

CITY OF EDMONTON ANNEXATION APPLICATION

# APPENDIX 20.0

CITY OF EDMONTON ZONING BYLAW



MARCH 2018

Edmonton



# **Zoning Bylaw No. 12800**

**Last revised January 2018**

**Please note that this format of Zoning Bylaw No. 12800 is only updated periodically and is provided for convenience and information purposes only and is not to be relied upon or represented as the official version of the Bylaw.**



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# Edmonton Zoning Bylaw 12800

## *Welcome to the Edmonton Zoning Bylaw*

The Zoning Bylaw is a living document. For a list of approved Bylaws please visit [Record of Text Amendments](#). To review ongoing amendments, please visit the [Zoning Bylaw Amendment Page](#).

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.

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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 Form and Corporate Strategic Development Phone: 311 or (780) 442-5054

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This website was last updated February 9, 2018, with text amendments to January 25, 2018.  
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## 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 in chronological order, based on the adoption dates of City Council. The list does not include Rezoning Bylaws, which amend Part III, the Zoning Map.

Adoption Date      Bylaw      Content

### **2001**

April 18, 2001      12807      Deleting Section 2.4

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.

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.

June 18, 2001      12810      Adding Appendix I to Section 920 Special Area, Terwillegar Towne

12819      Adding Appendix I to Section 930 Special Area, Ellerslie Industrial

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

September 5, 2001      12835      Adding Section 541 (AN) River Valley Activity Node Zone

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)

### **2002**

February 4, 2002      12961      Omnibus Changes to the text of the Zoning Bylaw

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

12993 Adding new Subsection 24.2(3)(b)

March 15, 2002 12923 Amendments to the text of Sections 50, 130 and 150

May 28, 2002 12919 Delete and substitute Appendix I to Section 930 Special Area, Ellerslie Industrial

June 12, 2002 13061 Delete and substitute Appendix I to Section 930 Special Area, Ellerslie Industrial

July 8, 2002 13125 Delete and substitute Appendix I to Section 920 Special Area, Terwillegar Towne

13117 Referencing, transposition and consistency corrections

October 17, 2002 13191 Adding new Section 940 - Special Area Griesbach

13164 Deleting and substituting Appendix I to Section 940 Special Area Griesbach

December 5, 2002 13228 Omnibus Changes to the text of the Zoning Bylaw

### **2003**

January 22, 2003 13259 Deleting and substituting Section 150.4(5) and 150.4(9)

13252 Delete and substitute Appendix I to Section 920 Special Area Terwillegar Towne

May 12, 2003 13360 Delete and substitute Appendix I to Section 920 Special Area Terwillegar Towne

May 22, 2003 13383 Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial

13384 Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial

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

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

November 18, 2003 13437 Adding new Section 820 Whyte Avenue Commercial Overlay

## **2004**

January 13, 2004 13560 Delete and substitute Appendix I to Section 920 Special Area Terwillegar

March 1, 2004 13566 Delete and substitute Appendix I to Section 940 Special Area Griesbach

May 3, 2004 13685 Delete and substitute Appendix I to Section 940 Special Area Griesbach

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

## **2005**

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

March 1, 2005 13912 Administrative Text and Map amendments to Sections 220, 920 and 940,

March 23, 2005 13953 Delete and substitute Appendix I to Section 940 Special Area Griesbach

May 25, 2005 13993 Delete and substitute Appendix I to Section 920 Special Area Terwillegar

August 23, 2005 14077 Amend Section 950.7.3) j.i. CCSF Clareview Campus Single Family Residential Zone

September 12, 2005 14089 Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial

December 5, 2005 14147 Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial

## **2006**

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

February 6, 2006 14158 Add Section 14.7 and amend Section 910.3.(3)

March 23, 2006 14235 Add Subsection 940.9 (GLG) Griesbach Low Density Residential with Garage Suites Zone

14236 Delete and substitute Appendix I to Section 940 Special Area Griesbach

14240 Add Outdoor Participant Recreation Services to Subsections 610.3, 620.3 and 630.3.

May 3, 2006 14263 Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial

14264 Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial

14272 Delete and substitute Appendix I to Section 920 Special Area Terwillegar

May 10, 2006 14215 Add new Section 960 Special Area Ambleside

June 28, 2006 14306 Delete and substitute Appendix I to Section 960 Special Area Ambleside

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

**2007**

February 7, 2007 14477 Delete and substitute Appendix I to Section 960 Special Area Ambleside

14241 Amend Sections 6, 13, 60 and 150

March 12, 2007 14511 Delete and substitute Appendix I to Section 960 Special Area Ambleside

