Care Services shall comply with [Section 80](#) of this Bylaw.
- b. Major Home Based Business shall comply with [Section 75](#) of this Bylaw.
- c. Residential Sales Centre shall comply with [Section 82](#) of this Bylaw.

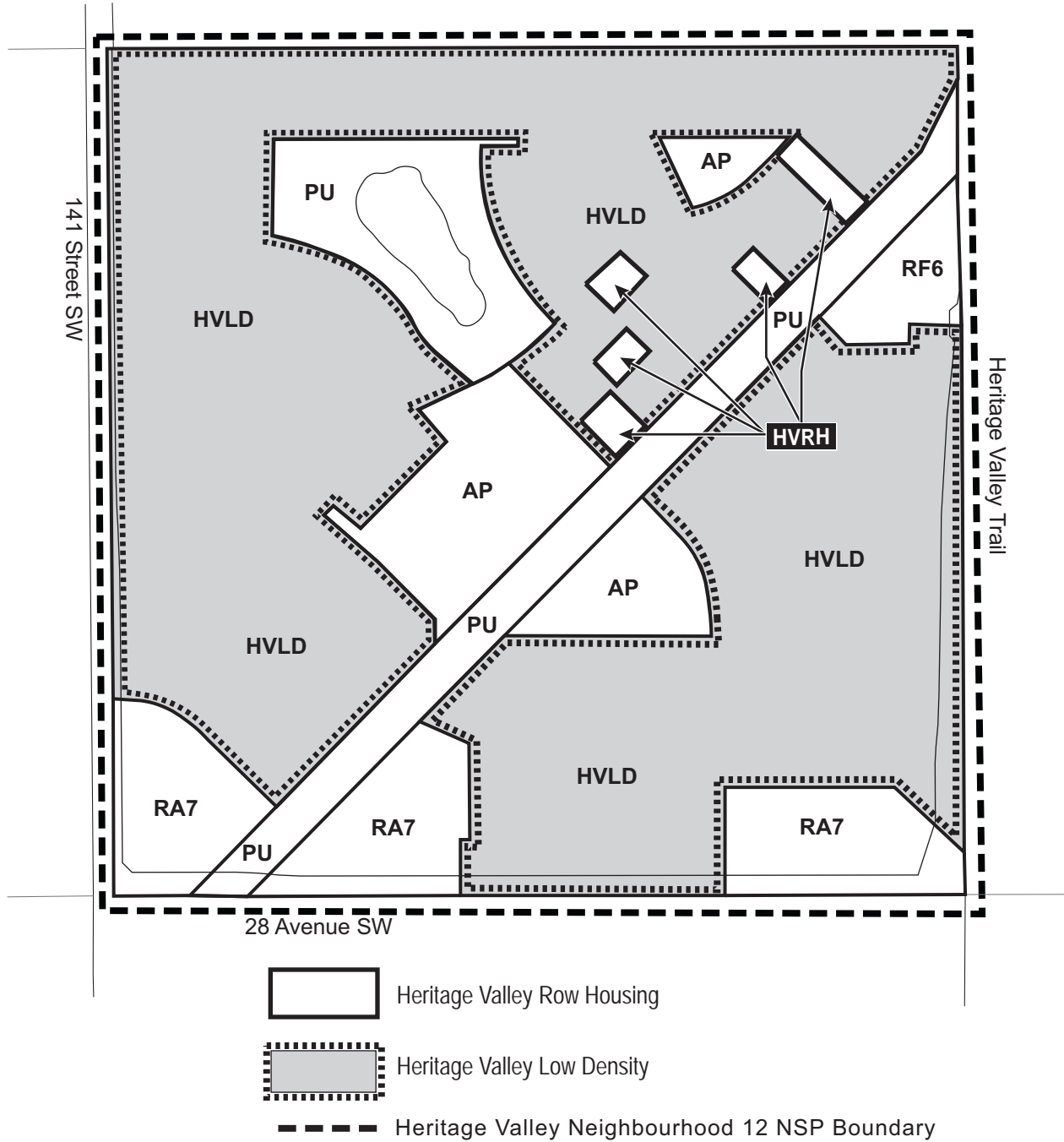
*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- d. [Urban Outdoor Farms](#) shall comply with [Section 98](#) of this Bylaw.

*Bylaw 18393
July 10, 2018*

[Appendix 1 - Special Area Heritage Valley Low Density Zone](#)

Special Area, Heritage Valley Low Density Zone
Appendix I to Section 980 of Bylaw 12800



Edmonton Zoning Bylaw 12800

Bylaw 18393
July 10, 2018

981 SPECIAL AREA HERITAGE VALLEY ROW HOUSING ZONE

Charter Bylaw 18967
August 26, 2019

1. General Purpose

To provide for medium density housing with the opportunity for Row Housing, Multi-unit Housing, and Paisley Laneway housing, in accordance with the design objectives in the Paisley Neighbourhood Area Structure Plan.

2. Area of Application

The portions of S.W. ¼ Section 24-51-25-W4M shown as "HVRH" on Appendix I.

3. Permitted Uses

Charter Bylaw 19490
November 5, 2020

- a. [Supportive Housing](#), Restricted to Limited Supportive Housing
- b. [Minor Home Based Business](#)

Charter Bylaw 18967
August 26, 2019

- c. [Multi-unit Housing](#)
- d. Paisley Laneway Housing
- e. [Row Housing](#)
- f. [Urban Gardens](#)
- g. [Fascia On-premises Signs](#)
- h. [Temporary On-premises Signs](#)

4. Discretionary Uses

- a. [Child Care Services](#)

Charter Bylaw 19490
November 5, 2020

- b. [Supportive Housing](#)
- c. [Lodging Houses](#)
- d. [Major Home Based Business](#)
- e. [Residential Sales Centre](#)

Charter Bylaw 18613
November 26, 2018

- f. [Special Event](#)

5. Development Regulations

- a. The minimum Site Area shall be in accordance with Table 1 as follows:

Charter Bylaw 18967

Table 1 – Minimum Site Area		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
Row Housing - internal Dwelling	150 m²	150 m²
Row Housing - end Dwelling	186 m²	186 m²
Multi-unit Housing	N/A	670 m²

b. The minimum Site Width shall be in accordance with Table 2 as follows:

Table 2 - Minimum Site Width		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
Row Housing - internal Dwelling	5.0 m	5.0 m
Row Housing - end Dwelling	6.2 m	6.2 m
Multi-unit Housing	N/A	22.4 m

- c. Multi-unit Housing shall have vehicular access from a Lane.
- d. Notwithstanding Section 6.1(38), the Front Lot Line may be the property line separating a Lot from an Abutting pipeline corridor, stormwater management facility or Public Park. In the case of a Corner Lot, the Front Lot Line shall be the shorter of the property lines Abutting a pipeline corridor, Public Park, or public roadway other than a Lane. In the case of a Corner Lot formed by a curved corner, the Front Lot Line shall be the shorter of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line.
- e. The minimum Site depth shall be [30.0 m](#), except that:
 - i. the minimum Site depth shall be [33 m](#) where the principal building is not fronting on to a public roadway.
 - f. The maximum Height shall be [12.0m](#).
 - g. The maximum Site Coverage shall be in accordance with Table 3 as follows:

Table 3 - Maximum Site Coverage – Individual Lots				
	Maximum Site Coverage	Principal Building	Accessory Buildings, including Paisley Laneway Housing	Principal Building with Attached Garage
Row Housing - end Dwelling	45%	30%	15%	45%
Row Housing - internal Dwelling	55%	35%	20%	55%
Multi-unit Housing	55%	35%	20%	55%

- h. Front Setbacks shall be as follows:
 - i. The minimum Front Setback shall be [5.5 m](#) where primary vehicular access is not from a Lane.
 - ii. The minimum Front Setback shall be [4.5 m](#) where primary vehicular access is from a Lane, except that the Setback shall be [3.0 m](#) where: separate walkways and landscaped

boulevards are provided; or the principal building is not fronting on to a public roadway.

- i. The Rear Setback shall be [7.5 m](#), except that the Setback may be reduced to [5.5 m](#) where an attached rear garage is provided.
- j. Where the Front Lot Line separates a Site from an Abutting pipeline corridor, stormwater management facility or public park, the minimum Rear Setback shall be [5.5 m](#).
- k. Side Setbacks shall be provided as follows:
 - i. the minimum interior Side Setback shall be [1.2 m](#).
 - ii. on a Corner Site where the building fronts onto a public roadway, the minimum Side Setback Abutting the flanking public roadway other than a Lane shall be [2.4 m](#).
 - A. where a Garage is attached to the principal building and the vehicle doors of the Garage face the flanking public roadway, the Setback between any portion of the Garage doors and the flanking property line shall not be less than [4.5 m](#).
 - iii. Where a Lot Abuts a pipeline right-of-way, the principal building shall be Setback a minimum of [7.5 m](#) from the pipeline right-of-way.
 - A. The distance from the pipeline shall be shown on the site plan.
- l. Minimum Off-street Parking requirements shall be developed in accordance with the following:
 - i. Where vehicular access is not from a Lane:
 - A. Dwellings shall include a front attached Garage.
 - B. 1 parking space per Dwelling shall be provided.
 - ii. Where vehicular access is from a Lane:
 - A. The Garage or a Parking Area shall be clearly demarcated on the Site Plan accompanying a development permit application for the principal building.
 - B. 1 parking space per Dwelling shall be provided.
- m. Notwithstanding [Section 50](#), where the principal building faces a public roadway, other than a Lane, and the vehicle doors of the detached garage face a Lane Abutting the Site:
 - i. no portion of the detached Garage shall be located less than [1.2 m](#) from the Lot Line Abutting that Lane.
 - ii. no portion of the detached Garage shall be located less than [0.60 m](#) from the rear Lot Line where the vehicle doors face a Lane Abutting a Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer.
 - iii. no portion of the detached Garage shall be located less than [0.90 m](#) from the side Lot Line where the vehicle doors face a Lane Abutting the rear Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer.
- n. Notwithstanding [Section 50](#), where the principal building does not face a public roadway, and the vehicle doors of a detached Garage face a Lane Abutting the Site:
 - i. no portion of the detached Garage shall be located less than [1.2 m](#) from the Lot Line Abutting that Lane;
 - ii. no portion of the detached Garage shall be located less than [0.60 m](#) from the rear Lot Line where the vehicle doors face a Lane Abutting a Side Lot Line;
 - iii. no portion of the detached Garage shall be located less than [0.90 m](#) from the side Lot Line where the vehicle doors face a Lane Abutting the rear Lot Line.
- o. Hardsurfaced walkway is required between the Garage or Parking Area and an entry to the principal Dwelling;
- p. Where no Garage or Paisley Laneway House is proposed, a Hardsurfaced parking pad located a minimum distance of [1.2 m](#) from the Rear Lot Line and a minimum of 4.88 m wide and a minimum of [5.5 m](#) deep shall be constructed at the rear of each Lot; and

- q. Hardsurfaced parking pads shall include an underground electrical power connection with outlet on a post [1.0 m](#) in height, located within [1.0 m](#) of the parking pad.

Charter Bylaw 18967
August 26, 2019

- r. For Row Housing or Multi-unit Housing where detached rear parking Garages are proposed, the maximum width of the building containing the Garage(s) shall not exceed [30 m](#), provided that the building does not contain more than six separate Garages.
- s. Dwellings on corner Sites shall have flanking side treatments similar to, or reflective of, the front elevation.
- t. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
- u. Maintenance and/or drainage and utility easement(s) may be required between Abutting properties and/or through private Yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
- v. General Site Landscaping shall be developed in accordance with subsection 55.4 of this Bylaw, except:

Charter Bylaw 18967
August 26, 2019

- i. one deciduous tree or one coniferous tree and two shrubs shall be required for each Row Housing and Multi-unit Housing Dwelling; and
- ii. all applications for a Development Permit shall include a Site Plan that identifies the location, species and size of Landscaping required.
- w. Amenity Area shall be in accordance with Table 4.
- x. The Amenity Area shall be permanently retained as open space, unencumbered by an Accessory Building or future additions and shall be in accordance with Table 4 as follows:

Charter Bylaw 18967
August 26, 2019

Table 4 - Minimum Amenity Area	
Row Housing	<p>A minimum area of 15 m² per Dwelling shall be designated on the Site Plan for the active or passive recreation use of the occupants.</p> <p>A maximum of 50% of the required Amenity Area may be located in the Front Setback, including a front veranda, provided that it is Setback a minimum of 1.0 m from the Front Lot Line. In this case, this area shall be defined by use of a decorative fence or landscape elements such as planters, hedges or hard and soft surface treatments.</p> <p>A maximum of 50% of the required Amenity Area may be provided above Grade, provided that it shall be at least 7.5 m² in area, with neither the width or depth less than 1.5 m.</p>
Multi-unit Housing	<p>A minimum area of 7.5 m² per Dwelling shall be designated on the Site Plan and may be provided above Grade, including a balcony, provided that neither the width or depth is less than 1.5 m.</p>
Paisley Laneway Housing	

- y. All roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site.
- z. Signs shall comply with the regulations found in [Schedule 59A](#).
- aa. Separation Space shall be in accordance with [Section 48](#) of this Bylaw, except that Separation Space shall not be required between the principal building and Paisley Laneway Housing.

- bb. Except where modified through the regulations of this zone, Accessory buildings shall comply with [Section 50](#).

6. Additional Development Regulations for Discretionary Uses

- a. Child Care Services shall comply with [Section 80](#) of this Bylaw.
- b. Major Home Based Business shall comply with [Section 75](#) of this Bylaw.
- c. Residential Sales Centre shall comply with [Section 82](#) of this Bylaw.

7. Heritage Valley Paisley Laneway Housing

*Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19443
October 20, 2020*

- a. Paisley Laneway Housing means an Accessory building containing up to two Dwellings located apart from the principal building, which may be either Stacked Row Housing or Row Housing, and may contain a Parking Area. Paisley Laneway Housing has cooking facilities, food preparation, sleeping and sanitary facilities. Paisley Laneway Housing may be separated from the principal Dwelling by strata, subdivision, or condominium conversion. This Use Class does not include Multi-unit Housing, Duplex Housing, Garage Suites, Garden Suites, Secondary Suites, Semi-detached Housing, Lodging Houses, or Blatchford Lane Suites.

8. Paisley Laneway Housing shall comply with the following regulations:

- a. the minimum Site Area shall be [247 m²](#).
- b. the minimum Floor Area shall be [30 m²](#).
- c. the maximum Floor Area shall be [184 m²](#).
- d. the maximum Height shall be [8 m](#).
- e. the minimum rear setback shall be [2.75 m](#).
- f. the minimum Side Setback shall be [1.2 m](#).
- g. the minimum distance between a Paisley Laneway House and the principal building on the same Site, shall be [4 m](#).
- h. Second storey windows shall be placed and sized such that they minimize overlook into Yards and windows of Abutting properties through one or more of the following:
 - i. off-setting window placement to limit direct views of Abutting rear or side yard amenity areas, or direct view into a window on an Abutting Site; or
 - ii. strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings.
- i. Paisley Laneway Housing may be subject to a strata subdivision or condominium conversion.
- j. An Accessory building shall not be used as a Dwelling, except where it contains a Garden Suite in accordance with [Section 87](#), or Paisley Laneway Housing.

[Appendix 1 - Special Area Heritage Valley Row Housing Zone](#)

SECTION 990

SPECIAL AREA HERITAGE VALLEY TOWN CENTRE

Edmonton Zoning Bylaw 12800

990 SPECIAL AREA HERITAGE VALLEY TOWN CENTRE

*Bylaw 16096
May 14, 2012*

990.1 General Purpose

The purpose of this zone is to designate a portion of Heritage Valley Town Centre, as shown on [Appendix I](#) of this Section, as a Special Area and to adopt appropriate land use regulations to achieve the development objectives of the Heritage Valley Town Centre Neighbourhood Area Structure Plan.

990.2 Application

The designation, location and boundaries of each Land Use Zone created through Section 990 shall apply as indicated on Appendix I to this Section.

990.3 Zones Created by Special Area Provisions

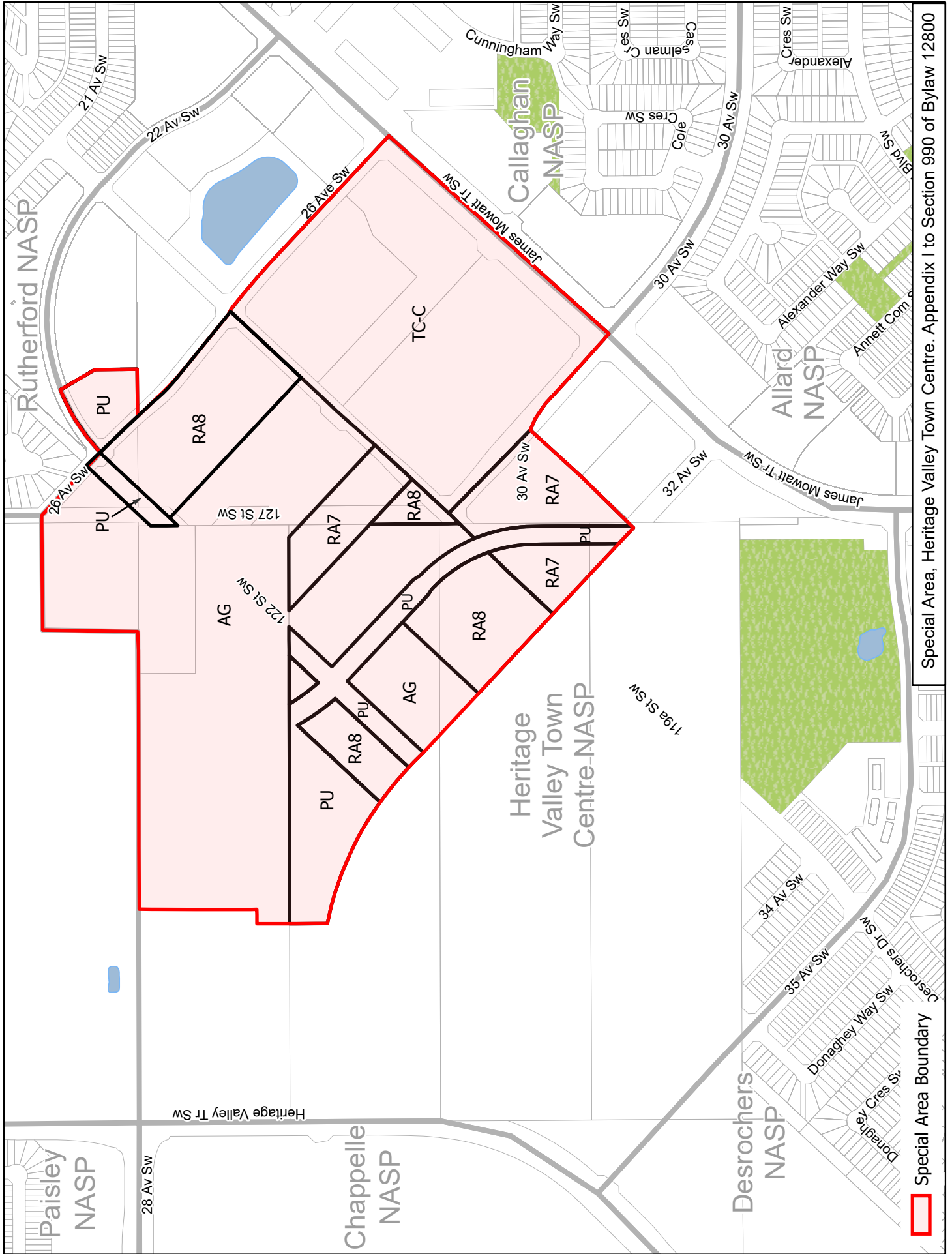
Zones, as contained in Sections 990, have been created in conformance with Section 900 of the Edmonton Zoning Bylaw.

*Bylaw 16121
June 18, 2012
Charter Bylaw 20324
December 6, 2022
Charter Bylaw 20461
April 24, 2023*

[Appendix I - Special Area Heritage Valley Town Centre](#)

*Bylaw 16126
June 18, 2012*

[Appendix II - Concept Plan Special Area Heritage Valley Town Centre](#)













Special Area, Heritage Valley Town Centre. Appendix I to Section 990 of Bylaw 12800



Note : Appendix II is a schematic illustration of the development and design regulations. The Concept Plan does not depict detailed site configuration of buildings, circulation, amenities, and accesses.

APPENDIX II: CONCEPT PLAN

-  Area "A" (Pedestrian Friendly Commercial)
-  Area "B" (Commercial Shopping Centre)
-  Boundary to include Amenity Area Integrated with Main Street Retail
-  Primary Street (Roadway with Arterial Function)
-  LRT Corridor
-  Arterial Roadway
-  Special Area Town Centre Boundary
-  Private internal roadway with all-directional access (roadway will include strong pedestrian connection)
-  Pedestrian Connection
-  Commercial Buildings Frame Entrances

Edmonton Zoning Bylaw 12800

990.4 (TC-C) HERITAGE VALLEY TOWN CENTRE COMMERCIAL ZONE

1. General Purpose

The purpose of the TC-C Zone is to create a high quality, pedestrian-friendly commercial development in accordance with the Objectives and Policies of the Heritage Valley Town Centre Neighbourhood Area Structure Plan. This Zone will allow for a mix of large, medium and/or small format retail, office, entertainment, cultural and institutional Uses recognizing the proximity and prominence of the transit node (LRT station and bus facilities) within the Heritage Valley Town Centre.

2. Permitted Uses

- a. [Automotive and Equipment Repair Shops](#)
- b. [Bars and Neighbourhood Pubs](#)
- c. [Business Support Services](#)

*Charter Bylaw 18525
September 5, 2018*

- d. [Cannabis Retail Sales](#)
- e. [Child Care Services](#)
- f. [Commercial Schools](#)
- g. [Convenience Retail Stores](#)
- h. [Drive-in Food Services](#)
- i. [Fascia On-premises Signs](#)
- j. [Freestanding On-premises Signs](#)
- k. [Gas Bars](#)
- l. [General Retail Stores](#)
- m. [Government Services](#)
- n. [Health Services](#)
- o. [Hotels](#)
- p. [Indoor Participant Recreation Services](#)

*Charter Bylaw 18882
June 17, 2019*

- q. [Liquor Stores](#)
- r. [Major](#) and [Minor Amusement Establishments](#)

*Charter Bylaw 18613
November 26, 2018*

- s. [Market](#)

*Bylaw 16224
September 10, 2012*

- t. [Media Studios](#)
- u. [Minor Service Stations](#)
- v. [Nightclubs](#)
- w. [Personal Service Shops](#)
- x. [Professional, Financial and Office Support Services](#)
- y. [Projecting On-premises Signs](#)
- z. [Public Libraries and Cultural Exhibits](#)
- aa. [Rapid Drive-through Vehicle Services](#)
- bb. [Religious Assembly](#)
- cc. [Restaurants](#)

*Charter Bylaw 18613
November 26, 2018*

- dd. [Special Event](#)
- ee. [Specialty Food Services](#)
- ff. [Spectator Entertainment Establishments](#)
- gg. [Temporary On-premises Signs](#)

*Bylaw 17901
March 6, 2017*

- hh. [Urban Gardens](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- ii. [Urban Indoor Farms](#)

*Bylaw 17527
February 17, 2016*

- jj. [Urban Outdoor Farms](#)
- kk. [Veterinary Services](#)
- ll. [Warehouse Sales](#)

*Bylaw 18171
September 11, 2017*

3. Discretionary Uses

- a. [Breweries, Wineries and Distilleries](#)

4. Development Regulations

4.1 Development Regulations

- a. At the Development Permit stage, a generalized, non-binding concept plan shall be submitted for all new building development or substantial redevelopment for the purpose of illustrating how the proposed development will integrate with existing and future surrounding and on-Site

development. The concept plan shall show the location of existing and future buildings, parking areas, vehicular and pedestrian routes and Amenity area(s).

*Bylaw 16120
June 18, 2012*

- b. The following Uses are not permitted within Area "A", as illustrated on [Appendix II](#), which portrays an area approximately [400 m](#) of the LRT Station:
 - i. Automotive and Equipment Repair Shops
 - ii. Drive-in Food Services
 - iii. Gas Bars
 - iv. Hotels
 - v. Minor Service Stations
 - vi. Rapid Drive-through Vehicle Services
 - vii. Warehouse Sales

*Bylaw 16120
June 18, 2012*

- c. No single Use with a gross floor area of [3,500 m²](#) or greater shall be permitted to be wholly located within Area "A", as illustrated on [Appendix II](#).
- d. The maximum Floor Area Ratio shall be 1.0.
- e. The maximum Building Height shall be [15.0 m](#).

*Bylaw 17727
August 22, 2016*

- f. A detailed Landscaping plan shall be submitted prior to the approval of any Development Permit. This plan shall include pedestrian connection and Fencing details, exterior lighting and street furniture elements, pedestrian seating areas, and varied sizes and species of new plantings in accordance with [Section 55](#) of the Zoning Bylaw.
- g. A landscaped Yard of minimum [4.5 m](#) shall be provided along James Mowatt Trail, 26 Avenue SW, 119 Street SW, and 30 Avenue SW.
- h. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public or internal roadways, and Light Rail Transit lines, in accordance with the provisions of subsection 55.4 of the Zoning Bylaw. Loading areas shall not encroach onto public right-of-ways. If the rear or sides of a Site are used for parking, an outdoor service or display area, or both, and Abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of the Zoning Bylaw.
- i. All mechanical equipment, including roof mechanical units, shall be concealed from street level view by screening in a manner compatible with the architectural character of the building or by incorporating it within the building.
- j. A minimum Amenity area of [1.0 m²](#) shall be provided for every 10 surface parking spaces in the form of landscaped parking islands.
- k. An additional Amenity area of [1.0 m²](#) shall be provided for every [100m²](#) of commercial floor space.
- l. Barrier-free Design principles shall be used to guide the design of all buildings and public facilities, ensuring a high degree of accessibility to persons with disabilities.
- m. CPTED principles shall be used to guide the design of all public and private spaces and facilities, focusing on natural surveillance and access control.

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

- n. [Urban Indoor Farms](#) shall comply with [Section 98](#) of this Bylaw.
- o. [Urban Outdoor Farms](#) shall comply with [Section 98](#) of this Bylaw.

Charter Bylaw 18525

September 5, 2018

- p. [Cannabis Retail Sales](#) shall comply with [Section 70](#) of this Bylaw

4.2 Design Regulations

Site Planning and Design

- a. Buildings shall generally be designed to:
 - i. frame the corners of prominent intersections bordering the Site;
 - ii. frame major vehicular and pedestrian access points into the Site; and
 - iii. permit views into the Site along the axis of roadways and Walkways intersecting the Abutting perimeter public roadways.
- b. Private internal roadways shall be provided through the Site. These roadways shall provide vehicular and pedestrian connections between James Mowatt Trail and 119 Street, and between 26 Avenue and 30 Avenue. The alignment of the roadways shall be confirmed at the Development Permit stage.

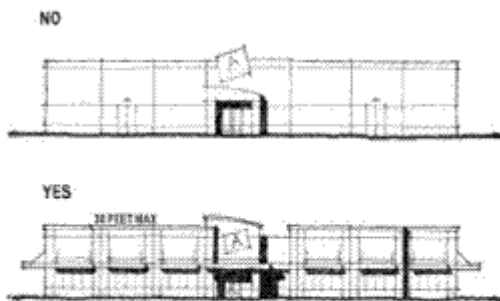
Bylaw 16120

June 18, 2012

- c. A Common Amenity area, intended to create a "sense of place" and an inviting image of the development, shall be provided within the area shown on [Appendix II](#). This Amenity area may include design features including but not limited to: public art (this may include a water feature); public seating areas and street furniture; and ornamental planting beds.
- d. Buildings adjacent to the Common Amenity area shall be oriented and designed to frame and enhance the Amenity area and provide opportunity for passive surveillance.
- e. No part of the Site shall be developed as a fully enclosed shopping mall. The primary means of pedestrian circulation shall be outdoor Walkways and/or sidewalks.

Building Design and Architectural Standards

- a. Buildings shall be of high quality and be designed in an aesthetically pleasing manner. Chain architecture should generally be limited to corporate logos and signage, and identifiable building features.
- b. The massing of building walls greater than [20 m](#) in length shall be reduced through architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g., recesses and projections), changes in building finishes, materials and textures, or features that create an identifiable pattern and sense of human scale.



Architecturally enhanced massing

- c. Building façades (all sides) shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of buildings and add architectural interest. At the Development Permit stage, coloured elevation plans and a detailed materials list is to be submitted consistent with the purpose of this Zone and the Heritage Valley Town Centre NASP.
- d. Buildings located along Amenity areas and major pedestrian Walkways shall emphasize architectural elements and façade enhancements, particularly to the first and second levels of a project to create a pedestrian-friendly environment. Design elements may include the placement of windows to allow for viewing into the building by pedestrians; entrance features; street furniture; canopies, features that lend visual interest and a human scale.
- e. Building(s) located at the corner of 30 Avenue and 119 Street shall be enhanced architecturally in consideration of this prominent location close to MU LRT 2 and LRT corridor. These buildings should be placed such that they allow for a strong pedestrian connection from the intersection into the Site.
- f. Buildings shall incorporate decorative exterior lighting to enhance building architecture, landscaping elements and the Amenity area.
- g. Building entries shall be readily identifiable and use recesses, projections, columns and distinctive materials and colours to distinguish them from other parts of the façade.

Pedestrian Circulation

- a. A strong landscaped pedestrian connection through the Site, linking James Mowatt Trail and 119 Street, shall be provided to facilitate pedestrian movement towards the LRT station, transit stops, and the Main Street Retail area.
- b. Enhanced parking islands with Walkways shall be provided to facilitate safe pedestrian movement from the parking areas to the buildings. Remedial treatments such as raised pedestrian crossings, decorative landscaping, special paving, light or bollards shall be provided at significant points of pedestrian and vehicular crossings.
- c. Attractive landscaped sidewalks in front of buildings and main entrances shall be developed to a minimum 2 m width, to reduce pedestrian conflict and facilitate pedestrian movement and activities.

Roadways and Parking

- a. A minimum [1.5 m](#) wide sidewalk with boulevard landscaping shall be provided on at least one side of the Private internal roadway to help connect parking lots, building entrances, external public sidewalks, amenity areas and transit stops. It is recognized that the sidewalk will be interrupted at multiple points to accommodate drive aisles.
- b. On-street parking shall be permitted along Private internal roadways.
- c. Private internal roadways shall provide high-quality urban street furniture at appropriate intervals. This street furniture may include, but is not limited to: benches, lighting, pedestrian-level lighting, banners, waste receptacles, bicycle racks, bollards, and way-finding signage.
- d. Large parking areas shall be "broken up" by means of landscaped islands, on-Site private roads, amenity spaces, and/or pedestrian Walkways.

*Bylaw 16120
June 18, 2012*

- e. A maximum of 40 percent of the frontages Abutting the landscaped Yard along the public roadways may be developed with surface parking, except that a maximum of 25 percent of the frontages Abutting the landscaped Yard within Area A and along 119 Street SW may be developed with surface parking.

*Bylaw 16120
June 18, 2012*

- f. Private internal roadways, as shown on Appendix II - Concept Plan, will function as access and service corridors within the Town Centre Commercial Zone. Private internal roadways are intended to replace common functions of local roadways. Multiple access points will be provided along their lengths to accommodate access to parking drive aisles as well as to provide a variety of options for service delivery, such as garbage collection, delivery vehicles, loading zones, etc.
- g. A Public Access Easement shall be registered on the Site to ensure public access.

Open Space and Landscaping

- a. A high quality landscape plan prepared by a registered landscape architect shall be submitted prior to the approval of any Development Permit. This plan shall illustrate landscaping internal to the Site, amenity areas and pedestrian linkages. Outdoor amenity spaces shall be landscaped for the purpose of achieving pedestrian connectivity, opportunities for play and social interaction. In addition to landscaping, this shall be achieved through the use of park benches, pedestrian level lighting, waste receptacles and other means integrated with the landscaping and placed along public walking routes through the Site.
- b. Site entrances and landscaped edges along James Mowatt Trail and 28 Avenue shall receive special design attention to ensure that the development presents an attractive and inviting face to surrounding areas, while allowing views of buildings/building signs within the Site.

*Bylaw 17727
August 22, 2016*

- c. Coordinated and complementary streetscape enhancements shall be developed through the Site, including street trees, Fencing, pedestrian-scale lighting, street furniture and other elements.
- d. Landscaping shall be used to highlight major circulation patterns, pedestrian linkages, and the overall development.
- e. The required Amenity areas may be developed as courtyard, interior landscaped open space, arcade, plaza, parkette, square, or outdoor seating area. The amenity areas may be developed with landscaping, planting beds, public art, street furniture, water features, or other enhancing features. Amenity areas shall be located in more accessible areas of the Site.

4.3 Signage

- a. Signs shall comply with the regulations found in [Schedule 59E](#).
- b. Signs shall be designed in an aesthetically pleasing manner and in harmony with the architecture theme of the respective building.
- c. Directional signage is encouraged to provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.

SECTION 992

SPECIAL AREA RIVERVIEW

Edmonton Zoning Bylaw 12800

*Charter Bylaw 20053
May 10, 2022*

992 Special Area Riverview

*Charter Bylaw 20527
July 10, 2023*

992.1 General Purpose

To designate portions of the Riverview area, as shown on Appendix I of this Section, as a Special Area and to adopt land use regulations to achieve the development objectives of the The Uplands Neighbourhood Structure Plan, Stillwater Neighbourhood Structure Plan, and the Riverview Neighbourhood 3 Neighbourhood Structure Plan (Rivers Edge).

992.2 Application

The designation, location, and boundaries of each Land Use Zone created through this Section may be applied within the area indicated on Appendix I to this Section.

992.3 Zones Created by Special Area Provisions

Zones, as contained in Section 992, have been created in conformance with Section 900 of the Edmonton Zoning Bylaw 12800.

992.4 (RVRH) Riverview Row Housing Zone

*Charter Bylaw 20054
May 10, 2022*

*Charter Bylaw 20136
June 22, 2022*

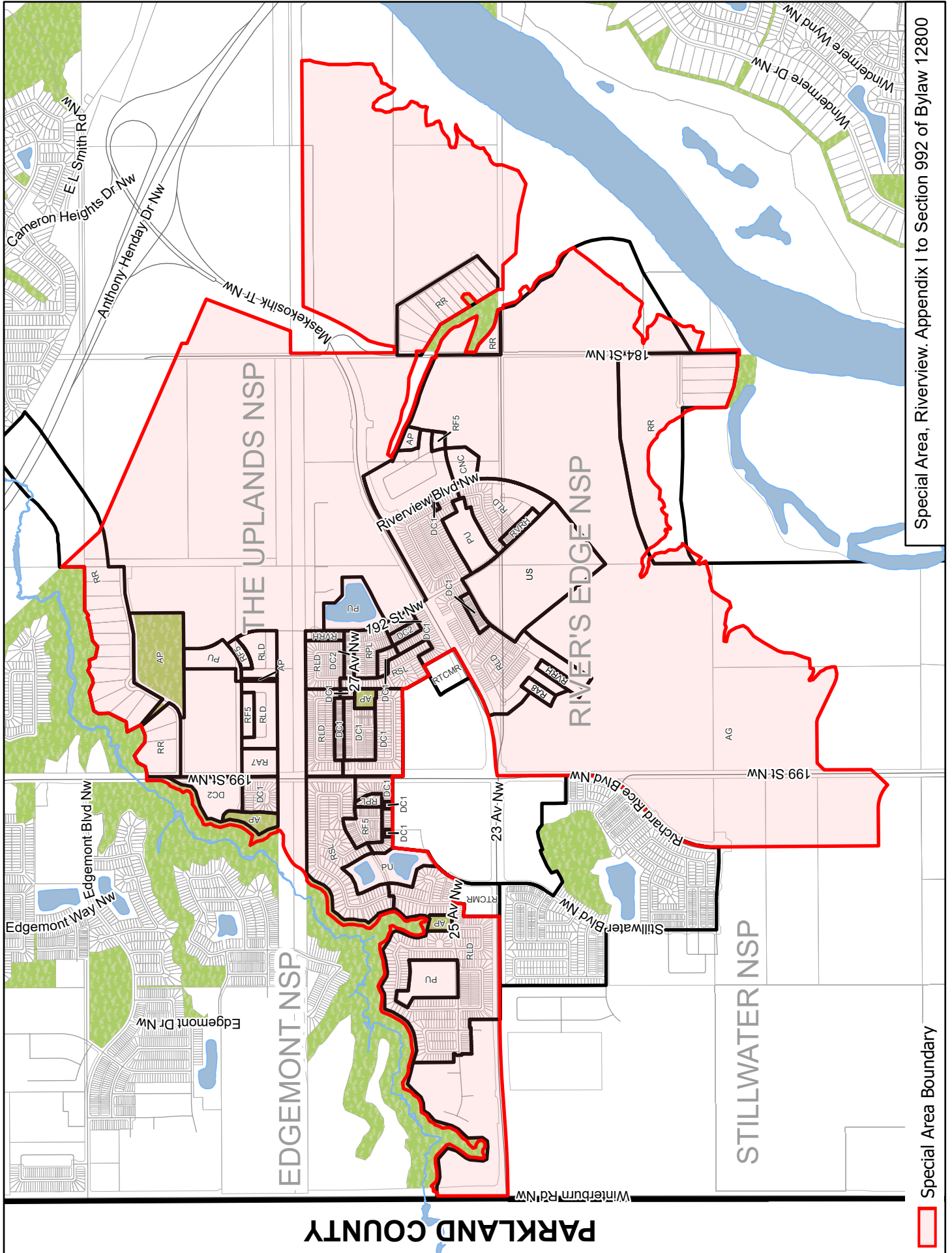
*Charter Bylaw 20052
September 13, 2022*

*Charter Bylaw 20499
May 30, 2023*

*Charter Bylaw 20527
July 10, 2023*

*Charter Bylaw 20614
October 3, 2023*

Appendix 1 - Riverview Special Area



Special Area Boundary

Special Area, Riverview. Appendix I to Section 992 of Bylaw 12800

Edmonton Zoning Bylaw 12800

Charter Bylaw 20053
May 10, 2022

992.4 (RVRH) Riverview Row Housing Zone

Charter Bylaw 20527
July 10, 2023

1. General Purpose

To allow for the development of street oriented Multi-Unit Housing in the form of row housing that allows a greater building Height and the opportunity for development on individual shallow lots where access is from a Lane.

2. Permitted Uses

1. [Minor Home Based Business](#)
2. [Multi-unit Housing](#), in the form of row housing
3. [Secondary Suite](#)
4. [Supportive Housing](#), Restricted to Limited Supportive Housing
5. [Urban Gardens](#)
6. [Urban Outdoor Farms](#)
7. [Fascia On-premises Signs](#)

3. Discretionary Uses

1. [Child Care Services](#)
2. [Major Home Based Business](#)
3. [Residential Sales Centre](#)
4. [Freestanding On-premises Signs](#)
5. [Temporary On-premises Signs](#)

4. Development Regulations

Charter Bylaw 20527
July 10, 2023

1. The minimum density shall be 65 dwellings/ha.
2. Site area and Site dimensions shall be in accordance with Table 1.

	minimum Site Area	minimum Site Width	minimum Site Depth
i. Multi-unit Housing - Internal Dwelling	90 m²	3.6 m	25.0 m
ii. Multi-unit Housing - End Dwelling	120 m²	4.8 m	25.0 m
iii. Multi-unit Housing - Corner Dwelling	150 m²	6.0 m	25.0 m

3. Each Multi-unit Housing building shall not exceed a maximum of [48 m](#) in width.
4. The maximum Height shall not exceed [13.0 m](#).
5. The maximum total Site Coverage shall be in accordance with Table 2.

i. Multi-unit Housing - Internal Dwelling	57%
ii. Multi-unit Housing - End Dwelling	45%
iii. Multi-unit Housing – Corner Dwelling	40%

6. The minimum Front Setback shall be [4.5 m](#).

*Charter Bylaw 20527
July 10, 2023*

7. The minimum Rear Setback shall be [5.5 m](#), except that it shall be 1.2 m for a detached Garage where the vehicle door faces the Lane.
8. The minimum Side Setback shall be [1.2 m](#), except that it shall be 2.4 m for a Corner Lot where the Side Yard Abuts a flanking public roadway other than a Lane.
9. Vehicular access shall be from a Lane.

*Charter Bylaw 20527
July 10, 2023*

10. Each Principal Dwelling unit within the Multi-unit Housing building shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
11. Each Multi-unit Housing building shall be limited to a maximum of 5 principal Dwelling units.
12. On Corner Sites the Façades of a principal building Abutting the Front Lot Line and the flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
13. Multi-unit Housing shall not repeat the same architectural features more than six times on a block face.
14. Signs shall comply with the regulations found in [Schedule 59A](#).

SECTION 993

SPECIAL AREA RIVERVIEW TOWN CENTRE

Edmonton Zoning Bylaw 12800

Charter Bylaw 18958
August 26, 2019

993 Special Area Riverview Town Centre

993.1 General Purpose

To designate a portion of The Uplands Neighbourhood, as shown on Appendix I of this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area in order to achieve the development objectives in The Uplands Neighbourhood Structure Plan and Riverview Area Structure Plan.

993.2 Application

The designation, location, and boundaries of each Land Use Zone created through this Section shall apply as shown on Appendix I to this Section.

993.3

Zones Created by Special Area Provisions Zones, as contained in this Section, have been created in accordance with Section 900 of the Edmonton Zoning Bylaw 12800.

993.4 Definitions

The following definitions are common to all the Riverview Town Centre Special Area Zones.

1. **Development Area** means the area subject to a Development Permit application. A Development Area may include Publicly Accessible Private Roads. Instead of the area of the Site, Development Area shall be used to calculate the Floor Area Ratio of a building or structure.
2. **Publicly Accessible Private Roads** shall include a carriageway, Pedestrian Through Zone, and Furnishing Zone, in general accordance with the diagram below, and associated definitions. The Pedestrian Through Zone and Furnishing Zone shall be developed on a minimum of one side of the road, but similar treatment shall be incorporated on the opposite side of the road, where appropriate.
 - a. Pedestrian Through Zone: The area where people walk and wheel. This area may be shared with people cycling, and may include segregated areas for those who are walking and those cycling
 - b. Furnishing Zone: This area is located between the Pedestrian Through Zone and carriageway and serves as a safety separation, and as an area to place items such as traffic signs, streetlights, transit shelters, benches, trees, landscaping, and snow storage.
3. Notwithstanding the definition of **Setback** provided in Zoning Bylaw [Section 6.1](#), **Setback** is defined as follows: **Setback** means the distance that a development, or a specified portion of it, must be set back from the closer of a property line, Public Road, Publicly Accessible Private Road, or Publicly Accessible Private Park easement boundary. A Setback is not a Yard, Amenity Space or Separation Space.

993.5 Riverview Town Centre Wide Regulations

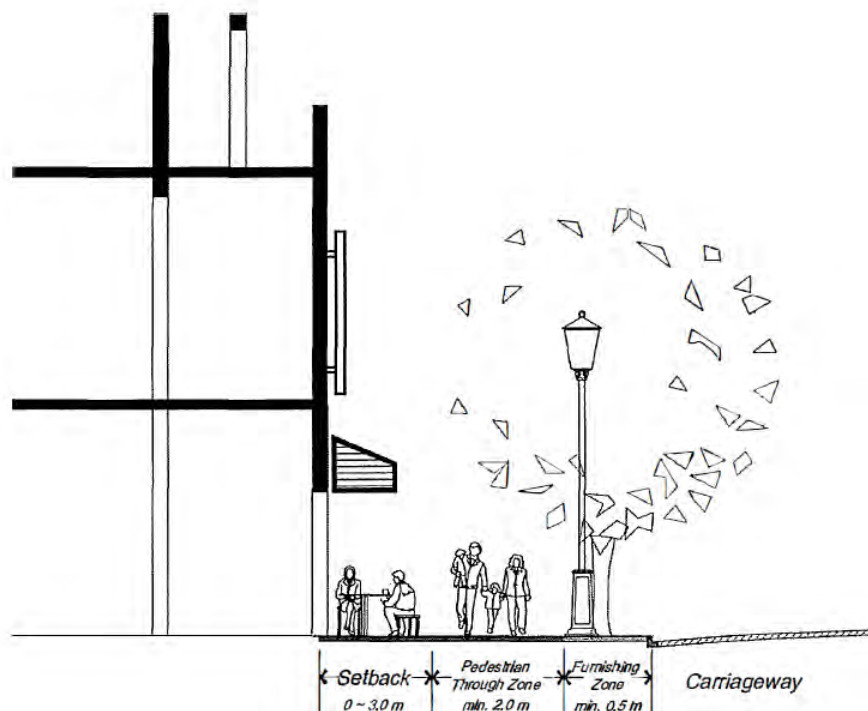
The following regulations are common to all Riverview Town Centre Special Area Zones. Further regulations are described under individual zones.

1. In addition to the requirements outlined in [Section 13.2](#) of the Zoning Bylaw, the owner shall also include a context plan with the initial and each subsequent Development Permit application. A context plan shall include the following:

- a. Proposed development location;
- b. Location of the Development Area, as situated within the Special Area.
- c. Dimensions of the Development Area, and dimensions of building footprint and Setbacks;
- d. Floor Area of retail/ office area;
- e. Floor Area Ratio for the Development Area;
- f. Number of Dwelling Units;
- g. Development phasing for the geographic area where each individual Zone applies to and where the development is located; and
- h. Road network for the Development Area including public roads and Publicly Accessible Private Roads, as applicable.

2. Amenity Areas shall be as follows:

- a. A minimum Private Outdoor Amenity Area of [4.0 m²](#) per Dwelling unit shall be provided.
- b. Notwithstanding [Section 46](#) of the Zoning Bylaw, Balconies or Platform Structures with a minimum depth of [1.8 m](#) may be used to satisfy the required Private Outdoor Amenity Area.



Publicly Accessible Private Roadway Concept

3. Vehicle access and circulation shall be developed in general accordance with Appendix II.

4. Publicly Accessible Private Roads, as illustrated on Appendix II, shall include a minimum [2.0 m Pedestrian Through Zone](#), and a minimum [0.5 m Furnishing Zone](#), as well as a carriageway.
5. On-street parking is allowed along Publicly Accessible Private Roads.
6. A reduction to the minimum number of parking spaces may be granted if the owner can demonstrate, to the satisfaction of the Development Officer in consultation with City Planning, that the parking required is less than the requirements set out in Section 54.2 Schedule 1 of the Zoning Bylaw.
7. Loading and storage areas shall be located to the rear of buildings and shall be screened from adjacent views in accordance with [Section 55](#) of the Zoning Bylaw. Garbage collection and storage shall be located within parking structures or buildings or screened from view of adjacent residential developments.
8. Service function areas, such as loading docks, truck parking, and utility meters, shall be incorporated into the overall design theme of the building and/or landscape.
9. 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.
10. Floor Area shall be calculated in accordance with the following:
 - a. Indoor Amenity Areas shall be exempted from Floor Area Ratio calculations.
 - b. The Floor Area of above ground Parking Areas contained within parking structures shall not be counted toward the total Floor Area.
11. Prior to the approval of the first Development Permit, the owner(s) shall register a Public Access Easement to ensure public access throughout the Special Area to the satisfaction of the applicable City department.

[993.6 \(RTCC\) Riverview Town Centre Commercial Zone](#)

[993.7 \(RTCR\) Riverview Town Centre Residential Zone](#)

[993.8 \(RTCMR\) Riverview Town Centre Medium Rise Zone](#)

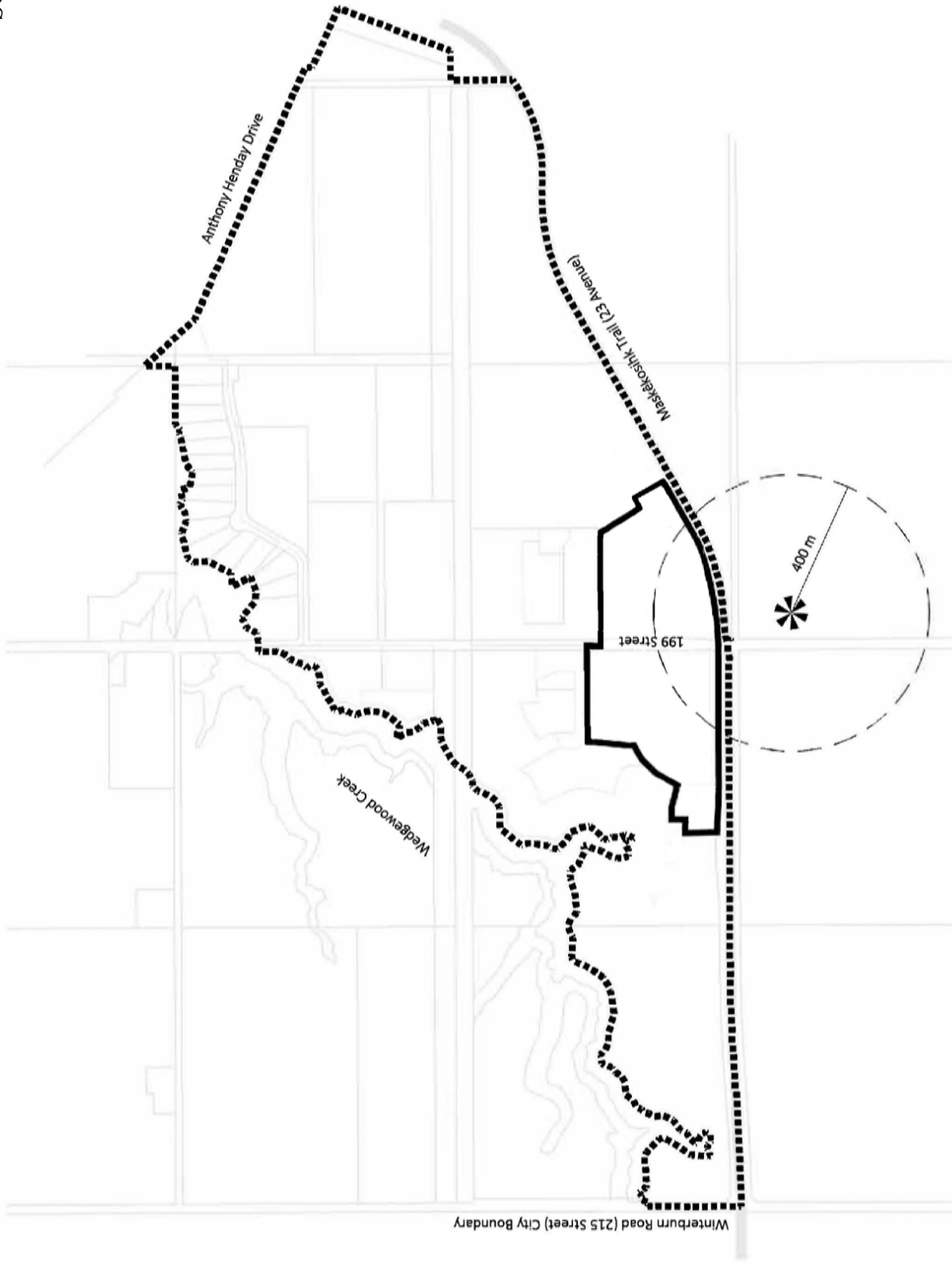
*Charter Bylaw 20499
May 30, 2023*

[Appendix I – Special Area Riverview Town Centre](#)





*Charter Bylaw 19825
August 31, 2021*

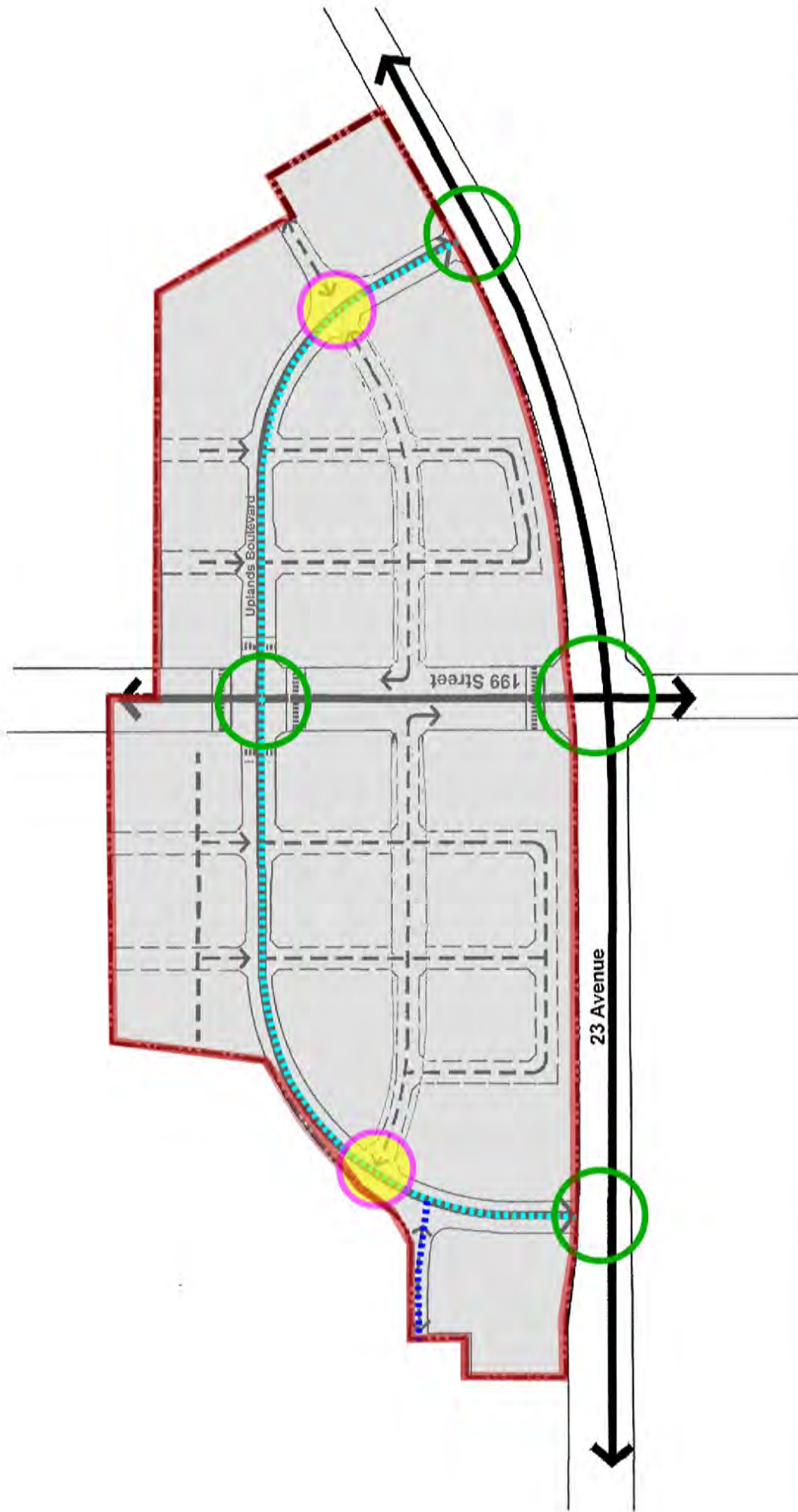
*Charter Bylaw 20499
May 30, 2023*

[Appendix II – Illustrative Concept Plan: Riverview Town Centre](#)



APPENDIX I
Special Area
 Riverview Town Centre
 Special Area
 Edmonton, Alberta

-  Special Area Boundary
-  The Uplands NSP Boundary
-  Future Transit Centre
-  400 m radius



Legend

- Special Area Riverview Town Centre Boundary
- - - Conceptual Publicly Accessible Private Road
- Public Road
- - - Conceptual Vehicle Access and Circulation
- Pedestrian Crossing at Key Intersections
- Conceptual Pedestrian Connection (Combination of hard and soft landscaping)
- Pedestrian Zone
- Shared Use Path on One Side of Roadway
- Shared Use Path on Both Sides of Roadway
- Roundabout
- Priority Pedestrian Crossings

Note: The road network shown shall not prescribe their exact alignment or locations but rather illustrate the need for an interconnected mobility network.

APPENDIX II
Illustrative Concept Plan
 Riverview Town Centre
 Special Area

Edmonton, Alberta

Edmonton Zoning Bylaw 12800

Charter Bylaw 18958
August 26, 2019

993.6 (RTCC) Riverview Town Centre Commercial Zone

1. General Purpose

The purpose of this zone is to provide a diverse and compatible mix of commercial, residential and institutional uses, with a commercial focus, promoting pedestrian orientation and allowing synergies to be created between employment opportunities and amenities within the Town Centre area.

2. Permitted Uses

- a. [Animal Hospitals and Shelters](#)
- b. [Apartment Hotels](#)
- c. [Multi-unit Housing](#)
- d. [Bars and Neighbourhood Pubs](#)
- e. [Business Support Services](#)
- f. [Cannabis Retail Sales](#)
- g. [Child Care Services](#)
- h. [Commercial Schools](#)
- i. [Community Recreation Services](#)
- j. [Convenience Retail Stores](#)
- k. [Creation and Production Establishments](#)
- l. [Exhibition and Convention Facilities](#)
- m. [General Retail Stores](#)
- n. [Government Services](#)
- o. [Health Services](#)
- p. [Hotels](#)
- q. [Household Repair Services](#)
- r. [Indoor Participant Recreation Services](#)
- s. [Liquor Stores](#)
- t. [Live Work Unit](#)
- u. [Lodging Houses](#)
- v. [Major Home Based Business](#)
- w. [Media Studios](#)
- x. [Minor Amusement Establishments](#)

Charter Bylaw 19502
February 9, 2021

- y. [Minor Home Based Business](#)
- z. [Natural Science Exhibits](#)
- aa. [Nightclubs](#)

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- bb. [Vehicle Parking](#)
- cc. [Personal Service Shops](#), excluding Body Rub Centres
- dd. [Private Clubs](#)
- ee. [Private Education Services](#)
- ff. [Professional, Financial and Office Support Services](#)
- gg. [Protective and Emergency Services](#)
- hh. [Publicly Accessible Private Park](#)
- ii. [Public Education Services](#)
- jj. [Public Libraries and Cultural Exhibits](#)
- kk. [Religious Assembly](#)
- ll. [Residential Sales Centre](#)
- mm. [Restaurants](#)
- nn. [Rural Farms](#)
- oo. [Secondhand Stores](#)
- pp. [Specialty Food Services](#)
- qq. [Spectator Entertainment Establishments](#)
- rr. [Urban Gardens](#)
- ss. [Urban Outdoor Farms](#)
- tt. [Veterinary Services](#)
- uu. [Fascia On-premises Signs](#)
- vv. [Freestanding On-premises Signs](#)
- ww. [Projecting On-premises Signs](#)

3. Discretionary Uses

- a. [Automotive and Equipment Repair Shops](#)
- b. [Breweries, Wineries, and Distilleries](#)
- c. [Carnivals](#)

- d. [Drive-in Food Services](#)
- e. [Equipment Rentals](#)
- f. [Gas Bars](#)

*Charter Bylaw 19490
November 5, 2020*

- g. [Supportive Housing](#)
- h. [Limited Contractor Services](#)
- i. [Major Amusement Establishments](#)
- j. [Market](#)
- k. [Minor Service Stations](#)
- l. [Mobile Catering Food Services](#)
- m. [Rapid Drive-through Vehicle Services](#)
- n. [Recycling Depots](#)
- o. [Warehouse Sales](#)
- p. [Fascia Off-premises Signs](#)
- q. [Major Digital Signs](#)
- r. [Minor Digital Off-premises Signs](#)
- s. [Minor Digital On-premises Signs](#)
- t. [Temporary On-premises Signs](#)

4. Development Regulations

- a. The maximum Floor Area Ratio for non-Residential Uses shall be 2.0, and the maximum Floor Area Ratio for all other Uses, or any combination of Uses, in this Zone shall be 2.5.
- b. The maximum building Height shall be [40.0 m](#).
- c. The maximum residential Density for this Zone shall be 150 Dwellings / ha.
- d. The Development Officer may increase the Floor Area Ratio for Residential Uses to a maximum of 4.3 and the Density to a maximum of 550 Dwellings / ha, where it can be demonstrated that the road and drainage networks can accommodate the increased density, to the satisfaction of the Development Officer in consultation with City Planning (Drainage and Transportation).
- e. The portion of a Tower greater than [20m](#) in Height shall be limited to a maximum Floor Plate of [850m²](#). This maximum may be varied by the Development Officer in consideration of other architectural features such as a podium, separation from other towers or recommendations or mitigative measures specified in any sun/shadowing, microclimatic or required technical studies.
- f. Setbacks shall be as follows:
 - i. the maximum Setback from a Publicly Accessible Private Road shall be [2.0 m](#). The minimum Setback shall be 0 m.
 - ii. the minimum Setback from 23 Avenue shall be [10.0 m](#).
 - iii. the maximum Setback from Uplands Boulevard shall be [3.0 m](#). The minimum Setback shall be 0 m.
 - iv. the maximum Setback from 199 Street shall be [3.0 m](#). The minimum Setback shall be 0 m.
 - v. the minimum Setback from a Publicly Accessible Private Park shall be 0 m.

- g. Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw, except that:
 - i. one additional projecting sign may be permitted to identify businesses that are located entirely at or above the second Storey level.
 - ii. signs shall be comprised of materials that are visually interesting, durable, are of high quality and compatible with the architecture theme of the respective building.
 - iii. prior to an initial Development Permit, the Owner shall submit a Comprehensive Sign Design Plan and Schedule for the Development Area. Such plan and schedule shall be addressed and updated as appropriate for all subsequent Development Permit applications.
- h. Rural Farms shall only be allowed if the Use exists prior to December 31, 2018

5. Urban Design Regulations

*Charter Bylaw 19825
August 31, 2021*

- a. A single wall length greater than 40.0 m that is visible from a road, shall comply with the following criteria, to the satisfaction of the Development Officer:
 - i. the roof line and building façade shall include design elements and add architectural interest; and
 - ii. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
- b. Buildings shall front onto public roads, Publicly Accessible Private Roads, or the Publicly Accessible Private Park.
- c. Buildings shall allow for engagement with pedestrians, through elements such as transparent glazing, building entrances, and patios.
- d. Building Facades shall include design elements, finishing material and variations that will reduce the perceived mass of the buildings and add architectural interest.
- e. Buildings shall be designed to frame the corner of collector and arterial road intersections.
- f. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off Site, consistent with recommendations of the Sun Shadow Impact Study and Wind Impact Study where these are required.
- g. Principal building entrances for any Use, as well as entrances to Amenity Areas, Parking Areas, and other shared facilities, shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.
- h. Parking structures shall be wrapped with other Uses or otherwise architecturally treated to form active street frontages on the ground floor.

6. Access, Circulation and Parking

- a. A hard or soft landscaped pedestrian connection shall be provided through the Site in general accordance with Appendix II.
- b. Publicly Accessible Private Roads shall provide vehicular and pedestrian connections to 199 Street and the Uplands Boulevard in general accordance with Appendix 11. The location and alignment of a Publicly Accessible Private Road shall be confirmed at the Development Permit stage.
- c. Publicly Accessible Private Roads shall function as access and service corridors. Multiple access points will be provided along their lengths in general accordance with Appendix II,

- to accommodate access to parking drive aisles as well as to provide a variety of options for service delivery, such as garbage collection, delivery vehicles, loading zones, etc.
- d. Enhanced parking islands with walkways shall be provided to facilitate safe pedestrian movement from the Parking Areas to the buildings. Remedial treatments such as raised pedestrian crossings, decorative landscaping, special paving, lighting or bollards shall be provided at significant points of pedestrian and vehicular crossings.
 - e. Publicly Accessible Private Roads shall provide high-quality urban street furniture. This street furniture may include, but is not limited to: benches, lighting, pedestrian level lighting, banners, waste receptacles, bicycle racks, bollards, and way-finding signage.
 - f. Screening for surface parking shall be provided with landscaping elements in accordance with [Section 55.3](#) of the Zoning Bylaw.
 - g. Parking for Apartment Hotels and Hotels shall be accommodated underground or within parking structures.

Edmonton Zoning Bylaw 12800

Charter Bylaw 18958
August 26, 2019

993.7 (RTCR) Riverview Town Centre Residential Zone

1. General Purpose

The purpose of this zone is to accommodate medium to high density residential, integrated with commercial uses at ground, fronting onto Uplands Boulevard and the intersection with 199 Street. The intent is to incorporate appropriate development controls to allow development to grow and intensify over the long term as the market evolves and the neighbourhood matures.

2. Permitted Uses

- a. [Apartment Hotels](#)

Charter Bylaw 19502
February 9, 2021

- b. [Multi-unit Housing](#)
- c. [Child Care Services](#)
- d. [Convenience Retail Stores](#)
- e. [General Retail Stores](#), not exceeding [200 m2](#) of Floor Area

Charter Bylaw 19490
November 5, 2020

- g. [Supportive Housing](#), Restricted to Limited Supportive Housing
- h. [Lodging Houses](#)
- i. [Major Home Based Business](#)
- j. [Minor Home Based Business](#)
- k. [Personal Service Shops](#), excluding Body Rub Centres
- l. [Publicly Accessible Private Park](#)
- m. [Row Housing](#)
- n. [Specialty Food Services](#), not exceeding [100 m2](#) of Public Space
- o. [Rural Farms](#)
- p. [Urban Gardens](#)
- q. [Fascia On-premises Signs](#)
- r. [Freestanding On-premises Signs](#)
- s. [Projecting On-premises Signs](#)

2. Discretionary Uses

- a. [Business Support Services](#)
- b. [Commercial Schools](#)
- c. [Community Recreation Services](#)
- d. [Creation and Production Establishments](#)
- e. [General Retail Stores](#), exceeding [200 m2](#) but less than [500 m2](#) of Floor Area

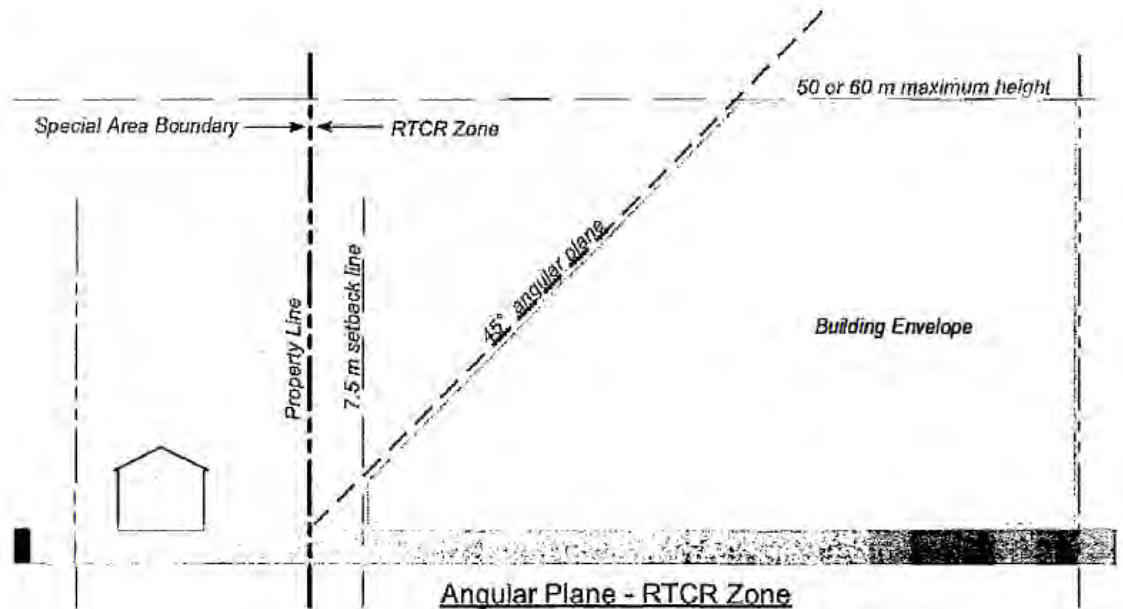
Charter Bylaw 19490
November 5, 2020

- f. [Supportive Housing](#)
- g. [Health Services](#)
- h. [Household Repair Services](#)

- i. [Private Education Services](#)
- j. [Professional, Financial and Office Support Services](#)
- k. [Residential Sales Centre](#)
- l. [Restaurants](#), not exceeding [250 m²](#) of Public Space
- m. [Minor Digital Off-premises Signs](#)
- n. [Minor Digital On-premises Signs](#)
- o. [Temporary On-premises Signs](#)

4. Development Regulations

- a. The maximum Floor Area Ratio shall be 3.0, and the maximum Floor Area Ratio for non-Residential Uses, or any combination of Uses, in this Zone shall be 1.0.
- b. The maximum residential Density for this Zone shall be 150 Dwellings/ ha.
- c. The Development Officer may increase the Floor Area Ratio for Residential Uses to a maximum of 4.3 and the Density to a maximum of 550 Dwellings / ha, where it can be demonstrated that the road and drainage networks can accommodate the increased density, to the satisfaction of the Development Officer in consultation with City Planning (Drainage and Transportation).
- d. Building Heights shall be as follows:
 - i. The maximum Height, for any building that is taller than [12 m](#) shall be defined as follows:
 - A. building Height shall be limited to the building envelope determined by a 45-degree angular plane. The angular plane shall begin at Grade at the northern, western and eastern boundaries of the Special Area Riverview Town Centre (as shown on Appendix I);
 - B. buildings shall be developed within this building envelope and may be stepped, provided no part of the building Height exceeds the Height of the building envelope created by the angular plane; and
 - C. a diagram, illustrating proposed building Heights and conformance to the angular plane and building envelope, shall be provided to the Development Officer with the Development Permit Application.
 - ii. Notwithstanding 993.7(4)(d)(i), the maximum Height shall not exceed:
 - A. [60.0 m](#) for buildings located west of 199 Street NW; and [50.0 m](#) for buildings located east of 199 Street NW.



- e. Setbacks shall be as follows:
 - i. the maximum Setback from a Publicly Accessible Private Road shall be [3.0 m](#). The minimum Setback shall be 0 m.

- ii. the maximum Setback from a public road, other than a Lane, shall be [3.0 m](#). The minimum Setback shall be 0 m.
- iii. a minimum Setback of 7.5 m shall be provided where the development Abuts a Site zoned to allow Single or Semi-detached Housing as a Permitted Use.
- iv. the minimum Setback from a Publicly Accessible Private Park shall be 0 m.
- f. The portion of a Tower greater than [20m](#) in Height shall be limited to a maximum Floor Plate of [850 m2](#). This maximum may be varied by the Development Officer in consideration of other architectural features such as a podium, separation from other towers or recommendations or mitigative measures specified in any sun/shadowing, microclimatic or required technical studies.
- g. Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw, except that:
 - i. one additional projecting sign may be permitted to identify businesses that are located entirely at or above the second Storey level.
 - ii. Signs shall be comprised of materials that are visually interesting, durable, are of high quality and compatible with the architecture theme of the respective building.
 - iii. Prior to an initial Development Permit, the Owner shall submit a Comprehensive Sign Design Plan and Schedule for the Development Area. Such plan and schedule shall be addressed and updated as appropriate for all subsequent Development Permit applications.
- h. General Retail Stores exceeding [200 m2](#) of Floor Area shall be located south of Uplands Boulevard and oriented toward Uplands Boulevard or a Publicly Accessible Private Road.
- i. Restaurants shall be located south of Uplands Boulevard and oriented toward Uplands Boulevard or a Publicly Accessible Private Road.
- j. Specialty Food Services shall be located on or south of Uplands Boulevard, and oriented toward Uplands Boulevard or a Publicly Accessible Private Street.
- k. Rural Farms shall only be allowed if the Use exists prior to December 31, 2018

5. Urban Design Regulations

- a. The total length of any building facade shall be limited to [48.0 m](#).
- b. Buildings Abutting Uplands Boulevard shall allow for engagement between pedestrians and the building, through elements such as transparent glazing, building entrances, and patios.
- c. Building facades shall include design elements, finishing material and variations that will reduce the perceived mass of the buildings and add architectural interest.
- d. Building shall be designed to frame the corners of collector road intersections.
- e. The development shall incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting, shadowing, and loss of sunlight, both on and off Site, consistent with recommendations of the Sun Shadow Impact Study and Wind Impact Study, where applicable.
- f. Principal building entrances for any Use, as well as entrances to Amenity Areas, Parking Areas, and other shared facilities shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access.
- g. Parking structures shall be wrapped with other Uses or otherwise architecturally treated to form active street frontages on the ground floor.

6. Urban Design Regulations

- a. Publicly Accessible Private Roads shall provide vehicular and pedestrian connections to Uplands Boulevard in general accordance with Appendix II. The location and alignment of Publicly Accessible Private Roads shall be confirmed at the Development Permit stage.
- b. Publicly Accessible Private Roads shall function as access and service corridors. Multiple access points will be provided along their lengths, in general accordance with Appendix II, to accommodate access to parking drive aisles as well as to provide a variety of options for service delivery, such as garbage collection, delivery vehicles, and loading zones.
- c. Parking for Apartment Hotels shall be accommodated underground or within parking structures.

Edmonton Zoning Bylaw 12800

Charter Bylaw 18958
August 26, 2019

993.8 (RTCMR) Riverview Town Centre Medium Rise Zone

1. General Purpose

The purpose of this zone is to accommodate low to medium density residential developments with limited and smaller commercial uses at ground level. The intent is to incorporate appropriate development controls to allow the development to intensify over the long term as the market evolves and the neighbourhood matures.

2. Permitted Uses

Charter Bylaw 19502
February 9, 2021

- a. [Multi-unit Housing](#)
- b. [Child Care Services](#)
- c. [Convenience Retail Stores](#)

Charter Bylaw 19490
November 5, 2020

- d. [Supportive Housing](#)
- e. [Lodging Houses](#)
- f. [Major Home Based Business](#)
- g. [Minor Home Based Business](#)
- h. [Personal Service Shops](#), excluding Body Rub Centres
- i. [Row Housing](#)
- j. [Rural Farms](#)
- k. [Specialty Food Services](#)
- l. [Urban Gardens](#)
- m. [Fascia On-premises Signs](#)
- n. [Projecting On-premises Signs](#)

3. Discretionary Uses

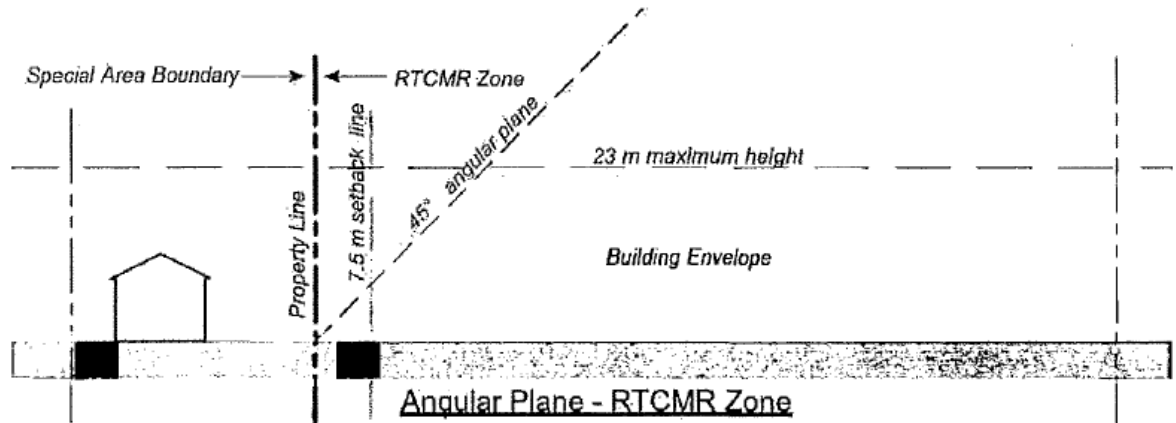
- a. [General Retail Stores](#), not exceeding a Floor Area of [200 m²](#)
- b. [Household Repair Services](#)
- c. [Residential Sales Centre](#)
- d. [Freestanding On-premises Signs](#)

4. Development Regulations

- a. The maximum Floor Area Ratio for shall be 2.5.
- b. The maximum residential Density shall be 224 Dwellings / ha.
- c. Building Heights shall be as follows:
 - i. The maximum Height, for any building that is taller than [12 m](#) shall be defined as follows:
 - A. building Height shall be limited to the building envelope determined by a 45-degree angular plane. The angular plane shall begin at Grade at the northern, western and eastern

boundaries of the Special Area Riverview Town Centre (as shown on Appendix I);

- B. buildings shall be developed within this building envelope and may be stepped, provided no part of the building Height exceeds the Height of the building envelope created by the angular plane; and
 - C. a diagram, illustrating proposed building Heights and conformance to the angular plane and building envelope, shall be provided to the Development Officer with the Development Permit Application.
- ii. Notwithstanding 993.8(4)(c)(i), the maximum Height shall not exceed [23.0 m](#).



- d. Setbacks shall be as follows:
- i. The minimum Setback shall be [3.0 m](#) where a development Abuts a public road.
 - ii. A minimum Setback of [7.5 m](#) shall be provided where the development Abuts a Site zoned to allow Single or Semi-detached Housing as a Permitted Use.
- e. Maintenance and/or drainage and utility easement(s) may be required between Abutting buildings and/or through private yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
- f. For a Row Housing Development all roof leaders from the Dwelling shall be connected to the individual storm sewer service for each Lot.
- g. Commercial and Community Uses shall not be permitted in any freestanding structure separate from a structure containing Residential or Residential-related Uses. The principal entrance to these Uses shall be separate and have direct access from the street.
- h. Commercial and Community Uses shall only be permitted in locations where they front onto either an arterial or collector road.
- i. Rural Farms shall only be allowed if the Use exists prior to December 31, 2018.
 - j. Signs shall comply with the regulations found in Schedule 59E of the Zoning Bylaw.
 - k. Signs shall be comprised of materials that are visually interesting, durable, are of high quality and compatible with the architecture theme of the respective building.

5. Urban Design Regulations

- a. Building shall be designed to frame the corners of collector and arterial road intersections.
- b. Building facades shall include design elements, finishing material and variations that will reduce the perceived mass of the buildings and add architectural interest.
- c. Principal building entrances for any Use as well as entrances to Amenity Areas, Parking Areas, and other shared facilities, shall be designed for universal accessibility. Level changes from the sidewalk to entrances of buildings shall be minimized. Sidewalk furniture and other elements shall be located out of the travel path to ensure they are not obstacles to building access

SECTION 994

SPECIAL AREA ORCHARDS

Edmonton Zoning Bylaw 12800

Bylaw 18593
November 5, 2018

994 Special Area Orchards

994.1 General Purpose

To designate portions of The Orchards at Ellerslie Neighbourhood, as shown on Appendix I of this Section, as a Special Area and to adopt land use regulations to achieve the development objectives of The Orchards at Ellerslie Neighbourhood Structure Plan. The intent is to create nodes of these different housing forms, located within close proximity to open spaces (i.e. greenways, park spaces, natural areas, storm water management facilities).

994.2 Application

The designation, location, and boundaries of each Land Use Zone created through Section 994 shall be applied within the area indicated on [Appendix I](#) to this Section.

994.3 Zones Created by Special Area Provisions

Zones, as contained in Section 994, have been created in conformance with Section 900 of the Edmonton Zoning Bylaw.

994.4 (OLD) Orchards Low Density Residential Zone

994.5 (ORH) Orchards Row Housing Zone

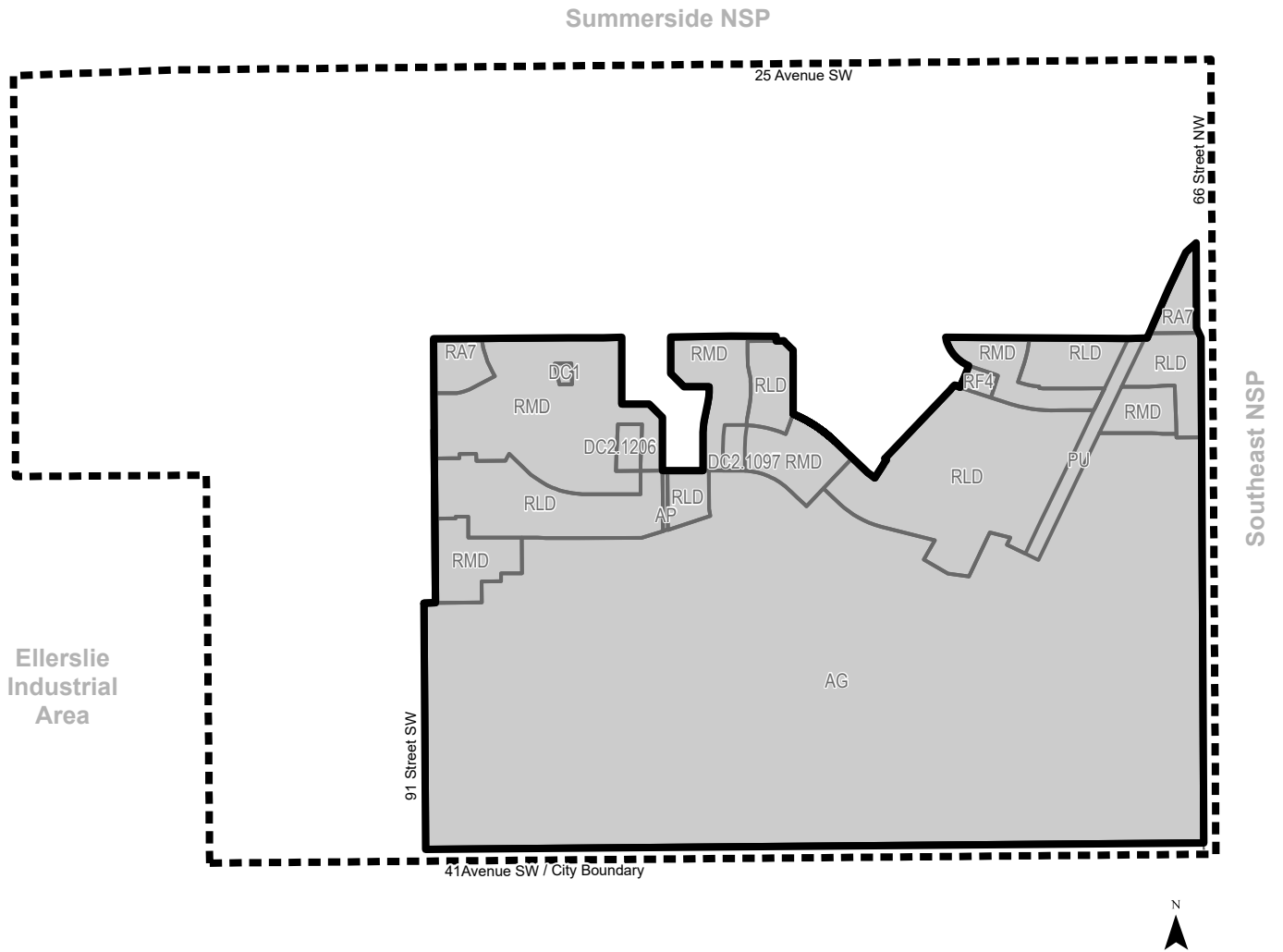
994.6 (ORA) Orchards Rear Attached Row Housing Zone

994.7 Special Land Use Provisions

1. Notwithstanding Section 7.2(2), Garden Suites may be Accessory to Semi-detached Housing, Duplex Housing, Row Housing, and Multi-Unit Housing.
2. Notwithstanding [Section 87](#), Garden Suites shall comply with the following regulations:
 - a. A Garden Suite may be separated from the principal Dwelling through a condominium conversion or strata subdivision.
 - b. There shall be no minimum Site area.
 - c. There shall be no maximum Floor Area.
 - d. The maximum Height shall be [10.0 m](#).
 - e. The minimum Side Setback shall be the same as that prescribed for the principle Dwelling in the underlying Zone, except where Accessory to Reverse Housing, one Side Setback shall be a minimum of [1.5 m](#) to allow emergency access.
 - f. Garden Suites shall not be included in the calculation of densities in this Bylaw.

[Appendix I - Special Area Orchards](#)

Special Area: The Orchards at Ellerslie
Appendix I to Section 994 in Bylaw 12800



- The Orchards At Ellerslie NSP Boundary
- ▭ The Orchards Special Area

Edmonton Zoning Bylaw 12800

Charter Bylaw 18593
November 5, 2018

994.4 (OLD) Orchards Low Density Residential Zone

1. General Purpose

To provide low density residential housing with high Site Coverage, access from a public Lane, and opportunities for Reverse Housing.

2. Permitted Uses

- a. [Duplex Housing](#)
- b. [Garden Suites](#)

Charter Bylaw 19490
November 5, 2020

- c. [Supportive Housing](#), Restricted to Limited Supportive Housing
- d. [Minor Home Based Business](#)
- e. [Publicly Accessible Private Park](#)
- f. [Semi-Detached Housing](#)
- g. [Single Detached Housing](#)
- h. [Urban Gardens](#)
- i. [Fascia On-premises Signs](#)

3. Discretionary Uses

- a. [Child Care Services](#)

Charter Bylaw 19490
November 5, 2020

- b. [Supportive Housing](#)
- c. [Major Home Based Business](#)
- d. [Residential Sales Centre](#)
- e. [Urban Outdoor Farms](#)
- f. [Temporary On-premises Signs](#)

4. Development Regulations

- a. Site Regulations for Single Detached and Duplex Housing:
 - i. the minimum Site area shall be [206.0 m²](#);
 - ii. the minimum Site Width shall be [7.6 m](#); and
 - iii. the minimum Site depth shall be [26.0 m](#).
- b. Site Regulations for Semi-detached Housing:
 - i. the minimum Site area shall be [165.0 m²](#);

- ii. the minimum Site Width shall be [5.5 m](#); and
 - iii. the minimum Site depth shall be [26.0 m](#).
- c. The maximum Height shall not exceed [12.0 m](#).
- d. The minimum Front Setback shall be [4.0 m](#), except that it shall be:
- i. [5.5 m](#) when a front attached Garage is developed;
 - ii. [3.0 m](#) for Reverse Housing; and
 - iii. [3.0 m](#) when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane.
- e. The minimum required Side Setback shall be [1.2 m](#), except that it shall be:
- i. A minimum of [2.4 m](#) where the Side Lot Line Abuts a public roadway, other than a Lane. Where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall be not less than [4.5 m](#). The minimum Side Setback Abutting a Lane shall be [1.2 m](#); and
 - ii. Where a Site is developed with Reverse Housing, the minimum Setback between one Side Lot Line and a detached Garage shall be [1.5 m](#), except:
 - A. where the Side Lot Line Abuts a public roadway, the minimum Setback between the Side Lot Line and a detached Garage shall be [1.2 m](#).
- f. The minimum Side Setback to the corner cut for Corner Lots shall be [0.3 m](#), as shown in the following illustration:



- g. Notwithstanding Section 44.1.a of the Zoning Bylaw, an Unenclosed Front Porch or platform structure may project into the required Front Setback a maximum of [1.5 m](#) and may project into the Side Setback Abutting a public roadway other than a Lane a maximum of [1.5 m](#). Steps and eaves may project beyond the Front Porch providing they are at least [0.4 m](#) from the Lot line and do not extend over a registered utility easement. Eaves may project to the Lot line in a corner cut as shown in subsection 4.f of this Zone provided they do not extend over a registered utility easement.
- h. The minimum Rear Setback shall be [6.0 m](#), except that:
- i. the Rear Setback may be less than [6.0 m](#), to a minimum of [1.2 m](#) when vehicular access is from a Lane and a rear attached Garage is provided.
 - i. On Corner Sites the Façades of a principal building Abutting the Front Lot Line and the flanking Side Lot Line shall use consistent building materials and architectural features,

- and shall include features such as windows, doors, or porches.
- j. For Reverse Housing, the Façades of a principle building Abutting the Front Lot Line and Rear Lot Line shall use consistent building materials and architectural features.
 - k. The maximum total Site Coverage shall not exceed 73%. The maximum Site Coverage for Accessory buildings shall not exceed 22%.
 - l. A Zero Lot Line development shall only be permitted where:
 - i. The other Site Side Setback is a minimum of [1.5 m](#), except that:
 - A. the minimum Site Side Setback Abutting a public roadway other than a Lane shall be 20% of the Site Width of the Lot Abutting the flanking public roadway or [2.4 m](#), whichever is greater;
 - B. where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any portion of these vehicle doors and the flanking public roadway shall not be less than [4.5 m](#);
 - C. the minimum Side Setback Abutting a Lane shall be [1.2 m](#); or
 - D. the minimum Side Setback Abutting a Treed Landscaped Boulevard, where the principal building faces the flanking Side Lot Line, shall be [3.0 m](#).
 - ii. all roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
 - iii. no roof leader discharge shall be directed to the maintenance easement; and
 - iv. the owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent Lots, a [1.5 m](#) private maintenance easement that provides for:
 - A. a [0.3 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 an adjacent parcel;
 - B. a [0.6 m](#) footing encroachment easement; and
 - C. permission to access the easement area for maintenance of the properties.
 - v. except for Sites proposed for a Zero Lot Line Development of Single Detached Housing, the owner of the Site proposed for the 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.
 - vi. except for Sites proposed for a Zero Lot Line Development of Single Detached Housing, 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.
 - m. The Site Side Setback for a detached Garage in a Zero Lot Line Development may only be reduced to zero where:
 - i. a [1.5 m](#) private maintenance easement consistent to that registered for the principal building is provided;
 - ii. all roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot or common low impact development (LID) or directed to drain directly to an adjacent Lane; and
 - iii. no roof leader discharge shall be directed to the maintenance easement.

- n. Separation Space shall not be required.
- o. The width of a front attached Garage shall not exceed 70% of the Site Width.
- p. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
- q. Where a Site or Lot has primary vehicular access from a Lane, the following regulations shall apply:
 - i. a Garage or Hardsurfaced parking pad shall be provided;
 - ii. the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be [1.2 m](#);
 - iii. a Hardsurfaced Walkway between the Garage or Hardsurfaced parking pad and an entry to the Dwelling shall be provided;
 - iv. where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a minimum width of [4.8 m](#) and depth of [5.5 m](#) shall be constructed a minimum of [1.2 m](#) from the Rear Lot Line; and
 - v. any Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post approximately [1.0 m](#) in Height, located within [1.0 m](#) of the Hardsurfaced parking pad.
- r. Tandem Parking may be considered and may include one Garage space and one Driveway space.
- s. All roof leaders from the Dwelling shall be connected to the individual storm sewer service for each Lot or common low impact development (LID), and no roof leader discharge shall be directed to the maintenance easement.
- t. Except where Duplexes, Semi-detached Housing, Secondary Suites, or Garden Suites are allowed in this Zone and may thereby constitute two Dwellings on a Lot, a maximum of one Dwelling per Lot shall be allowed.
- u. Signs shall comply with the regulations found in [Schedule 59A](#).

5. Additional Development Regulations

- a. The following regulations shall apply to Residential Sales Centres:
 - i. Residential Sales Centres may be located within a temporary structure;
 - ii. Residential Sales Centres may be built on temporary or permanent foundations;
 - iii. Residential Sales Centres may be permitted to remain for a period of up to 8 years; and
 - iv. where a temporary Residential Sales Centre is located, an Accessory Parking Area may be provided. The Accessory Parking Area shall be Hardsurfaced and located on the same or an Abutting parcel.

Edmonton Zoning Bylaw 12800

Charter Bylaw 18593
November 5, 2018
Charter Bylaw 18967
August 26, 2019

994.5 (ORH) Orchards Row Housing Zone

1. General Purpose

To provide medium density street oriented residential which is typically developed with smaller Yards and greater Height, allowing the opportunity for laneway housing and Reverse Housing.

2. Permitted Uses

- a. [Duplex Housing](#)
- b. [Garden Suites](#)

Charter Bylaw 19490
November 5, 2020

- c. [Supportive Housing](#), Restricted to Limited Supportive Housing
- d. [Minor Home Based Business](#)

Charter Bylaw 18967
August 26, 2019

- e. [Multi-unit Housing](#)
- f. [Residential Sales Centre](#)
- g. [Row Housing](#)
- h. [Semi-Detached Housing](#)
- i. [Urban Gardens](#)
- j. [Fascia On-premises Signs](#)

3. Discretionary Uses

- a. [Child Care Services](#)
- b. [Major Home Based Business](#)
- c. [Residential Sales Centre](#)
- d. [Urban Outdoor Farms](#)
- e. [Freestanding On-premises Signs](#)
- f. [Temporary On-premises Signs](#)

4. Development Regulations

- a. Site area and Site dimensions shall be in accordance with Table 1.

Charter Bylaw 18967
August 26, 2019

Table 1 Site Area and Site Dimensions

	minimum Site area	minimum Site Width	minimum Site Depth
i. Row Housing internal Dwelling	137.5 m2	5.0 m	26.0 m
ii. Row Housing end Dwelling	170.5 m2	6.2 m	26.0 m
iii. Semi-detached Housing	184.2 m2	6.7 m	26.0 m
iv. Semi-detached Housing Zero Lot Line Development	165.0 m2	5.5 m	26.0 m
v. Multi-unit Housing maximum of 4 Dwellings	670.0 m2	20.0 m	26.0 m

Charter Bylaw 18967
August 26, 2019

- b. The maximum Height for Row Housing and Multi-unit Housing shall not exceed [13.5 m](#). The maximum Height for Semi-detached Housing shall not exceed [12.0 m](#).
- c. The maximum total Site Coverage shall be:

Charter Bylaw 18967
August 26, 2019

- i. 80% for Row Housing and Multi-unit Housing; and
- ii. 73% for Semi-detached Housing and Duplex Housing.
- d. The minimum Front Setback shall be [4.0 m](#), except that it shall be:
 - i. [5.5 m](#) when a front attached Garage is developed;
 - ii. [3.0 m](#) for Reverse Housing; and
 - iii. [3.0 m](#) when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane.
- e. The minimum Rear Setback shall be [6.0 m](#) except that:
 - i. the Rear Setback may be less than [6.0 m](#), to a minimum of [1.2 m](#) when vehicular access is from a Lane and a rear attached Garage is provided.
- f. The minimum Side Setback shall be [1.2 m](#), except that it shall be:
 - i. [2.4 m](#) for a Corner Lot where the Side Yard Abuts a flanking public roadway other than a Lane; and
 - ii. where a Site is developed with Reverse Housing, the minimum Setback between one Side Lot Line and a detached Garage shall be [1.5 m](#), except:
 - iii. where the Side Lot Line Abuts a public roadway, the minimum Setback between the Side Lot Line and a detached Garage shall be [1.2 m](#).
- g. Semi-detached Housing may be developed as a Zero Lot Line Development where:
 - i. the other Site Side Setback is a minimum of [1.5 m](#), except that:
 - A. the minimum Site Side Setback Abutting a public roadway other than a Lane shall be 20% of the Site Width of the Lot Abutting the flanking public roadway or [2.4 m](#), whichever is greater;
 - B. where a Garage is attached to the principal building, and the vehicle doors of the Garage face a flanking public roadway other than a Lane, the distance between any

- portion of these vehicle doors and the flanking public roadway shall not be less than [4.5 m](#);
- C. the minimum Side Setback Abutting a Lane shall be [1.2 m](#); or
 - D. the minimum Side Setback Abutting a Treed Landscaped Boulevard, where the principal building faces the flanking Side Lot Line, shall be [3.0 m](#).
- ii. all roof leaders from the Dwelling shall be connected to the individual storm sewer service for each Lot or common low impact development (LID), and no roof leader discharge shall be directed to the maintenance easement;
 - iii. the owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent Lots, a [1.5 m](#) private maintenance easement that provides for:
 - A. a [0.3 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 an adjacent parcel;
 - B. a [0.6 m](#) footing encroachment easement; and
 - C. permission to access the easement area for maintenance of the properties.
 - iv. the owner of the Site proposed for the 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.
 - v. 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.
- h. The Site Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
- i. a [1.5 m](#) private maintenance easement identical to that registered for the principal building is provided;
 - ii. all roof leaders from Accessory buildings are connected to the individual storm sewer service for each Lot, common low impact development (LID) or directed to drain directly to an adjacent Lane; and
 - iii. no roof leader discharge shall be directed to the maintenance easement.
- i. The width of a front attached Garage shall not exceed 70% of the Site Width.
 - j. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
 - k. Where a Site or Lot has primary vehicular access from a Lane, the following regulations shall apply:
 - i. a Garage or Hardsurfaced parking pad shall be provided;
 - ii. the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be [1.2 m](#);
 - iii. a Hardsurfaced Walkway between the Garage or Hardsurfaced parking pad and an entry to the Dwelling shall be provided;
 - iv. where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a minimum Width of [4.8 m](#) and depth of [5.5 m](#) shall be constructed a minimum of [1.2 m](#) from the Rear Lot Line; and
 - v. any Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post approximately [1.0 m](#) in Height, located within [1.0](#)

[m](#) of the Hardsurfaced parking pad.

- l. Separation Space shall not be required.
- m. On Corner Sites the Façades of a principal building Abutting the Front Lot Line and the flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
- n. For Reverse Housing, the Façades of a principle building Abutting the Front Lot Line and Rear Lot Line shall use consistent building materials and architectural features.
- o. All storm drainage shall be directed from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site.

*Charter Bylaw 18967
August 26, 2019*

- p. For Row Housing and Multi-unit Housing, all roof leaders from the Dwellings shall be connected to the individual storm sewer service for each Lot or common low impact development (LID).

*Charter Bylaw 18967
August 26, 2019*

- q. All roof leaders from buildings Accessory to Row Housing and Multi-unit Housing shall be connected to the individual storm sewer service for each Lot, common low impact development (LID) or directed to drain directly to an adjacent Lane.

*Charter Bylaw 18967
August 26, 2019*

- r. For all Multi-unit Housing developments where one or more Dwellings front a rear Lane, the following regulations shall apply:
 - i. a restrictive covenant and easement shall be registered on all titles within the Site and all titles on Abutting Sites to ensure adequate drainage and utility maintenance. The restrictive covenant and easement shall provide for:
 - A. a minimum [1.5 m](#) wide drainage swale located along the internal Side Lot Line constructed to City of Edmonton Design and Construction Standards; and
 - B. 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. all roof leaders from the Dwellings shall be connected to the individual storm sewer services for each Lot or common low impact development (LID), and no roof leader discharge shall be directed to the required drainage swale.
- s. Impermeable Material shall not exceed 90% of the total Lot area.
- t. Signs shall comply with the regulations found in [Schedule 59A](#).

5. Additional Development Regulations

- a. The following regulations shall apply to Residential Sales Centres:
 - i. Residential Sales Centres may be located within a temporary structure;
 - ii. Residential Sales Centres may be built on temporary or permanent foundations;
 - iii. Residential Sales Centres may be permitted to remain for a period of up to 8 years; and
 - iv. where a temporary Residential Sales Centre is located, an Accessory Parking Area may be provided. The Accessory Parking Area shall be Hardsurfaced and located on the same or an Abutting parcel.

Edmonton Zoning Bylaw 12800

Charter Bylaw 18593
November 5, 2018
Charter Bylaw 18967
August 26, 2019

994.6 (ORA) Orchards Rear Attached Row Housing Zone

1. General Purpose

To provide for medium density residential with Dwellings attached at the sides and/or rear with individual access at the ground level.

2. Permitted Uses

Charter Bylaw 19490
November 5, 2020

- a. [Supportive Housing](#)
- b. [Lodging Houses](#)
- c. [Minor Home Based Business](#)

Charter Bylaw 18967
August 26, 2019

- d. [Multi-unit Housing](#)
- e. [Row Housing](#)
- f. [Semi-Detached Housing](#)
- g. [Urban Gardens](#)
- h. [Fascia On-premises Signs](#)
- i. [Projecting On-premises Signs](#)

3. Discretionary Uses

- a. [Child Care Services](#)
- b. [Major Home Based Business](#)
- c. [Residential Sales Centre](#)
- d. [Urban Outdoor Farms](#)
- e. [Freestanding On-premises Signs](#)
- f. [Temporary On-premises Signs](#)

4. Development Regulations for Permitted and Discretionary Uses

- a. Site area and Site dimensions shall be in accordance with Table 1.

Charter Bylaw 18967
August 26, 2019

Table 1 Site Area and Site Dimensions			
	minimum Site area	minimum Site Width	minimum Site Depth
i. Row Housing, internal Dwelling	137.5 m²	5.0 m	18.5 m ₁₁₄₃

ii. Row Housing, end Dwelling	170.5 m2	6.2 m	18.5 m
iii. Semi-detached, per Dwelling	184.2 m2	6.7 m	18.5 m
iv. Multi-unit Housing, for a maximum of 4 Dwellings	670.0 m2	20.0 m	18.5 m

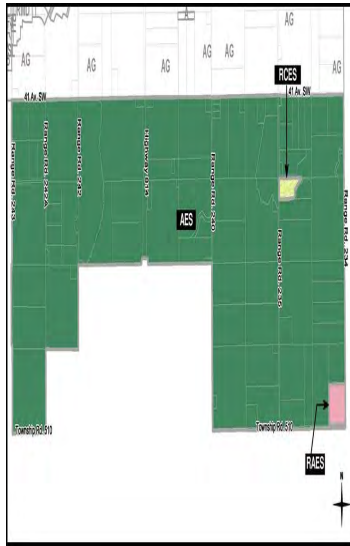
- b. Except where modified through the regulations in this Zone, Row Housing and Semi-detached Housing shall be developed in accordance with the provisions of the [\(ORH\) Orchards Row Housing Zone](#).
- c. The maximum total Site Coverage shall not exceed 73%.

*Charter Bylaw 18967
August 26, 2019*

- d. The maximum Height for Row Housing and Multi-unit Housing shall not exceed [13.5 m](#). The maximum Height for Semi-detached Housing shall not exceed [12.0 m](#).
- e. The minimum Front Setback shall be [4.0 m](#), except that it shall be:
 - i. [5.5 m](#) when a front attached Garage is developed;
 - ii. [3.0 m](#) for Reverse Housing; and
 - iii. [3.0 m](#) when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane.
- f. The minimum Rear Setback shall be [6.0 m](#), except:
 - i. where primary access is from a Lane, the minimum Rear Setback shall be [3.0 m](#).
- g. The minimum Side Setback shall be [1.2 m](#), except that it shall be:
 - i. [2.4 m](#) where the Side Yard Abuts a flanking public roadway other than a Lane.
- h. On Corner Sites the Façades of a principal building Abutting the Front Lot Line and the flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.

*Charter Bylaw 18967
August 26, 2019*

- i. For Multi-unit Housing, where a Dwelling faces the Lane, the Façades Abutting the Front Lot Line and the Rear Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, and porches.
- j. The minimum Side Setback to the corner cut for Corner Lots shall be [0.3 m](#), as shown in the following illustration:



- k. Notwithstanding Section 44(1)(a) of the Zoning Bylaw an Unenclosed Front Porch or platform structure, may project into the required Front Setback a maximum of 1.5 m and may project into the Side Setback Abutting a public roadway other than a Lane a maximum of 1.5 m. Steps and eaves may project beyond the Front Porch providing they are at least 0.4 m from the Lot line and do not extend over a registered utility easement. Eaves may project to the Lot line in a corner cut as shown in subsection 4(j) of this Zone provided they do not extend over a registered utility easement.
- l. The area covered by Impermeable Material shall not exceed 90% of the total Lot area.
- m. All storm drainage shall be directed from buildings and to a public roadway, including a Lane, or to a drainage work. Applications for a Development Permit shall include a detailed drainage plan showing the proposed drainage of the Site.

*Charter Bylaw 18967
August 26, 2019*

- n. For Row Housing and Multi-unit Housing, all roof leaders from the Dwellings shall be connected to the individual storm sewer service or common low impact development (LID).

*Charter Bylaw 18967
August 26, 2019*

- o. All roof leaders from buildings Accessory to Row Housing and Multi-unit Housing shall be connected to the individual storm sewer service for each Lot or shall drain directly to an adjacent Lane.

*Charter Bylaw 18967
August 26, 2019*

- p. For all Multi-unit Housing developments where one or more Dwellings front a rear Lane, the following regulations shall apply:
 - i. a restrictive covenant and easement shall be registered on all titles within the Site and all titles on Abutting Sites to ensure adequate drainage and utility maintenance. The restrictive covenant and easement shall provide for:
 - A. a minimum 1.5 m wide drainage swale located along the internal Side Lot Line constructed to City of Edmonton Design and Construction Standards; and
 - B. 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. all roof leaders from the Dwellings shall be connected to the individual storm sewer services for each Lot or common low impact development (LID), and no roof leader

discharge shall be directed to the required drainage swale.

- q. Separation Space shall not be required.
- r. Signs shall be in accordance with [Schedule 59A](#).

5. Additional Development Regulations for Discretionary Uses

Charter Bylaw 18967

August 26, 2019

Charter Bylaw 19490

November 5, 2020

- a. Child Care Services, Supportive Housing, and Lodging Houses shall only be permitted when designed as an integral component of the built form for Multi-Unit Housing, Semi-detached Housing, or Row Housing.
- b. The following regulations shall apply to Residential Sales Centres:
 - i. Residential Sales Centres may be located within a temporary structure;
 - ii. Residential Sales Centres may be built on temporary or permanent foundations;
 - iii. Residential Sales Centres may be permitted to remain for a period of up to 8 years; and
 - iv. where a temporary Residential Sales Centre is located, an Accessory Parking Area may be provided. The Accessory Parking Area shall be Hardsurfaced and located on the same or an Abutting parcel.

SECTION 995

SPECIAL AREA GRAYDON HILL

Edmonton Zoning Bylaw 12800

*Bylaw 16324
January 21, 2013*

995 (GHLD) SPECIAL AREA GRAYDON HILL LOW DENSITY RESIDENTIAL ZONE

*Bylaw 18105
July 10, 2017*

995.1 General Purpose

To provide for low density housing with the opportunity for zero Lot line development and Row Housing uses, in accordance with the design objectives in the Graydon Hill Neighbourhood Area Structure Plan.

995.2 Area of Application

The portions of N.W. ¼ Section 24-51-25-W4M, as shown on Appendix I.

*Bylaw 18115
July 10, 2017*

995.3 Permitted Uses

- a. [Duplex Housing](#)

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017*

- b. [Garden Suites](#)

*Charter Bylaw 19490
November 5, 2020*

- c. [Supportive Housing](#), Restricted to Limited Supportive Housing
- d. [Minor Home Based Business](#)
- e. [Row Housing](#)
- f. [Secondary Suites](#)
- g. [Semi-Detached Housing](#)
- h. [Single Detached Housing](#)

*Charter Bylaw 18613
November 26, 2018*

- i. [Special Event](#)

*Bylaw 17403
October 19, 2015
Effective date: February 1, 2016*

- j. [Urban Gardens](#)
- k. [Fascia On-premises Signs](#)
- l. [Temporary On-premises Signs](#)

995.4 Discretionary Uses

- a. [Child Care Services](#)

*Charter Bylaw 19490
November 5, 2020*

- b. [Supportive Housing](#)
- c. [Major Home Based Business](#)
- d. [Residential Sales Centre](#)

*Bylaw 17901
March 6, 2017*

- e. [Urban Outdoor Farms](#)

*Bylaw 18105
July 10, 2017*

995.5 Development Regulations

- a. Single Detached Housing with front drive access shall herein be referred to as "Single Detached - front drive Dwelling".
- b. Single Detached Housing with Lane access shall herein be referred to as "Single Detached - Lane access Dwelling".
- c. Single Detached Housing with reduced Setback from a Side Lot Line shall herein be referred to as "zero Lot line Dwelling".
- d. The minimum site area shall be:
 - i. [235 m²](#) per Single Detached - front drive Dwelling
 - ii. [235 m²](#) per Single Detached - Lane access Dwelling
 - iii. [235 m²](#) per zero Lot line Dwelling
 - iv. [221 m²](#) per Semi-detached or Duplex Dwelling
 - v. [150 m²](#) per Row Housing - internal Dwelling
 - vi. [186 m²](#) per Row Housing - end Dwelling
- e. The minimum Site Width shall be:
 - i. [7.6 m](#) per Single Detached - front drive Dwelling
 - ii. [7.6 m](#) per Single Detached - Lane access Dwelling
 - iii. [7.6 m](#) per zero Lot line Dwelling
 - iv. [6.7 m](#) per Semi-detached or Duplex Dwelling
 - v. [5.0 m](#) per Row Housing - internal Dwelling
 - vi. [6.2 m](#) per Row Housing - end Dwelling
- f. The minimum Site Depth shall be [30 m](#).
- g. The total number of Row Housing Dwellings shall not exceed 10% of the total estimated number of Dwellings in the Graydon Hill Special Area Zone, and shall be limited to five Dwellings per structure.

*Bylaw 16733
July 6, 2015
Bylaw 17062
July 9, 2015*

- h. The maximum building Height shall not exceed [12.0m](#), in accordance with Section 52.

- i. The maximum total Site Coverage shall be in accordance with Table 1 Maximum Site Coverage – Individual Lots.

Table 1: Maximum Site Coverage - Individual Lots				
	Principal building	Accessory building	Principal building with attached Garage	Total Maximum Site Coverage inclusive of any other Accessory Buildings
(a) Single Detached – front drive Dwelling			50%	50%
(b) Single Detached – Lane access Dwelling	35%	17%	47%	47%
(c) Single Detached - zero Lot line Dwelling	38%	15%	53%	53%
(d) Semi-detached or Duplex – front drive dwelling	32%	17%	45%	45%
(e) Semi-detached or Duplex – Lane access dwelling	35%	17%	47%	47%
(f) Row Housing – Multi-unit Site Project Development	28%	15%	43%	43%
(g) Row Housing - internal Dwelling	35%	20%	55%	55%
(h) Row Housing end Dwelling	30%	15%	45%	45%

Notwithstanding Table 1, the maximum Site Coverage for the principal 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.

- j. The minimum Setback from the Front Lot Line shall be:
- i. [5.5 m](#) for Single Detached - front drive Dwellings; Semi-detached or Duplex Dwellings with front access to required off-street parking.

- ii. [4.5 m](#) for Single Detached - Lane access Dwellings, zero Lot line Dwellings, or Semi-detached or Duplex Dwellings with rear or flanking access to required off-street parking or Garage, except that the Setback may be reduced to a minimum of [3.0 m](#) when a landscaped boulevard strip between the curb and the Walkway of the road cross section at the front of the Lot is provided as per the City of Edmonton Design and Construction Standards.
- iii. [5.5 m](#) for Row Housing:
 - A. where access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be a minimum of [3.0 m](#) where a Treed Landscaped Boulevard is provided; or
 - B. where a front attached Garage forms an integral part of the Dwelling, except in the case of a private roadway, the minimum shall be [6.0m](#).
- k. The minimum Setback from the Rear Lot Line shall be:
 - i. [7.5 m](#), except in the case of a Corner Site it shall be [4.5 m](#) , for Single Detached - front drive Dwellings, zero Lot line Dwellings, Semi-detached or Duplex Dwellings.
 - ii. [4.0 m](#) for Single Detached - Lane access Dwellings.
 - iii. [7.5 m](#) for Row Housing, except that the Setback may be reduced to [5.5 m](#) where an attached rear Garage is provided.
- l. The Setback from a Side Lot Line shall be established on the following basis for Single Detached Housing, Duplex Housing, and Semi-detached Housing:
 - i. The minimum Side Setback shall be [1.2 m](#).
 - ii. On a Corner Site where the building fronts on the Front Lot Line, the minimum Setback Abutting the flanking public roadway other than a Lane shall be [2.4 m](#). The minimum Setback Abutting a Lane shall be [1.2 m](#).
 - iii. On a Corner Site where the building fronts on a flanking public roadway other than a Lane, the minimum Setback Abutting the flanking public roadway shall be [4.5 m](#).
- m. For zero Lot line Dwellings, one Side Setback may be reduced to 0.0 m where:
 - i. the other Side Setback of the Abutting Lot is a minimum of [1.5 m](#), to allow for a shared maintenance easement.
 - ii. Notwithstanding (13.a) above, the other Side Setback may be [1.2 m](#) where Abutting a Lot on which there is not a zero Lot line Dwelling.
 - iii. all roof leaders from the Dwelling are connected to the storm sewer service.
 - iv. all roof leaders from Accessory buildings are connected to the storm sewer service or directed to drain directly to an adjacent Lane.
 - v. no roof leader discharge shall be directed to the maintenance easement.
 - vi. the Site and the Abutting Site are both Single Detached Housing.
 - vii. the owner of the adjacent Site has registered against title a private maintenance easement a minimum of [1.5 m](#) wide that provides for:
 - A. a [0.30 m](#) eave encroachment easement with the requirement that the eaves must not be closer than [0.90 m](#) to the eaves on the adjacent building.
 - B. a [0.60 m](#) footing encroachment easement.
 - C. a drainage swale, constructed as per the City of Edmonton Design and Construction Standards.
 - D. permission to access the easement area for maintenance of both properties.

- n. The Setback from a Side Lot Line shall be established on the following basis for Row Housing:
 - i. The minimum Setback shall be [1.2 m](#).
 - ii. On a Corner Site where the building fronts on the Front Lot Line, the minimum Setback Abutting the flanking roadway other than a Lane shall be [4.5 m](#), except that this may be reduced to [3.0 m](#) where:
 - A. there is a Treed Landscaped Boulevard along the flanking roadway;
 - B. a reduced depth is necessary to be consistent with other development on the flanking block face; and
 - C. the flanking side of the building is not a Blank Wall, and is articulated through architectural elements such as recesses or projections, including but not limited to windows, a side entrance, a porch, or other architectural elements that would be compatible with adjacent development.

*Bylaw 18303
February 26, 2018*

- o. For the development of Row Housing under this Section the following regulations shall apply:

*Bylaw 16733
July 6, 2015*

- i. The maximum Density for Multi-unit Project Developments shall be 42 Dwellings/ha, except that;

*Charter Bylaw 18381
May 7, 2018*

- A. this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated maneuvering aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the ground level of the surface covering such parking shall be less than 1.0 m; shall not be located in a required Front Setback and shall be integrated with the design of buildings and Landscaping; and
- B. this shall be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with [Section 46](#).

- iii. Dwellings shall meet the following criteria:

- A. A minimum of two bedrooms;
- B. Individual and private access to ground level; and
- C. Direct access to Amenity Area.

*Bylaw 16733
July 6, 2015
Charter Bylaw 18381
May 7, 2018*

- iii. maintenance and/or drainage and utility easement(s) may be required between Abutting buildings and/or through private Yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
- iv. notwithstanding the other regulations under this Section, in the case of Multi-unit Project Developments, a building containing rear detached Garages may exceed the maximum width and total number of Garages allowed as specified under 995.5 Development Regulations subsection p(iii)C.

- p. On-Site parking shall be provided in accordance with the following requirements:
 - i. Single Detached - front drive Dwellings shall include a front attached Garage.
 - ii. for Semi-detached Housing or Duplex Housing, if it includes a front attached Garage or a Garage that is an integral part of the Dwelling, the following shall apply:
 - A. in cases where the Site Width is less than [8.6 m](#); and access is provided from a fronting public roadway, the Garage may protrude a maximum of 4.0 m beyond the front wall and entry of the Dwelling and have a maximum width of [5.6 m](#);

*Charter Bylaw 18381
May 7, 2018*

- B. each dwelling that has direct access to ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line; and
- C. front attached Garages shall be designed such that the Garage is attached to a shared common wall and includes a shared Driveway apron.
- iii. for Single Detached - Lane access Dwellings, zero lot line Dwellings, Semi-detached Housing or Duplex Housing, and Row Housing where the required off-street parking space is provided from a Lane the following requirements apply:
 - A. one Garage, or Parking Area for one Garage shall be clearly demarcated both on the Site Plan and on the plan accompanying any Development Permit application for a principal building.

*Bylaw 18303
February 26, 2018*

- B. the minimum distance from the Rear Lot Line to a Garage or Parking Area shall be [1.2 m](#).

*Charter Bylaw 18381
May 7, 2018*

- C. a Hardsurfaced walkway shall be constructed between, and connect, the Garage or Parking Area and an entry to the Dwelling.
- D. in addition to (A) and (B) above, requirements for zero Lot line Dwellings, Semi-detached Housing or Duplex Housing also include:

*Bylaw 16733
July 6, 2015*

- 1. An Accessory building or structure shall not be located less than [0.60 m](#) from the Side Lot Line, except where it is a mutual Garage erected on the common property line; and
- 2. Hardsurfaced Parking Areas may be attached between two lots at the common property line.
- 3. where no Garage is proposed, a Hardsurfaced Parking Area to accommodate a minimum of one vehicle per Dwelling shall be developed, the dimensions of which shall conform to the off-street parking space requirements of Section 54.2(4) of this Bylaw.
- E. for Row Housing where a rear mutual detached Garage is proposed, the maximum width of the building shall not exceed 30 m, and the building shall not contain more than five separate Garages.
- F. There shall be no vehicular access from the front or flanking public roadway where an Abutting Lane exists.

- q. Site Landscaping shall be developed in accordance with the following:
 - i. for Single Detached - front drive Dwellings, Single Detached - Lane access Dwellings and zero Lot line Dwellings: one deciduous tree, one coniferous tree and four shrubs shall be required for each Dwelling;
 - ii. for Semi-detached or Duplex Dwellings or Row Housing: one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard for each Dwelling, except where the Front Yard is [4.5 m](#) or less, and a landscaped boulevard is provided between the sidewalk and the curb as per the City of Edmonton Design and Construction Standards, the tree may be placed within the Rear or Side Yard, rather than the Front Yard;
 - iii. all applications for a Development Permit shall include a Site plan that identifies the location, species and size of Landscaping required; and
 - iv. All required Landscaping shall be in accordance with the relevant requirements of Section 55 of this Bylaw.
 - r. For Single Detached - Lane access Dwellings:
 - i. each proposed Lot shall be serviced by both a public roadway and a Lane; and
 - ii. all roof drainage shall be directed away from buildings and to a public roadway, including a Lane, or to a drainage work.
 - s. For zero Lot line Dwellings:
 - i. access from a Dwelling to a local roadway shall be provided at a distance no greater than [125 m](#) from any point in a Lane.
 - ii. all roof leaders from the principal building shall be connected to the foundation drain which connects to the storm sewer.
 - t. Development Permit applications shall be reviewed in terms of compatibility with existing structures on the block face, having consideration for the intent of the subdivision design, and taking into account proposed development Setbacks, Dwelling entrances and orientation, massing, roof-lines, the location of windows and other openings in walls and elevational treatment of wall openings, building Façades, and finishing materials.
 - u. Dwellings on Corner Sites shall have flanking side treatments similar to, or reflective of, the front elevation.
- Bylaw 18303
February 26, 2018*
- v. Amenity Area shall be provided in accordance with [Section 46](#).
 - w. Signs shall comply with the regulations found in [Schedule 59A](#).
 - x. Urban Gardens and Urban Outdoor Farms shall comply with [Section 98](#) of this Bylaw.

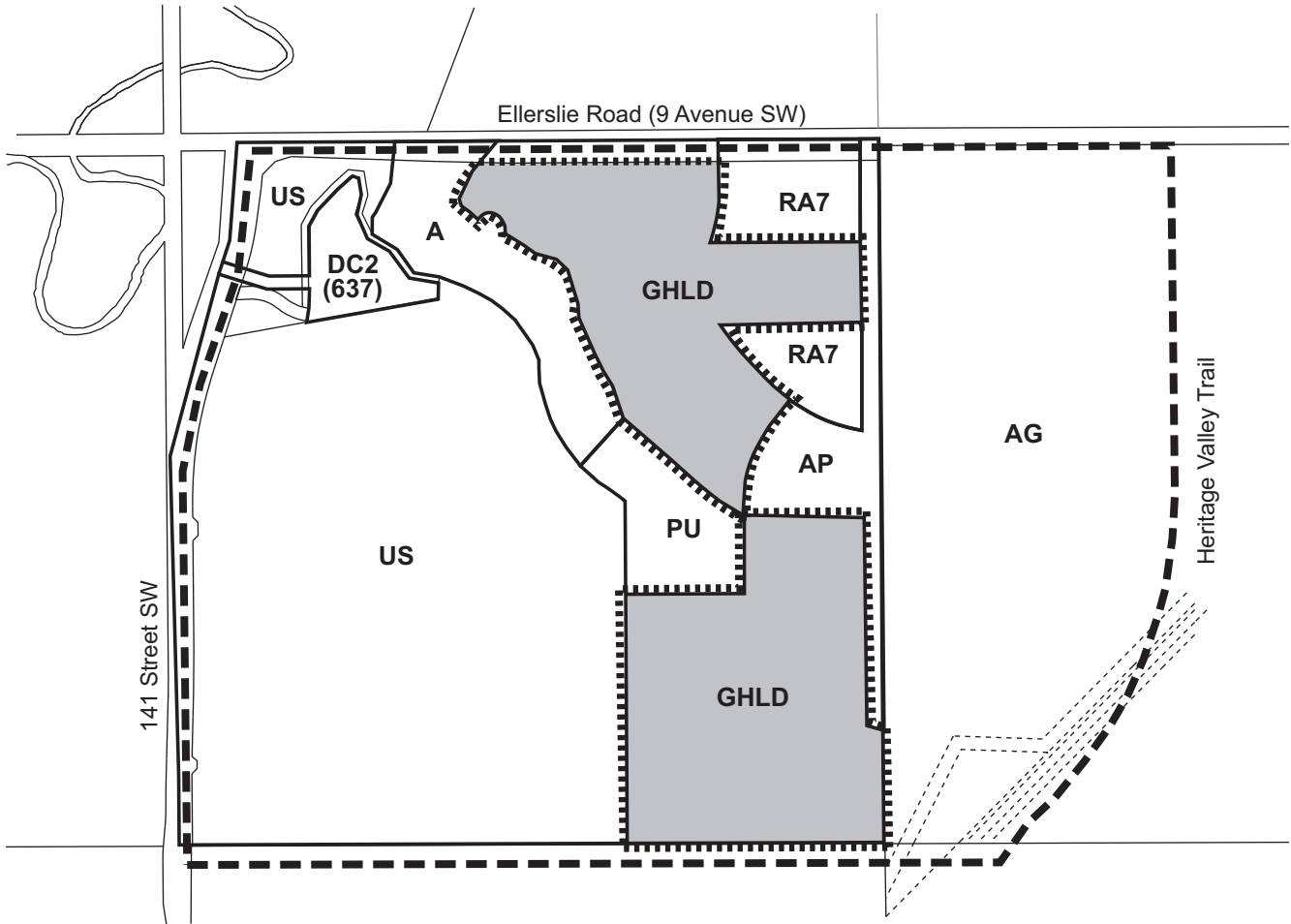
[APPENDIX I - Special Area, Graydon Hill Low Density Residential](#)



Appendix I - Special Area Graydon Hill

*Bylaw 16352
March 14, 2013*

Special Area Graydon Hill [Appendix I](#) to Section 995 of Bylaw 12800, as amended by Bylaw 16324 and subsequent appropriate Bylaws.

Special Area, Graydon Hill Low Density Residential
Appendix I to Section 995 of Bylaw 12800



-  Special Area Boundary
-  Graydon Hills NASP Boundary

SECTION 997

SPECIAL AREA BLATCHFORD

Edmonton Zoning Bylaw 12800

*Bylaw 17247
June 22, 2014*

997 Special Area Blatchford

997.1 General Purpose

To designate portions of the Blatchford Neighbourhood, as shown on Appendix I to this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area in order to achieve the objectives of the City Centre Area Redevelopment Plan, as adopted by Bylaw 16033.

997.2 Application

The designation, location, and boundaries of each underlying Land Use Zone affected or created through Section 940 shall apply as indicated on Appendix I to this Section.

997.3 Zones Created by Special Area Provisions

Specific zones, as contained in Sections 997.7, 997.8, 997.9 and 997.10 have been created in accordance with [Section 900](#) of the Zoning Bylaw. Where a discrepancy exists between the Special Area regulations and general zoning regulations, the Special Area regulations shall prevail.

997.4 Blatchford Street Classifications

The following street classifications are referenced within the Special Area Zones and are shown on Appendix I:

*Charter Bylaw 19443
October 20, 2020*

Retail Street

Retail Streets are streets with a predominant pedestrian character that serve areas with significant ground floor commercial uses. Retail Streets take priority over Active Streets and Quiet Streets for the purposes of determining the Front Lot Lines of Abutting parcels. Retail Streets may be designed for non-vehicular access only. Retail Streets will be primarily located within the Market Centre.

Primary Active Street

Primary Active Streets serve the most intensive residential and commercial land uses and carry the majority of motorized traffic in Blatchford. Primary Active Streets take priority over Secondary Active Streets and Quiet Streets for the purposes of determining the front lot lines of Abutting parcels.

Secondary Active Street

Secondary Active Streets are high traffic streets serving a mix of higher-intensity land uses. Secondary Active Streets take priority over Quiet Streets for the purposes of determining the front lot lines of Abutting parcels.

Primary Quiet Street

Primary Quiet Streets are low traffic residential streets that prioritize safety and comfort for residents over convenience for people travelling through. Primary Quiet Streets take priority over

Secondary Quiet Streets for the purposes of determining the front lot lines of Abutting parcels. Primary Quiet Streets may be designed for non-vehicular access only.

Secondary Quiet Street

Secondary Quiet Streets are low traffic residential streets. Active Streets and Primary Quiet Streets take priority over Secondary Quiet Streets for the purposes of determining the front lot lines of Abutting parcels. Secondary Quiet Streets may be designed for non-vehicular access only.

*Charter Bylaw 18387
May 7, 2018*

997.5 Blatchford-Specific Uses

*Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017
Charter Bylaw 19443
October 20, 2020*

1. **Blatchford Lane Suite** means an Accessory Dwelling located above a detached Garage. A Blatchford Lane Suite is Accessory to a building in which the principal Use is Multi-unit Housing. A Blatchford Lane Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Blatchford Lane Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Garden Suites, Row Housing, or Secondary Suites.

*Bylaw 17901
March 6, 2017
Charter Bylaw 18387
May 7, 2018*

997.6 Special Land Use Provisions for Blatchford-Specific Uses

*Charter Bylaw 19443
October 20, 2020
Charter Bylaw 19679
June 29, 2021*

1. **Blatchford Lane Suites** - A Blatchford Lane Suite shall comply with the following regulations:
 - a. The maximum height of a Garage containing a Blatchford Lane Suite shall be [9 m](#) or the Height of the principal Dwelling as constructed at the time of the Blatchford Lane Suite Development Permit application, whichever is the lesser.
 - b. The maximum Second Storey Floor Area of the Blatchford Lane Suite shall be [80 m²](#).
 - c. The minimum Site width for a Site with a Blatchford Lane Suite shall be [7.3 m](#).
 - d. The minimum distance between a detached Garage containing a Blatchford Lane Suite and the principal Dwelling on the same Site shall be [4 m](#).
 - e. Windows contained within the Blatchford Lane Suite portion of the detached Garage shall be placed and sized such that they minimize overlook into Yards and windows of Abutting properties through one of more of the following:
 - i. Off-setting window placement to limit direct views of Abutting rear or side yard amenity areas, or direct view into a Blatchford Lane Suite window on an adjacent site;
 - ii. Strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and
 - iii. Placing larger windows such as living room windows, to face a Lane or a flanking street.

Bylaw 17727

- f. Rooftop Terraces shall not be allowed on Blatchford Lane Suites.
- g. Platform structures, including balconies, shall be allowed as part of a Blatchford Lane Suite developed above a detached Garage only where the balcony faces the Lane or a flanking public street.
- h. A Blatchford Lane Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Blatchford Lane Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business;
- i. The Blatchford Lane Suite shall not be separated from the principal Dwelling through a condominium conversion or subdivision.
- j. Blatchford Lane Suites shall not be included in the calculation of densities in this Bylaw.

997.7 Blatchford Parks Zone (BP)

997.8 Blatchford Row Housing Zone (BRH)

997.9 Blatchford Low to Medium Rise Residential Zone (BLMR)

997.10 Blatchford Medium Rise Residential Zone (BMR)

997.11 Blatchford Environmental Overlay

[Appendix I – Blatchford Special Area](#)

[Appendix II – Blatchford Environmental Overlay](#)

Appendix I Blatchford Special Area

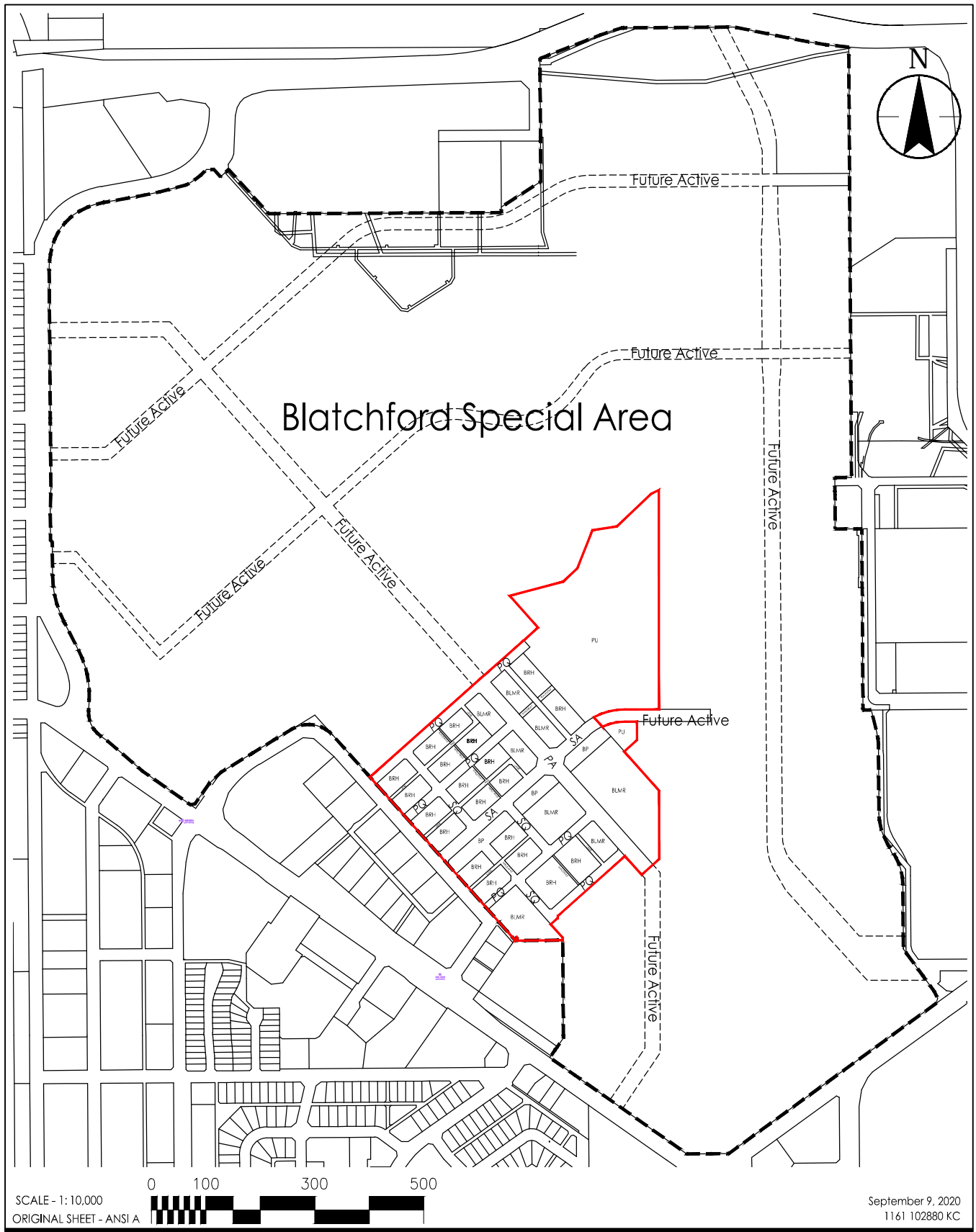
Bylaw 17247

June 22, 2015

Charter Bylaw 18931

August 26, 2019

Special Area Blatchford [Appendix I](#) to Section 997 of Bylaw 12800



LEGEND
 PA = PRIMARY ACTIVE STREET
 SA = SECONDARY ACTIVE STREET
 PQ = PRIMARY QUIET STREET
 SQ = SECONDARY QUIET STREET

Appendix II - Blatchford Environmental Overlay

Bylaw 17247

June 22, 2015

Bylaw 18318

March 19, 2018

Charter Bylaw 18931

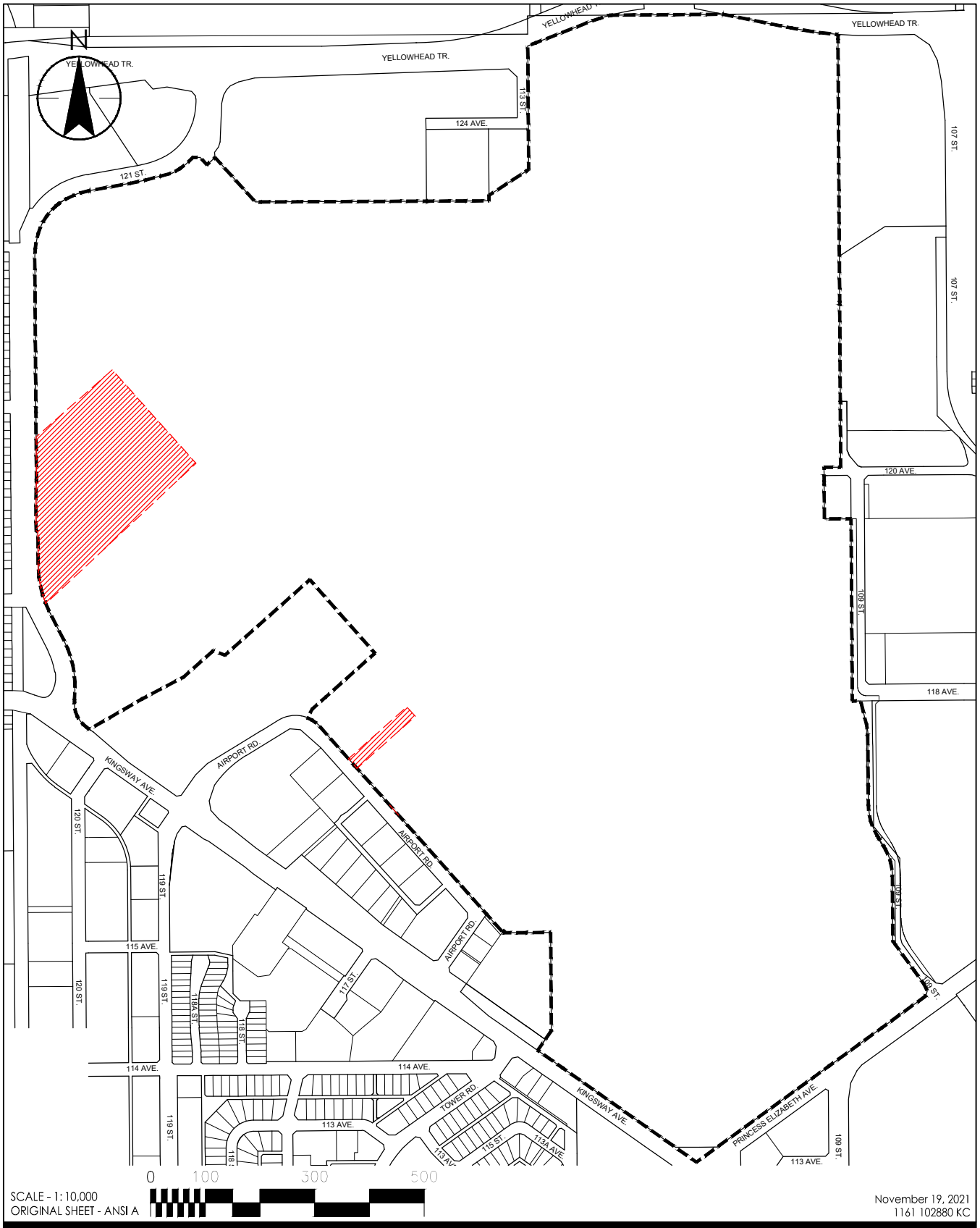
August 26, 2019

Charter Bylaw 19946

February 8, 2022



Special Area Blatchford Environmental Overlay [Appendix II](#) to Section 997 of Bylaw 12800

\\cd\1001-c200\shared_projects\1161102880\drawing\model_files\planning\old\2021_11_19_br_base_v1.0.dwg



SCALE - 1:10,000
ORIGINAL SHEET - ANSI A

November 19, 2021
1161 102880 KC

- LEGEND:
-  AREAS REQUIRING ENVIRONMENTAL TESTING AND POTENTIAL REMEDIATION
 -  BLATCHFORD ENVIRONMENTAL OVERLAY BOUNDARY

NOTE: AREAS REQUIRING ENVIRONMENTAL TESTING AND POTENTIAL REMEDIATION REFLECT AN ADDITIONAL 25m BUFFER AROUND AREAS OF POTENTIAL CONCERN

Client/Project
CITY OF EDMONTON
BLATCHFORD
NEIGHBOURHOOD

Figure No.
1.0

Title
ENVIRONMENTAL OVERLAY T164

Edmonton Zoning Bylaw 12800

997.7 (BP) Blatchford Parks Zone

1. General Purpose

The purpose of this Zone is to provide primarily for active and passive recreation, the preservation of landmark structures, and other complementary uses of public and publicly accessible private land, including Low Impact Development features. Where ownership is held privately, public access will be established via public access easements.

2. Permitted Uses

- a. [Carnivals](#)
- b. [Child Care Services](#)
- c. [Community Recreation Services](#)
- d. [Indoor Participant Recreation Services](#)

*Charter Bylaw 18613
November 26, 2018*

- e. [Market](#)
- f. [Outdoor Participant Recreation Services](#)
- g. [Public Parks](#)
- h. [Publicly Accessible Private Parks](#)
- i. [Residential Sales Centre](#)

*Charter Bylaw 18613
November 26, 2018*

- j. [Special Event](#)

*Bylaw 17901
March 6, 2017*

- k. [Urban Gardens](#)
- l. [Fascia On-premises Signs](#)
- m. [Projecting On-premises Signs](#)
- n. [Temporary On-premises Signs](#)

3. Discretionary Uses

- a. [Natural Science Exhibits](#)
- b. [Public Education Services](#)
- c. [Public Libraries and Cultural Exhibits](#)
- d. [Restaurants](#), for less than 100 Occupants and 120 m2 of Public Space
- e. [Specialty Food Services](#), for less than 100 Occupants and 120 m2 of Public Space
- f. [Spectator Entertainment Establishments](#)
- g. [Spectator Sports Establishments](#)
- h. [Freestanding On-premises Signs](#)

4. Development Regulations

The following regulations shall apply to Permitted and Discretionary Uses.

- a. The Setback from any adjacent private property shall be [4.5 m](#).
- b. The Setback from any public street, including a Lane shall be [4.5 m](#).
- c. The maximum building Height shall be 10 m, except for signature structures which act as landmarks, for which the maximum Height shall be 30 m. Such signature structures may include the former airport control tower, lookout towers, or other similar structures, at the discretion of the Development Officer.
- d. The maximum total site coverage shall be 15%. This calculation shall not include the footprint of any building existing on the Site prior to January 1, 2015.
- e. Blank Walls or non-transparent surfaces shall not exceed 30% of any facade of a building. Any individual Blank Wall or non-transparent surface shall not exceed [6.0 m](#) in width, except if the surface is designed to accommodate public art or interpretive features, then the maximum width shall be no wider than [10.0 m](#). This regulation shall not apply to any building existing on the site prior to January 1, 2015.
- f. The owner(s) shall register a Public Access Easement for any Publicly Accessible Private Park to ensure public access to and use of the Site. Easements shall ensure the owner(s) are responsible for maintenance and liability, unless otherwise agreed upon by the City of Edmonton. Such an easement shall be a required condition of Subdivision Approval, or Development Permit approval, whichever occurs first.
- g. Any parking provided shall be in accordance with [Section 54](#) of the Zoning Bylaw. Notwithstanding Section 54, parking shall not be required for any development within this zone.
- h. No parking, loading, storage or trash collection area shall be permitted within a Setback. Loading, storage and trash collection areas shall be screened in accordance with [Section 55.4](#).
- i. Landscaping shall comply with [Section 55](#). In addition to Section 55, landscaping shall be as follows:
 - i. Landscape plans shall be prepared by a professional landscape architect or horticulturalist; and
 - ii. Landscape design shall consider appropriate plant material for horticultural zone 3a, and may include edible Landscaping.
- j. Signs shall comply with the regulations in Schedule 59C.
- k. As a condition of Development Permit, Carnivals shall not exceed a duration of 4 consecutive days.
- l. Flea Markets shall be limited to farmers markets involving the sale of items such a local produce and handicrafts.

- m. Notwithstanding Section 98, Urban Gardens shall be developed in accordance with the Setbacks and Site Coverage requirements of the BP Zone.

*Bylaw 17901
March 6, 2017*

Edmonton Zoning Bylaw 12800

997.8. (BRH) Blatchford Row Housing Zone

*Charter Bylaw 18381
May 7, 2018
Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19443
October 20, 2020*

1. General Purpose

The purpose of this Zone is to provide for medium density street oriented Multi-unit Housing, in the form of row housing and stacked row housing, which is developed in a manner characteristic of urban settings, including but not limited to smaller Yards, greater Height, and Dwellings with individual access at ground level.

2. Permitted Uses

- a. [Blatchford Lane Suites](#)

*Charter Bylaw 19490
November 5, 2020*

- b. [Supportive Housing](#), Restricted to Limited Supportive Housing
c. [Live Work Units](#)
d. [Minor Home Based Business](#)

*Charter Bylaw 19443
October 20, 2020*

- e. [Multi-unit Housing](#)
f. [Secondary Suites](#)

*Bylaw 17901
March 6, 2017*

- g. [Urban Gardens](#)
h. [Fascia On-premises Signs](#)

*Charter Bylaw 19443
October 20, 2020*

3. Discretionary Uses

- a. [Child Care Services](#)

*Charter Bylaw 19490
November 5, 2020*

- b. [Supportive Housing](#)
c. [Lodging Houses](#)
d. [Major Home Based Business](#)
e. [Residential Sales Centre](#)

*Charter Bylaw 18613
November 26, 2018*

- f. [Special Event](#)

*Bylaw 17901
March 6, 2017*

- g. [Urban Outdoor Farms](#)
- h. [Temporary On-premises Signs](#)

4. Development Regulations

*Charter Bylaw 19443
October 20, 2020*

- a. The minimum Density shall be 35 Dwellings/ha.
- b. The maximum Density shall be 130 Dwellings/ha .
- c. The Height shall be a minimum of [7 m](#) and a maximum of [12 m](#), except for Sites Abutting a Site zoned BP, in which case the maximum Height shall be [15 m](#).
- d. The maximum site coverage shall be 60%.
- e. The minimum Site Area shall be 125 m².
- f. The minimum Site Width shall be 5.0 m.
- g. The minimum Site Depth shall be 30.0 m.
- h. Site Setbacks shall be 1.2 m. Except that:

*Charter Bylaw 19844
September 8, 2021*

- i. a minimum setback of 2.0 m and a maximum setback of 4.0 shall be where a Lot line Abuts a public roadway other than a Lane, a public Walkway, or a Site zoned BP. The maximum Setback may be increased up to 6.0 m where an outdoor Amenity Area is provided adjacent to the Lot line Abutting a Site zoned BP; and
 - ii. a minimum setback of 1.2 m and a maximum setback of 3.0 shall be required where a Lot line Abuts a Site zoned BRH.
- i. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line shall be determined on a hierarchy based on the Lot Line firstly Abutting:
 - i. a Retail Street;
 - ii. a Primary Active Street;
 - iii. a Secondary Active Street;
 - iv. a Site zoned BP;
 - v. a Primary Quiet Street; and finally
 - vi. a Secondary Quiet Street.

*Charter Bylaw 19502
February 9, 2021*

- j. An Accessory building or structure shall be located not less than [0.75 m](#) from the Side Lot Line, except where a Garage or Blatchford Lane Suite may be erected on the common property line to the satisfaction of the Development Officer.

*Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19443
October 20, 2020*

- I. Separation Space shall be provided in accordance with [Section 48](#) of the Zoning Bylaw except that it shall not be required where the side walls of Abutting buildings face each other and habitable windows are not located directly opposite each other such that privacy is not impacted.

*Bylaw 18303
February 26, 2018
Charter Bylaw 19443
October 20, 2020*

- m. Notwithstanding [Section 46](#) of the Zoning Bylaw, Amenity Area shall be provided in accordance with the following:

- i. Where Private Outdoor Amenity Area is provided the minimum dimension shall be [2 m](#);

*Charter Bylaw 18387
May 7, 2018*

- ii. Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided for on the Site, a minimum of [30 m²](#) of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is [2 m](#);

*Charter Bylaw 18387
May 7, 2018*

- iii. Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided for on the Site, a minimum of [15 m²](#) of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is [2 m](#)

- iv. For Dwellings located above the first Storey of a building, a minimum Amenity Area of [7.5 m²](#) per Dwelling unit on the Site shall be provided;

- v. For all Multi-unit Project Developments containing 20 or more Dwelling units, a minimum of [2.5 m²](#) of Amenity Area per Dwelling unit shall be provided as outdoor Common Amenity Area which shall not be located in any required Setback unless the Setback directly Abuts a Site zoned BP and shall be aggregated into areas of not less than [50 m²](#); and

- vi. Amenity Area may be provided on Rooftop Terraces.

*Charter Bylaw 18387
May 7, 2018*

- n. Live Work Units shall only be permitted where they front onto Primary Active Streets or Secondary Active Streets, and shall have individual front entrances at ground level.

*Charter Bylaw 18387
May 7, 2018
Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020
Charter Bylaw 19443
October 20, 2020*

- o. Notwithstanding [Section 54](#) of the Zoning Bylaw, for Sites not within the defined radius of Transit Centre or LRT station, or within the boundary of the Main Streets Overlay, the maximum number of Vehicular Parking spaces per Dwelling shall be 3. Vehicular access shall be provided from the Lane.

- p. Where there is no Abutting Lane, vehicular access shall be limited to one shared access per block face, and:

- i. a vehicular access shall be provided from an Abutting Secondary Quiet Street;
 - ii. If there is no Abutting Secondary Quiet Street, then access shall be provided from a Primary Quiet Street;
 - iii. If there is no Abutting Primary Quiet Street, access shall be provided from a Secondary Active Street; and
 - iv. If there is no Secondary Active Street, access shall be provided from a Primary Active Street;
 - v. If there is no Abutting Primary Active Street, access shall be provided from a Retail Street.
- q. If more than one vehicular access is required an additional vehicular access may be permitted, at the discretion of the Development Officer, provided that justification be submitted for review and approval by the Development Officer. Additional vehicular access shall be located off of the Abutting Blatchford Street Classifications as listed in 997.8.4(i). In such cases, the application shall be processed as a Class B application.

*Charter Bylaw 18387
May 7, 2018
Charter Bylaw 19443
October 20, 2020*

- r. Resident parking shall be provided at ground level at the rear of the Site or incorporated into the rear of the Row House, or in an underground parkade structure.
- s. Where residential parking is provided Abutting a Lane and a Garage or Hardsurfaced parking pad is provided, the following regulations shall apply:
 - i. the minimum distance from the Rear Lot Line to a Garage or Hardsurfaced parking pad shall be [1.2 m](#);
 - ii. a Hardsurfaced Walkway between the Garage or Hardsurfaced parking pad and an entry to the Dwelling shall be provided;
 - iii. where no Garage is proposed, a Hardsurfaced parking pad to support a future Garage with a minimum width of [4.88 m](#) and depth of [5.49 m](#) shall be constructed a minimum distance of [1.2 m](#) from the Rear Lot Line; and
 - iv. any Hardsurfaced parking pad shall include an underground electrical power connection with an outlet on a post approximately [1.0 m](#) in Height, located within [1.0 m](#) of the Hardsurfaced parking pad.

*Charter Bylaw 18387
May 7, 2018
Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19443
October 20, 2020*

- t. Resident and visitor parking for Multi-Unit Housing shall be located at ground level behind the principal building, such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road, or in an underground parkade structure.

*Charter Bylaw 19844
September 8, 2021*

- t. Vehicular parking areas which abuts a public Walkway shall be screened from view from the adjacent Walkway.
- u. Where detached rear parking Garages are developed, the building containing the Garage(s) shall not contain more than four separate Garages.

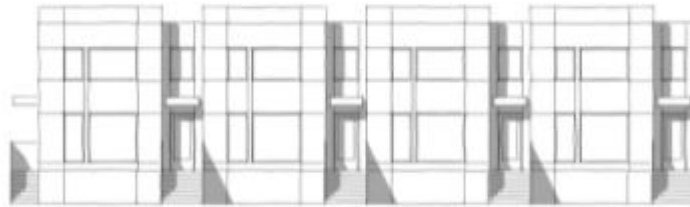
- v. No parking, loading, storage, or trash collection area shall be permitted within any Setback other than the Rear Setback. Loading, storage and trash collection areas shall be screened in accordance with [Section 55.4](#). If parking Abuts a Residential Zone or a Lane serving a Residential Zone, parking areas shall be screened in accordance with Section 55.4. Notwithstanding the above, no parking, loading, storage or trash collection shall be permitted within any Site Setback Abutting a Site zoned BP.
- w. Landscaping shall comply with Section 55 of this Bylaw. In addition to [Section 55](#), landscaping shall be as follows:
 - i. Landscape plans for Multi-unit Project Developments shall be prepared by a professional landscape architect or horticulturalist; and
 - ii. Landscape design shall consider appropriate plant material for horticultural zone 3a.
- x. Where any Site has a length or width of [160 m](#) or greater, a pedestrian connection shall be provided through the Site, perpendicular to the [160 m](#) or greater length or width. A pedestrian connection is a publicly-accessible private pedestrian corridor, distinct from a public Walkway. The following regulations apply to pedestrian connections:
 - i. The pedestrian connection shall be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;
 - ii. The pedestrian connection shall be a minimum [6 m](#) in width and shall incorporate a minimum [2.5 m](#) wide hard surfaced Walkway with soft Landscaping such as shrub planting, ornamental grasses and/or tree planting, and shall include pedestrian scaled lighting. When a width of [10 m](#) or greater is provided for the pedestrian connection, it may be applied towards the required Amenity Area for the Site;
 - iii. The facades of ground floor Dwellings Abutting the pedestrian connection shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, and/or physical breaks in building mass;
 - iv. Ground floor Dwellings Abutting the pedestrian connection that do not front onto a public street or a Site zoned BP shall provide an entrance facing the pedestrian connection; and
 - v. The owner(s) shall register a Public Access Easement for the pedestrian connection to ensure public access through the Site. Easements shall ensure the owner(s) are responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times. Such an easement shall be a required condition of a Development Permit.
- y. Maintenance and/or drainage and utility easement(s) between Abutting buildings and/or through private Yards of one or more Dwellings may be required as a condition of Development Permit approval to ensure adequate access for property, drainage and utility maintenance.

5. Urban Design Regulations

*Charter Bylaw 19844
September 8, 2021*

- a. All facades of a principal building, and any Accessory building containing a Blatchford Lane Suite, shall be designed with detail and articulation to ensure that each Dwelling unit is individually identifiable to create attractive streetscapes and interfaces where Abutting a Site zoned BP, a public street or a Lane. Building facades shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, or

physical breaks in building mass. The following illustrations provide a conceptual application of this regulation for interpretive purposes.



- b. Every façade of a principal building shall contain at least 1 window to provide overlook into Yards and open spaces.
- c. The length of the front façade of any building shall not exceed [75 m](#).

*Charter Bylaw 18381
May 7, 2018
Charter Bylaw 19443
October 20, 2020
Charter Bylaw 19844
September 8, 2021*

- d. For any Dwelling fronting a public street or a Site zoned BP, all principal Dwellings along this Facade with Floor Area at ground level shall have an individually articulated entrance at ground level. Sliding patio doors shall not serve as this entrance. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens shall be provided. Where a Dwelling Abuts both a public street and a Site zoned BP, the entrance may face the public street or the site zoned BP.

*Bylaw 17727
August 22, 2016
Charter Bylaw 18381
May 7, 2018*

- e. Where any part of a Dwelling unit Abuts a Site zoned BP, a public Walkway or Amenity Area at ground level, a maximum [1.2 m](#) high Fence or landscaped buffer shall be provided along the property line to delineate the division between public and private space. Openings or gates shall be provided to ensure connectivity between public and private space.

*Bylaw 17934
April 10, 2017*

- f. All mechanical equipment, except Solar Collectors, on a roof of any building shall be concealed from view from the Abutting public streets by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

*Bylaw 17934
April 10, 2017*

- g. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.
- h. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate architectural elements and/or public art.
- i. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-site residential units.

*Charter Bylaw 19443
October 20, 2020*

6. Additional Regulations for Specific Uses

- a. Signs shall comply with Schedule 59A of the Zoning Bylaw. Notwithstanding this schedule, the following apply:
 - i. there shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20 cm x 30.5 cm in size located on the ground floor building face, where appropriate; and
 - ii. Comprehensive Sign Design Plan in accordance with the Section 59.3 may be required at the discretion of the Development Officer.

Edmonton Zoning Bylaw 12800

997.9 (BLMR) Blatchford Low to Medium Rise Residential Zone

*Charter Bylaw 19443
October 20, 2020*

1. General Purpose

The purpose of this Zone is to provide for low to medium rise residential development, with the potential for limited ground floor commercial, office and service Uses along Retail and Active Streets, developed in a manner sensitive to the street environment and adjacent residential areas.

2. Permitted Uses

*Charter Bylaw 19443
October 20, 2020*

- a. [Bars and Neighbourhood Pubs](#)

*Charter Bylaw 18520
September 5, 2018*

- b. [Cannabis Retail Sales](#)

*Charter Bylaw 19443
October 20, 2020*

- c. [Child Care Services](#)
- d. [Convenience Retail Stores](#)
- e. [Creation and Production Establishments](#)
- f. [Fascia On-premises Signs](#)
- g. [General Retail Stores](#)
- h. [Health Services](#)
- i. [Indoor Participant Recreation Services](#)
- j. [Live Work Units](#)
- k. [Minor Alcohol Sales](#)
- l. [Minor Home Based Business](#)

*Charter Bylaw 18967
August 26, 2019*

- m. [Multi-unit Housing](#)

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

- n. [Vehicle Parking](#), limited to [Underground Parkades](#)
- o. [Personal Service Shops](#)
- p. [Private Clubs](#)
- q. [Professional, Financial and Office Support Services](#)
- r. [Religious Assembly](#), on Sites fronting onto Active Streets
- s. [Second Hand Stores](#)

*Charter Bylaw 19443
October 20, 2020*

- t. [Secondary Suites](#)
- u. [Specialty Food Services](#)
- v. [Projecting On-premises Signs](#)
- w. [Residential Sales Centres](#)

- x. [Restaurants](#)

Bylaw 17901
March 6, 2017

- y. [Urban Gardens](#)

3. Discretionary Uses

- a. [Child Care Services](#), on Sites fronting onto Quiet Streets
- b. [Lodging Houses](#)

Charter Bylaw 19490
November 5, 2020

- c. [Supportive Housing](#), Restricted to Limited Supportive Housing
- d. [Major Home Based Businesses](#)

Charter Bylaw 18613
November 26, 2018

- e. [Special Event](#)

Bylaw 17901
March 6, 2017

- f. [Urban Outdoor Farms](#)
- g. [Temporary On-premises Signs](#)

4. Development Regulations

Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19443
October 20, 2020

- a. The minimum Density shall be 45 Dwellings/ha.

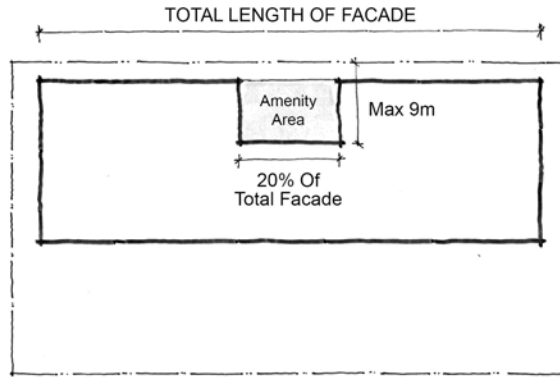
Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19443
October 20, 2020

- b. The maximum Density shall be 275 Dwellings/ha.
- c. Height shall be a minimum of [12 m](#) and a maximum of [23 m](#).
- d. The maximum Site Coverage shall be 65%.

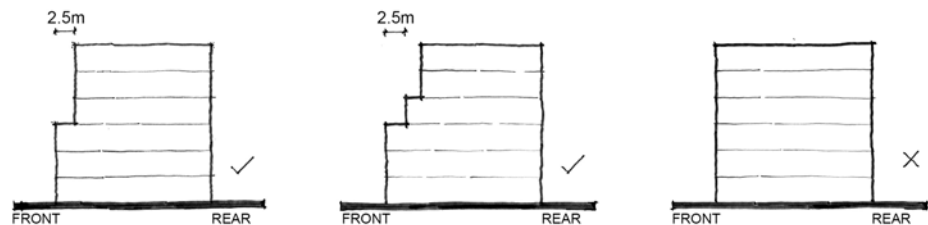
Charter Bylaw 19844
September 8, 2021

- e. Site Setbacks shall be a minimum of 2.0 m, and a maximum of 4.0 m, except that:
 - i. a minimum 1.2 m Setback shall be provided from a Lot Line adjacent to a Lane;
 - ii. for sites located adjacent to a Site zoned BP, the maximum Setback may be increased to a maximum of 6.0 m where outdoor Amenity Areas are provided adjacent to the Lot Line;
 - iii. for a mixed use building where Commercial Uses are located at Grade, Site Setbacks fronting a public roadway other than a Lane, or Walkway shall be a minimum 1.0 m, and a maximum 3.0 m; and
 - iv. for sites located
 - on a Retail Street or a Primary Active Street, as defined in Section 997, to support amenity opportunities, the Setback may be increased up to a maximum of 9.0 m where an outdoor Common Amenity Area or Publicly Accessible Private Park is provided within the Setback area. The portion of the building which is Setback more than 4.0 m shall be a maximum of 20% of the total length of the building Façade. The following graphic

representation provides a possible conceptual application of this regulation for interpretive purposes.



- f. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line shall be determined on a hierarchy based on the Lot Line Abutting:
- i. a Retail Street;
 - ii. a Primary Active Street;
 - iii. a Secondary Active Street;
 - iv. a Site zoned BP;
 - v. a Primary Quiet Street; and finally
 - vi. a Secondary Quiet Street.
- g. All buildings greater than 14 m in Height shall include a podium base. The podium of the building shall be a minimum Height of 6 m up to a maximum of 14m. The portion of the building located above the podium shall Stepback a minimum of 2.5 m on all sides excepting that side directly Abutting a Lane. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.



Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19443
October 20, 2020

- h. Separation Space shall be provided in accordance with [Section 48](#) of the Zoning Bylaw, except that it shall not be required for the podium base, as defined in 997.9.4(g).

Bylaw 18303
February 26, 2018
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 19443
October 20, 2020

- i. Notwithstanding subsection 46, Amenity Area shall be provided in accordance with the following:
 - i. Where Private Outdoor Amenity Area is provided the minimum dimension shall be 2 m;

- ii. Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided on the Site, a minimum of [30 m²](#) of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is [2 m](#);
- iii. Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided on the Site, a minimum of [15 m²](#) of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is [2 m](#);
- iv. For Dwellings located above the ground Storey of a building a minimum Amenity Area of [7.5 m²](#) per Dwelling unit on the Site shall be provided;
- v. Except for developments which contain less than 20 Dwelling units, a minimum of [2.5 m²](#) of Amenity Area per Dwelling unit shall be provided as outdoor Common Amenity Area which shall not be located in any required Setback unless the Setback directly Abuts a Site zoned BP and shall be aggregated into areas of not less than [50 m²](#);
- vi. Notwithstanding the above, where a Multi-unit Housing Building contains 20 or more Dwelling units and has commercial uses located on the ground floor, except for Live Work Units, a minimum of [2.5 m²](#) of Amenity Area per Dwelling unit shall be provided as indoor and/or outdoor Common Amenity Area(s) on the Site. Where outdoor Common Amenity Area is provided at ground level it shall not be located in any required Setback, unless the Setback directly Abuts a Site zoned BP, and shall be aggregated into areas of not less than [50 m²](#); and
- vii. Amenity Area may be provided on Rooftop Terraces.
- j. The maximum Floor Area of any Religious Assembly or individual business premises shall not exceed [275 m²](#), excluding Live Work units.

*Charter Bylaw 19443
October 20, 2020*

- k. The following Uses shall be limited to Sites fronting onto Active Streets or Retail Streets, shall not be in any free standing structure separate from a structure containing Residential Uses, and shall not be developed above the ground floor: Bars and Neighbourhood Pubs, Convenience Retail Stores, Creation and Production Establishments, General Retail Stores, Health Services, Indoor Participant Recreation Services, Liquor Stores, Personal Service Shops, Private Clubs, Professional, Financial and Office Support Services, Religious Assembly, Restaurants, Second Hand Stores, and Specialty Food Services.
- l. Where Use Classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties or within the same Building, and where the Site containing such Use Classes is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping and screening, which may exceed the requirements of [Section 55](#) of the Zoning Bylaw; noise attenuation measures such as structural soundproofing; and downward direction of all exterior lighting on to the proposed development.
- m. Vehicular-oriented Uses, including but not limited to drive through operations and Accessory drive through pick up services, shall not be permitted in this Zone.

*Charter Bylaw 18387
May 7, 2018*

- n. Live Work Units shall only be permitted where they front onto a Primary Active Streets or Secondary Active Street, and shall have individual front entrances at ground level.

*Charter Bylaw 19443
October 20, 2020*

- o. Notwithstanding [Section 54](#), Parking shall be provided in accordance with the following:
 - i. For Sites not within the defined radius of a Transit Centre or LRT station, or within the boundary of the Main Streets Overlay, the maximum number of Vehicular Parking spaces per Dwelling shall be 3; and

*Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19443
October 20, 2020*

- ii. Resident Bicycle Parking spaces for Multi-unit Housing shall be provided in a weather protected, well-lit, and secure area.

- p. Vehicular access shall be provided from the Lane. Where there is no Abutting Lane, vehicular access shall be limited to one shared access per block face, and:
 - i. vehicular access shall be provided from an Abutting Secondary Quiet Street;
 - ii. If there is no Abutting Secondary Quiet Street, then access shall be provided from a Primary Quiet Street;
 - iii. If there is no Abutting Primary Quiet Street, access shall be provided from a Secondary Active Street;
 - iv. If there is no Secondary Active Street, access shall be provided from a Primary Active Street; and
 - v. If there is no Abutting Primary Active Street, access shall be provided from a Retail Street.

*Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19443
October 20, 2020*

- q. If more than one vehicular access is required an additional vehicular access may be permitted, at the discretion of the Development Officer, provided that justification be submitted for review and approval by the Development Officer. Additional vehicular access shall be located from Abutting Blatchford Street Classifications as listed in 997.9.4(f). In such cases, the application shall be processed as a Class B application.
- r. Parking for Multi-unit Housing developments that contain 20 or more Dwellings, or mixed-use developments, shall be provided in Underground Parkade.

*Charter Bylaw 18387
May 7, 2018
Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19443
October 20, 2020*

- s. Parking for Multi-unit Housing developments that contain less than 20 Dwellings, non-residential Uses, and visitor Parking is permitted at ground level and in underground parking structures. Where parking is provided at ground level, it shall be located such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road. Surface parking shall not comprise more than 15% of the total Site area.

*Charter Bylaw 19844
September 8, 2021*

- t. Vehicular parking areas which abuts a public Walkway shall be screened from view from the adjacent Walkway.
- u. No parking, loading, storage, or trash collection area shall be permitted within any Setback other than the Rear Setback. Loading, storage and trash collection areas shall be screened from view in accordance with the provisions of subsection 55.4 of the Zoning Bylaw. If Parking Abuts a Residential Zone or a Lane serving a Residential Zone, parking areas shall be screened in accordance with [Section 55.4](#) of the Zoning Bylaw. Notwithstanding the above, no parking, loading, storage or trash collection shall be permitted within any Site Setback Abutting a Site zoned BP.
- s. One off-street vehicular loading space shall be required for any building. Where the building contains less than 20 Dwelling units, and does not contain any non-residential uses, no off-street vehicular loading space shall be required.
- t. Landscaping shall comply with the Zoning Bylaw except:
 - i. Landscape plans shall be prepared by a professional landscape architect or horticulturalist; and
 - ii. Landscape design shall consider appropriate plant material for horticultural zone 3a.
- w. Where any Site has a length or width of [160 m](#) or greater a pedestrian connection shall be provided through the Site, perpendicular to the [160 m](#) or greater length or width. A pedestrian connection is a publicly-accessible private pedestrian corridor, distinct from a public Walkway. The following regulations apply to pedestrian connections:
 - i. The pedestrian connection shall be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;
 - ii. The pedestrian connection shall be a minimum [6 m](#) in width and shall incorporate a minimum 2.5 m wide hard surfaced Walkway with soft Landscaping such as shrub planting, ornamental grasses and/or tree planting, and shall include pedestrian scaled lighting. When a width of [10 m](#) or greater is provided for the pedestrian connection, it may be applied towards the required Amenity Area for the Site;

- iii. The facades of ground floor Dwellings Abutting the pedestrian connection shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, and/or physical breaks in building mass;
- iv. Ground floor Dwellings Abutting the pedestrian connection that do not front onto a public street or a Site zoned BP shall provide an entrance facing the pedestrian connection; and
- v. The owner(s) shall register a Public Access Easement for the pedestrian connection to ensure public access through the Site. Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times. Such an easement shall be a required condition of a Development Permit.

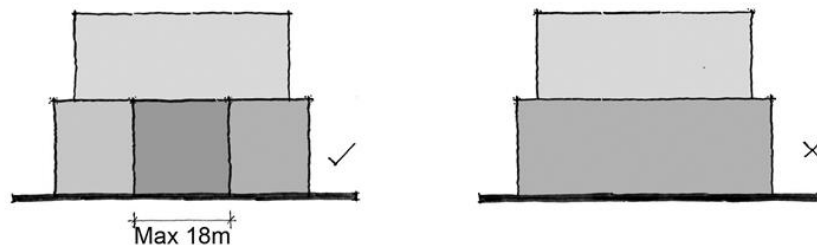
5. Urban Design Regulations

*Charter Bylaw 19443
October 20, 2020*

- a. Where non-residential uses, excluding Live Work Units, are developed fronting onto a public street, not including a Lane, or a Site zoned BP, the following regulations shall apply:
 - i. A minimum of 70% of each individual store Frontage and the flanking side of a store located on a corner shall have clear non reflective glazing on the exterior on the ground floor that allows viewing in and out of the Use to the satisfaction of the Development Officer. Transparency is calculated as a percent of linear metres at 1.5 m above the finished Grade; and

*Charter Bylaw 18387
May 7, 2018*

- ii. Each unit shall have an external entrance at ground level that shall be universally accessible.
 - b. Building Façade(s) Abutting a Site zoned BP, or a public street, shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, or physical breaks in building mass, to create attractive streetscapes and interfaces. A continuous building façade without recess, balcony or other form of articulation shall not exceed 18 m in horizontal direction. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.



*Charter Bylaw 19443
October 20, 2020*

- c. Sites which Abut a Primary Active Street, a Secondary Active Street, a Retail Street or a Site zoned BP shall be designed to front that Abutting Lot line with active residential or commercial Frontages, or Amenity Areas. Parking and circulation areas are not permitted to front a Primary Active Street, a Secondary Active Street, a Retail Street, or a Site zoned BP and shall not be visible from these Lot lines.

*Charter Bylaw 18387
May 7, 2018
Charter Bylaw 19443
October 20, 2020*

- d. For any Dwelling fronting a public street or a Site zoned BP, all principal Dwellings along this Façade with Floor Area at ground level shall have an individually articulated entrance at ground level. Sliding patio door shall not serve as this entrance. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens shall be provided. Where a Dwelling Abuts both a public street and a Site zoned BP, the entrance shall face the Site zoned BP.

*Bylaw 17727
August 22, 2016
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 19844
September 8, 2021*

- e. For any Dwelling fronting a public street or a Site zoned BP, all principal Dwellings along this Facade with Floor Area at ground level shall have an individually articulated entrance at ground level. Sliding patio doors shall not serve as this entrance. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens shall be provided. Where a Dwelling Abuts both a public street and a Site zoned BP, the entrance may face the public street or the site zoned BP.

*Bylaw 17934
April 10, 2017*

- f. All mechanical equipment, except Solar Collectors, on a roof of any building shall be concealed from view from the Abutting public streets by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

*Bylaw 17934
April 10, 2017*

- g. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.
- h. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate architectural elements and public art.
- i. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-Site residential units.

*Charter Bylaw 19443
October 20, 2020*

6. Additional Regulations for Specific Uses

- a. Bars and Neighbourhood Pubs, Restaurants, and Specialty Food Services shall only be permitted for less than 120 m² of Public Space.
- b. Child Care Services shall only be permitted on Sites fronting onto Active or Retail Streets, and shall only be discretionary on Sites fronting onto Quiet Streets.
- c. Religious Assembly shall only be permitted on Sites fronting onto Active Streets.
- d. Signs shall comply with Schedule 59B of the Zoning Bylaw. Notwithstanding this schedule, the following regulations apply:
 - i. There shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20 cm x 30.5 cm in size located on the ground floor building face, where appropriate; and
 - ii. A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 may be required at the discretion of the Development Officer.
- e. Child Care Services fronting onto Quiet Streets shall consider the presence of other Child Care Services Uses within the same block to ensure that the approval of additional Child Care Services Uses does not unduly restrict on-street parking availability.
- f. Professional, Financial and Office Support Services shall not include loan offices.

Edmonton Zoning Bylaw 12800

997.10 (BMR) Blatchford Medium Rise Residential Zone

Charter Bylaw 19443
October 20, 2020

1. General Purpose

The purpose of this Zone is to provide for medium rise residential development, with the potential for limited ground floor commercial, office and service Uses along Retail and Active Streets, developed in a manner sensitive to the street environment and adjacent residential areas.

2. Permitted Uses

Charter Bylaw 19443
October 20, 2020

- a. [Bars and Neighbourhood Pubs](#)

Charter Bylaw 18520
September 5, 2018

- b. [Cannabis Retail Sales](#)
- c. [Child Care Services](#)
- d. [Convenience Retail Stores](#)
- e. [Creation and Production Establishments](#)
- f. [Fascia On-premises Signs](#)
- g. [General Retail Stores](#)
- h. [Health Services](#)
- i. [Indoor Participant Recreation Services](#)

Charter Bylaw 18882
June 17, 2019

- j. [Liquor Stores](#)
- k. [Live Work Units](#)
- l. [Minor Home Based Businesses](#)

Charter Bylaw 18967
August 26, 2019

- m. [Multi-unit Housing](#)
- n. [Personal Service Shops](#)
- o. [Private Clubs](#)
- p. [Professional, Financial and Office Support Services](#)
- q. [Projecting On-premises Signs](#)
- r. [Religious Assembly](#)
- s. [Residential Sales Centres](#)

Charter Bylaw 19443
October 20, 2020

- t. [Restaurants](#)
- u. [Second Hand Stores](#)
- v. [Secondary Suites](#)
- w. [Specialty Food Services](#)

Bylaw 17901
March 6, 2017

- x. [Urban Gardens](#)
- y. [Vehicle Parking](#), limited to an [Underground Parkade](#)

3. Discretionary Uses

- a. [Major Home Based Businesses](#)

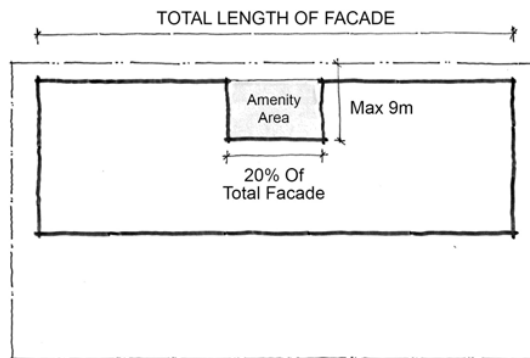
- b. [Special Event](#)

- c. [Urban Outdoor Farms](#)
- d. [Temporary On-premises Signs](#)

4. Development Regulations

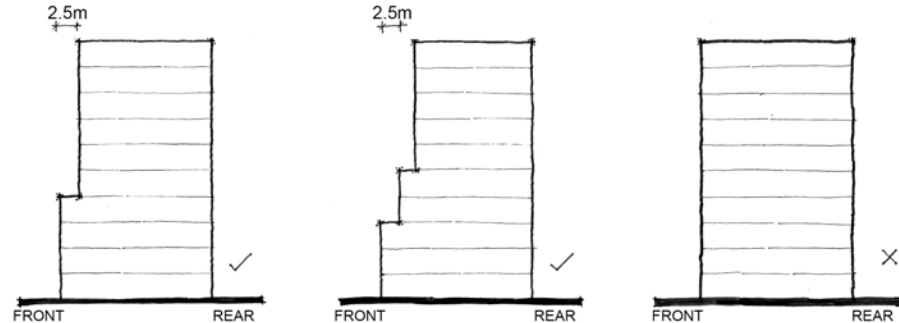
- a. The minimum Density shall be 75 Dwellings/ha.
- b. The maximum Density shall be 425 Dwellings/ha.
- c. Height shall be a minimum of [21.0 m](#) and a maximum of [45.0 m](#).
- d. The maximum Site Coverage shall be 65%.

- e. Site Setbacks shall be a minimum of 2.0 m, and a maximum of 4.0 m, except that:
 - i. a minimum 1.2 m Setback shall be provided from a Lot Line adjacent to a Lane;
 - ii. for sites located adjacent to a Site zoned BP, the maximum Setback may be increased to a maximum of 6.0 m where outdoor Amenity Areas are provided adjacent to the Lot Line;
 - iii. for a mixed use building where Commercial Uses are located at Grade, Site Setbacks fronting a public roadway other than a Lane, or Walkway shall be a minimum 1.0 m, and a maximum 3.0 m; and
 - iv. for sites located on a Retail Street or a Primary Active Street, as defined in Section 997, to support amenity opportunities, the Setback may be increased up to a maximum of 9.0 m where an outdoor Common Amenity Area or Publicly Accessible Private Park is provided within the Setback area. The portion of the building which is Setback more than 4.0 m shall be a maximum of 20% of the total length of the building Façade. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



- f. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line shall be determined as indicated below from highest priority to lowest priority based on the Lot Line Abutting:
 - i. a Retail Street;
 - ii. a Primary Active Street;

- iii. Secondary Active Street;
 - iv. a Site zoned BP;
 - v. Primary Quiet Street; and
 - vi. a Secondary Quiet Street.
- g. All buildings shall include a podium base. The podium of the building shall be a minimum Height of 6.0 m up to a maximum of 14.0 m. The portion of the building located above the podium shall Stepback a minimum of 2.5 m on all sides excepting that side directly Abutting a Lane. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.



Charter Bylaw 18967
 August 26, 2019
 Charter Bylaw 19443
 October 20, 2020

- h. Separation Space shall be provided in accordance with the Zoning Bylaw except that it shall not be required for the podium base, as defined in 997.10.4(g).

Bylaw 18303
 February 26, 2018
 Charter Bylaw 19443
 October 20, 2020

- i. Notwithstanding subsection 46, Amenity Area shall be provided in accordance with the following:
 - i. Where Private Outdoor Amenity Area is provided the minimum length or width shall be 2.0 m;
 - ii. Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided on the Site, a minimum of 30.0 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2.0 m;
 - iii. Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided on the Site, a minimum of 15.0 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m;
 - iv. For Dwellings located above the ground Storey of a building a minimum Amenity Area of 7.5 m² per Dwelling unit on the Site shall be provided;
 - v. Except for developments which contain less than 20 Dwelling units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as outdoor Common Amenity Area which shall not be located in any required Setback unless the Setback directly Abuts a Site zoned BP and shall be aggregated into areas of not less than 50.0 m²;
 - vi. Notwithstanding the above, where an Apartment Building contains 20 or more Dwelling units and has commercial uses located on the ground floor, except for Live Work Units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as indoor and/or outdoor Common Amenity Area(s) on the Site. Where outdoor Common Amenity Area is provided at ground level it shall not be located in any required Setback, unless the Setback directly Abuts a Site zoned BP, and shall be aggregated into areas of not less than 50.0 m²; and
 - vii. Amenity Area may be provided on rooftops in the form of gardens or patios
- j. The maximum Floor Area of any Religious Assembly or individual business premises shall not exceed 275.0 m² , excluding Live Work units.
- k. The following Uses shall not be in any free standing structure separate from a structure containing Residential Uses, and shall not be developed above the ground floor: Bars and Neighbourhood Pubs, Cannabis Retail Sales, Child Care Services, Convenience Retail Stores, Creation and Production Establishments, General Retail Stores, Health Services, Indoor Participant Recreation Services, Liquor Stores, Personal Service Shops, Private Clubs, Professional, Financial and Office Support Services, Restaurants, Religious Assembly, Second Hand Stores, and Specialty Food Services.
- l. Where Use Classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties or within the same Building, and where the Site containing such

Use Classes is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including: Landscaping and screening, which may exceed the requirements of the Zoning Bylaw; noise attenuation measures such as structural soundproofing; and downward direction of all exterior lighting on to the proposed development.

- m. Vehicular-oriented Uses, including but not limited to drive through operations and Accessory drive through pick up services, shall not be permitted in this Zone.

*Charter Bylaw 18387
May 7, 2018*

- n. Live Work Units shall only be permitted where they front onto a Primary Active Streets or Secondary Active Street, and shall have individual front entrances at ground level.

*Charter Bylaw 19443
October 20, 2020*

- o. Notwithstanding Section 54 parking shall be provided in accordance with the following::
 - i. For Sites not within the defined radius of Transit Centre or LRT station, or within the boundary of the Main Streets Overlay, the maximum number of Vehicular Parking spaces per Dwelling shall be 3.

*Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19443
October 20, 2020*

- p. Resident Bicycle Parking spaces shall be provided in a weather protected, well-lit, and secure area
- q. Visitor Bicycle Parking for Residential and Residential-Related Use classes shall be provided in an amount equal to at least 10% of the number of Dwelling units located on the Site, to a maximum of 50 Bicycle Parking spaces, with 5 Bicycle Parking spaces being the minimum to be provided. Visitor Bicycle Parking shall be located adjacent to a high-traffic area such as a building entrance.
- r. Vehicular access shall be provided from the Lane. Where there is no Abutting Lane, vehicular access shall be limited to one shared access per block face, and:
 - i. a vehicular access shall be provided from an Abutting Secondary Quiet Street;
 - ii. If there is no Abutting Secondary Quiet Street, then access shall be provided from a Primary Quiet Street;
 - iii. If there is no Abutting Primary Quiet Street, access shall be provided from a Secondary Active Street; and
 - iv. If there is no Abutting Secondary Active Street, access shall be provided from a Primary Active Street;
 - v. If there is no Abutting Primary Active Street, access shall be provided from a Retail Street.
- s. If more than one vehicular access is required an additional vehicular access may be permitted, at the discretion of the Development Officer, provided that justification be submitted for review and approval by the Development Officer. Additional vehicular access shall be located on the Abutting Blatchford Street Classifications as listed in 997.10.4(f). In such cases, the application shall be processed as a Class B application.

*Charter Bylaw 18967
August 26, 2019
Charter Bylaw 19443
October 20, 2020*

- t. Parking for Multi-unit Housing and mixed use developments shall be provided in an Underground parkade.

*Charter Bylaw 18387
May 7, 2018*

- u. Notwithstanding 997.70.4(t), non-resident and visitor parking may be located on a Surface Parking Lot provided it shall be located such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road. Surface parking shall not comprise more than 15% of the total site area.

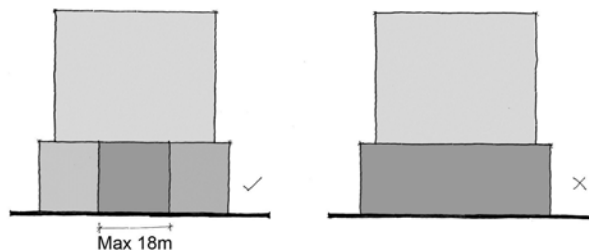
*Charter Bylaw 19844
September 8, 2021*

- t. Vehicular parking areas which abuts a public Walkway shall be screened from view from the adjacent Walkway.
- u. No parking, loading, storage, or trash collection area shall be permitted within any Setback other than the Rear Setback. Loading, storage and trash collection areas shall be screened from view in accordance with the provisions of the Zoning Bylaw. If Parking Abuts a Residential Zone or a Lane serving a Residential Zone, parking areas shall be screened in accordance with the Zoning Bylaw. Notwithstanding the above, no parking, loading, storage or trash collection shall be permitted within any Site Setback Abutting a Site zoned BP.
- v. Landscaping shall comply with the Zoning Bylaw, except:
 - i. Landscape plans shall be prepared by a professional landscape architect or horticulturalist; and
 - ii. Landscape design shall consider appropriate plant material for horticultural zone 3a.
- x. Where any Site has a length or width of 160.0 m or greater a pedestrian connection shall be provided through the Site, perpendicular to the 160.0 m or greater length or width. A pedestrian connection is a publicly-accessible private pedestrian corridor, distinct from a public Walkway. The following regulations apply to pedestrian connections:

- i. The pedestrian connection shall be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;
 - ii. The pedestrian connection shall be a minimum 6.0 m in width and shall incorporate a minimum 2.5 m wide hard surfaced Walkway with soft Landscaping such as shrub planting, ornamental grasses and/or tree planting, and shall include pedestrian scaled lighting. When a width of 10.0 m or greater is provided for the pedestrian connection, it may be applied towards the required Amenity Area for the Site;
 - iii. The facades of ground floor Dwellings Abutting the pedestrian connection shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, and/or physical breaks in building mass;
 - iv. Ground floor Dwellings Abutting the pedestrian connection that do not front onto a public street or a Site zoned BP shall provide an entrance facing the pedestrian connection; and
 - v. The owner(s) shall register a Public Access Easement for the pedestrian connection to ensure public access through the Site. Easements shall ensure the owner(s) are responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times. Such an easement shall be a required condition of a Development Permit.
- y. Signs shall comply with Schedule 59B of the Zoning Bylaw. Notwithstanding this schedule, the following regulations apply:
- i. There shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20.0 cm x 30.5 cm in size located on the ground floor building face, where appropriate; and
 - z. A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 may be required at the discretion of the Development Officer

5. Urban Design Regulations

- a. Where non-residential uses, excluding Live Work Units, are developed fronting onto a public street, not including a Lane, or a Site zoned BP, the following regulations shall apply:
 - ii. At least 70% of each individual store Frontage and the flanking side of a store located on a corner shall have clear non reflective glazing on the exterior on the ground floor. Transparency is calculated as a percent of linear metres at 1.5 m above the finished Grade; and
 - iii. Each unit shall have an external entrance at ground level that shall be universally accessible.
- b. Building façade(s) Abutting a Site zoned BP, or a public street shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, or physical breaks in building mass, to create attractive streetscapes and interfaces. A continuous building façade without recess, balcony or other form of articulation shall not exceed 18 m in horizontal direction. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.



Charter Bylaw 19443
October 20, 2020

- c. Sites which Abut a Primary Active Street, a Secondary Active Street, a Retail Street or a Site zoned BP shall be designed to front that Abutting Lot line with active residential or commercial frontages, or Amenity Areas. Parking and circulation areas are not permitted to front a Primary Active Street, a Secondary Active Street or a Retail Street, or a Site zoned BP and shall not be visible from these Lot lines.