14520 Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial

April 17, 2007 14547 Amend subsection 7.4 and add new Section 85.3

May 1, 2007 14444 Amend subsections 50.3, 130.4, and 150.4

14532 Delete and substitute Appendix I to Section 940 Special Area Griesbach

July 9, 2007 14632 Delete and substitute Appendix I to Section 940 Special Area Griesbach

August 24, 2007 14704 Add Appendix III Louise McKinley Riverfront - Section 541 (AN) Zone

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

September 10, 2007 14731 Add Section 821 Alberta Avenue Pedestrian Commercial Shopping Street Overlay

November 1, 2007 14764 Delete and substitute Appendix I to Section 960 Special Area Ambleside

November 15, 2007 14769 Delete and substitute Appendix I to Section 940 Special Area Griesbach

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

**2008**

February 25, 2008 14870 Delete and substitute Appendix I to Section 960 Special Area Ambleside

March 10, 2008 14757 Amending Sections 7.4, 50.3, 72.2, 110, 120, 140, 822

April 14, 2008 14898 Add subsection 6.1(53), amend subsection 44.3 and 44.4

June 16, 2008 14934 Amend Sections 6.1, 7.7, 45.1, 48.1 and 50.4

July 23, 2008 14965 Delete and substitute Appendix I to Section 960 Special Area Ambleside

December 15, 2008 15091 Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial

**2009**

January 19, 2009 15059 Amend subsection 24.4.4(a) and (d)

February 2, 2009 15036 Amend numerous Sections regarding Garage Suites, Garden Suites and Secondary Suites. Delete and substitute Appendix I to Section 822

April 15, 2009 15038 Amend Sections 6.1, 7.3, add Sections 92 and 860 The Quarters Overlay

October 13, 2009 15298 Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial

**2010**

January 20, 2010 15338 Delete and substitute Appendix I to Section 940 Special Area Griesbach

March 10, 2010 15346 Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial

March 23, 2010 15359 Amend Sections 6.1, 60, 150, 160, 170, 210, 220

April 26, 2010 15404 Amend Section 510

May 10, 2010 15436 Amend Section 910



May 25, 2010 15414 Amend Sections 6.1 and 6.2

July 5, 2010 15481 Delete and substitute Appendix I to Section 960 Special Area Ambleside

July 19, 2010 15389 Add subsection 819.4, amend Section 814, and adding Section 823 Medium Scale Residential Infill Overlay

15498 Delete and substitute Appendix II to Section 860 The Quarters Overlay

15508 Delete and substitute numerous portions of 950.5 CCMD Clareview Campus Medium Density Residential Zone

15509 Delete and substitute subsections 115.3 (2) and 115.4 (1)

July 21, 2010 15446 Add Section 370 CB3 Commercial Mixed Business Zone

November 8, 2010 15571 Delete and substitute Appendix I to Section 940 Special Area Griesbach

December 13, 2010 15201 Amend Sections 6.1, 54.2 and replace Section 910 Downtown Special Area Zoning Regulations

15444 Amend Section 45

15630 Amend Section 23A

15632 Amend Sections 50.3, 55.2, and replace Section 160

15633 Add new Section 165 - (URCH) Urban Character Row Housing Zone

## **2011**

January 18, 2011 15489 Amend subsection 54.2 Schedule 1 and add new Section 910.12 (AED) Area & Entertainment District Zone

January 31, 2011 15635 Amend Sections 12 and 49

May 2, 2011 15643 Amend subsection 6.1 and add new Section 970 - Special Area Edmonton Energy And Technology Park

15644 Delete and substitute Appendix I to Section 970 Special Area Edmonton Energy and Technology Park

June 20, 2011 15735 Amend numerous Sections regarding definition for Yards and Setbacks

15783 Amend Section 80 Child Care Services

15784 Amend Schedule 1(B) Areas Within the Downtown Special Area, within subsection 54.2

15785 Amend Section 6 and subsection 54.2

15787 Amend Section 220 (RA8) Medium Rise Apartment Zone

July 18, 2011 15834 Delete and replace Section 370 (CB3) Commercial Mixed Business Zone

15786 Add new subsection 3.7, amend Section 815 and delete and replace Section 823 Medium Scale Residential Infill Overlay

15810 Delete and substitute Appendix I to Section 960 Special Area Ambleside

August 29, 2011 15846 Add new Section 980 Special Area Heritage Valley Low Density Zone

15847 Amend Section 551

September 12, 2011 15880 Delete and substitute Appendix I to Section 980 Heritage Valley Low Density