Charter Bylaw 18381
May 7, 2018
Charter Bylaw 19443
October 20, 2020

- d. For any Dwelling fronting a public street or a Site zoned BP, all principal Dwellings along this Façade with Floor Area at ground level shall have an individually articulated entrance at ground level. Sliding patio doors shall not serve as this entrance. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios,

decks or gardens shall be provided. Where a Dwelling Abuts both a public street and a Site zoned BP, the entrance shall face the Site zoned BP.

*Bylaw 17727
August 22, 2016
Charter Bylaw 18381
May 7, 2018
Charter Bylaw 19844
September 8, 2021*

- d. For any Dwelling fronting a public street or a Site zoned BP, all principal Dwellings along this Facade with Floor Area at ground level shall have an individually articulated entrance at ground level. Sliding patio doors shall not serve as this entrance. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens shall be provided. Where a Dwelling Abuts both a public street and a Site zoned BP, the entrance may face the public street or the site zoned BP.
- e. Buildings located at the intersection of two Active Streets shall provide courtyards / plaza, major entryways or distinctive architectural features consistent with the style of the building or influences on the other corners of the intersection to enhance pedestrian circulation and, where applicable, enhance axial views.

*Bylaw 17934
April 10, 2017*

- f. All mechanical equipment, except Solar Collectors, on a roof of any building shall be concealed from view from the Abutting public streets by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

*Bylaw 17934
April 10, 2017*

- g. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.
- h. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate architectural elements and public art.
- i. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-Site residential units.

*Charter Bylaw 19443
October 20, 2020*

6. Additional Regulations for Specific Uses

- a. Bars and Neighbourhood Pubs, Restaurants, and Specialty Food Services shall only be permitted for less than 100 occupants and 120 m2 of Public Space.
- b. Professional, Financial and Office Support Services shall not include loan offices.

Edmonton Zoning Bylaw 12800

997.11 *Blatchford Environmental Overlay*

1. *General Purpose*

The purpose of this Overlay is to identify areas within the Blatchford Neighbourhood that require environmental testing and potential remediation due to the former City Centre Airport operations, so that prior to development approval a site is suitable for its intended use.

2. *Application*

This Overlay applies to lands included within the Blatchford Environmental Overlay boundary as shown in Appendix II.

3. *Development Regulations*

- a. Any areas that are included as part of a land development application, and are identified on the Environmental Overlay Map as areas requiring environmental testing and potential remediation, are subject to remediation measures where necessary, as identified through an Environmental Site Assessment process to the satisfaction of the City of Edmonton's Environmental and Energy Coordination Unit.
- b. Completion of any remediation measures for the subject lands, to the satisfaction of the City of Edmonton's Environmental and Energy Coordination Unit, is required as:
 - i. a condition of subdivision approval, to be completed prior to endorsement of the final plan; or
 - ii. a condition of Development Permit approval, prior to the release of drawings for Building Permit review whichever occurs first.

SECTION 998

SPECIAL AREA STILLWATER

Edmonton Zoning Bylaw 12800

Bylaw 17875
February 22, 2017

998 Special Area Stillwater

998.1 General Purpose

The purpose of this zone is to designate a portion of Stillwater, as shown on Appendix I of this Section, as a Special Area and to adopt appropriate land use regulations to achieve the development objectives of the Stillwater Neighbourhood Structure Plan.

998.2 Application

The designation, location, and boundaries of each Land Use Zone created through Section 998 shall apply as indicated on Appendix I to this Section.

998.3 Zones Created by Special Area Provisions

Zones, as contained in Section 998, have been created in conformance with Section 900 of the Edmonton Zoning Bylaw.

[**998.4 \(SLD\) Stillwater Low Density Residential Zone**](#)

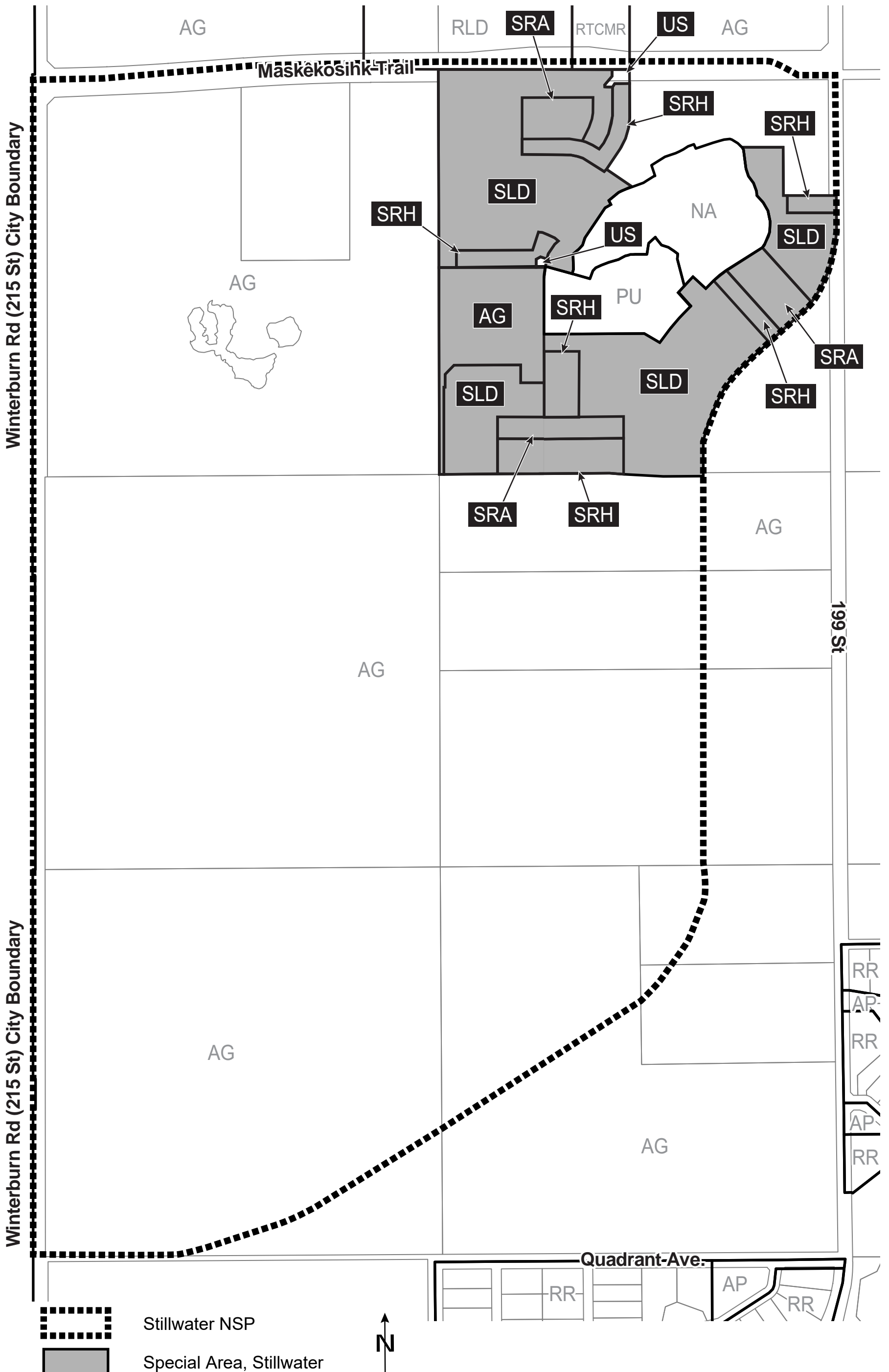
[**998.5 \(SRH\) Stillwater Row Housing Zone**](#)

[**998.6 \(SRA\) Stillwater Rear Attached Row Housing Zone**](#)

[**Appendix I - Special Area Stillwater**](#)

Special Area, Stillwater

Appendix I to Section 998 of Bylaw 12800 (Amended on August 16, 2022 by Charter Bylaw 20205)



Edmonton Zoning Bylaw 12800

Bylaw 17875
February 22, 2017

998.4 (SLD) Stillwater Low Density Residential Zone

1. General Purpose

The purpose of this Zone is to provide for Single and Semi-detached Housing with attached and detached Garages on shallow Lots, efficiently utilizing undeveloped suburban land.

2. Permitted Uses

Bylaw 18115
July 10, 2017
Effective Date: September 1, 2017

- a. [Garden Suites](#)

Charter Bylaw 19490
November 5, 2020

- b. [Supportive Housing](#), Restricted to Limited Supportive Housing
- c. [Minor Home Based Business](#)

Charter Bylaw 18484
August 20, 2018

- d. [Secondary Suites](#), where developed within Single Detached Housing or Semi-Detached Housing
- e. [Semi-detached Housing](#)
- f. [Single Detached Housing](#)
- g. [Fascia On-premises Signs](#)
- h. [Urban Gardens](#)

3. Discretionary Uses

- a. [Child Care Services](#)
- b. [Community Recreation Services](#)

Charter Bylaw 19490
November 5, 2020

- c. [Supportive Housing](#)
- d. [Lodging Houses](#)
- e. [Major Home Based Business](#)
- f. [Publicly Accessible Private Park](#)
- g. [Residential Sales Centre](#)

Charter Bylaw 18613
November 26, 2018

- h. [Special Event](#)
- i. [Freestanding On-premises Signs](#)
- j. [Temporary On-premises Signs](#)
- k. [Urban Outdoor Farms](#)

4. Development Regulations for Permitted and Discretionary Uses

- a. The minimum Site Area per Dwelling shall be in accordance with Table 998.4(4)(a) as follows:

Table 998.4(4)(a) - Minimum Site Area	
Single Detached Housing with front drive vehicular access	225 m²
Single Detached Housing with detached Garage and vehicular access from a Lane	212 m²
Single detached Housing with rear attached Garage and vehicular access from a Lane	171 m²
Semi-detached Housing with front drive vehicular access, or detached Garage and vehicular access from a Lane	187 m²
Semi-detached Housing with rear attached Garage and vehicular access from a Lane	142 m²

- b. The minimum Site Width per Dwelling shall be in accordance with 998.4(4)(b) as follows:

Table 998.4(4)(b) - Minimum Site Width	
Single Detached Housing with front drive vehicular access	9.0 m
Single Detached Housing with detached Garage and vehicular access from a Lane	8.5 m
Single detached Housing with rear attached Garage and vehicular access from a Lane	9.0 m
Semi-detached Housing with front drive vehicular access, or detached Garage and vehicular access from a Lane	7.4 m
Semi-detached Housing with rear attached Garage and vehicular access from a Lane	7.4 m

- c. The minimum Site Depth shall be in accordance with Table 998.4(4)(c) as follows:

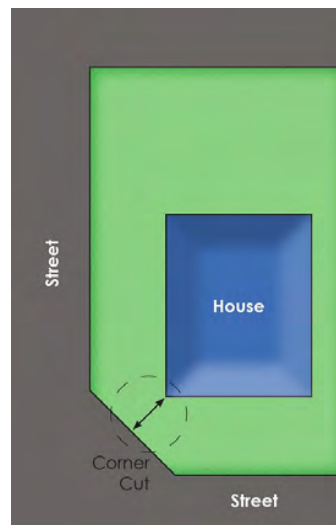
Table 998.4(4)(c) - Minimum Site Depth	
Single Detached Housing with front drive vehicular access where Lot Width is less than 9.14 m	25.0 m
Single Detached Housing with front drive vehicular access where Lot Width is 9.14 m or greater	22.0 m
Single Detached Housing with detached Garage and vehicular access from a Lane	25.0 m
Single detached Housing with rear attached Garage and vehicular access from a Lane	19.0 m
Semi-detached Housing with front drive vehicular access, or detached Garage and vehicular access from a Lane	25.0 m
Semi-detached Housing with rear attached Garage and vehicular access from a Lane	19.0 m

- d. The maximum total Site Coverage shall be in accordance with Table 998.4(i) as follows:

Table 998.4(4)(d) - Maximum Total Site Coverage	
Single Detached Housing with front drive vehicular access	60%
Single Detached Housing with detached Garage and vehicular access from a Lane	57%
Single detached Housing with rear attached Garage and vehicular access from a Lane	68%
Semi-detached Housing with front drive vehicular access, or detached Garage and vehicular access from a Lane	60%
Semi-detached Housing with rear attached Garage and vehicular access from a Lane	72%

- e. The maximum Height shall not exceed [11.0 m](#) in accordance with Section 52.
f. The minimum Front Setback shall be [4.0 m](#), except that:

- i. the minimum Front Setback shall be [3.5 m](#) when a Treed Landscaped Boulevard is provided at the front of the Lot; and
 - ii. the minimum distance between the Front Lot Line and the door of an attached Garage shall be [5.5 m](#).
- g. Notwithstanding Section 44(1)(a) of the Zoning Bylaw an Unenclosed Front Porch or platform structure, may project into the required Front Setback a maximum of [1.5 m](#) and may project into the Side Setback Abutting a public roadway other than a Lane a maximum of [1.5 m](#). Steps and eaves may project beyond the Front Porch providing they are at least [0.4 m](#) from the Lot line and do not extend over a registered utility easement. Eaves may project to the Lot line in a corner cut as shown in subsection (4)(k)(iii) of this Zone provided they do not extend over a registered utility easement.
- h. The minimum Rear Setback shall be [6.0 m](#) except that;
 - i. the Rear Setback may be less than [6.0 m](#), to a minimum of [1.1 m](#) when vehicular access is from a Lane and a rear attached Garage is provided.
- i. The minimum distance from the Rear Lot Line to a detached Garage shall be [1.1 m](#).
- j. Where a rear attached Garage is proposed, a Stepback of [2.1 m](#) shall be provided from the rear property line for the second Storey.
- k. The minimum Side Setback shall be [1.2 m](#) except that:
 - i. The Side Setback Abutting a public roadway other than a Lane shall be [2.5 m](#);
 - ii. The minimum distance between the Side Lot Line Abutting a public roadway other than a Lane and a Garage Door facing the flanking public roadway shall be [5.5 m](#); and
 - iii. The minimum Side Setback to the corner cut for Corner Lots shall be [0.3 m](#), as shown in the following illustration:



- i. Notwithstanding subsection 998.4(4)(k), one Site Side Setback may be reduced to [0.6 m](#) provided that:
 - i. the Site Side Setback on the adjacent Lot Abutting the reduced Setback is a minimum of [1.2 m](#);
 - ii. a private maintenance easement a minimum of [0.6 m](#) in width shall be provided and registered on each title of land to ensure adequate access to the easement area for maintenance of the adjacent property;

- iii. notwithstanding Section 44(2)(a) of the Zoning Bylaw, eaves shall be a minimum of [0.30 m](#) from the property line;
 - iv. Fences, walls and gates shall not be permitted within the Side Yard or on the Lot Line Abutting the Side Yard, except where the Side Yard Abuts a public roadway other than a Lane; and
 - v. all roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot.
- m. Notwithstanding subsections 998.4(4)(k) and 998.4(4)(l), for Single Detached Housing one Side Setback may be reduced to 0 m where:
- i. The other Side Setback is [1.5 m](#);
 - ii. The Side Setback on the adjacent Lot Abutting the Zero Lot Line Development is a minimum of [1.5 m](#);
 - iii. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
 - iv. All roof leaders from Accessory Buildings are connected to the storm sewer service or directed to drain directly to an adjacent Lane;
 - v. No roof leader discharge shall be directed to the maintenance easement; and
 - vi. The owner of a Lot within a development proposed for the Zero Lot Line Development and the owner of the adjacent Lot shall register, on titles for all adjacent Lots, a [1.5 m](#) private maintenance easement that provides for:
 - A. A [0.30 m](#) eave encroachment easement with the requirement that the eaves must not be closer than [0.90 m](#) to the eaves of the building on an adjacent parcel;
 - B. A [0.60 m](#) footing encroachment easement; and
 - C. Permission to access the easement area for maintenance of both properties.
 - vii. The owner of the Site proposed for a Zero Lot Line Development of Single Detached Housing shall register on all titles within the Zero Lot Line development 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.
 - viii. The owner of the Site proposed for Zero Lot Line Development shall register utility easement(s) on all Abutting Lots that ensure adequate access for utility maintenance.
 - ix. The Side Setback for a Garage in a Zero Lot Line Development may only be reduced to zero where:
 - A. A [1.5 m](#) private maintenance easement identical to that registered for the principal building is provided;
 - B. 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
 - C. No roof leader discharge shall be directed to the maintenance easement.

*Bylaw 18115
 July 10, 2017
 Effective Date: September 1, 2017
 Charter Bylaw 18484
 August 20, 2018*

- n. Except where Semi-detached Housing or Duplex Housing are allowed in this Zone, and may thereby constitute two principal Dwellings on a lot, a maximum of one principal Dwelling per lot shall be allowed.
- o. Signs shall be in accordance with [Schedule 59A](#) of the Zoning Bylaw.

- p. Notwithstanding [Section 48](#) of the Zoning Bylaw, Separation Space shall not be required.
- q. Parking shall be provided in accordance with [Section 54](#).
- r. A minimum Private Outdoor Amenity Area of [30 m²](#) per principal Dwelling shall be provided and designated on the Site plan. Neither the width nor length of the Private Amenity Area shall be less than 3.0 m. The Private Outdoor Amenity Area may be located within a required Yard, and shall be permanently retained as open space, unencumbered by an Accessory Building or future additions.
- s. Notwithstanding [Section 55](#), the area covered by Impermeable Material shall not exceed 80%.
- t. Lodging Houses shall comply with [Sections 76](#) and [96](#) of the Zoning Bylaw.
- u. Urban Gardens shall comply with [Section 98](#) of the Zoning Bylaw.

Charter Bylaw 19388
August 18, 2020

- v. Notwithstanding Section 55.2(1)(d), Landscaping Requirements for all new Single Detached, Semi-Detached and Row Housing shall be in accordance with the following tables:

Measure	Variable	Minimum Tree and Shrub Planting Requirements		
		Single Detached	Semi-detached	Row Housing
< 10 metres	Treed Landscaped Boulevard	One Tree and Five Shrubs		One Tree and Four Shrubs
	Utility Right of Way in Front Yard			
	Veranda Encroaching into Front Yard			
	Rear Detached Garage	One Tree and Six Shrubs		One Tree and Five Shrubs
	Rear Attached Garage	One Tree and Five Shrubs		One Tree and Four Shrubs
	Front Attached Garage	One Tree and Six Shrubs		

Measure	Variable	Minimum Tree and Shrub Planting Requirements		
		Single Detached	Semi-detached	Row Housing
10-13 metres	Treed Landscaped Boulevard	One Tree and Five Shrubs		One Tree and Four Shrubs
	Utility Right of Way in Front Yard			
	Veranda Encroaching into Front Yard			

	Rear Detached Garage	One Tree and Six Shrubs	One Tree and Five Shrubs
	Rear Attached Garage	One Tree and Five Shrubs	One Tree and Four Shrubs
	Front Attached Garage	One Tree and Six Shrubs	

Measure	Variable	Minimum Tree and Shrub Planting Requirements		
		Single Detached	Semi-detached	Row Housing
> 13 metres	Treed Landscaped Boulevard	Two Trees and Five Shrubs		Two Trees and Four Shrubs
	Utility Right of Way in Front Yard			
	Veranda Encroaching into Front Yard			
	Rear Detached Garage	Two Trees and Six Shrubs	Two Trees and Five Shrubs	
	Rear Attached Garage	Two Trees and Five Shrubs		
	Front Attached Garage	Two Trees and Six Shrubs		

- w. When more than one variable applies to a development permit application, the higher landscaping requirement shall apply.
- x. Notwithstanding 998.4(v) if required separations from utilities and street furniture cannot be accommodated within the landscaped setback, one additional shrub may be substituted in place of one tree.

Bylaw 18304
March 18, 2018

5. Additional Development Regulations for Discretionary Uses

- a. A Publicly Accessible Private Park shall only occur where developed as part of a Residential Sales Centre Use or Community Recreation Service Use on the same Lot.
- b. Except where modified through the regulations in this Zone, Residential Sales Centres shall be developed in accordance with Section 82 of the Zoning Bylaw.
- c. The following regulations shall apply to Residential Sales Centres:
 - i. Residential Sales Centres may be located within a temporary structure.
 - ii. Where a temporary Residential Sales Centre is located, an accessory parking lot may be provided. The accessory parking lot shall be:
 - A. Located within the same or Abutting parcel;
 - B. Hardsurfaced; and
 - C. Temporary and must be removed once the Residential Sales Centre is no longer in operation.

- iii. Residential Sales Centres may be permitted to remain for up to 15 years. Additional extensions may be permitted at the discretion of the Development Officer.
- iv. Notwithstanding Section 82(2)(b) of the Zoning Bylaw, the maximum Height of a temporary Residential Sales Centre shall not exceed 10.0 m.
- v. Urban Outdoor Farms shall comply with [Section 98](#) of the Zoning Bylaw.

Edmonton Zoning Bylaw 12800

*Bylaw 17875
February 22, 2017*

998.5 (SRH) Stillwater Row Housing Zone

1. General Purpose

The purpose of this Zone is to provide for medium density residential development, in a variety of different forms of Row Housing with attached and detached Garages. This Zone is generally intended for Sites located in close proximity to open space amenity.

2. Permitted Uses

*Charter Bylaw 19490
November 5, 2020*

- a. [Supportive Housing](#), Restricted to Limited Supportive Housing
- b. [Minor Home Based Business](#)
- c. [Row Housing](#)

*Charter Bylaw 18484
August 20, 2018*

- d. [Secondary Suites](#), where developed within Single Detached Housing, Semi-detached Housing or Row Housing
- e. [Semi-detached Housing](#)
- f. [Fascia On-premises Signs](#)
- g. [Urban Gardens](#)

3. Discretionary Uses

- a. [Child Care Services](#)
- b. [Garden Suites](#)

*Charter Bylaw 19490
November 5, 2020*

- c. [Supportive Housing](#)
- d. [Lodging Houses](#)
- e. [Major Home Based Business](#)
- f. [Residential Sales Centre](#)
- g. [Single Detached Housing](#)

*Charter Bylaw 18613
November 26, 2018*

- h. [Special Event](#)
- i. [Freestanding On-premises Signs](#)
- j. [Temporary On-premises Signs](#)
- k. [Urban Outdoor Farms](#)

4. Development Regulations for Permitted and Discretionary Uses

- a. Except where modified through the regulations in this Zone, Single Detached Housing and Semi-detached Housing shall be developed in accordance with the provisions of the (SLD) Stillwater Low Density Residential Zone.
- b. The minimum Site Area per Dwelling shall be in accordance with Table 998.5(4)(b) as follows:

Table 998.5(4)(b) - Minimum Site Area	
Row Housing Dwelling with front drive vehicular access	132 m²
Row Housing Dwelling on a Corner Lot with front drive vehicular access	164 m²
Row Housing Dwelling with vehicular access from a Lane	60 m²
Row Housing Dwelling on a Corner Lot with vehicular access from a Lane	79 m²

- c. The minimum Site Width per Dwelling shall be in accordance with Table 998.5(4)(c) as follows:

Table 998.5(4)(c) - Minimum Site Width	
Row Housing Dwelling with front drive vehicular access	5.4 m
Row Housing Dwelling on a Corner Lot with front drive vehicular access	6.7 m
Row Housing Dwelling with vehicular access from a Lane	4.2 m
Row Housing Dwelling on a Corner Lot with vehicular access from a Lane	5.5 m

- d. The minimum Site Depth per Dwelling shall be in accordance

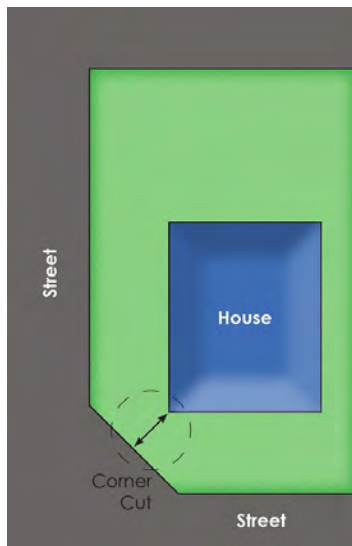
Table 998.5(4)(c) - Minimum Depth	
Row Housing Dwelling with front drive vehicular access	24.5 m
Row Housing Dwelling with vehicular access from a Lane	14.5 m

- e. The maximum total Site Coverage shall be in accordance with Table 998.5(4)(e) as follows:

Table 998.5(d) - Maximum Total Site Coverage				
Site Coverage - Individual Units	(i) Principal Dwelling /Building	(ii) Accessory building	(iii) Principal building with attached Garage or where parking is provided below Grade	(iv) Total Site Coverage
(A) Row Housing - front drive access Dwelling - Internal Unit	n/a	6%	65%	71%
(B) Row Housing - front drive access Dwelling - End Unit	n/a	6%	55%	61%
(C) Row Housing - front drive access Dwelling - Corner Unit	n/a	6%	50%	56%
(D) Row Housing - Lane access	55%	28%	90%	90%

Dwelling - Internal Unit				
(E) Row Housing - Lane access Dwelling - End Unit	45%	25%	75%	75%
(F) Row Housing - Lane access Dwelling - Corner Unit	40%	22%	72%	72%

- f. The maximum Height shall not exceed [13.5 m](#) in accordance with Section 52.
- g. The minimum Front Setback shall be [4.0 m](#), except that:
 - i. the minimum Front Setback shall be [3.5 m](#) when a Treed Landscaped Boulevard is provided at the front of the Lot; and
 - ii. the minimum distance between the Front Lot Line and the door of an attached Garage shall be [5.5 m](#).
- h. Notwithstanding Section 44(1)(a) of the Zoning Bylaw, an Unenclosed Front Porch or platform structure, may project into the required Front Setback a maximum of 1.5 m and may project into Side Setback Abutting a public roadway other than a Lane a maximum of 1.5 m. Steps and eaves may project beyond the Front Porch providing they are at least 0.4 m from the Lot line and do not extend over a registered utility easement. Eaves may project to the Lot line in a corner cut as shown in subsection (4)(k)(iii) of this Zone provided they do not extend over a registered utility easement.
- i. The minimum Rear Setback shall be [6.0 m](#) except that;
 - i. the Rear Setback may be less than [6.0 m](#), to a minimum of [1.1 m](#) when vehicular access is from a Lane and a rear attached Garage is provided.
- j. The minimum distance from the Rear Lot Line to a detached Garage shall be [1.1 m](#).
- k. The minimum Side Setback shall be [1.2 m](#) except that:
 - i. The Side Setback Abutting a public roadway other than a Lane shall be [2.5 m](#);
 - ii. The minimum distance between the Side Lot Line Abutting a public roadway other than a Lane and a Garage Door facing the flanking public roadway shall be [5.5 m](#); and
 - iii. The minimum Side Setback to the corner cut for Corner Lots shall be [0.3 m](#), as shown in the following illustration:



- l. The flanking side of the principal building shall not be a Blank Wall, and shall be articulated through architectural elements including but not limited to recesses or projections, windows, a side entrance, a porch or other architectural elements.
- m. A mutual Garage may be constructed on the common property line, to the satisfaction of the Development Officer.
- n. All roof leaders from the Dwellings shall be connected to the individual storm sewer service for each Lot.
- o. All roof leaders from Accessory buildings shall be connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane.
- p. Maintenance and/or drainage and utility easement(s) may be required between Abutting buildings and/or through private Yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
- q. Signs shall be in accordance with [Schedule 59A](#) in the Zoning Bylaw.
- r. Each Dwelling unit within Semi-detached Housing and Row Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
- s. On Corner Sites the facades of a principal building Abutting the Front Lot Line and the flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
- t. Site design for Row Housing developments consisting of six or more attached Dwellings should include entry transition features such as but not limited to steps, decorative fences, gates, hedges, low walls and/or planting beds in the Front Yard.
- u. Each Dwelling that has direct access to ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.
- v. Notwithstanding [Sections 46](#) in the Zoning Bylaw, Private Outdoor Amenity Area shall be provided as follows:
 - i. The Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions;
 - ii. For Lots not developed as part of a Multi-unit Project Development, Row Housing with front drive vehicular access shall provide a minimum of [30 m²](#) per Dwelling unit, at or above ground level. Where Row Housing with detached garage is provided, neither the width nor the length of the Private Amenity Area shall be less than [4.0 m](#) and a minimum of [16 m²](#) in area. For Row Housing with vehicular access from a Lane where an attached garage is provided, the Private Amenity Area may be provided above ground level provided that it shall be at least [5 m²](#) in area, with neither the width nor the depth less than [2.0 m](#).
 - iii. Private Outdoor Amenity Areas may be provided in the Front Yard or for a Corner Lot within the Front and Side Yard.
 - iv. Private Outdoor Amenity Areas may be provided above ground level provided that it shall be at least [5 m²](#) in area, with neither the width nor the depth less than [2.0 m](#).
- w. Notwithstanding subsection 998.5(4)(y), and [Sections 46](#) in the Zoning Bylaw, Private Outdoor Amenity Area shall not be required for Multi-unit Project Developments where:
 - i. A minimum outdoor Common Amenity Area of [50 m²](#) is provided; or
 - ii. A Public Park is located adjacent to the Multi-unit Project Development Site and not separated from the Site by a roadway, other than a Lane;

- x. Private Outdoor Amenity Area, except Private Outdoor Amenity Areas adjacent to a Lane or open space, shall be screened in a manner which prevents viewing into a part of it from any adjacent areas at a normal standing eye level. When such screening would impair a beneficial outward and open orientation of view, and there is no adverse effect on the privacy of the Private Outdoor Amenity Area, the extent of screening may be reduced.
- y. Notwithstanding [Section 48](#) in the Zoning Bylaw, Separation Space shall not be required.
- z. Notwithstanding [Section 55](#), the area covered by Impermeable Material shall not exceed 95%.
- aa. Urban Gardens shall comply with [Section 98](#) in the Zoning Bylaw.

Charter Bylaw 19388
August 18, 2020

- bb. Notwithstanding Section 55.2(1)(d), Landscaping Requirements for all new Single Detached, Semi-Detached and Row Housing shall be in accordance with the following tables:

Measure	Variable	Minimum Tree and Shrub Planting Requirements		
		Single Detached	Semi-detached	Row Housing
< 10 metres	Treed Landscaped Boulevard	One Tree and Five Shrubs		One Tree and Four Shrubs
	Utility Right of Way in Front Yard			
	Veranda Encroaching into Front Yard			
	Rear Detached Garage	One Tree and Six Shrubs		One Tree and Five Shrubs
	Rear Attached Garage	One Tree and Five Shrubs		One Tree and Four Shrubs
	Front Attached Garage	One Tree and Six Shrubs		

Measure	Variable	Minimum Tree and Shrub Planting Requirements		
		Single Detached	Semi-detached	Row Housing
10-13 metres	Treed Landscaped Boulevard	One Tree and Five Shrubs		One Tree and Four Shrubs
	Utility Right of Way in Front Yard			

	Veranda Encroaching into Front Yard		
	Rear Detached Garage	One Tree and Six Shrubs	One Tree and Five Shrubs
	Rear Attached Garage	One Tree and Five Shrubs	One Tree and Four Shrubs
	Front Attached Garage	One Tree and Six Shrubs	

Measure	Variable	Minimum Tree and Shrub Planting Requirements		
		Single Detached	Semi-detached	Row Housing
> 13 metres	Treed Landscaped Boulevard	Two Trees and Five Shrubs		Two Trees and Four Shrubs
	Utility Right of Way in Front Yard			
	Veranda Encroaching into Front Yard			
	Rear Detached Garage	Two Trees and Six Shrubs	Two Trees and Five Shrubs	
	Rear Attached Garage	Two Trees and Five Shrubs		
	Front Attached Garage	Two Trees and Six Shrubs		

cc. When more than one variable applies to a development permit application, the higher landscaping requirement shall apply.

dd. Notwithstanding 998.5(4)(bb) if required separations from utilities and street furniture cannot be accommodated within the landscaped setback, one additional shrub may be substituted in place of one tree.

Bylaw 18304
March 18, 2018

5. Additional Development Regulations for Discretionary Uses

- a. Except where modified through the regulations in this Zone, Residential Sales Centres shall be developed in accordance with [Section 82](#) in the Zoning Bylaw.
- b. The following regulations shall apply to Residential Sales Centres:
 - i. Residential Sales Centres may be located within a temporary structure.

- ii. Where a temporary Residential Sales Centre is located, an accessory parking lot may be provided. The accessory parking lot:
 - A. Shall be located within the same or Abutting parcel;
 - B. May be Hardsurfaced; and
 - C. Shall be temporary and must be removed once the Residential Sales Centre is no longer in operation.
- iii. Residential Sales Centres may be permitted to remain for a period of up to 15 years. Additional extensions may be permitted at the discretion of the Development Officer.
- d. Urban Outdoor Farms shall comply with [Section 98](#) in the Zoning Bylaw.

Edmonton Zoning Bylaw 12800

*Bylaw 17875
February 22, 2017*

998.6 (SRA) Stillwater Rear Attached Row Housing Zone

*Charter Bylaw 18967
August 26, 2019*

1. General Purpose

The purpose of this Zone is to provide for medium density residential development in the form of Multi-unit Housing, with Dwellings attached at the sides and/or rear. This Zone is generally intended for Sites located in close proximity to open space amenity.

2. Permitted Uses

*Charter Bylaw 19490
November 5, 2020*

- a. [Supportive Housing](#)
- b. [Lodging Houses](#)
- c. [Minor Home Based Business](#)

*Charter Bylaw 18967
August 26, 2019*

- d. [Multi-unit Housing](#)
- e. [Row Housing](#)

*Charter Bylaw 18484
August 20, 2018*

- f. [Secondary Suites](#)
- g. [Fascia On-premises Signs](#)
- h. [Projecting On-premises Signs](#)
- i. [Urban Gardens](#)

3. Discretionary Uses

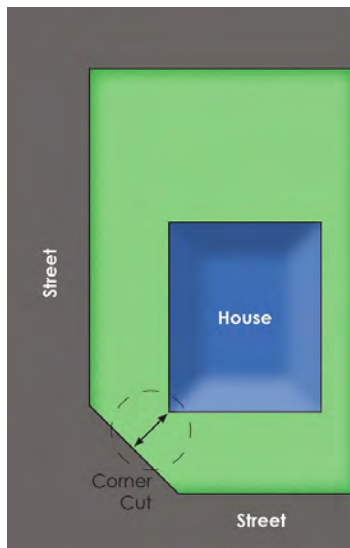
- a. [Child Care Services](#)
- b. [Major Home Based Business](#)
- c. [Residential Sales Centre](#)
- d. [Freestanding On-premises Signs](#)
- e. [Temporary On-premises Signs](#)

*Charter Bylaw 18613
November 26, 2018*

- f. [Special Event](#)
- g. [Urban Outdoor Farms](#)

4. Development Regulations for Permitted and Discretionary Uses

- a. Except where modified through the regulations in this Zone, Row Housing shall be developed in accordance with the provisions of the [\(SRH\) Stillwater Row Housing Zone.](#)
- b. The minimum Site area shall be [312 m².](#)
- c. The minimum Site Width shall be [12 m.](#)
- d. The minimum Site depth shall be [26 m.](#)
- e. The maximum total Site Coverage shall not exceed 89%.
- f. The maximum Height shall not exceed [13.5 m](#) in accordance with Section 52.
- g. The minimum Front Setback shall be [4.0 m](#), except that:
 - i. the minimum Front Setback shall be [3.5 m](#) when a Treed Landscaped Boulevard is provided at the front of the Lot; and
 - ii. the minimum distance between the Front Lot Line and the door of an attached Garage shall be [5.5 m.](#)
- h. Notwithstanding Section 44(1)(a) of the Zoning Bylaw, an Unenclosed Front Porch or platform structure, may project into the Side Setback Abutting a public roadway other than a Lane a maximum of 1.5 m. Steps and eaves may project beyond the Front Porch providing they are at least 0.4 m from the Lot line and do not extend over a registered utility easement. Eaves may project to the Lot line in a corner cut as shown in subsection (4)(j)(iii) of this Zone provided they do not extend over a registered utility easement.
- i. The minimum Rear Setback shall be [4.0 m](#), except that:
 - i. the minimum Rear Setback shall be [3.5 m](#) when a Treed Landscaped Boulevard is provided at the rear of the Lot; and
 - ii. the minimum distance between the Rear Lot Line and the door of an attached Garage shall be [5.5 m.](#)
- j. The minimum Side Setback shall be [1.2 m](#) except that:
 - i. The Side Setback Abutting a public roadway other than a Lane shall be [2.5 m](#);
 - ii. The minimum distance between the Side Lot Line Abutting a public roadway other than a Lane and a Garage Door facing the flanking public roadway shall be [5.5 m](#); and
 - iii. The minimum Side Setback to the corner cut for Corner Lots shall be [0.3 m](#), as shown in the following illustration:



- k. The flanking side of the principal building shall not be a Blank Wall, and shall be articulated through architectural elements including but not limited to recesses or projections, windows, a side entrance, a porch or other architectural elements.
- l. Signs shall be in accordance with [Schedule 59A](#).
- m. Parking shall be provided in accordance with [Section 54](#).
- n. All roof leaders from the Dwellings shall be connected to the individual storm sewer service for each Lot.
- o. All roof leaders from Accessory buildings shall be connected to the individual storm sewer service for each Lot or directed to drain directly to an adjacent Lane.
- p. Maintenance and/or drainage and utility easement(s) may be required between Abutting buildings and/or through private Yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.

*Charter Bylaw 18967
August 26, 2019*

- q. Each Dwelling unit within Row Housing and Multi-unit Housing shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.

*Charter Bylaw 18967
August 26, 2019*

- r. Site design for Row Housing and Multi-unit Housing developments consisting of six or more attached Dwellings shall include entry transition features such as but not limited to steps, decorative fences, gates, hedges, low walls, and/or planting beds in the Front Yard.

*Charter Bylaw 18381
May 7, 2018*

- s. Notwithstanding [Sections 46](#) of the Zoning Bylaw, a minimum Private Outdoor Amenity Area of [5 m²](#) per Dwelling shall be provided as follows:
 - i. The Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions;
 - ii. Private Outdoor Amenity Areas may be provided in the Front Yard or on a corner site within the Front and Side Yard.

- iii. Private Outdoor Amenity Areas may be provided above ground level provided that it shall be at least [5 m²](#) in area, with neither the width nor the depth less than [2.0 m](#).
- iv. Screening of Private Outdoor Amenity Areas shall not be required from a public roadway, Lane or private roadway.

*Charter Bylaw 18381
May 7, 2018*

- t. Notwithstanding subsection 998.6(4)(s), and [Sections 46](#) of the Zoning Bylaw, Private Outdoor Amenity Area shall not be required for Multi-unit Project Developments where:
 - i. A minimum outdoor Common Amenity Area of [50 m²](#) is provided; or
 - ii. A Public Park is located adjacent to the Multi-unit Project Development Site and not separated from the Site by a roadway, other than a Lane.
- u. Notwithstanding [Section 48](#) of the Zoning Bylaw, Separation Space shall not be required.
- v. Urban Gardens shall comply with [Section 98](#) of the Zoning Bylaw.

*Charter Bylaw 19388
August 18, 2020*

- w. Notwithstanding Section 55.2(1)(d), Landscaping Requirements for all new Stacked Row Housing under the (SRA) Stillwater Rear Attached Row Housing Zone shall be landscaped with One Tree and Four Shrubs.

*Bylaw 18304
March 18, 2018*

5. Additional Development Regulations for Discretionary Uses

- a. The following regulations shall apply to Residential Sales Centres:
 - i. Residential Sales Centres may be located within a temporary structure.
 - ii. Where a temporary Residential Sales Centre is located, an accessory parking lot may be provided. The accessory parking lot shall be:
 - A. Located within the same or Abutting parcel;
 - B. Hardsurfaced; and
 - C. Temporary and must be removed once the Residential Sales Centre is no longer in operation.
 - iii. Residential Sales Centres may be permitted to remain for a period of up to 15 years. Additional extensions may be permitted at the discretion of the Development Officer.
- c. Urban Outdoor Farms shall comply with [Section 98](#) of the Zoning Bylaw.

SECTION 999

SPECIAL AREA MARQUIS TOWN CENTRE

Edmonton Zoning Bylaw 12800

Bylaw 18199
February 13, 2018

999 Special Area Marquis Town Centre

999.1 General Purpose

The purpose of this zone is to designate a portion of the Marquis neighbourhood, as shown on Appendix I of this Section, as a Special Area, and to adopt appropriate land use regulations to achieve the objectives of the Marquis Neighbourhood Structure Plan

999.2 Application

The designation, location, and boundaries of each Land Use Zone created through Section 999 shall apply as indicated on Appendix I to this Section.

999.3 Zones Created by Special Area Provisions

Zones, as contained in Section 999, have been created in conformance with Section 900 of Edmonton Zoning Bylaw

[999.4 \(MRC\) Marquis Retail Centre Zone](#)

[999.5 \(MMUT\) Marquis Mixed Use Transition Zone](#)

[999.6 \(MMS\) Marquis Main Street Zone](#)

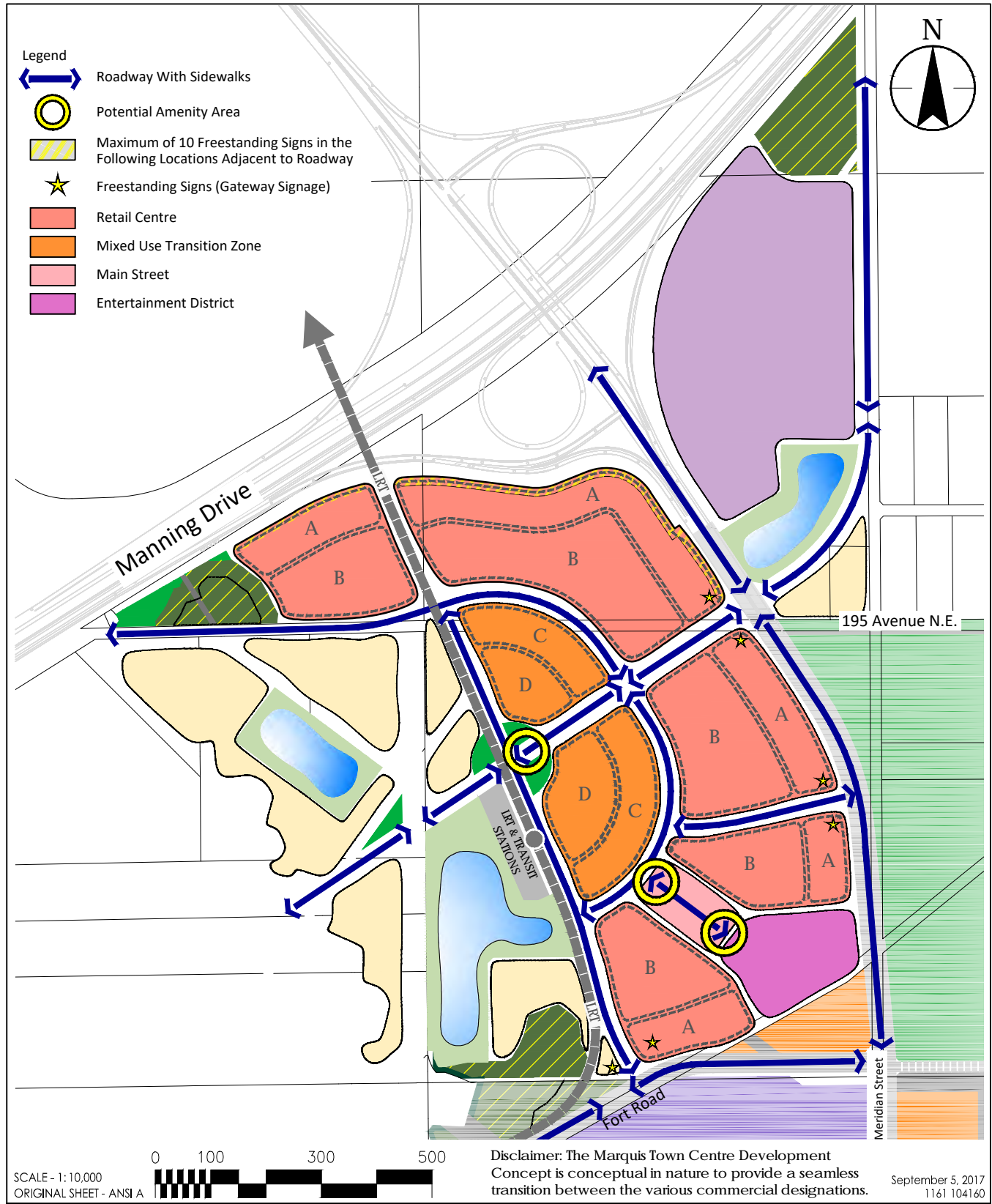
[999.7 \(MED\) Marquis Entertainment District](#)

[Appendix I: Marquis Special Area Zones, Marquis Town Centre General Concept](#)

[Appendix II: Marquis Special Area Zones, Marquis Town Conceptual Pedestrian Connections](#)

[Appendix III: Marquis Special Area Zones, Marquis Town Centre Building Setbacks for Sensitive Uses](#)

MARQUIS SPECIAL AREA ZONES
 APPENDIX I - MARQUIS TOWN CENTRE
 GENERAL CONCEPT



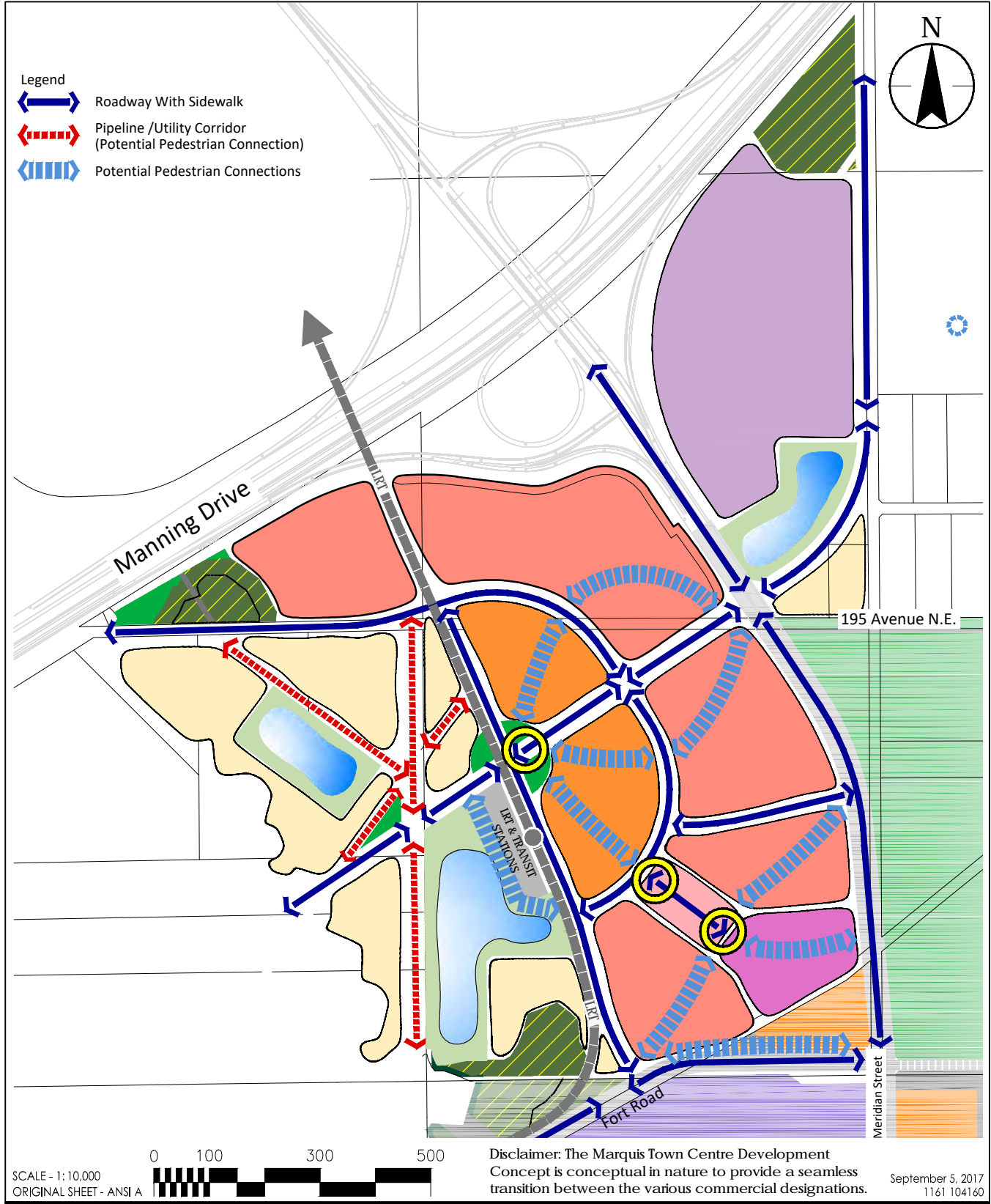
V:\1161\active\1161104160\drawing\model_files\planning\rezoning_model_files\marquis_appendix_1_05sep2017.dwg



10160-112 Street
 Edmonton, AB T5K 2L6
 www.stantec.com

NOTE: AMENITY AREAS ARE CONCEPTUAL AND WILL BE FINALIZED THROUGH DETAILED SITE DESIGN.

MARQUIS SPECIAL AREA ZONES
 APPENDIX II - MARQUIS TOWN CENTRE
 CONCEPTUAL PEDESTRIAN CONNECTIONS



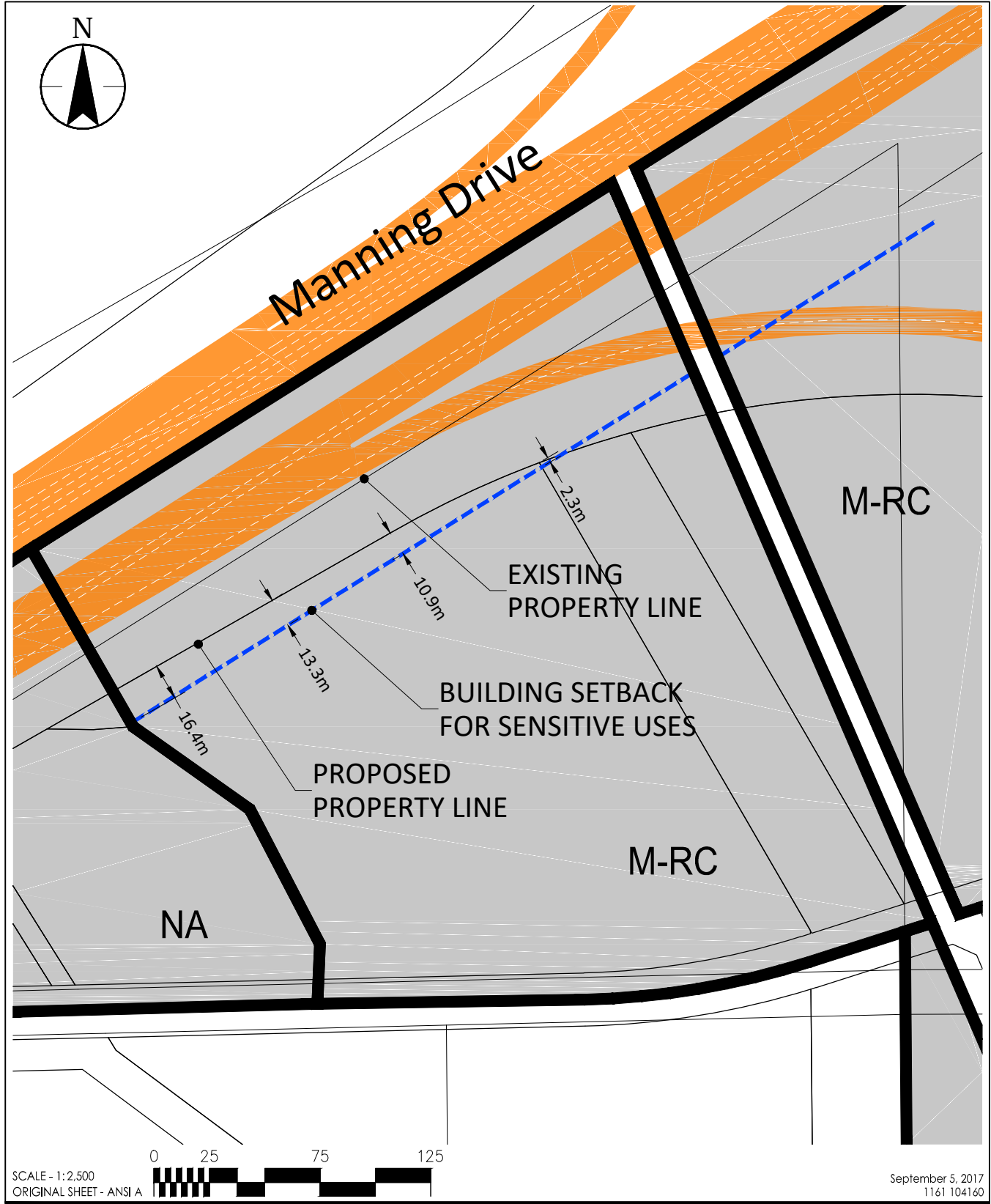
V:\1161\Active\1161104160\drawing\model_files\planning\rezoning_zone_marquis_appendix2_05sep2017.dwg



10160-112 Street
 Edmonton, AB T5K 2L6
 www.stantec.com

NOTE: PEDESTRIAN CONNECTION LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED THROUGH DETAILED SITE DESIGN.

MARQUIS SPECIAL AREA ZONES
 APPENDIX III - MARQUIS TOWN CENTRE
 BUILDING SETBACK FOR SENSITIVE USES



V:\1161\active\1161104160\drawing\model_files\planning\zoning\zone_marquis_appendix3_05sep2017.dwg



10160-112 Street
 Edmonton, AB T5K 2L6
 www.stantec.com

NOTE: ALL DISTANCES ARE EXPRESSED IN METRES
 AND DECIMALS THEREOF.

Edmonton Zoning Bylaw 12800

999.4 (MRC) Marquis Retail Centre Zone

*Bylaw 18199
February 13, 2018*

1. General Purpose

The purpose of this Zone is to provide for a mix of multi-tenant and stand alone commercial Uses. Large format stand-alone retail should be located towards the outside edges of the Town Centre, and transition to smaller format commercial, service and mixed uses towards the transit station.

2. Permitted Uses

1. [Animal Hospitals and Shelters](#)
2. [Apartment Hotels](#)
3. [Bars and Neighbourhood Pubs](#)

*Charter Bylaw 18523
September 5, 2018*

4. [Cannabis Retail Sales](#)
5. [Business Support Services](#)
6. [Child Care Services](#)
7. [Commercial Schools](#)
8. [Convenience Retail Stores](#)
9. [Drive-in Food Services](#)
10. [Fascia On-premises Signs](#)
11. [Freestanding On-premises Signs](#)
12. [Gas Bars](#)
13. [General Retail Stores](#)
14. [Government Services](#)
15. [Greenhouses, Plant Nurseries and Market Gardens](#)
16. [Health Services](#)
17. [Hotels](#)
18. [Indoor Participant Recreation Services](#)

*Charter Bylaw 18882
June 17, 2019*

19. [Liquor Stores](#)
20. [Major Amusement Establishments](#)

*Charter Bylaw 18613
November 26, 2018*

21. [Market](#)
22. [Minor Amusement Establishments](#)

23. [Minor Service Stations](#)
24. [Nightclubs](#)
25. [Outdoor Participant Recreation Services](#)
26. [Personal Service Shops](#)
27. [Private Clubs](#)
28. [Professional, Financial and Office Support Services](#)
29. [Private Education Services](#)
30. [Public Education Services](#)
31. [Public Libraries and Cultural Exhibits](#)
32. [Publicly Accessible Private Park](#)
33. [Rapid Drive-through Vehicle Services](#)
34. [Restaurants](#)

*Charter Bylaw 18613
November 26, 2018*

35. [Special Event](#)
36. [Specialty Food Services](#)
37. [Spectator Entertainment Establishments](#)
38. [Temporary On-premises Signs](#)
39. [Urban Indoor Farms](#)
40. [Urban Gardens](#)
41. [Urban Outdoor Farms](#)
42. [Veterinary Services](#)
43. [Warehouse Sales](#)

3. Discretionary Uses

1. [Automotive and Equipment Repair Shops](#)
2. [Carnivals](#)
3. [Community Recreation Services](#)
4. [Creation and Production Establishments](#)
5. [Equipment Rentals](#)
6. [Media Studios](#)
7. [Mobile Catering Food Services](#)
8. [Protective and Emergency Services](#)
9. [Recycled Materials Drop-off Centres](#)
10. [Recycling Depots](#)
11. [Religious Assembly](#)
12. [Secondhand Stores](#)
13. [Fascia Off-premises Signs](#)
14. [Freestanding Off-premises Signs](#)
15. [Major Digital Signs](#)
16. [Minor Digital Off-premises Signs](#)

17. [Minor Digital On-premises Off-premises Signs](#)
18. [Minor Digital On-premises Signs](#)
19. [Projecting On-premises Signs](#)
20. [Roof On-premises Signs](#)
21. [Temporary Off-premises Signs](#)

4. Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area Ratio for the Site shall be 0.25.
2. The maximum building Height shall be [26.0 m](#).
3. A minimum Setback of:
 - a. [4.5 m](#) shall be required where a Site Abuts a public roadway, other than a Lane, or

*Charter Bylaw 18967
August 26, 2019*

- b. [3.0 m](#) shall be required where the property line is adjacent to a Site that lists Multi-unit Housing as a Permitted Use.
4. A minimum Building Setback of [6.0 m](#) shall be required from the property line that is adjacent to Manning Drive, as it is a designated dangerous goods route. This Setback shall be increased as required by the approved risk assessment, as illustrated in Appendix III of this Zone. Where a conflict arises, the risk assessment (Advisian, April 3, 2017) regulations shall prevail, for the following Uses:
 - a. [Apartment Hotels](#)
 - b. [Child Care Services](#)
 - c. [Health Services](#)
 - d. [Hotels, Private Clubs](#)
 - e. [Private Education Services](#)
 - f. [Public Education Services](#)
 - g. [Spectator Entertainment Establishments](#)
 - h. [Community Recreation Services](#)
 - i. [Protective and Emergency Services](#)
 - j. [Religious Assembly](#)
5. All mechanical equipment shall be concealed from street level view by screening in a manner compatible with the architectural character of the building or by incorporating it within the building.
6. Equipment Rentals Uses shall be permitted only where all equipment and goods for rent are contained within an enclosed building
7. Signs shall comply with the regulations found in [Section 59](#) and [Schedule 59F](#).
8. Signs shall be designed and located to complement the architectural theme and context of the Marquis Town Centre.
9. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.
10. Notwithstanding [Schedule 59F](#), the following regulations shall apply:

- a. the maximum permitted Height for Freestanding Signs shall be [10 m](#), except where located adjacent to Manning Drive, the maximum Height shall be 12 m;
- b. There shall be a maximum of 10 Free Standing On-premises and Freestanding Off-premises signs adjacent to Manning Drive, as shown in [Appendix I](#). However, all Freestanding On-premises Signs, Freestanding Off-premises Signs, Major Digital signs, Minor Digital Off-premises Signs, Minor Digital On-premises Off-premises Signs, and Minor Digital On-premises Signs shall adhere to separation space requirements as per [Schedule 59F](#) of the Zoning Bylaw
- c. Freestanding On-premise Signs less than [2.0 m](#) in Height and with a Copy Area of [10 m²](#) or less do not require separation distance, when located at access points to the Town Centre, as generally shown on [Appendix I](#)
- d. Temporary Freestanding On-premises Signs shall not exceed a maximum Copy Area of 1.45 m².
- e. Digital Signs and Digital Sign panels that are part of the same Freestanding Sign structure adjacent to Manning Drive shall have a maximum Height of [12.0 m](#);
- f. the maximum Copy Area for Minor Digital Signs shall be [20 m²](#);
- g. the maximum Copy Area for Major Digital Signs shall be [20 m²](#);
- h. All Major Digital Signs shall be oriented inwardly on the site, facing areas such as public open space. Major Digital Signs shall not be oriented towards a public roadway.
- i. Consultation with and approval by Alberta Transportation is required for all sign permit applications for Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs adjacent to Manning Drive.
- j. illuminated Signs and Digital Signs shall be designed, located or screened so as to reduce visual and light impacts on any surrounding residential premises.
- k. Roof On-Premises signs shall not exceed a maximum Height of [16.0 m](#) from grade.

5. Design Regulations

1. Site Planning and Design
 - a. Large format buildings with Commercial Uses, with Floor Area of 5000 m² or greater, shall be generally located within Area A as shown in [Appendix I](#).
 - b. Commercial Uses, with Floor Area of less than 5000 m² shall be generally located within Area B as shown in [Appendix I](#).
 - c. Surface Parking Areas shall be screened, with methods such as, but not limited to, Commercial Uses, landscaping, or berming from public roadways other than a Lane.
2. Building Design and Architectural Standards
 - a. Exterior finishing materials shall include a mix of complimentary, high quality materials such as a combination of brick, stone, concrete and stucco, or a combination of concrete fibre board, wood, and complimentary window and trim treatment.
 - b. Building facades facing public roadways shall be articulated with architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g. recesses and projections), changes in building finishes, materials and textures, or features so that no one portion of the façade is longer than [15.0 m](#).
 - c. Buildings shall have consistent or complimentary materials, colours, and architectural design elements to establish an architectural theme.
 - d. Main building entry points shall be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
 - e. Buildings shall incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.

- f. The roof line of buildings shall consist of: sloped roofs of varying pitches which may be finished in any combination of materials such as but not limited to metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; or flat roofs where they are concealed by parapet walls that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest.

3. Pedestrian Environment

- a. Direct pedestrian connections and linkages shall be provided to sidewalks, in general accordance with [Appendix II](#).
- b. Direct linkages shall be provided within the Town Centre for pedestrians utilizing clearly demarcated walkways, lighting and signage systems.
- c. Buildings shall incorporate features to improve pedestrian comfort, with techniques such as, but not limited to, linear transparency at ground level, wall niches, seating areas, overhead weather protection, and distinct entrance features.
- d. Pedestrian connections to building entrances, amenities and transit shall be convenient, safe, and well lit, with distinct paving, or Landscaping to define the connections where practical.
- e. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas shall be provided in general conformance with [Appendix I](#).
- f. Sidewalks in front of main entrances of large format buildings shall be developed to a minimum width of 3.65 m to reduce pedestrian conflict.

4. Landscaping

- a. Landscaping shall be provided in accordance with [Section 55](#) of the Zoning Bylaw.
- b. A registered Landscape Architect shall prepare the landscape plan, to ensure Landscaping is coordinated to provide a cohesive appearance.
- c. A landscaped buffer shall be provided along Manning Drive and the northeast edge of the Town Centre.
- d. Lighting shall be provided in accordance with [Section 51](#) of the Zoning Bylaw.

6. Access, Circulation, and Parking

1. Loading, storage and trash collection areas shall be screened and located to the rear or sides of the principal building.
2. Any surface parking area having 40 or more parking spaces shall provide a minimum 10 m² landscaped island every 40 stalls, to provide interruption of the view of the parking lot.
3. Off-street parking shall be in accordance with [Section 54](#) of the Zoning Bylaw.
4. Notwithstanding 6.3 above, supplied parking may be shared between uses if a Shared Use Parking Impact Assessment is submitted that demonstrates, to the satisfaction of the Development Officer, by virtue of the use, character, or location of the proposed development and its relationship to public transit facilities and any other available parking facilities, the parking required for the proposed development may be less than any minimum set out in Section 54.2 Schedule 1.
5. Parking Garages shall be screened from view where visible from a public roadway, other than a Lane, through methods such as public art, architectural screening, Landscaping, Residential Related Uses or Commercial Uses and Community, Educational, Recreational and Cultural Service Uses.
6. Bicycle parking shall be provided in accordance with Section 54.3 of the Zoning Bylaw.
7. A staged Access Management Plan shall be provided at each development permit stage to the satisfaction of the Development Officer, identifying the proposed access locations to the site.

Through each development permit submission, the Access Management Plan shall be updated resulting in an overall access plan at the final development permit stage.

Edmonton Zoning Bylaw 12800

999.5 (MMUT) Marquis Mixed Use Transition Zone

*Bylaw 18199
February 13, 2018*

1. General Purpose

The purpose of this Zone is to establish a mixed-Use Zone that provides a transition from commercial areas to the residential areas. Buildings may be developed with a mix of Residential and Commercial Uses with particular attention to design, orientation and pedestrian connectivity where adjacent to the LRT station or transit centre.

2. Permitted Uses

1. [Apartment Hotels](#)
2. [Bars and Neighbourhood Pubs](#)

*Charter Bylaw 18523
September 5, 2018*

3. [Cannabis Retail Sales](#)
4. [Child Care Services](#)
5. [Commercial Schools](#)
6. [Convenience Retail Stores](#)
7. [Creation and Production Establishments](#)
8. [Fascia On-premises Signs](#)
9. [Freestanding On-premises Signs](#)
10. [General Retail Stores](#)

*Charter Bylaw 19490
November 5, 2020*

11. [Supportive Housing](#)
12. [Health Services](#)

*Charter Bylaw 18882
June 17, 2019*

13. [Liquor Stores](#)
14. [Live Work Units](#)
15. [Lodging Houses](#)

*Charter Bylaw 18613
November 26, 2018*

16. [Market](#)
17. [Minor Home Based Business](#)

Charter Bylaw 18967

August 26, 2019

18. [Multi-unit Housing](#)
19. [Personal Service Shops](#)
20. [Publicly Accessible Private Park](#)
21. [Private Clubs](#)
22. [Private Education](#)
23. [Professional, Financial and Office Support Services](#)
24. [Projecting On-premises Signs](#)
25. [Residential Sales Centre](#)
26. [Restaurants](#)
27. [Row Housing](#)

*Charter Bylaw 18613
November 26, 2018*

28. [Special Event](#)
29. [Specialty Food Services](#)
30. [Temporary On-premises Signs](#)
31. [Urban Gardens](#)

3. Discretionary Uses

1. [Business Support Services](#)
2. [Community Recreation Services](#)
3. [Indoor Participant Recreation Services](#)
4. [Major Home Based Business](#)

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

5. [Vehicle Parking](#)
6. [Public Education Services](#)
7. [Secondhand Stores](#)
8. [Religious Assembly](#)
9. [Urban Outdoor Farms](#)
10. [Freestanding Off-premises Signs](#)

4. Development Regulations for Permitted and Discretionary Uses

1. The maximum Density shall be:
 - a. 125 Dwellings/ha for any Site less than [885 m²](#); and
 - b. 225 Dwellings/ha for any Site greater than [885 m²](#).
2. The maximum Floor Area Ratio for non-Residential Uses shall be 0.25, and the maximum Floor Area Ratio for any building with Residential and Residential-Related Uses shall be 5.0.
3. The maximum building Height shall be [26.0 m](#).
4. The minimum Front Setback shall be 0.0 m.
5. The minimum Rear Setback shall be [4.0 m](#).

6. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, up to a maximum of [4.0 m](#), except that a total of at least 2.0 m shall be provided in all cases.
7. A minimum private Amenity Area of [7.5 m²](#) per Dwelling shall be provided for all residential Uses.
 - a. Notwithstanding the above, the private Amenity Area may be replaced with indoor or outdoor communal Amenity Area(s) on the Site. Where a communal Amenity Area is provided, it must be a minimum of [2.5 m²](#) per Dwelling unit and the aggregated area shall not be less than [50 m²](#).
8. Restaurants shall not exceed a capacity of 200 Occupants or [240 m²](#) of Public Space.
9. Bars and Neighbourhood Pubs shall not exceed a capacity of 200 occupants and [240 m²](#) of Public Space.
10. Commercial Schools, Creation and Production Establishments, General Retail Stores, and Private Education shall not exceed a Floor Area of [2000 m²](#). The Development Officer must consider, among other factors, building massing and scale as well as the pedestrian-oriented nature of an area when considering any request to vary the maximum Floor Area.
11. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.
12. Signs shall comply with the regulations found in [Section 59](#) and [Schedule 59F](#).
13. Notwithstanding [Schedule 59F](#), signs shall be designed and located to compliment the architectural theme and context of the Marquis Town Centre.
14. Notwithstanding [Schedule 59F](#), Temporary On-premises Signs shall be limited to a maximum Sign Area of [2 m²](#).
15. Illuminated Signs and Digital Signs shall be designed, located or screened so as to reduce visual and light impacts on Residential Uses.
16. All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
17. Vehicular access to Parking provided at ground level shall be from an Abutting Lane or a private on-Site road.

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

18. Vehicle Parking that is not associated with a principal Use shall be permitted:
 - a. in an Above Ground Parkade or an Underground Parkade.
 - b. at ground level as parallel or angle parking along a private roadway.

*Charter Bylaw 18523
September 5, 2018*

19. [Cannabis Retail Sales](#) shall comply with [Section 70](#) of this Bylaw

5. Design Regulations

1. Site Planning and Design
 - a. Any stand-alone Commercial Uses shall be generally located within Area C as shown in [Appendix I](#). Other Uses such as stand-alone Residential or mixed Use shall be generally located within Area D as shown in [Appendix I](#).
 - b. Surface Parking Areas shall be screened with methods such as but not limited to Commercial or Residential Uses, landscaping, or berming from public roadways other than a Lane.

2. Building Design and Architectural Standards:

- a. Buildings shall have consistent materials, colours, and architectural design elements to establish an architectural theme.
- b. Exterior finishing materials shall include high quality materials such as, but not limited to, brick, stone, or other masonry materials, concrete or concrete fibre board, stucco, glazing, wood, aluminum, or metal trim.
- c. Development shall articulate the building façades with architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g., recesses and projections), changes in building finishes, materials and textures, or features so that no one portion of the facade is longer than [15.0 m](#).
- d. Emphasis shall be placed on design elements and Façade enhancements on the first and second Storeys of buildings to create a pedestrian friendly environment. Design elements may include features such as placement of windows to allow for viewing into the building by pedestrians; entrance features; street furniture; and canopies.
- e. A minimum of 70% of the ground floor Commercial Use Façades where the main entrance is fronting onto a public roadway other than a Lane shall have clear glazing on the exterior. A maximum of 10% of the first Storey glazing may be covered by signs. The remainder of the glazing shall remain free from obstructions.
- f. Residential and Residential-related Uses shall have a separate entrance at Ground level. Entrances shall be differentiated through distinct architectural treatment.
- g. Main building entry points shall be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
- h. Buildings shall incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.
- i. All buildings greater than [16.0 m](#) in Height shall include a podium base. The podium of the building shall be a minimum Height of 6 m up to a maximum of [16.0 m](#). The portion of the building located above the podium shall Stepback a minimum of [2.5 m](#) on all sides Abutting a public road, other than a Lane. Where feasible, developments should provide gardens or patios on the top of the podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.

3. Pedestrian Environment

- a. Direct pedestrian connections and linkages shall be provided to sidewalks, in general accordance with [Appendix II](#).
- b. Pedestrian linkages connecting to adjacent Sites within the Marquis Town Centre shall be provided by using clearly demarcated walkways, lighting and signage systems.
- c. Pedestrian connections to building entrances, amenities and transit shall be convenient, safe, and well lit, with distinct paving, or Landscaping to define the connections where practical
- d. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas shall be provided in general conformance with [Appendix I](#).

6. Access, Circulation and Parking

1. Loading, storage and trash collection areas shall be screened and located to the rear or sides of the principal building. Off-street parking shall be in accordance with [Section 54](#) of the Zoning Bylaw.
2. Any surface parking area having 40 or more parking spaces shall provide a minimum [10 m²](#) landscaped island every 40 stalls, to provide interruption of the view of the parking lot.
3. Notwithstanding 6.2 above, supplied parking may be shared between uses if a Shared Use Parking Impact Assessment is submitted that demonstrates, to the satisfaction of the Development Officer, by virtue of the use, character, or location of the proposed development and its relationship to public transit facilities and any other available parking facilities, the

parking required for the proposed development may be less than any minimum set out in Section 54.2 Schedule 1.

4. Surface Parking Areas shall incorporate design elements such as, but not limited to, Landscaped open space, Landscaped Parking Area islands, Public Amenity Space, private roads or pedestrian walkways within the Parking Area.
5. Parking Garages shall be screened from view where visible from a public roadway, other than a Lane, through methods such as public art, architectural screening, Landscaping, Residential Uses or Residential Related Uses or Commercial Uses and Community, Educational, Recreational and Cultural Service Uses.
6. A staged Access Management Plan shall be provided at each development permit stage to the satisfaction of the Development Officer, identifying the proposed access locations to the site. Through each development permit submission, the Access Management Plan shall be updated resulting in an overall access plan at the final development permit stage.

Edmonton Zoning Bylaw 12800

999.6 (MMS) Marquis Main Street Zone

*Bylaw 18199
February 13, 2018*

1. General Purpose

The purpose of this Zone is to establish a pedestrian oriented main street with ground floor retail and opportunities for office and Residential Uses above. This Zone is designed to promote buildings with smaller scale retail frontages at Grade. The main street will serve as a community gathering place and local shopping focal point for the Marquis Town Centre.

2. Permitted Uses

1. [Apartment Hotels](#)
2. [Bars and Neighbourhood Pubs](#)
3. [Business Support Services](#)

*Charter Bylaw 18523
September 5, 2018*

4. [Cannabis Retail Sales](#)
5. [Child Care Services](#)
6. [Convenience Retail Stores](#)
7. [Commercial Schools](#)
8. [Fascia On-premises Signs](#)
9. [Freestanding On-premises Signs](#)
10. [General Retail Stores](#)
11. [Government Services](#)
12. [Health Services](#)
13. [Hotels](#)
14. [Indoor Participant Recreation Services](#)

*Charter Bylaw 19490
November 5, 2020*

15. [Supportive Housing](#), Restricted to Limited Supportive Housing

*Charter Bylaw 18882
June 17, 2019*

16. [Liquor Stores](#)
17. [Major Amusement Establishments](#)
18. [Major Home Based Business](#)

*Charter Bylaw 18613
November 26, 2018*

19. [Market](#)

20. [Minor Amusement Establishments](#)
21. [Minor Home Based Business](#)

*Charter Bylaw 18967
August 26, 2019*

22. [Multi-unit Housing](#)

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

23. [Vehicle Parking](#)
24. [Personal Service Shops](#)
25. [Private Education Services](#)
26. [Professional, Financial and Office Support Services](#)
27. [Projecting On-premises Signs](#)
28. [Public Education Services](#)
29. [Public Libraries and Cultural Exhibits](#)
30. [Publicly Accessible Private Park](#)
31. [Residential Sales Centres](#)
32. [Restaurants](#)

*Charter Bylaw 18613
November 26, 2018*

33. [Special Event](#)
34. [Specialty Food Services](#)
35. [Spectator Entertainment Establishments](#)
36. [Temporary On-premises Signs](#)
37. [Urban Garden](#)
38. [Veterinary Services](#)

3. Discretionary Uses

1. [Animal Hospitals and Shelters](#)
2. [Community Recreation Services](#)
3. [Drive-in Food Services](#)
4. [Nightclubs](#)
5. [Urban Outdoor Farm](#)

4. Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area Ratio for non-Residential Uses for the Site shall be 0.25.
2. The maximum Floor Area Ratio for Multi-unit Housing shall be 3.0.
3. The maximum density shall be 125 Dwellings/ha.
4. The maximum building Height shall be [24.0 m](#).
5. A Front Setback of 0 m shall be required. The Development Officer may increase the Setback to accommodate a particular architectural style or to provide opportunities for features such as sidewalks cafes, patios or a gathering space.

6. A Side Setback of 0 m shall be required.
7. A Rear Setback of 0 m shall be required. The Development Officer may increase the Setback to accommodate vehicle parking or waste storage.
8. Flea Market Use shall be limited to farmer's markets involving the sale of items such as produce, handicrafts and artifacts.
9. Residential Uses shall provide a minimum Amenity Area of [7.5 m²](#) per Dwelling.
10. No single Commercial Use or Community, Educational, Recreational and Cultural Service Use shall exceed 3,000 m² of floor area.
11. Notwithstanding 4.11 above, the following regulations shall apply:
 - a. Restaurants shall not exceed a capacity of 200 Occupants or [240 m²](#) of Public Space.
 - b. Bars and Neighbourhood Pubs shall not exceed a capacity of 200 occupants and [240 m²](#) of Public Space.
 - c. Nightclubs shall not exceed a capacity of 200 occupants and [240 m²](#) of Public Space.
12. For larger developments over [1,860 m²](#), building frontages Abutting the main street shall not exceed 20 m in width at street level.
13. All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
14. Drive-in Food Services shall have access from the street with lower traffic volumes, or the Lane, to the satisfaction of the Development Officer.
15. Directional Signs shall provide information relating to the LRT Station and transit centre, tenants, parking, loading zones and pick up areas, entrances, exits and Public Amenity Space.
16. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.
17. Signs shall comply with the regulations found in [Section 59](#) and [Schedule 59E](#), with the intent to compliment the pedestrian-oriented commercial environment, except that:
 - a. the maximum Height of a Freestanding Sign shall be [6.0 m](#);
 - b. a Projecting Sign may be used to identify businesses that are located entirely at or above the second Storey level; and
 - c. the top of a Projecting Sign on a building two Storeys or higher shall not extend more than [75 cm](#) above the floor of the second or third Storey, nor higher than the bottom windowsill level of the second or third Storey.
18. Signs shall be designed and located to complement the architectural theme and context of the Marquis Town Centre.
19. Notwithstanding [Schedule 59E](#), Temporary On-premises signs shall be limited to a maximum Copy Area of [2 m²](#).

*Charter Bylaw 18523
September 5, 2018*

20. [Cannabis Retail Sales](#) shall comply with [Section 70](#) of this Bylaw

5. Design Regulations

1. Building Design and Architectural Standards
 - a. The principal entrance to Ground level Uses shall be oriented towards the street and provide direct sidewalk entries.

- b. Residential and Residential-related Uses shall not be permitted at street level, with the exception of entrances and building lobbies. Entrances shall be separate from Commercial Uses.
- c. Buildings shall have consistent materials, colours, and architectural design elements to establish an architectural theme.
- d. Exterior finishing materials shall include a mix of complimentary, high quality materials such as a combination of brick, stone, concrete and stucco, or a combination of concrete fibre board, wood, and complimentary window and trim treatment.
- e. Building facades facing roadways shall be articulated with architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g. recesses and projections), changes in building finishes, materials and textures, or features so that no one portion of the façade is longer than [15.0 m](#).
- f. A minimum of 70% of the ground floor commercial facades fronting onto the main street shall have clear non-reflective glazing on the exterior to promote pedestrian interaction and safety. A maximum of 10% of the first Storey glazing may be covered by Signs. The remainder of the glazing shall remain free from obstructions.
- g. Main building entry points shall be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
- h. Buildings shall incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.
- i. All buildings greater than [16.0 m](#) in Height shall include a podium base. The podium of the building shall be a minimum Height of 6 m up to a maximum of [16.0 m](#). The portion of the building located above the podium shall Stepback a minimum of [2.5 m](#) on all sides Abutting a public road, other than a Lane.
- j. Where feasible, developments should provide gardens or patios on the top of the podium level and building rooftops to improve rooftop aesthetics and provide additional amenity space.

2. Pedestrian Environment

- a. Direct pedestrian connections and linkages shall be provided to sidewalks, in general accordance with [Appendix II](#).
- b. Pedestrian pathways to building entrances, amenities and transit shall be convenient, safe and well lit, with distinct paving or landscaping to define the connections where practical.
- c. Pedestrian linkages connecting to adjacent Sites within the Marquis Town Centre shall be provided by using clearly demarcated walkways, lighting and signage systems, in general accordance with [Appendix II](#)
- d. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas shall be provided in general conformance with [Appendix I](#).
- e. Publicly Accessible Private Parks shall be designed to accommodate public gatherings, pedestrian movement and other social and recreational functions.

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

6. Access, Circulation and Parking

- 1. Loading, storage and trash collection areas shall be screened and located to the rear of the principal building.
- 2. Parking for Residential Uses shall be provided in an Above Ground Parkade or in an Underground Parkade.
- 3. Vehicle Parking that is not located on a Site that contains a principal Use shall only be permitted in a n Above Ground Parkade or an Underground Parkade.

4. Above Ground Parkades and Underground Parkades shall be screened from view where visible from a public roadway, other than a Lane, through methods such as public art, architectural screening, or landscaping.
5. Where a main street is developed as a private roadway, a minimum [2.5 m](#) sidewalk shall be provided on both sides.
6. Bicycle parking shall be provided.

Edmonton Zoning Bylaw 12800

999.7 (MED) Marquis Entertainment District

*Bylaw 18199
February 13, 2018*

1. General Purpose

To establish an entertainment district intended for indoor and outdoor activity, with a supporting mix of uses.

2. Permitted Uses

1. [Apartment Hotels](#)
2. [Bars and Neighbourhood Pubs](#)

*Charter Bylaw 18523
September 5, 2018*

3. [Cannabis Retail Sales](#)
4. [Carnivals](#)
5. [Child Care Services](#)
6. [Convenience Retail Stores](#)
7. [General Retail Stores](#)
8. [Hotels](#)
9. [Indoor Participant Recreation Services](#)
10. [Liquor Stores](#)
11. [Major Amusement Establishments](#)

*Charter Bylaw 18613
November 26, 2018*

12. [Market](#)
13. [Minor Amusement Establishments](#)
14. [Media Services](#)
15. [Nightclubs](#)

*Charter Bylaw 19275
June 23, 2020
Effective: July 2, 2020*

16. [Vehicle Parking](#)
17. [Outdoor Participant Recreation Services](#)
18. [Personal Service Shops](#)
19. [Private Clubs](#)
20. [Publicly Accessible Private Park](#)
21. [Restaurants](#)

22. [Special Event](#)
23. [Specialty Food Services](#)
24. [Spectator Entertainment Establishments](#)
25. [Urban Outdoor Farms](#)
26. [Fascia On-premises Signs](#)
27. [Freestanding On-premises Signs](#)
28. [Projecting On-premises Signs](#)

3. Discretionary Uses

1. [Commercial Schools](#)
2. [Community Recreation Services](#)
3. [Government Services](#)
4. [Greenhouses, Plant Nurseries and Market Gardens](#)
5. [Health Services](#)
6. [Professional, Financial and Office Support Services](#)
7. [Religious Assembly](#)
8. [Fascia Off-premises Signs](#)
9. [Freestanding Off-premises Signs](#)
10. [Major Digital Signs](#)
11. [Minor Digital Off-premises Signs](#)
12. [Minor Digital On-premises Off-premises Signs](#)
13. [Minor Digital Off-premises Signs](#)
14. [Projecting Off-premises Signs](#)
15. [Roof On-premises Signs](#)
16. [Temporary Off-premises Signs](#)
17. [Temporary On-premises Signs](#)

4. Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area Ratio (FAR) shall be 0.25.
2. The maximum building Height shall be 26.0 m.
3. Building Setbacks shall be as follows:
 - a. A minimum Setback of [4.0 m](#) shall be required where a Site Abuts an arterial roadway.
 - b. A minimum Setback of [3.0 m](#) shall be required where a Site Abuts a collector roadway.
 - c. A minimum Setback of [2.0 m](#) shall be required where a Site Abuts any other private or public roadway, other than a Lane.
4. All mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
5. A Comprehensive Sign Design Plan and Schedule, consistent with the overall intent of subsection 59.3 of the Zoning Bylaw, shall be prepared for the development and submitted, with the Development Application, to be approved by the Development Officer.

6. Signs shall comply with the regulations found in [Section 59](#) and [Schedule 59F](#).
7. Signs shall be designed and located to complement the architectural theme and context of the Marquis Town Centre.
8. Notwithstanding [Schedule 59F](#), the following regulations shall apply:
 - a. Directional signs shall be provided at critical locations to provide information relating to the LRT location, tenants, parking, loading zones and pick up areas, entrances, exits and Public Amenity Space.
 - b. Illuminated and Digital Signs shall be designed, located or screened so as to reduce visual and light impacts on any surrounding residential premises .
 - c. Freestanding On-premise Signs less than [2.0 m](#) in Height and with a Copy Area of 10 m² or less do not require separation distance, when located at access points to the Town Centre, as generally shown on Appendix I.
 - d. the maximum Copy Area for Minor Digital Signs shall be [20 m²](#);
 - e. the maximum Copy Area for Major Digital Signs shall be [20 m²](#). The maximum combined Area of Digital Sign Copy and any other type of Copy on the same Sign face shall not exceed [30m²](#);
 - f. All Major Digital Signs shall be oriented inwardly on the site, facing areas such as public open space. Major Digital Signs shall not be oriented towards a public roadway.

*Charter Bylaw 18523
September 5, 2018*

9. [Cannabis Retail Sales](#) shall comply with [Section 70](#) of this Bylaw

5. Design Regulations

1. Site Planning and Design
 - a. Site amenities such as public art, seating areas, street furniture, small parks, squares, or plazas shall be provided in general conformance with [Appendix I](#).
2. Building Design and Architectural Standards
 - a. Buildings shall have consistent materials, colours, and architectural design elements to establish an architectural theme.
 - b. Exterior finishing materials shall include high quality materials such as, but not limited to, brick, stone, or other masonry materials, concrete or concrete fibre board, stucco, glazing, wood, aluminum, or metal trim.
 - c. Building façades facing public roadways to be shall be articulated with architectural elements such as columns, ribs, pilasters or piers, changes in plane (e.g., recesses and projections), changes in building finishes, materials and textures, or features so that no one portion of the facade is longer than [15.0 m](#), to break up building massing.
 - d. Buildings shall incorporate features to improve pedestrian comfort such as, but not limited to, linear transparency at ground level, wall niches, seating areas, overhead weather protection, and entrance features.
 - e. Main building entry points shall be clearly identifiable through the use of recesses, outdoor patios, display windows, planters, walls, or other similar design elements.
 - f. Buildings shall incorporate exterior and decorative lighting to enhance building architecture and landscaping elements.
3. Pedestrian Environment
 - a. Direct pedestrian connections and linkages shall be provided to sidewalks, in general accordance with [Appendix II](#).
 - b. Pedestrian connections to building entrances, amenities and transit shall be convenient, safe, and well lit, with distinct paving, or Landscaping to define the connections where

practical.

3. Landscaping

- a. Landscaping shall be provided in accordance with [Section 55](#) of the Zoning Bylaw.
- b. A registered Landscape Architect shall prepare the landscape plan, to ensure Landscaping is coordinated to provide a cohesive appearance.

6. Access, Circulation and Parking

1. Loading, storage and trash collection areas shall be screened and located to the rear or sides of the principal building.
2. Any surface parking area having 40 or more parking spaces shall provide a minimum [10 m²](#) landscaped island every 40 stalls, to provide interruption of the view of the parking lot.
3. Off-street Parking shall be in accordance with [Section 54](#) of the Zoning Bylaw.
4. Notwithstanding 6.3 above, supplied parking may be shared between uses if a Shared Use Parking Impact Assessment is submitted that demonstrates, to the satisfaction of the Development Officer, by virtue of the use, character, or location of the proposed development and its relationship to public transit facilities and any other available parking facilities, the parking required for the proposed development may be less than any minimum set out in Section 54.2 Schedule 1.
5. Surface Parking Areas shall incorporate design elements such as, but not limited to, landscaped Parking Area islands, Public Amenity Space, private roads or pedestrian walkways within the Parking Area.
6. Parking Garages shall be screened from view where visible from a public roadway, other than a Lane, through methods such as public art, architectural screening, Landscaping, or Commercial Uses and Community, Educational, Recreational and Cultural Service Uses.
7. Bicycle parking shall be provided in accordance with [Section 54.3](#) of the Zoning Bylaw.
8. A staged Access Management Plan shall be provided, to the satisfaction of the Development Officer at each development permit stage, identifying the proposed access locations to the site. Through each development permit submission, the Access Management Plan shall be updated resulting in an overall access plan at the final development permit stage.

SECTION 1000

SPECIAL AREA EDMONTON SOUTH

Edmonton Zoning Bylaw 12800

Charter Bylaw 18673
March 11, 2019

1000 Special Area Edmonton South

1000.1 General Purpose

To designate the annexed lands that were part of Leduc, as shown on [Appendix I](#) to this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area as agreed upon through the annexation process.

1000.2 Application

The designation, location, and boundaries of each underlying Land Use Zone affected or created through Section 1000 Shall apply as indicated on [Appendix I](#) to this Section.

1000.3 Zones Created by Special Area Provisions

Specific zones, as contained in Sections [1000.9](#), [1000.10](#), [1000.11](#), [1000.12](#), [1000.13](#), [1000.14](#), [1000.15](#) and [1000.16](#) have been created in accordance with [Section 900](#) of the Zoning Bylaw. Where a discrepancy exists between the Special Area regulations and general zoning regulations, the Special Area regulations Shall prevail.

1000.4 Edmonton South Specific Definitions

When a term defined in Section 1000.4 is also defined in [Section 6](#) or [Section 7](#) of this Bylaw, the definition provided in Section 1000.4 shall take precedence in Special Area Edmonton South. Any uncapitalized terms used in Section 1000.4 that are otherwise defined in Section 6 or Section 7 of this Bylaw shall be interpreted using their plain and ordinary meaning.

Abattoir means a Lot or Building where animals are slaughtered and butchered and May include the packing, treating, storing and sale of the products.

Accessory Building means a Building that is incidental and subordinate to a Principal Use or Principal Building on the same Lot and is more than 10.0m² (107.6 sq. ft.) in area or 2.0m (6.5 ft.) in height.

Accessory Development means a use or Building that is incidental and subordinate to a principal use or principal Building located on the same Lot.

Adjacent Land means land that is contiguous to a Lot of land that is subject of a development or subdivision application and includes land that would be contiguous if not for a public roadway, highway, river or stream, or reserve Lot.

Agricultural Operation means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes Agriculture, Extensive; Agriculture, Horticulture and Agriculture, Livestock. This does not include Cannabis or any Cannabis related uses.

Agricultural Processing, Limited means on-site processing of the products from an Agricultural Operation for distribution or sale, but does not include an Abattoir or the processing of the products from any other Agricultural Operation. This does not include Cannabis or any Cannabis related uses.

Agriculture, Extensive means a system of tillage which depends upon large areas of land for raising crops and includes Buildings and structures incidental to farming.

Agriculture, Horticultural means a growing operation that, due to its nature May require smaller tracts of land and includes Buildings and structures incidental to farming. Without restricting the generality of the foregoing, this land use category May include a use such as a plant nursery, Market Garden, tree farm and specialty crop production but not a Commercial Greenhouse. This does not include Cannabis or any Cannabis related uses.

Agriculture, Livestock means an Agricultural Operation that involves keeping of Livestock where the number or density of animals on the subject Lot is less than the threshold which requires approval by the Natural Resources Conservation Board as a confined feeding operation and includes Buildings and structures incidental to farming.

Amenity Space means generally green space and planting which softens the urban fabric, allows for informal leisure, and provides a setting for buildings.

Amusement Entertainment Services means a Lot or Building used for providing entertainment and amusement to patrons, usually for a fee or admission charge. Typical uses and facilities would include a go-cart track, miniature golf course, carnival, circus, table or electronic games establishment, amusement theme-park and drive-in motion picture theatre.

Animal Care Service means a facility such as a hospital or shelter used for the temporary accommodation, care, treatment or impoundment of animals. This would include such uses as Veterinary Clinics, animal training and grooming facilities.

Applicant means the registered owner of land or persons authorized by the registered owner to act as representative or agent.

Automotive Sales and Service means the retail sale, rental of new or used automobiles, trucks, motorcycles, and Recreational Vehicles, together with incidental maintenance services and sales of parts, but does not include major equipment sales and service.

Automotive and Equipment Body Repair means a facility where automobiles, trucks, other vehicles and equipment undergo body repair, sandblasting and/or painting.

Automotive and Equipment Repair means a facility for the servicing and mechanical repair of automobiles, trucks and utility vehicles, motorcycles, snowmobiles, motor homes and similar vehicles; the sale, installation, or servicing of related accessories and parts; and servicing and repair of small engines and equipment; but does not include auto body repair, paint shops, or wrecking yards.

Bicycle Parking Space means an area set aside for the parking of one bicycle.

Broadcast Film Studio means a facility used for the production, recording and/or broadcasting of presentations typically associated with radio, television and motion pictures.

Building Area means the area of land covered by a Building and measured between the exterior surfaces of the outer walls of the Building.

Building Grade means, for the purposes of determining Building height to implement this Bylaw, the average level of finished ground adjacent to the front of the Building, excluding any localized depressions.

Building means anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.

Bulk Oil Sales means a facility used for the bulk storage and distribution of petroleum products and May include card-lock retail sales.

Business Office means a Building or part of a Building used primarily for clerical, managerial or administrative functions and May include the use of minor mechanical equipment for printing, duplicating, binding or photographic processing; secretarial services; professional, scientific and technical services; Information Services; office maintenance or custodial services; office security; and the sale, rental, repair, or servicing of office equipment.

Campground means Development of land for temporary placement of holiday trailers, motor homes, tents, campers and similar accommodations for short term occupancy, together with such necessary facilities as washroom, laundry and camp shop, to meet the needs of campground users.

Cannabis Accessory Store means a retail store unlicensed by the Province of Alberta where Cannabis Accessories are sold at the premises and does not include the sale of any Cannabis.

Cannabis Accessory means Cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes, but is not limited to; rolling papers or wraps, holders, pipes, water pipes, bongs, vaporizers, or anything that is deemed to be used in the consumption of Cannabis.

Cannabis Production Facility means an enclosed building, licensed by the Federal Government, where Cannabis is grown for distribution (for medical or private retail purposes), and typically includes the cultivating, propagating and/or harvesting of the Cannabis plant. Other processes may include the packaging, shipping, testing and storage of Cannabis and Cannabis related products.

Cannabis Retail Store means a retail store licensed by the Province of Alberta where Cannabis (and may include Cannabis Accessories) are sold at the premises.

Cannabis Storage and Distribution Facility means an enclosed building, licensed by the Provincial Government, where Cannabis is stored, but not grown (for medical or private retail purposes), and may include processes such as the packaging, shipping, storage and distribution of Cannabis and Cannabis related products.

Cannabis means Cannabis plant, fresh Cannabis, dried Cannabis, Cannabis oil and Cannabis plant seeds and any other substance defined as Cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time, and includes edible products that contain Cannabis. This excludes industrial hemp licensed or exempt by the federal government under the Industrial Hemp Regulations (or other applicable Acts or regulations at the time of application).

Casino/Gambling Establishment means a facility licensed by Alberta Gaming and Liquor, where the principal activity is gaming with the chance of monetary loss or gain through playing such games. Types of gaming May include card or other table games, video lottery terminals, slot machines, or other electronic or mechanical gambling devices. Accessory Development May include Restaurants, Drinking Establishments and Commercial Retail Services.

Cemetery means land that is used for the burial of human or animal remains and May include such Developments as memorial parks, burial grounds and mausoleums.

Child Care Facility means Buildings and lands used for the provision of care, instruction, maintenance or supervision of seven or more children by a person other than one related by blood or marriage, for periods not exceeding 24 consecutive hours and includes all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs which meet this definition.

Commercial Greenhouse means a facility used to raise, display and sell plants within an enclosed structure and May include sales of related gardening or plant-care products as a minor component.

Commercial Retail Service means the retail sale or rental of consumer goods and services to the general public. Heavy equipment sales or rentals and Liquor Sales are not included within this definition.

Commercial Storage means a Building or group of Buildings in which rentable space is provided for the storage of goods of a non-hazardous nature.

Contractor Service, General means a service of a major construction nature that requires Outdoor Storage and warehouse space. Any sales, display, office or technical support service areas Shall be accessory to the principal general contractor service use only.

Contractor Service, Indoor means a construction related service such as electrical, plumbing, heating, painting and landscaping primarily to individual Landowners but May also service other businesses, and May include the limited sale of goods normally accessory to the service. Outdoor Storage of equipment is not permitted and commercial vehicles kept on the premises Shall be of a maximum of 1 Ton or smaller.

Convenience Retail Service means the retail sale of goods to area residents and employees on a day to day basis, from Buildings not exceeding 275 m² (2,960 ft²) in total gross Floor Area. Typical uses include small food stores, drug stores and variety stores. Liquor Sales and gas bars are not included within this definition.

Corner Lot means a Lot that abuts a road on two sides that intersect with each other.

Cultural Facility means a Development used for the collection and/or appreciation of literary, artistic, musical, historical, scientific, natural and similar reference materials, or a Building intended for live theatrical, musical or dance performances. Typical facilities would include libraries, museums, art galleries, auditoriums, theatres and concert halls.

Development Permit means a document or permit, which May include attachments, issued pursuant to this Bylaw authorizing a development.

Development means:

- a. an excavation filling or stockpile and the creation of them; or
- b. a Building or an addition to, or replacement or repair of a Building and the construction or placing in, on, over or under land of any of them, or
- c. a change of use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the use of the land or Building, or
- d. a change in the intensity of use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the intensity of use of the land or Building.

Directional Sign means a Sign providing directions to a facility which may not be located on the same Site as the Sign, and does not include any advertising of products or services.

Discretionary Use means the use of land or a Building provided for in the Bylaw for which a Development Permit May be issued, with or without conditions, by the Development Officer upon application having been received by the City.

Distribution Facility means a Building for the storage and/or distribution of goods and May include the temporary storage of Motor Vehicle, Commercial (i.e. trucks and tractor trailers) for freight handling including the pick-up, delivery and transitory storage of goods incidental to motor freight shipment.

Double Fronting Lot means a Lot that abuts a road on two sides that do not intersect.

Drinking Establishment means a commercial facility, licensed by the Alberta Gaming and Liquor Commission, in which alcoholic beverages are served for consumption on the premises, and includes a licensed lounge that is ancillary to a Restaurant.

Drive-In Food Services means a Development used for eating and drinking, which offers a limited menu produced in a manner that allows rapid customer service and includes one or more

of the following features: car-attendant services, drive-through food pick-up services; or parking primarily intended for on-site consumption of food within a motor vehicle or within the Building which contains limited amount of seating.

Dwelling means a self-contained Building or part of a Building used for human habitation and usually containing living, sleeping, cooking, eating and sanitary facilities for a single household.

Dwelling, Communal means an arrangement of Dwellings as an integral part of an agricultural, educational, recreational or religious facility operated by a recognized communal organization.

Dwelling, Custodial Suite means a dwelling within a non-residential Building and intended for use by persons employed to provide on-site security and/or maintenance of land, Buildings, animals or equipment.

Dwelling, Detached means a dwelling that is separate from other Buildings and constructed or assembled on site upon a permanent foundation and includes a Dwelling, Modular.

Dwelling, Manufactured Home means a factory constructed transportable single or multiple section detached dwelling conforming to the CAN/CSA A277 or CAN/CSA Z240 MH series certified standards at the time of manufacture designed with a steel frame substructure, and is ready for residential occupancy upon completion of set-up in accordance with required factory recommended installation instructions including placement on a foundation and hook up to utilities.

Dwelling, Modular means a finished factory constructed single or multiple section Dwelling, Detached designed with a wood frame substructure intended to be relocated in modules or as a single unit, assembled and placed on a permanent foundation. Finished means fully enclosed on the exterior and interior but May not include interior painting, taping, and installation of cabinets, floor covering, fixtures, heating system, and exterior finishes.

Dwelling, Moved In means a Dwelling, Detached that was constructed at a location other than the Lot on which it is to be placed for use as a Dwelling.

Dwelling, Principal means the Dwelling determined by the Development Officer to be primary for the purpose of assigning secondary status to an additional Dwelling under Special Area Edmonton South.

Dwelling, Secondary means an additional Dwelling that is ancillary to a Dwelling, Principal on the same Lot, and May include a Garden Suite, Secondary Suite, Manufactured Home or Custodial Suite.

Education Service means a service involving the assembly of persons for educational, training or instruction purposes and May include related administrative offices, and dormitories and Accessory Buildings. Typical facilities include public and separate schools, private schools or seminaries, community colleges, universities, technical and vocational facilities.

Environmental Impact means an adverse effect on the use or enjoyment of an area due to noise, odour, illumination, dust, smoke, vibration, hazardous or dangerous emission or material, visual appearance or any other elements deemed relevant by the Development Officer.

Environmentally Sensitive Area means:

- a. hazardous lands and areas that are unsuitable for development in their natural state (i.e. floodplains, steep and unstable slopes);
- b. areas that perform a vital environmental, ecological or hydrological function (i.e. aquifer or recharge groundwater storage areas);
- c. areas that contain unique geological or physiological features;

- d. areas, Buildings or features that are important for cultural, historical, prehistoric or archeological reasons;
- e. areas that contain significant rare or endangered animal or plant species;
- f. areas containing unique habitats with limited representation in the region or small remnants of previously abundant habitats which have virtually disappeared;
- g. areas that contain large, relatively undisturbed habitats and provide shelter for species that are intolerant of human disturbance; and
- h. areas that provide an important link for the natural migration of wildlife.

Equestrian Facility means a facility used for the training of horses and riders and May include facilities for horse boarding and grooming, horse shows and equestrian competitions.

Equipment Sales and Service means a facility used for the sale, rental, service, or repair of heavy vehicles, machinery or mechanical equipment typically used in Building, roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations, and agricultural production.

Fence means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or to provide sound abatement.

Financial Service means a service related to money management and investment typically provided by a bank, trust company, investment dealer, credit union, mortgage broker or related business, and May include rapid customer service such as a drive-through.

Floor Area means the total horizontal area of all floors of a Building above Building Grade, and including in the case of a bi-level or split-level Building a floor level less than 1.2 m below Building Grade, within the outside surface of exterior walls and the centreline of fire walls but not including attached garages, basements, decks, patios, driveways, sidewalks, open porches or breezeways.

Frame and Fabric Structure means a Building designed and constructed with a rigid frame that supports an exterior fabric covering and May also include some rigid exterior wall panels containing windows and/or doors.

Freestanding Sign means a sign permanently fixed to the ground independent of a building or other structure.

Front Yard means that portion of the Lot extending across the full width of a Lot from the front property line to the nearest portion of the Building.

Funeral Service means a facility used for the preparation of the dead for burial, the purification and reduction of the human body by heat and the keeping of bodies other than in a Cemetery and the holding of associated services. Typical Uses include funeral homes, crematoriums, and mausoleums.

Garage means an accessory Building or part of the Principal Building, designed and used primarily for the storage of motor vehicles.

Gas Bar means a facility used for the sale of motor fuel, lubricating oils, automotive fluids, and associated convenience store products. The gas bar May be a self-service, full service, key lock, card lock, or other similar operation and May include a vehicle-washing facility as an Accessory Use but does not provide auto repair or servicing.

Group Home means a dwelling that is recognized, authorized, licensed or certified as a social care facility by a relevant government authority, to provide room and board for persons with physical, mental, social or behavioural problems living together as a single household of more than six (6) members, which May include resident staff. Group homes Shall not include substance

abuse treatment centres, boarding and lodging houses, temporary shelter services or detention and correction services.

Group Home, Limited means a dwelling that is recognized, authorized, licensed or certified as a social care facility by a relevant government authority to provide room and board to persons with physical, mental, social or behavioural problems living together as a single household of no more than six (6) members including resident staff. Limited group homes Shall not include substance abuse treatment centres, boarding, lodging houses or temporary shelter services and detention and correction services.

Guest House means all or part of an accessory Building which has sleeping accommodation, and May have sanitary services but which does not have cooking facilities and is not intended to be used as a self-contained dwelling unit. Sleeping accommodation above a detached garage Shall be deemed to be a guest house.

Home Based Business Type 1 means a secondary use of an occupied principal dwelling by the permanent residents of the dwelling to conduct a business, which does not change the character of the dwelling or present any exterior evidence of such activity and does not involve client visits.

Home Based Business Type 2 means a secondary use of an occupied principal dwelling and/or its accessory Buildings by at least one (1) permanent resident of the dwelling. The business May involve client visits at the discretion of the Development Officer and no more than one (1) commercial vehicle on-site (maximum one ton weight).

Home Based Business Type 3 means a secondary use of an occupied principal dwelling, its accessory Buildings and site, or a combination thereof, by at least one (1) permanent resident of the dwelling, to conduct a business. The business May include some outdoor activity, some non-resident employees at the discretion of the Development Officer (maximum 3), client visits at the Development Officer's discretion, and a maximum of 2 commercial vehicles.

Hotel means a commercial development that provides rooms or suites for temporary sleeping accommodation with access from a common interior corridor and that May include accessory food services, licensed drinking establishments, entertainment facilities, meeting rooms, personal service establishments and Commercial Retail Services.

Household means a person or a group of persons living together as a single housekeeping group and using cooking facilities shared in common, and May also include domestic or personal care staff.

Industrial Hemp means, as defined by the Industrial Hemp Regulations, Cannabis plants and plant parts, of any variety, that contains 0.3% tetrahydrocannabinol (THC) or less in the leaves and flowering heads.

Industrial, Light means an indoor industrial or manufacturing activity which, in the opinion of the Development Officer, cannot be detected (noise, glare, vibration or airborne emissions) from outside of the Building that houses the operation, and May involve altering, assembling, fabricating, finishing, inspecting, making, processing, producing, treating or repairing, items either by hand or through the use of machinery. Industrial, Light May include the temporary storage of onsite motor vehicle, commercial for freight handling including pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the permitted use. In certain Zones, Industrial, Light May include small areas of Outdoor Storage (actual availability and area provided for Outdoor Storage to be outlined within applicable Edmonton South Zone regulations). Industrial, Light may include small format retail accessory to the principal use.

Infilling means the placement of natural uncontaminated earth or aggregate materials (i.e. clay, silt, sand, gravel) on a Lot to alter drainage grades or to build up a site for a proposed Building or Development, but does not include placement of dry-waste or land fill waste materials.

Information Service means a facility engaged in producing and distributing information in a digital or printed format and includes data processing, library services and archives, publishing

and printing services.

Institutional Use means public administration and service, and may include libraries, museums, auditoriums, schools, colleges, hospitals, protective and emergency services, and other government and community activities as determined by the Development Officer.

Kennel means a facility used primarily for the breeding, boarding, caring or training of dogs and May include other Small Animal Breeding and Boarding Services.

Labour Group Housing means a facility to provide limited-term accommodation for persons employed on a specific work project on or near the facility and May include Manufactured Homes, Recreational Vehicles and holiday trailers.

Landowner means the current assessed owner(s) of a Lot as shown in the assessment files of the City.

Landscaping Element, Hard means an impermeable Landscaping element such as, but not limited to, ceramic, brick, wood, concrete, or marble. Fences, decorative walls, fountains, and ornaments are also considered as Hard Landscaping Elements.

Landscaping Element, Soft means vegetation adapted to the Alberta climate such as, but not limited to, grass, flowering plants, shrubs, and trees. A rock garden incorporating vegetative elements is also considered a Soft Landscaping Element.

Landscaping Sales and Service means the use of lands, Buildings or structures, or part thereof, for the purpose of selling soft landscaping materials such as seeds, plants, trees and shrubs, as well as hard landscaping materials such as rocks, pavers, ornaments, shale, crushed rock or other similar materials associated with landscaping.

Landscaping means the incorporation, preservation, or enhancement of vegetation and other materials on a Site which are intended to improve the aesthetic appeal of the Site, contribute to the character of a neighbourhood, and/or harmonize the Site with its surrounding natural environment.

Liquor Sales means the wholesale or retail sale or distribution to the public of any and all types of alcoholic spirits or beverages as defined by the Alberta Liquor Control Act.

Livestock means cattle, swine, poultry, sheep, goats, horses, game and similar animals.

Local Community Facility means a facility provided by a municipality, group or organization without profit for recreational, social or cultural purposes and intended primarily for the use of the local area residents.

Lot means a quarter section; a river Lot or a settlement Lot shown on an official plan registered in a Land Titles Office; or part of a parcel of land described in a certificate of title.

Manufactured Home Sales and Service means Development used for the display, sale or rental of new or used Manufactured Homes and includes the provision of maintenance services and sale of parts and accessories.

Manufacturing, Light means a facility used for indoor processing, assembly and packaging of goods using innovative or advanced technology, a highly skilled work force and having no adverse Environmental Impact with respect to noise, glare, vibration or airborne emissions, and May include indoor storage and display of materials and products.

Manufacturing, Limited Indoor means a facility used for small scale on-site indoor production of goods by hand; manufacturing primarily involving the use of hand tools and fewer than five (5) production employees. Typical uses include but are not limited to jewelry, toy and musical instrument manufacturing, gunsmiths, and pottery and sculpture studios.

Market Garden means a facility where plants such as flowers, herbs, fruits and vegetables are cultivated in greenhouses or outdoor garden plots and sold on-site to the general public.

May is an operative word that means a choice is available, with no particular direction or guidance intended.

Motel means a commercial development that provides self-contained rooms or suites for temporary sleeping accommodation with or without kitchen facilities where each room or suite has its own sanitary facilities and an exterior access. A Motel May include accessory food services, meeting rooms and personal service establishments.

Multi-Lot Residential Subdivision means a subdivision of land, registered by plan of survey or descriptive plan containing four (4) or more contiguous Lots where the Lots have been created for, or are being principally used for, residential purposes.

Natural Resource Extraction means the removal of natural resources (excluding oil and gas), including peat, timber and wood fibre, metallic and non-metallic minerals (such as sand, gravel, coal, limestone, gypsum, granite and salt). Typical facilities or uses would include gravel pits, sand pits, clay or marl pits, peat extraction, stripping of topsoil and commercial tree clearing.

Night Club means a Building or part thereof used primarily for the provision of pre-recorded music or/and live musical entertainment for listening and/or dancing by the patrons, and/or the provision of live comedic entertainment for patrons, and whose secondary function is the sale and consumption on the premises of food and alcoholic beverages (to be licensed by the Alberta Gaming and Liquor Commission). This operation is only open to the public between the hours of 17h30 and 02h00.

Outdoor Storage means the accessory storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the use of permanent structures or the material alteration of the existing state of the land.

Park means land specifically developed or reserved for active or passive public recreational use and includes natural and man-made landscaping, playing fields, infrastructure, and Buildings that are consistent with the general purposes of the land. Typical uses include tot-lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds and water features.

Parking Court means a portion of a parking Lot which generally includes one or more access aisles & parking stalls, and May include bioswales, landscaped boulevards, sidewalks or pathways, lighting, and other elements.

Parking Facility means the area set aside for the storage and parking of vehicles that includes one or more Parking Courts, used to service a Development, a group of Developments accessible within a walking distance, or enable the users to access a mode of transportation other than a private vehicle, and whereas the owner and/or the operator May require at his own discretion, a fee or an admission charge.

Parking Space means an area set aside for the parking of one motor vehicle.

Passive Recreation means outdoor recreational pursuits that generally do not require significant infrastructure or facility development and are quiet and peaceful in character. Typical uses include nature studies, bird watching, picnicking, fishing, walking and similar activities that do not significantly disturb the natural environment.

Permitted Use means the use of land or a Building provided for in the Bylaw for which a Development Permit Shall be issued, with or without conditions, by the Development Officer upon application having been received by the City.

Personal and Health Care Service means the provision of a personal aesthetic or grooming service; or physical or mental health service of a preventative, diagnostic or therapeutic nature. Typical facilities would include hair salons and barbershops, medical and dental offices, health clinics, counseling services, fitness centres and chiropractic offices.

Principal Building means a Building which:

- a. occupies the major or central portion of a Site,
- b. is the chief or main Building among one or more Buildings on the Site, or
- c. constitutes by reason of its use the primary purpose of the Site.

Principal Use means the primary purpose for which a Building or Site is used. There Shall be no more than one Principal Use on a Lot unless specifically permitted in Special Area Edmonton South.

Professional, Scientific, and Technical Service means a facility that provides services that require a high degree of expertise and training. Services May include legal advice and representation; accounting, bookkeeping, and payroll services; architectural, engineering, and specialized design services; computer services; consulting services; research services; advertising services; photographic services; translation and interpretation services; and other similar activities.

Protective and Emergency Service means a facility providing protection of persons and property from injury, harm, or damage, together with incidental storage of emergency equipment which is necessary for the distribution of services. Typical uses include police, fire and ambulance stations.

Province means the Province of Alberta and includes all Ministries and Departments within the Government of Alberta.

Rear Yard means that portion of the Lot extending across the full width of the Lot from the rear property line to the nearest portion of the Building.

Recreation, Indoor means a facility where patrons participate in sports events and other recreational activities in an enclosed Building that May include Accessory Restaurants and Commercial Retail Services. Typical uses include but are not limited to, arenas, athletic clubs, health and fitness clubs, gymnasiums, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs.

Recreation, Outdoor means a facility where patrons participate in sports and other outdoor recreational activities and it May include Accessory Restaurants and Commercial Retail Services. Typical uses include golf courses, driving ranges, ski hills, tennis courts, swimming pools, waterslides, sports fields, equestrian trails, boating facilities and recreational trails.

Recreational Lot means a Lot intended for recreational Development as Principal Use.

Recreational Vehicle Storage means a facility used for the storage of Recreational Vehicles including but not limited to motor homes, travel trailers, fifth wheels, truck campers, tent trailers, or similar vehicles.

Recreational Vehicle means a motor vehicle or structure attached to a motor vehicle that is designed to provide mobile living accommodations and includes a travel trailer, truck camper, tent trailer, fifth wheel and motor home.

Recycling Depot means a facility used for sorting, storage and distribution of bottles, cans, tetra- packs, newspapers, cardboard, plastics and similar household goods for reuse.

Recycling Depot, Indoor means a facility used for sorting, storage and distribution of bottles, cans, tetra-packs, newspapers, cardboard, plastics and similar household goods for reuse, and whereas all material and goods are contained within the Building.

Religious Assembly means a facility operated by a recognized religious organization for worship and related religious, philanthropic or social activities and includes accessory rectories, manses,

meeting rooms, classrooms, dormitories and other Buildings. Typical facilities include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.

Residential Lot means a lot intended for residential Development as Principal Use.

Restaurant means a facility primarily intended for the preparation and sale of foods and beverages to the public for consumption on or off the site. This use typically has a varied menu, with a fully equipped kitchen and preparation area.

Retail Store, Large Format means a Building or part thereof, in which goods are offered for sale, lease and/or rental to consumers. Where the primary function of the retail store is the sale of food, food may be prepared on the premises and offered for sale to the public for consumption on the premises or off the premises. Retail Store, Large Format, Buildings shall have a gross Floor Area greater than 930 m² (10,000 ft²). Typical uses include, but are not limited to, warehouse retail, outlet stores and large-scale grocery stores. This use excludes the sale, lease and/or rental of motor vehicles and commercial motor vehicles.

Road, Arterial means a road designed for high volumes of traffic with uninterrupted flow, which provides connectivity between a collector road and a freeway with no direct access to Lots.

Road, Highway means a road designated by the Province as a Highway.

Road, Internal means a public roadway, not designated as a Road, Municipal Grid, providing direct access to Lots within a registered multi-lot subdivision.

Road, Lane means rear access roads that act as a secondary vehicular network in urban and suburban areas.

Road, Municipal Grid means a Township or Range Road.

Road, Service means a public road adjacent to a Road, Highway, providing direct road access to Lots adjacent to the highway.

School, Commercial means a Building or part thereof, where specialized instruction is provided for the financial gain of the individual or company owning the school, and includes, but is not limited to, a business school, a trade school, a driving school, a dance school, a music school, a fine arts school, a martial arts school, language/cultural school, or a tutoring school.

Screening means a structure, berm, or planting used to visually obscure a Development Site from adjacent lands.

Seasonal Sign means a Sign erected for a limited period of time every year in the same location and providing the same general information to advertise a seasonal activity such as a plant nursery.

Security Suite means a Dwelling, Custodial Suite, Manufactured Home, holiday trailer, or motor home no larger than 55.7 m² (600 sq. ft.) used to provide on-site accommodation for security personnel during working shifts and not to be used as a permanent residence.

Service Station, Major means a facility used for the servicing, washing, or repairing of vehicles; and the sale of gasoline, other petroleum products, and vehicle parts and accessories. A Major Service Station may include a Restaurant, Convenience Retail Services and specialty food services. Typical uses include truck stops and highway service stations.

Setback means the perpendicular distance to a development from an adjacent natural or man-made feature, such as an escarpment, road, or property line.

Shall is an operative word that means the action is obligatory.

Shrub means a horticultural rather than strictly botanical category of woody plant that has a spread and/or height greater than 30.48 cm (1.0 ft.), distinguished from a tree by its multiple stems and lower height, usually less than 5-6 m (15-20 ft.) tall.

Side Yard means that portion of the Lot extending from the Front Yard to the Rear Yard and lying between the side property line and the nearest portion of the Building.

Sign means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event.

Site means an area of land consisting of one or more adjacent Lots.

Small Animal Breeding and Boarding Service means a facility for breeding, boarding, caring or training of small animals other than dogs, and normally considered as household pets.

Stockpiling means the short to long term accumulation of goods, aggregates, soils, clays or similar materials, on a specified property, usually accumulated as a result of earthworks or to accommodate development.

Streetscape means the space between the Buildings on either side of a street that defines its character. The elements of a streetscape include Building Frontage/façade, Landscaping (trees, yards, bushes, plantings, etc.), sidewalks, street paving, street furniture (benches, kiosks, trash receptacles, fountains, etc.), Signs, awnings, and street lighting.

Subdivision means division of a Lot by an instrument. ("subdivide" has a corresponding meaning).

Temporary Asphalt Plant means a facility used for the purpose of producing and distributing asphalt cement products, located on a Site for a period not exceeding eight months.

Temporary Sign means a sign erected for a specified period of time announcing or advertising an event of limited duration.

Top Of Bank means the upper natural topographical break that signifies the upper edge of the slope to a watercourse or water body.

Truck Terminal means a Building or part thereof, where trucks and/or tractor trailers are dispatched for hire as common carriers for pick-up, delivery, and transitory storage of goods incidental to motor freight shipment.

Truck Weigh Scale means a large scale structure that is usually mounted permanently on a concrete foundation that is used to weigh entire vehicles (motor vehicle, commercial) and their contents. By weighing the vehicle both empty and when loaded the load carried by the vehicle can be calculated. Truck Weight Scale May be accessory thereto a Dwelling, Custodial Suite.

Utility Service, Major means Development for utility infrastructure purposes which, in the opinion of the Development Officer, is likely to have a major Environmental Impact. Typical uses include but are not limited to sewage treatment plants, water treatment plants, major pump houses, water towers or tanks, sewage lagoons, snow dumping sites, sludge disposal beds, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, equipment and material storage yards for vehicles, utilities and services, district heating plants, incinerators, and waste recycling plants.

Utility Service, Minor means Development for utility infrastructure purposes which, in the opinion of the Development Officer, is likely to have only minor Environmental Impact. Typical uses in this class include but are not limited to works used to provide water, sewage disposal, irrigation, drainage, fuel, telephone, electric power, waste management, public transportation, or street lighting for public benefit, convenience, or use.

Vehicle Storage means outdoor storage or indoor storage of vehicles that are not directly associated with the Principal Use of the Lot on which they are being stored.

Veterinary Clinic means a facility for the medical care and treatment of small animals and includes provision for their overnight accommodation but does not include outdoor pens, runs or enclosures.

Warehouse Sales means a facility used for the wholesale or retail sale of a limited range of goods from within an enclosed Building where the size and nature of the principal goods being sold typically requires a large Floor Area for storage and display. Typical uses include but are not limited to sales of furniture, carpets, major appliances, and Building materials. This use does not include the retail sale of food or of a broad range of goods for personal or household use.

Warehousing and Storage, Indoor means the use of a Building primarily for the keeping of goods and merchandise, excluding dangerous or hazardous materials, derelict vehicles or any waste material, and whereas all goods and merchandises are contained within the Building.

Warehousing and Storage, Limited means the use of a Building or a portion of a Site primarily for the keeping of goods and merchandise, excluding dangerous or hazardous materials, derelict vehicles or any waste material.

Wholesaling Facility means a Building or part thereof where the purpose of the business is buying goods for resale to other employment, commercial, institutional, or agricultural business users including other wholesalers.

Wildland means an area of uncultivated land that is primarily covered with trees, bushes or wild grasses and left in a natural or near natural state.

1000.5 General Regulations Specific to Special Area Edmonton South

1. Accessory Development - Accessory Development Shall comply with the following regulations:

- a. An Accessory Building Shall be considered as a Permitted Use when it is accessory to a Permitted Use and as a Discretionary Use when it is accessory to a Discretionary Use.
- b. Notwithstanding 1000.5(1)(a), an Accessory Building exceeding the maximum area prescribed as a Permitted Use in the Zone regulations Shall be considered discretionary.
- c. An Accessory Building Shall not be used as a Dwelling unless specifically approved for that purpose either as accessory to a non-residential Development, or as an additional Dwelling on a residential Site.
- d. An Accessory Building Shall not be permitted to locate within an easement.
- e. Notwithstanding 1000.5(1)(d), the Development Officer May issue a permit for a movable Accessory Building to be located within an easement, provided the permit includes a condition ensuring that, at the request of the City, the structure will be removed at the sole cost of the Landowner.
- f. Where another Building is attached to the Principal Building on a Site by a roof, common wall or foundation, it is considered as part of the Principal Building and not an Accessory Building.

2. Airport Vicinity Protection Area

- a. The Development Authority Shall not approve a Development permit application for any land within an Airport Vicinity Protection Area unless the Development complies with the applicable regulations made under Section 693(1) of the Municipal Government Act.
- b. Airport Vicinity Protection Area Regulations May be amended only by application to the Province.

3. Design and Appearance of Development

- c. Proposed Development within or adjacent to a Multi-lot Residential Subdivision, Shall be designed, constructed and maintained to the satisfaction of the Development Officer with respect to its appearance, including but not limited to:
 - i. Rooflines, facades and exterior finishes;
 - ii. Satellite dishes, radio antennas, exterior lights, Signs and other such equipment;
 - iii. Outdoor Storage areas and garbage enclosures;
 - iv. Parking Lots and Internal Roadways;
 - v. Fencing and Landscaping;
 - vi. Other factors deemed relevant by the Development Officer.
- d. When reviewing the design and appearance of a Development, the Development Officer Shall consider the quality and durability of finishing materials, aesthetic compatibility with surrounding Development, visual impacts on roadways and other public areas, Site security, public safety, and any other factors deemed to be relevant.
- e. When reviewing the design and appearance of a Development, the Development Officer May solicit input from neighbouring Developments, government departments and agencies, industry representatives, and any other relevant source.
- f. The Development Officer and Subdivision Authority Shall apply all design standards and requirements as outlined in Special Area Edmonton South.
- g. Streetscapes Shall be designed, constructed and maintained to the satisfaction of the Development Officer and/or the Subdivision Authority and must meet all City standards. Streetscapes in some Zones May have additional requirements to ensure that they are pedestrian friendly and adequately furnished, providing a safe focal point for all users to interact and socialize.
- h. In a multifamily residential Development, the design of each Site Shall ensure architectural compatibility of structures such that the principal design elements, finishing materials, colours and roof style Shall be applied to each Building with appropriate variations.

4. Environmental Considerations

- a. On a Lot adjacent to the North Saskatchewan River Valley a minimum Setback of 50.0 m (164.0 ft) from the Top Of Bank to any Development Shall be required to reduce Environmental Impacts and manage risk.
- b. Further to 1000.5(4)(a), on a Lot adjacent to any other permanent water body a minimum 20.0 m (65.6 ft) Setback Shall be required between the Top Of Bank and any Development.
- c. On a lot adjacent to a slope of 15% (8.3°) or greater, or any slope which in the opinion of the Development Officer might be unstable, a geotechnical assessment by a professional engineer May be required in order to evaluate stability, and to recommend appropriate Development Setbacks, consistent with provincial guidelines.
- d. Notwithstanding 1000.5(4)(a), 1000.5(4)(b) and 1000.5(4)(c), if the Development Officer is satisfied by the submission of a professional environmental and/or geotechnical assessment that the variance of a Setback is warranted, the Setback May be increased or reduced accordingly.
- e. Within the minimum Setback as required by 1000.5(4)(a) and 1000.5(4)(b), land disturbance and the removal of trees or vegetation Shall be minimized to reduce environmental effects and the risk of property damage.
- f. The Development Officer Shall not approve a permanent Building within the 1:100 year floodplain of any watercourse.
- g. The Development Officer May approve a permanent Building within the 1:100 year flood-fringe subject to flood-proofing to mitigate potential damage and indemnification of the

- City from potential liability.
- h. The Development Officer May require an Applicant to submit environmental reports, to the satisfaction of the development officer, for development in or near an Environmentally Sensitive Area as part of the Development Permit application.
- i. When considering Development involving land in or adjacent to an Environmentally Sensitive Area, the Development Authority May refer the application to federal or provincial departments and other relevant environmental agencies for comments prior to reaching a decision. A Development Permit issued for a Permitted or Discretionary Use within an Environmentally Sensitive Area May include conditions for meeting specific environmental objectives determined by the Development Officer, including those identified in comments provided by federal or provincial departments and other relevant environmental agencies. Such conditions May include, but are not limited to, restrictions on Site clearing and grading, additional Setback requirements, retention of shelterbelts, Fencing, siting and standards of Buildings, emission controls, and buffering requirements.
- j. Removal of natural vegetation and alterations to the natural drainage of lands within or adjacent to an Environmentally Sensitive Area Shall be discouraged.

5. Landscaping

- a. The Development Officer May require the Applicant of a proposed Development to provide decorative Landscaping on the Site as a condition of approval.
- b. Where a Development proposes the removal of one or more trees, the Development Officer May require a report from a certified arborist prior to removal.
- c. The Development Officer May require an application for a Development Permit to be accompanied by a Landscaping plan prepared by a specialist or group of specialists. At the discretion of the Development Officer, approval of the Landscaping plan May be required prior to issuance of the Development Permit or as a condition of Development Permit approval. For the purposes of this section, a specialist is a professional:
 - i. Engineer;
 - ii. Architect;
 - iii. landscape architect;
 - iv. agronomist; or
 - v. person having, according to the Development Officer, the equivalent experience and skills as an individual listed above.
- d. Where a Landscaping plan is required, the plan Shall include the following:
 - i. boundaries and dimensions of the Site;
 - ii. keymap describing Adjacent Land Uses, their boundaries and dimensions;
 - iii. location of adjacent sidewalks, pathways, driveway entrances, easements, right-of-ways, and laneways;
 - iv. location and name of adjacent streets;
 - v. footprint and dimensions for all Buildings;
 - vi. location, grade, and description of any sound mitigation measures if such measures are required or proposed;
 - vii. all existing berms, contours, walls, Fences, outdoor and street furniture, lighting, and decorative paving;
 - viii. location of all existing plant materials to be retained; and
 - ix. location and description or illustrations of all proposed hard and soft Landscaping Elements.

- e. Landscaping May include hard elements such as decorative rock, brick, ceramic, wood and/or concrete; and soft elements such as grass, trees, Shrubs and/or flower gardens. Earthen berms, ponds, ornaments, decorative walls, and Fences May also be incorporated into Landscaping designs. Other Landscaping elements May be accepted by the Development Officer, especially when Landscaping is done according to a specific theme.
- f. For the purposes of Special Area Edmonton South, a tree or Shrub Shall be:
 - i. structurally sound, well-balanced, healthy and vigorous;
 - ii. of normal growth habits; and
 - iii. densely foliated when in leaf, with a healthy, well developed root system.
- g. For the purpose of Landscaping requirements as required in Special Area Edmonton South, a Landscaping element is considered to be:
 - i. a deciduous tree having a minimum trunk caliper of 50 mm (2.0 in.) measured at 0.5 m (1.6 ft) above grade;
 - ii. a coniferous tree having a minimum height of 2.0 m (6.5 ft.) above grade;
 - iii. a group of three Shrubs;
 - iv. a vine exceeding [2 meters](#) in length;
 - v. a flower bed covering a minimum area of 2.0 m² (21.5 sq. ft.);
 - vi. a lawn covering the entirety of a Site excepting building footprints and areas reserved for the maneuvering and/or storage of vehicles or areas occupied by other Landscaping elements as required by Special Area Edmonton South; or
 - vii. a combination of hard elements covering an area of 2.0 m² (21.5 sq. ft.) or greater, but not including areas reserved for vehicle maneuvering.
- h. Landscaping Shall not include:
 - i. toxic or dangerous materials and/or substances; or,
 - ii. materials, devices, components, and elements that May constitute a health or safety hazard.
- i. Vegetation used for Landscaping Shall be located such that it will grow to maturity without causing negative impacts to adjacent properties and/or public infrastructure.
- j. Where a Landscaping plan is required, the requirements for the number of elements May be varied at the discretion of the Development Officer provided that existing elements are incorporated into the Landscaping plan.
- k. Where the required number of elements is a fractional number, it Shall be rounded down if below 0.5 and rounded up if equal to or greater than 0.5. When calculating this requirement, the Lot area required for primary or Accessory Buildings Shall not be included in the calculation.
- l. Where a Development does not include a Building, Landscaping requirements for the Front Yard Shall be applied to the entire Lot area.
- m. The owner of the property, or his/her successor or assignees, Shall be responsible for the maintenance of Landscaping to the satisfaction of the Development Officer and in concordance with any drainage plan affecting the property. If a Landscaping element does not survive a two (2) year maintenance period, the Applicant must replace it with a similar species type of comparable caliper width.
- n. At the time of Subdivision, or as a condition of a Development Permit, an irrevocable letter of credit May be required, up to a value of one hundred twenty five percent (125%) of the estimated cost of the proposed Landscaping to ensure that the Landscaping is carried out with reasonable diligence. The condition of the security Shall be that the Landscaping Shall be completed in accordance with Special Area Edmonton South regulations and the plan

within one (1) growing season after the completion of the Development. If the Landscaping does not survive the two (2) year maintenance period specified in Section 1000.5(5)(m), the amount fixed Shall be paid to the City for the City to replace the Landscaping.

- o. Landscaping plans addressing streetscape, screening, and/or nuisance mitigation shall be approved by the Development Officer prior to approval of a development permit.
- p. Notwithstanding the requirements for Landscaping and/or Screening in each Special Area Edmonton South Zone, Landscaping and/or Screening shall be required for all non-agricultural development within the Highway 2 corridor in accordance with the provisions of the Highway 2 Corridor Design Guidelines.
- q. A Site used for a multi-unit residential or row housing Development Shall provide an Amenity Space within a year of construction completion for the active or Passive Recreation and enjoyment of the occupants of the Development. The Amenity Space May consist of a single landscaped communal area or the Amenity Space May be divided into private, individual Amenity Space adjacent to, and for the private use of, each residential Dwelling unit, or some combination thereof.

6. Lighting

- a. Outdoor lighting on a Site Shall be located and designed so as to not interfere with the use and enjoyment of neighbouring properties, or with the safe and effective use of public roadways.
- b. The maximum permitted height for a freestanding light pole is 9.0 m (29.5 ft.) above Building Grade unless otherwise determined by the Development Officer who Shall have regard for the scale and character of adjacent Development and any matters of aesthetics or public safety considered to be relevant.

7. Lot Requirements

- a. In all Special Area Edmonton South Zones, a Development Permit for a Discretionary Use Shall not be approved unless, in the opinion of the Development Officer, the Lot is suitable for the proposed Development.
- b. When determining the suitability of a Lot for Development, the Development Officer Shall consider the following elements:
 - Lot size;
 - topography and natural features;
 - availability of potable water;
 - method of sewage disposal;
 - Site drainage;
 - road access;
 - Environmental Impacts; and
 - any other Site-related factors considered to be relevant.
- a. Where not prescribed in Sections 1000.6, [1000.9](#), [1000.10](#), [1000.11](#), [1000.12](#), [1000.13](#), [1000.14](#), [1000.15](#) or [1000.16](#), the minimum Lot size for a proposed Development Shall be determined by the Development Officer, taking into account the Setback requirements of the Zone, requirements for on-site sewage disposal and parking, and where specified, the minimum Floor Area required for the Development.

8. Parking and Loading

- a. All Development, including Building additions and changes in the use or intensity of use on a Site Shall be required to provide on-site parking in accordance with Schedule 1 of Special Area Edmonton South.
- b. The minimum number of on-site Parking Spaces required for each use of a Building or Development Shall be in accordance with Schedule 1:

Schedule 1 Special Area Edmonton South: On Site Parking Space Requirements	
Use of Building or Site	Minimum Number of on-site Parking Spaces Required
Residential	
1. Dwelling, Principal	2 per Dwelling
2. Dwelling, Secondary	1 per Dwelling*
3. Apartment Dwelling	1.5 per Dwelling (for 1 or 2 bedroom Dwelling) or 2 per Dwelling (3 bedrooms or more) + 1 per 7 dwellings for visitors
4. Townhouse Dwelling	2 per Dwelling
5. Guest House	1 per Dwelling*
6. Group Home	1 per 2 employees*
7. Home Based Business	1 per non-resident employee**
8. Bed and Breakfast	1 per guest unit*
<p>* In addition to the number of spaces required for the <i>Principal Dwelling</i>.</p> <p>** In addition to the number of spaces required for the <i>Principal Dwelling</i> as well as any commercial vehicles associated with the Home Based Business.</p>	
Commercial	
10. Business Offices	1 per 30.0 m ² (323 sq. ft.) of GFA*
11. Medical and/or dental offices or clinics	4 per doctor or dentist
12. Retail and service shops with GFA below 2000 m ²	1 per 45.0 m ² (484 sq. ft.) of GFA
13. Retail and service shops with a GFA 2000 m ² to 20,000 m ²	1 per 30.0 m ² (323 sq. ft.) of GFA
14. Retail/service shops with GFA more than 20,000 m ²	1 per 25.0 m ² (269 sq. ft.) of GFA
15. Restaurants Drinking Establishments	the greater of 1 per 4.0 seats or 1 per 10.0 m ² (108 sq. ft.) of GFA
16. Drive-in Restaurants	1 per 2.8 m ² (30 sq. ft.) used by patrons

17. Automotive repair and services auto body shops tire shops	2 per service bay
18. Hotels Motels	1 per guest room, + 1 per three employees on maximum shift, +1 per 4 seats of any associated eating or drinking establishment
* Gross Floor Area	
Industrial	
19. Manufacturing plants General Industrial Warehousing and Storage yards servicing and repair establishments research laboratories public utility Buildings	1 per 100.0 m ² (1076 sq. ft.) of GFA up to 2000 m ² + 0.5 per extra 100 m ²
20. Auction marts Outdoor Storage yards	Determined by Development Officer
Places of Assembly	
21. Private clubs cultural facilities Religious Assemblies recreation centres and other amusement or recreational establishments	the greater of 1 per 5 seats or 1 per 10.0 m ² (108 sq. ft.) of GFA used by patrons
Exhibition and Convention Facility	1 per 5 fixed seating spaces + 1 per 10.0 m ² of area used by patrons
Golf Course	4 parking spaces per hole + parking for associated users as required by the Special Area Edmonton South regulations
Schools	
Elementary and Junior High Schools	the greater of 2 per classroom or 1 per 10 students
Senior High Schools	the greater of 5 per classroom or 1 per 5 students
Post-secondary and other college- type facilities	as determined by Development Officer

- c. Where a Use is not specified in Section 1000.5(8)(b), the number of stalls provided Shall be the same as for a similar use as determined by the Development Officer.
- d. Where a Development on a Lot includes more than one use, the required number of spaces Shall be the sum of the requirements for each of the uses as specified in Section 1000.5(8)(b) unless it can be shown to the satisfaction of the Development Officer that Parking Spaces May be shared between uses with different hours of operation.
- e. Where a fractional number of Parking Spaces are required by this Bylaw, the next highest number of stalls Shall be provided.
- f. All required on-site Parking Spaces Shall be provided on the Lot served by the parking unless arrangements have been made to the satisfaction of the Development Officer, to provide such parking on another Lot. If another Lot is to be used, the parking Shall be located within 150.0 m (492.1 ft.) of the use they are intended for, and a safe and secure connection must be provided between the parking area and the use.
- g. Where permitted in Zone Regulations, on-site parking within a Front Yard or flanking Side Yard Shall be incorporated into a Landscaping plan and screened to the satisfaction of the Development Officer.
- h. A Parking Space Shall be rectangular with a minimum width of 2.6 m (8.5 ft.) and length of 5.5 m (18 ft.), and minimum vertical clearance of 2.0 m (6.5 ft.).
- i. Notwithstanding Section 1000.5(8)(h), where parallel Parking Spaces are provided, each internal space Shall be increased to a minimum length of 7.0 m (23 ft.).
- j. Aisles within on-site parking area Shall have a minimum width of 7.5 m (25 ft.) for 90o parking, 7.0 m (23 ft.) for 75o parking, 5.5 m (18ft.) for 60o parking and 3.6 m (12 ft.) for 45o parking or parallel parking.

*Charter Bylaw 19502
February 9, 2021*

- 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.
- l. Where a merchandise and/or material loading area is required as part of a Development, it Shall be provided entirely within the Lot boundaries to the satisfaction of the Development Officer.
- m. Where a passenger loading area is required as part of a Development, it Shall be:
 - i. located as close as reasonably possible from an entry to the Building;
 - ii. located in such a manner as not to interfere with any required space for emergency vehicles;
 - iii. not less than 5 meters in width; and
 - iv. not less than 6 meters in length.
- n. Where a certain number of Parking Spaces are required for a use under Section 1000.5(8) (b) the Development Officer May relax the number of on-site vehicular parking spaces required if bicycle parking is provided on-site to the satisfaction of the Development Officer.

9. Pipeline Setbacks

- a. Development Setbacks from pipeline rights-of-way, oil and gas installations and other utility corridors Shall meet or exceed the requirements of the Province.
- b. Subject to 1000.5(9)(a), for the following uses, the minimum Setback from the right-of-way of a pipeline with a maximum licensed operating pressure of 3447.5KPa or greater is:
 - i. 1.0 m (3.3 ft.) for an Accessory Building

- ii. 15.0 m (50 ft.) for a principal residential, commercial or industrial Building; and
 - iii. 200 m (656 ft.) for a Principal Building for sensitive Uses including but not limited to community recreation services, private education, public education, spectator entertainment, exhibition and convention facilities, major health services, religious assemblies, or spectator sports.
- c. The minimum setback from a pipeline with a maximum licensed operating pressure less than 3447.5KPa is 5.0 m (16 ft.) for all Principal Buildings.

10. Protection of Agricultural Operations

- a. Within a Special Area Edmonton South Zone where an Agricultural Operation is listed as a Permitted Use, the City Shall endeavor to protect such Agricultural Operations from any undue pressures that May arise due to nearby non-agricultural Development.
- b. Where more than one minimum Setback distance is applicable under Special Area Edmonton South, the greater distance Shall prevail.

11. Site Leveling, Infilling, Grading and Stockpiling

- a. No topsoil, fill, aggregate or other similar material Shall be deposited on, moved within, or removed from a property without first obtaining a Development Permit, unless specifically exempt under Section 12.2.
- b. Any application made for Site leveling, Infilling, grading or Stockpiling under Section 1000.5(11) Shall be processed as a Discretionary Use in all Special Area Edmonton South Zones, unless specifically exempt under Section 12.2.
- c. Where a development Site requires leveling, Infilling or grading, the topsoil on the Site Shall be removed, Stockpiled, and replaced following completion of the Site modifications.
- d. Any Development Permit application that involves importing material from outside of the subject property to which the application is being considered, Shall include the following, as an integral part of the application:
 - i. Soil Testing, in accordance with Section 1000.5(11)(i);
 - ii. A detailed description of the source of the material being considered for the Development Permit (eg. legal land location, Site map, aerial imagery);
 - iii. detailed description of the reason(s) for making the application (eg. infilling for construction purposes; to increase agricultural productivity; flood control); and
 - iv. Any other supporting information deemed necessary by the City to protect agricultural crop land from harmful contaminants.
- e. Should any works undertaken under the provisions of 1000.5(11) require the removal of any materials from the subject Site, a disposal plan providing an overview of the means of disposal for any surplus topsoil or material Shall be required at the time of application.
- f. Site grading Shall not be permitted to direct additional surface drainage from the subject Lot onto an adjacent Lot unless provided for in an approved drainage plan or storm water management plan for the area.
- g. Site grading Shall not be permitted to impede or interfere with the natural flow of surface water onto Adjacent Lands or public ditches.
- h. Notwithstanding 1000.5(11)(g), where provincial approval to divert a natural water course has been obtained, a Development Permit May be issued for Lot grading or Site Development that includes the approved diversion.
- i. Materials used for Infilling, grading or Stockpiling on a Site Shall be free of contaminants and debris to the satisfaction of the Development Officer and the Province (where applicable). If in the opinion of the Development Officer there is a risk of contaminants or debris, the Development Officer May require an Applicant to submit, prior to approval being issued, professional testing to ensure that all materials are free of Agricultural Soil

- Borne Pests (including, but not limited to Clubroot of Canola) that May be of detriment to the development Site, or surrounding areas in accordance with 1000.5(11)(h).
- j. Proposals for the Stockpiling of materials sourced from outside of the property, in which the Development Permit is being considered, Shall be determined at the discretion of the Development Officer. The Stockpiling of any materials that do not form an implicit part of a wider Development proposal, that, in the opinion of the Development Officer, will create visual detriment to the surrounding area, Shall not be permitted.
 - k. Should any proposed Infilling or grading works be for the provision of future Development, it Shall be the responsibility of the Applicant to demonstrate to the City, at the Development Permit stage, that the material being imported to the Development Site provides adequate ground stability for the intended use.

12. Tree Clearing

- a. Tree clearing is considered to be a Discretionary Use in all Special Area Edmonton South Zones, and Shall require a Development Permit unless exempted by this Bylaw. Tree farms and the clearing of land for agricultural Developments are exempted.
- b. For the purposes of Special Area Edmonton South, tree clearing does not include commercial logging operations which are considered to be a Natural Resource Extraction industry.
- c. As part of an application for tree clearing, an Applicant Shall be required to provide the following information:
 - i. reasons for the proposed tree clearing;
 - ii. a description of the vegetation to be cleared;
 - iii. a Site plan with dimensions showing the area to be cleared and any significant natural features on and adjacent to the area to be cleared;
 - iv. a proposed schedule for tree clearing and hauling;
 - v. the proposed access and haul routes for removing timber; and
 - vi. plans for Site restoration.
- d. When considering an application for tree clearing, the Development Officer Shall have regard for the environmental significance of the area to be cleared and the potential impacts on Adjacent Lands.

13. Wildfire Provisions

- a. When evaluating a Development application in or adjacent to Wildlands, the Development Authority Shall refer the application to Edmonton Fire Rescue Services for their review and comments with respect to fire safety.
- b. As part of a development application in or adjacent to Wildlands, an Applicant May be required to provide the following information:
 - i. a description of all vegetation on the site;
 - ii. a Site plan with dimensions showing all combustible materials on the site, including Buildings, decks, Fences, firewood storage, trees and brush;
 - iii. a description of the exterior Building materials on all Buildings;
 - iv. a contour drawing of the Site;
 - v. a description of any fire pit, burning barrel or chimney outlet and its location relative to combustible materials;
 - vi. a description of any propane, gasoline or diesel oil storage and its location on the Site; and
 - vii. the location of overhead power lines on the Site.

- c. As part of a Development application in or adjacent to Wildlands, the Development Officer May require a wildfire hazard assessment.
- d. As a condition of approval for a Development in or adjacent to Wildlands, the Development Officer May require that actions be taken to reduce the risk of wildfire, including the removal of natural vegetation and other combustible materials on the site and the use of non-combustible materials on the exterior of Buildings.
- e. Notwithstanding any other provision of the Special Area Edmonton South regulation, the minimum Setbacks for a Building situated adjacent to a Wildland may be increased, in accordance with recommendations of the Alberta Fire Smart Program, in order to provide an adequate defensible space around the Building in the event of wildfire.

14. Front Yard

- a. In the case of a Corner Lot, the Front Yard Shall be the narrower of the two frontages unless otherwise determined by the Development Officer.
- b. Where a corner Site comprises more than one Lot, the Front Yard of the entire Site Shall be taken on the same frontage as the Corner Lot.
- c. The Development Officer May require a Double Fronting Lot to provide Front Yard Setbacks on each road to improve the streetscape appearance and achieve Setback consistency with Development on adjacent properties.
- d. Where a Lot is both a Corner Lot and a Double Fronting Lot, the Development Officer Shall determine which frontages Shall be considered the Front Yard for purposes of Building orientation and Setback.

15. Screening and Fencing

- a. Screening May be required by the Development Officer to minimize the impact of elements considered to be unsightly.
- b. The Landowner Shall be responsible for the maintenance of Screening and/or Fencing to the satisfaction of the Development Officer.
- c. Screening elements Shall be unobtrusive and aesthetically pleasing, with a size and height considered appropriate by the Development Officer, unless otherwise specified in a Zone with specific Screening requirements.

16. Projections into Yards

- a. Structures erected and equipment installed to ensure barrier-free access to a Development or Building, and which are projecting into a required Yard, May be approved by the Development Officer, provided that the projection meets the provisions of the Alberta Building Code.
- b. Utilities, underground parking, and similar structures constructed entirely beneath the surface of the ground May encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster Landscaping.

1000.6 South Edmonton Special Area Specific Use Regulations

1. Campground

- a. When considering an application for Development of a Campground whether consisting of campsites or Recreational Lots, the Development Officer Shall have regard for the suitability of the Site based on its physical attributes, accessibility, surrounding land uses and environmental sensitivity.

- b. A Campground Shall not be permitted within 305 m (1,000 ft.) of a Multi-Lot Residential Subdivision. Exceptions May be made when a highway bisects the minimum separation distance.
- c. An application for a Campground Shall include a detailed plan showing natural contours and vegetation, vehicle and pedestrian circulation systems, children's play areas, utilities, Buildings, service areas and proposed campsites to the satisfaction of the Development Officer.
- d. The number and layout of campsites or Recreational Lots in a Campground Shall be to the satisfaction of the Development Officer who Shall consider environmental sensitivity, privacy of campers, potential impact on roads, Adjacent Land uses, public recreation facilities and other factors considered relevant.

2. Child Care Facility

- a. When considering an application for the Development of a Child Care Facility the Development Officer Shall take into account the size, configuration and quality of the Site and associated Buildings, adjacent land uses, potential traffic generation, proximity to Parks, open spaces or recreation areas, and potential impacts on other Development in the surrounding area.
- b. The Development Officer May consult with provincial and municipal child service agencies prior to making a decision.
- c. A Child Care Facility Shall provide, to the satisfaction of the Development Officer, a minimum of one (1) on-site Parking Space for every 3 square metres of floor area as defined by Provincial childcare regulations, as amended from time to time.

3. Dwelling, Garden Suite

- a. A Dwelling, Garden Suite may be approved on a lot of 0.8 ha (2.0 ac) or more if, in the opinion of Development Officer, it would not interfere with the existing quality of life or character of the neighbourhood.
- b. A Dwelling, Garden Suite shall be located and designed to connect with utilities serving the host residence and shall not jeopardize services to neighbouring lots. If a proposed garden suite cannot practically be connected with the water or sewer utility on the site, it may be permitted to have a pump-out holding tank for sewage and/or a cistern for a potable water supply.
- c. A Dwelling, Garden Suite shall be designed, constructed, and finished in a manner that is, in the opinion of the Development Officer, visually compatible with the principal on the site and the general development of the neighbourhood.
- d. The gross floor area of a garden suite shall be no less than 37.2m² (400 sq. ft.) and no more than 65m² (700 sq. ft.).
- e. The maximum height of a garden suite shall be no more than 4.5m (14.7 ft.).
- f. A garden suite shall comply with the minimum setback requirements of the district.
- g. The site around a garden suite shall be graded to minimize pooling under or around the suite and to avoid storm water runoff onto adjacent lots.
- h. A permit issued for a garden suite shall be temporary, for a term not exceeding five (5) years, and may be renewed upon subsequent application. Upon expiry of the permit, and if it is not renewed, the suite shall be removed or incorporated into the dwelling, principal and the site restored to the satisfaction of the Development Officer.

4. Dwelling, Manufactured Home

- a. A Dwelling, Manufactured Home Shall have C.S.A. certification, or an equivalent to the satisfaction of the Development Officer, to be submitted with the Development Permit application.
- b. A Dwelling, Manufactured Home Shall be placed on a proper foundation in accordance with Alberta Building Code Regulations. The foundation Shall be temporary where a Dwelling,

Manufactured Home is limited to a temporary approval as a Dwelling, Secondary under Section 1000.6(6)(i).

- c. The undercarriage of a Dwelling, Manufactured Home Shall be completely screened from view by a foundation, skirting or structural addition to the satisfaction of the Development Officer.
- d. The design, construction and appearance of all steps, porches, decks and additions Shall be of a standard that is compatible with that of the Dwelling, Manufactured Home.

5. Dwelling, Moved-In

- a. In any Special Area Edmonton South Zone allowing residential uses, a previously owned Dwelling, Detached moved onto an existing Lot Shall be considered a Dwelling, Moved-In and is a Discretionary Use.
- b. A Dwelling, Moved-In Shall not be approved unless, in the opinion of the Development Officer, the Building is designed, constructed, and finished in a manner that is visually compatible with existing Development in the neighbourhood.
- c. As a condition of Development approval, the Development Officer May require a letter of agreement and a security from the Applicant to ensure the satisfactory completion of any required Site work, construction, or finishing of a Dwelling, Moved-in.

6. Dwelling, Secondary

- a. A Dwelling, Secondary May include a Dwelling, Detached, Dwelling, Garden Suite, Dwelling, Secondary Suite, Dwelling, Custodial Suite or Dwelling, Manufactured Home as defined and regulated in Special Area Edmonton South.
- b. Where permitted in Special Area Edmonton South Zone regulations, a Dwelling, Secondary Shall be approved on a Lot of 32.4 ha (80 ac) or greater provided it complies with the regulations of Special Area Edmonton South.
- c. Notwithstanding 1000.6(6)(b), a Lot that is slightly less than 32.4 ha (80 ac) due to the provision of land for a road widening, utility Lot or similar use May be considered to be the same as a 32.4 ha (80 ac) Lot for the purposes of this section.
- d. On a Lot 32.4 ha (80.0 ac) or greater, where there are already two Dwellings, Principal and a Dwelling, Secondary, an additional Dwelling, Secondary Shall be limited to a Dwelling, Garden Suite, Dwelling, Secondary Suite or Dwelling, Custodial Suite.
- e. On a Lot between 0.8 ha (2.0 ac) and 32.4 ha (80.0 ac) in area, a Dwelling, Secondary May be approved subject to the following conditions:
- f. On a Lot less than 2.0 ha (4.9 ac) a Dwelling, Secondary Shall be limited to a Dwelling, Garden Suite, or Dwelling, Secondary Suite, only;
- g. On a Lot between 2.0 ha(4.9ac) and 32.4ha (80), Dwelling, Secondary Shall not include a Dwelling, Detached; but May include a Dwelling, Manufactured Home; a Dwelling, Garden Suite; or Dwelling, Custodial Suite on a discretionary basis.
- h. Notwithstanding 1000.6(6)(e), on any Full-Serviced Residential Lot a Dwelling, Secondary Suite May be approved subject to such conditions as are deemed to be necessary to ensure that the Development will not have an adverse impact on adjacent properties.
- i. Where exercising discretion under 1000.6(6)(e), the Development Officer must be satisfied that the Dwelling, Garden Suite or Dwelling, Secondary Suite is suitable and compatible with the physical aspects of the Lot and the residential image of the neighbourhood.
- j. Upon expiry of a limited-term permit issued in accordance with 1000.6(4)(b), the Dwelling, Secondary Shall be removed and the Site restored to the satisfaction of the Development Officer. In the case of Dwelling, Secondary Suite, the cooking facilities, including 240 volt wiring, Shall be removed.

- k. A limited-term permit for a Dwelling, Secondary on a Lot less than 32.4 ha (80.0 ac) issued prior to March 11, 2008, May be renewed notwithstanding its compliance with 1000.6(6)(e)(ii).

7. Frame and Fabric Structures

- a. A Frame and Fabric Structure May be permitted for a period of up to five years and only as an Accessory Building to an approved Principal Building on the Site and within Special Area Edmonton South Zones where Frame and Fabric Structure use is listed as discretionary.
- b. Notwithstanding 1000.6(7)(a), an engineered Frame and Fabric Structure May be permitted on a Site with no Principal Building if the principal use of the Site is Utility Service, Major.
- c. Notwithstanding 1000.6(7)(a), a Frame and Fabric Structure Shall be exempt from the requirement of a Development Permit in the (AES) Agricultural Edmonton South Zone for the sole purpose of an agricultural use that is exempted under 12.2(1)(cc), providing that it meets all other relevant regulations of Special Area Edmonton South.
- d. A Frame and Fabric Structure permitted under 1000.6(7)(a) Shall only be allowed as an Accessory Building to an approved Principal Building on the Site, and Shall be reviewed in accordance with the Accessory Building regulations of the appropriate Special Area Edmonton South Zones.
- e. If a Frame and Fabric Structure is permitted under 1000.6(7), it Shall be the Landowners responsibility to repair, replace or remove the structure should it begin to show signs of wear & tear, damage, discoloration or any other factor deemed to be detrimental to safety or aesthetical value.
- f. With the exception of an exemption under 1000.6(6)(c), in the Agricultural Edmonton South Zone, a Frame and Fabric Structure shall not be located in a Front Yard.

8. Group Home

- a. In considering conditions for an application for a Group Home, or a Group Home, Limited where they are permitted uses, or whether to approve or refuse an application where they are discretionary uses, the Development Officer Shall take into account the size of the Lot, distances from adjacent Developments, potential traffic generation and impact on the use and enjoyment of neighbouring Lots.
- b. The Development Officer Shall establish the maximum number of persons for which care May be provided in compliance with provincial regulation, and having regard for the nature of the facility, and the density of the Zone in which it is located.

9. Guest House

- a. A Guest House May be all or part of an Accessory Building and is not intended to be used as a self contained unit.
- b. There Shall be no more than one Guest House per Lot. The Guest House Shall be subordinate in size to the Dwelling, Principal.

10. Home Based Business

- a. A Home Based Business Shall:
 - i. Not be approved on a Lot without an occupied Dwelling.
 - ii. Not negatively affect neighbouring or adjacent residents by way of excessive lighting, operation at unreasonable times, traffic, noise, dust, or excessive on- street or off-street parking or any other factor considered relevant.
 - iii. Not detrimentally vary the external appearance of land or Buildings.
 - iv. Not occupy more than 30% of the gross Floor Area of the Principal Dwelling or 50% of any Accessory Buildings.

- v. Be limited to one Home Based Business per Lot.
- b. A Home Based Business Type 1 Shall:
- i. Not store materials and equipment outdoors.
 - ii. Not erect on-site signage.
 - iii. Not permit client visits.
 - iv. Not utilize commercial business vehicles.
 - v. Employ only residents who permanently reside in the Dwelling.
 - vi. Not operate outdoors.
- c. A Home Based Business Type 2 Shall:
- i. Not store materials and equipment outdoors.
 - ii. Not fabricate, repair or maintain equipment other than to service a permitted commercial vehicle.
 - iii. Limit signage to one (1) non-illuminated identification Sign not exceeding 1.0 m² (10.0 ft²) in size subject to Section 1000.7.
 - iv. Be associated with no more than one (1) commercial vehicle, parked and maintained on the Site; vehicles Shall not exceed one ton in weight.
 - v. Restrict the number of non-resident employees to one (1).
 - vi. Limit client visits and vehicle traffic at the discretion of the Development Officer.
 - vii. Not occupy more than 30% of the gross Floor Area of the Principal Dwelling or 50% of any Accessory Buildings.
 - viii. Be limited to a maximum two year approval period, which will be subject to review through reapplication prior to expiration.
 - ix. Not be located in a Dwelling, Secondary.
 - x. Not operate outdoors.
- d. A Home Based Business Type 3 Shall:
- i. Not be permitted in a Multi-Lot Residential Subdivision (4 or more contiguous parcels for residential purposes) or within 400 m (1,312 ft) of an existing Multi-Lot Residential Subdivision.
 - ii. Screen Outdoor Storage from public view to the satisfaction of the Development Officer. The maximum permissible area for Outdoor Storage is 92.9m² (1000 ft²).
 - iii. Be limited to one (1) non-illuminated identification Sign not exceeding 1.0 m² (10.0 ft².) in size subject to Section 1000.7.
 - iv. Be limited to a maximum two year approval period, which will be subject to review through reapplication prior to expiration.
 - v. Have no more than two (2) commercial vehicles and one (1) trailer, parked and maintained on the Site. Vehicles Shall be restricted to one vehicle, 1 ton or under and one vehicle over 1 ton up to a maximum of a semi-truck and associated trailer.
 - vi. Limit the number of non-resident employees to a maximum of three (3).
 - vii. Limit the number of non-resident employee vehicles parked on the Site to a maximum of three (3).
 - viii. Limit client visits and vehicle traffic at the discretion of the Development Officer.
 - ix. Restrict outdoor activity to the loading and unloading of equipment to within an approved Outdoor Storage area.
 - x. Not be located in a Dwelling, Secondary.

11. Kennel

- a. A Kennel Shall not be permitted within or adjacent to a Multi-Lot Residential Subdivision or closer than 400 m (1,312 ft.) from the boundary of a Multi-Lot Residential Subdivision. Exceptions May be made when a highway bisects the minimum separation distance.
- b. A Kennel within 400 m (1,312 ft.) of a Multi-Lot Residential Subdivision that provides, to the satisfaction of the Development Officer, evidence of its existence prior to passage of March 11, 2008, May be permitted to continue operating but will not be permitted to expand.
- c. All Kennel Buildings and exterior exercise areas May be required to have soundproofing and Screening to the satisfaction of the Development Officer.
- d. No Building or exterior exercise area used to accommodate dogs Shall be located within 30 m (98 ft.) of any property line of the Lot on which the Kennel is located.
- e. No Building or exterior exercise area used to accommodate dogs Shall be located within 90 m (295 ft.) of any Dwelling on an adjacent Lot.
- f. All exterior exercise areas (runs) Shall be enclosed with a fence acceptable to the Development Officer.
- g. All Kennel Buildings and exterior exercise areas Shall be sited behind the Principal Building.

12. Outdoor Storage

- a. The following Shall apply in all Special Area Edmonton South Land Use Zones:
 - i. No person Shall store goods, products, materials or equipment outside of a Building unless the storage is subject of an approved Development Permit or deemed by the Development Officer Authority to be an integral part of another use that has been approved or does not require a Development Permit.
 - ii. Outdoor Storage areas May be required to be Screened from view by means of Fencing, shrubbery, trees and other Landscaping to the satisfaction of the Development Officer.
 - iii. No Outdoor Storage activity May be undertaken if in the opinion of the Development Officer it would unduly interfere with amenities of the district or adversely affect neighbouring Lots by reason of excessive noise, smoke, steam, odour, glare, dust, vibration, refuse matter or other noxious or hazardous emissions.
 - iv. Outdoor storage areas Shall be located, developed and maintained in a neat and orderly manner to the satisfaction of the Development Officer.
- b. In addition to the regulations of Section 1000.6(12)(a), the following Shall apply in the Industrial-Light Edmonton South (ILES), Industrial Business Edmonton South (IBES) and Urban Commercial 3 Edmonton South (UC3ES) Zones:
 - i. There Shall be no Outdoor Storage of goods, products, materials or equipment permitted within a required Front Yard Setback.
 - ii. Outdoor Storage areas Shall be graded and surfaced to the satisfaction of the Development Officer.
 - iii. Fencing and/or Landscaping to the satisfaction of the Development Officer May be required as a condition of approval for any Outdoor Storage.

13. Cannabis and Cannabis Related Uses

- a. No Cannabis shall be permitted to be grown outdoors.
- b. On-site Cannabis sales shall not be permitted from any Cannabis Production Facility or Cannabis Storage & Distribution Facility.

- c. Hours of operation of any Cannabis related use shall be restricted at the discretion of the Development Officer.
- d. The sale of Cannabis shall not occur on the same premises as tobacco and/or liquor sales.
- e. Any regulations within this Bylaw are not intended to include personal Cannabis growing or possession limits as established by the federal and/or provincial government and includes both the medical and/or recreational growing of Cannabis.

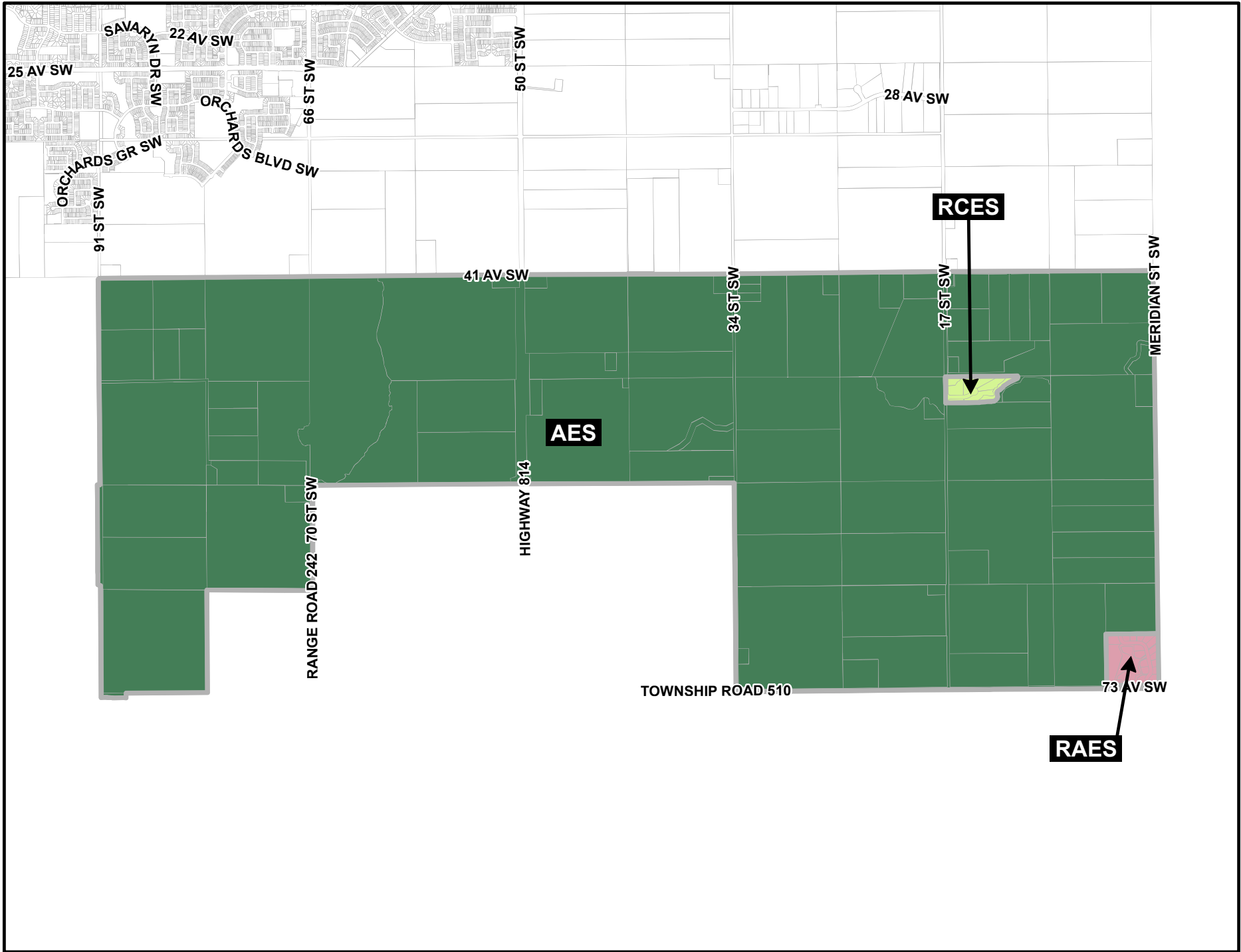
1000.7 Edmonton South Sign Regulations

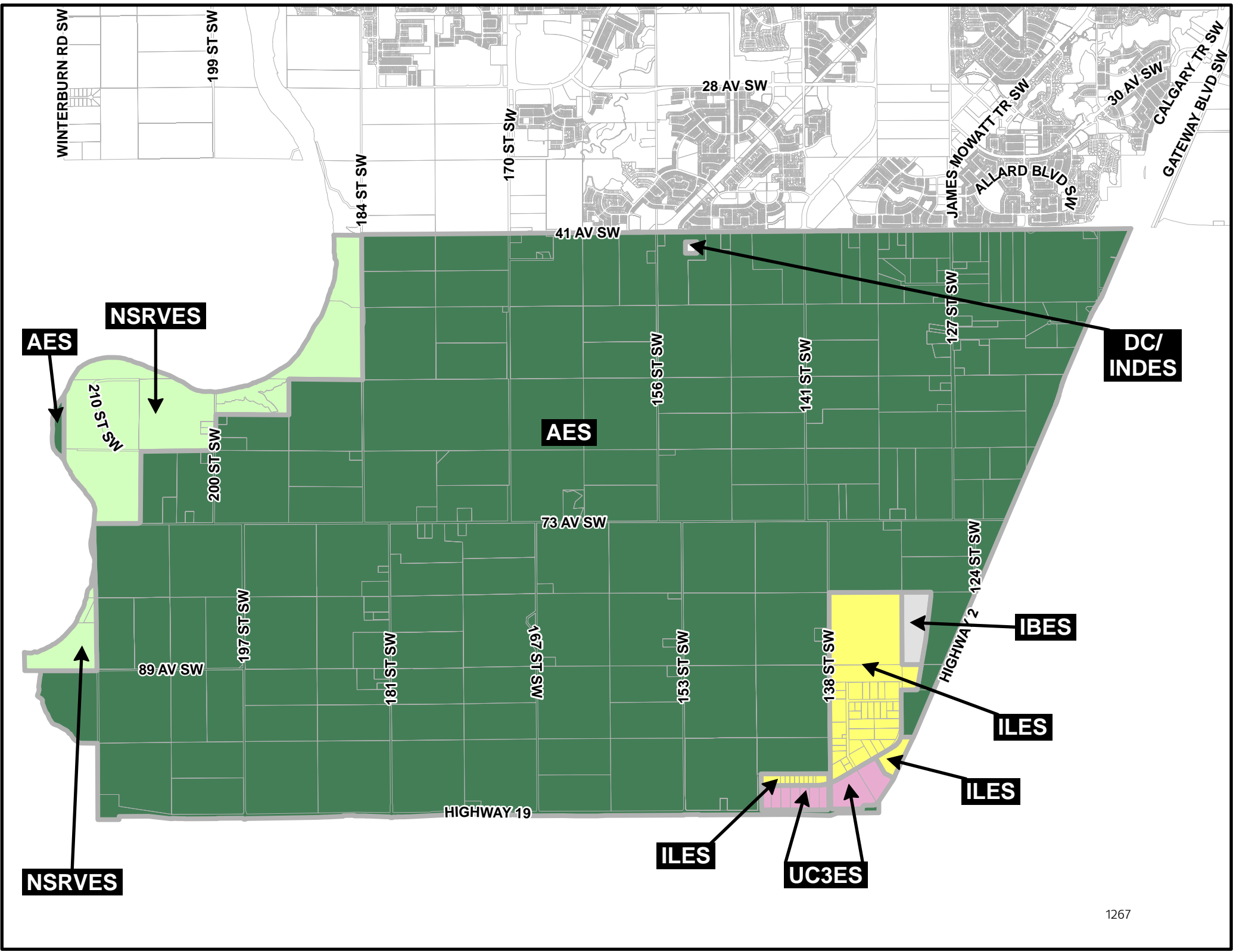
1. Unless specifically exempted under 12.2(1)(cc) of this Bylaw, placement of a Sign on any land within the Special Area Edmonton South Shall require a Development Permit.
2. Unless exempted under 12.2(1)(cc) of this Bylaw, a Sign Shall be considered a Discretionary Use in all Special Area Edmonton South Zones.
3. An application for a Development Permit for a Sign Shall include drawings, acceptable to the Development Officer, that include:
 - a. a Site plan showing distances to property lines, approaches or driveways, and existing Buildings;
 - b. elevations showing overall dimensions and height of the Sign, projections of the Sign from any part of the Building or over public property, and clearances above Building Grade;
 - c. the proposed graphics, including the size of letters or numbers on the Sign; and
 - d. the manner of illuminating the Sign.
4. The quality, aesthetic character and finishing of a Sign Shall be to the satisfaction of the Development Officer.
5. A Landowner May be required to remove or repair any Sign which in the opinion of the Development Officer is unsightly or in such a state of disrepair as to constitute a hazard.
6. No Sign Shall obstruct free and clear vision of vehicular and pedestrian traffic.
7. No Sign Shall interfere with or be confused with an authorized traffic sign, signal or device.
8. No Sign other than one exempted under 12.2(1)(cc) or allowed under Section 1000.6(10) Shall be placed within any Multi-Lot Residential Subdivision.
9. Every application for a Digital Media Sign will be considered according to its individual merits. A permit May be granted, provided that:
 - a. the Sign conforms to all other regulations in the Special Area Edmonton South;
 - b. in the opinion of the Development Officer, the illumination or animation will not create a hazard to traffic on any public roadway or interfere with the use or enjoyment of any adjacent property.
10. The face area of a freestanding non-digital media sign Shall not exceed 8.00 m² (86.1 sq. ft.) for the first 15.0m (49.2 ft.) of lineal frontage, plus 0.1 m² (1.1 sq. ft.) for each additional lineal foot of frontage to a maximum of 20 m² (215 sq. ft.).
11. Notwithstanding 1000.7(10), on a Lot designated Industrial-Light Edmonton South (ILES), Industrial Business Edmonton South (IBES) or Urban Commercial 3 Edmonton South (UC3ES), a Freestanding Sign exceeding the maximum copy area May be approved, provided it otherwise complies with this Bylaw and, in the opinion of the Development Officer, does not detract from or interfere with other approved Developments.
12. The maximum height of a Freestanding Sign Shall be 9.0 m (29.5 ft.) above grade level at the nearest point on the edge of the roadway surface of an adjacent public road.
13. Notwithstanding 1000.7(12), the Development Officer may vary the maximum permitted height of a Freestanding Sign providing that it does not unduly impact the Site or its

surroundings and complies with the relevant regulations of Special Area Edmonton South and any other relevant statutory, or non statutory document.

14. There shall be no more than one (1) Freestanding Sign per Lot frontage, although there May be multiple Sign faces allowed on a Freestanding Sign where more than one business occupies the Lot.
15. The maximum height of any Sign other than a Freestanding Sign Shall be determined by the Development Officer who Shall have regard for the scale and character of adjacent Development and any matters of aesthetics or public safety considered to be relevant.
16. A Temporary Sign May be approved by the Development Officer, in accordance with the following regulations:
 - a. a permit for a Temporary Sign is effective for a maximum of ninety (90) days;
 - b. a permit for a Temporary Sign May be renewed once for a maximum of sixty (60) days within a twelve-month period on the same Lot;
 - c. only one Temporary Sign is permitted for each Lot frontage,
 - d. a Temporary Sign Shall:
 17. have an overall height no greater than 2.0 m (6.5 ft.) above the grade at its base;
 - a. Have copy area no greater than 3.0 m² (32.3 sq. ft); and
 - b. be placed completely within the boundaries of the Lot on which it stands.
 - c. A Seasonal Sign May be approved by the Development Officer, in accordance with the following regulations:
 - d. a permit for a Seasonal Sign is effective for a maximum of five (5) years;
 - e. a Seasonal Sign Shall be used for a maximum of ninety (90) days per year, and Shall be removed from the Site when not in use;
 - f. a Seasonal Sign Shall be placed completely within the boundaries of the Lot on which it stands;
 - g. the dimensions and appearance of a Seasonal Sign Shall be at the discretion of the Development Officer; and
 - h. only one Seasonal Sign is allowed for each Lot frontage.
18. A Digital Media Sign May be approved by the Development Authority, in accordance with the following provisions:
 - a. A Digital Media Sign must:
 - i. be located a minimum of 300m from another Digital Media Sign facing the same oncoming traffic.
 - ii. be located a minimum of 25m from a non-digital freestanding sign.
 - c. Digital display content must remain in place unchanged for a minimum of six (6) seconds before switching to new content and shall be a static display.
 - d. The maximum time between each different digital display on a sign is 0.25 seconds.
 - e. Digital display content must not include full motion video, animation or flashing images. In the case of an electronic message board, the text may scroll at a pace deemed acceptable to the Development Officer.
 - f. If any component of a digital display fails or malfunctions such that the display is no longer operating in compliance with this Bylaw, or with the conditions of the Sign Permit, the Sign Permit holder must ensure that the digital display is turned off until all components are fixed and operating in compliance.
 - g. All digital displays must include a dimming feature that will automatically reduce the brightness to adapt to the ambient light level.

- h. The face of a Digital Media sign shall not exceed 63 square meters (680 square feet).





Edmonton Zoning Bylaw 12800

Charter Bylaw 18673
March 11, 2019

1000.9 (AES) Agricultural Edmonton South Zone

1) General Purpose

The purpose of this Zone is to provide primarily for larger Agricultural Operations and limited higher intensity agricultural activities on smaller Lots, while at the same time providing for limited residential and other uses having a secondary role to agriculture. New Residential Lots created after passage of this Bylaw shall only be created to subdivide a farmstead from a previously unsubdivided quarter section, and shall be no larger than 2.0 ha (4.9 ac).

2) Permitted Uses

- a. Accessory Building \leq 120.0 m² (1,292 ft²)
- b. Agriculture, Extensive
- c. Agriculture, Horticultural
- d. Agriculture, Livestock
- e. Dwelling, Detached
- f. Dwelling, Manufactured Home
- g. Dwelling, Moved In
- h. Dwelling, Secondary \geq 32.4ha (80.0 ac)
- i. Group Home, Limited
- j. Home Based Business, Type 1
- k. Utility Service, Minor

3) Discretionary Uses

- a. Accessory Building $>$ 120.0 m² (1,292 ft²)
- b. Agricultural Processing, Limited
- c. Animal Care Service
- d. Campground
- e. Cemetery
- f. Child Care Facility
- g. Commercial Greenhouse
- h. Cultural Facility
- i. Dwelling, Communal
- j. Dwelling, Secondary $<$ 32.4ha (80.0 acres)
- k. Education Service
- l. Equestrian Facility
- m. Frame and Fabric Structure
- n. Group Home

- o. Guest House
- p. Home Based Business Type 2
- q. Home Based Business Type 3
- r. Kennel
- s. Labour Group Housing
- t. Landscaping Sales and Service
- u. Local Community Facility
- v. Outdoor Storage
- w. Park
- x. Recreation, Outdoor
- y. Recreation, Indoor
- z. Recreational Vehicle Storage
- aa. Religious Assembly

bb. Sign

cc. Temporary Asphalt Plant

dd. Utility Service, Major

4) Development Regulations

- a. The minimum Lot size for agricultural lots Shall be [32.4 ha.](#)
- b. The maximum Lot size for residential lots shall be [2.0 ha.](#)
- c. Minimum Building Setbacks Shall be in accordance with Table 1:

Table 1: Minimum Building Setback Requirements		
From the property line adjacent to:	Principal Building	Accessory Building
Road, Highway - Front/Side/Rear	40.0 m	40.0 m
Road, Municipal Grid – Front/Side/Rear	35.0 m	35.0 m
Road, Internal/Road, Service - Front/Side/Rear	20.0 m	20.0 m
Other lot – Side	7.5 m	7.5 m
Other lot – Rear	7.5 m	7.5 m

*Charter Bylaw 19502
February 9, 2021*

- 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
- e. The maximum number of Dwellings Shall be in accordance with the following:

- i. On a Lot of 32.4 ha (80.0 ac) or more there Shall be a maximum of two (2) Principal Dwellings, which can be a Dwelling, Detached, Dwelling, Manufactured Home or Dwelling, Moved In, and two (2) Dwellings, Secondary in accordance with the regulations of Section 1000.6(6).
 - ii. On a Lot less than 32.4 ha (80.0 ac) there Shall be no more than one (1) Principal Dwelling and one (1) Dwelling, Secondary in accordance with the regulations of Section 1000.6(6).
- f. Recreational Vehicle Storage Shall comply with the following:
- i. The maximum Site coverage of Recreational Vehicle Storage use shall not exceed 5% of the Site area.

*Charter Bylaw 19502
February 9, 2021*

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

Edmonton Zoning Bylaw 12800

Charter Bylaw 18673
March 11, 2019

1000.10 (RCES) Country Residential Edmonton South Zone

1) General Purpose

The purpose of this Zone is to provide for residential Development on larger acreage Lots within Multi-Lot Residential Subdivisions on lands deemed relatively less viable for larger Agricultural Operations. New Residential Lots Shall be between 1.0 ha (2.5 ac) and 4.0 ha (9.88 ac).

2) Permitted Uses

- a. Accessory Building \leq 85.0 m² (915 ft²)
- b. Dwelling, Detached
- c. Group Home, Limited
- d. Home Based Business, Type 1
- e. Utility Service, Minor

3) Discretionary Uses

- a. Accessory Building $>$ 85.0 m² (915 ft²)
- b. Child Care Facility
- c. Manufactured Homes
- d. Dwelling, Secondary
- e. Frame & Fabric Structure
- f. Group Home
- g. Guest House
- h. Home Based Business Type 2
- i. Kennel
- j. Local Community Facility
- k. Park
- l. Sign

4) Development Regulations

- a. The minimum Lot size for Residential Lots Shall be [1.0 ha](#).
- b. The maximum Lot size for Residential Lots Shall be [4.0 ha](#).
- c. Minimum Building Setbacks Shall be in accordance with Table 1:

Table 1: Minimum Building Setback Requirements		
From the property line adjacent to:	Principal Building	Accessory Building
Road, Highway - Front/Side/Rear	40.0 m	40.0 m

Road, Municipal Grid - Front/Side/Rear	<u>35.0 m</u>	<u>35.0 m /20.0 m /20.0 m</u>
Road, Internal/Road, Service - Front/Side/Rear	<u>15.0 m / 7.5 m / 7.5 m</u>	<u>15.0 m / 3.0 m / 3.0 m</u>
Other lot – Side	<u>7.5 m</u>	<u>3.0 m</u>
Other lot – Rear	<u>7.5 m</u>	<u>3.0 m</u>

- d. There Shall be no more than two (2) Dwellings allowed on a Lot including one (1) Dwelling, Secondary, in accordance with the regulations of Section 1000.6(6).
- e. The minimum Floor Area for a Dwelling, Detached Shall be 95 m² (1,025 sq. ft.)
- f. Manufactured Homes shall comply with the following:
 - i. New manufactured homes may locate only in Hazel Grove on Lots 4 and 9, Plan 8020039, Ironhorse Estates on all Lots within Plan 8221543, and in Looma Estates on all Lots within Plan 7521709.
 - ii. A Dwelling, Manufactured Home located pursuant to 1000.10(4)(f)(i) Shall be no more than one year old at time of issuance of permit and no less than 95 m² (1,025 sq. ft.) in Floor Area.
 - iii. For the purpose of obtaining Development approval for a Dwelling, Manufactured Home, a residential addition or enlargement, or Accessory Development thereto, a Dwelling, Manufactured Home placed in its current location prior to the passage of Land Use Bylaw 7-08 Shall be deemed a discretionary use; however, it Shall not be replaced with another Dwelling, Manufactured Home unless specifically allowed under this Section.
 - iv. A Dwelling, Manufactured Home may locate on N.E. 24-48-25-W4th on a five year renewable basis.
- g. Access to individual Lots shall in all cases be by internal collector or service roads constructed for the subdivision unless there are three or fewer parcels on any one particular public roadway.

Edmonton Zoning Bylaw 12800

Charter Bylaw 18673
March 11, 2019

1000.11 (RAES) Acreage Residential Edmonton South Zone

1) General Purpose

The purpose of this Zone is to provide for residential Development on small acreage Lots within Multi-Lot Residential Subdivisions on lands deemed relatively less viable for larger Agricultural Operations. New Residential Lots Shall be between 0.4 ha (1.0 ac) and 1.2 ha (3.0 ac).

2) Permitted Uses

- a. Accessory Building ≤ 75.0 m² (807 ft²)
- b. Dwelling, Detached
- c. Group Home, Limited
- d. Home Based Business, Type 1
- e. Utility Service, Minor

3) Discretionary Uses

- a. Accessory Building > 75.0 m² (807 ft²)
- b. Child Care Facility
- c. Dwelling, Secondary
- d. Frame & Fabric Structure
- e. Group Home
- f. Guest House
- g. Home Based Business Type 2
- h. Local Community Facility
- i. Park
- j. Sign

4) Development Regulations

- a. The minimum Lot size for Residential Lots Shall be [0.4 ha](#).
- b. The maximum Lot size for Residential Lots Shall be [1.2 ha](#).
- c. Minimum Building Setbacks Shall be in accordance with Table 1:

Table 1: Minimum Building Setback Requirements		
From the property line adjacent to:	Principal Building	Accessory Building

Road, Highway - Front/Side/Rear	40.0 m	40.0 m
Road, Municipal Grid - Front/Side/Rear	35.0 m	35.0 m / 20.0 m / 20.0 m
Road, Internal/Road, Service - Front/Side/Rear	15.0 m / 7.5 m / 7.5 m	15.0 m / 3.0 m / 3.0 m
Other lot - Side	7.5 m	3.0 m
Other lot - Rear	7.5 m	3.0 m

- c. There Shall be no more than two (2) Dwellings allowed on a Lot including one (1) Dwelling, Secondary, in accordance with the regulations of Section 1000.6(6).
- d. The minimum Floor Area for a Dwelling, Detached Shall be 95 m² (1,025 sq. ft.)

Edmonton Zoning Bylaw 12800

*Charter Bylaw 18673
March 11, 2019*

1000.12 (NSRVES) North Saskatchewan River Valley Edmonton South Zone

1) General Purpose

The purpose of this Zone is to provide for primarily agricultural uses as well as active and passive recreation activities, and limited non-recreational land uses in the North Saskatchewan River Valley area. New Residential Lots created after passage of this Bylaw shall only be created to subdivide a farmstead from a previously unsubdivided quarter section, and shall be no larger than 2.0 ha (4.9 ac).