September 26, 2011 15634 Amend numerous Sections regarding parking in residential zones

15887 Amend subsection 49(g)

15888 Amend Section 520

October 11, 2011 15892 Amend numerous sections regarding outdoor signs

December 12, 2011 15954 Delete and substitute Appendix 2 to Section 823 Medium Scale Residential Infill Overlay

**2012**

January 16, 2012 15958 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

April 2, 2012 16060 Delete and substitute Appendix I to Section 960 Special Area Ambleside

April 16, 2012 16074 Delete and substitute Appendix I to Section 960 Special Area Ambleside

May 14, 2012 16096 Add new Section 990 Special Area Heritage Valley Town Centre

May 28, 2012 16110 Amend Section 23

June 18, 2012 16120 Amend Section 990 Special Area Heritage Valley Town Centre

June 18, 2012 16126 Amend numerous Sections

July 3, 2012 16151 Delete and substitute Appendix I to Section 930 Special Area Ellerslie Industrial

July 16, 2012 16176 Add Appendix IV to 541 (AN) River Valley Activity Node

16169 Delete and substitute Appendix I to Section 970 Special Area Edmonton Energy and Technology Park

August 27, 2012 15998 Amend numerous Sections

September 10, 2012 16180 Amend Section 130 (RPL) Planned Lot Residential Zone

16223 Amend Section 150 (RF4) Semi-detached Residential Zone

16224 Numerous sections to amend use classes and regulations and expand opportunities for the development of arts-related uses

16229 Delete and substitute Appendix I to Section 940 Special Area Griesbach

October 29, 2012 16258 Add new Section 574 (UI) Urban Institutional Zone

15520 Amend Sections relating to Alcohol Sales

November 13, 2012 15953 Numerous sections to amend use classes and development regulations

**2013**

January 21, 2013 16312 Amend numerous Sections regarding Hardsurfaced parking

16313 Amend numerous Sections regarding Sign Regulations

16314 Amend Section 574

16324 Add new Section 995 Special Area Graydon Hill Low Density Residential Zone

March 4, 2013 16352 Delete and substitute Appendix I to Section 995 Special Area Graydon Hill Low Density Residential Zone

March 5, 2013 16277 Delete and substitute Appendix I to Section 960 Special Area Ambleside

March 18, 2013 16370 Add Body Rub Definition and Section 97 Body Rub Centres

16271 Numerous sections to amend use classes and development regulations in residential zones

April 22, 2013 16384 Amend Section 45

June 17, 2013 16243 Delete and substitute Appendix I to Section 970 Special Area  
Edmonton Energy and Technology Park

July 2, 2013 16487 Delete and substitute Appendix I, 2 & 3 to Section 910 Special  
Area Downtown

16488 Amend numerous Sections

July 15, 2013 16476 Add new Section 155 (RMD) Residential Mixed Dwelling Zone

16489 Amend numerous sections regarding cancellation of  
development permits

16465 Delete and substitute Appendix I to Section 960 Special Area  
Ambleside

August 26, 2013 16547 Delete and substitute Appendix I, 2 & 3 to Section 910 Special  
Area Downtown

September 3, 2013 16573 Add Appendix II to Section 574 (UI) Urban Institutional Zone

September 16, 2013 16591 Amend numerous sections to standardize parking requirements

November 4, 2013 16614 Delete and substitute Appendix I to Section 960 Special Area  
Ambleside

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

16613 Delete and substitute Appendix I to Section 960 Special Area  
Ambleside

## 2014

January 27, 2014 16679 Delete and substitute Appendix I to Section 960 Special Area  
Ambleside

February 10, 2014 16701 Delete and substitute Appendix I to Section 940 Special Area  
Griesbach

March 24, 2014 16749 Amend Section 11 and 14.

May 12, 2014 16810 Amend Section 980 Special Area Heritage Valley Low Density  
Zone

June 9, 2014 16831 Amend Sections 510 and 530

June 24, 2014 16850 Amend Section 860 and delete and substitute Appendix I and  
II to Section 860 The Quarters Overlay

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

July 14, 2014 16877 Delete and substitute Appendix I to Section 980 Heritage Valley Low Density Zone

August 25, 2014 16888 Amend Section 574, Appendix I, MacEwan University - Downtown Campus

September 22, 2014 16945 Amend numerous Sections

October 6, 2014 16951 Delete and substitute Appendix I to Section 821 Alberta Avenue Pedestrian Commercial Shopping Street Overlay