2) Permitted Uses

- a. Accessory Building \leq 100 m² (1,080 ft²)
- b. Agriculture, Extensive
- c. Agriculture, Horticultural
- d. Agriculture, Livestock
- e. Dwelling, Detached
- f. Dwelling, Manufactured Home
- g. Dwelling, Secondary \geq 32.4ha (80.0 ac)
- h. Group Home Limited
- i. Home Based Business, Type 1

3) Discretionary Uses

- a. Accessory Building $>$ 100 m² (1,080 ft²)
- b. Agricultural Processing, Limited
- c. Animal Care Service
- d. Campground
- e. Cemetery
- f. Child Care Facility
- g. Cultural Facility
- h. Dwelling, Moved In
- i. Dwelling, Secondary $<$ 32.4ha (80.0 acres)
- j. Education Service
- k. Equestrian Facility
- l. Frame & Fabric Structure
- m. Group Home
- n. Guest House
- o. Home Based Business Type 2

- p. Kennel
- q. Local Community Facility
- r. Park
- s. Recreation, Outdoor
- t. Religious Assembly
- u. Sign
- v. Utility Service, Minor

4) Development Regulations

- a. The minimum Lot size for agricultural lots Shall be [32.4 ha](#).
- b. The minimum Lot size for Residential Lots Shall be [1.0 ha](#).
- c. The maximum Lot size for Residential Lots Shall be [2.0 ha](#), except that:
- d. Minimum Building Setbacks Shall be in accordance with Table 1:

Table 1: Minimum Building Setback Requirements	
From the property line adjacent to:	Any Building
Road, Highway - Front/Side/Rear	40.0 m
Road, Municipal Grid – Front/Side/Rear	35.0 m
Road, Internal/Road, Service - Front/Side/Rear	20.0 m front - 15.0 m side/rear
Other lot – Side/Rear	7.5 m

- e. The maximum height of a non-agricultural Building Shall be 10.0 m (32.8 ft.).
- f. The maximum number of Buildings Shall be in accordance with the following:
 - i. On a Lot of 32.4 ha (80.0 ac) or more there Shall be a maximum of two (2) Principal Dwellings, which can be a Dwelling, Detached; Dwelling, Manufactured Home or Dwelling, Moved In, and two (2) Dwellings, Secondary in accordance with the regulations of Section 1000.6(6).
 - ii. On a Lot less than 32.4 ha (80.0 ac) there Shall be no more than one (1) Principal Dwelling and one (1) Dwelling, Secondary in accordance with the regulations of Section 1000.6(6).
- g. Notwithstanding the Purpose of this Zone, 1000.12(4)(a) and 1000.12(4)(c), 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, provided that it has legal, physical and safe access to a maintained public road.
- h. For both agricultural and non-agricultural uses, the Development Officer may require an environmental impact assessment in order to ascertain whether a proposed Development may have detrimental effects on the natural environment, including potential effects on wildlife habitat and groundwater as well as the potential effects on areas which are deemed to have a high scenic value.
- i. For both Permitted and Discretionary Uses, the Development Officer may impose Development conditions, including those that may have been identified in an environmental impact assessment, in order to mitigate any potential negative Development impacts. Such conditions may include, but are not limited to restrictions on

tree clearing and vegetation clearing, additional Setback requirements, the retention of shelterbelts, the siting and standards of Buildings, and buffering requirements.

- j. Golf course and other Developments typically subject to potentially large amounts of fertilizer use may be required to submit a nutrient loading assessment that would address possible nutrient discharge to waterways and groundwater. Such an assessment would be required to be prepared by a qualified environmental professional member as defined in the Professional Responsibilities in Completion and Assurance of Reclamation Work in Alberta Joint Practice Standard, and identify mitigative measures to address any areas of concern, including nutrient loading minimization, if required. The Development Officer may impose any conditions necessary to mitigate impacts identified in the assessment.

Edmonton Zoning Bylaw 12800

Charter Bylaw 18673
March 11, 2019

1000.13 (IBES) Industrial Business Edmonton South Zone

1) General Purpose

The purpose of this Zone is to allow for Development of a wide array of business/corporate offices, retail/commercial operations, entertainment facilities/complexes, and high standard accommodations. All of the uses found within the Industrial Business Zone will operate in such a way as to create no disturbances outside of the enclosed Buildings and to be compatible with all adjacent land uses.

2) Permitted Uses

- a. Accessory Building < 200.0 m2 (2,152.8 ft2)
- b. Business Office
- c. Broadcast Film Studio
- d. Cannabis Accessory Store
- e. Cannabis Production Facility
- f. Cannabis Retail Store
- g. Cannabis Storage & Distribution Facility
- h. Commercial Retail Service
- i. Cultural Facility
- j. Drive-in food services
- k. Financial Services
- l. Hotel
- m. Information Service
- n. Institutional Use
- o. Liquor Sales
- p. Motel
- q. Professional, Scientific, and Technical Service
- r. Recreation, Indoor
- s. Restaurant
- t. Utility Service, Minor

3) Discretionary Uses

- a. Accessory Building > 200.0 m2 (2,152.8 ft2)
- b. Amusement Entertainment Service, Indoor
- c. Automotive Sales and Service
- d. Animal Care Service
- e. Casino/Gambling Establishment

- f. Child Care Facility
- g. Commercial Greenhouse
- h. Commercial Storage
- i. Contractor Service, Indoor
- j. Drinking Establishment
- k. Frame & Fabric Structure
- l. Funeral Service
- m. Gas Bar
- n. Kennel
- o. Manufacturing, Light
- p. Manufacturing, Limited Indoor
- q. Night Club
- r. Park
- s. Personal and Health Care Service
- t. Protective and Emergency Services
- u. Recreation, Outdoor
- v. Recycling Depot, Indoor
- w. Religious Assembly
- x. Schools, Commercial
- y. Security Suite
- z. Service Station, Major
- aa. Sign
- bb. Warehousing and Storage, Indoor
- cc. Warehousing and Storage, Limited
- dd. Warehouse Sales

4) Development Regulations

- a. Minimum Building Setbacks Shall be in accordance with Table 1:

b.

Table 1: Minimum Building Setback Requirements	
From the property line:	Any Building or Structure
Road, Highway – Front/Side/Rear	7.5 m
Road, Arterial – Front/Side/Rear	7.5 m
Road, Internal/Service or Street – Front/Side/Rear	7.5 m
Other Lots	
Side (Abutting a non- residential district)	0.0 m
- Side (abutting a residential district)	15 m – for a single storey or 30 m – for multi-storey

Building Height

The maximum height of any building or structure located in the vicinity of an airport shall be determined by the limits as described in the Edmonton International Airport Zoning Regulations (CRC, c81), and shall be subject to the approval of Transportation Canada and NAV Canada

The maximum Height of any Building or structure not located in the vicinity of an airport Shall not exceed 6 storeys.

- c. All lands within the Industrial Business Zone Shall have a Landscaped Area. A Landscaping plan Shall be provided for all Developments in accordance with Section 1000.5(5).
- d. Within this Zone, Landscaped Area shall be defined as the following:
 - i. All Front Yards and Side Yards adjacent to a road to a minimum depth of [6 metres](#).
 - ii. All minimum required Side Yards between the front and rear of a Principal Building where they are not used for vehicular circulation.
- e. Landscaping Shall comply with the following:
 - i. Xeriscaping Landscaping techniques Shall be encouraged to reduce watering requirements.
 - ii. Vegetation utilized for Landscaping Shall be hardy to the central Alberta climate, as determined by the Development Officer.
 - iii. In Landscaped Areas, trees must be planted in clusters, double rows or triangles instead of as a single tree row, and must be spaced in accordance with recognized horticultural practice.
 - iv. In the vicinity of an airport, landscaping is to minimize attractants to birds and wildlife that may affect safe airport operations.
 - v. In the vicinity of an airport, traffic/automobile lights, traffic control devices, street lighting and building lighting shall not interfere with the operation of any airport function.
- f. The combined Site Coverage by Principal and Accessory Buildings Shall not exceed 80% of the Site.
- g. No Outdoor Storage Shall be permitted in an Industrial Business.
- h. Architectural treatment of Building façade Shall include design elements that reduce the perceived mass of the Building and add architectural interest.
 - i. Blank walls (i.e. that have no opening) facing public streets are not permitted.
 - j. Principal Building entrances shall be clearly articulated and linked to any pedestrian walkway systems.
- k. In multi-building complexes, a consistent architectural concept Shall be maintained through the use of complementary Building design, material and colours.
- l. Pre-engineered Principal Buildings of non-permanent/not durable materials Shall not be permitted.
- m. Parking Shall be encouraged to be provided underground and/or at the side or rear of Principal Buildings.
- n. On-site parking, loading and unloading areas Shall be hard-surfaced. Loading and unloading areas Shall be located only at the side or rear of the Principal Building, and screened from view from any public roadway.
- o. Roof-top mechanical equipment and mechanical penthouses Shall be screened from view.

- p. Any applicant for a development or building permit shall submit evidence that proposed work involving outdoor lighting fixtures complies with the principles of dark sky lighting as outlined by the International Dark Sky Association. The submission shall include, but may not be limited to:
 - i. Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices.
 - ii. Description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not limited to, catalog cut sheets by manufacturers and drawings (including sections where required).
 - iii. Photometric data, such as that furnished by manufacturers, or similar showing the angle of cutoff or light emissions. Photometric data need not be submitted when the full cutoff performance of the fixture is obvious to the reviewing official.
- q. When submittal includes a statement by a registered design professional that the design is in accordance with this bylaw, the requirements of sub-sections 1000.13(4)(p)(i) and 1000.13(4)(p)(ii) shall not apply.
- r. Bottom mounted outdoor advertising sign lighting shall be prohibited.
- s. Bottom mounted outdoor accent lighting shall be prohibited.
- t. Whenever possible outdoor lighting shall be shielded or utilize full cutoff light fixtures.
- u. The total amount of outdoor illumination on any site shall not exceed:
 - i. In commercial or industrial areas 200,000 total lumens per acre with 12,000 unshielded lumens;
 - ii. In residential areas 55,000 total lumens per acre with 12,000 unshielded lumens.
- v. Pedestrian circulation Shall be clearly marked through paving and lighting treatments.
- w. All pedestrian pathways Shall link between building entrances, street sidewalks, future transit stops/stations, trail systems, and parking Areas.
- x. Shared Lot access Shall be encouraged in an Industrial Business Edmonton South (IBES) Zone and Shall be secured with access agreements.
- y. Adjacent parking areas on adjacent Lots May connect to one another in order to facilitate off street vehicular movement from one development to the next.
- z. Lot configuration and associated Buildings Shall have designs that consider the natural environment including, but not limited to:
 - i. Passive solar energy;
 - ii. Wind protection for adjacent trails and public open spaces;
 - iii. Use of captured rainwater for landscape maintenance; or
 - iv. Landscaping for passive cooling
- aa. Page wire and barbed wire fences Shall not be permitted.
- bb. Trash enclosures, loading docks, mechanical equipment and other service elements Shall be located away and not visible from Street or perimeter walkway view.
- cc. The design, placement and scale of all Signs Shall be to the satisfaction of the Development Officer so as to ensure that the signage does not detract from the overall appearance of the Development and is not obtrusive, having regard to the scale of the Buildings on the Site and the distance of the Building Setback.
- dd. A minimum Setback of 5 m (16.4 ft.) must be maintained from a Highway right-of-way for Free Standing Permanent Signs.

- ee. Business identification Signs visible from a Highway travel lanes, whether free standing or located on Building facades, should be similar as to the proportion, construction material and placement as those located elsewhere throughout the Corridor segment.
- ff. A Development Shall carry out its operations such that no nuisance factor is created or apparent outside an enclosed Building. Nuisance factors include excessive noise, vibration, odour, unsightliness, liquid or gaseous emanations, reflection, dust, and the harbouring of restricted or noxious weeds.
- gg. Vacant, undeveloped, or unused portions of a Site Shall be maintained in grass, Landscaping materials or such other ground cover as deemed appropriate by the Development Officer.
- hh. All Developments Shall be serviced with the most up-to-date telecommunications technologies available at time of construction.
- ii. Within the vicinity of an airport, developments that include characteristics which increase wildlife and bird hazards to the airport are prohibited.
- jj. Any development within the defined AVPA boundary must comply with the AVPA regulations.
- kk. Performance based insulation required for commercial developments are required in developments located within the AVPA boundaries.

Edmonton Zoning Bylaw 12800

Charter Bylaw 18673
March 11, 2019

1000.14 (ILES) Industrial-Light Edmonton South

1) General Purpose

The purpose of this Zone is to allow logistics and distribution land uses with opportunities for related and supporting land uses. This Zone will offer greater flexibility for Outdoor Storage, while being subject to a high standard of architectural design and Landscaping in order to maintain the aesthetic environment and contain the great majority of the nuisances created within the Building and/or the Site.

2) Permitted Uses

- a. Accessory Building < 200.0 m² (2,152.8 ft²)
- b. Automotive and Equipment Body Repair
- c. Automotive and Equipment Repair
- d. Broadcast Film Studio
- e. Bulk Oil Sales
- f. Business Office
- g. Casino/Gambling Establishment
- h. Commercial Greenhouse
- i. Contractor Service, Indoor
- j. Convenience Retail Service
- k. Cultural Facility
- l. Distribution facility
- m. Drinking Establishment
- n. Financial Services
- o. Funeral Service
- p. Gas Bar
- q. Hotel
- r. Industrial, Light
- s. Information Service
- t. Institutional Use
- u. Liquor Sales
- v. Manufacturing, Limited Indoor
- w. Motel
- x. Personal and Health Care Services
- y. Recreation, Indoor
- z. Religious Assembly
- aa. Restaurant

- bb. Schools, Commercial
- cc. Service Station, Major
- dd. Truck Terminal
- ee. Truck Weigh Scale
- ff. Utility Service, Minor
- gg. Warehousing and Storage, Indoor
- hh. Warehouse Sales
- ii. Wholesaling Facility

3) Discretionary Uses

- a. Accessory Building > 200.0 m2 (2,152.8 ft2)
- b. Amusement Entertainment Service
- c. Animal Care Service
- d. Child Care Facility
- e. Commercial Retail Service
- f. Contractor Service, General
- g. Entertainment, Adult
- h. Equipment Sales and Services
- i. Frame & Fabric Structure
- j. Manufactured Home, Sales and Service
- k. Manufacturing, Light
- l. Park
- m. Parking Facility
- n. Protective and Emergency Services
- o. Recreation, Outdoor
- p. Recreational Vehicle Storage
- q. Recycling Depot
- r. Retail Store, Large format
- s. Security Suite
- t. Sign
- u. Warehousing and Storage, Limited

4) Development Regulations

- a. Minimum Building Setbacks Shall be in accordance with Table 1:

Table 1: Minimum Building Setback Requirements	
From the property line:	Any Building or Structure
Road, Highway – Front/Side/Rear	7.5 m
Road, Arterial – Front/Side/Rear	7.5 m

Road, Internal/Service or Street – Front/Side/Rear	7.5 m
Other Lots	
Side	0.0 m
Rear	1.2 m

- b. The maximum height of any building or structure located in the vicinity of an airport shall be determined by the limits as described in the Edmonton International Airport Zoning Regulations (CRC, c81), and shall be subject to the approval of Transportation Canada and NAV Canada.
- c. The maximum height of any Building or structure not located in the vicinity of an airport Shall not exceed 6 storeys.
- d. All lands within the Industrial Business Edmonton South Zone Shall have a Landscaped Area. A Landscaping plan Shall be provided for all Developments in accordance with Section 1000.5(5).
- e. Within this Zone, Landscaped Area shall be defined as the following:
 - i. All Front Yards and Side Yards adjacent to a road to a minimum depth of 6 metres.
 - ii. All minimum required Side Yards between the front and rear of a Principal Building where they are not used for vehicular circulation.
- f. Landscaping Shall comply with the following:
 - i. Xeriscaping Landscaping techniques Shall be encouraged to reduce watering requirements.
 - ii. Vegetation utilized for Landscaping Shall be hardy to the central Alberta climate, as determined by the Development Officer.
 - iii. In Landscaped Areas, trees must be planted in clusters, double rows or triangles instead of as a single tree row, and must be spaced in accordance with recognized horticultural practice.
 - iv. In the vicinity of an airport, landscaping is to minimize attractants to birds and wildlife that may affect safe airport operations.
 - v. In the vicinity of an airport, traffic/automobile lights, traffic control devices, street lighting and building lighting shall not interfere with the operation of any airport function.
- g. The combined site coverage by principal and accessory buildings shall not exceed 80% of the site.
- h. Outdoor Storage shall meet the following requirements:
 - i. Outdoor Storage must be visually screened from adjacent roadways and adjacent Zones through the use of building orientation and design, Landscaping, berms and fencing.
 - ii. Outdoor Storage Shall not be comprised of materials or equipment that are, or cause, runoff or airborne particulate pollutants (i.e. heavy metals, chemicals, oils, dust), safety hazards or interrupt airport function.
 - iii. Recycling bins, garbage bins, parked fleet vehicles, parked trucks and outdoor display areas of new retail sales (i.e. automobiles, farm equipment, etc.) are not considered Outdoor Storage in this Zone.
 - iv. Outdoor Storage shall not be the dominant or sole use on any Lot.

- v. Yard and storage areas may be surfaced with recycled asphalt, recycled concrete or other compacted, non-dust emitting materials. Areas surfaced with such materials shall be visually screened and not have direct access to public roads.
- vi. Within the vicinity of an airport, the outdoor storage of food sources and wildlife attractants is prohibited.
- h. Principal Building entrances shall be clearly articulated and linked to any pedestrian walkway systems.
- i. In multi-building complexes, a consistent architectural concept shall be maintained through the use of complementary Building design, material and colours.
- j. Pre-engineered Principal Buildings of non-permanent/not durable materials shall not be permitted.
- k. Parking shall be encouraged to be provided underground and/or at the side or rear of Principal Buildings.
- l. On-site parking, loading and unloading areas shall be hard-surfaced. Loading and unloading areas shall be located only at the side or rear of the Principal Building, and screened from view from any public roadway.
- m. Roof-top mechanical equipment and mechanical penthouses shall be screened from view.
- n. Any applicant for a development or building permit shall submit evidence that proposed work involving outdoor lighting fixtures complies with the principles of dark sky lighting as outlined by the International Dark Sky Association. The submission shall include, but may not be limited to:
 - i. Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices.
 - ii. Description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not limited to, catalog cut sheets by manufacturers and drawings (including sections where required).
 - iii. Photometric data, such as that furnished by manufacturers, or similar showing the angle of cutoff or light emissions. Photometric data need not be submitted when the full cutoff performance of the fixture is obvious to the reviewing official.
- o. When submittal includes a statement by a registered design professional that the design is in accordance with this bylaw, the requirements of sub-sections 1000.14(4)(n)(i) and 1000.14(4)(n)(ii) shall not apply.
- p. Bottom mounted outdoor advertising sign lighting shall be prohibited.
- q. Bottom mounted outdoor accent lighting shall be prohibited.
- r. Whenever possible outdoor lighting shall be shielded or utilize full cutoff light fixtures.
- s. The total amount of outdoor illumination on any site shall not exceed:
 - i. In commercial or industrial areas 200,000 total lumens per acre with 12,000 unshielded lumens;
 - ii. In residential areas 55,000 total lumens per acre with 12,000 unshielded lumens.
- s. Pedestrian circulation shall be clearly marked through paving and lighting treatments.
- t. All pedestrian pathways shall link between building entrances, street sidewalks, future transit stops/stations, trail systems, and parking areas.
- u. Shared Lot access shall be encouraged in an Industrial-Light Edmonton South (ILES) Zone and shall be secured with access agreements.
- v. Lot configuration and associated Buildings shall have designs that consider the natural environment including, but not limited to:
 - i. Passive solar energy

- ii. Wind protection for adjacent trails and public open spaces
- iii. Use of captured rainwater for landscape maintenance
- iv. Landscaping for passive cooling
- x. Trash enclosures, loading docks, mechanical equipment and other service elements Shall be located away and not visible from Street or perimeter walkway view.
- y. The design, placement and scale of all Signs Shall be to the satisfaction of the Development Officer so as to ensure that the signage does not detract from the overall appearance of the Development and is not obtrusive, having regard to the scale of the Buildings on the Site and the distance of the Building Setback.
- z. A Development Shall carry out its operations such that no nuisance factor is created or apparent outside an enclosed Building. Nuisance factors include excessive noise, vibration, odour, unsightliness, liquid or gaseous emanations, reflection, dust, and the harbouring of restricted or noxious weeds.
- aa. All Developments Shall be serviced with the most up-to-date telecommunications technologies available at time of construction.

1000.15 (UC3ES) Urban Commercial 3 Edmonton South Zone

1) General Purpose

The purpose of this Zone is to provide for Development of large scale, commercial shopping centres, entertainment and cultural uses in comprehensively planned developments. This district is intended to provide opportunities for a wide range of goods and services to be available in locations with high visibility and accessibility. Developments in the Urban Commercial 3 Edmonton South Zone will promote a pedestrian-friendly environment, and Shall be subject to a high standard of architectural design and Landscaping.

2) Permitted Uses

- a. Cannabis Accessory Store
- b. Commercial Retail Service
- c. Convenience Retail Service
- d. Cultural Facility
- e. Drive-In Food Services
- f. Financial Service
- g. Information Service
- h. Institutional Use
- i. Hotel
- j. Motel
- k. Personal and Health Care Service
- l. Restaurant
- m. Utility Services, Minor

3) Discretionary Uses

- a. Accessory Building
- b. Amusement Entertainment Services
- c. Automotive Sales and Service
- d. Automotive Service and Repair Shop
- e. Cannabis Retail Store
- f. Casino/Gambling Establishment
- g. Child Care Facility
- h. Commercial Greenhouse
- i. Drinking Establishment
- j. Frame & Fabric Structure
- k. Gas Bar
- l. Liquor Sales
- m. Night Club
- n. Park

- o. Parking Facility
- p. Protective and Emergency Services
- q. Recreation Indoor
- r. Religious Assembly
- s. Retail Store, Large format
- t. Service Station, Minor
- u. Sign
- v. Veterinary Clinic
- w. Recycling Depot- Indoor
- x. Warehouse Sales Services

4) **Development Regulations**

- a. Building Height Shall comply with the following:
 - i. Principal Building – 14.0 m (46ft)
 - ii. Accessory Building – 7.0 m (23 ft)
 - iii. Notwithstanding (a), and (b) the maximum height of any building or structure shall be subject to the Edmonton International Airport Zoning Regulations (CRC, c81), and shall be subject to the approval of Transportation Canada and NAV Canada within the Edmonton International Airport Vicinity Protection Area.
- b. The combined Site coverage by Principal and Accessory Buildings Shall not exceed 60% of the Site.
- c. All lands within the Urban Commercial 3 Edmonton South Zone Shall have a Landscaped Area. A Landscaping plan Shall be provided for all Developments in accordance with Section Section 1000.5(4).
- d. Within this Zone, Landscaped Area shall be defined as the following:
 - i. All Front Yards and Side Yards adjacent to a road to a minimum depth of 6 metres.
 - ii. All minimum required Side Yards between the front and rear of a Principal Building where they are not used for vehicular circulation.
- e. Landscaping Shall comply with the following:
 - i. Parking areas greater than [5000.0 square metres](#) Shall provide Landscaped parking islands which must:
 - 1. be provided at the beginning and end of every row;
 - 2. be a minimum area of 12.0 square metres with at least one side of the island being a minimum length of 2.0 metres; and
 - 3. Shall provide a minimum of 1.0 tree or 2.0 shrubs.
 - ii. Xeriscaping Landscaping techniques Shall be encouraged to reduce watering requirements.
 - iii. Vegetation utilized for Landscaping Shall be hardy to the central Alberta climate, as determined by the Development Officer.
 - iv. Developments must include one soft element per [25 m²](#) in any required yard.
 - v. In landscaped areas, trees must be planted in clusters, double rows or triangles instead of as a single tree row, and must be spaced in accordance with recognized horticultural practice.

- vi. In the vicinity of an airport, traffic/automobile lights, traffic control devices, street lighting and building lighting shall not interfere with the operation of any airport function.
- vii. In the vicinity of an airport, landscaping is to minimize attractants to birds and wildlife that may affect safe airport operations.
- f. Buildings Shall be positioned close to the street edge wherever reasonably possible to reinforce an urban streetscape.
- g. Buildings Shall be designed to address the intersection of collector roads with other collector roads or with Arterial Roads and provide a pedestrian entry court into the Development at the corner or directly adjacent to it.
- h. Street edges and public spaces (entry forecourts, courtyards) Shall incorporate consistent landscape edge treatments to enhance the image of Buildings and screen surface parking areas.
- i. Building façades facing streets Shall incorporate substantial window area, entry elements (colonnades, canopies, awnings) and architecturally integrated Signs.
- j. Buildings should be oriented such that they face the street as well as any interior courtyards or parking areas.
- k. Building elevations Shall be developed with equal design quality on all sides.
- l. Garbage and waste materials shall be stored in weatherproof and animal-proof containers in service areas visually screened from all adjacent Sites and public roadways.
- m. Surface parking areas Shall be defined by interior Parking Courts and grade separated walkway connections where possible to Building entrances.
- n. All Developments Shall be serviced with the most up-to-date telecommunications technologies available at time of construction.
- o. Within the vicinity of an airport, developments that include characteristics which increase wildlife and bird hazards to the airport are prohibited.
- p. No Outdoor Storage Shall be permitted in an Urban Commercial 3 Edmonton South Zone.

Edmonton Zoning Bylaw 12800

*Charter Bylaw 18673
March 11, 2019*

1000.16 (DC/IND) Direct Control/Industrial District Edmonton South

1) General Purpose

The purpose of this district is to provide Council with a direct control over the use and design of development in those areas identified within the district. At Council's discretion, an Area Structure Plan or an Area Redevelopment Plan may be required as a pre-requisite to development in that district.

2) Permitted and Discretionary Uses

The permitted and discretionary uses shall be those uses specified in the Area Structure Plan or Area Redevelopment Plan or such other uses including but not limited to gambling establishments that, Council may, by resolution, make from time to time.

3) Development Regulations

A development may be evaluated by Council with respect to its compliance with:

- a. the objectives and policies of an applicable Statutory Plan;
- b. the General Regulations and Special Land Use Provisions of this bylaw;
the regulations of abutting land use Zone; and
- c. Development Control Resolutions duly passed by Council.

4) Signs

Signs shall be permitted in accordance with those regulations set out in 1000.7 Edmonton South Sign Regulations.

SECTION 1001

SPECIAL AREA CENTRAL MCDOUGALL URBAN VILLAGE

Edmonton Zoning Bylaw 12800

Charter Bylaw 20164
August 16, 2022

1001 Special Area Central McDougall Urban Village

1001.1 General Purpose

The purpose of this zone is to designate a portion of the Central McDougall neighbourhood as a Special Area, and to adopt appropriate land use regulations to achieve the objectives of the Central McDougall/Queen Mary Park Area Redevelopment Plan

1001.2 Application

The Land Use Zone created through Section 1001 shall apply to the land legally described as:

Lots 225 - 228, 255 - 257 & Lots 260 - 264, Block 3, Plan B3; Lots 225 - 230, Block 2, Plan B3; Lot 259A, Block 3, Plan 0325618; Lot 265, Block 3, Plan 0426394; Block OT, Plan B3 and a portion of Lot 271, Block 2, Plan 0729263.

1001.3 Zones Created by Special Area Provisions

Zones, as contained in Section 1001, have been created in conformance with Section 900 of the Edmonton Zoning Bylaw

[1001.4 \(CMUV\) Central McDougall Urban Village Zone](#)

Edmonton Zoning Bylaw 12800

Charter Bylaw 20164
August 16, 2022

1001.4 (CMUV) Central McDougall Urban Village Zone

1. General Purpose

To develop a unique mixed-use urban village that accommodates residential, commercial, institutional, and limited industrial uses in a safe, walkable, human-scaled built environment that builds on the existing land use pattern.

2. Permitted Uses

1. [Animal Hospitals and Shelters](#)
2. [Apartment Hotels](#)
3. [Bars and Neighbourhood Pubs](#)
4. [Business Support Services](#)
5. [Cannabis Retail Sales](#)
6. [Child Care Services](#)
7. [Commercial Schools](#)
8. [Community Recreation Services](#)
9. [Convenience Retail Stores](#)
10. [Creation and Production Establishments](#)
11. [Extended Medical Treatment Services](#)
12. [General Retail Stores](#)
13. [General Industrial Uses](#)
14. [Government Services](#)
15. [Hotels](#)
16. [Indoor Participant Recreation Services](#)
17. [Liquor Stores](#)
18. [Live Work Units](#)
19. [Lodging Houses](#)
20. [Major Home Based Business](#)
21. [Minor Home Based Business](#)
22. [Market](#)
23. [Media Studios](#)
24. [Multi-unit Housing](#)
25. [Personal Service Shops](#)
26. [Professional, Financial and Office Support Services](#)
27. [Public Education Services](#)

28. [Publicly Accessible Private Park](#)
29. [Private Education Services](#)
30. [Residential Sales Centre](#)
31. [Restaurants](#)
32. [Special Event](#)
33. [Specialty Food Services](#)
34. [Supportive Housing](#)
35. [Urban Gardens](#)
36. [Vehicle Parking](#)
37. [Veterinary Services](#)
38. [Fascia On-premises Signs](#)
39. [Projecting On-premises Signs](#)
40. [Temporary On-premises Signs,](#)

3. Discretionary Uses

1. [Automotive and Minor Recreation Vehicle Sales/Rentals](#)
2. [Breweries, Wineries and Distilleries](#)
3. [Greenhouses, Plant Nurseries and Garden Centres](#)
4. [Health Services](#)
5. [Outdoor Participant Recreation Services](#)
6. [Private Clubs](#)
7. [Protective and Emergency Services](#)
8. [Spectator Entertainment Establishment](#)
9. [Fascia Off-premises Signs](#)
10. [Major Digital Signs](#)
11. [Minor Digital Off-premises Signs](#)
12. [Minor Digital On-premises Signs](#)
13. [Minor Digital On-premises Off-premises Signs](#)
14. [Roof Off-premises Signs](#)
15. [Roof On-premises Signs](#)

4. Development Regulations

1. Prior to the issuance of any Development Permit for new building construction within this Special Area Zone, a subdivision of Lot 271, Block 2, Plan 0729263 shall be registered.
2. The maximum Floor Area Ratio shall be 10.0.
3. The maximum number of Dwellings shall be 2500.
 - a. A minimum of 25% of all ground oriented Dwellings shall have a minimum of three bedrooms.
4. The maximum combined Floor Area for non-Residential Uses and non-Residential-Related Uses shall be 26,000 m².
5. The maximum Height shall be [90.0 m](#), except that, as shown in [Appendix 1](#):
 - a. the maximum Height for parcels Abutting 106 Avenue NW shall not exceed [28.0 m](#) for the first [20.0 m](#) from the north Lot line; and

- b. the maximum Height for Lots 225-227, Block 2, Plan B3 shall not exceed [26.0 m](#).
6. Land that is privately owned as of the date of approval of the Charter Bylaw adopting this Special Area Zone, but intended to be part of the mobility network, as shown in [Appendix 1](#), may be converted to public ownership, or remain privately owned. These parts are shown in [Appendix 1](#) as "Potential Publicly Accessible Private Road, Potential Publicly Accessible Private Lane and Potential Publicly Accessible Private Shared Street". If remaining as privately owned, their dimensions shall be determined as follows:
 - a. The minimum width of any Potential Publicly Accessible Private Lane or Potential Publicly Accessible Private Shared Street shall be [6.0 m](#);
 - b. The minimum width of the Potential Publicly Accessible Private Road aligned with 102 Street NW shall be [24 m](#) for the portion south of where the land identified as "Non-participating Landowner" on [Appendix 1](#) (Lot 272, Block 2, Plan 0740621) Abuts the Potential Publicly Accessible Private Road;
 - c. The minimum width of the Potential Publicly Accessible Private Road Abutting the land identified as "Non-participating Landowner" on Appendix 1 (Lot 272, Block 2, Plan 0740621) shall extend from the east Lot line of Lot 272, Block 2, Plan 0740621 to an alignment with the eastern boundary of the public 102 Street NW Right-of-Way to the south; and
 - d. The length of all Potential Publicly Accessible Private Roads/Lanes/Shared Streets shall be such that they connect to a public Lane or roadway on both ends.
 7. Prior to the issuance of the Development Permit for construction of the first principal building within this Special Area Zone, the owner shall register a 24-hour Public Access Easement for all land subject to being Potential Publicly Accessible Private Roads/Lanes/Shared Streets that is still privately owned. Under this Easement, the owner shall be responsible for maintenance and liability and the spaces shall be accessible to the public at all times.
 8. No buildings shall be developed within areas shown as Potential Publicly Accessible Private Roads/Lanes/Shared Streets.
 9. For buildings or portions of buildings where non-Residential and non-Residential-Related Uses are at ground level, a minimum Setback of [1.0 m](#) shall be provided where a Site Abuts a public roadway/Potential Publicly Accessible Private Road, other than a Lane/Potential Publicly Accessible Private Lane, except that:
 - a. no Setback shall be required where the distance from the Lot line/boundary of the Potential Publicly Accessible Private Road to the roadway curb is a minimum of 4.7 m, except abutting the Shared Street/Potential Publicly Accessible Private Shared Street, as identified on [Appendix 1](#);
 - b. the minimum Setback shall be [4.5 m](#) Abutting the Shared Street/Potential Publicly Accessible Private Shared Street, as identified on [Appendix 1](#);
 - c. the Development Officer may increase the Setback to a maximum of [3.0 m](#) where a Site Abuts a public roadway/Potential Publicly Accessible Private Road, other than a Lane/Potential Publicly Accessible Private Lane, or [8.5 m](#) where Abutting the Shared Street/Potential Publicly Accessible Private Shared Street, to accommodate street related activities, such as, but not limited to sidewalk cafes, patios, or gathering spaces, to retain existing mature landscaping, and/or to facilitate public realm improvements that contribute to the pedestrian-oriented character of the area;
 - d. canopies, and other similar architectural projections shall be permitted to extend into Setbacks and above sidewalks; and
 - e. that portions of buildings above [4.0 m](#) in Height may project to the Lot line/boundary of the Potential Publicly Accessible Private Road.
 10. For buildings or portions of buildings where Residential and Residential-Related Uses are at ground level, a minimum Setback of [3.0 m](#) shall be provided where a Site Abuts a public roadway/Potential Publicly Accessible Private Road, other than a Lane/Potential Publicly Accessible Private Lane, except that:

- a. the minimum Setback shall be [4.5 m](#) Abutting the Shared Street/Potential Publicly Accessible Private Shared Street, as identified on [Appendix 1](#); and
 - b. canopies, and other similar architectural projections shall be permitted to extend into Setbacks and above sidewalks.
11. Notwithstanding [Section 46](#) of the Zoning Bylaw, Amenity Area shall be provided in accordance with the following:
- a. Amenity Areas may be provided as private individual areas such as balconies, or combined to provide Common Amenity Areas such as, but not limited to, meeting rooms, fitness facilities, balconies and outdoor spaces;
 - b. A minimum of 3% of the Floor Area of non-Residential and non-Residential-Related Uses shall be required to provide Amenity Area which may include courtyards, interior landscaped open space, arcades, plazas, atriums, gardens and seating areas; and
 - c. Notwithstanding the above, buildings that do not contain Residential or Residential-Related Uses on Sites less than 1,394 m² shall not be required to provide the 3% Amenity Area;
12. Landscaping shall be in accordance with [Section 55](#) of the Zoning Bylaw, except that:
- a. for development consisting of Residential Uses or Residential-Related Uses, the number of trees provided shall be one tree for each [25.0 m²](#) of any Setback at finished grade; and
 - b. for tree requirements, only deciduous species shall be allowed on any Setback Abutting a public roadway/Potential Publicly Accessible Private Road, other than a Lane/Potential Publicly Accessible Private Lane.
13. Signs shall comply with [Section 59](#) and [Schedule 59E](#) of the Zoning Bylaw.

5. Urban Design Regulations

1. Street Interface:
- a. Where non-Residential Uses or non-Residential-Related Uses are provided at ground level, buildings shall be designed to strengthen the pedestrian oriented public realm through the following:
 - i. the ground Storey shall have a minimum Height of [3.5 m](#);
 - ii. a minimum of 60% of the non-Residential frontage or non-Residential-Related Frontage shall be comprised of transparent, non-reflective, non-tinted, unobscured glazing, where fronting onto a street. Linear frontage shall be measured at [1.5 m](#) above the finished grade of the Abutting sidewalk; and
 - iii. major shopping complexes and large format stores over 2000 m² shall contain smaller scale retail spaces with direct access to the street to maintain a rhythm of fine-grained retail establishments at ground level. All street level Commercial Uses that Abut a street shall provide a primary direct access to the street.
 - b. No portion of an Above Ground Parkade on the first floor shall be allowed for a minimum depth of [10.0 m](#) from any front Façade facing a public roadway/Potential Publicly Accessible Private Road, other than a Lane/Potential Publicly Accessible Private Lane.
 - c. When Residential Uses or Residential-Related Uses are provided at ground level, Dwellings shall be ground oriented and shall:
 - i. Provide an individual external entrance per Dwelling;
 - ii. Provide a semi-private outdoor area in a manner that establishes a transition area between the Dwelling and publicly accessible land using landscape features such as but not limited to shrubs or tree beds, decorative fencing, planters, and/or other elements; and
 - iii. Not have solid fences higher than [1.2 m](#) in Height.
 - d. Non-Residential and non-Residential-Related Uses at ground level shall open to a public roadway/Potential Publicly Accessible Private Road/Lane/Shared Street rather than an internal atrium.

- e. In mixed-Use buildings, Residential Uses and Residential-Related Uses shall have access at ground level that is separate from the commercial premises.
2. Street Wall, Stepbacks, Tower Floor Plates and Tower Spacing:
- a. Floor Plate and Stepbacks shall be provided as follows:

Overall Building Height Range	Maximum Tower Floor Plate	Minimum Stepback from Public Road
1 m – 23 m	N/A	N/A
24 m – 30 m	N/A	3.0 m
31 m – 40 m	1500 m ²	4.5 m
41 m – 90 m	850 m ²	4.5 m

- b. For buildings with an overall Height greater than [23 m](#), the building shall have a podium-Tower configuration with the Height of the podium/Street Wall between [8.0 m](#) and [15.0 m](#).
 - c. The portion of the building facing a public roadway/Potential Publicly Accessible Private Road/Shared Street, other than a Lane/Potential Publicly Accessible Private Lane, that is above the established Street Wall shall provide a Stepback as per Section 5.2.a.
 - d. Notwithstanding Section 5.2.a. and Section 5.2.c, the minimum Stepback shall not be required for a maximum of 25% of the total Façade to allow variation and visual interest in the design of each Tower;
 - e. The minimum space between Towers, being the portion of buildings above the podium/Street Wall, shall be [25.0 m](#). The Development Officer may vary Tower spacing in consideration of the following:
 - i. The visual, sun/shadowing, and other microclimatic impacts on adjacent residential development; and
 - ii. The recommendations, and mitigative measures specified in any required technical studies.
3. Where a Site is directly across a Lane from land zoned (AP) Public Parks Zone, Sections 5.1 and 5.2 of this Special Area Zone shall be applied as if the Lane were a public roadway/Potential Publicly Accessible Private Road.
4. Building Façade, Materials, and Exterior Finishing:
- a. Façades shall be designed to include elements such as, but not limited to awnings, canopies, window openings, reveals, offsets, multiple entrances arcades, columns, pilasters, quality materials, colour, other architectural features, interesting design, fenestrations, double Height entrances, parks, plazas, appropriate landscaping or a combination suitable to the architectural style of the building.
 - b. Building materials must be durable, high quality and appropriate for the development within the context of the Village at ICE District.
 - c. Building materials on the lower floors of buildings shall be designed to improve visual access and permeability of the building(s), and to enhance the pedestrian experience at the street level.
5. Rooftops:
- a. Major mechanical equipment on a roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.
 - b. The roof design may include elements such as but not limited to green roofs, solar collectors, patios or private or public open spaces.
6. Public Amenity Spaces:

- a. Residential open spaces, parks, plazas furnishings and locations of art, seating areas and other amenities at ground level shall be complementary to the adjacent streetscape and be visually appealing and physically accessible to the public.

6. Additional Development Regulations for Specific Uses and Streets

1. Temporary On-premises Signs shall not include Changeable Copy.
2. Animal Hospitals and Shelters shall be limited to daycare, grooming, and boarding services.
3. Each Bars and Neighbourhood Pubs Use shall not exceed [120 m²](#) of Public Space, excluding exterior patio/deck space, which shall not exceed 50% of the interior Public Space.
4. Automotive and Minor Recreation Vehicle Sales/Rentals shall be limited to a premise enclosed within the ground level Storey of a building which shall have a maximum Floor Area of [400 m²](#).
5. General Industrial Uses shall be restricted to self-storage facilities only and the following regulations shall apply:
 - a. All storage shall be located indoors;
 - b. Any overhead doors for loading/unloading shall be located off of a Lane/Potential Publicly Accessible Private Lane;
 - c. Any building Façade(s) facing a public roadway/Potential Publicly Accessible Private Road shall be designed to create the appearance of Multi-unit Housing with design features such as but not limited to windows at regular intervals on all Storeys and a clearly defined entrance from the public roadway/Potential Publicly Accessible Private Road; and
 - d. Shall be screened from view at ground level by street fronting Commercial and/or Residential Uses, with the exception of the entrance/lobby to the General Industrial Use, with a minimum depth of [8.0 m](#) from the Lot line Abutting a public roadway/Potential Publicly Accessible Private Road, other than a Lane/Potential Publicly Accessible Private Lane.
6. The following regulations shall apply to Surface Parking Lots:
 - a. Surface Parking Lots, not including lots for the purposes of construction site offices, lay down areas or construction parking associated with development of the lands within this Special Area Zone, shall only be permitted on the following parcels: Lot 271, Block 2, Plan 0729263; Lot 225-230, Block 2, Plan B3; and Lot 260-261, Block 3, Plan B3.
 - b. Notwithstanding [Section 12.2](#) of the Zoning Bylaw, a Development Permit shall be required for any Use that contains a Surface Parking Lot and any Development Permit that contains a Surface Parking Lot shall be temporary and shall expire on December 31, 2023.
7. Notwithstanding any other regulations in the Zoning Bylaw or this Special Area Zone, a minimum of 40 Vehicle Parking spaces to be used exclusively for the development located on Lots 199-207, Block 4, Plan B3 shall be provided and:
 - a. may be provided as a Surface Parking Lot;
 - b. shall be located between 103 Street NW and 104 Street NW;
 - c. shall include hardsurfacing, lighting, grading, drainage, screening and Landscaping;
 - d. shall, if not located within a heated building, have power receptacles for plugging in vehicles during cold weather;
 - e. shall be securely enclosed within a building or within a [1.8 metre](#) high fence complete with an access gate and card access system to the satisfaction of the Development Officer in consultation with Fire Rescue Services; and

- f. the requirement for this Vehicle Parking can be waived if the Development Officer receives indication from Fire Rescue Services that the parking is no longer required.

7. Environmental

1. For development within the areas and buffers depicted in Appendix 2 the following applies:
 - a. A Development Permit for excavation for the purpose of remediation is required prior to excavation of the site;
 - b. Prior to the issuance of a Development Permit, except for Development Permits for demolition, excavation, shoring, or signage, additional Environmental Site Assessment work is required, including a Remedial Action Plan and, if required by the Development Officer, an Environmental Risk Management Plan. The required reports shall be submitted and reviewed to the satisfaction of the Development Officer in consultation with Development Services (Environmental Planner). The Development Officer shall impose any Development Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of uses contemplated in the Development Permit application; and
 - c. As a condition of Development Permit issuance, except for Development Permits for demolition, excavation, shoring, or signage, and prior to the release of drawings for Building Permit review, the Site shall be remediated and a Remediation Report, along with any required reports or updates to the Risk Management Plan, shall be submitted and reviewed to the satisfaction of the Development Officer in consultation with City Planning (Environmental Planner).

8. Other Regulations

1. Vehicular access shall only be from a Lane/Potential Publicly Accessible Private Lane shown on Appendix 1.
 - a. Notwithstanding the above, vehicular access to the lands located west of 102 Street NW, east of 103 Street NW, south of the Shared Street/Potential Publicly Accessible Private Shared Street and north of 105 Avenue NW shall be permitted a maximum of two accesses from an Abutting public roadway, other than the Shared Street/Potential Publicly Accessible Private Shared Street in consultation with Subdivision and Development Coordination (Transportation).
2. Vehicular access shall be located and designed in a manner that provides a clearly defined, safe, efficient and convenient circulation pattern for both on-site and off-site vehicular traffic and pedestrian movements.
3. Site and building layouts shall include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. These elements may include, but are not limited to, elements that allow for natural surveillance, increase sightlines and use; and high quality interior and exterior lighting. The physical layout and landscaping shall reduce the vulnerability of pedestrians by avoiding areas of concealment or entrapment such as: long public corridor spaces, stairwells, or other movement predictors; avoiding landscaping hazards such as: unpruned trees, rocks that can be thrown, or blind corners; and by locating parking areas close to building access points and using wayfinding mechanisms. The Development Officer may require a Crime Prevention Through Environmental Design assessment to be submitted, and shall apply any conditions necessary to the approval of the Development Permit based on the recommendations of the CPTED assessment to promote a safe physical environment.
4. Built form, public realm interfaces, streetscape elements and pedestrian connections shall consider the City of Edmonton's Winter Design Guidelines in their design and implementation. A report outlining how the development conforms to these guidelines shall be submitted with each Development Permit for construction of a principal building and be to the satisfaction of the Development Officer.
5. The storm and sanitary drainage systems required to service the development, including drainage infrastructure extensions and on-site stormwater management, shall be in general conformance with the Drainage Servicing Report or alternatives to the satisfaction of the

Development Officer in consultation with Development Services (Drainage). Such improvements are to be constructed at the owner's cost.

9. Public Improvements

1. If requested by the Development Officer as a means of implementing direction of a Redevelopment Levy for Parkland Acquisition from the Central McDougall/Queen Mary Park Area Redevelopment Plan, the owner shall submit a market value appraisal for the subject Site at the time of the submission of a Development Permit application for the purposes of determining the amount of the redevelopment levy that applies to the Site. The appraisal will estimate the market value of the subject Site, based on the highest and best use of the land, as if vacant, and with the effective date of valuation being within 30 days of Development Permit application. The appraisal report must be reviewed and approved by the Real Estate Branch of the Financial and Corporate Services Department, and the Community Services Department prior to issuance of a Development Permit. The redevelopment levy shall be an amount representing 8% of the estimated market value of the Site, as if vacant, and shall be paid to the City of Edmonton as a condition of the approval of a Development Permit.
2. 104 Street NW
 - a. As a condition of a Development Permit for construction of the first principal building Abutting 104 Street NW, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve or enhance the development. Improvements shall focus on the east side of 104 Street NW only, improving conditions for pedestrians, cyclists, and transit users. Improvements that could be implemented shall be in general conformance with the cross sections within the Central McDougall/Queen Mary Park Area Redevelopment Plan. These improvements could include, but are not limited to, traffic calming elements, enhanced pedestrian crossings, widened sidewalks, street trees, and street furniture. Adjustments to the cross sections at the southern end of 104 Street NW may be required due to existing buildings and infrastructure. All improvements shall be to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
3. 103 Street NW
 - a. As a condition of a Development Permit for construction of the first principal building Abutting 103 Street NW, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve or enhance the development. Improvements shall focus on prioritizing conditions for pedestrians, cyclists, and transit users. Improvements that could be implemented shall be in general conformance with the cross sections within the Central McDougall/Queen Mary Park Area Redevelopment Plan. These improvements could include, but are not limited to, traffic calming elements, enhanced pedestrian crossings, Shared Street/Potential Publicly Accessible Private Shared Street crossing, widened sidewalks, street trees, and street furniture. Adjustments to the cross sections at the southern end of 103 Street NW may be required due to existing buildings and infrastructure. All improvements shall be to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).
4. 102 Street NW/Potential Publicly Accessible Private Road
 - a. As a condition of a Development Permit for construction of the first principal building Abutting 102 Street NW/Potential Publicly Accessible Private Road, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve or enhance the development. Improvements shall focus on improving conditions for pedestrians, cyclists, and transit users. Improvements that could be implemented shall be in general conformance with the cross sections within the Central McDougall/Queen Mary Park Area Redevelopment Plan. These improvements could include, but are not limited to, traffic calming elements, enhanced pedestrian crossings, widened sidewalks, street trees, and street furniture. Adjustments to the cross sections at the southern end of 102 Street NW/Potential Publicly Accessible Private Road may be required due to existing buildings and infrastructure. All improvements shall be to the

satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).

5. 105 Avenue NW

- a. As a condition of a Development Permit for construction of the first principal building abutting 105 Avenue NW, the owner shall enter into an Agreement with the City of Edmonton for off-site improvements necessary to serve or enhance the development on the north side of 105 Avenue NW only. Improvements shall focus on improving conditions for pedestrians, cyclists, and transit users. These improvements shall be in general conformance with the 105 Avenue Corridor Study and could include, but are not limited to, widened sidewalks, street trees, and street furniture. All improvements shall be to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation) and Integrated Infrastructure Services.

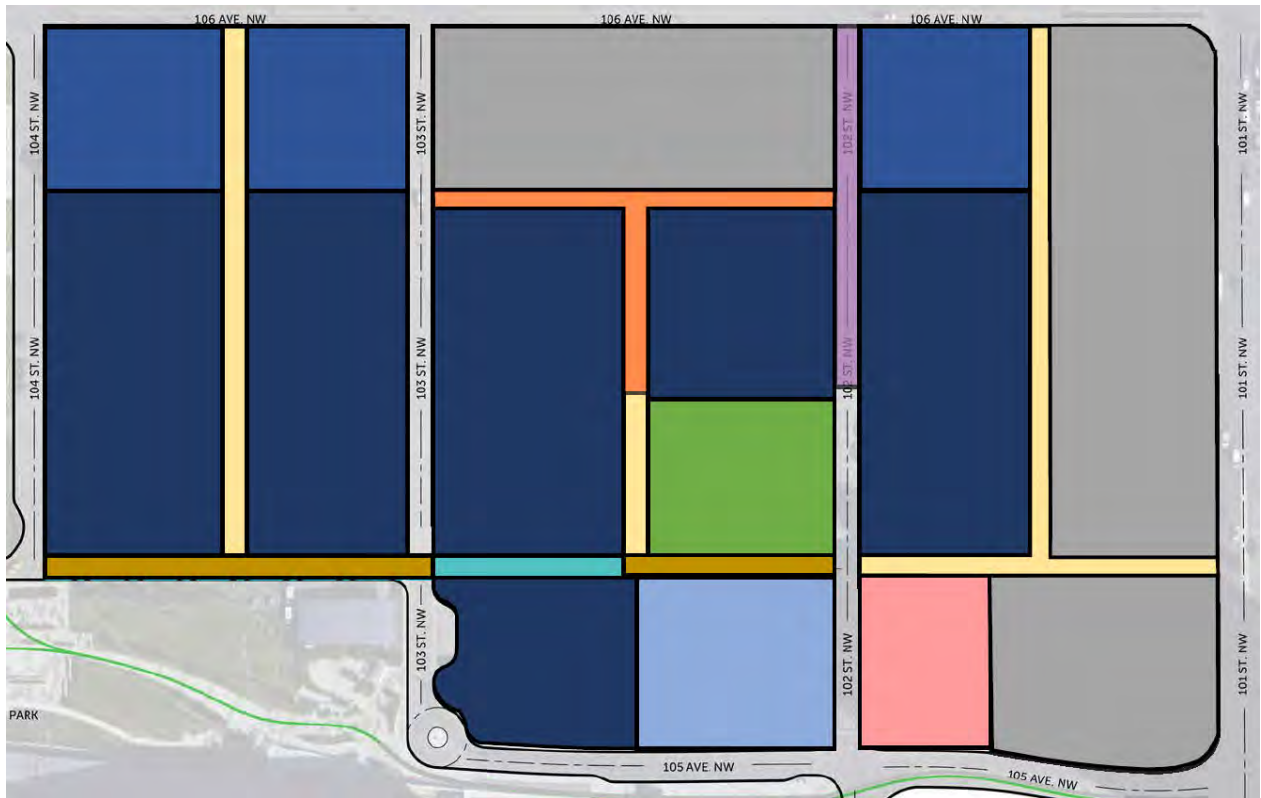
6. Shared Street/Potential Publicly Accessible Private Street

- a. As a condition of a Development Permit for construction of the first principal building abutting the Shared Street/Potential Publicly Accessible Private Shared Street between 103 Street NW and 104 Street NW, the owner shall enter into an Agreement with the City of Edmonton for improvements to the Shared Street/Potential Publicly Accessible Private Shared Street between 103 Street NW and 104 Street NW, necessary to serve or enhance the development, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). The Agreement process shall include an engineering drawing review and approval. Improvements to address in the Agreement include:
 - i. Design elements in line with best practices for shared streets and that give modal priority to pedestrians and cyclists;
 - ii. Special treatments to achieve this priority such as but not limited to pavers, stamped concrete, furnishings, etc.; and
 - iii. Lighting provided through a combination of street lights and string lights running across the Shared Street/Potential Publicly Accessible Private Shared Street.
- b. As a condition of a Development Permit for construction of the first principal building abutting the Shared Street/Potential Publicly Accessible Private Shared Street between 102 Street NW and 103 Street NW, the owner shall enter into an Agreement with the City of Edmonton for improvements to the Shared Street/Potential Publicly Accessible Private Shared Street between 102 Street NW and 103 Street NW, necessary to serve or enhance the development, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). The Agreement process shall include an engineering drawing review and approval. Improvements to address in the Agreement include:
 - i. Design elements in line with best practices for shared streets and that give modal priority to pedestrians and cyclists;
 - ii. Special treatments to achieve this priority such as but not limited to pavers, stamped concrete, furnishings, etc.; and
 - iii. Lighting provided through a combination of street lights and string lights running across the Shared Street/Potential Publicly Accessible Private Shared Street.
- c. As a condition of a Development Permit that includes the completion of the Shared Street/Potential Publicly Accessible Private Shared Street between 102 Street NW and 104 Street NW, the owner shall enter into an Agreement with the City of Edmonton for improvements to the Shared Street/Potential Publicly Accessible Private Shared Street intersection with 103 Street NW, necessary to serve or enhance the development, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation). The Agreement process shall include an engineering drawing review and approval. Improvements to address in the agreement could include, but are not limited to:

- i. Surface materials and universal design elements to clearly define and establish a continuous crossing area along the Shared Street/Potential Publicly Accessible Private Shared Street;
 - ii. Pedestrian crossing control measures, signage and/or devices; and
 - iii. Other design elements, as required, to clearly demarcate the crossing area for pedestrian and cyclist modal priority.
7. Lanes
- a. Lanes/Potential Publicly Accessible Private Lanes shall be provided in general conformance with Appendix 1 and shall be constructed to a commercial alley standard, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination (Transportation).

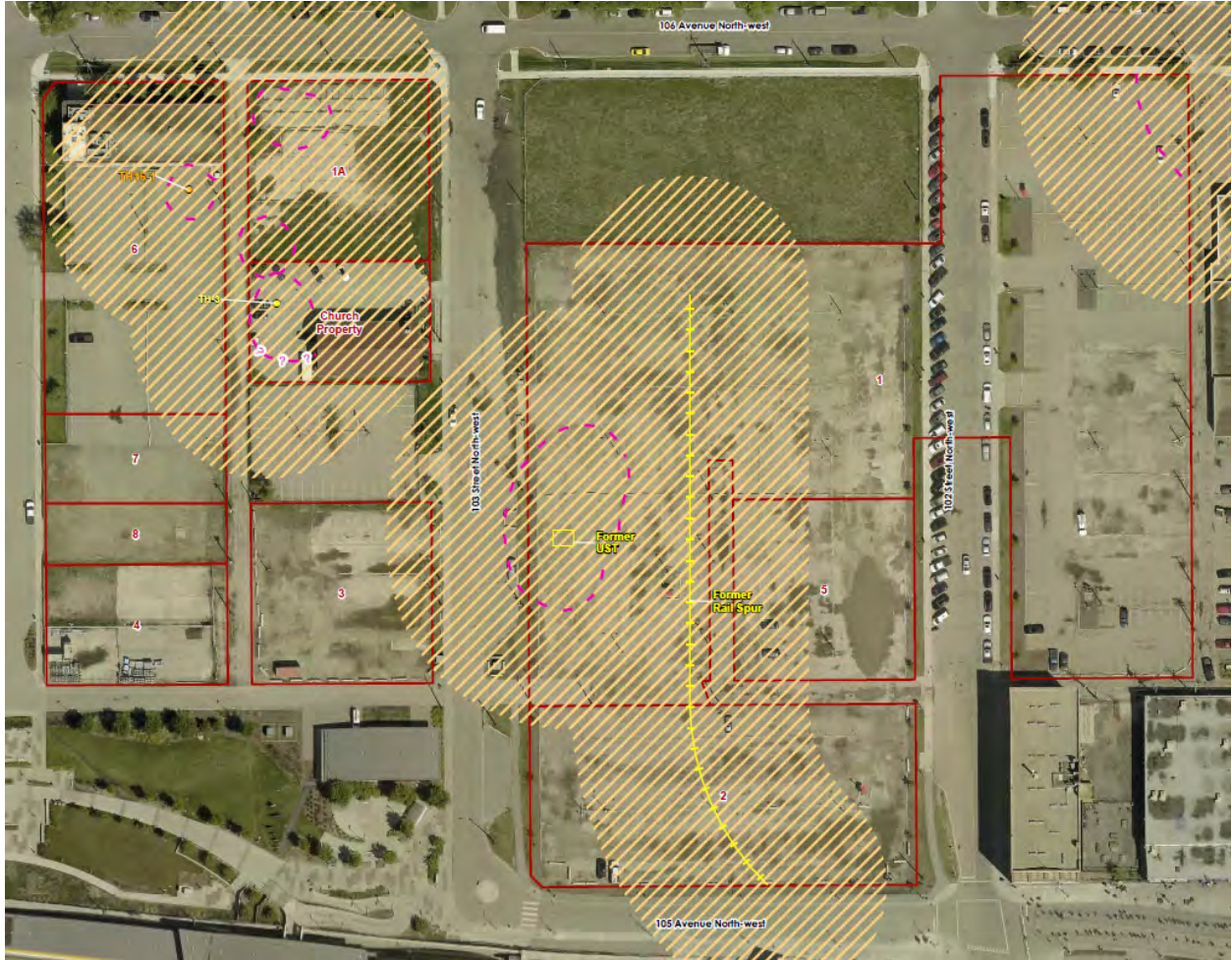
[Appendix 1 - Special Area Land Use Concept](#)
[Appendix 2 - Environmental Buffers](#)







Appendix 1 - Special Area Land Use Concept



- | | | | |
|---|---|---|--|
|  | Max. 90 m |  | Park |
|  | Max. 28 m |  | Lane |
|  | Max. 26 m |  | Existing Development
(Mac Lofts) |
|  | Shared Street |  | Non participating
Landowners |
|  | Potential Publicly
Accessible Private Road |  | Potential Publicly Accessible
Private Shared Street |
|  | Potential Publicly
Accessible Private Lane | | |

Appendix 2 – Environmental Buffers



-  Approximate Site Boundary
-  Borehole Location (Shelby, 2019 Limited Phase II ESA)
-  Borehole Location (Thurber, 2019 Limited Phase II ESA)
-  Delineated Extents of Soil
-  Estimated Extents of Soil Impact
-  30 m Buffer

Part III

ZONING MAP

Zoning Maps

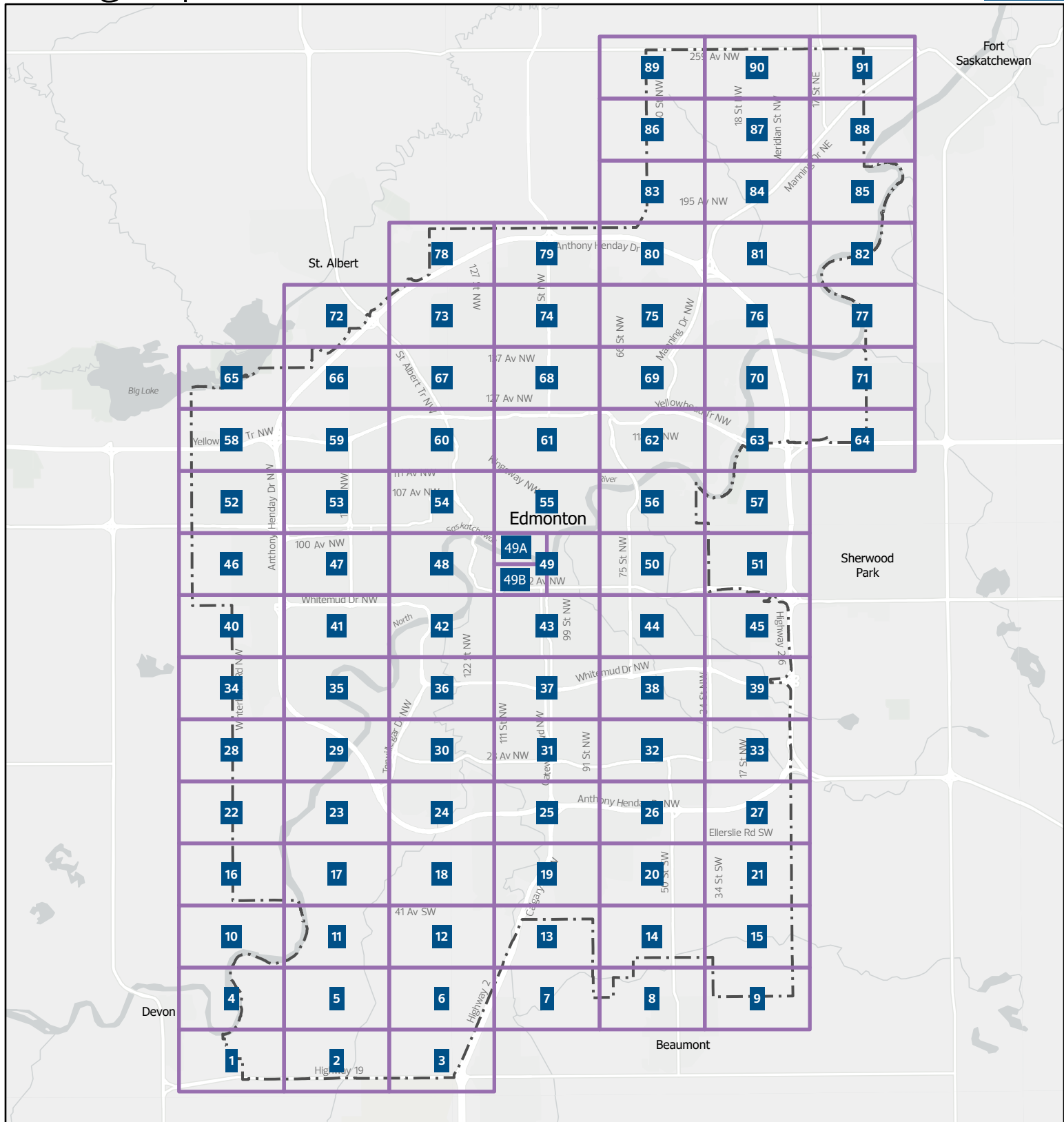
The [Zoning Map](#) (last updated: June 9, 2020) displays zoning and overlay information, it is best viewed using [Internet Explorer](#) or by downloading the map and opening it in [Adobe Reader](#). Additionally, the information is available online at www.maps.edmonton.ca.


Urban Planning and Economy
Phone: 311


[Zoning Maps](#)

Zoning Bylaw 12800

Zoning Map

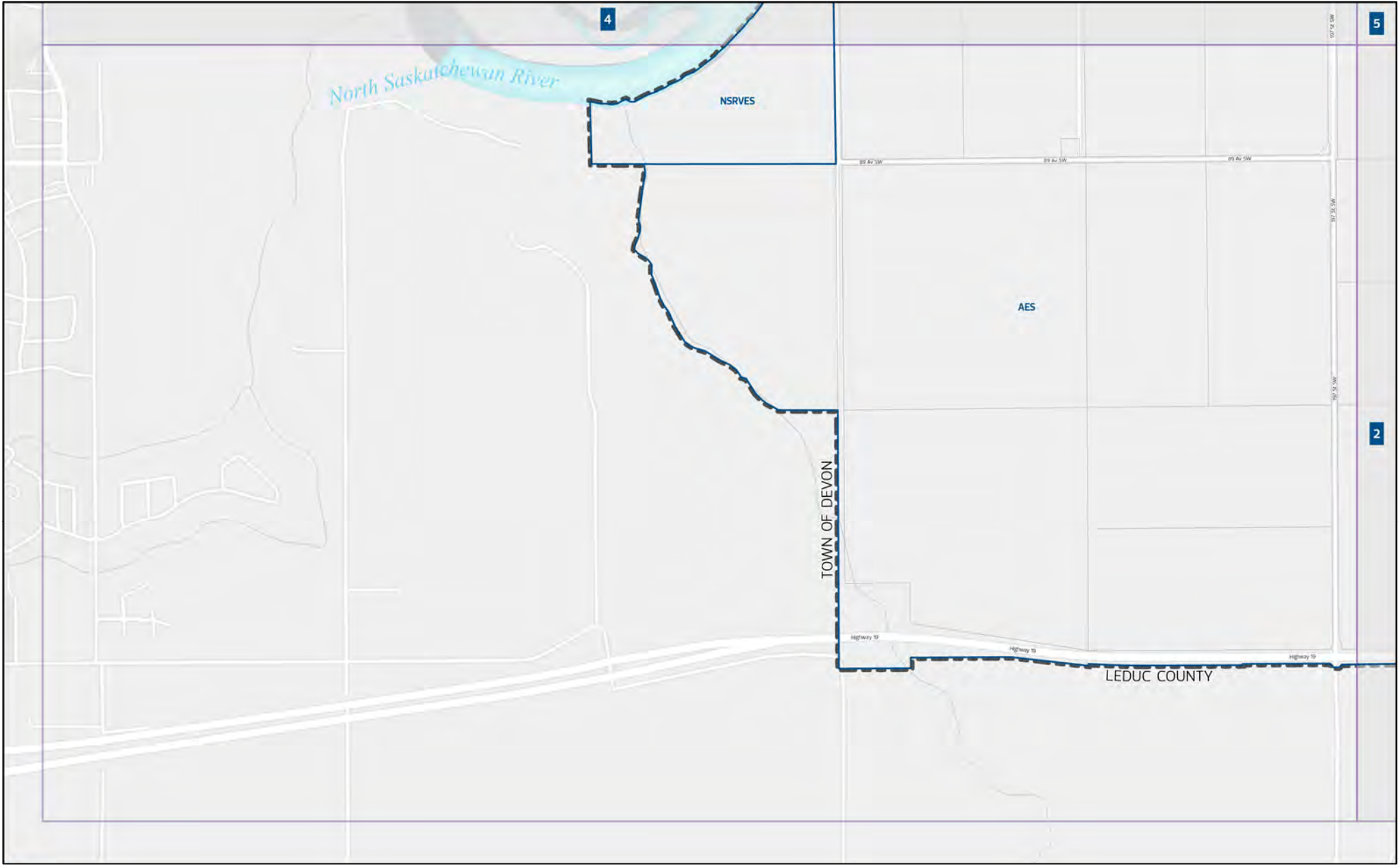


 Map Number

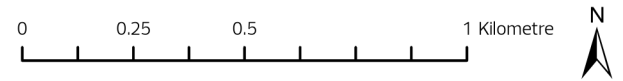
 City of Edmonton Boundary



Zoning Bylaw 12800 Zoning Map

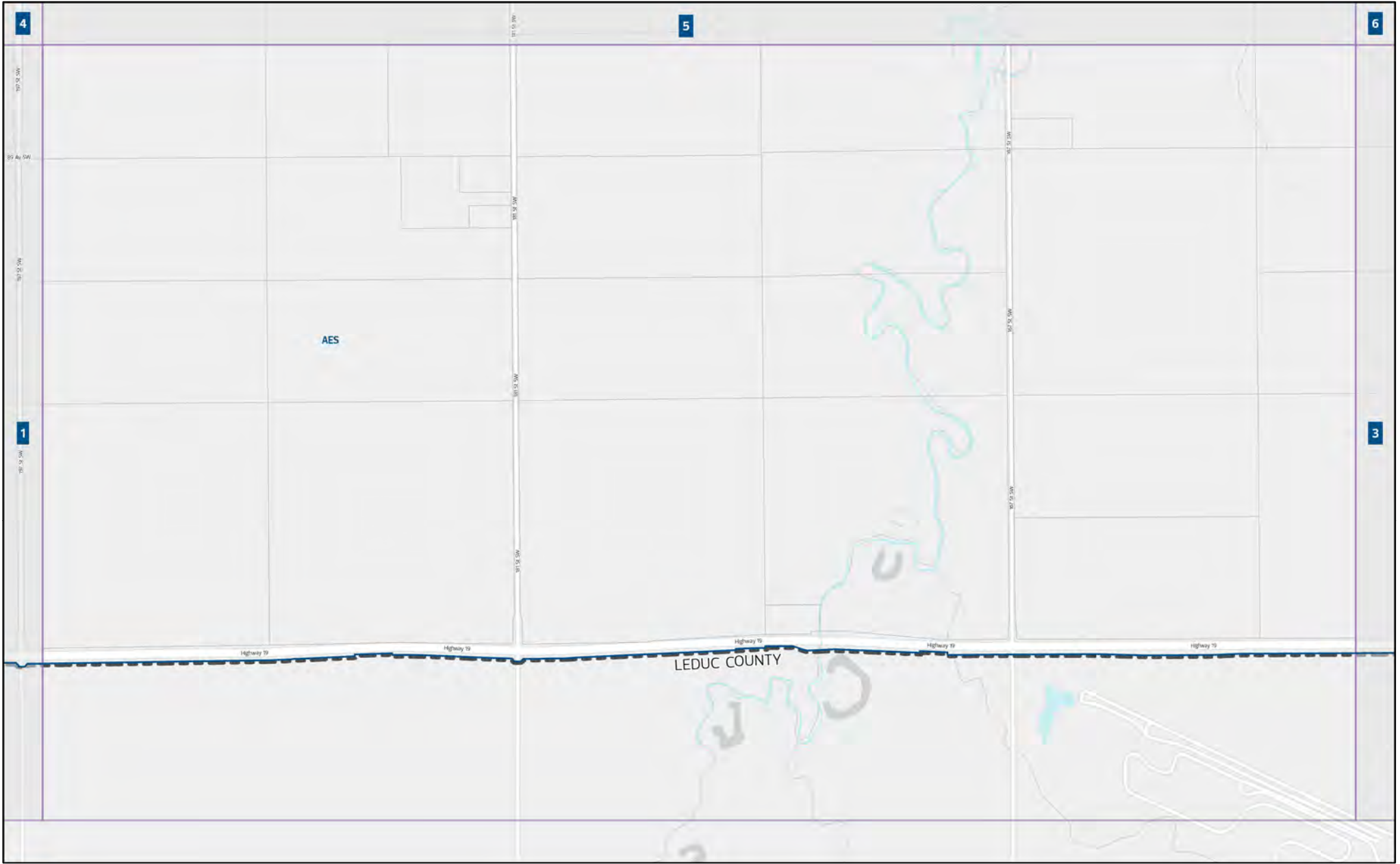


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

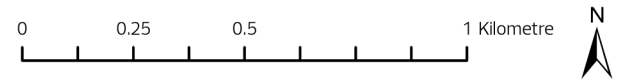


Map Number: 1

Zoning Bylaw 12800 Zoning Map

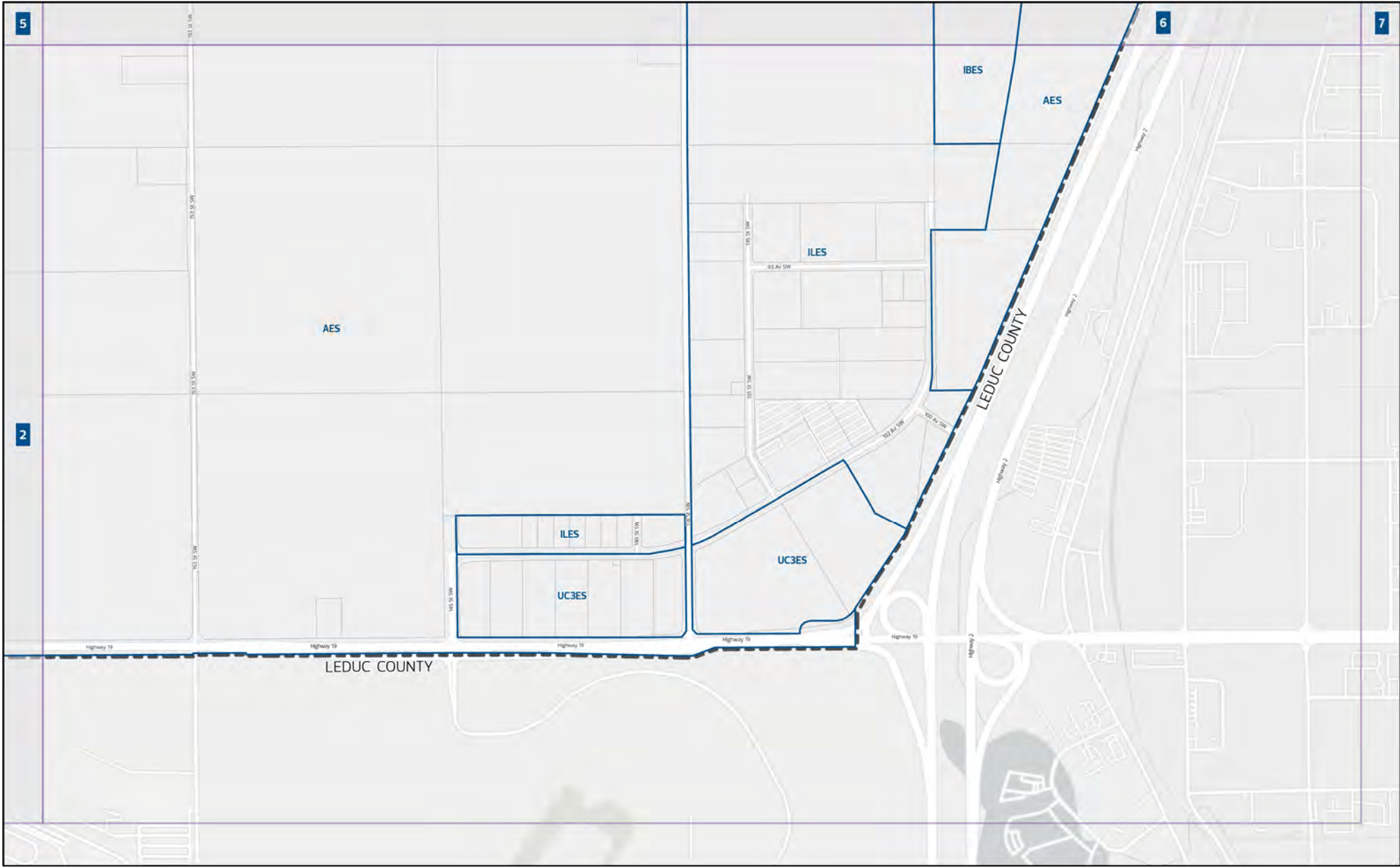


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

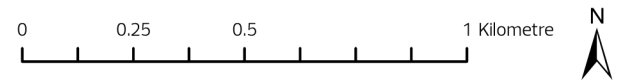


Map Number: 2

Zoning Bylaw 12800 Zoning Map

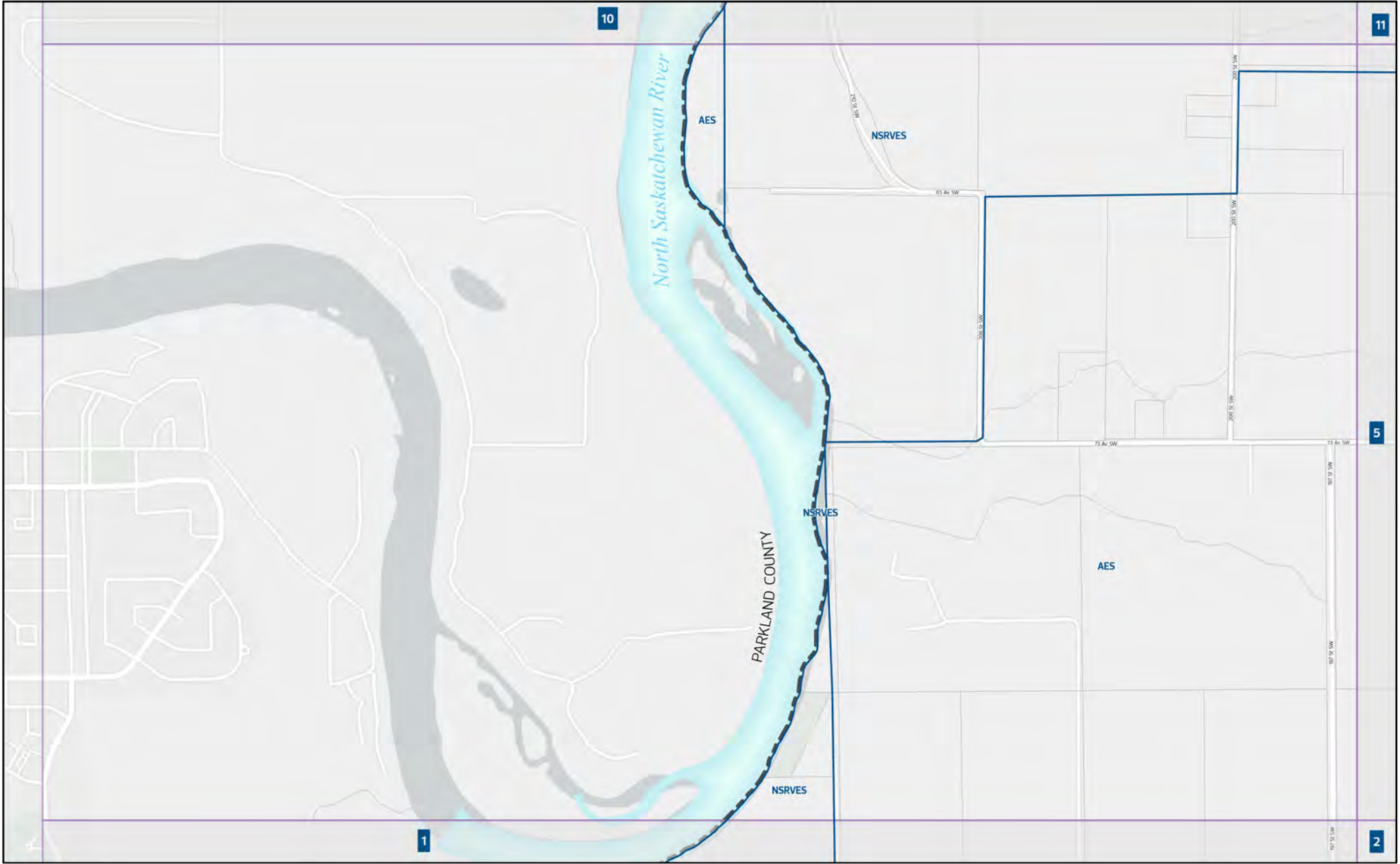


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

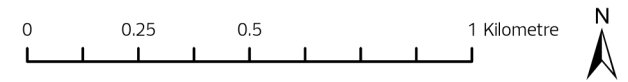


Map Number: 3

Zoning Bylaw 12800 Zoning Map

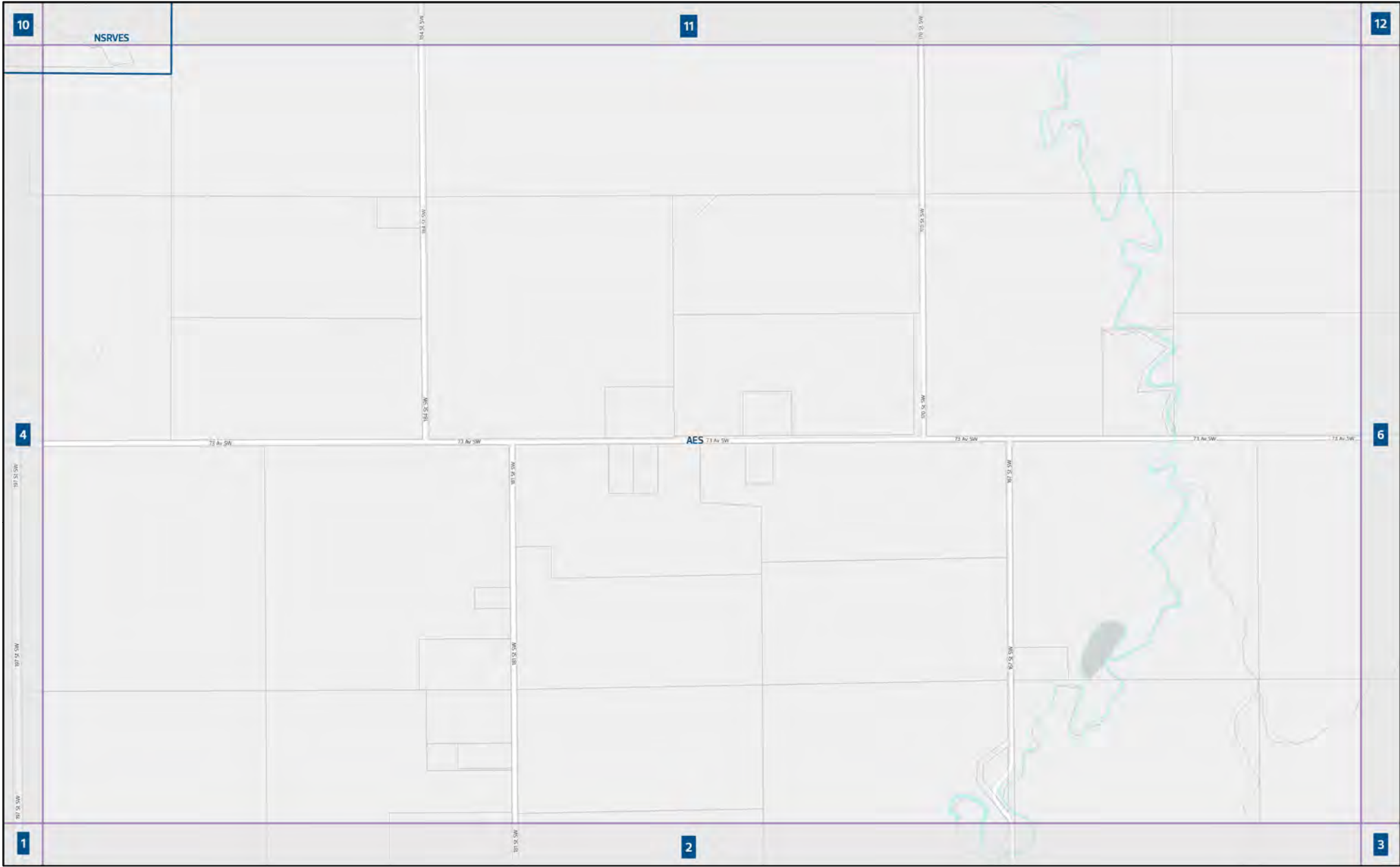


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

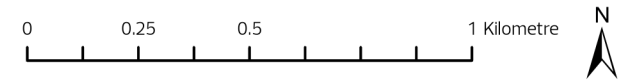


Map Number: 4

Zoning Bylaw 12800 Zoning Map



- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

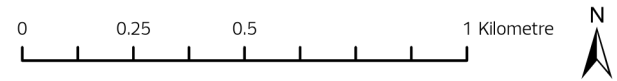


Map Number: 5

Zoning Bylaw 12800 Zoning Map

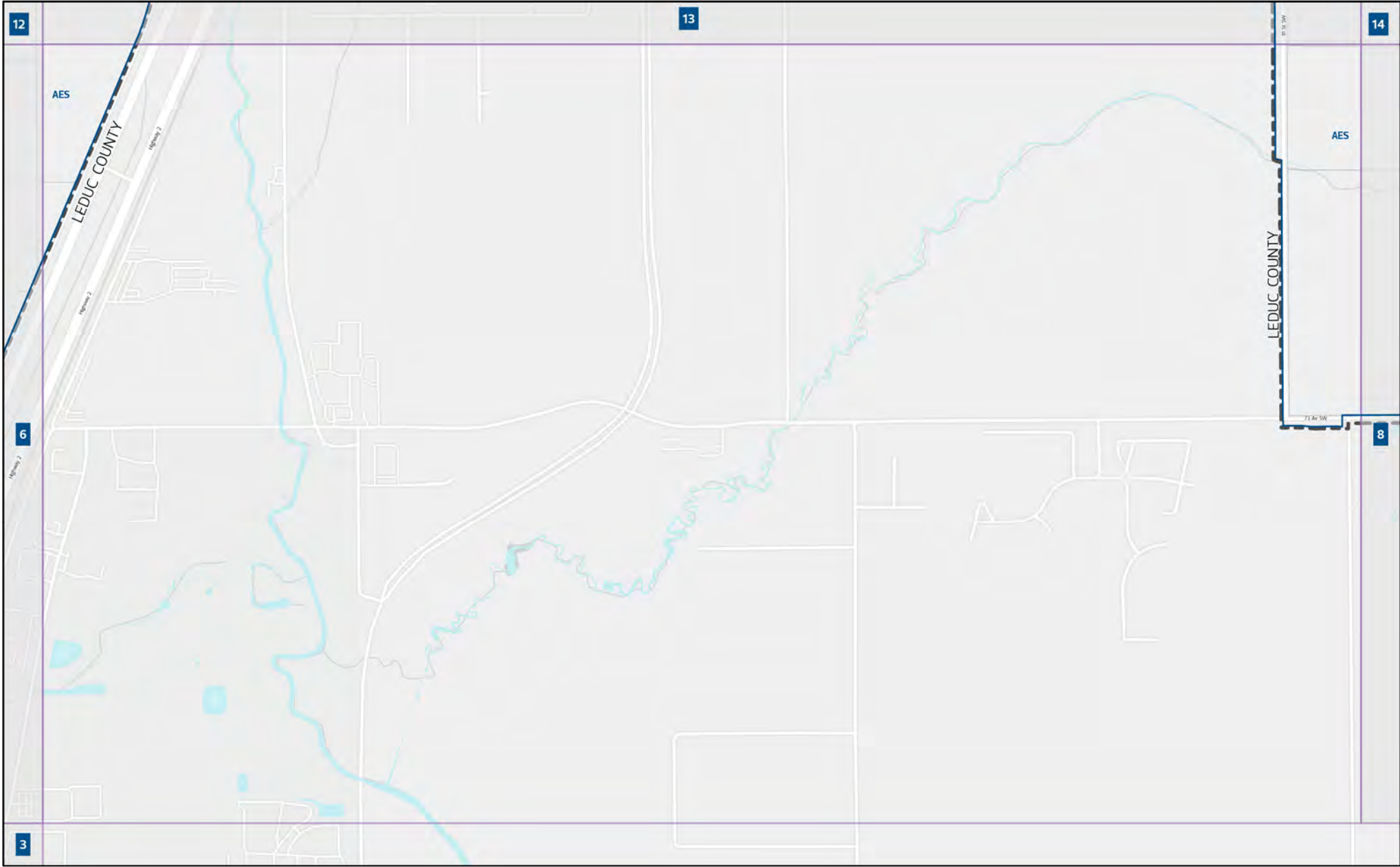


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

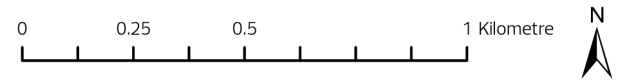


Map Number: 6

Zoning Bylaw 12800 Zoning Map

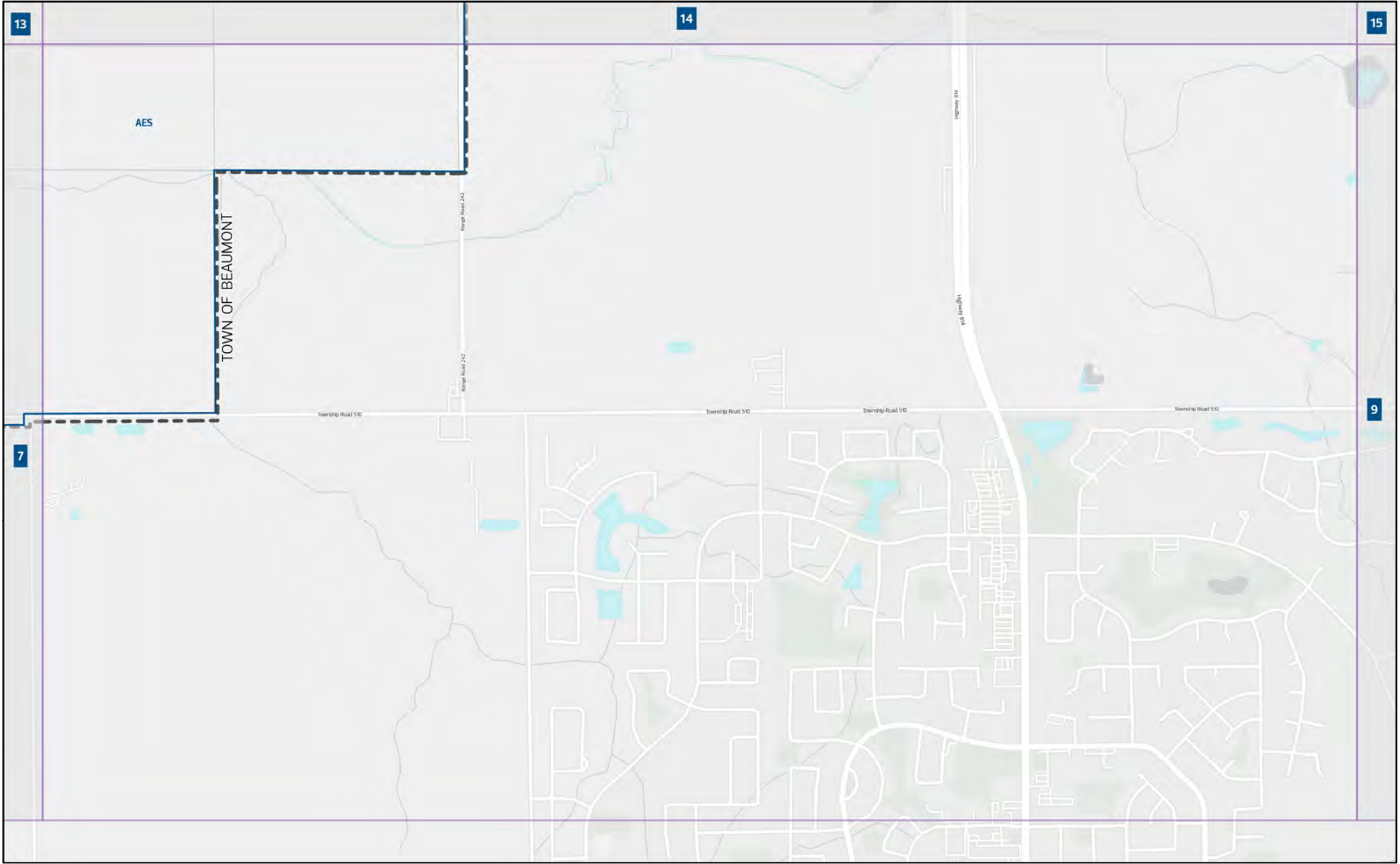


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

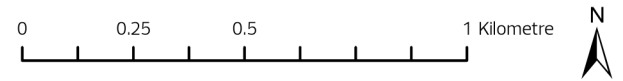


Map Number: 7

Zoning Bylaw 12800 Zoning Map

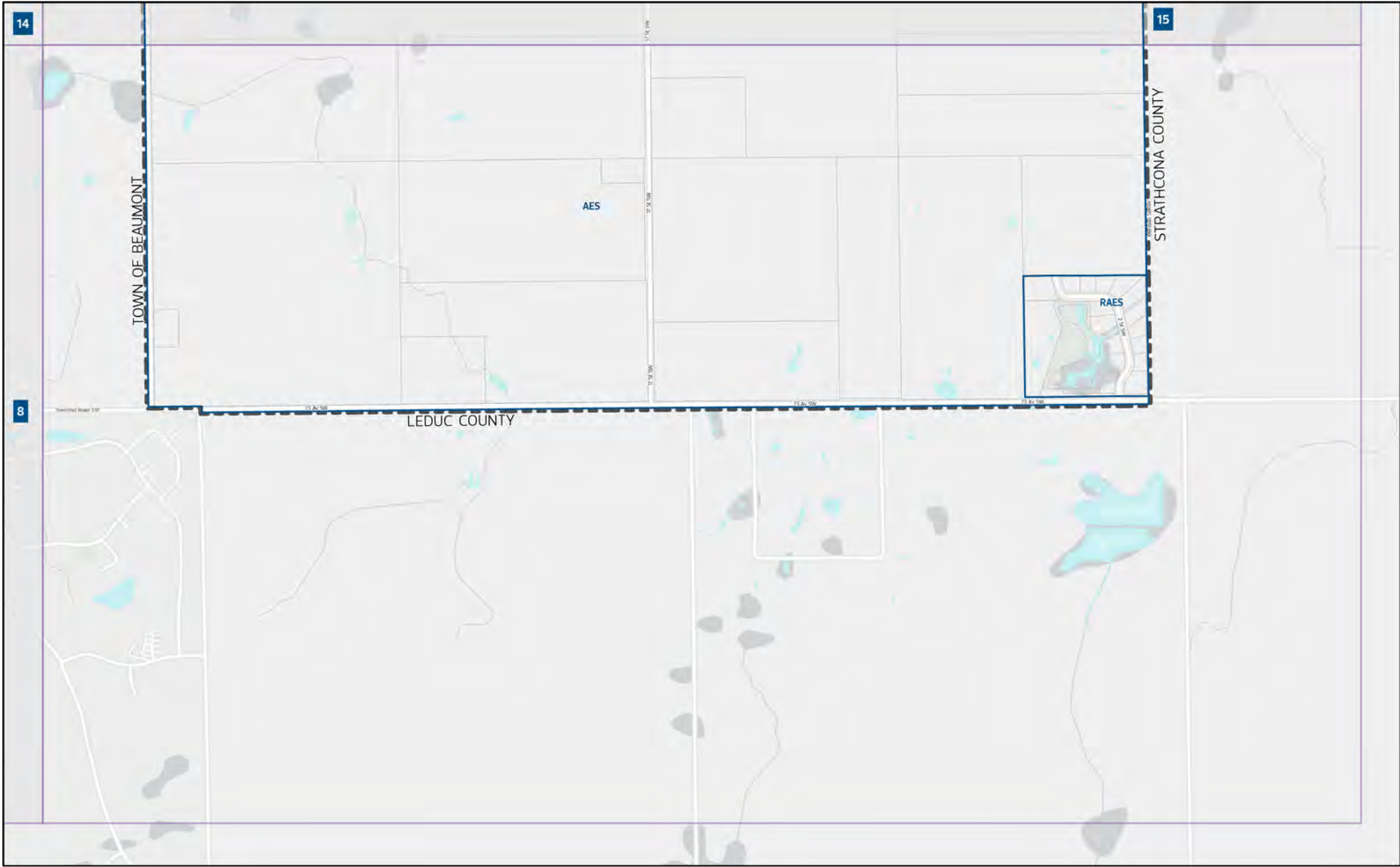


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



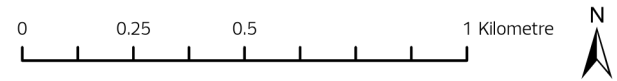
Map Number: 8

Zoning Bylaw 12800 Zoning Map

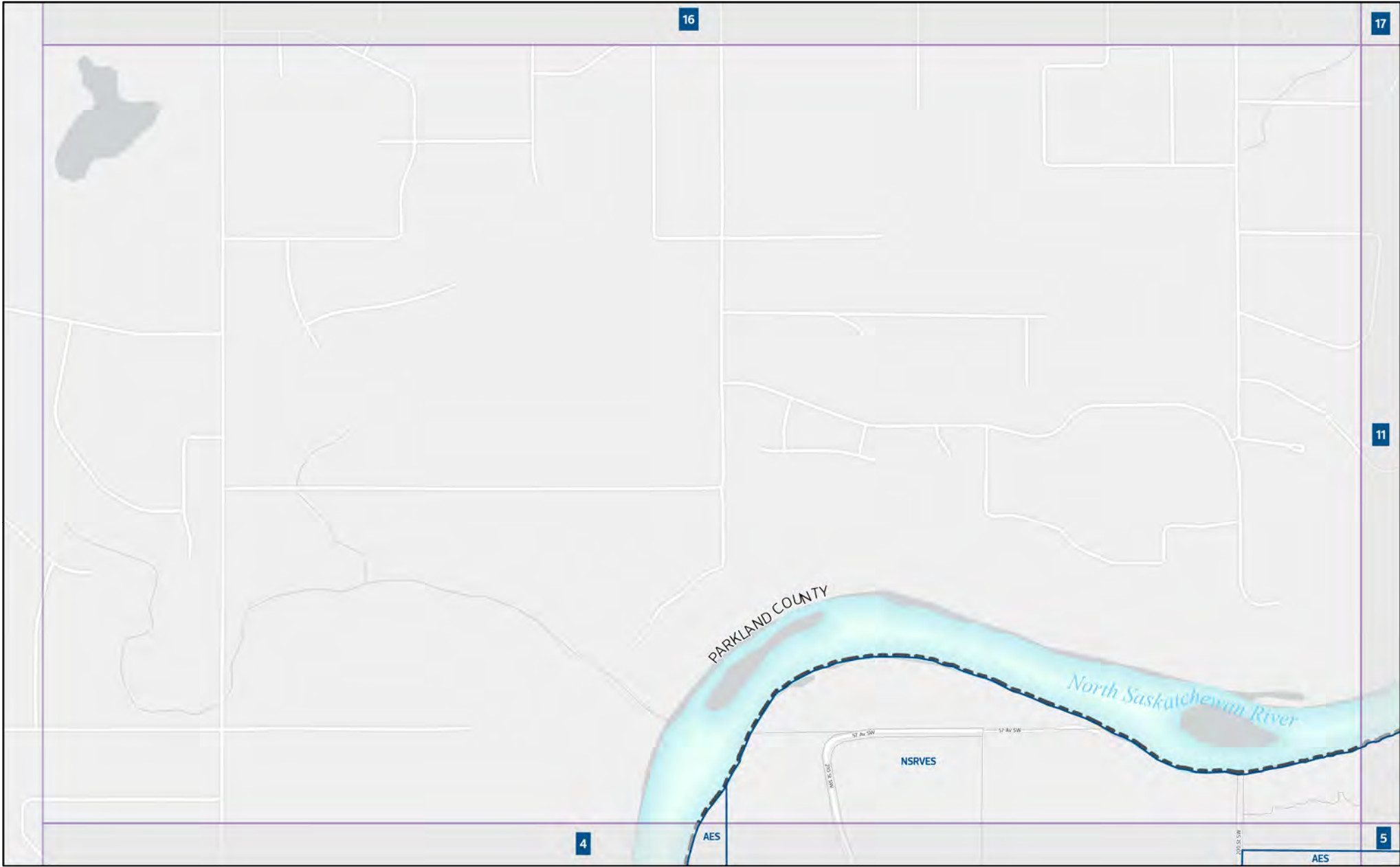


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

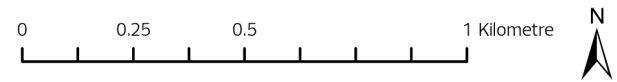
Map Number: 9



Zoning Bylaw 12800 Zoning Map



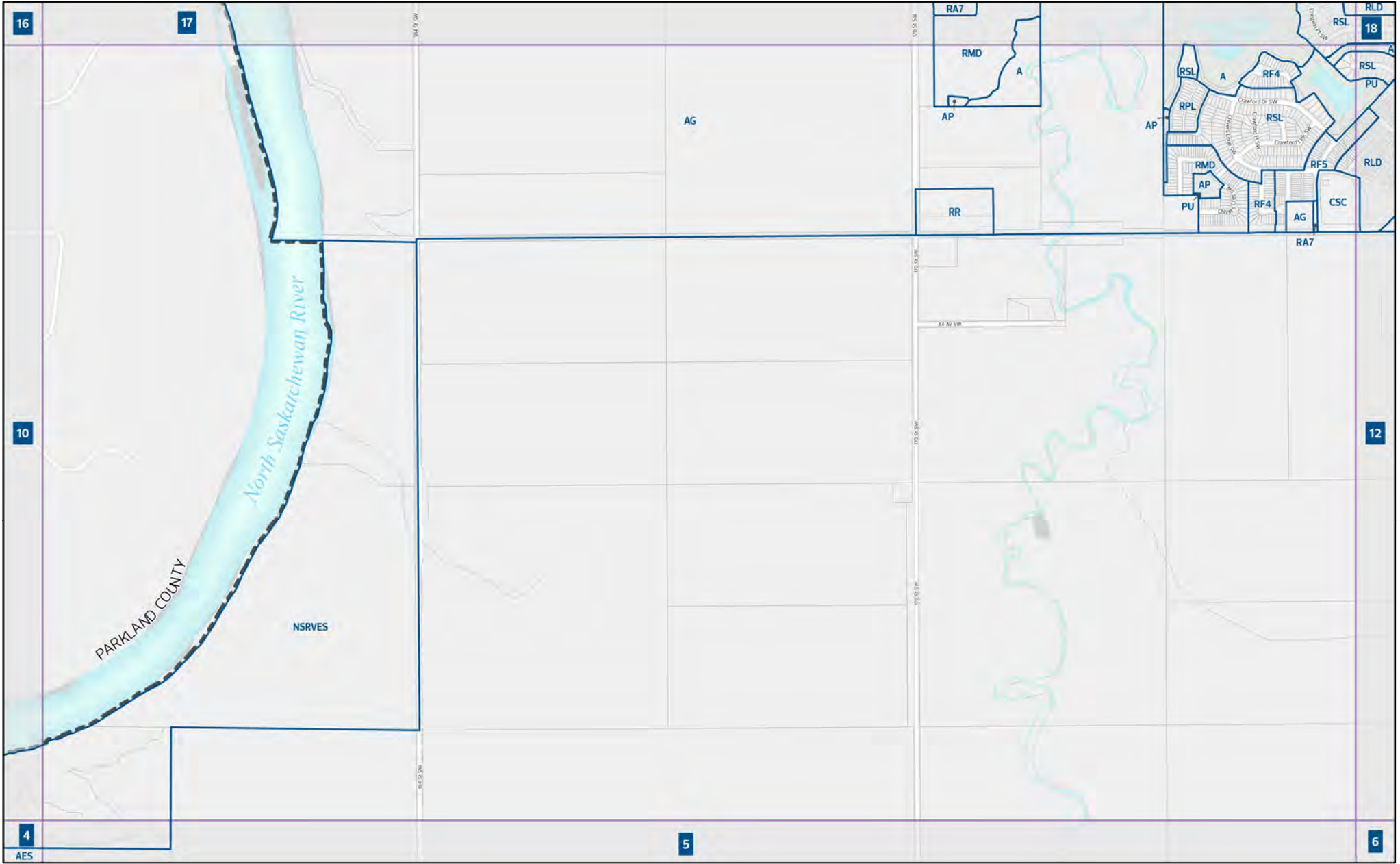
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



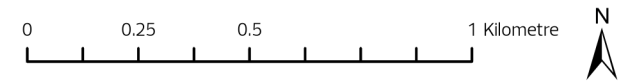
Map Number: 10

Zoning Bylaw 12800

Zoning Map



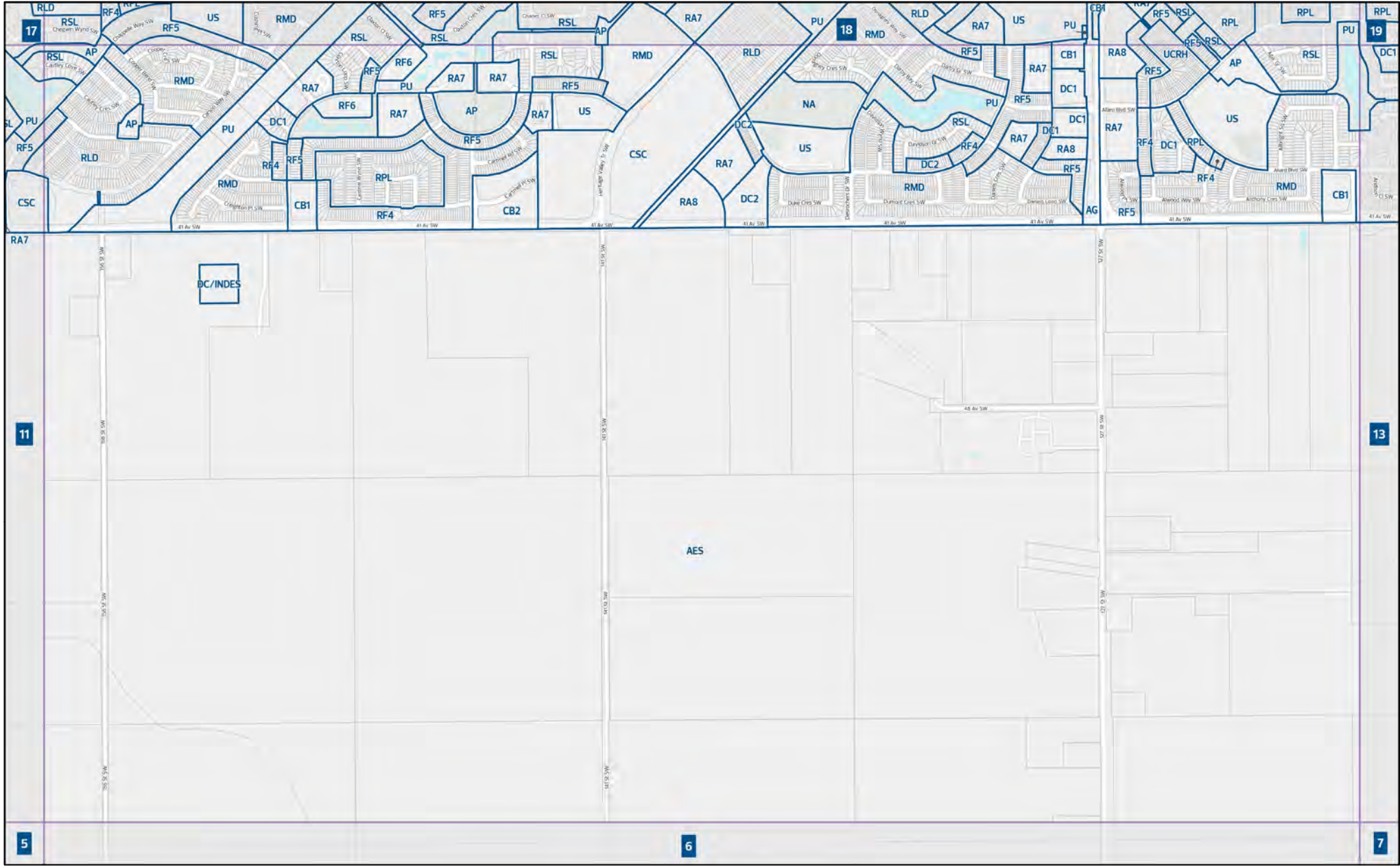
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



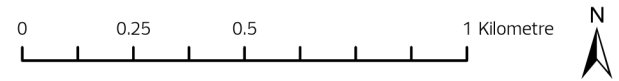
Map Number: 11

Zoning Bylaw 12800

Zoning Map



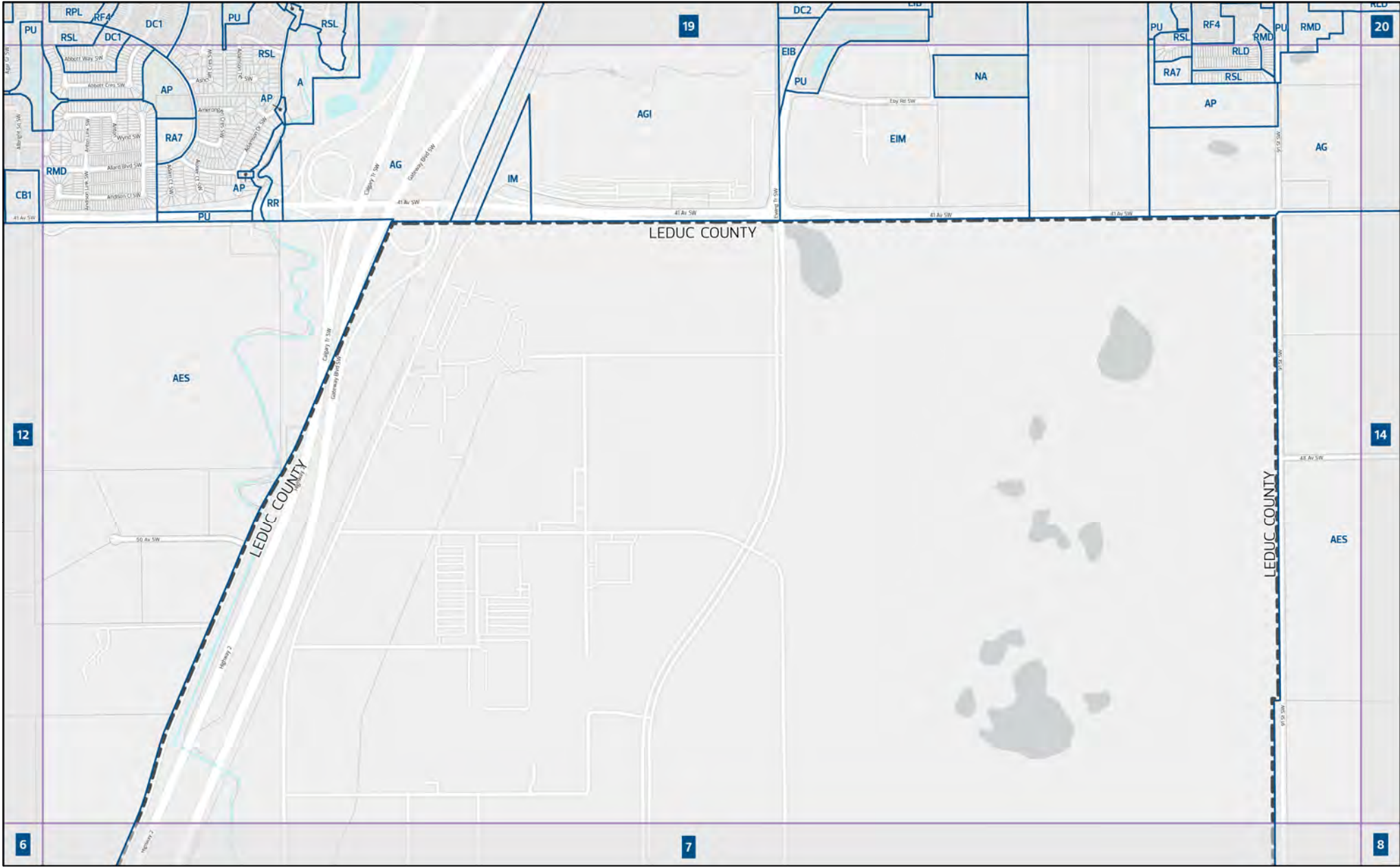
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number







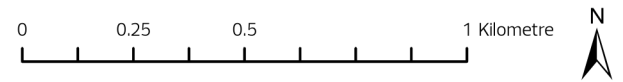
Map Number: 12

Zoning Bylaw 12800

Zoning Map

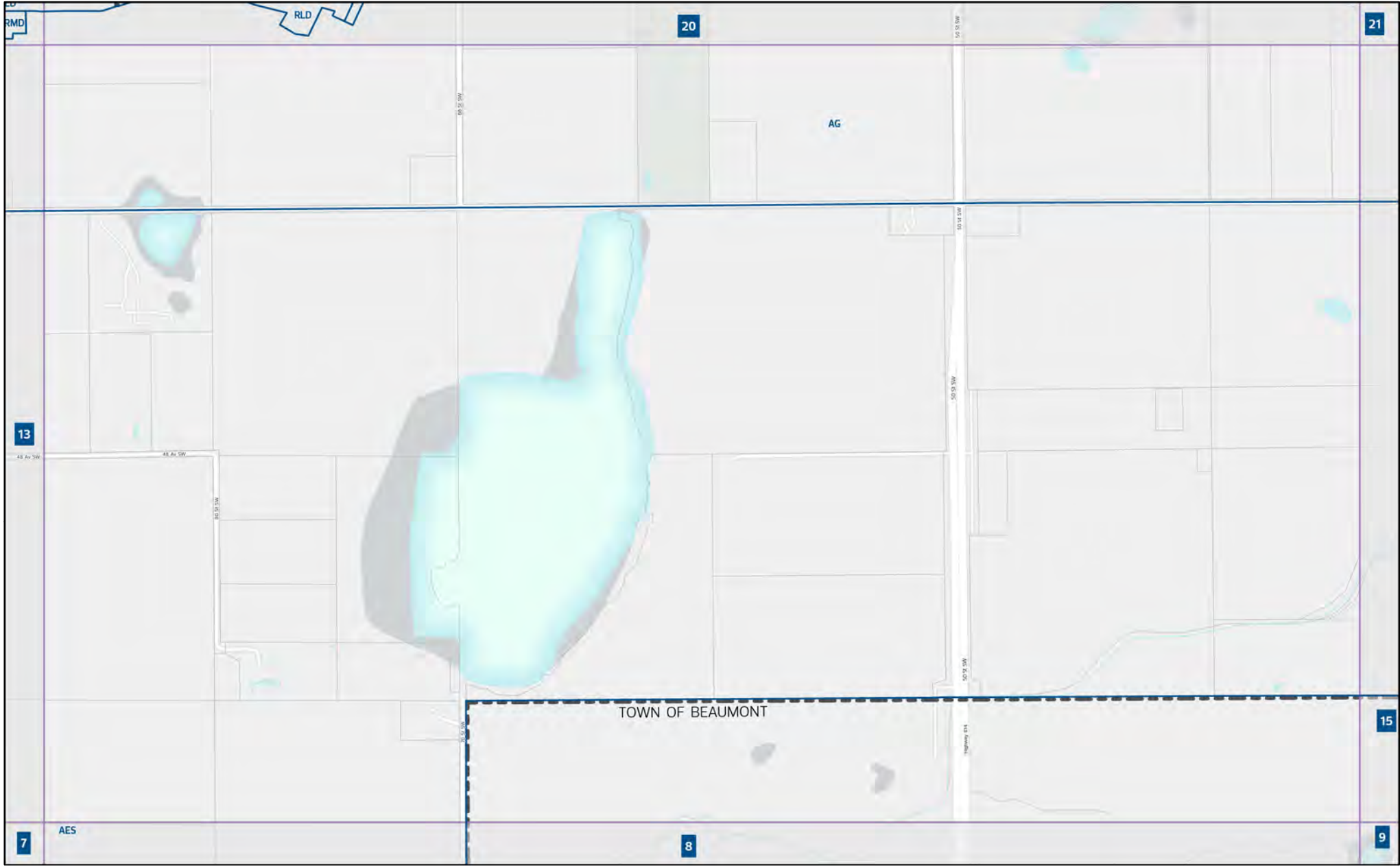


-  Zoning
-  Titled Lot
-  City of Edmonton Boundary
-  Map Number

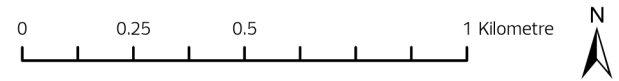


Map Number: 13

Zoning Bylaw 12800 Zoning Map

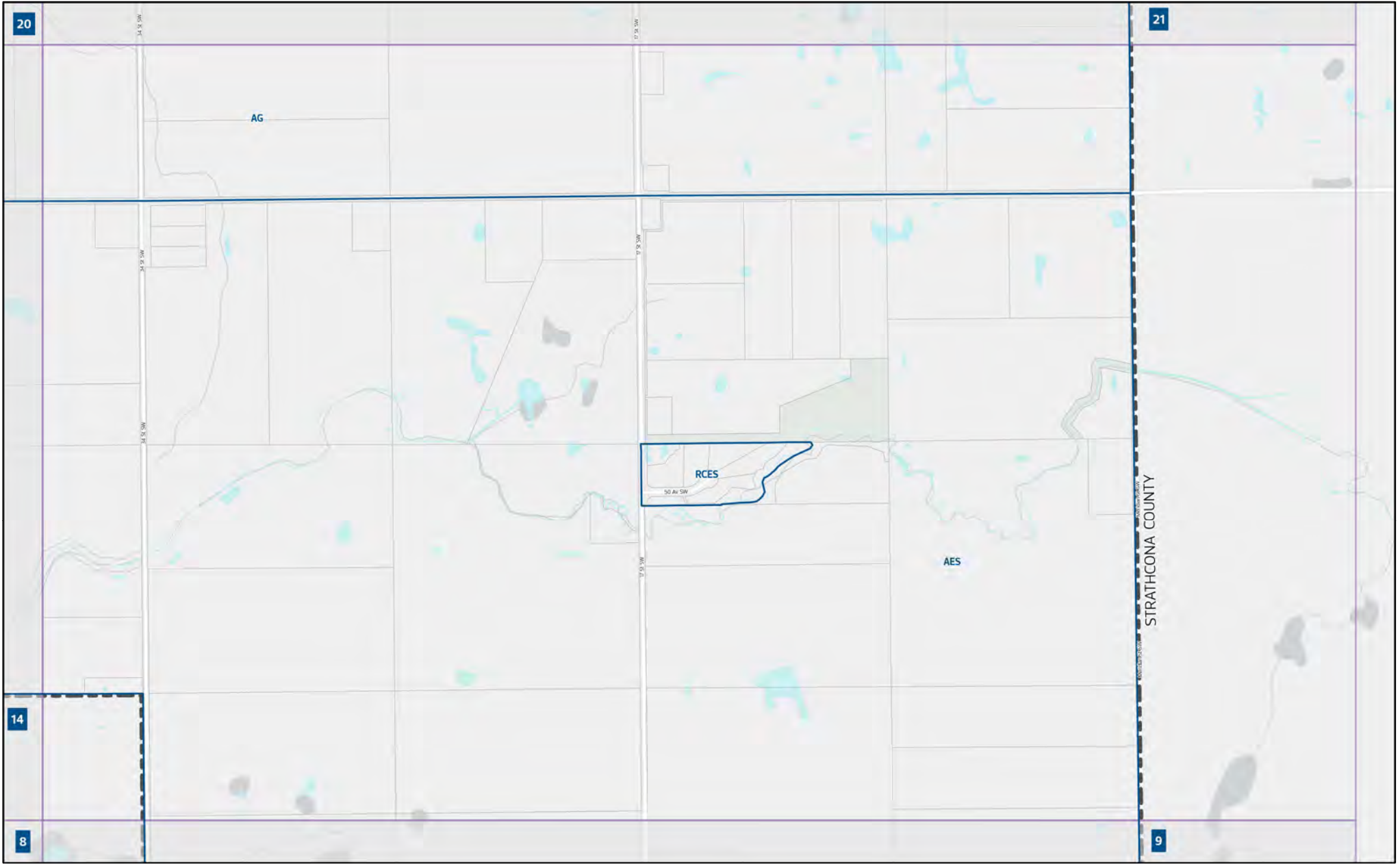


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

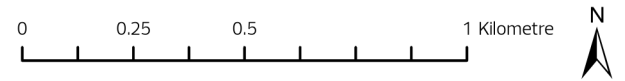


Map Number: 14

Zoning Bylaw 12800 Zoning Map

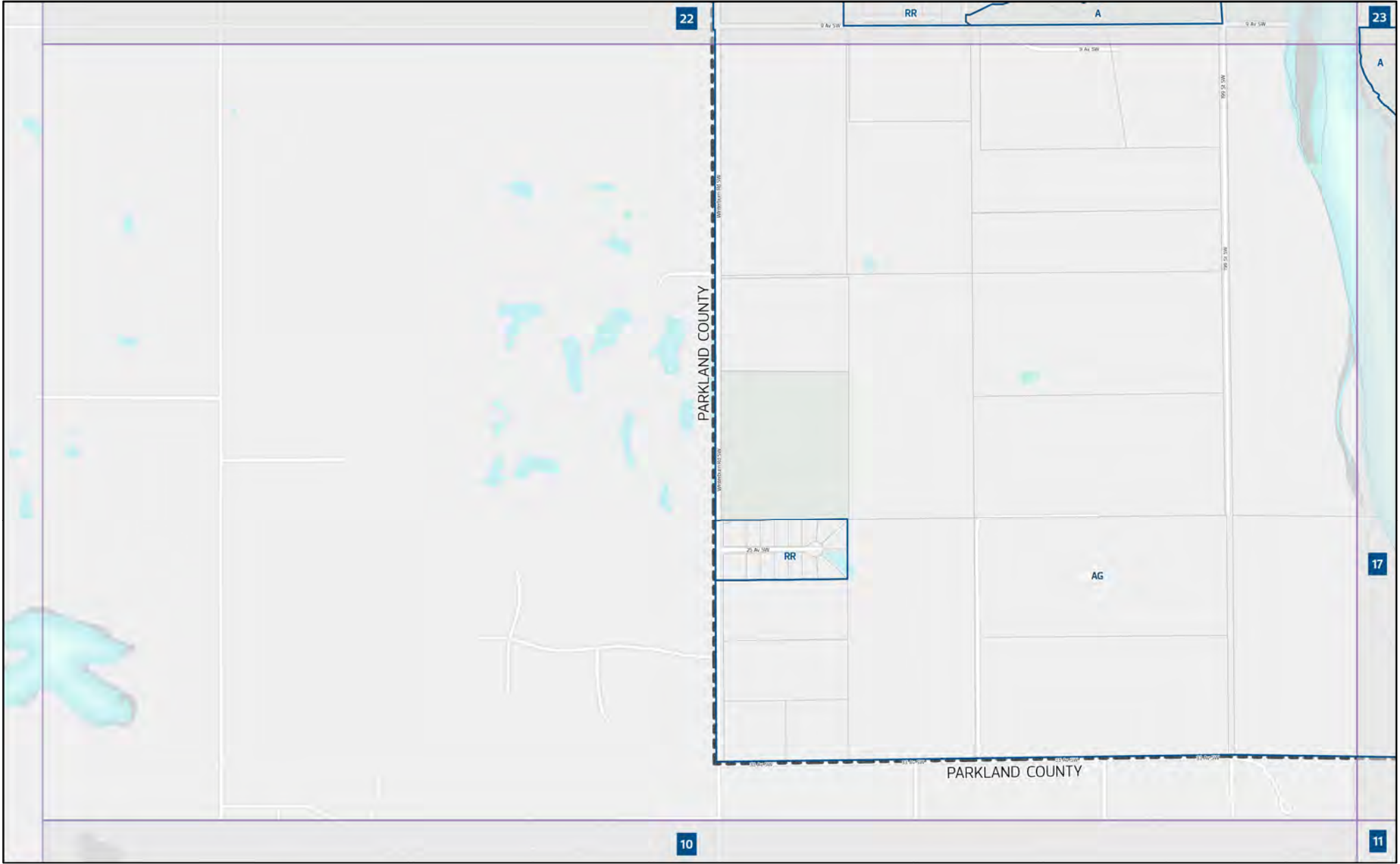


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

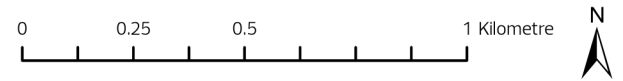


Map Number: 15

Zoning Bylaw 12800 Zoning Map



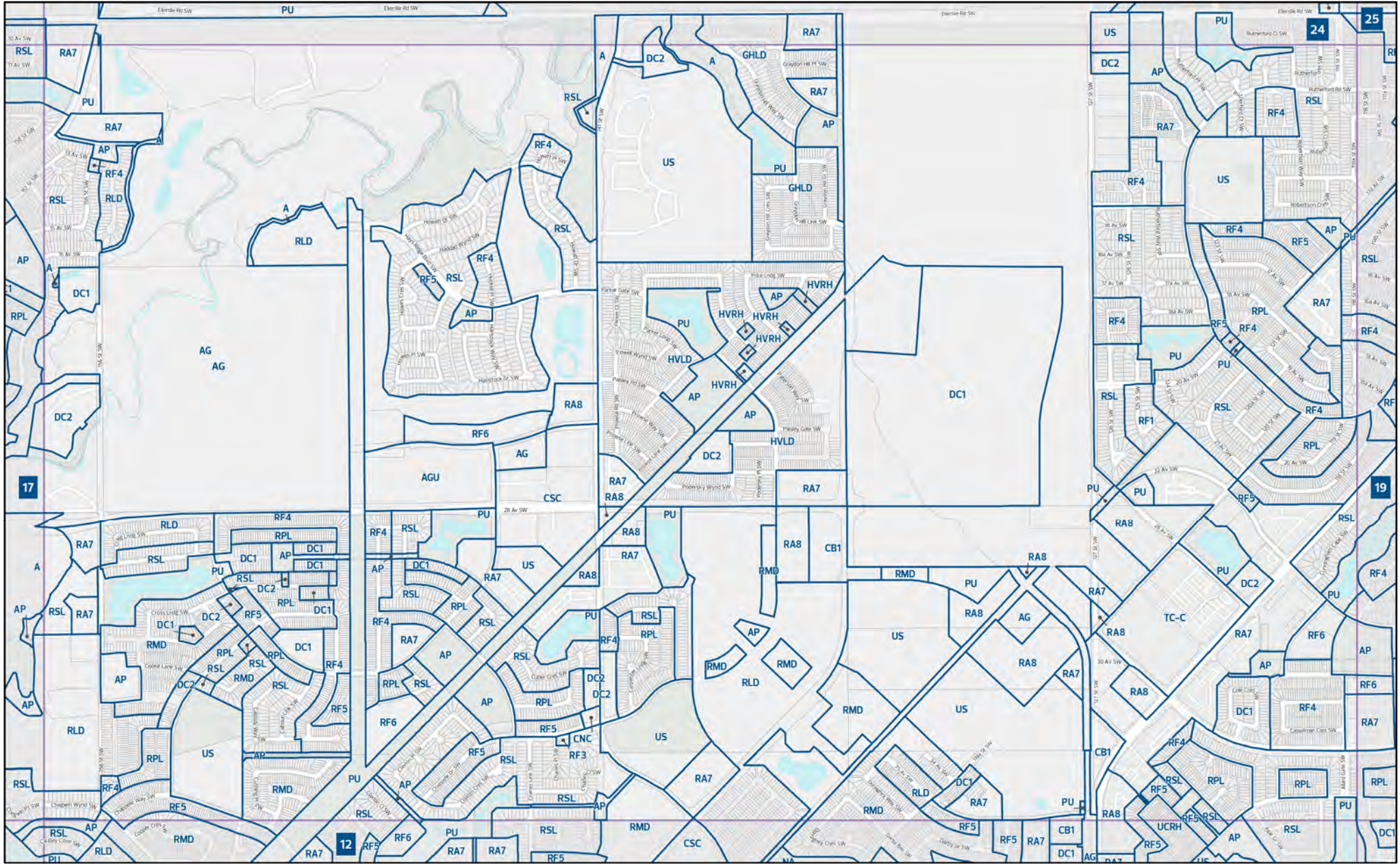
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



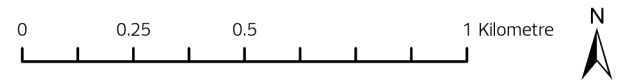
Map Number: 16

Zoning Bylaw 12800

Zoning Map



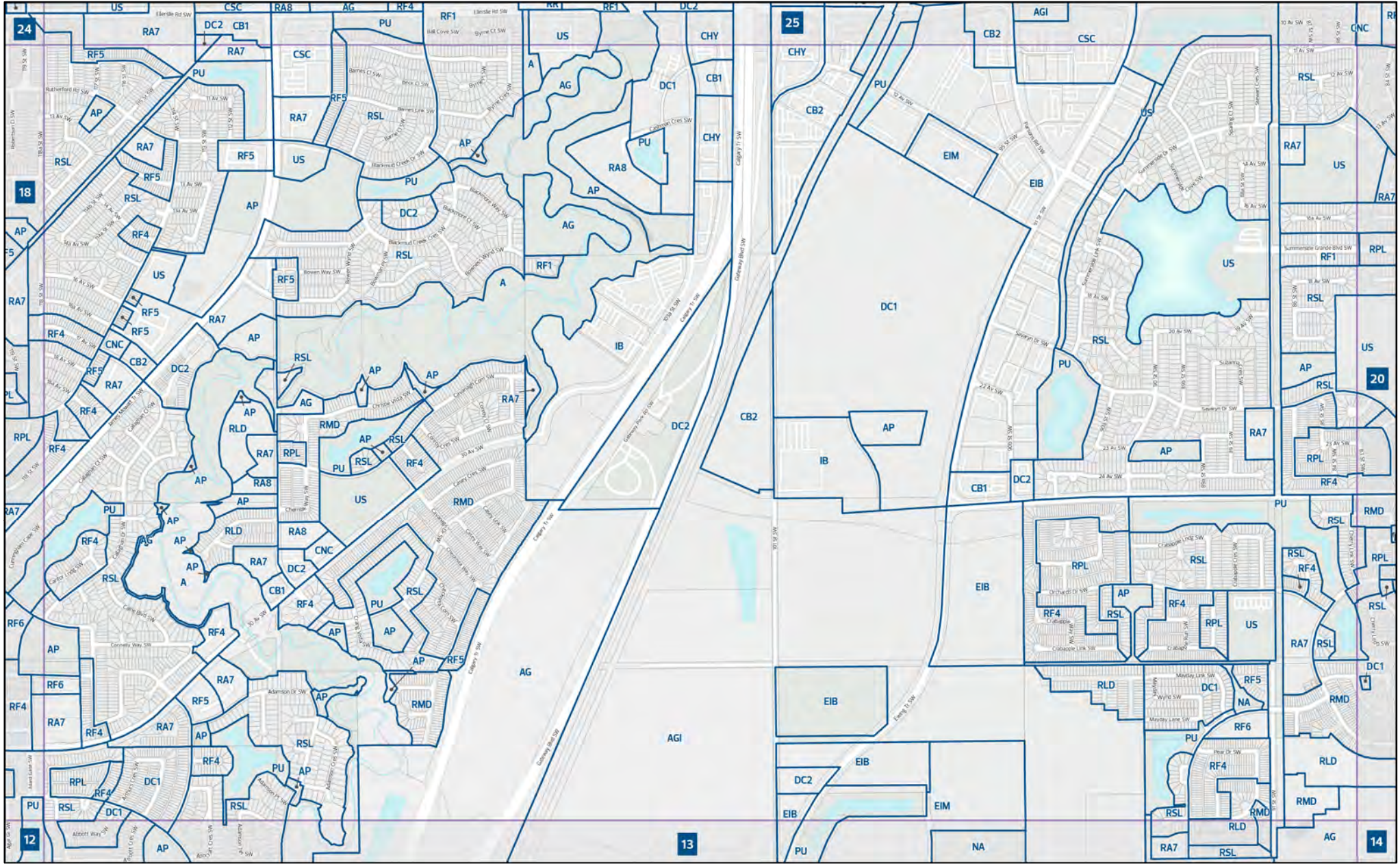
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



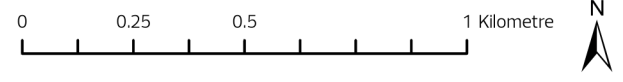
Map Number: 18

Zoning Bylaw 12800

Zoning Map



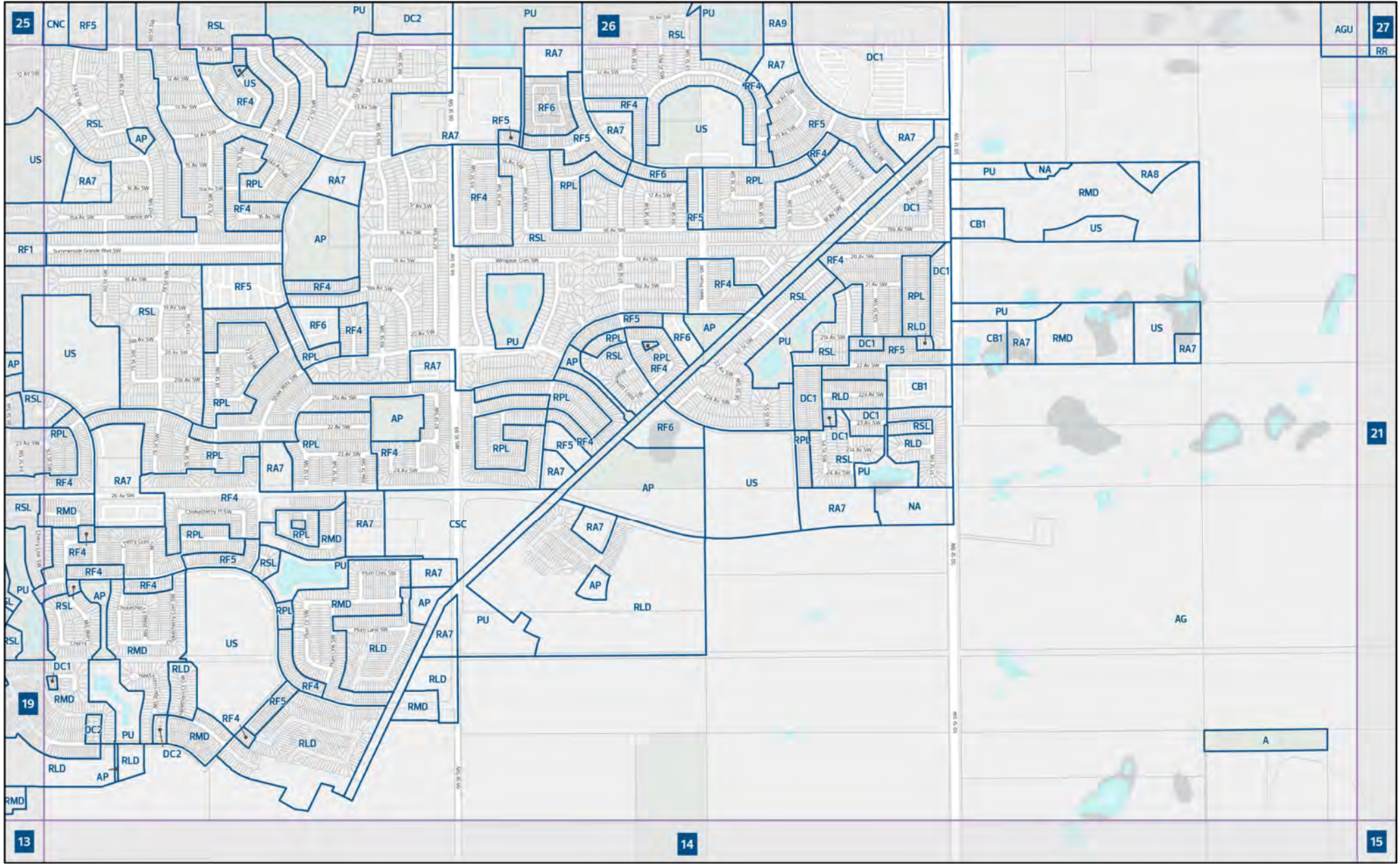
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



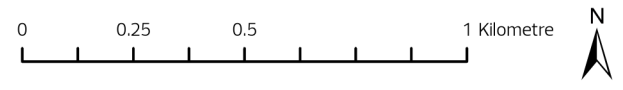
Map Number: 19

Zoning Bylaw 12800

Zoning Map

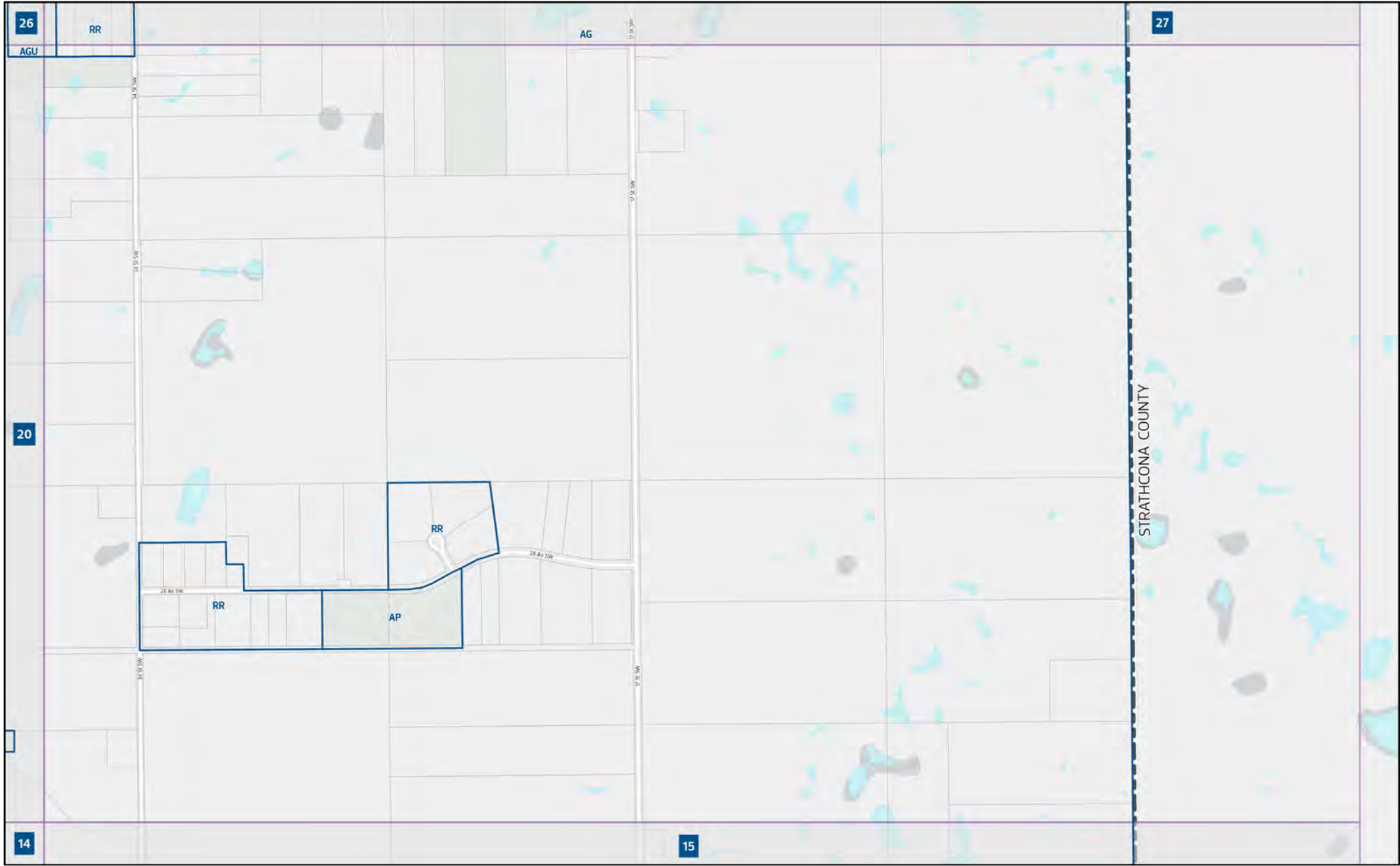


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

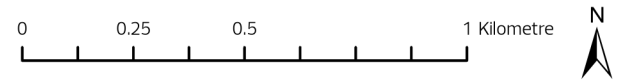


Map Number: 20

Zoning Bylaw 12800 Zoning Map

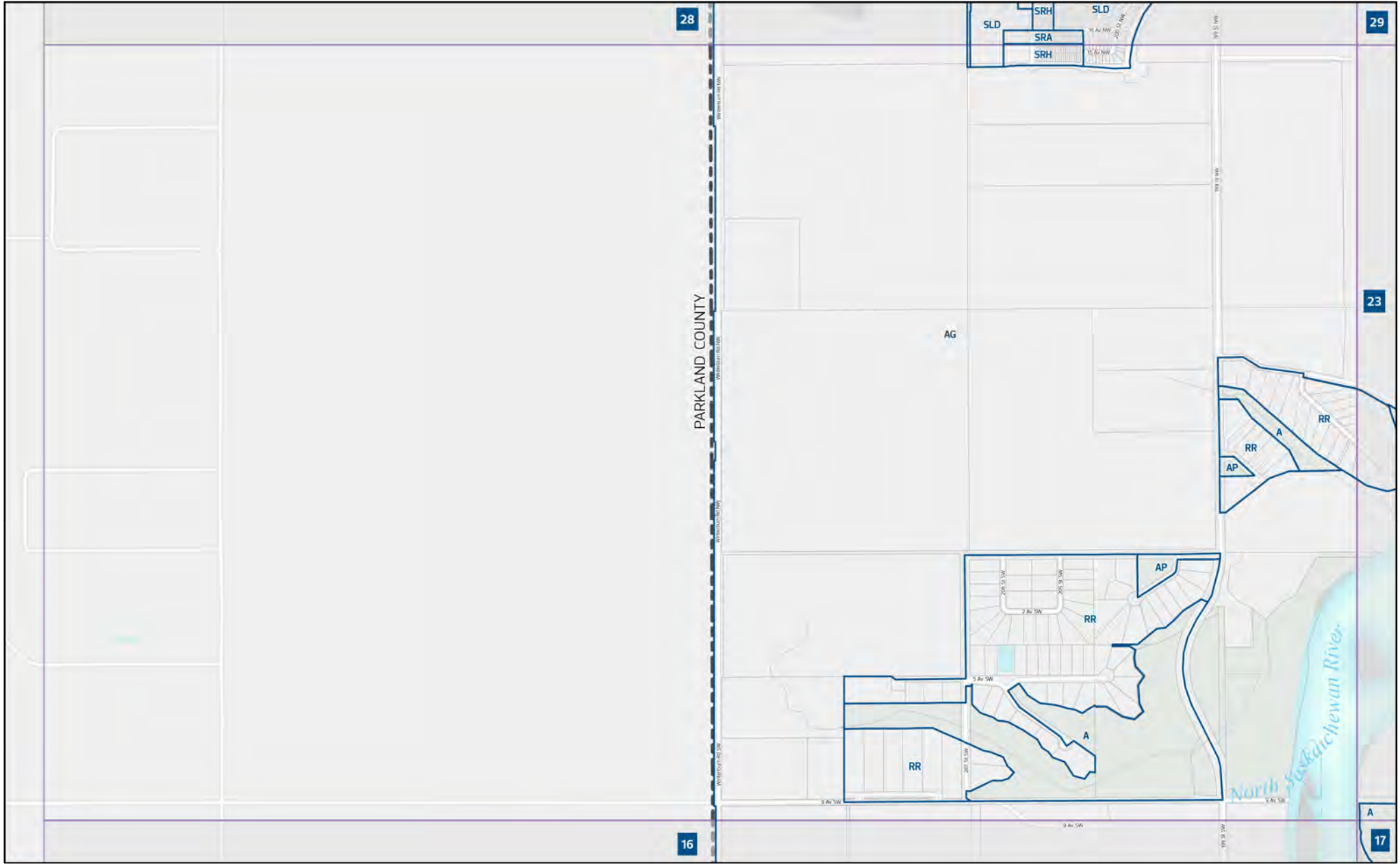


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



Map Number: 21

Zoning Bylaw 12800 Zoning Map

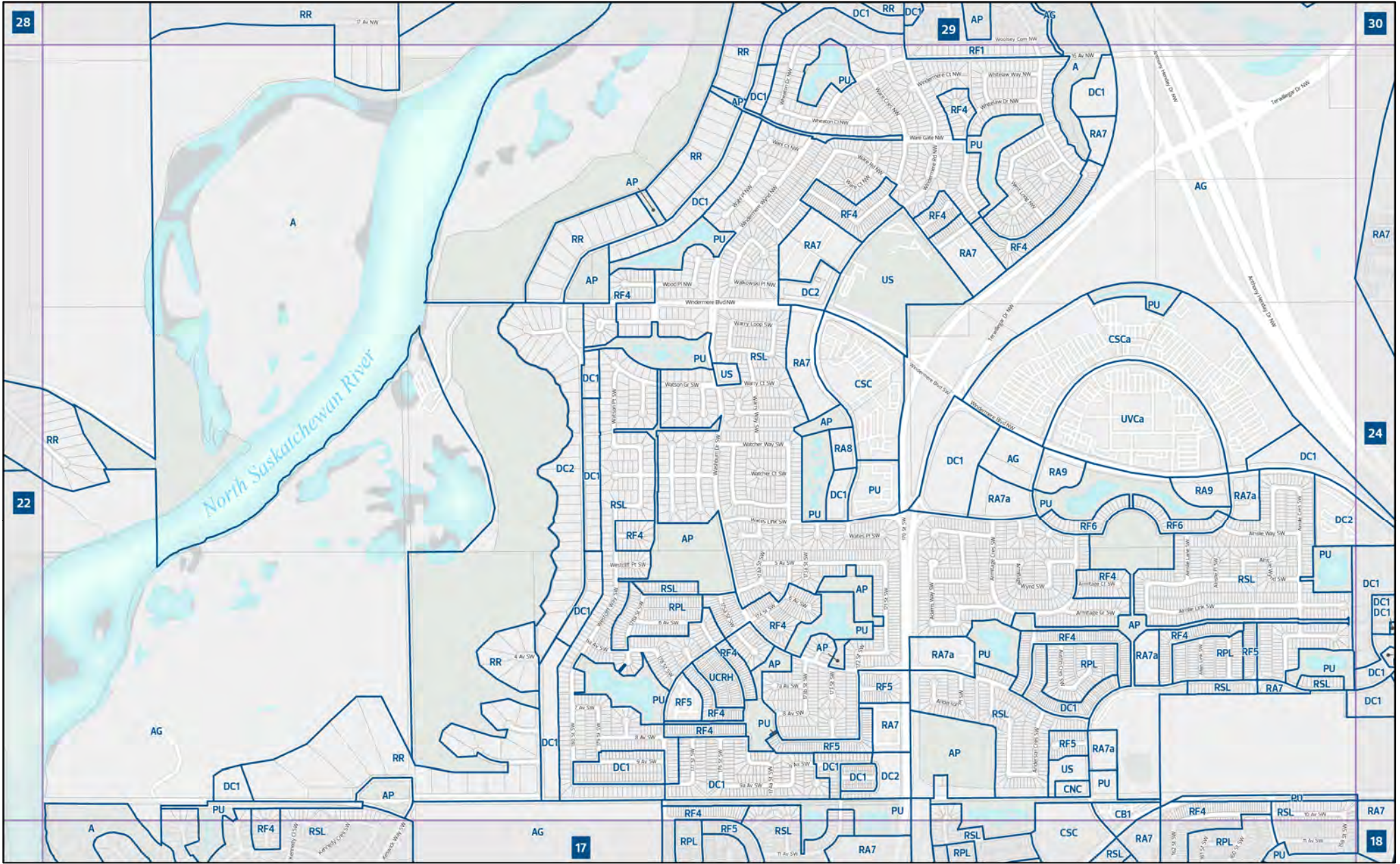


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

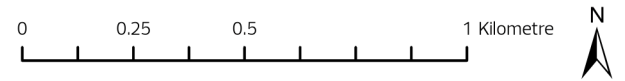
Map Number: 22

Zoning Bylaw 12800

Zoning Map



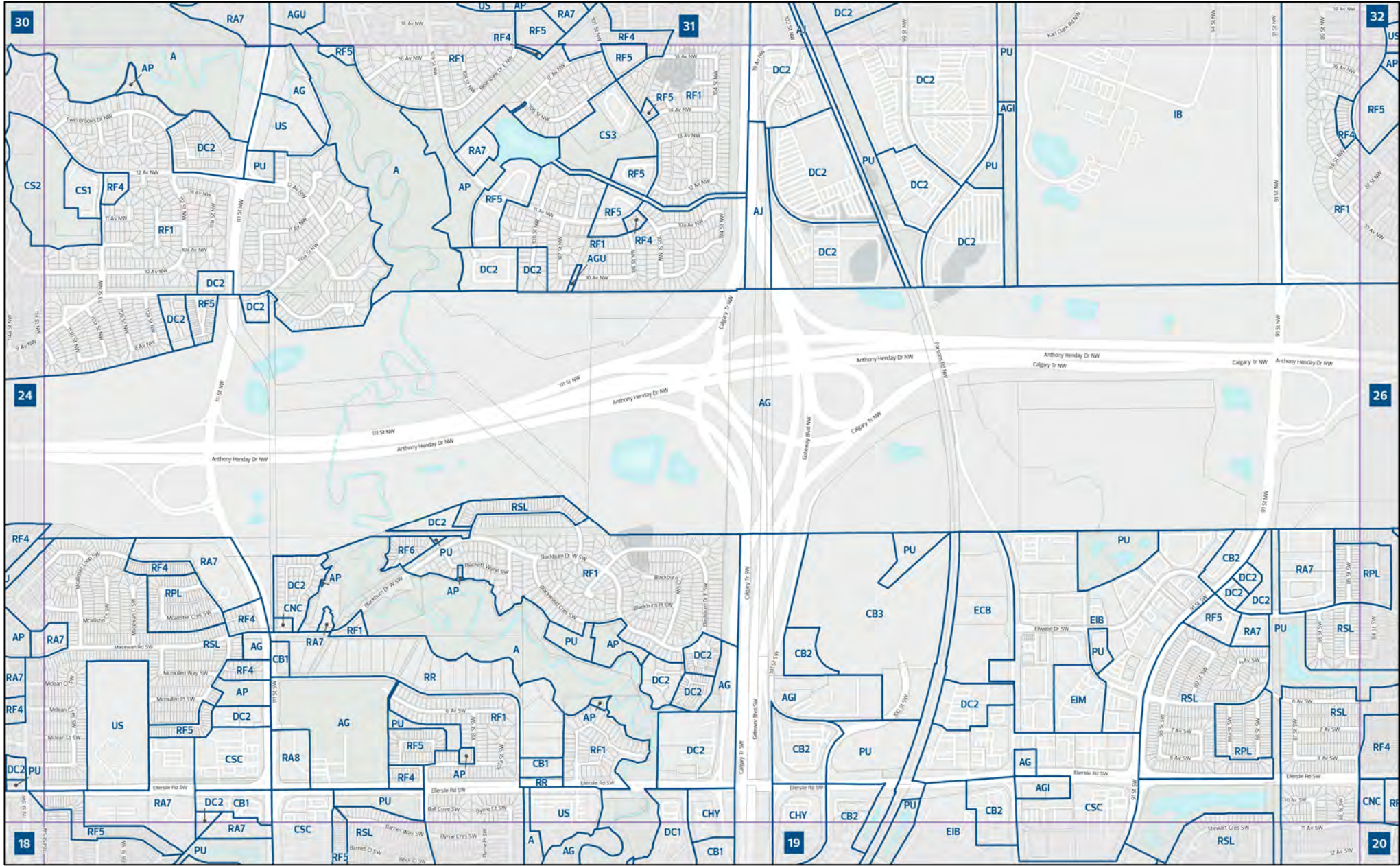
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



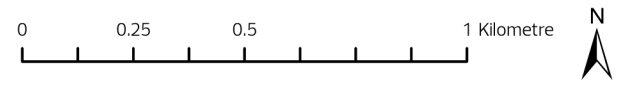
Map Number: 23

Zoning Bylaw 12800

Zoning Map



- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

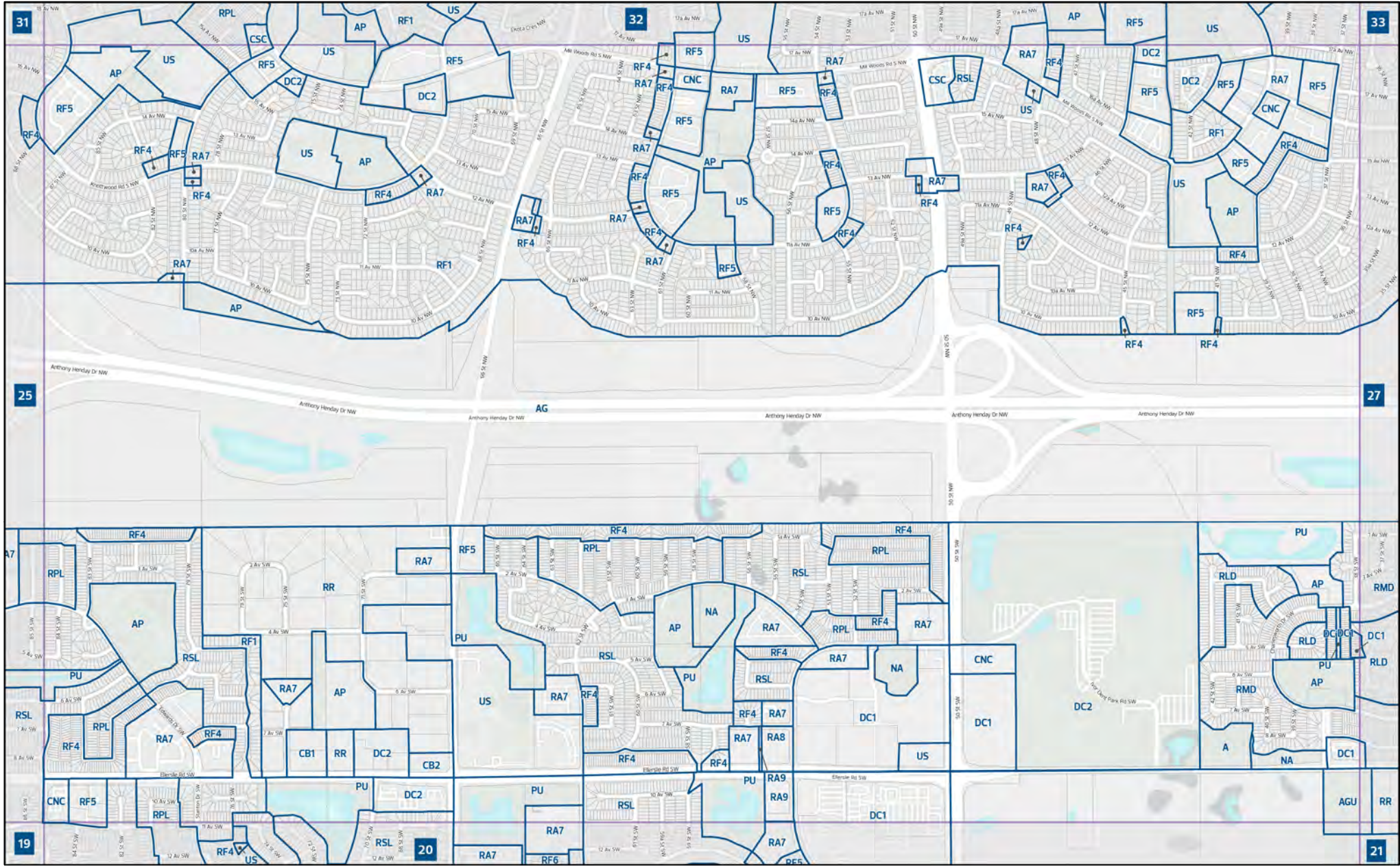


Map Number: 25

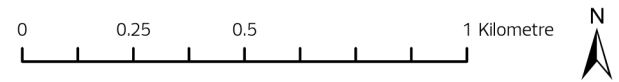
City of Edmonton
 Urban Planning and Economy
 1333
 Map Last Updated: December 2023

Zoning Bylaw 12800

Zoning Map

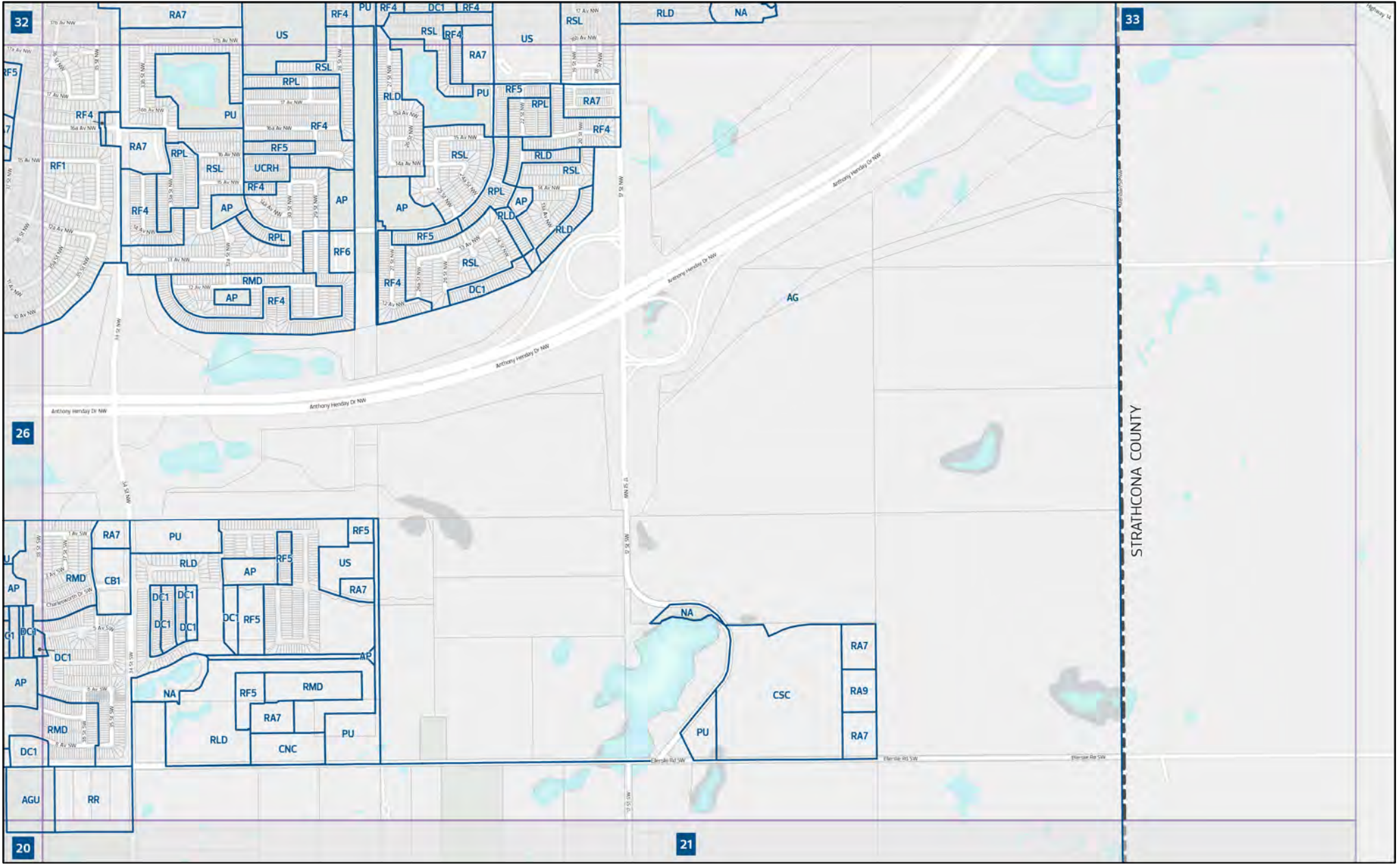


- Zoning
- Titled Lot
- City of Edmonton Boundary
- # Map Number

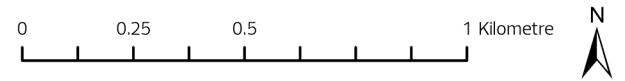


Map Number: 26

Zoning Bylaw 12800 Zoning Map



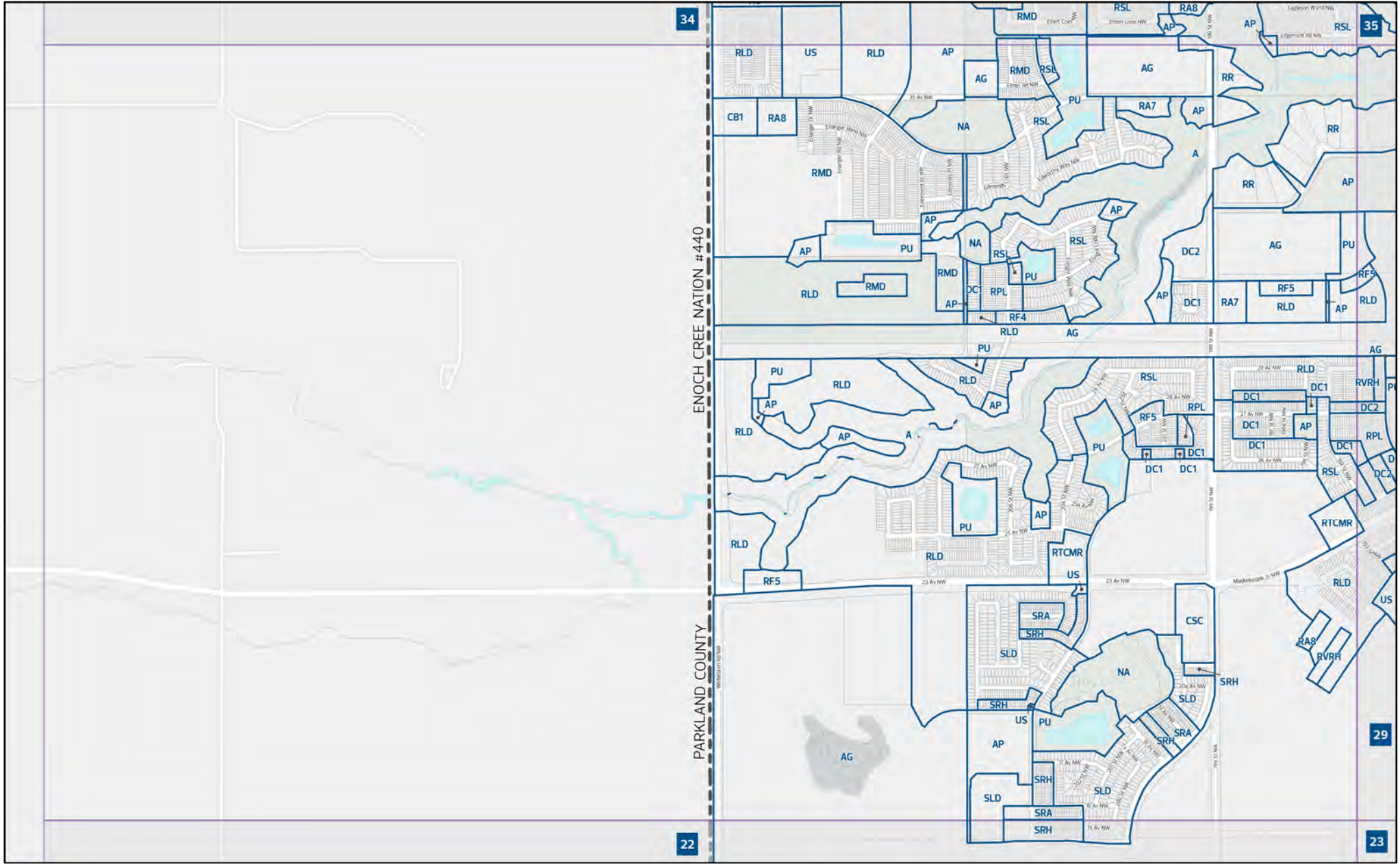
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number







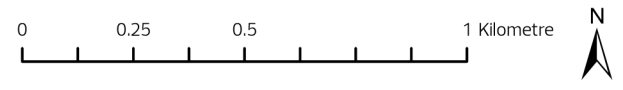
Map Number: 27

Zoning Bylaw 12800

Zoning Map



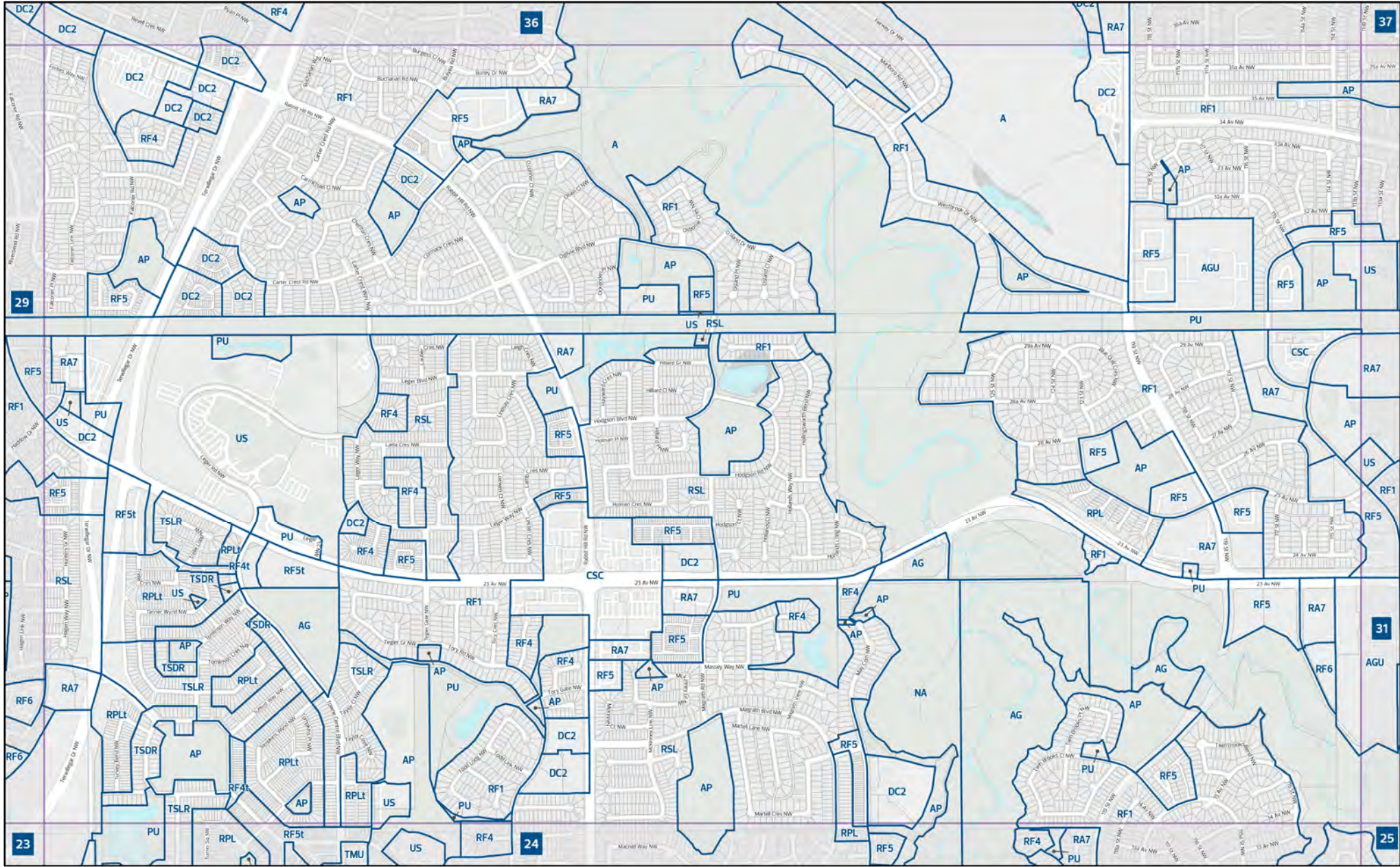
-  Zoning
-  Titled Lot
-  City of Edmonton Boundary
-  Map Number



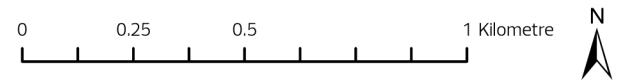
Map Number: 28

Zoning Bylaw 12800

Zoning Map



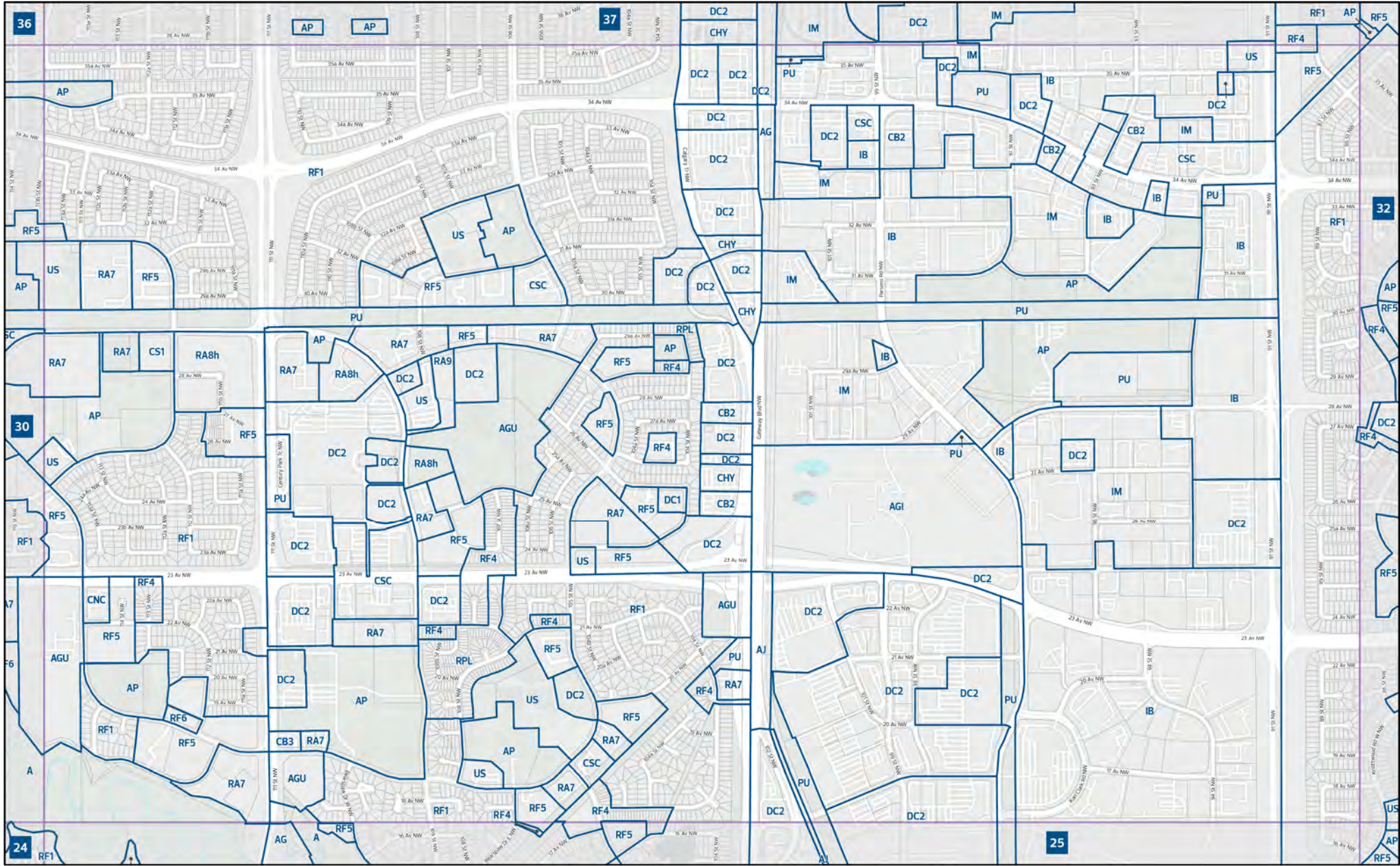
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



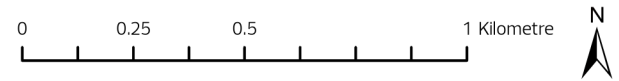
Map Number: 30

Zoning Bylaw 12800

Zoning Map

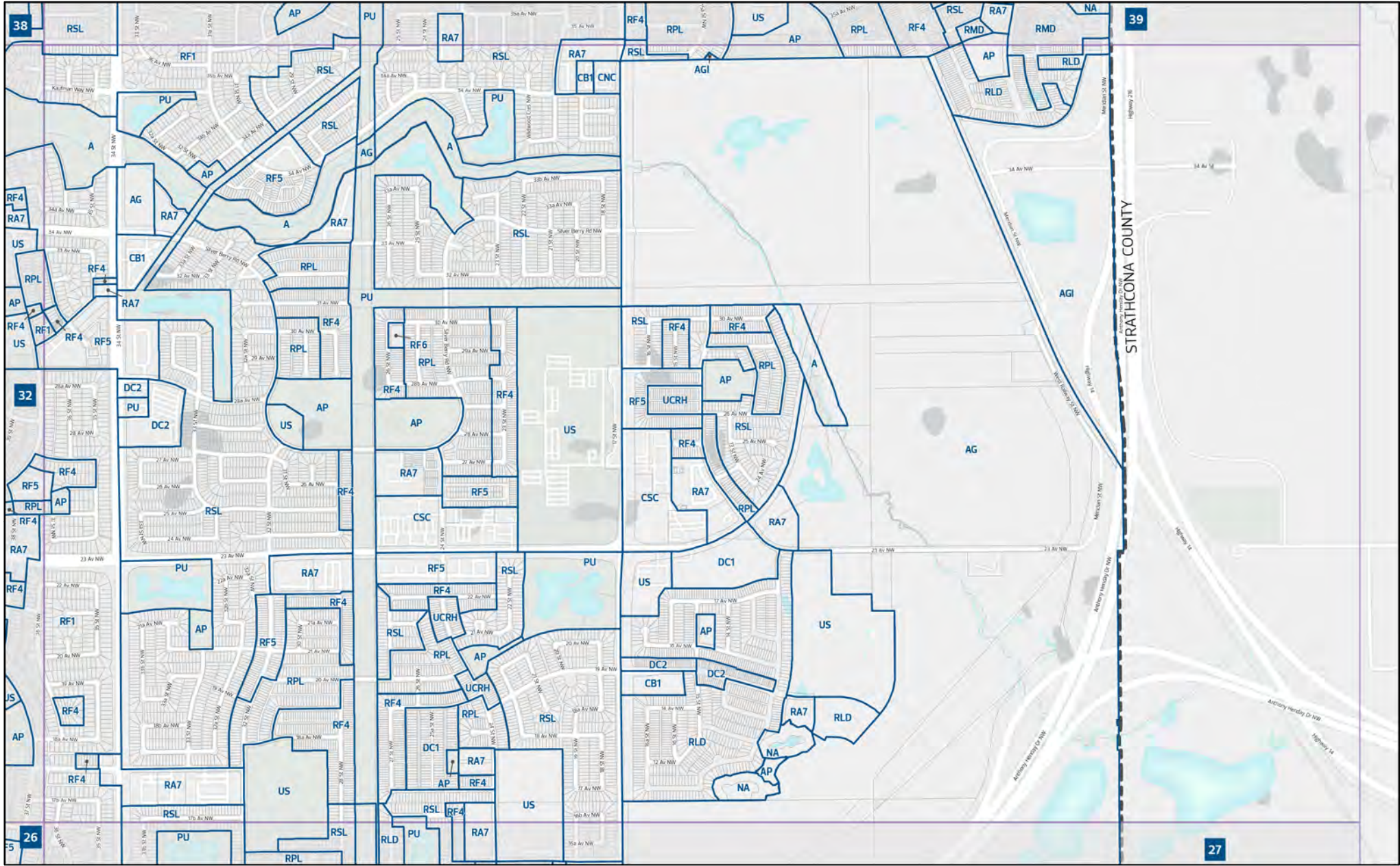


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

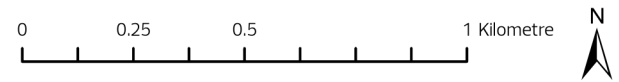


Map Number: 31

Zoning Bylaw 12800 Zoning Map



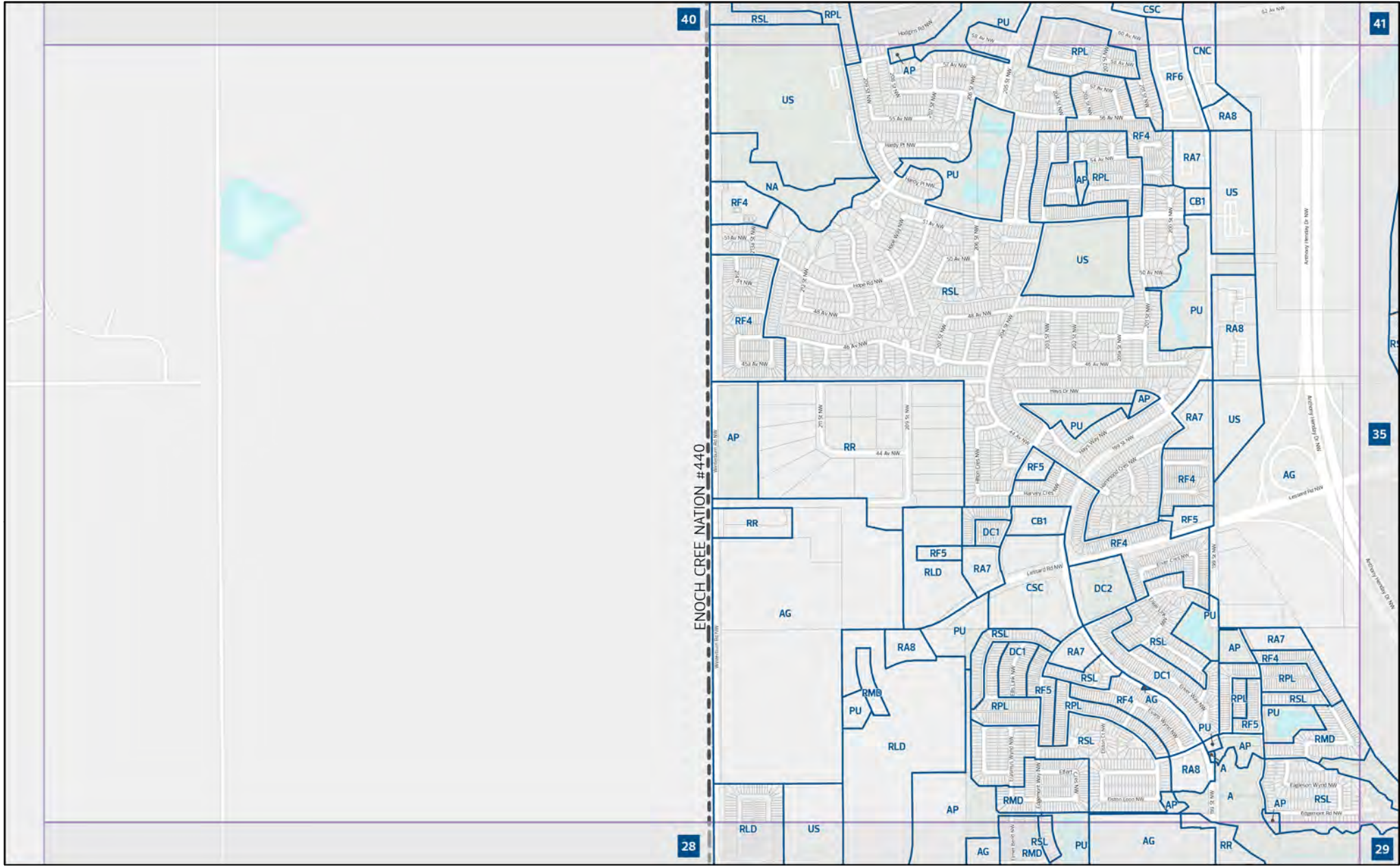
- Zoning
- Titled Lot
- City of Edmonton Boundary
- 38 Map Number



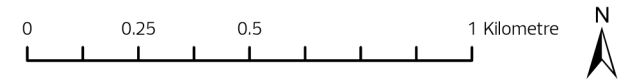
Map Number: 33

Zoning Bylaw 12800

Zoning Map



- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



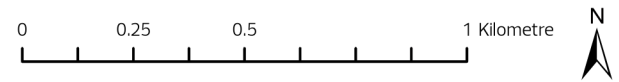
Map Number: 34

Zoning Bylaw 12800

Zoning Map

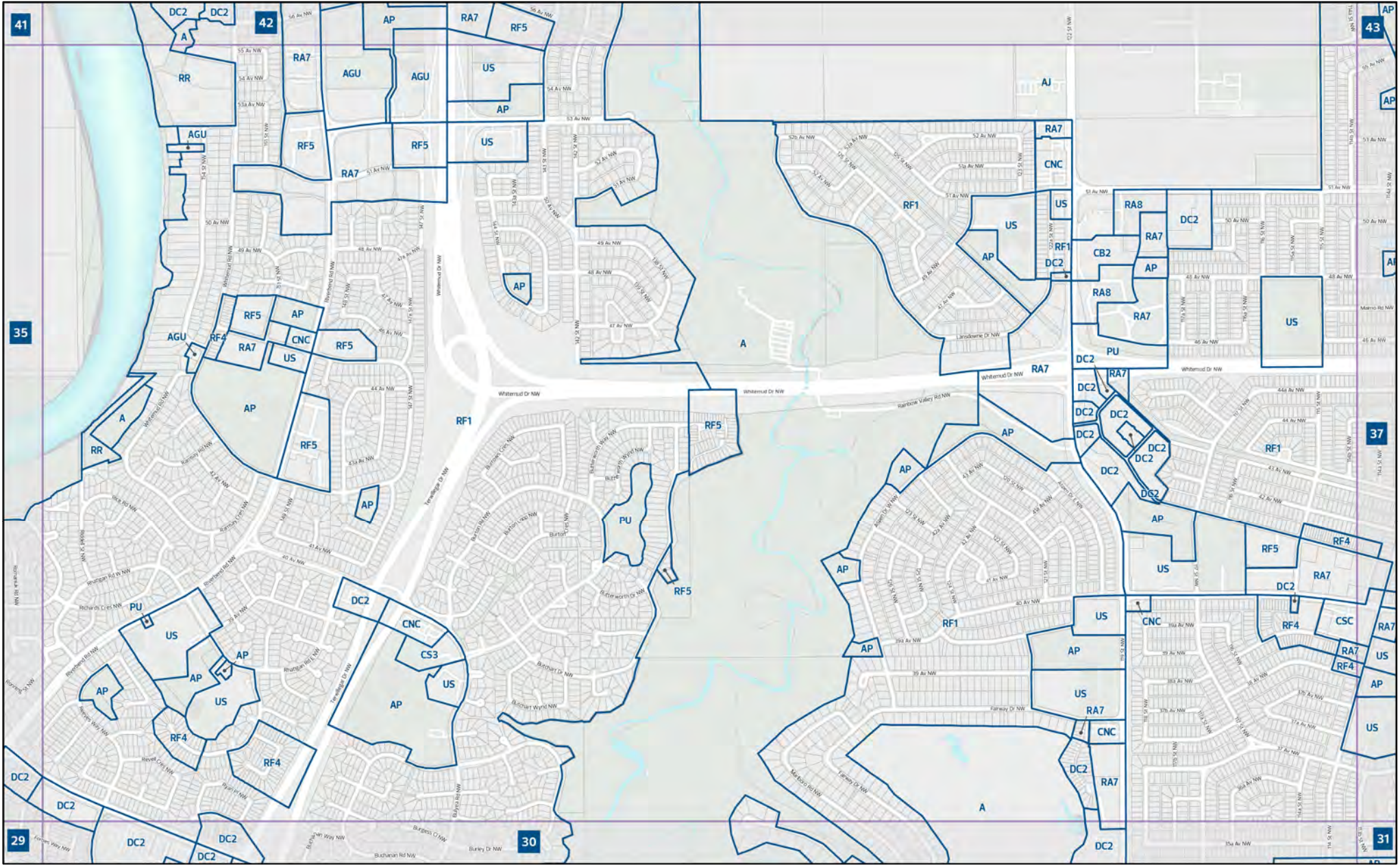


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

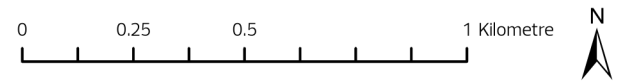


Map Number: 35

Zoning Bylaw 12800 Zoning Map



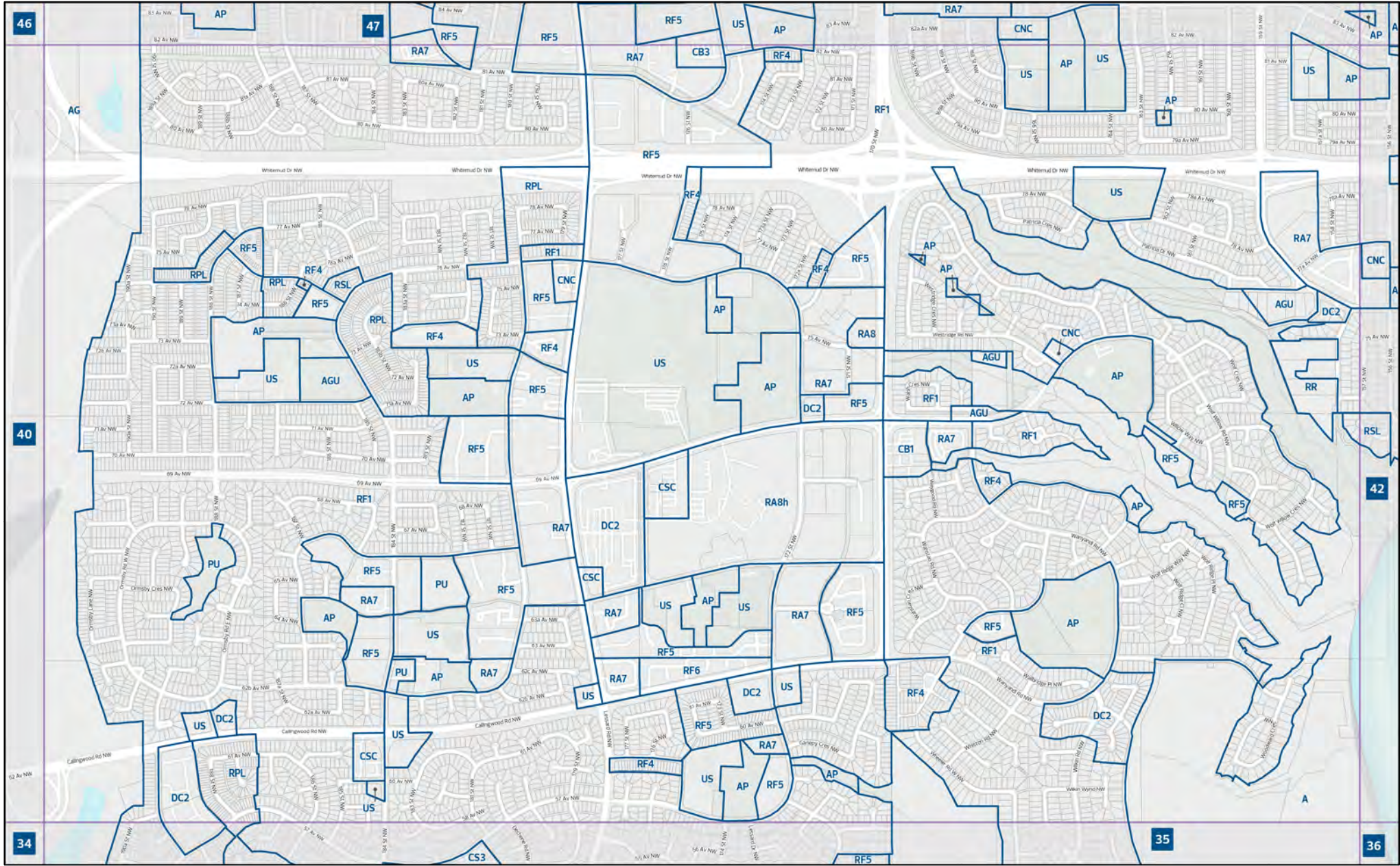
- Zoning
- Titled Lot
- City of Edmonton Boundary
- # Map Number