16958 Add Map 1 for Appendix I to Section 574 Urban Institutional Zone

October 20, 2014 16942 Delete and substitute Section 970 Special Area Edmonton Energy and Technology Park

16943 Delete and substitute Appendix I to Section 970 Special Area Edmonton Energy and Technology Park

November 3, 2014 16973 Amend Section 910.12.4

**2015**

March 16, 2015 17133 Amendment to Section 150

April 13, 2015 17151 Amendment to Section 12

17116 Amendment to subsections 41, 54, 87, and Sections 110, 120, 140 & 150

April 27, 2015 17171 Delete and substitute Appendix I to Section 940 Special Area Griesbach

June 9, 2015 17229 Delete and substitute Appendix I to Section 940 Special Area Griesbach

June 22, 2015 17244 Delete and substitute Appendix I to Section 960 Special Area Ambleside

17245 Delete and substitute Appendix I, 2 & 3 to Section 910 Special Area Downtown

17247 Add new Section 997 - Special Area Blatchford; and amend Sections 7 and 50

July 6, 2015 17277 Amend Section 14

16733 Amend Height and Grade Regulations

17062 Amend Height and Grade Regulations (signed on July 9, 2015)

September 21, 2015 17375 Delete and substitute Appendix I, 2 & 3 to Section 910 Special Area Downtown

17387 Delete and substitute Section 980 Special Area Heritage Valley Low Density Zone

October 19, 2015 17403 Add Urban Agricultural Definitions and Regulations  
**This bylaw goes into effect on February 1, 2016.**

November 2, 2015 17424 Delete and substitute Appendix I, 2 & 3 to Section 910 Special Area Downtown

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.**

**2016**

January 25, 2016 17488 Amend Section 910.5.6.a and 910.6.6.a

17487 Amend Section 20  
**This bylaw goes into effect on April 1, 2016.**

February 17, 2015 17527 Amend numerous sections regarding Urban Indoor Farms, Urban Outdoor Farms and Urban Gardens

March 14, 2016 17556 Amend Sections 140 and 814

17557 Amend Section 970 Special Area Edmonton Energy and Technology Park

April 4, 2016 17600 Amend Section 54

17554 Amend Section 23  
**This bylaw goes into effect on May 2, 2016.**

April 18, 2016 17617 Add new definitions and amend Section 155

17612 Delete and substitute Appendix I to Section 920 Special Area Terwillegar

17123 Delete and substitute Appendix I to Section 930 Special Area Eilerslie Industrial

May 25, 2016 17642 Delete and substitute Appendix 3 to Section 910 Special Area Downtown

17643 Delete and replace Section 80 Child Care Services and numerous amendments relating to Child Care Services

June 13, 2016 17641 Delete and substitute Appendix I, 2 & 3 to Section 910 Special Area Downtown

June 27, 2016 17672 Amend subsections 55, 6.1, 13.2, 15, 54, 82 and reordering Section 6.1

July 11, 2016 17699 Amend section 54.2 Schedule 1 (B) by adding 7. Child Care Services.

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

September 17767 Amend sections 6.1, 82, subsection 12.2 and 8.11

19, 2016 17730 Delete and substitute Appendix 1 to Section 860 The Quarters  
Downtown Overlay

November 17831 Update terminology, correct minor typographic errors and provide  
28, 2016 clarity in the interpretation of regulations.  
17832 Reflect the new delegations set out in the City Administration  
Bylaw, Bylaw 16620

December 17836 Amend Section 85 and adding Appendix I to Section 85  
12, 2016

**2017**

January 23, 17828 Amend Section 860 The Quarters Overlay  
2017  
17866 Amend Section 995 (GLHD) Special Area Graydon Hill Low  
Density Residential Zone

February 22, 17875 Add new Section 998 Special Area Stillwater  
2017

March 6, 17901 Amend numerous sections related to Urban Farms  
2017

March 20, 17896 Amend Sections 14, 54.2 572 and 573  
2017

April 10, 17931 Amend Section 980 (HVLDD) Special Area Heritage Valley Low  
2017 Density Zone  
17934 Amend numerous sections related to Building Mounted Solar  
Energy Devices  
17935 Add Section 26 Development Permit Inspections

April 26, 17843 Delete and substitute Appendix 1 The Quarters Downtown  
2017 Overlay, Delete and substitute Appendix I, 2 & 3 to Section 910  
Special Area Downtown

April 28, 17973 Amend Sections 12.2, 54.1, 54.6, 811.3 related to limiting  
2017 impermeable surfaces in low density areas