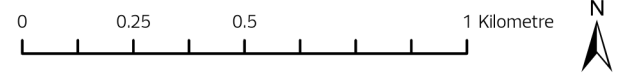
Map Number: 36

Zoning Bylaw 12800

Zoning Map

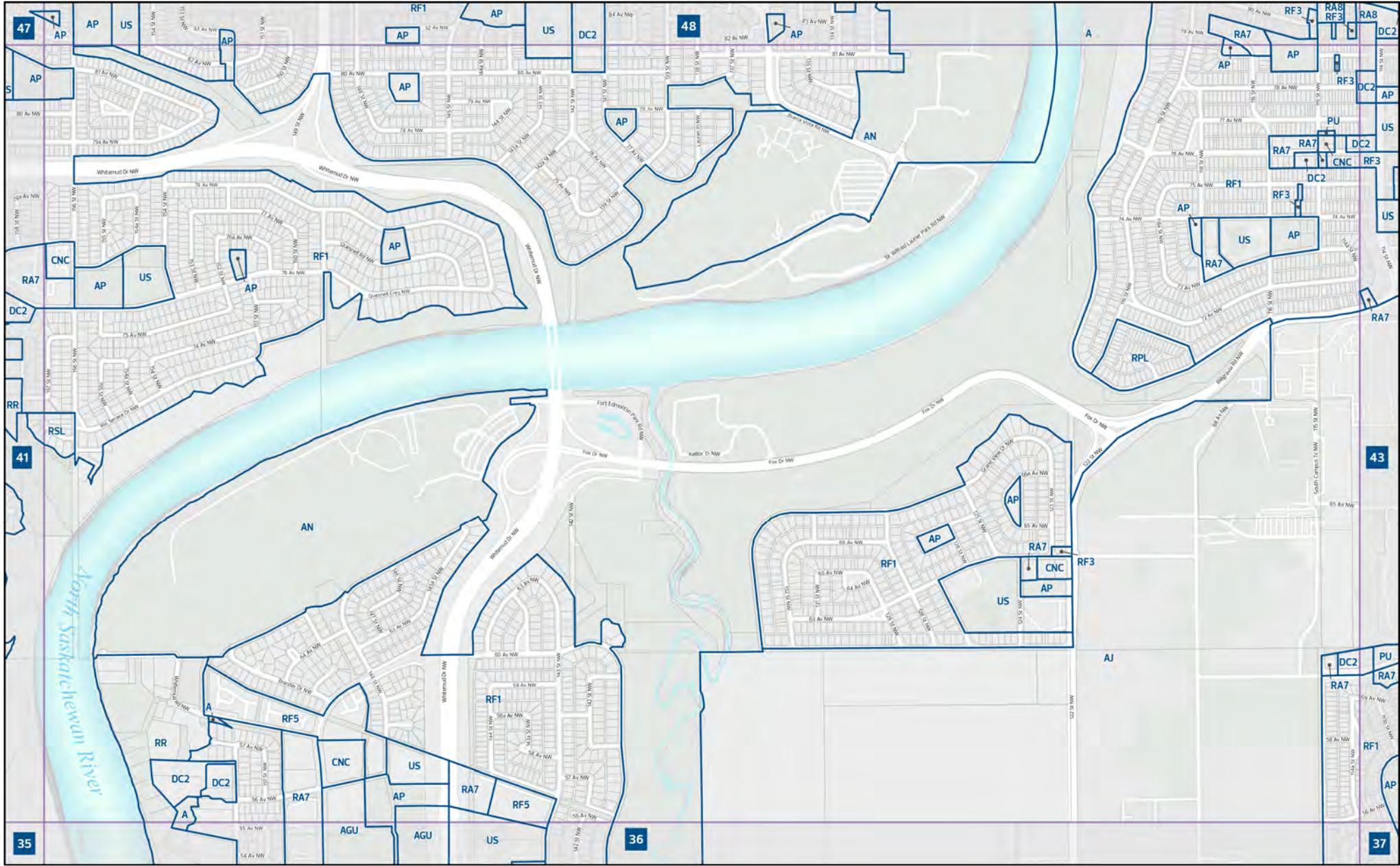


- Zoning
- Titled Lot
- City of Edmonton Boundary
- 46 Map Number

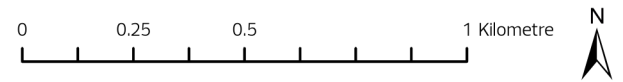


Map Number: 41

Zoning Bylaw 12800 Zoning Map



- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

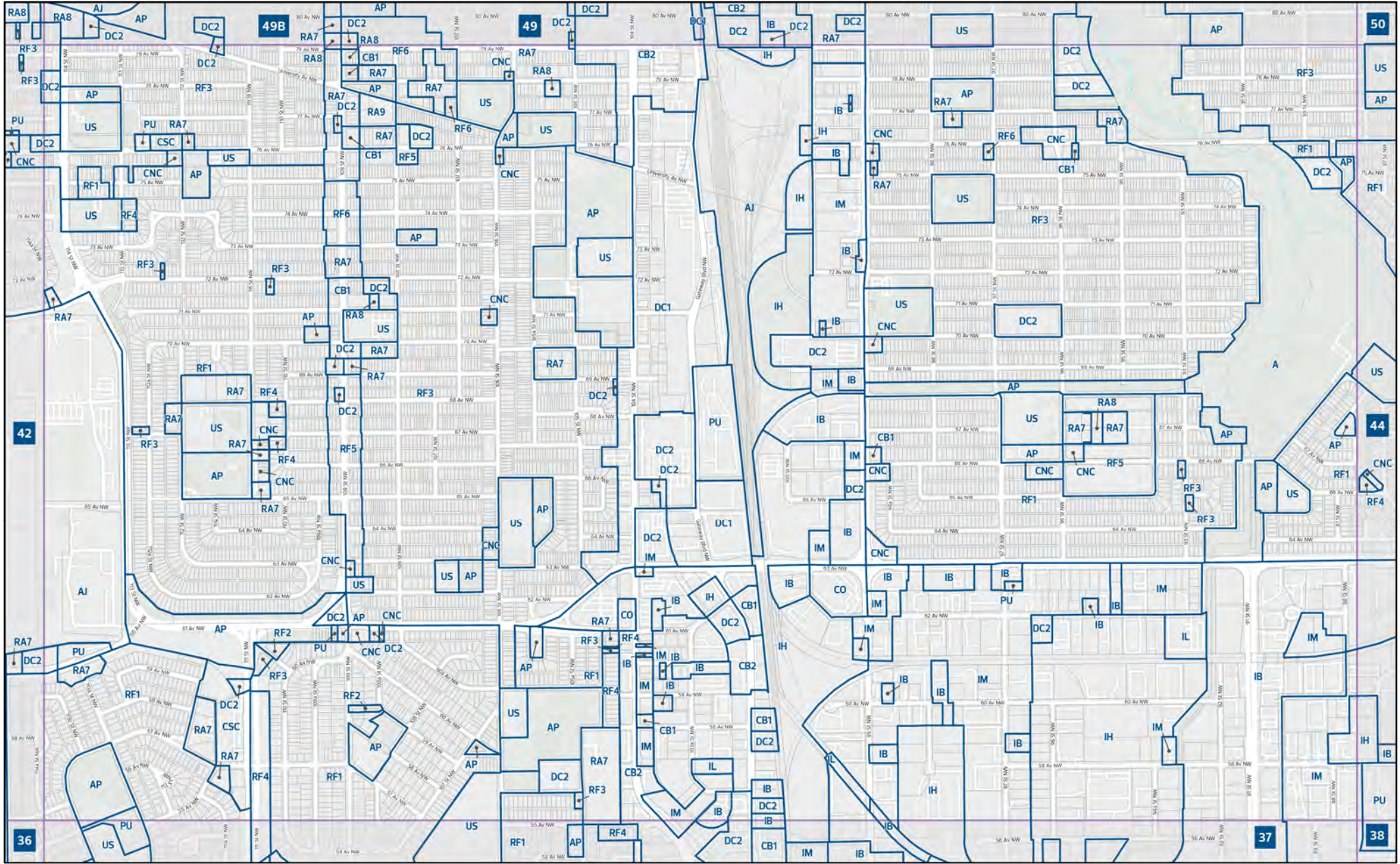


Map Number: 42

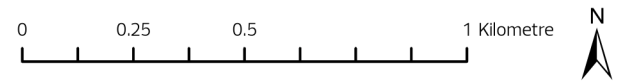
City of Edmonton
Urban Planning and Economy
1350
Map Last Updated: December 2023

Zoning Bylaw 12800

Zoning Map

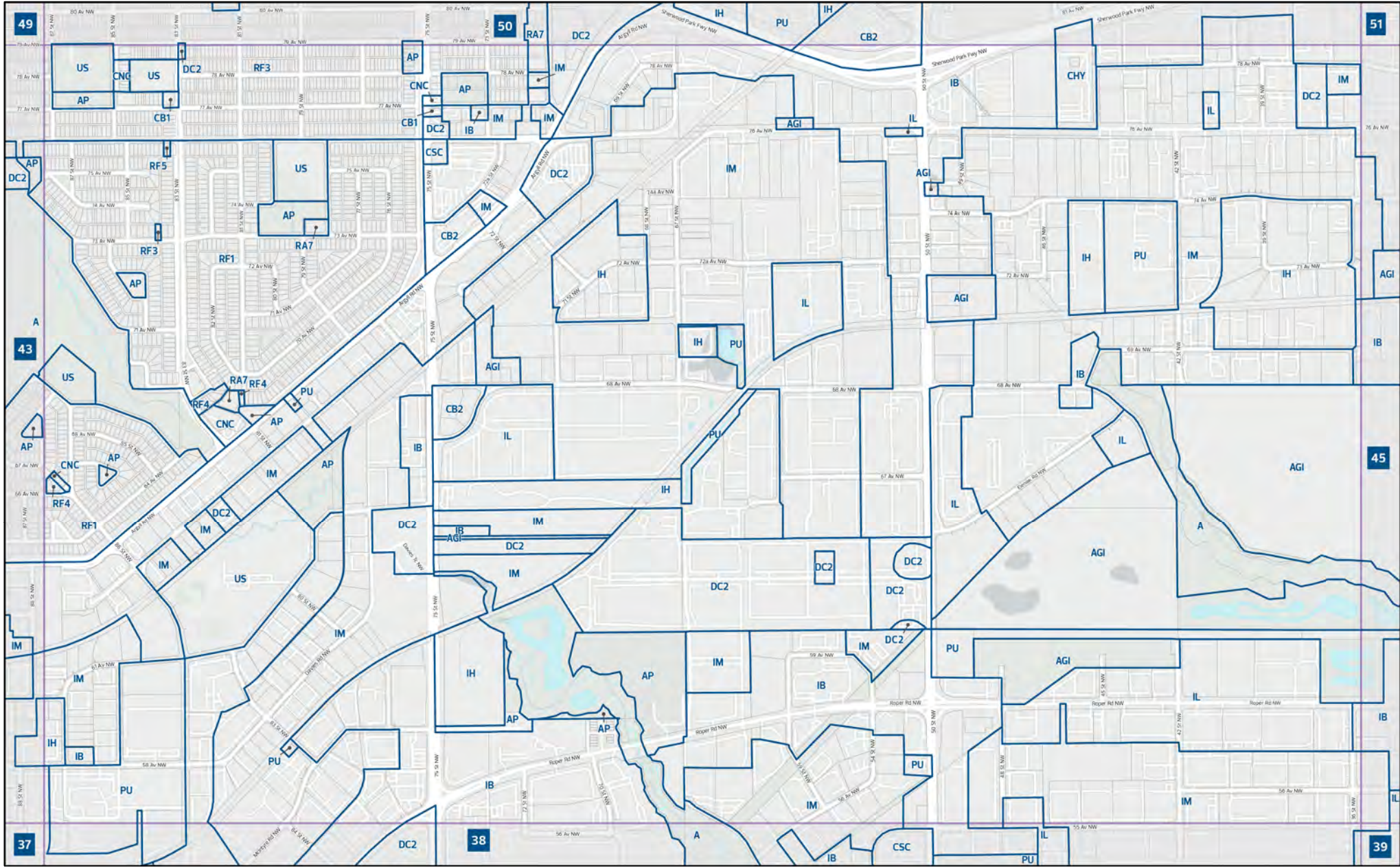


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

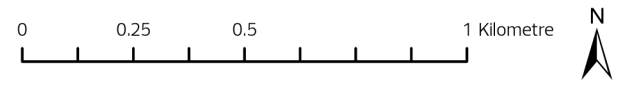


Map Number: 43

Zoning Bylaw 12800 Zoning Map

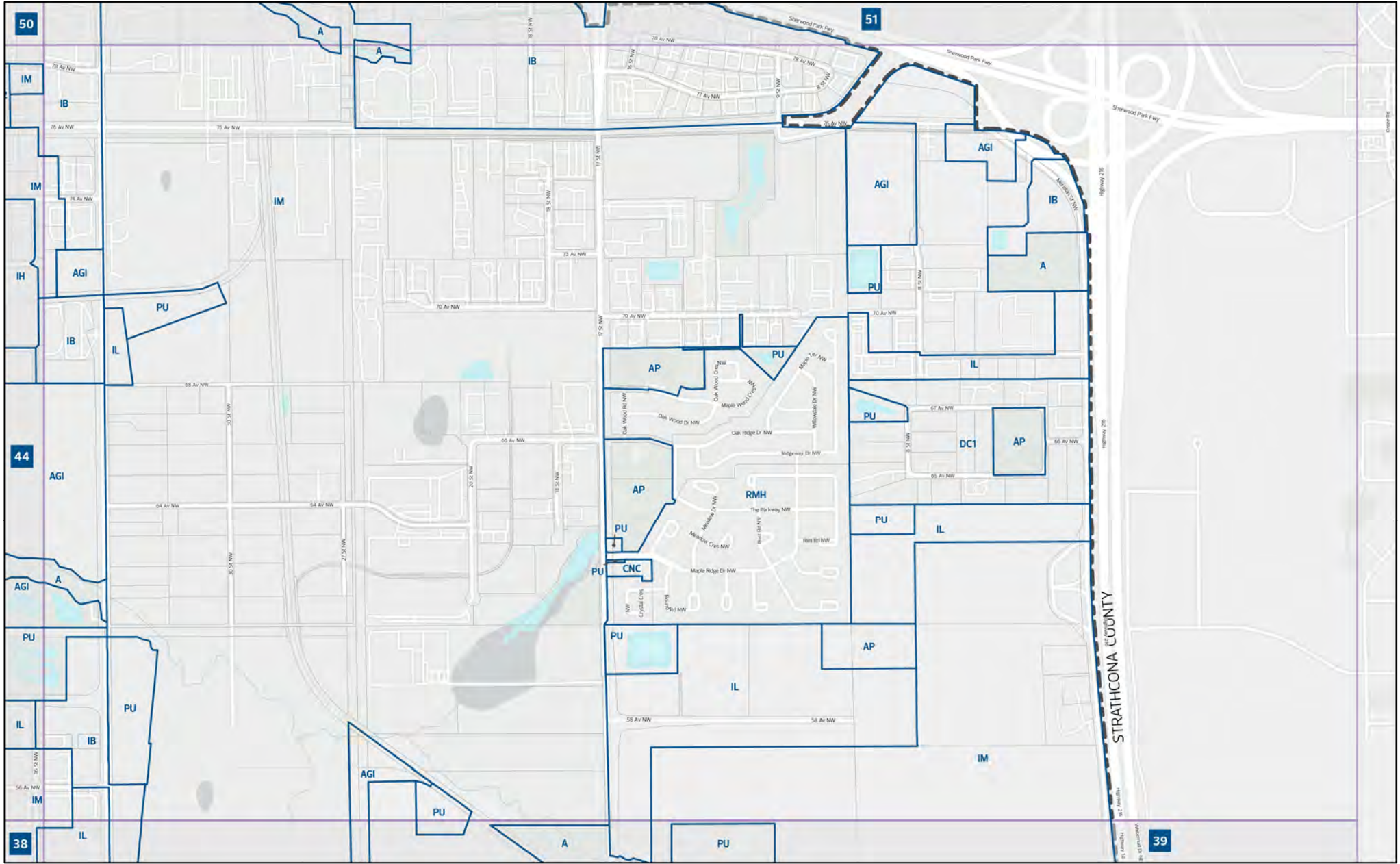


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

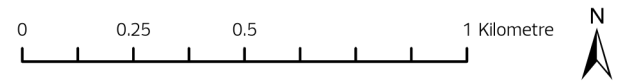


Map Number: 44

Zoning Bylaw 12800 Zoning Map



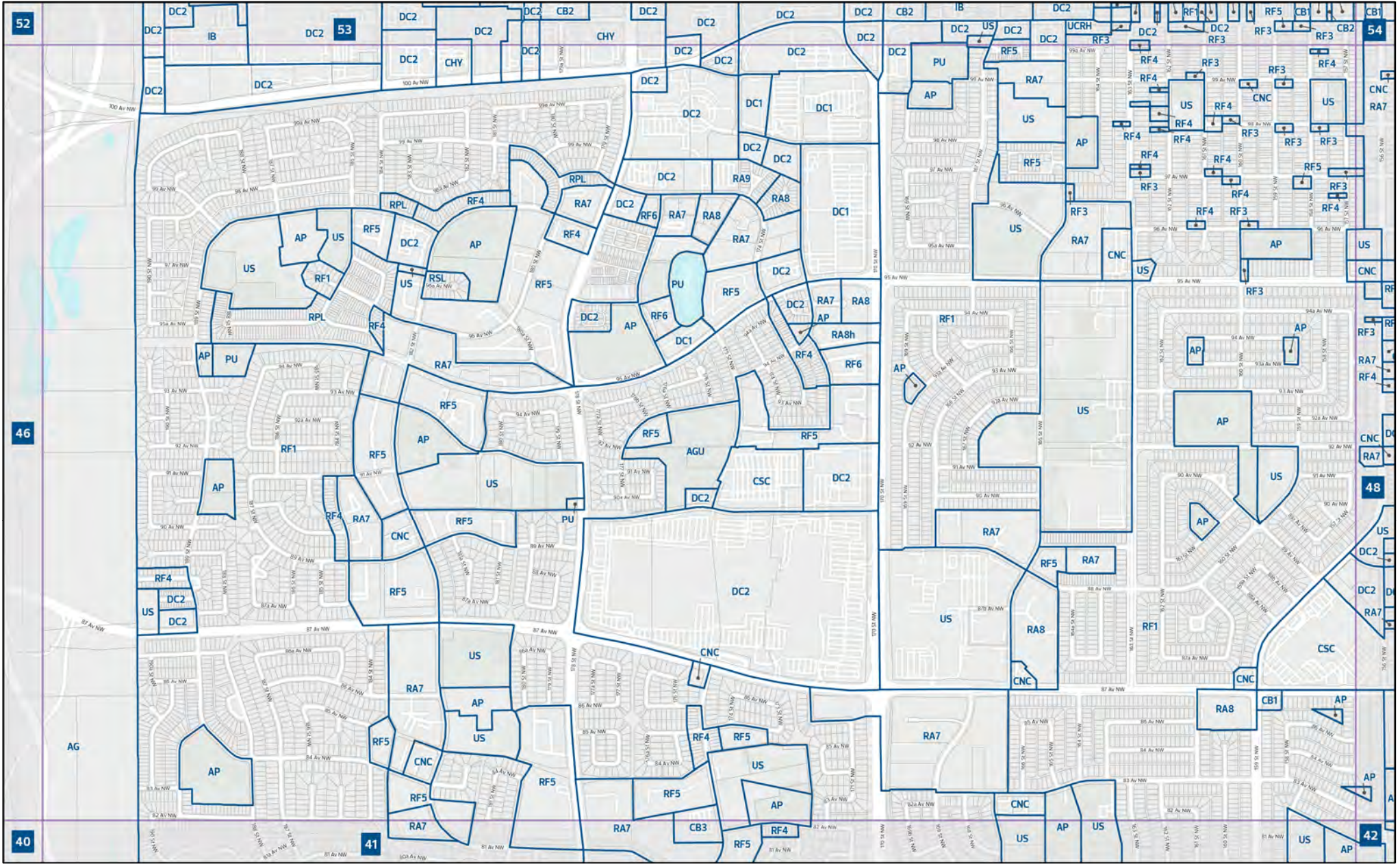
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



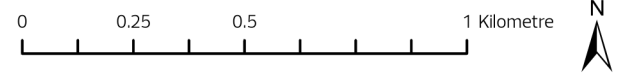
Map Number: 45

Zoning Bylaw 12800

Zoning Map

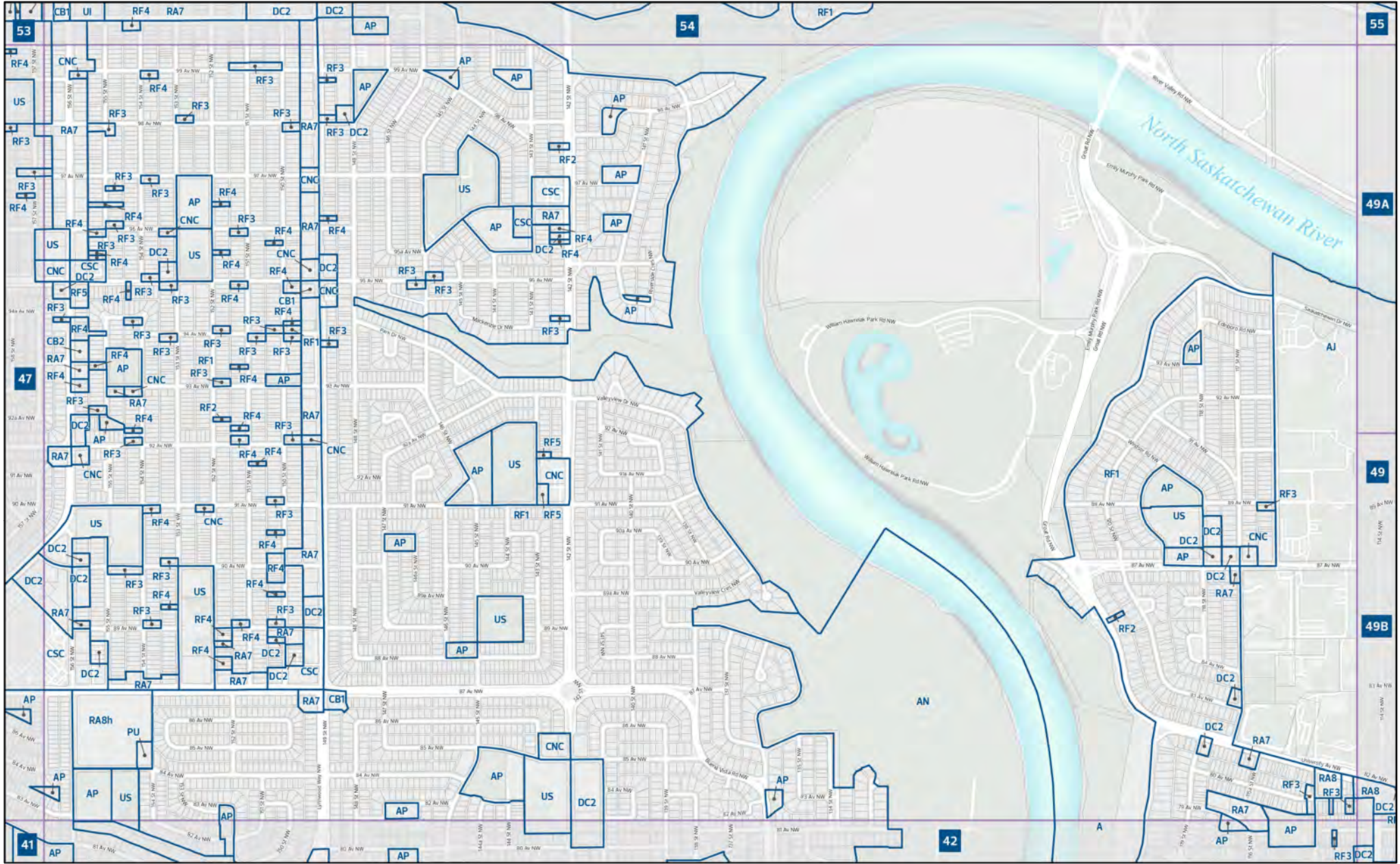


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

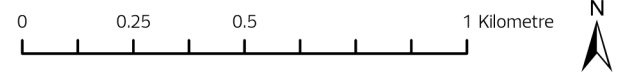


Map Number: 47

Zoning Bylaw 12800 Zoning Map

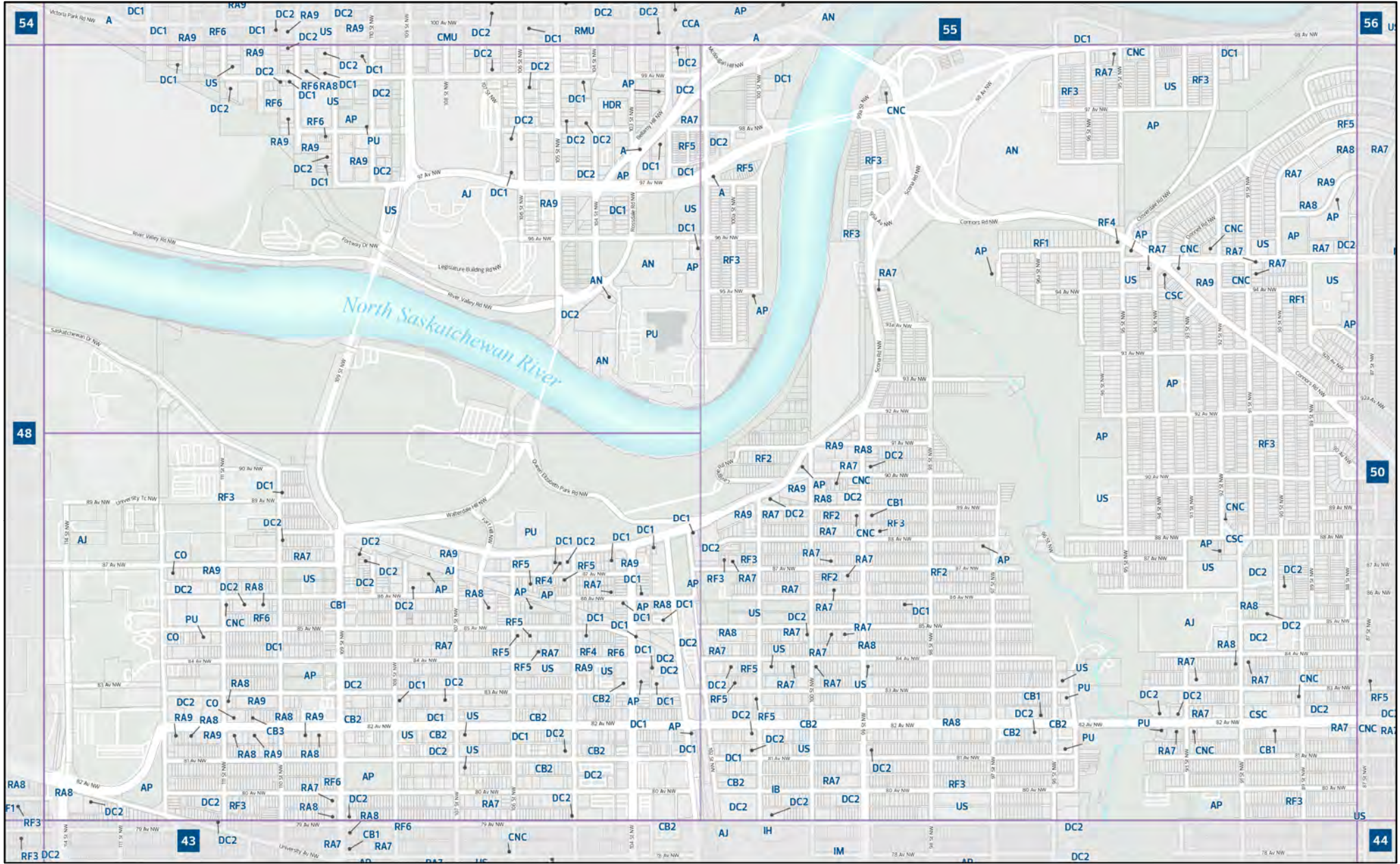


- Zoning
- Titled Lot
- City of Edmonton Boundary
- # Map Number

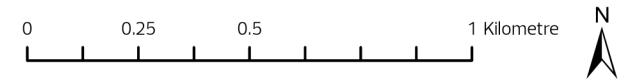


Map Number: 48

Zoning Bylaw 12800 Zoning Map



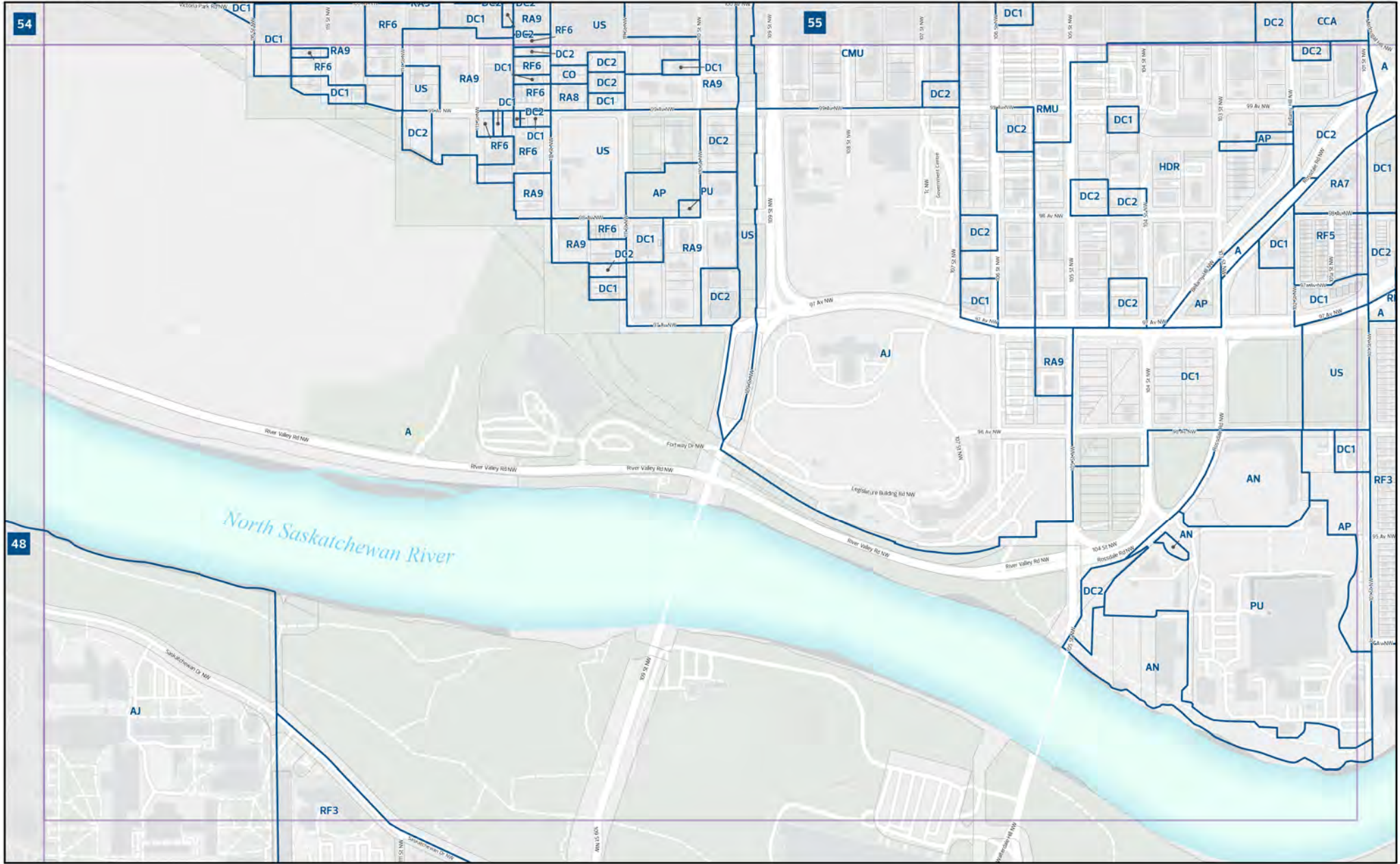
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



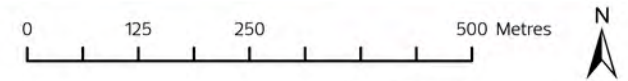
Map Number: 49

Zoning Bylaw 12800

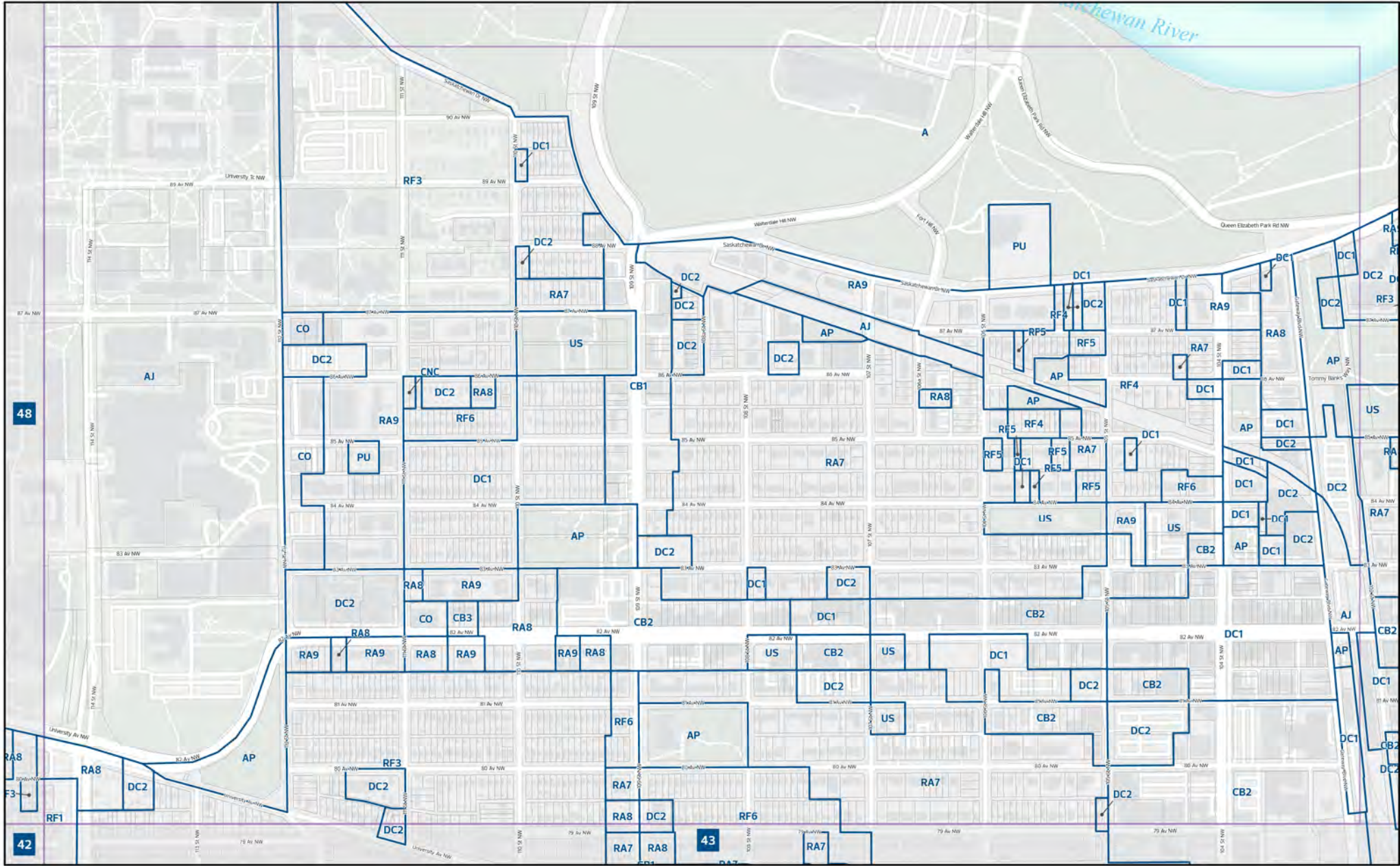
Zoning Map



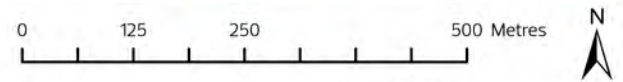
- Zoning
- Titled Lot
- City of Edmonton Boundary
- # Map Number



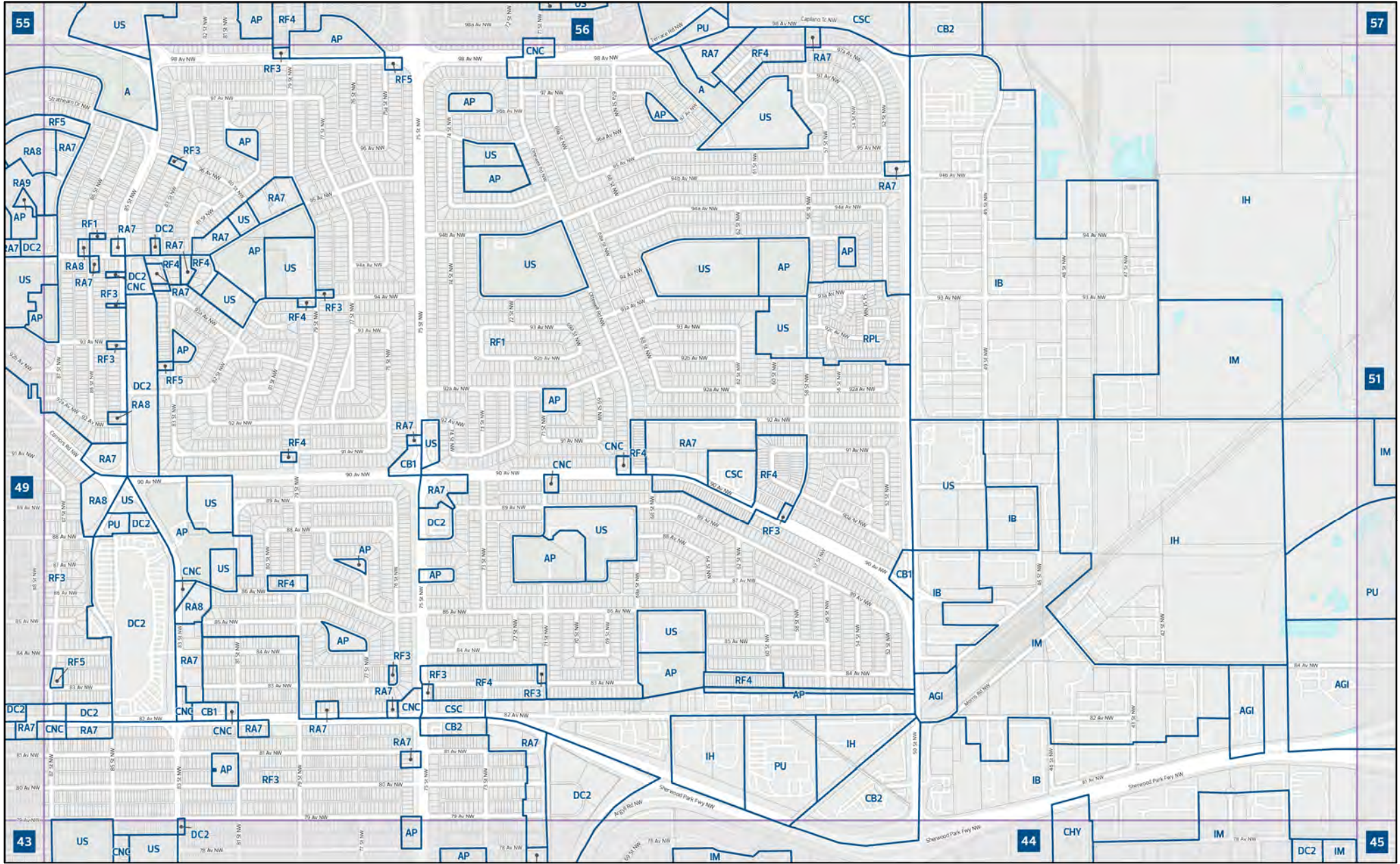
Zoning Bylaw 12800 Zoning Map



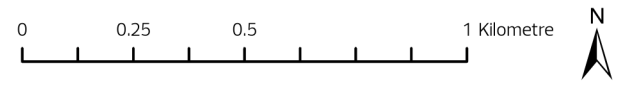
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



Zoning Bylaw 12800 Zoning Map



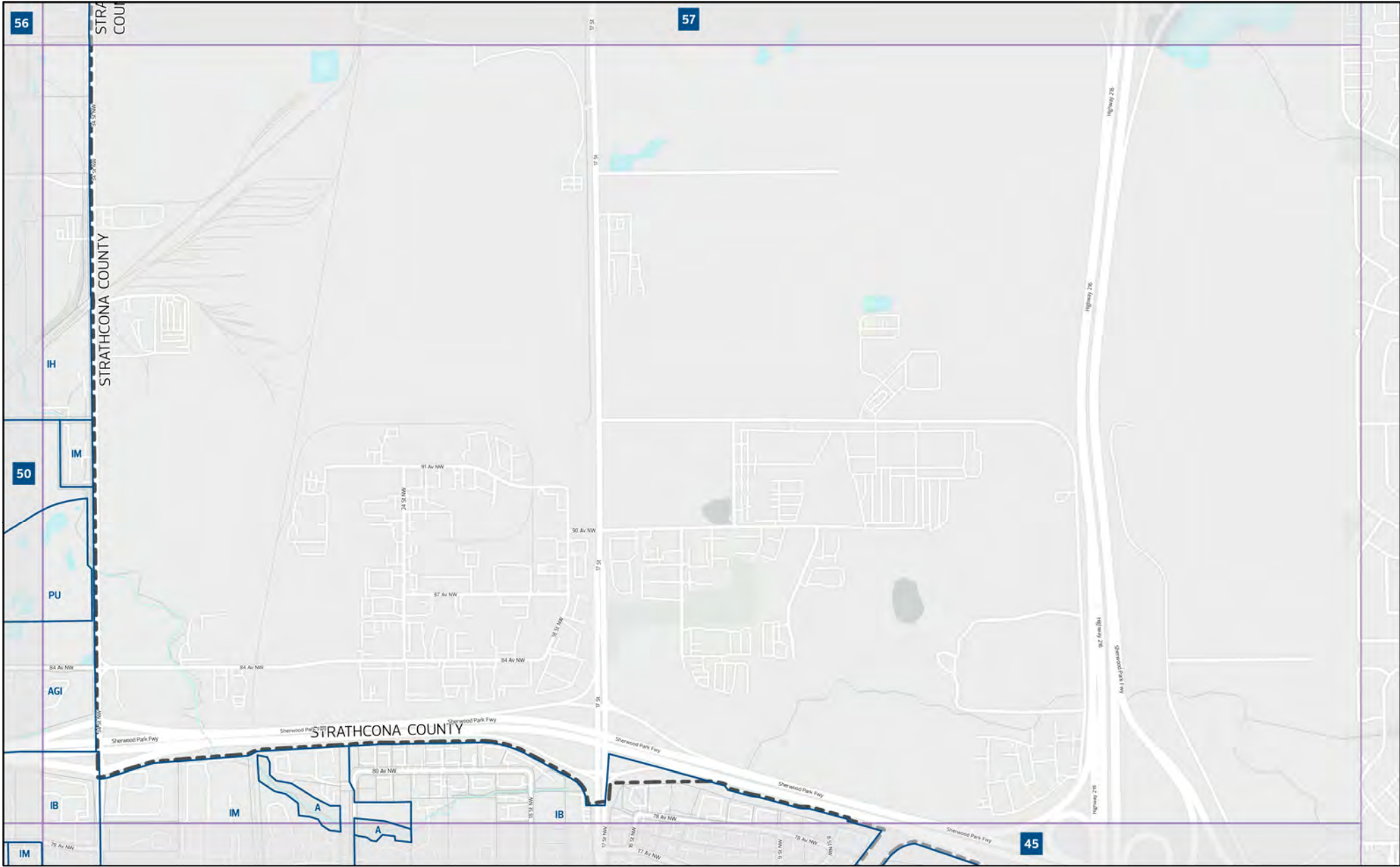
- Zoning
- Titled Lot
- City of Edmonton Boundary
- 55 Map Number



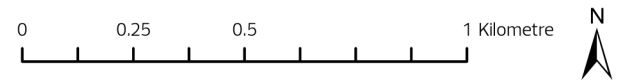
Map Number: 50

Zoning Bylaw 12800

Zoning Map



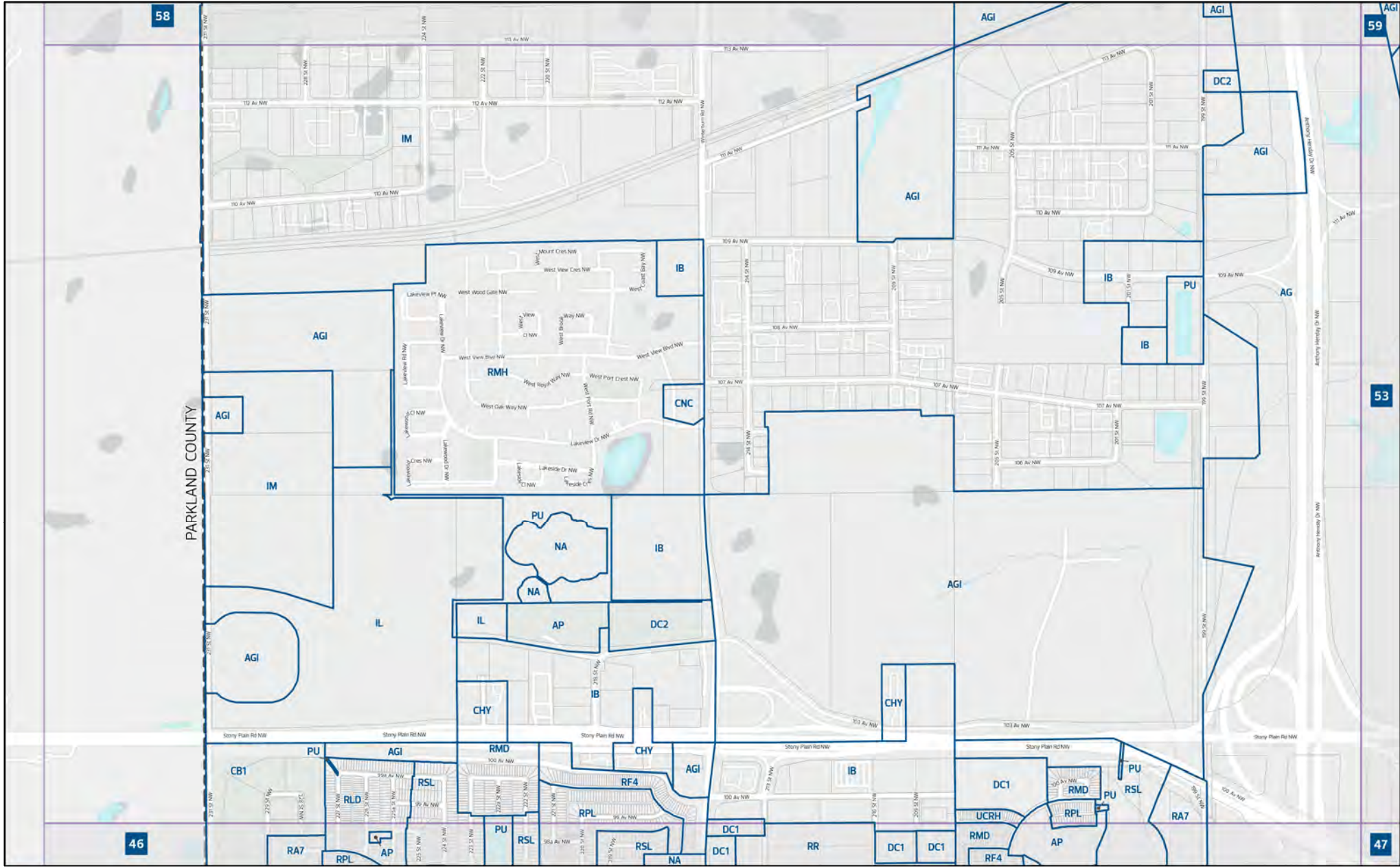
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



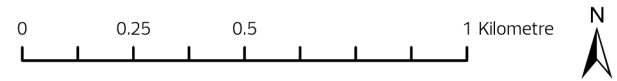
Map Number: 51

Zoning Bylaw 12800

Zoning Map



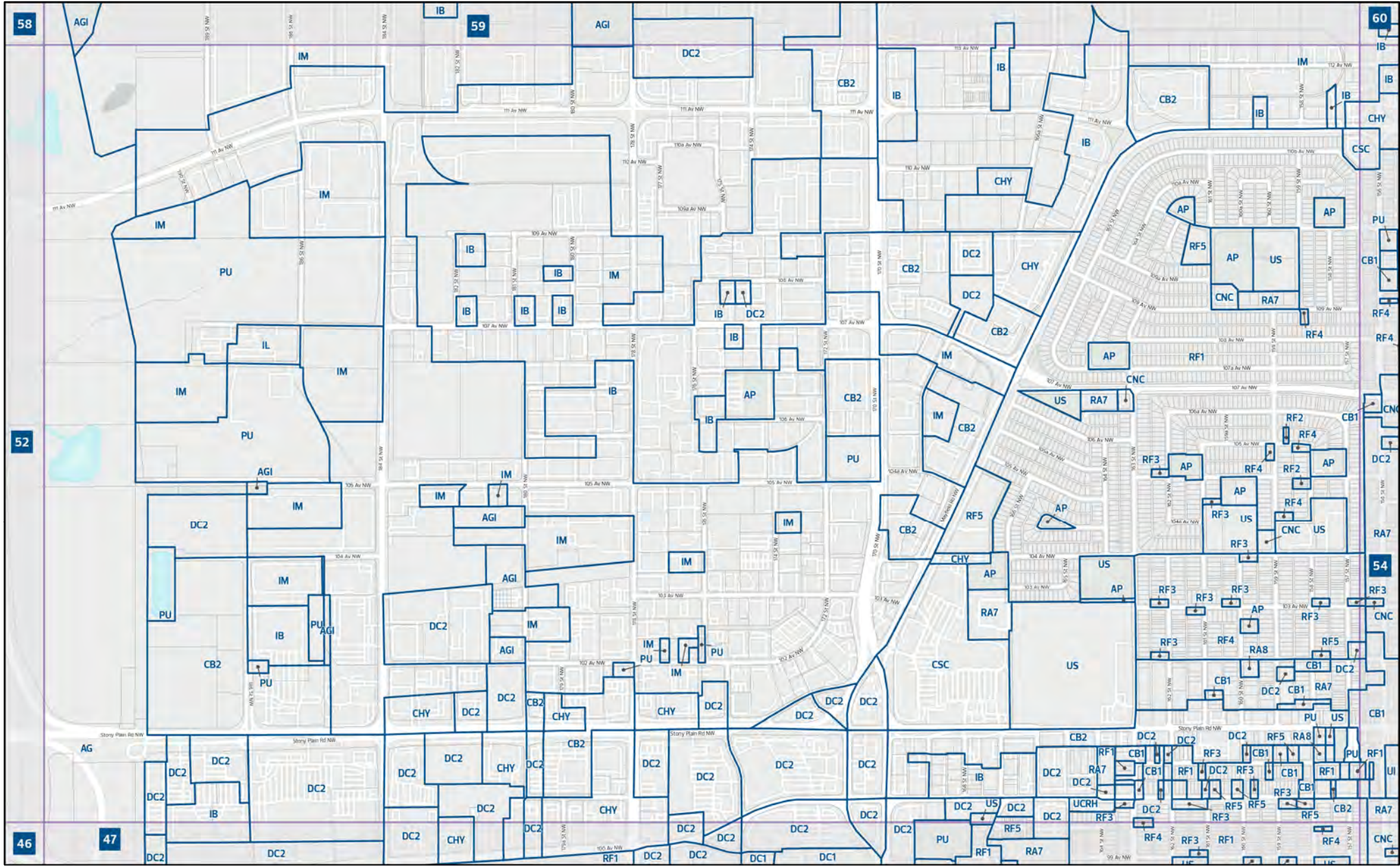
- Zoning
- Titled Lot
- City of Edmonton Boundary
- # Map Number



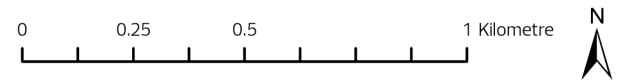
Map Number: 52

Zoning Bylaw 12800

Zoning Map

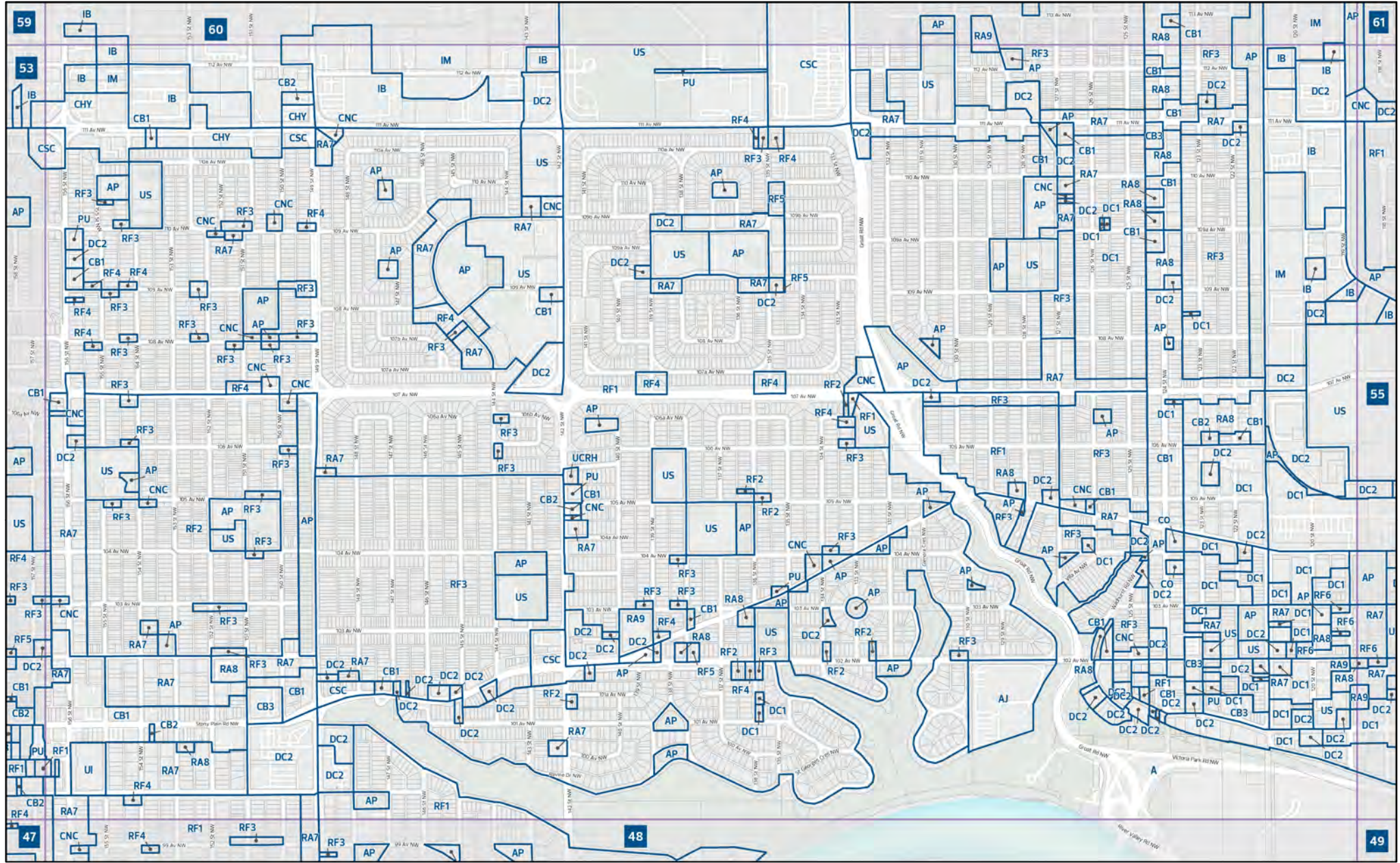


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

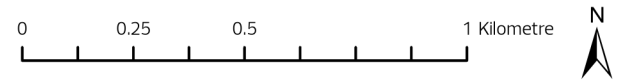


Map Number: 53

Zoning Bylaw 12800 Zoning Map

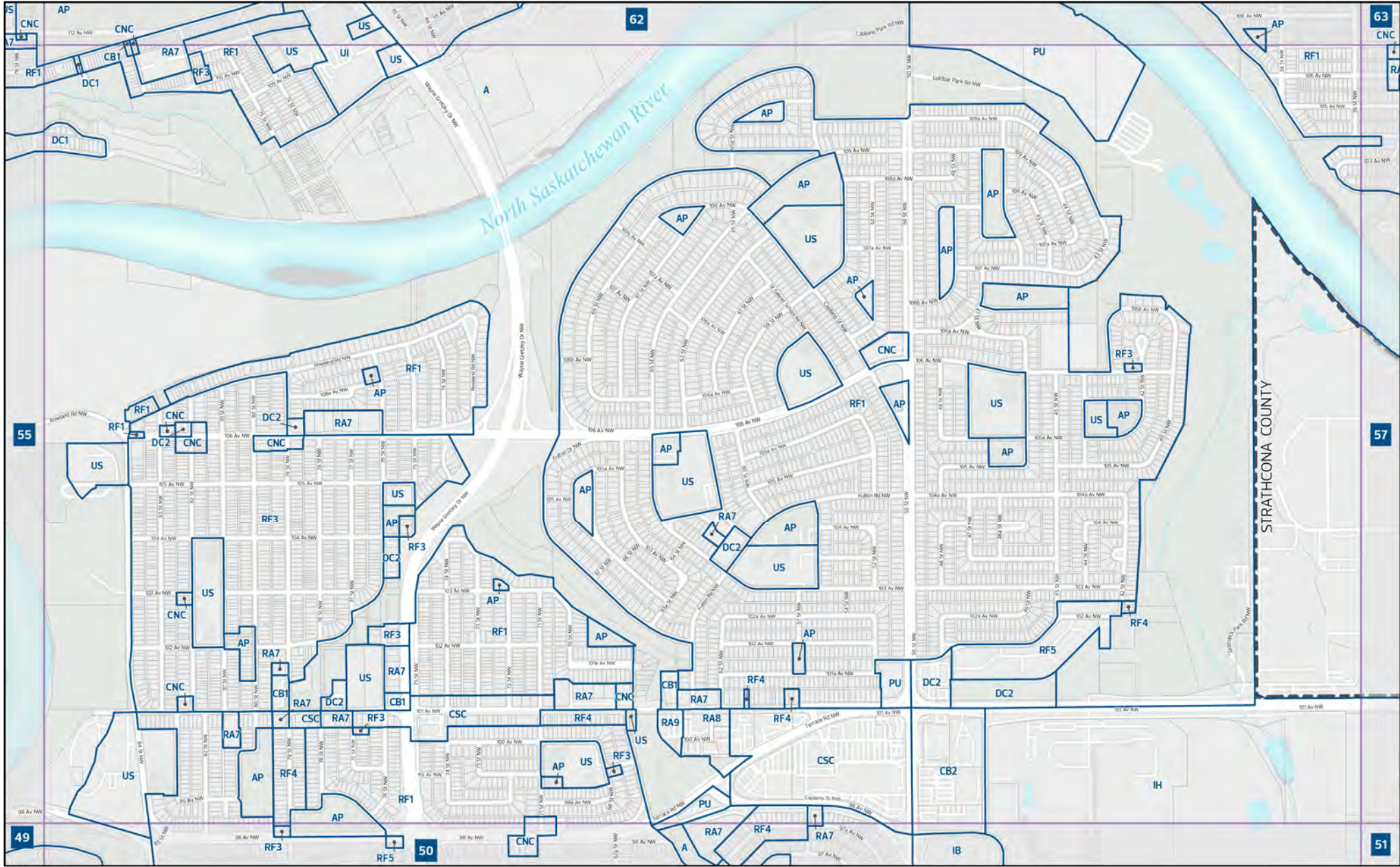


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

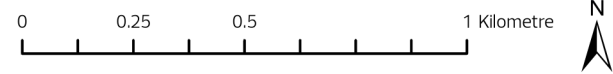


Map Number: 54

Zoning Bylaw 12800 Zoning Map

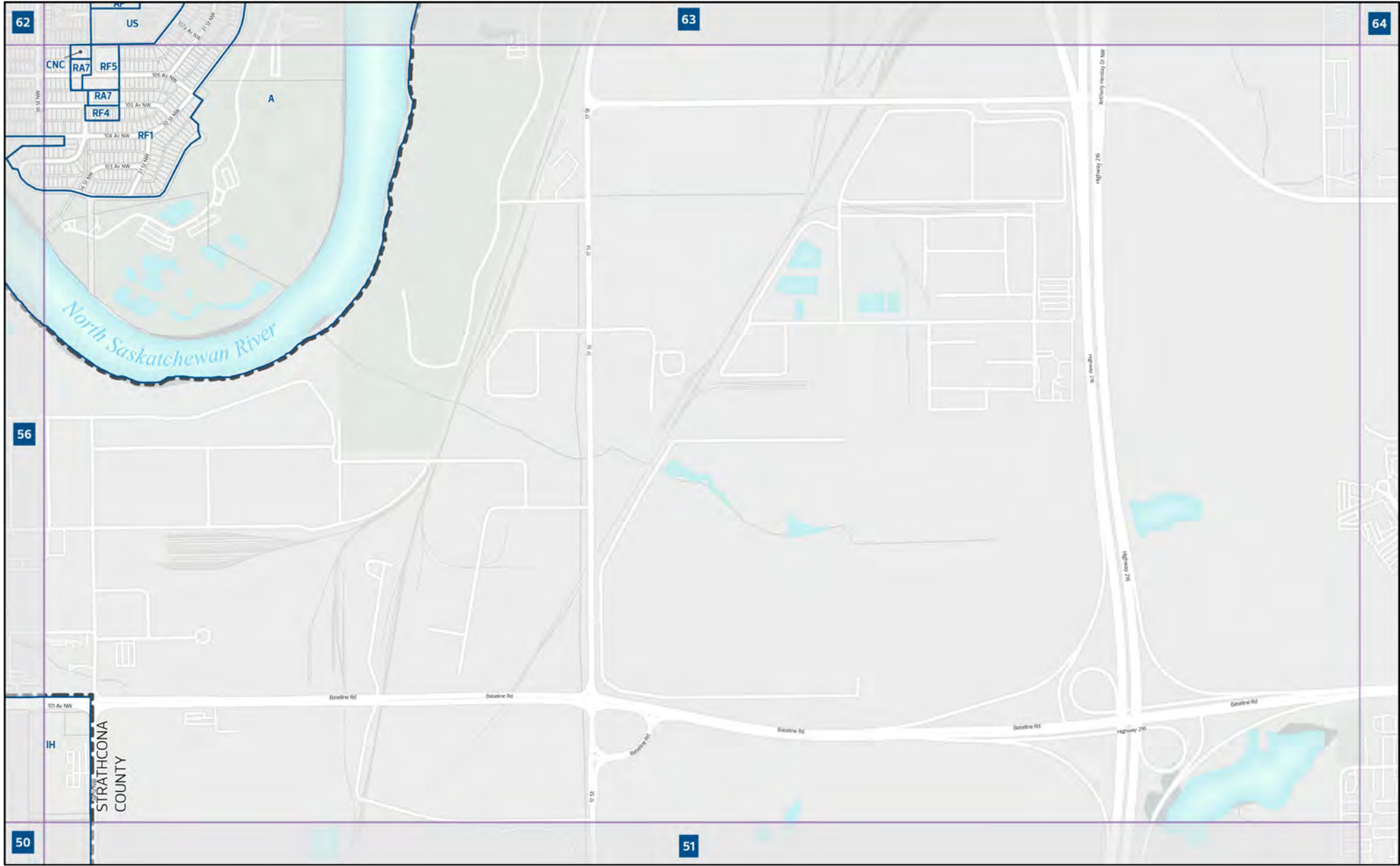


- Zoning
- Titled Lot
- City of Edmonton Boundary
- # Map Number

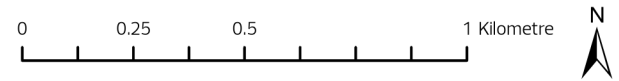


Map Number: 56

Zoning Bylaw 12800 Zoning Map



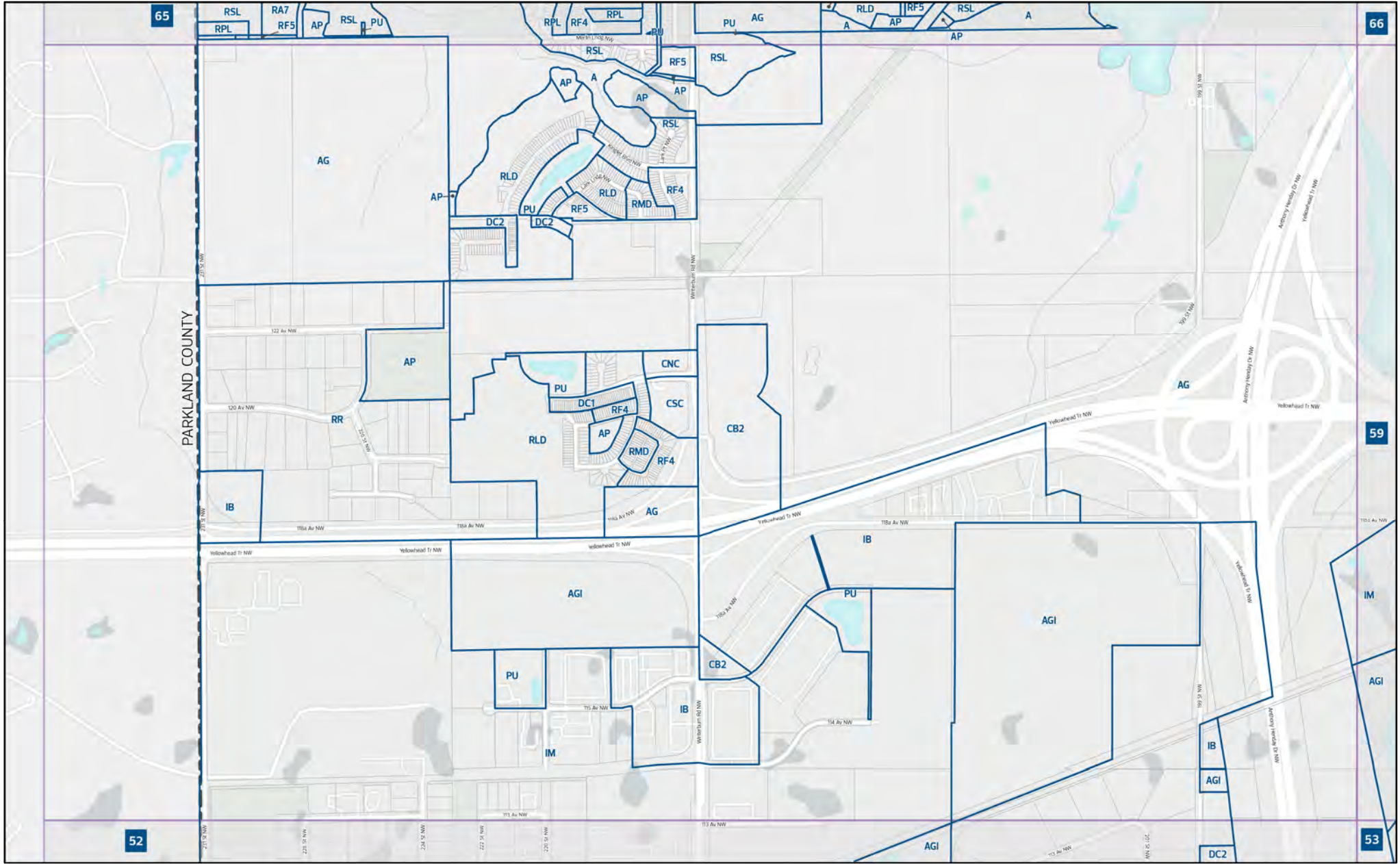
- Zoning
- Titled Lot
- City of Edmonton Boundary
- # Map Number



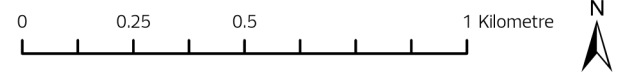
Map Number: 57

Zoning Bylaw 12800

Zoning Map



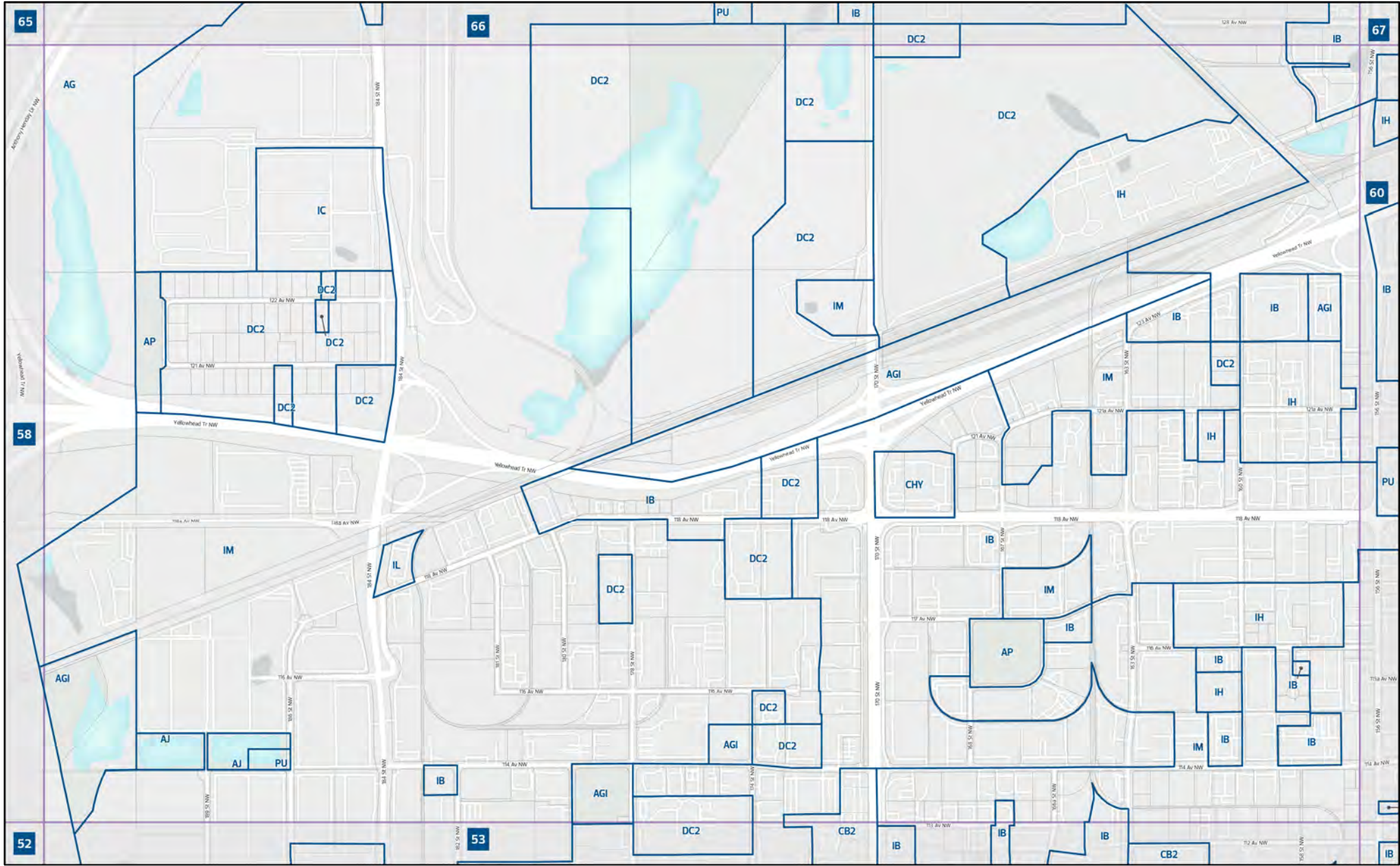
- Zoning
- Titled Lot
- City of Edmonton Boundary
- 58 Map Number



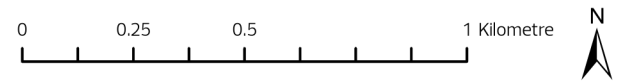
Map Number: 58

Zoning Bylaw 12800

Zoning Map

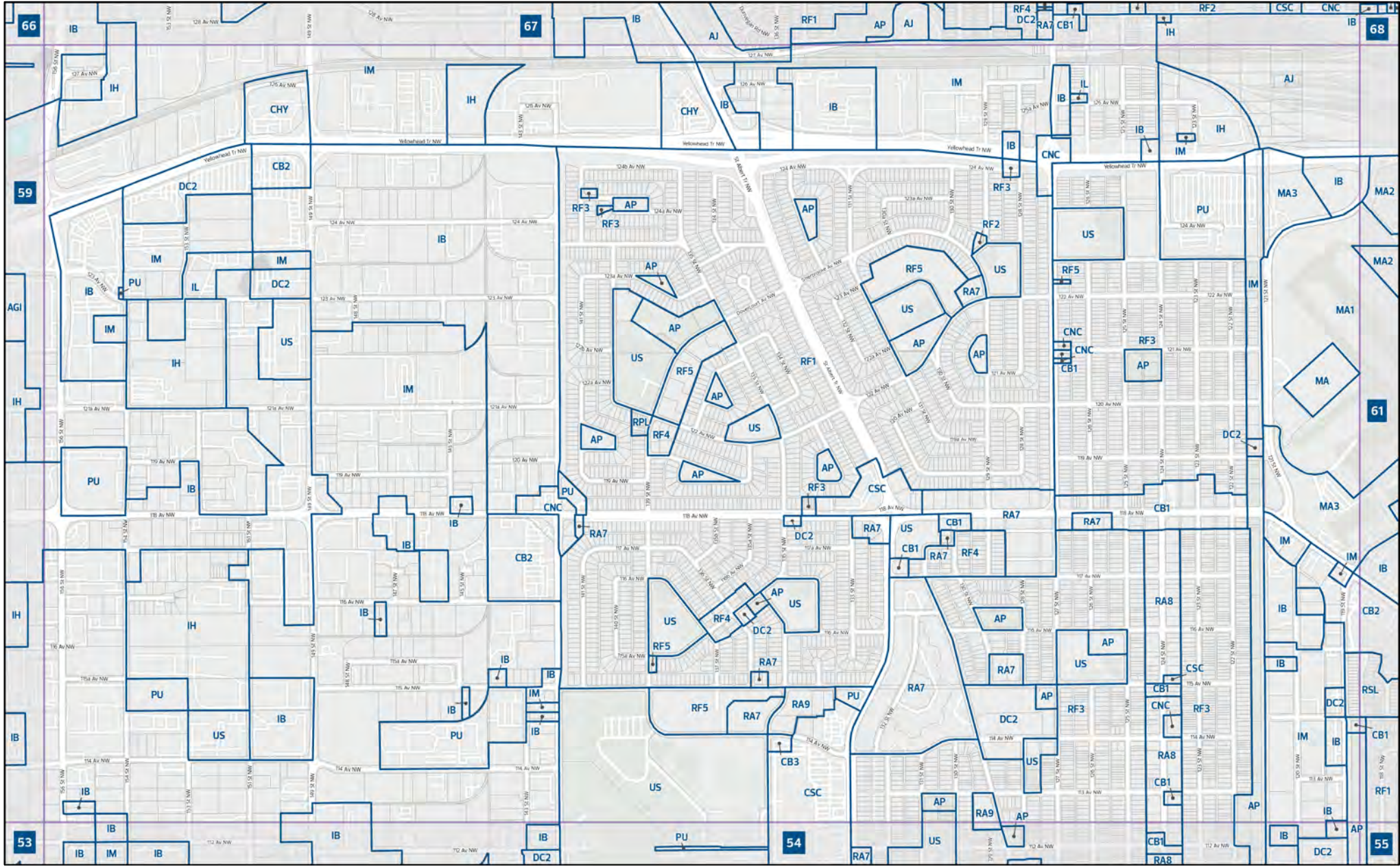


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

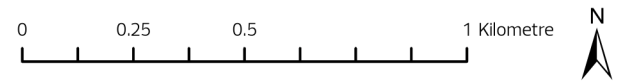


Map Number: 59

Zoning Bylaw 12800 Zoning Map

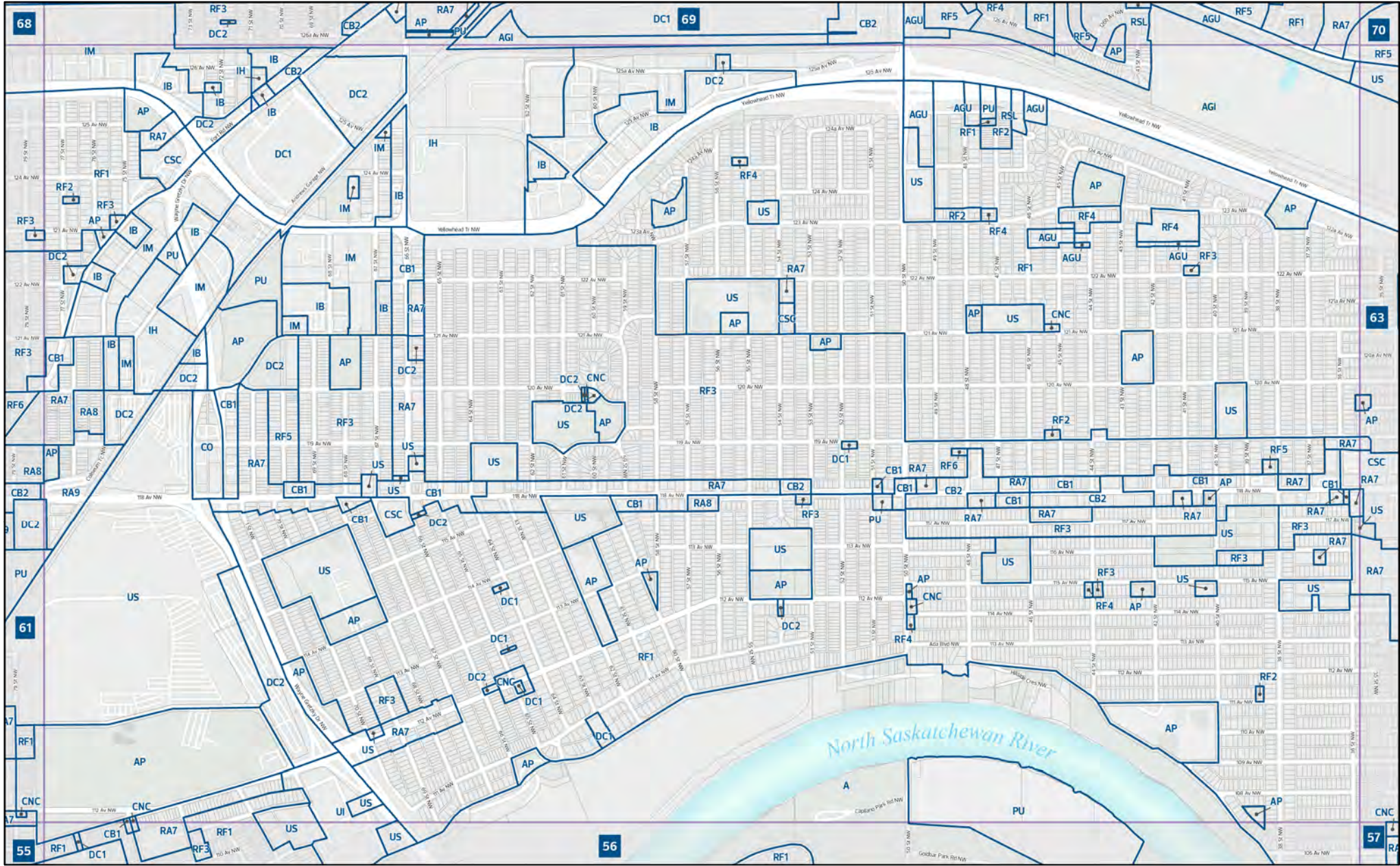


- Zoning
- Titled Lot
- City of Edmonton Boundary
- 60 Map Number

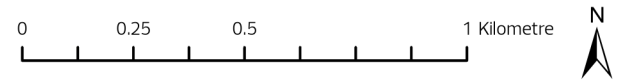


Map Number: 60

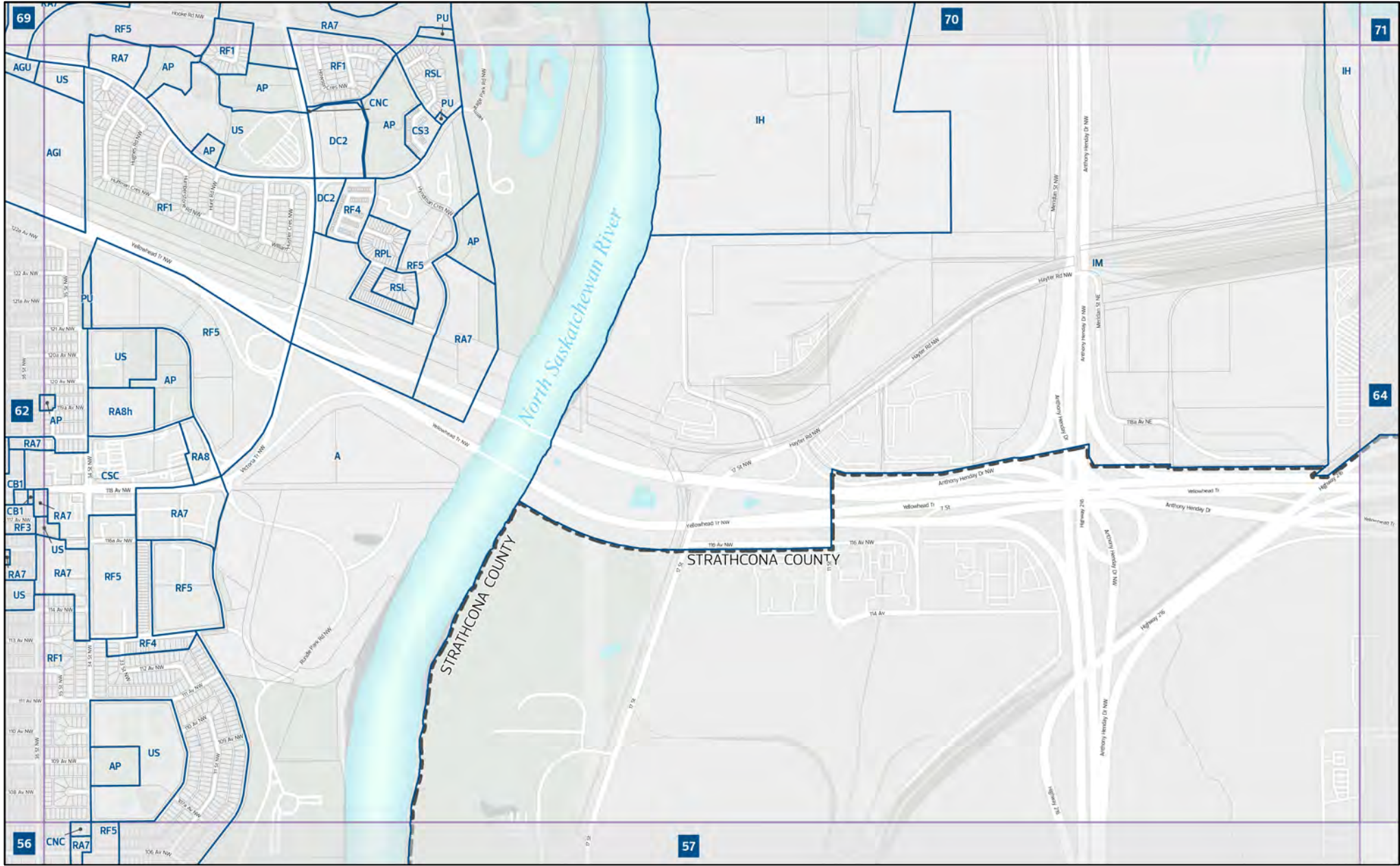
Zoning Bylaw 12800 Zoning Map



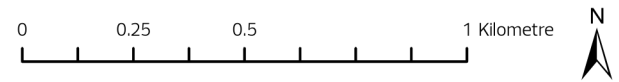
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



Zoning Bylaw 12800 Zoning Map

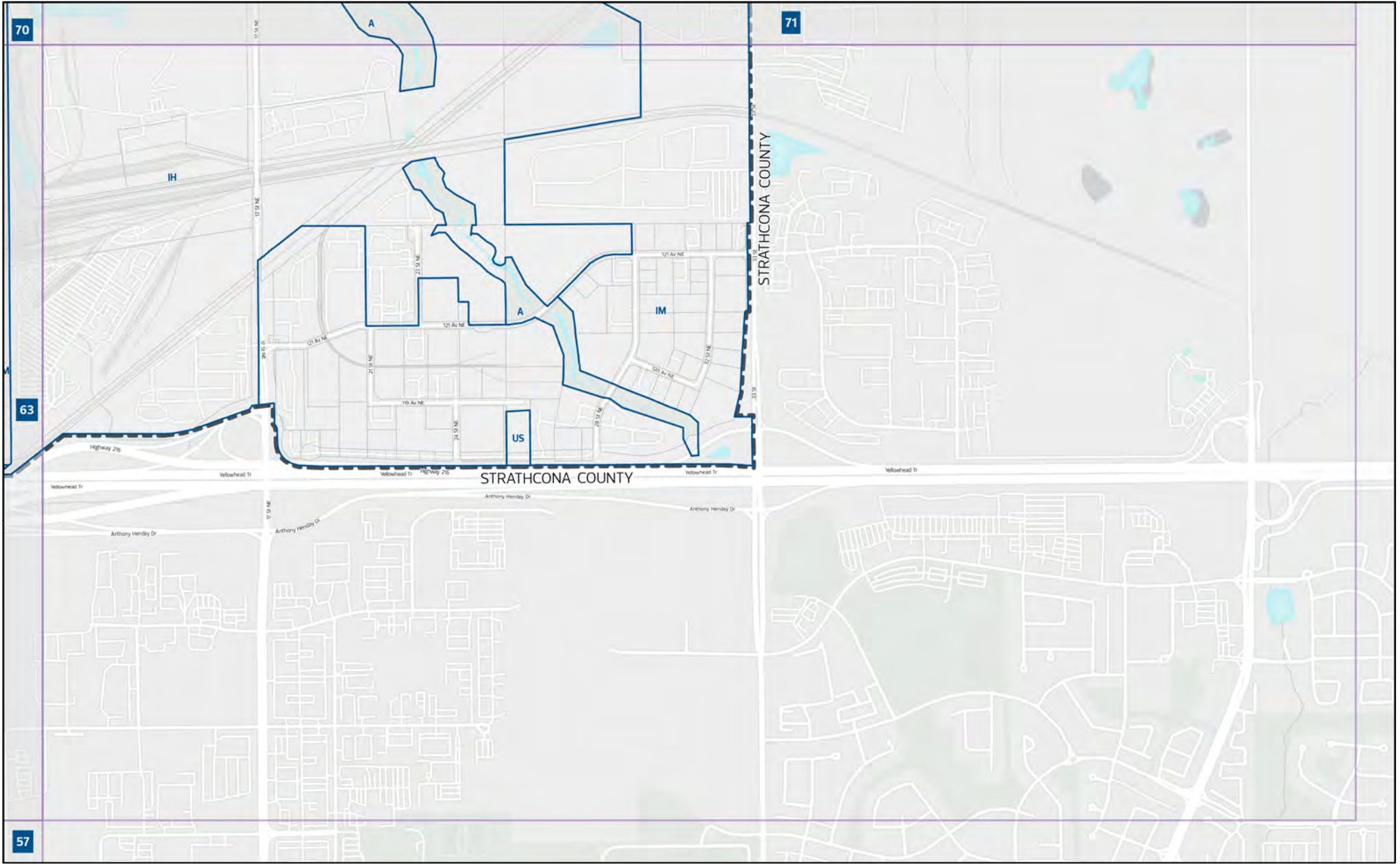


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

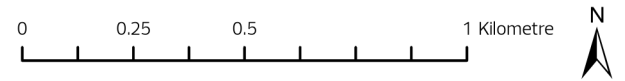


Map Number: 63

Zoning Bylaw 12800 Zoning Map



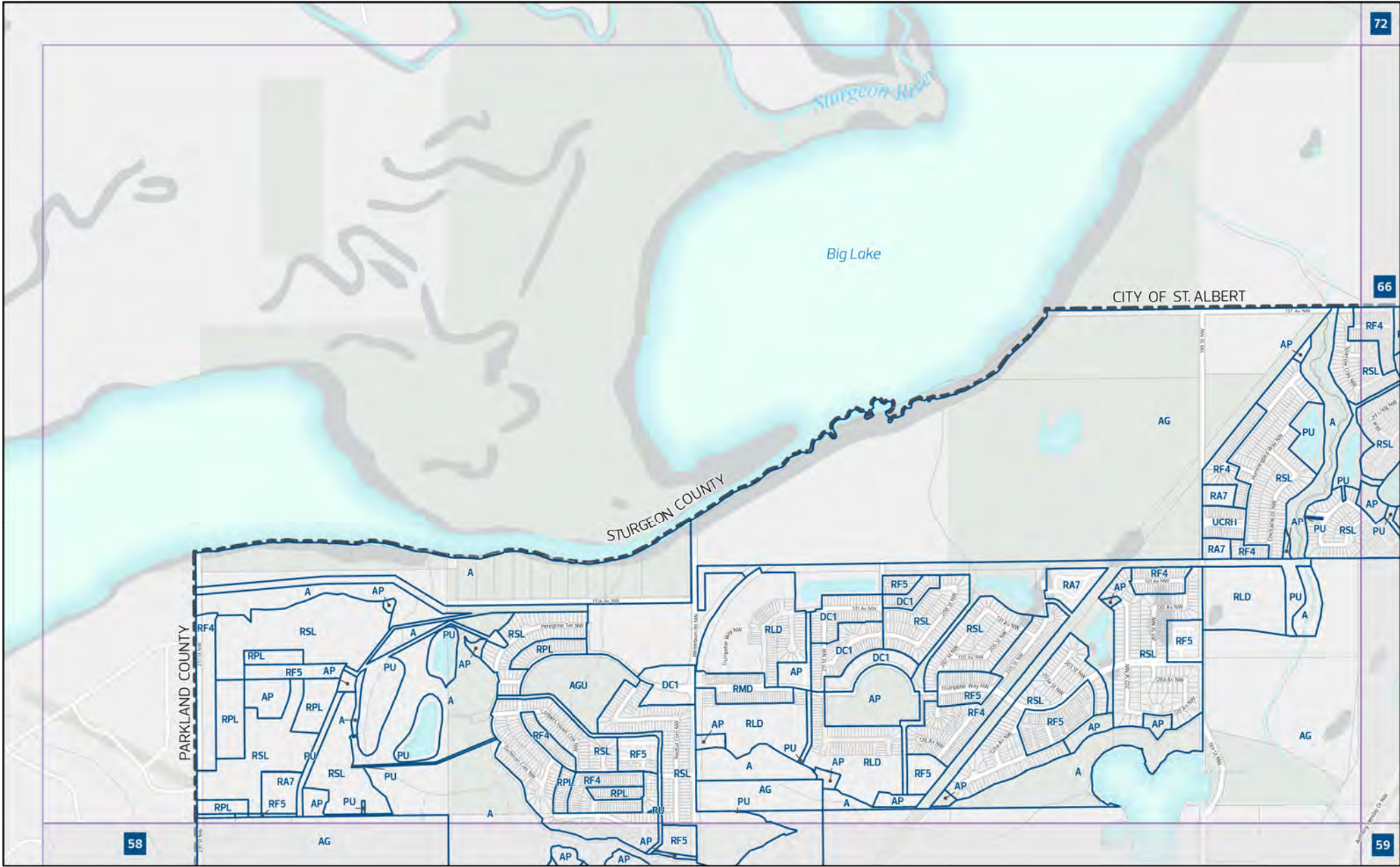
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