May 29, 17959 Amend Section 14.7 and 910.4  
2017  
18013 Amend Section 814 related to the Mature Neighbourhood Overlay  
**This bylaw goes into effect on September 1, 2017**

June 12, 18050 Amend Section 110.4  
2017  
18058 Amend Section 3.6, 11.3  
18055 Amend Section 155.4

June 28, 18076 Amend Sections 6.1, 7.3, 7.4, 7.5, 7.6, 7.8 related to Cannabis  
2017 Activities

	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
	18089 Amend Section 14 related to Information Requirements for the Demolition of Historic Resources
July 10, 2017	18106 Amend Section 814 related to the Mature Neighbourhood Overlay <b>This bylaw goes into effect on September 1, 2017</b>
	18105 Amend Section 995
	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 <b>This bylaw goes into effect on September 1, 2017</b>
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. <b>This bylaw goes into effect on September 1, 2017</b>
	18116 Amend Section 20 related to Class "A" Notifications <b>This bylaw goes into effect on September 1, 2017</b>
	18157 Amend Section 574
September 11, 2017	18169 Amend Sections 55, 57, 420, 430, 630 related to Higher Quality Development Along Major Transportation Corridors
	18171 Amend Sections related to Main Streets Overlay, strategic parking reductions and Breweries, Wineries and Distilleries
November 15, 2017	18210 Amendments to Section 819 Main Streets Overlay and Appendix Maps
January 25, 2018	18097 Amendment to Section 970, Edmonton Energy and Technology Park Medium Industrial Zone, 970 Appendix I and II



# **Edmonton Zoning Bylaw 12800 Part I**

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## **Part I - General Administrative and Regulatory Clauses**

### ***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

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November 28, 2016*

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  - 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**

1. Wherever the regulations of this Bylaw require reference to the policies or provisions of a Statutory Plan, the Development Officer shall in the case of Calder, Groat Estate and Norwood also refer, for that purpose, to the policies and provisions of the applicable Community Plan or Neighbourhood Improvement Plan adopted prior to July 3, 1980. 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.

9. Daytime Child Care Services is deemed to be Child Care Services and shall be developed in accordance with Section 80.

10. 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 Lot,

in addition to the principal Single Detached Housing 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.

### **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*

### **3.6 Rounding Numbers**

1. Only for the purpose of determining the minimum Site Width for Single Detached Housing in the RF1, RF2, RF3, and RF4 Zones, measurements shall not be rounded up.

# 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.

**6. General Definitions**

**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:

[6.1\(1\) Abut or abutting](#)

[6.1\(2\) Accessory](#)

[6.1\(3\) Act or Municipal Government Act](#)

[6.1\(4\) Amateur Radio Antenna and Support Structure](#)

[6.1\(5\) Amenity Area](#)

[6.1\(6\) Animal Unit](#)

[6.1\(7\) Bare Land Condominium](#)

[6.1\(8\) Bare Land Condominium Unit](#)

[6.1\(9\) Basement](#)

[6.1\(10\) Bed and Breakfast Operation](#)

[6.1\(11\) Bicycle Parking](#)

[6.1\(12\) Blank Walls](#)

[6.1\(13\) Body Rub Centre](#)

[6.1\(14\) Bylaw Enforcement Officer](#)

[6.1\(15\) Caliper](#)

[6.1\(16\) Cannabis](#)

[6.1\(17\) Cannabis Production and Distribution](#)

[6.1\(18\) Congregate Living](#)

[6.1\(19\) Conversion](#)

[6.1\(20\) Corner Lot](#)

[6.1\(21\) Corner Site](#)

[6.1\(22\) Council](#)

[6.1\(23\) Curb Cutting](#)

[6.1\(24\) Dangerous Goods](#)

[6.1\(25\) Density](#)

[6.1\(26\) Development Officer](#)

[6.1\(27\) Development Permit](#)

[6.1\(28\) Discretionary Uses](#)

[6.1\(29\) Double Fronting Site](#)

[6.1\(30\) Driveway](#)

[6.1\(31\) Dwelling](#)

[6.1\(32\) Eco-Industrial Development](#)

[6.1\(33\) Eco-Industrial Networking](#)

[6.1\(34\) Edmonton Zoning Bylaw](#)

[6.1\(35\) Enclosed Front Porch](#)

[6.1\(36\) Façade](#)

[6.1\(37\) Family Oriented Dwelling](#)  
[6.1\(38\) Fence](#)  
[6.1\(39\) Floor Area](#)  
[6.1\(40\) Floor Area Ratio](#)  
[6.1\(41\) Floor Plate](#)  
[6.1\(42\) Frontage](#)  
[6.1\(43\) Front Lot Line](#)  
[6.1\(44\) Front Setback](#)  
[6.1\(45\) Front Yard](#)  
[6.1\(46\) Garage](#)  
[6.1\(47\) Grade](#)  
[6.1\(48\) Green Buildings](#)  
[6.1\(49\) Green Parking Lots](#)  
[6.1\(50\) Green Roof](#)  
[6.1\(51\) Habitable Room](#)  
[6.1\(52\) Half Storey](#)  
[6.1\(53\) Hardsurfaced](#)  
[6.1\(54\) Height](#)  
[6.1\(55\) Hen Enclosure](#)  
[6.1\(56\) Household](#)  
[6.1\(57\) Impermeable Material](#)  
[6.1\(58\) Inclusive Design](#)  
[6.1\(59\) Interior Lot](#)  
[6.1\(60\) Interior Site](#)  
[6.1\(61\) Isolation](#)  
[6.1\(62\) Landscaping](#)  
[6.1\(63\) Lane](#)  
[6.1\(64\) Living Room](#)  
[6.1\(65\) Lot](#)  
[6.1\(66\) Mobile Home Lot](#)  
[6.1\(67\) Mobile Home Park](#)  
[6.1\(68\) Mobile Home Subdivision](#)  
[6.1\(69\) Multi-unit Project Developments](#)  
[6.1\(70\) Natural Area Management Plan](#)  
[6.1\(71\) Non-habitable Room](#)  
[6.1\(72\) Non-required Habitable Room Windows](#)  
[6.1\(73\) Nuisance](#)  
[6.1\(74\) Occupants](#)  
[6.1\(75\) Overlay](#)  
[6.1\(76\) Parking Area](#)  
[6.1\(77\) Parking Garage](#)  
[6.1\(78\) Party Wall](#)

[6.1\(79\) Permitted Uses](#)  
[6.1\(80\) Platform Structures](#)  
[6.1\(81\) Preferential Parking](#)  
[6.1\(82\) Principal Living Room Windows](#)  
[6.1\(83\) Privacy Screening](#)  
[6.1\(84\) Privacy Zone](#)  
[6.1\(85\) Private Outdoor Amenity Area](#)  
[6.1\(86\) Public Amenity Space](#)  
[6.1\(87\) Public Space](#)  
[6.1\(88\) Rear Lot Line](#)  
[6.1\(89\) Rear Setback](#)  
[6.1\(90\) Rear Yard](#)  
[6.1\(91\) Renewable Energy Device](#)  
[6.1\(92\) Retaining Wall](#)  
[6.1\(93\) Rooftop Terrace](#)  
[6.1\(94\) Satellite Signal Receiving Antenna](#)  
[6.1\(95\) Seasonal Bedding Sites](#)  
[6.1\(96\) Separation Space](#)  
[6.1\(97\) Setback](#)  
[6.1\(98\) Side Lot Line](#)  
[6.1\(99\) Side Setback](#)  
[6.1\(100\) Side Yard](#)  
[6.1\(101\) Site](#)  
[6.1\(102\) Site Coverage](#)  
[6.1\(103\) Site Depth](#)  
[6.1\(104\) Site Side Setback](#)  
[6.1\(105\) Site Width](#)  
[6.1\(106\) Sleeping Unit](#)  
[6.1\(107\) Statutory Plan](#)  
[6.1\(108\) Stepback](#)  
[6.1\(109\) Storey](#)  
[6.1\(110\) Street Wall](#)  
[6.1\(111\) Studio](#)  
[6.1\(112\) Tandem Parking](#)  
[6.1\(113\) Temporary Development](#)  
[6.1\(114\) Tower](#)  
[6.1\(115\) Traffic Generation](#)  
[6.1\(116\) Transit Avenue](#)  
[6.1\(117\) Transit Centre](#)  
[6.1\(118\) Treed Landscaped Boulevard](#)  
[6.1\(119\) Unenclosed Front Porch](#)  
[6.1\(120\) Use](#)

[6.1\(121\) Violation Notice](#)

[6.1\(122\) Walkway](#)

[6.1\(123\) Water Retention Structures](#)

[6.1\(124\) Yard](#)