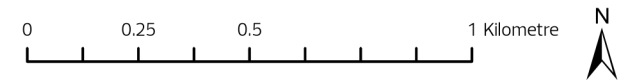
Map Number: 64

Zoning Bylaw 12800

Zoning Map



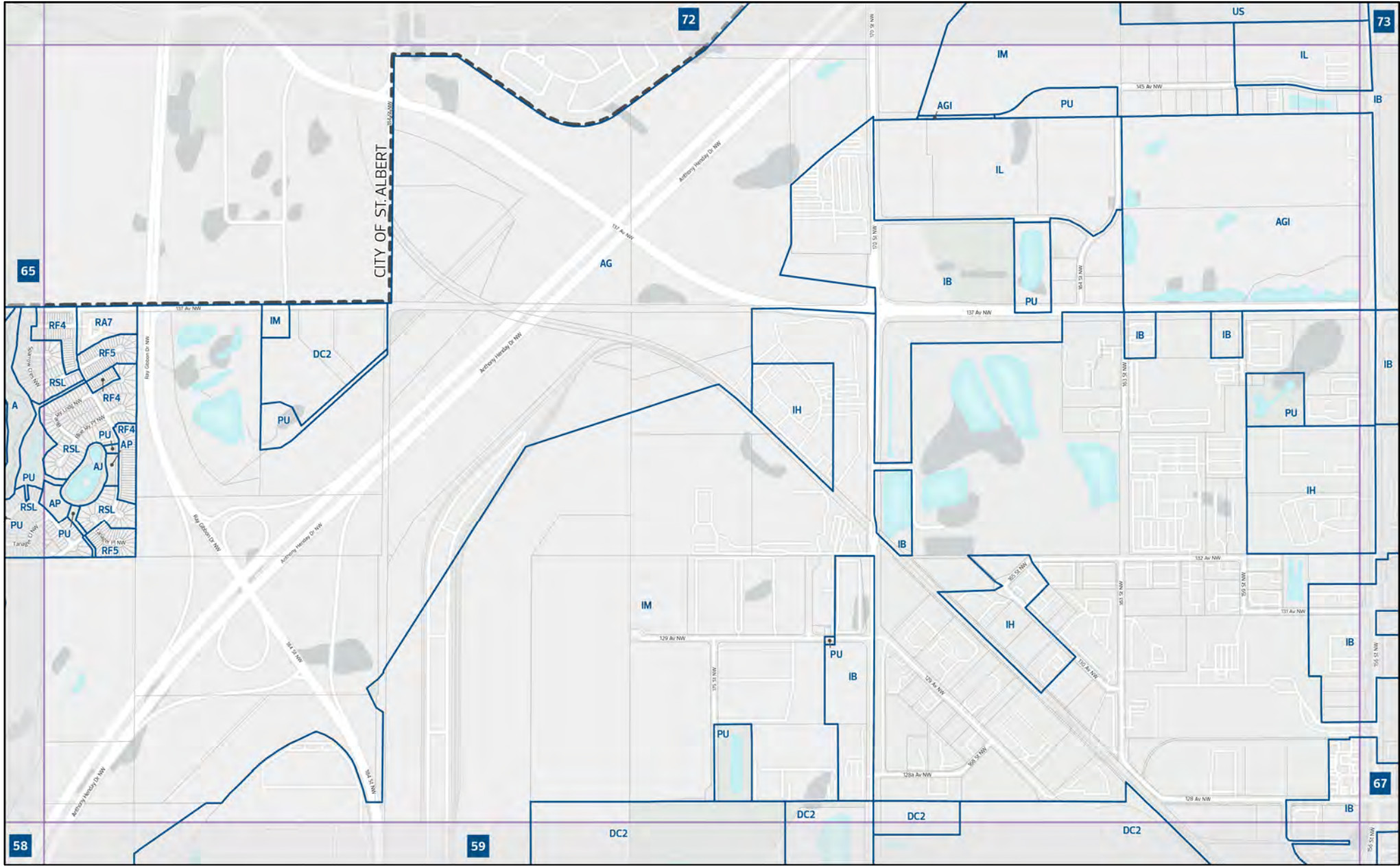
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number







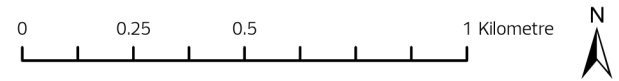
Map Number: 65

Zoning Bylaw 12800

Zoning Map



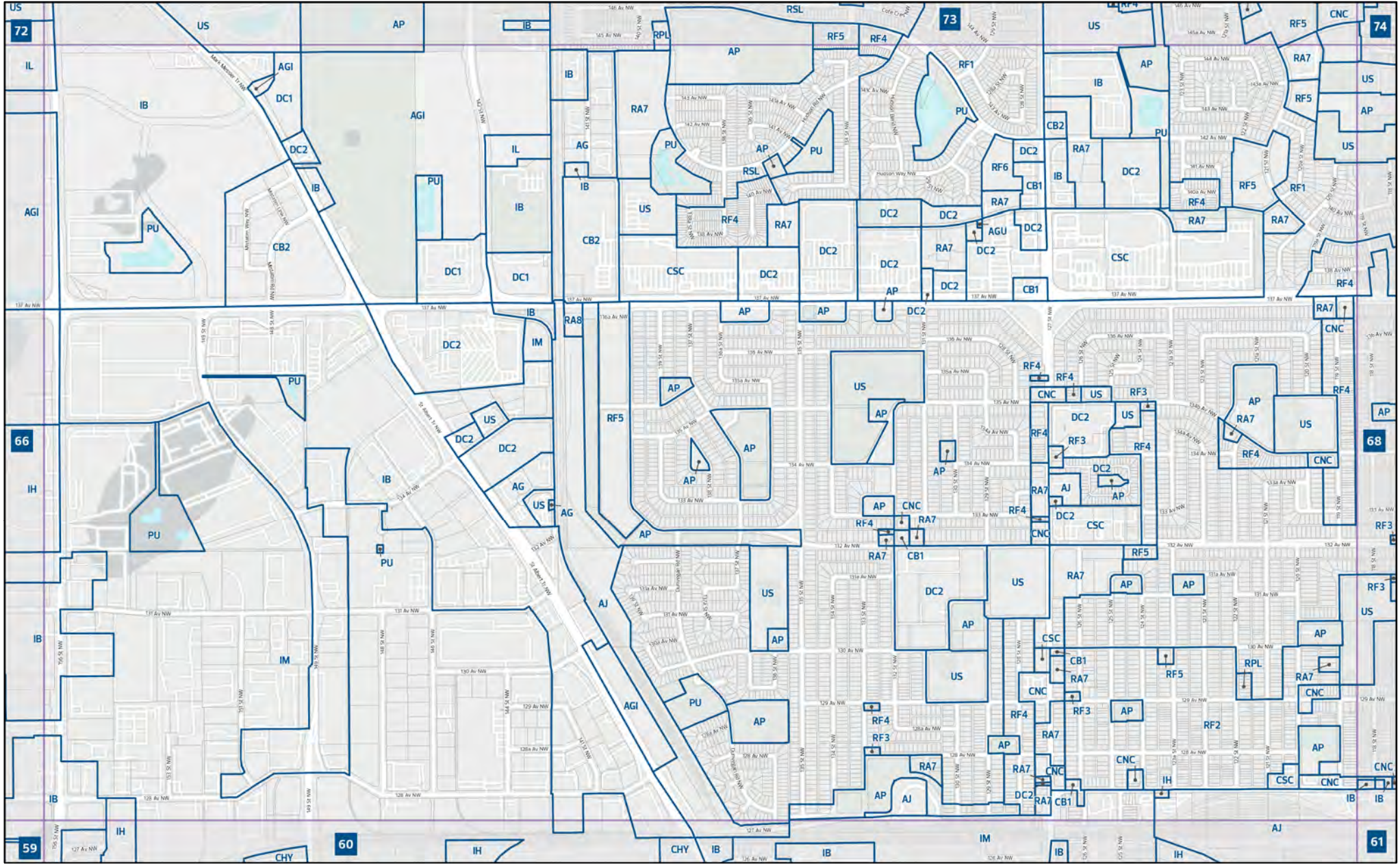
-  Zoning
-  Titled Lot
-  City of Edmonton Boundary
-  Map Number



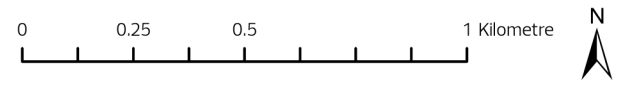
Map Number: 66

City of Edmonton
 Urban Planning and Economy
 1376
 Map Last Updated: December 2023

Zoning Bylaw 12800 Zoning Map



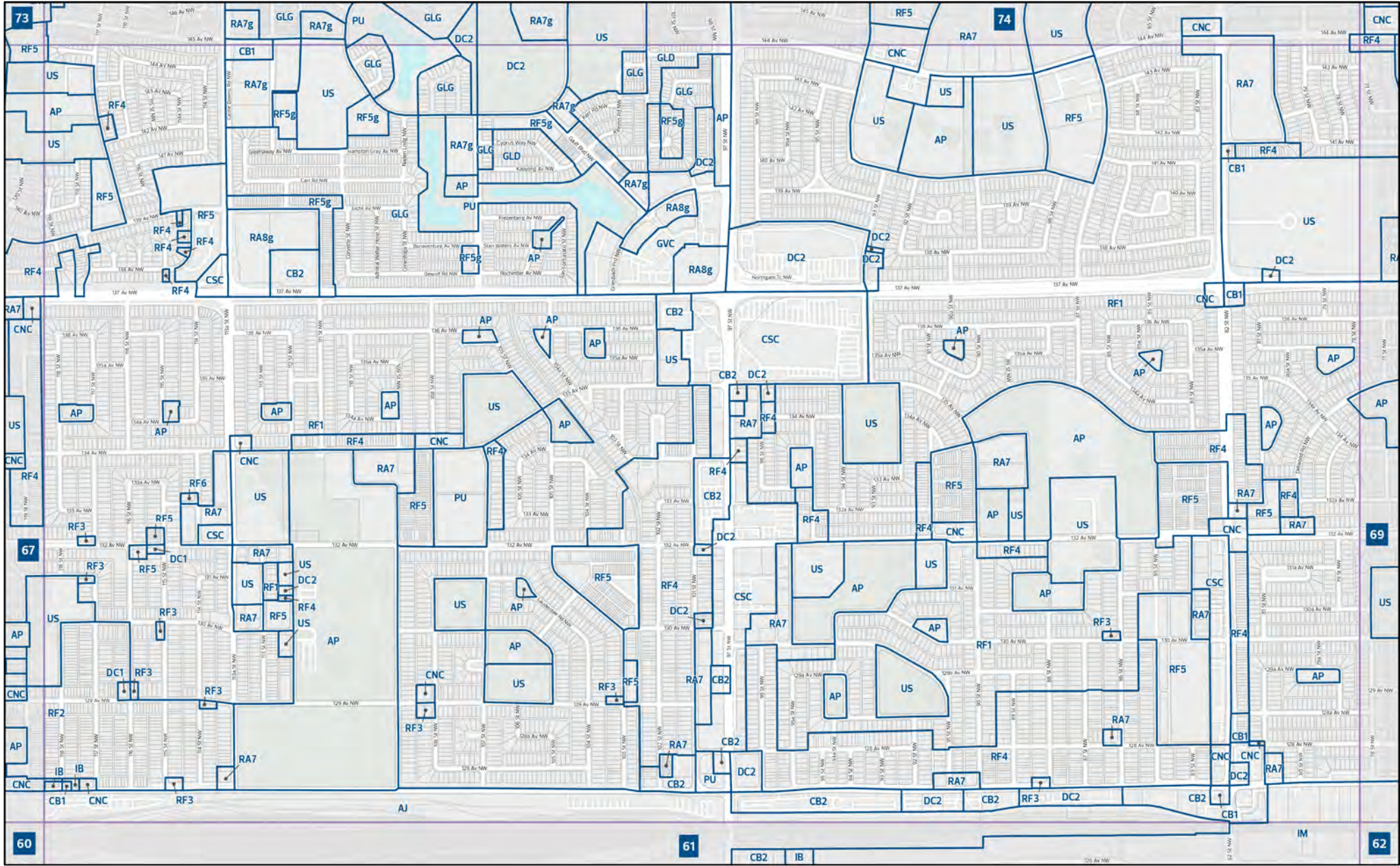
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



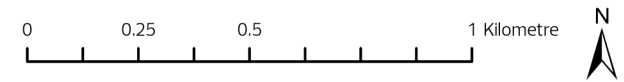
Map Number: 67

Zoning Bylaw 12800

Zoning Map

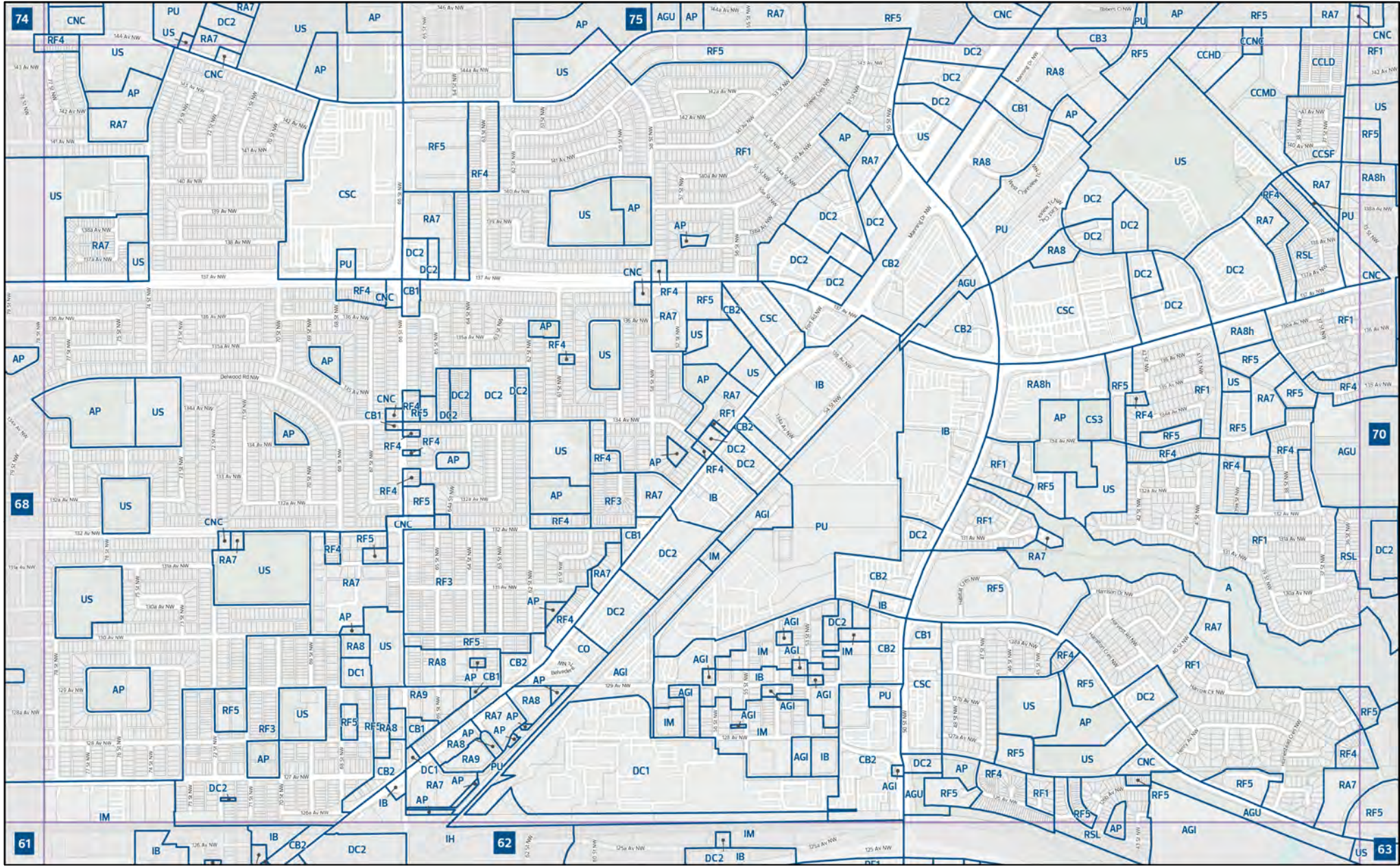


- Zoning
- Titled Lot
- City of Edmonton Boundary
- # Map Number

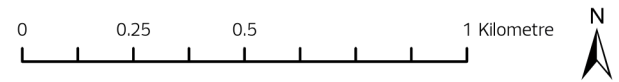


Map Number: 68

Zoning Bylaw 12800 Zoning Map



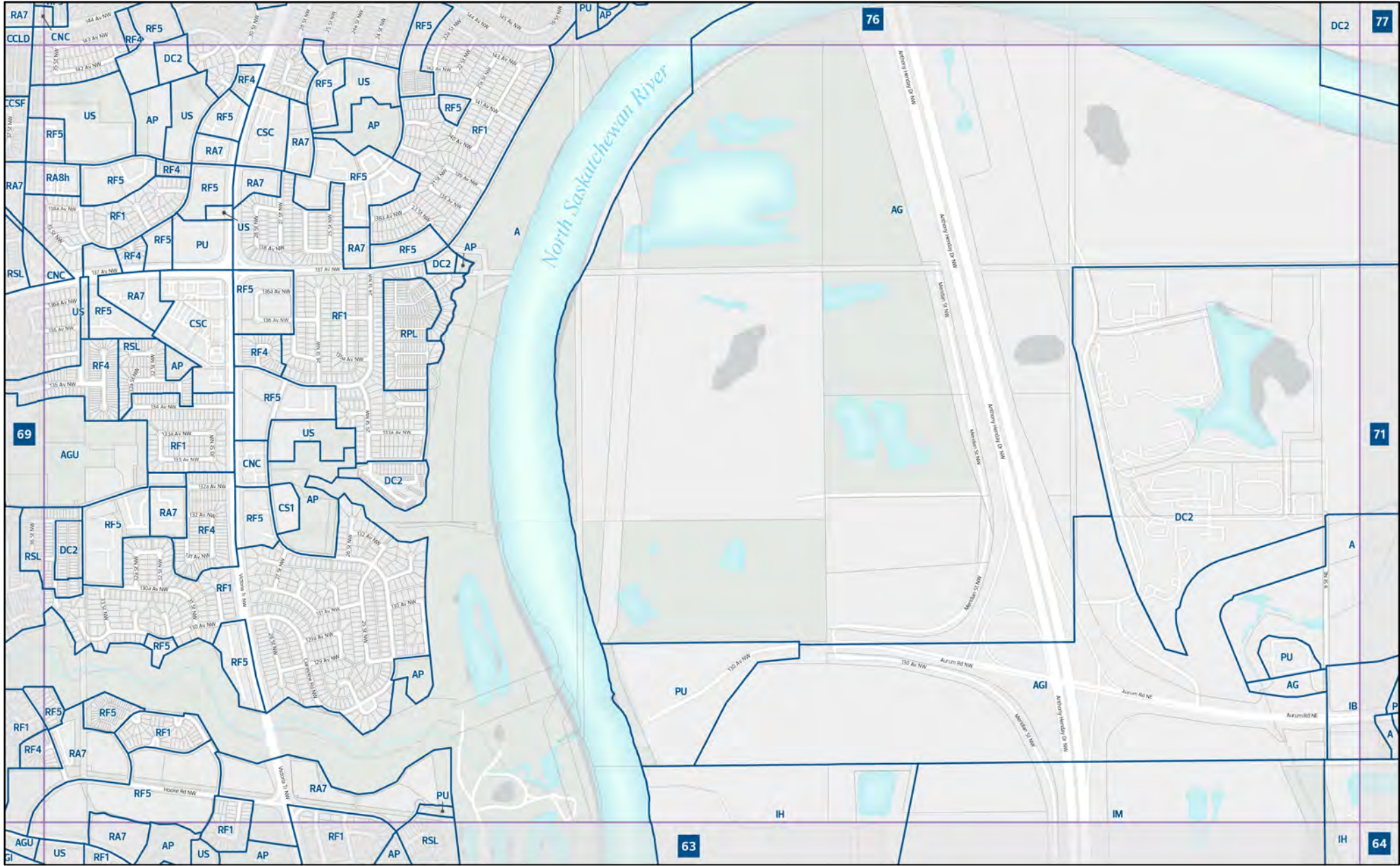
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



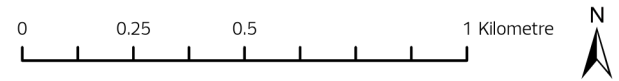
Map Number: 69

Zoning Bylaw 12800

Zoning Map

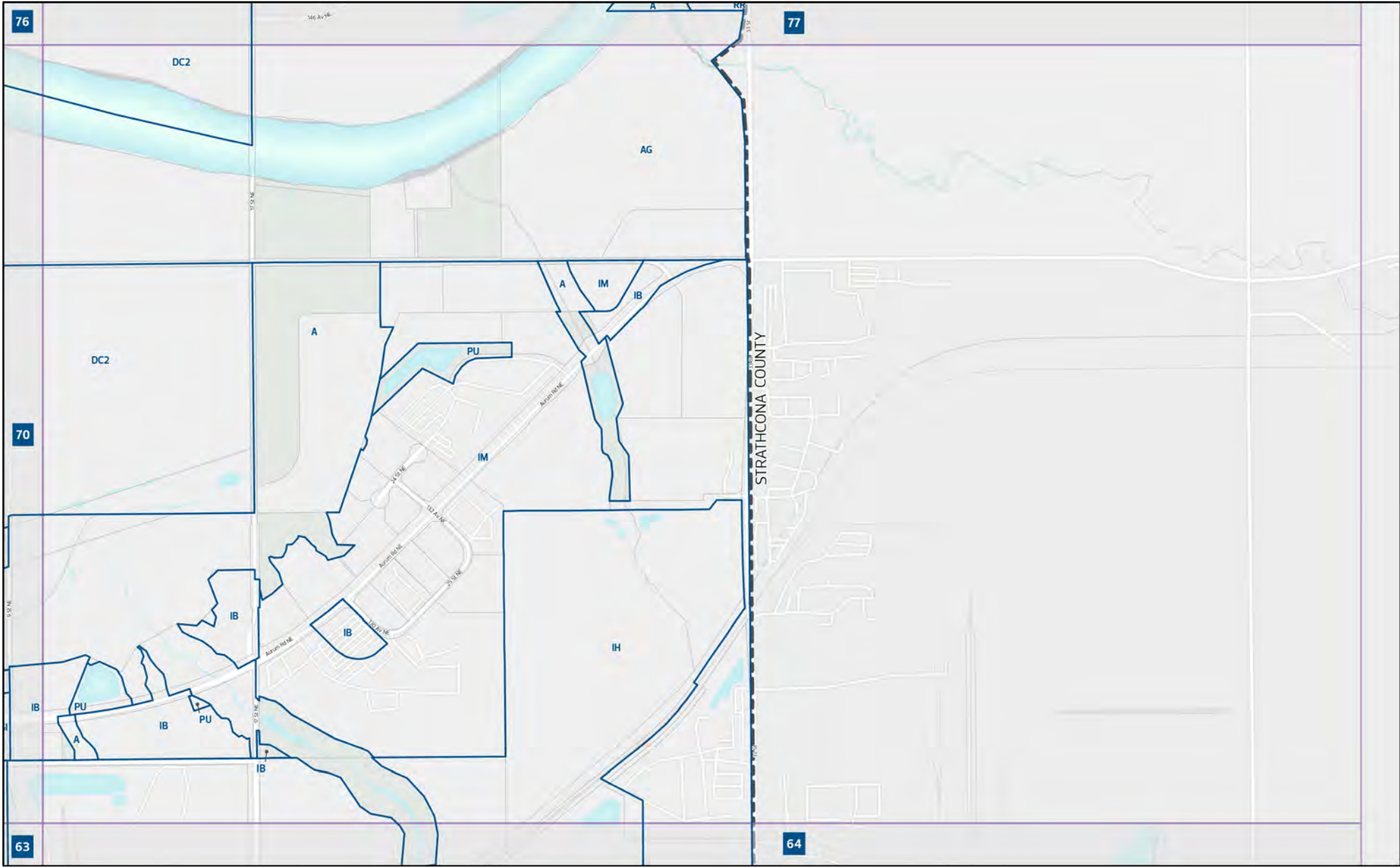


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

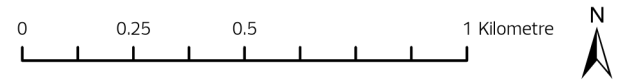


Map Number: 70

Zoning Bylaw 12800 Zoning Map

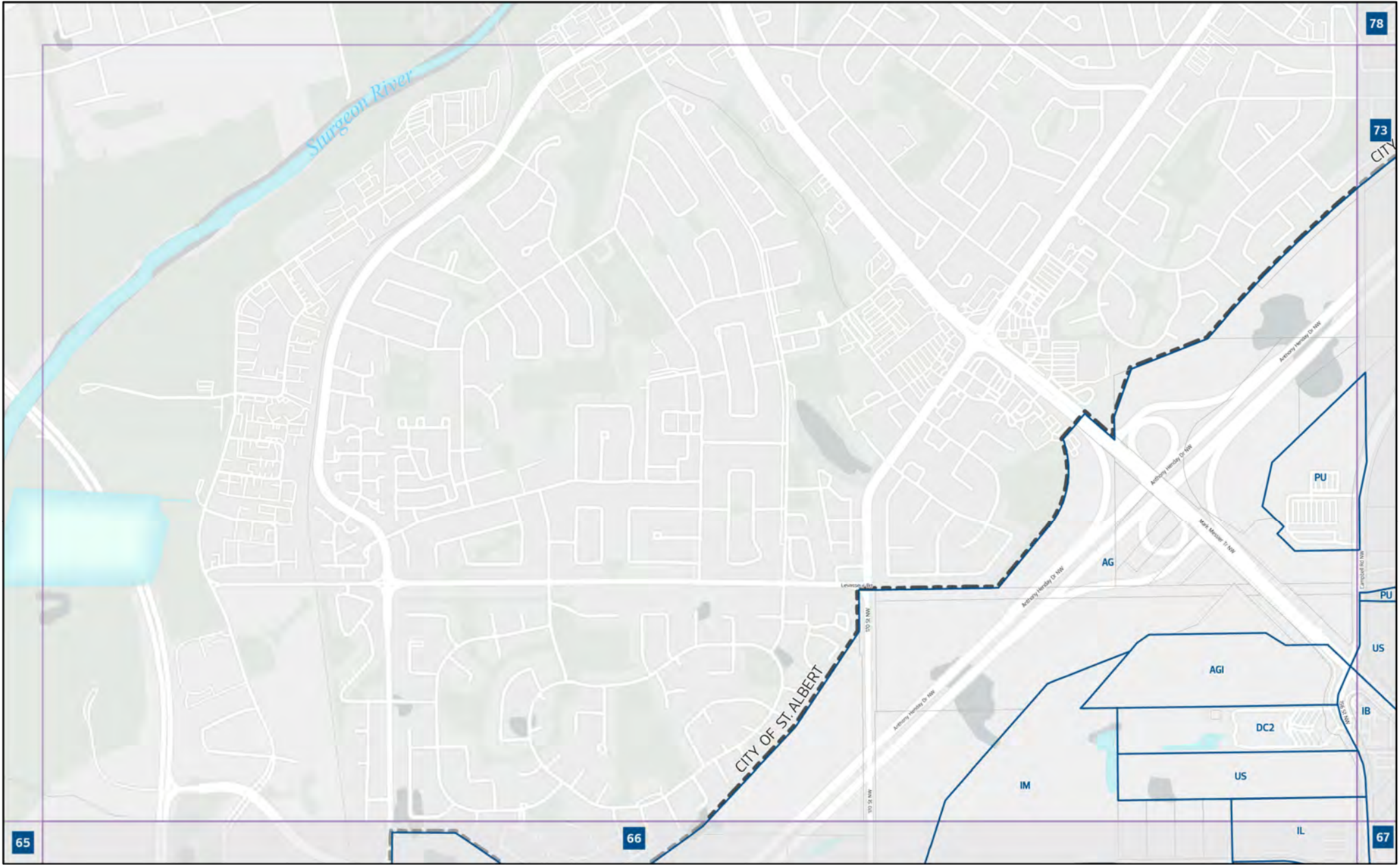


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

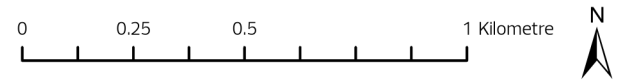


Map Number: 71

Zoning Bylaw 12800 Zoning Map

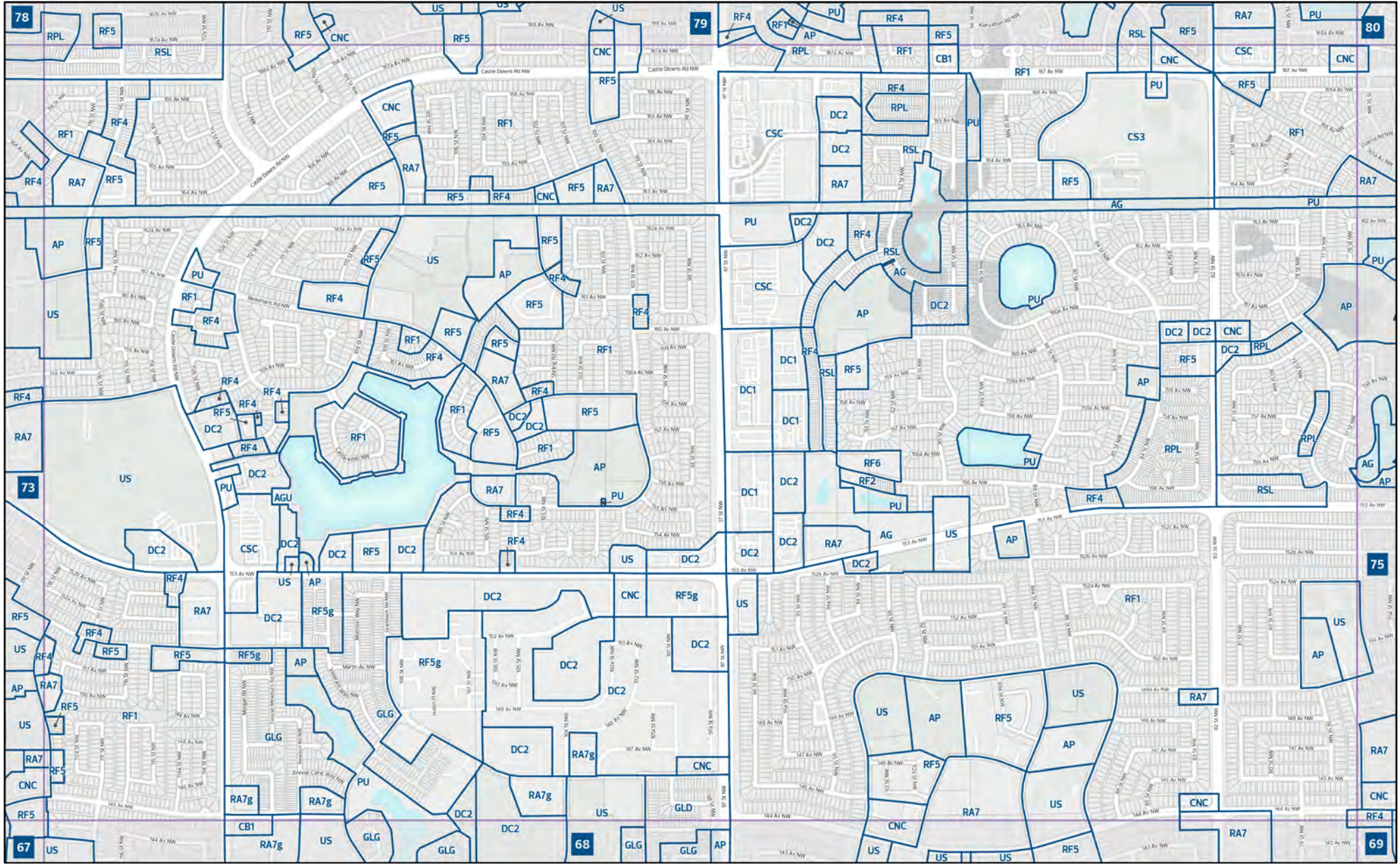


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

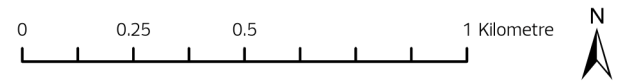


Map Number: 72

Zoning Bylaw 12800 Zoning Map

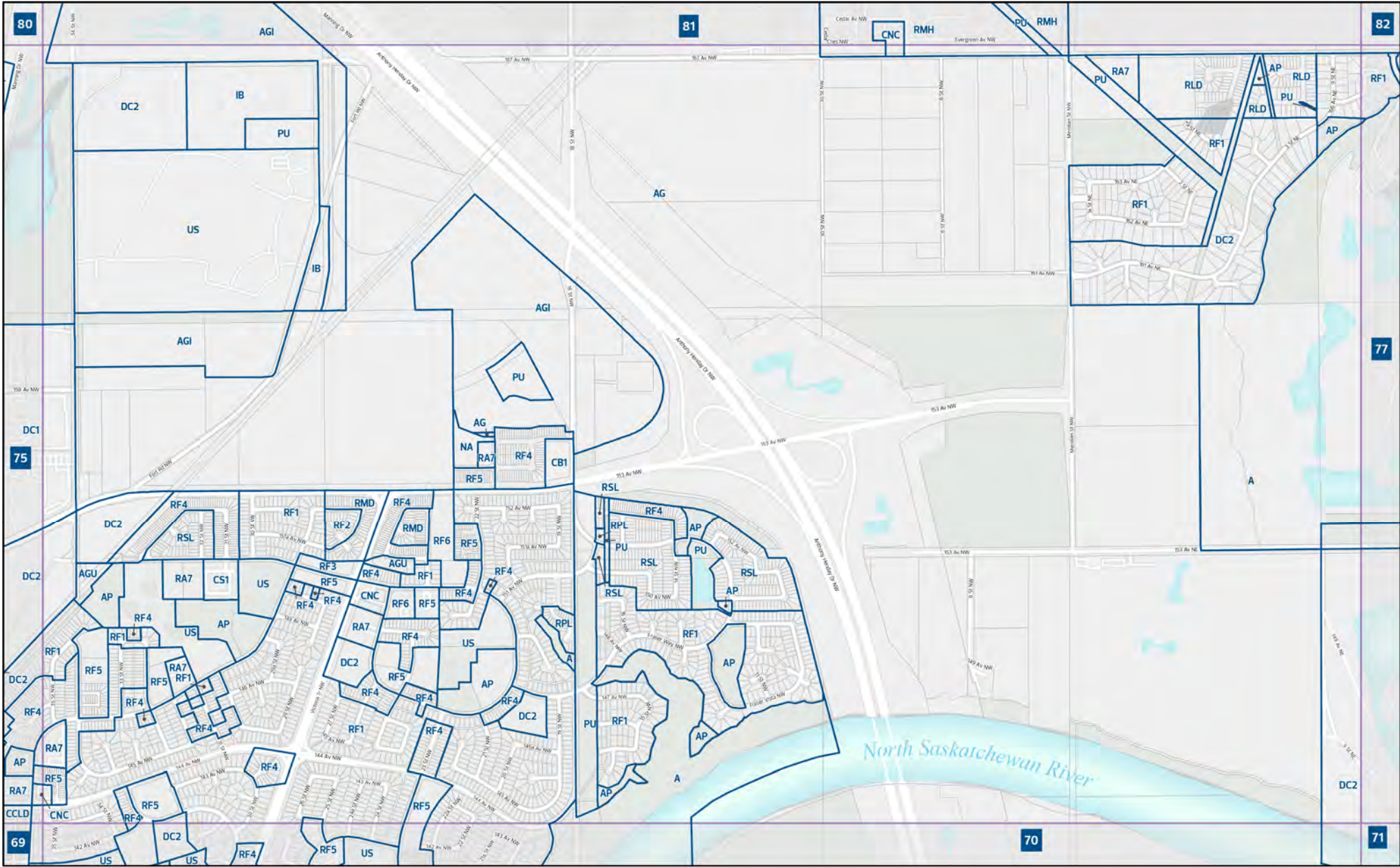


- Zoning
- Titled Lot
- City of Edmonton Boundary
- 78 Map Number

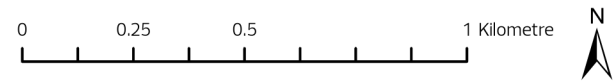


Map Number: 74

Zoning Bylaw 12800 Zoning Map

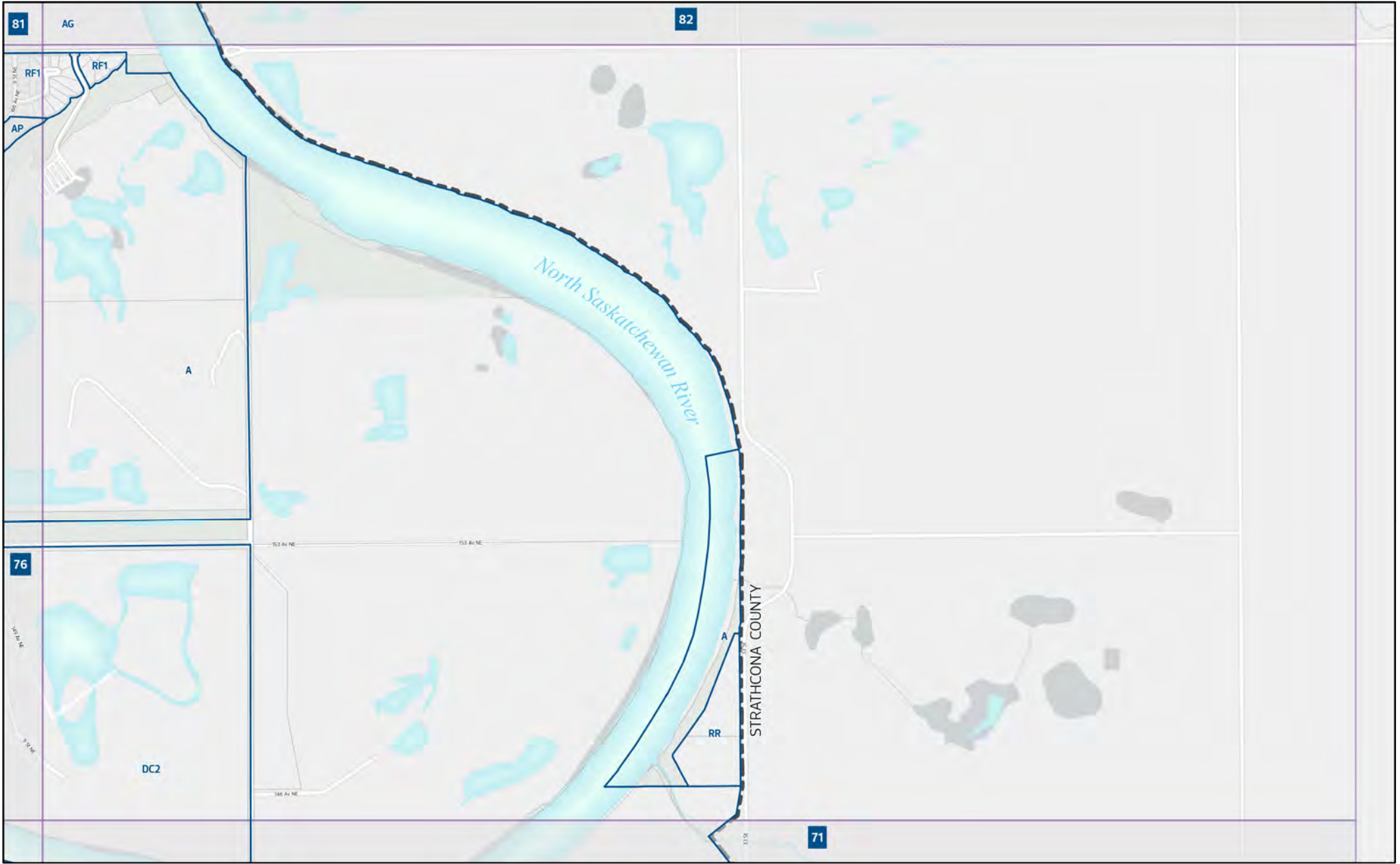


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

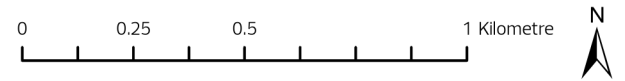


Map Number: 76

Zoning Bylaw 12800 Zoning Map



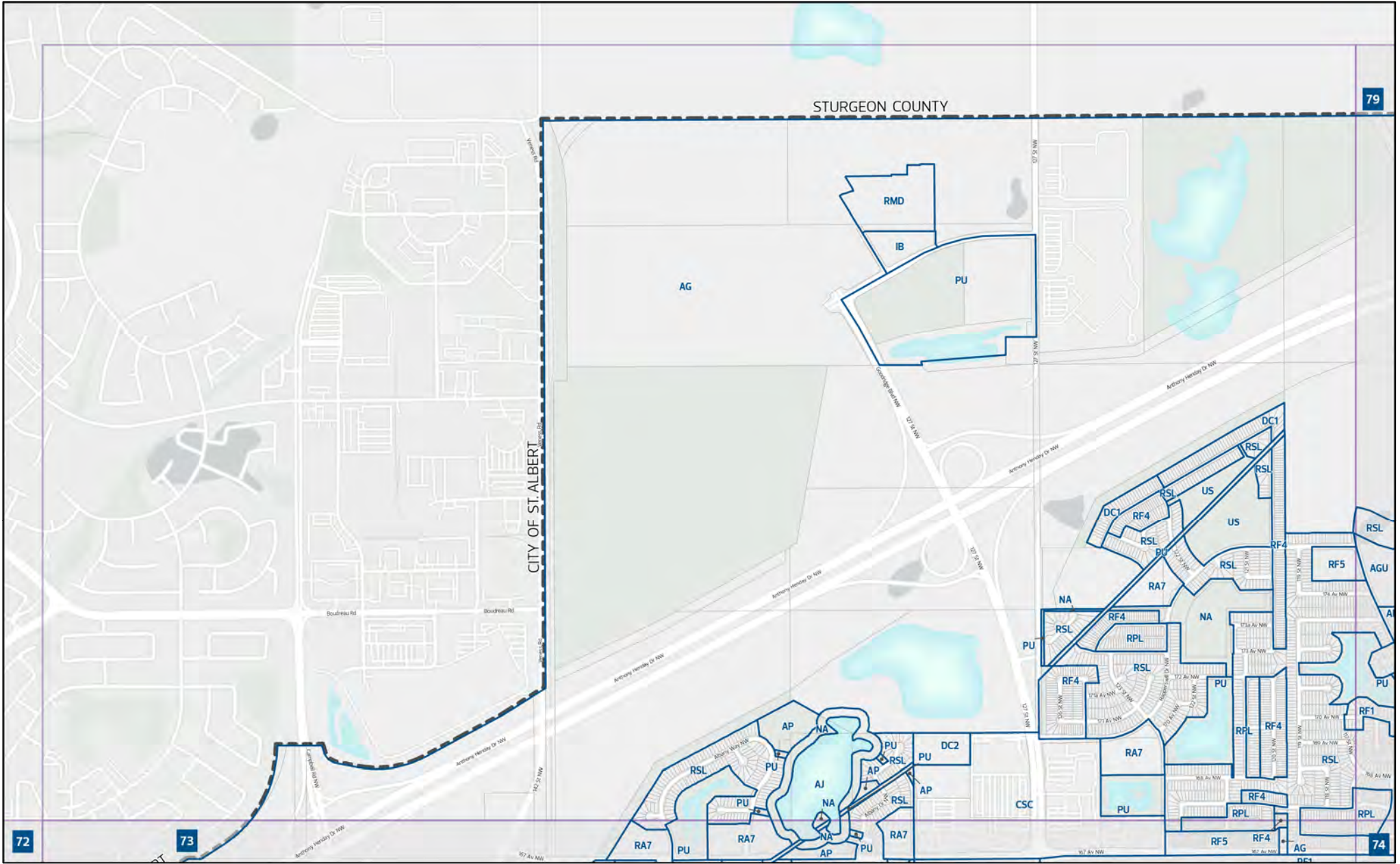
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



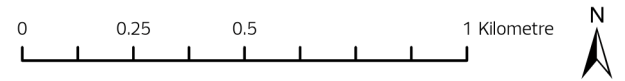
Map Number: 77

Zoning Bylaw 12800

Zoning Map

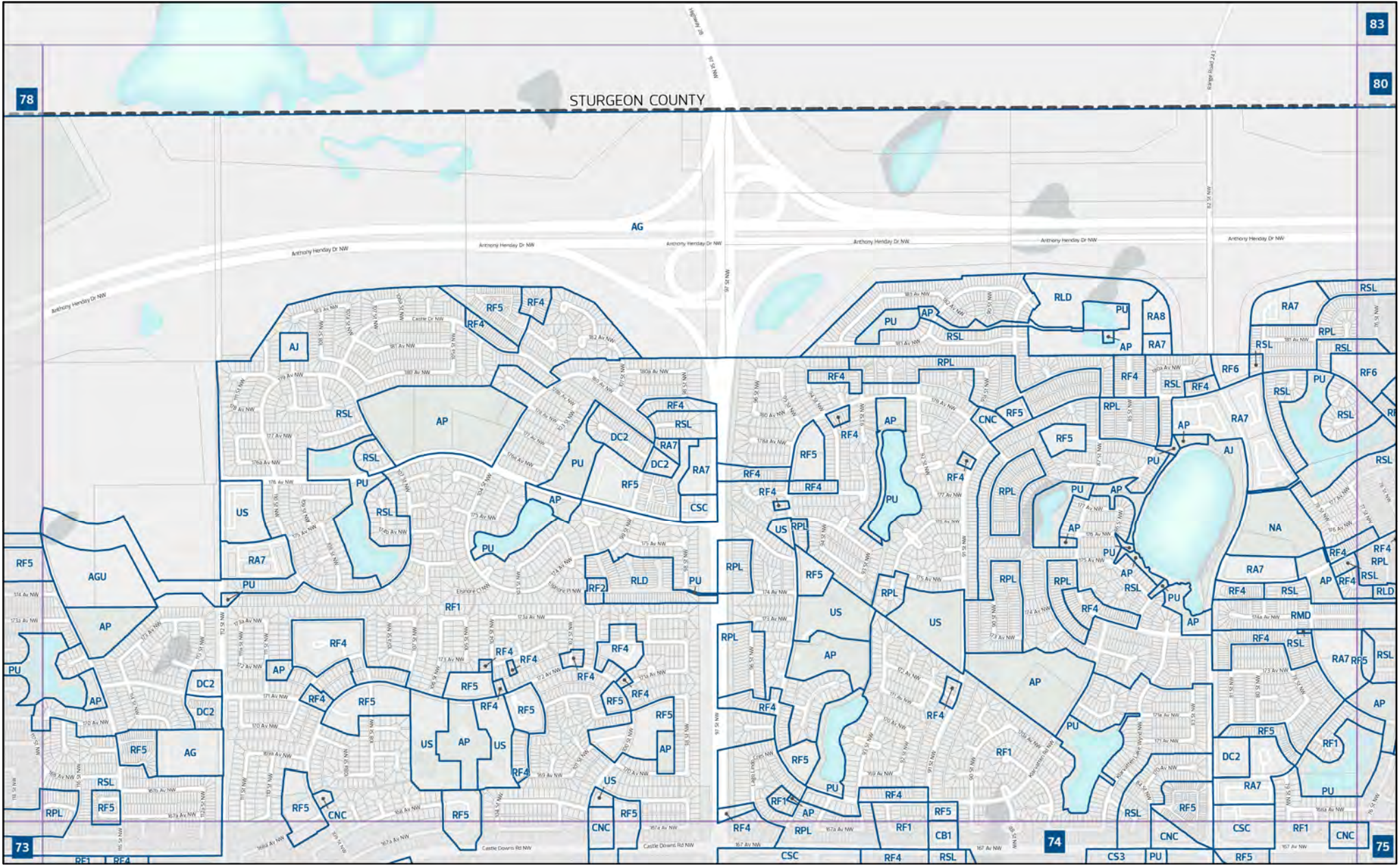


- Zoning
- Titled Lot
- City of Edmonton Boundary
- # Map Number

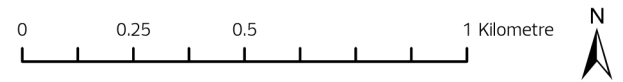


Map Number: 78

Zoning Bylaw 12800 Zoning Map



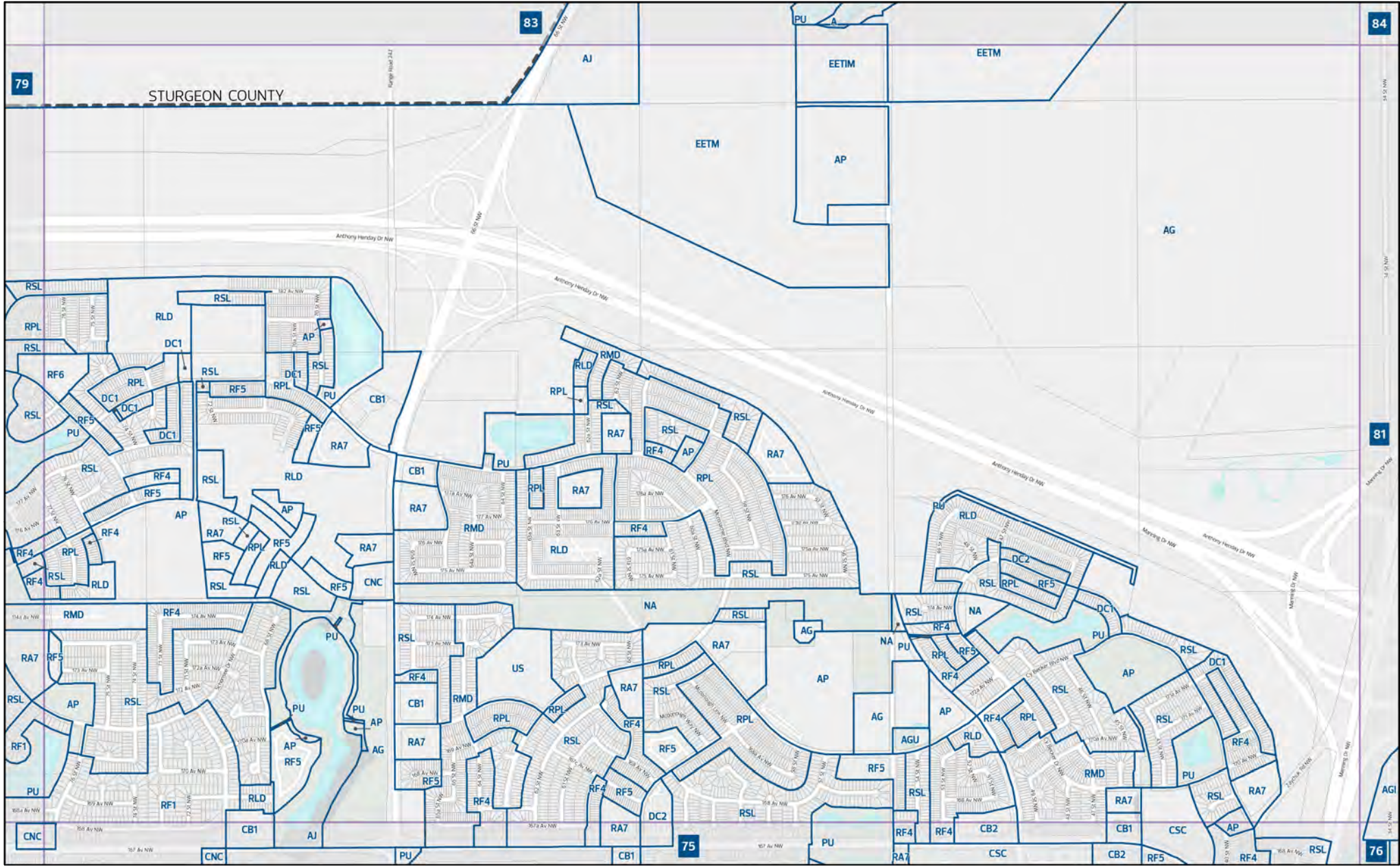
- Zoning
- Titled Lot
- City of Edmonton Boundary
- # Map Number



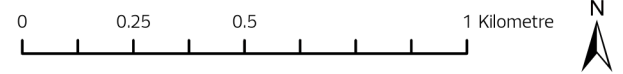
Map Number: 79

Zoning Bylaw 12800

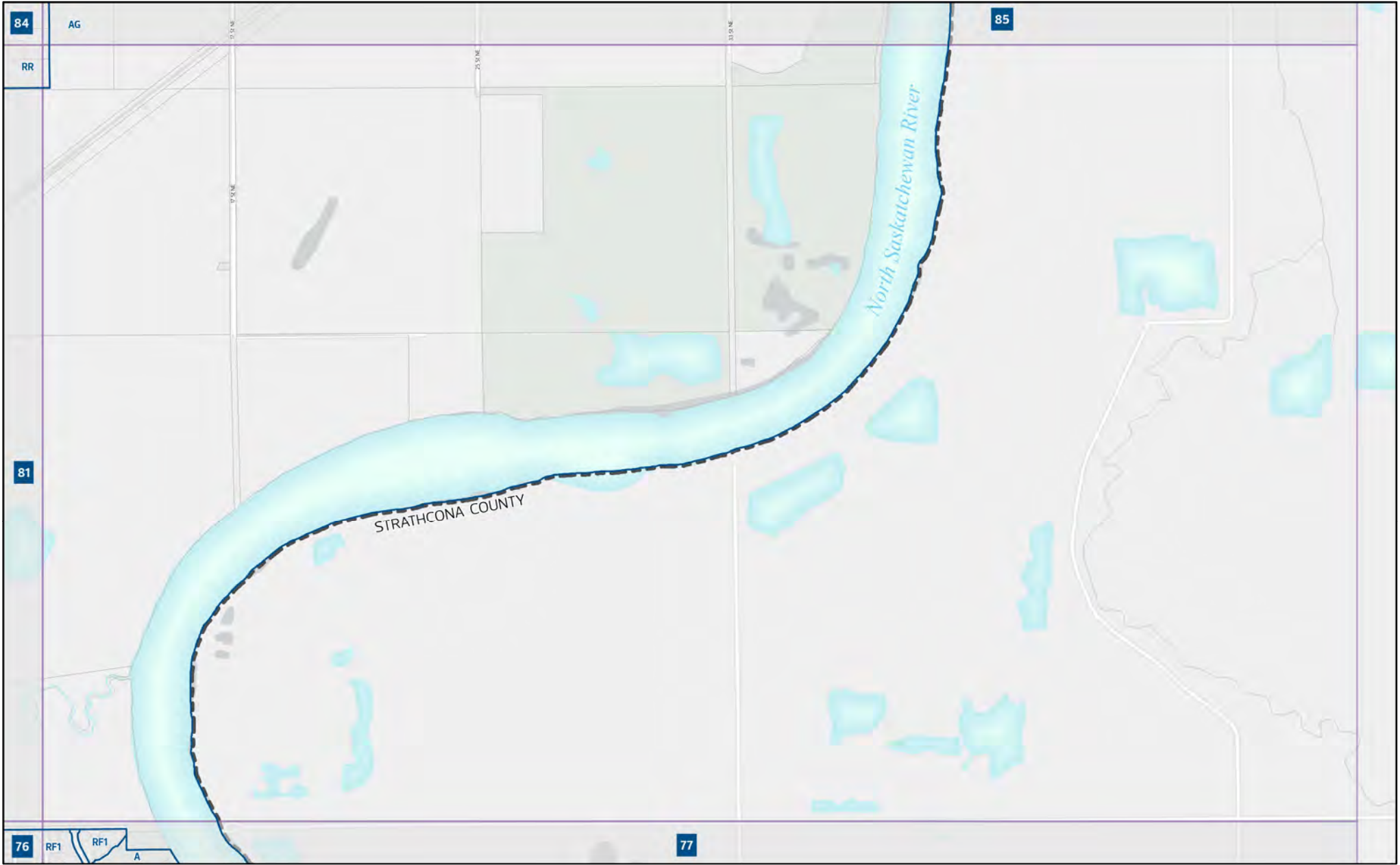
Zoning Map



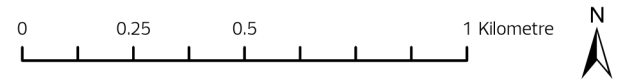
- Zoning
- Titled Lot
- City of Edmonton Boundary
- # Map Number



Zoning Bylaw 12800 Zoning Map

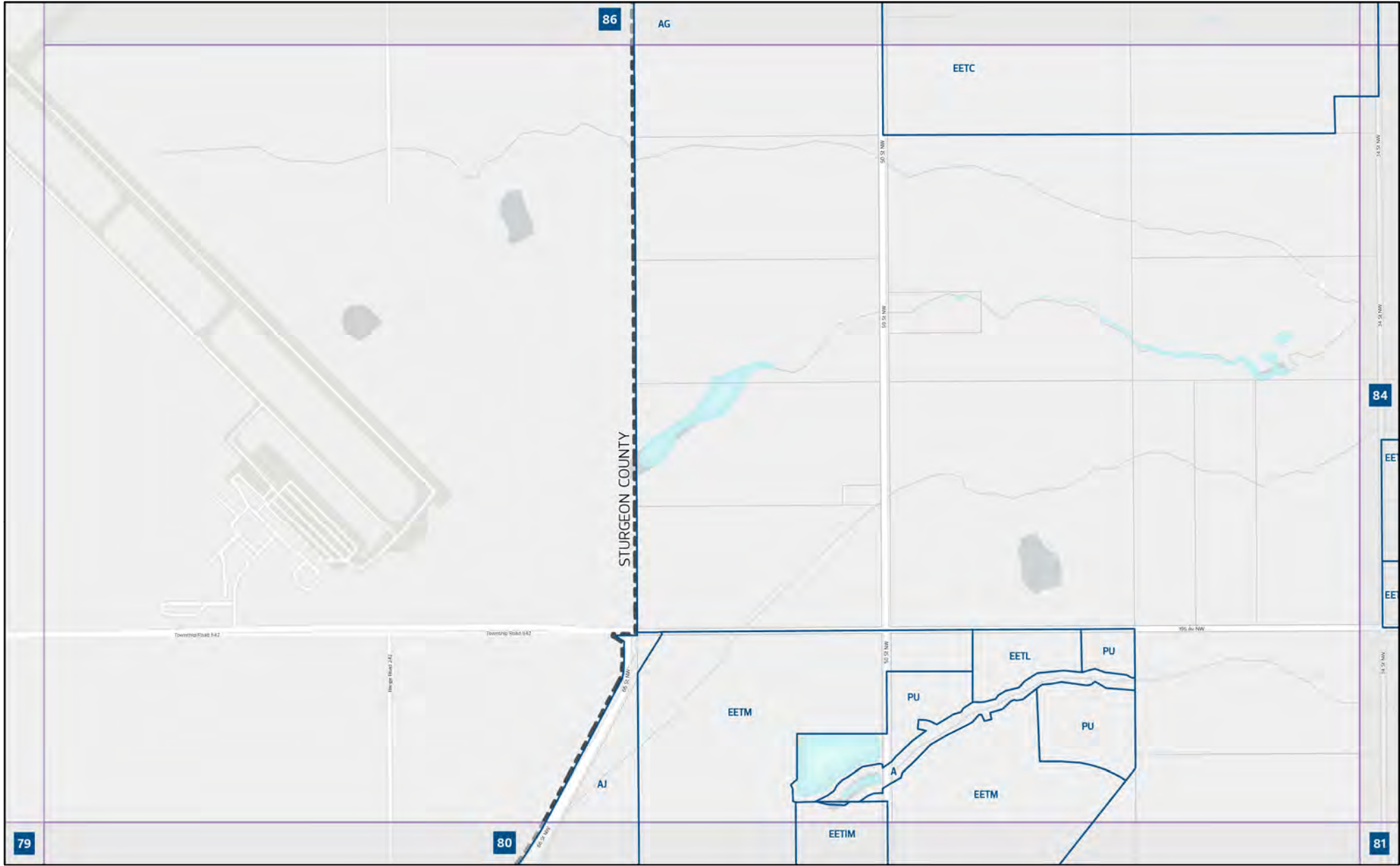


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



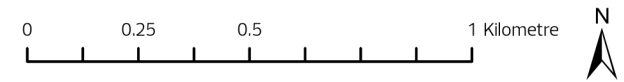
Map Number: 82

Zoning Bylaw 12800 Zoning Map



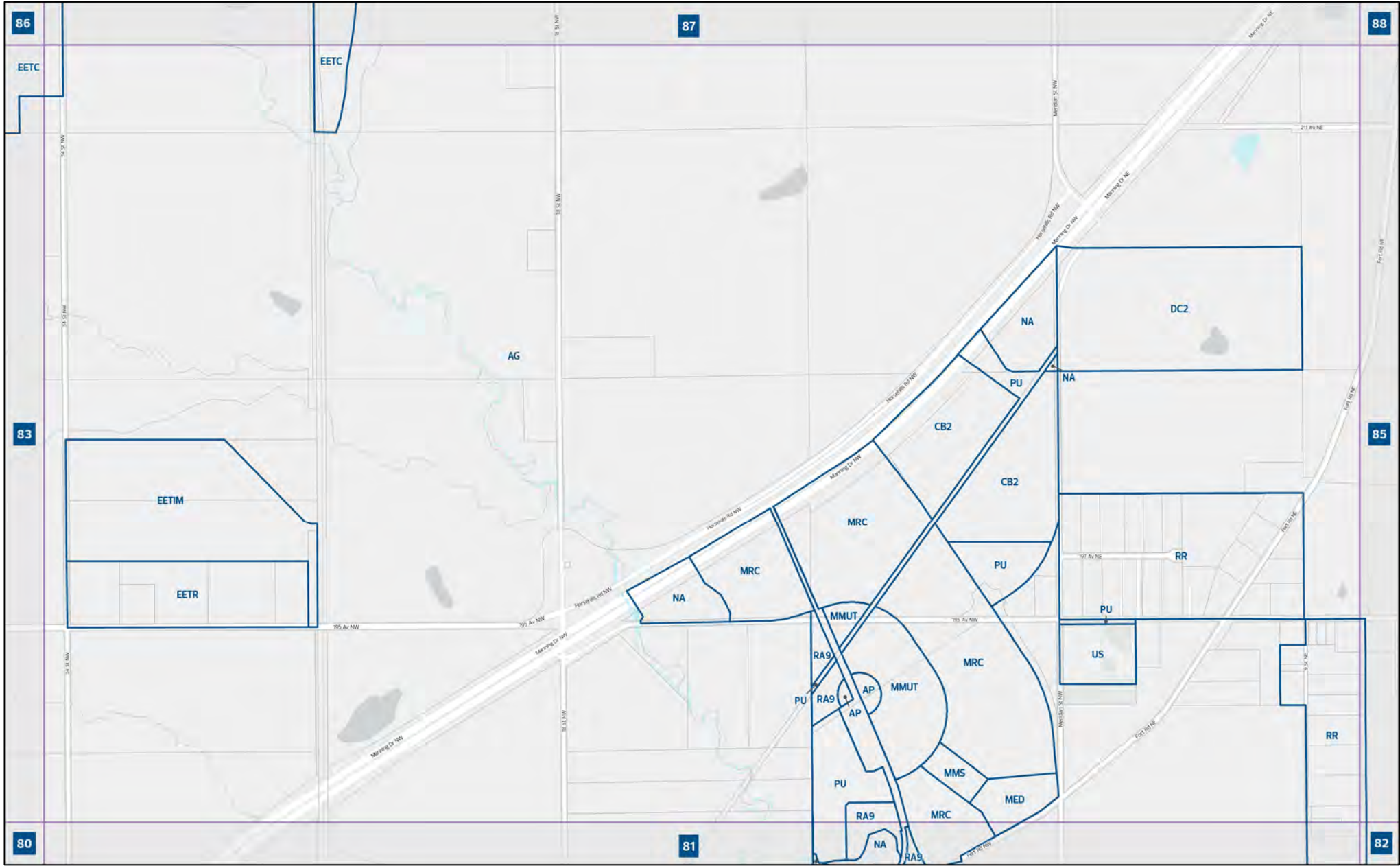
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

Map Number: 83

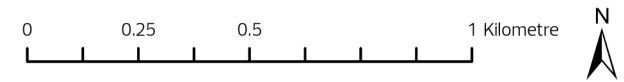


Zoning Bylaw 12800

Zoning Map

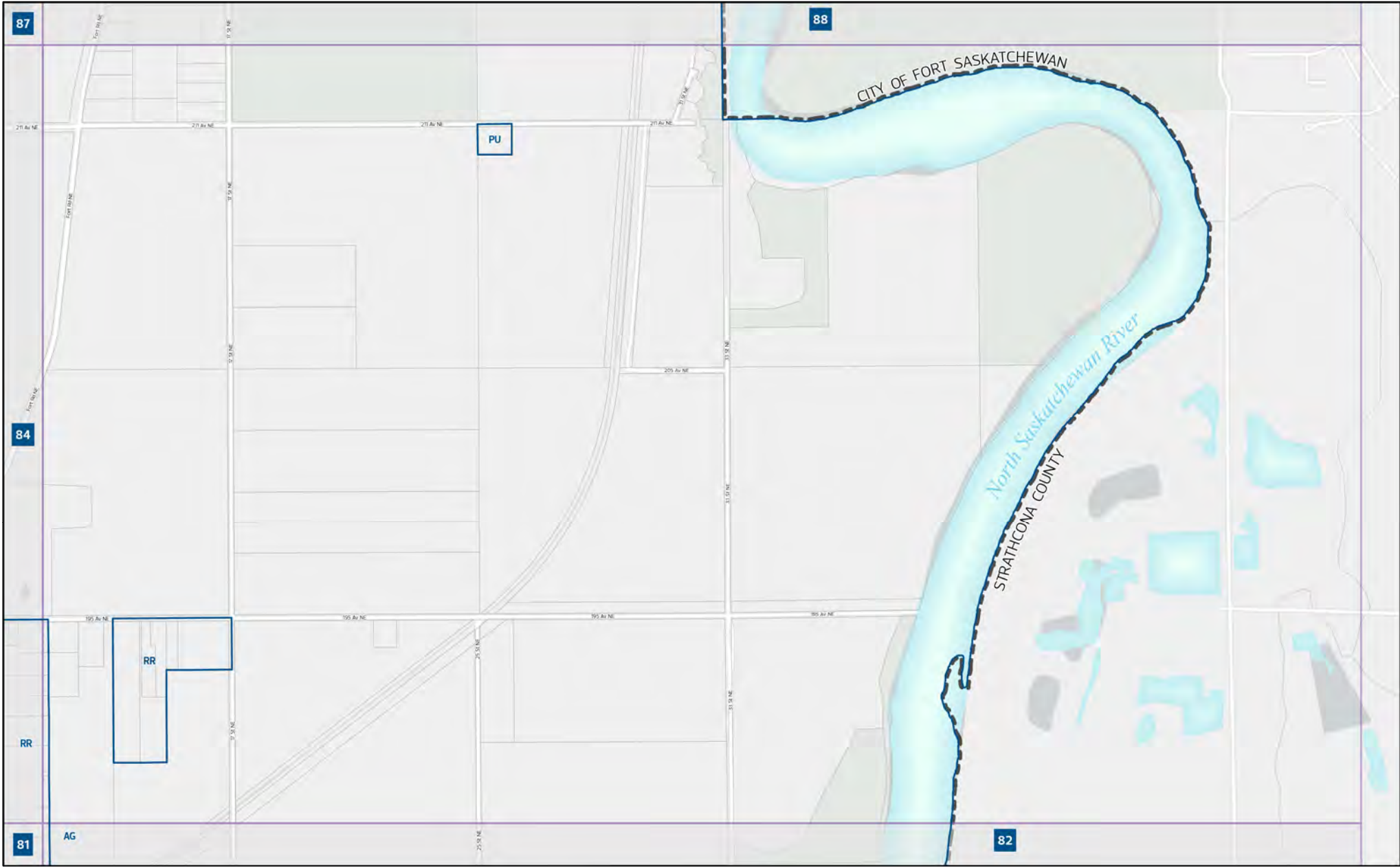


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

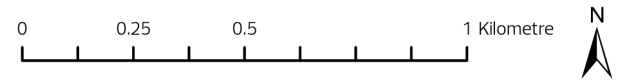


Map Number: 84

Zoning Bylaw 12800 Zoning Map

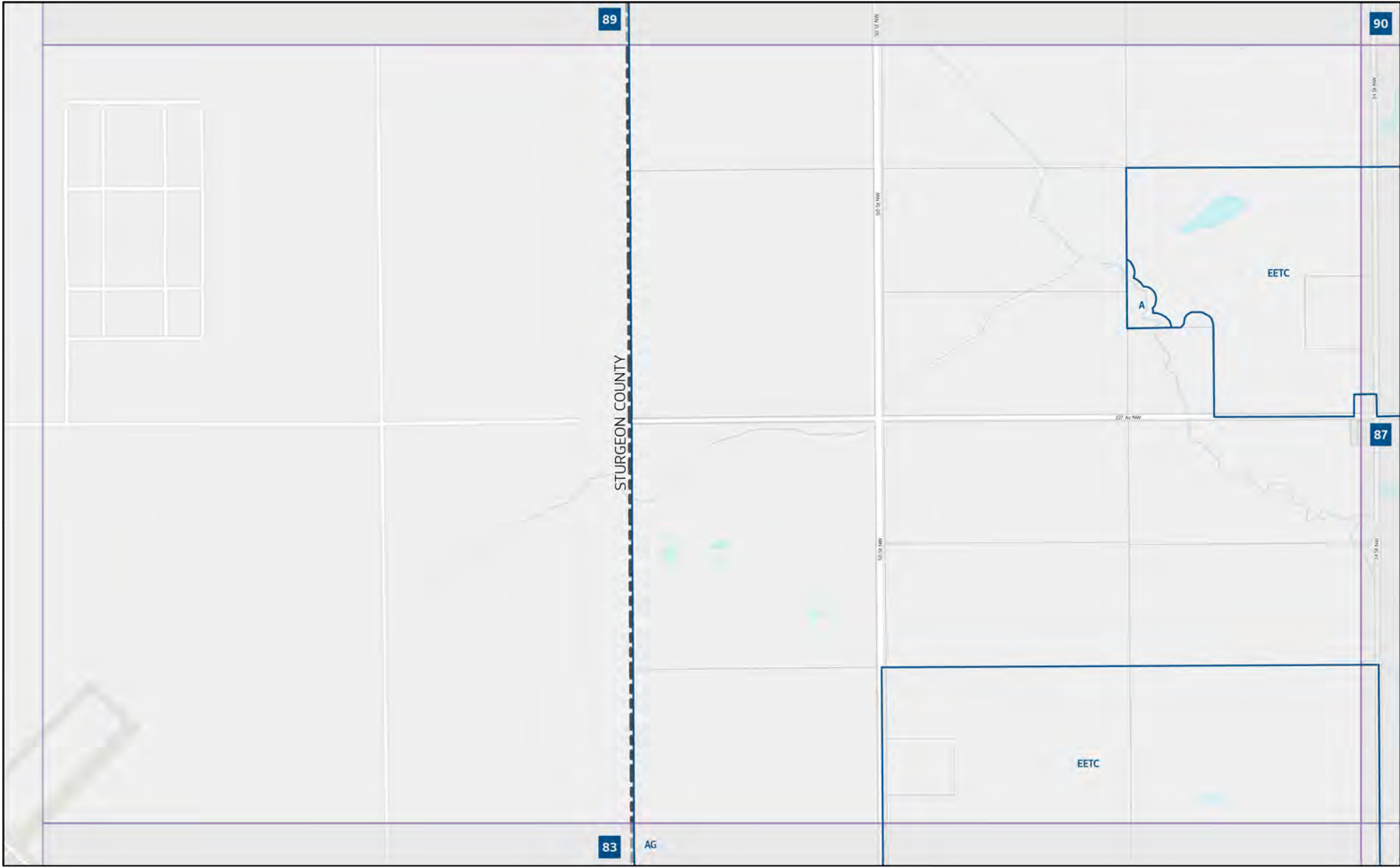


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

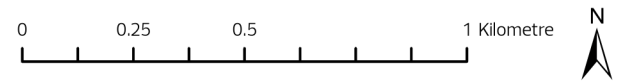


Map Number: 85

Zoning Bylaw 12800 Zoning Map

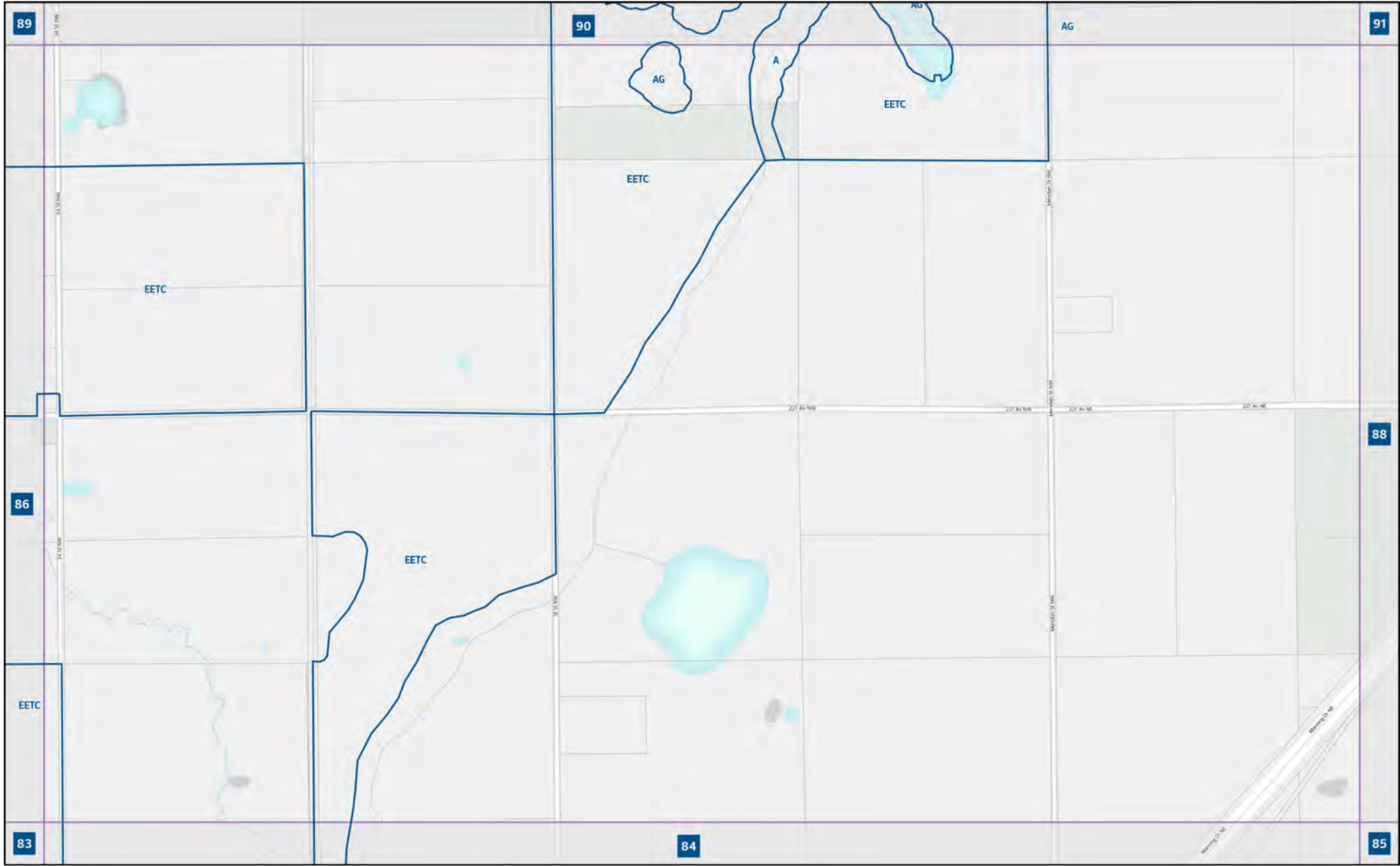


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



Map Number: 86

Zoning Bylaw 12800 Zoning Map

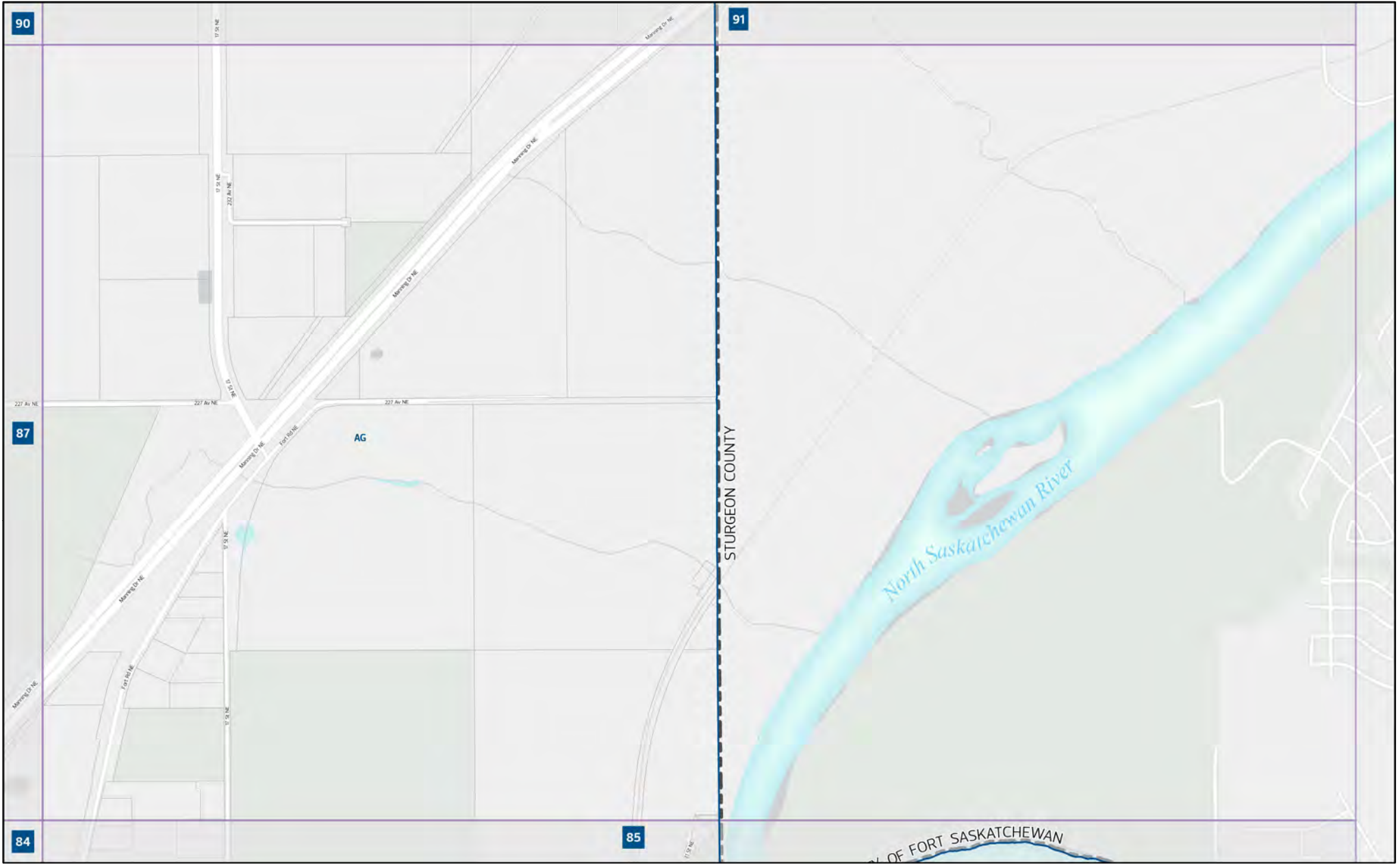


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

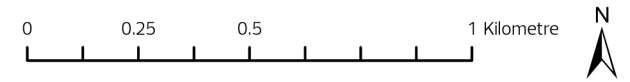


Map Number: 87

Zoning Bylaw 12800 Zoning Map



- Zoning
- Titled Lot
- City of Edmonton Boundary
- 84 Map Number



Map Number: 88

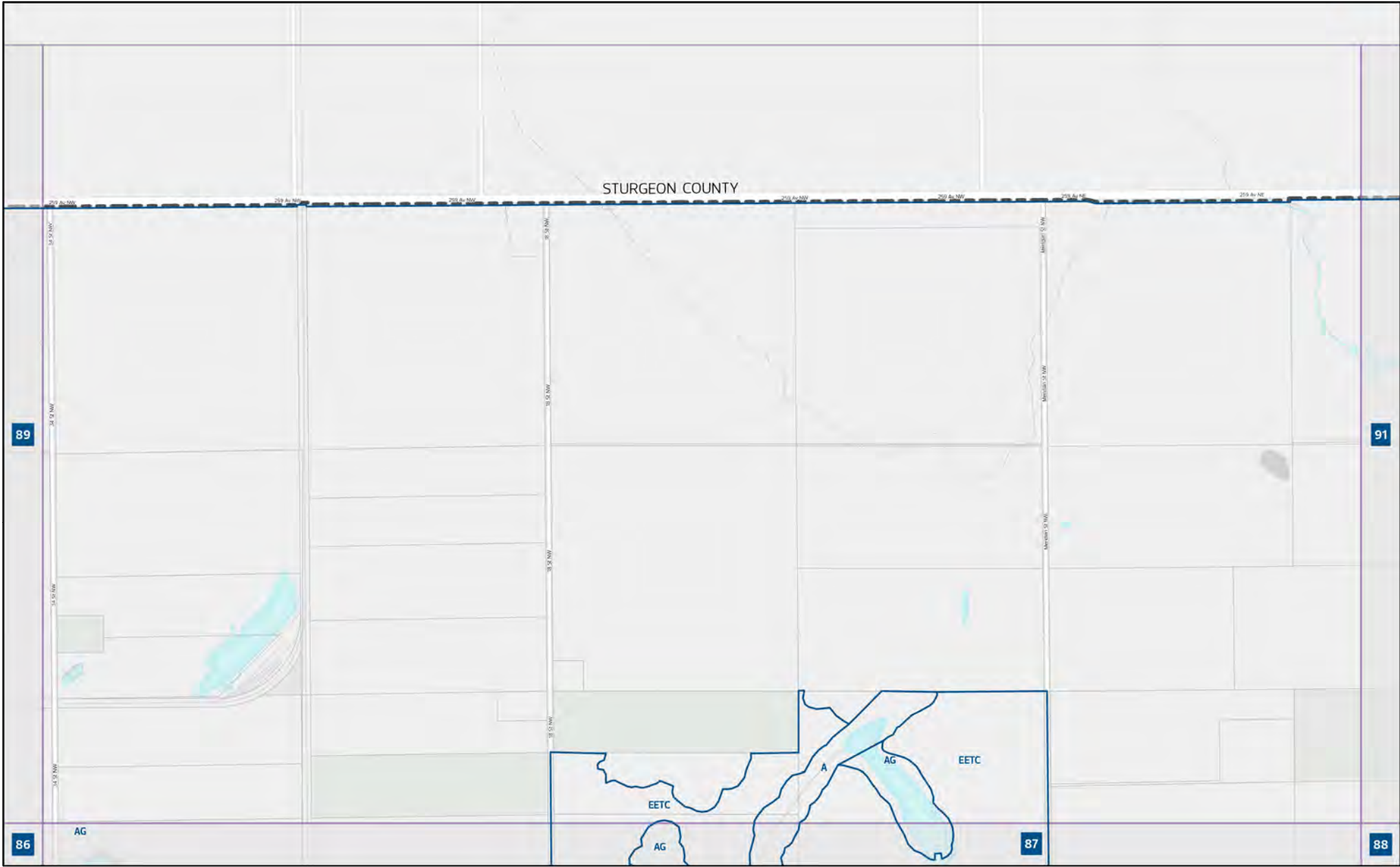
Zoning Bylaw 12800 Zoning Map



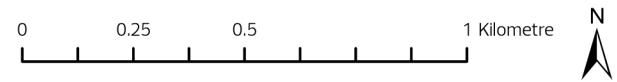
- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

Map Number: 89

Zoning Bylaw 12800 Zoning Map

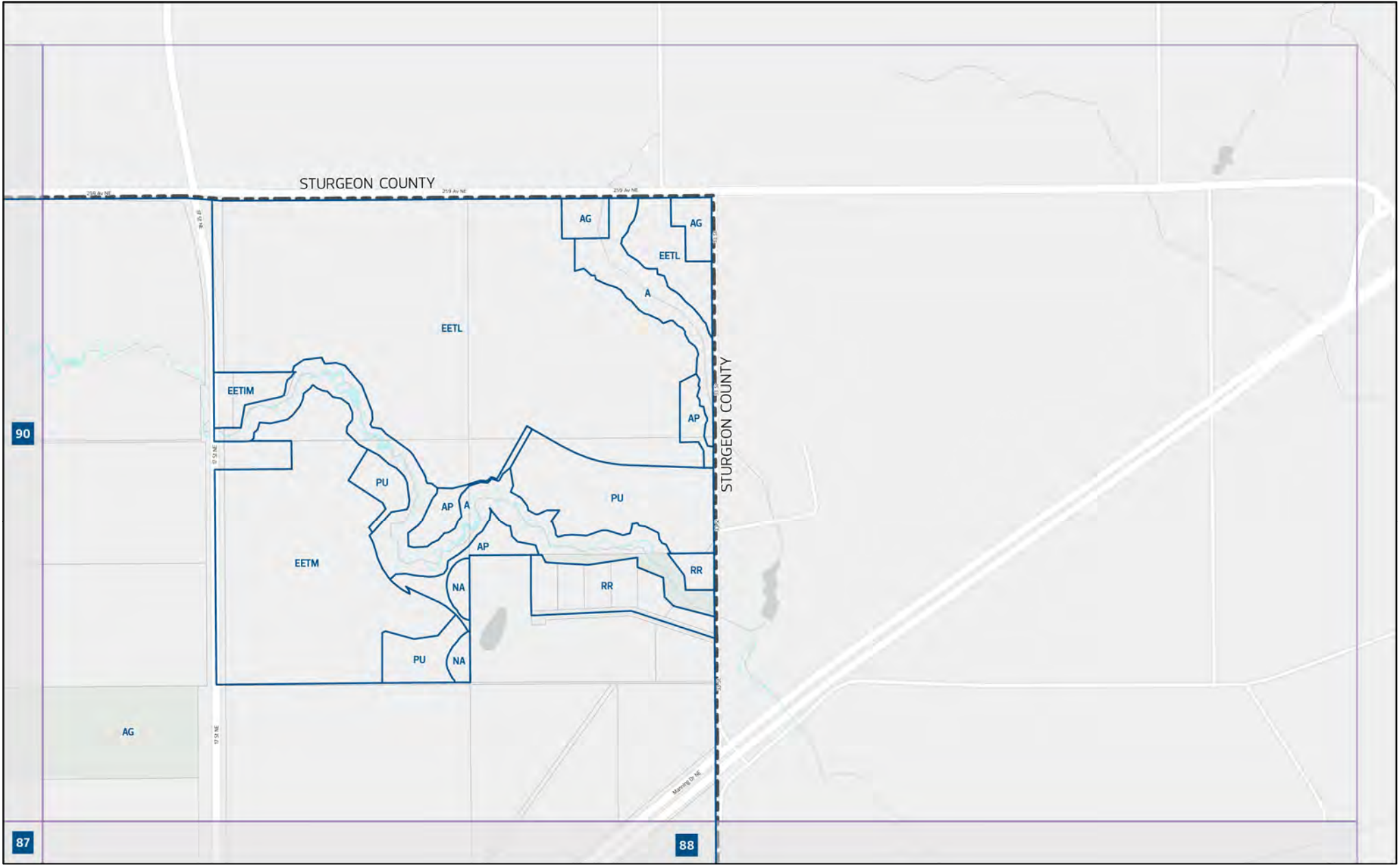


- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number

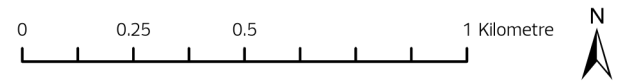


Map Number: 90

Zoning Bylaw 12800 Zoning Map



- Zoning
- Titled Lot
- City of Edmonton Boundary
- Map Number



Map Number: 91