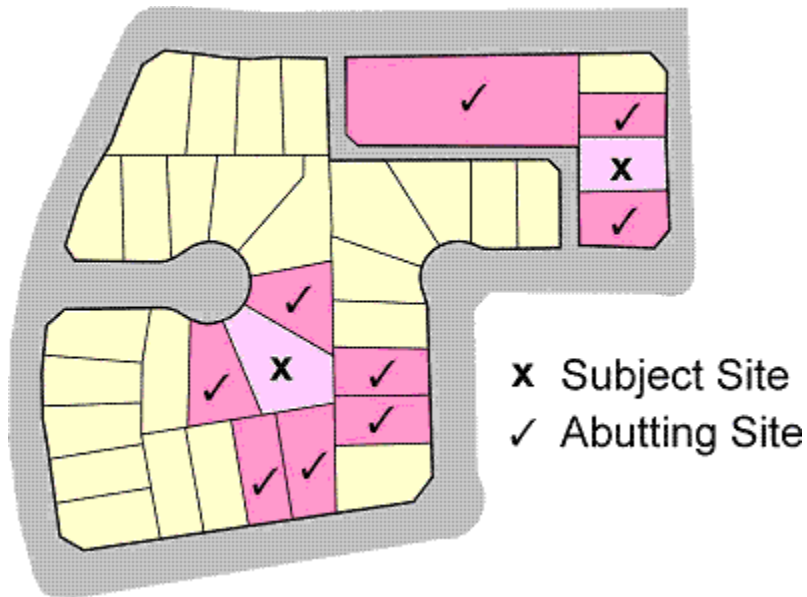
[6.1\(125\) Zero Lot Line Development](#)

[6.1\(126\) Zone](#)

[6.1\(127\) Zoning Bylaw Compliance Certificate](#)

1. **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*



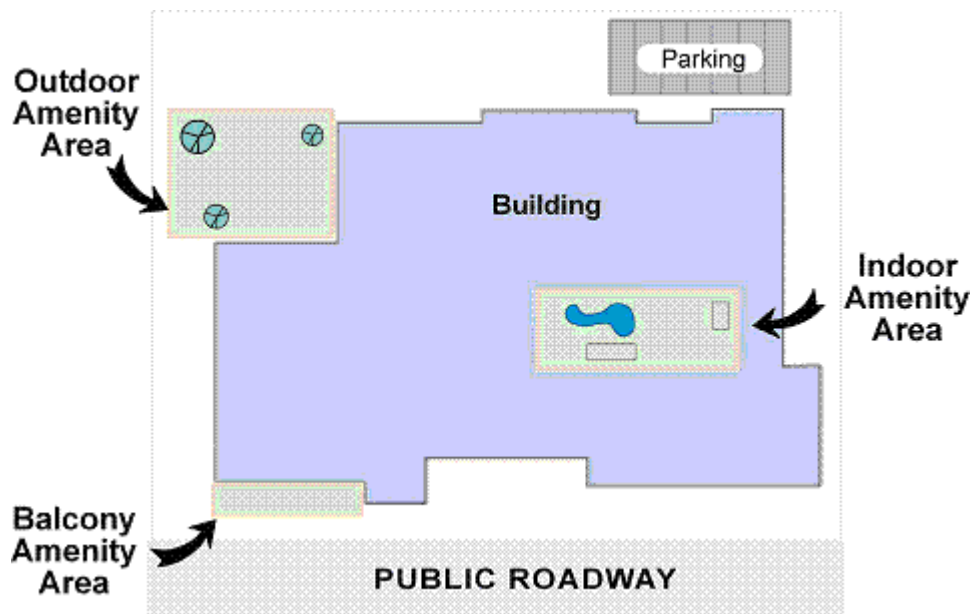


2. **Accessory** means, when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site;

3. **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;

4. **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;

5. **Amenity Area** means:
- a. with respect to Residential Uses, space 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; and
  - 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;



6. **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;

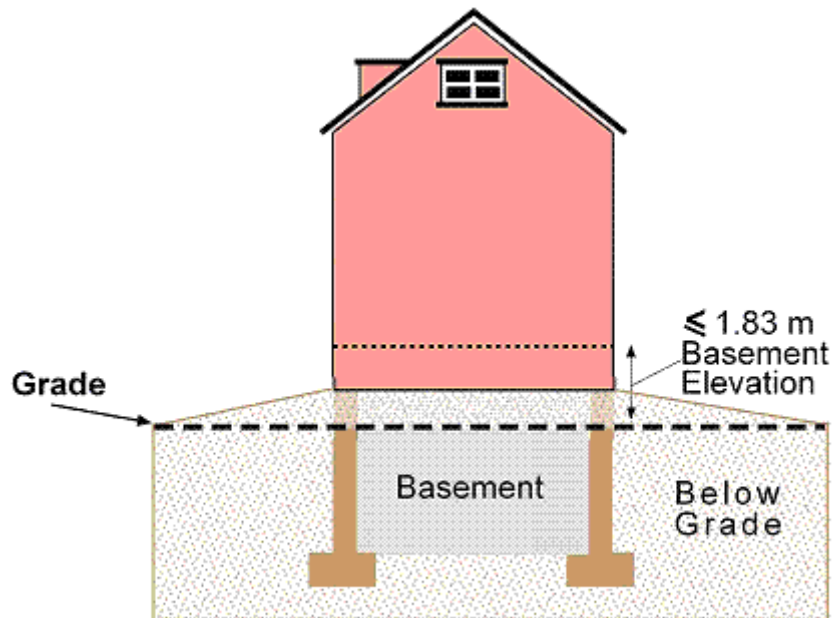
7.       **"Bare Land Condominium"** means a condominium development containing Bare Land Condominium Units, created specifically through subdivision and registered as a condominium plan in accordance with the Condominium Property Act, RSA 2000, c. C-22.

*Bylaw 14241  
February 7, 2007*

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

Bylaw 15414  
May 25, 2010  
Bylaw 16733  
July 6, 2015

9. **Basement** means the portion of a building or structure which is wholly or partially below Grade, having above grade no more than 1.83 m of its clear Height which lies below the finished level of the floor directly above;





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

11. **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.

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

13. **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*

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

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

16. **Cannabis** means a cannabis plant and anything referred to in subsection 6.1.17.a but does not include anything referred to in subsection 6.1.17.b:

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 6.1.17.b.

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 6.1.17.a, 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 6.1.17.b.ii; and

iv.the root or any part of the root of such a plant

17. **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.



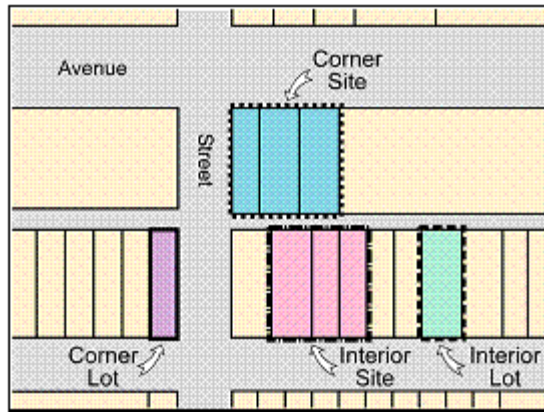
18. **Congregate Living** means four or more individuals occupying Sleeping Units in a building where the occupants share access to facilities such as cooking, dining, laundry, or sanitary facilities. Typical Uses where Congregate Living is found include Fraternity and Sorority Housing, Group Homes,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

19. **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;

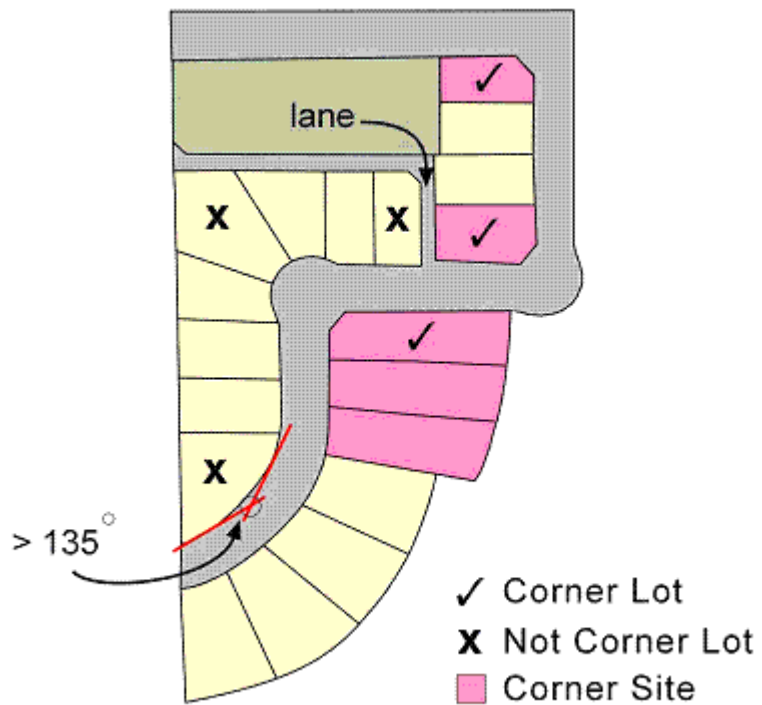
20. **Corner Lot** means:

- 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

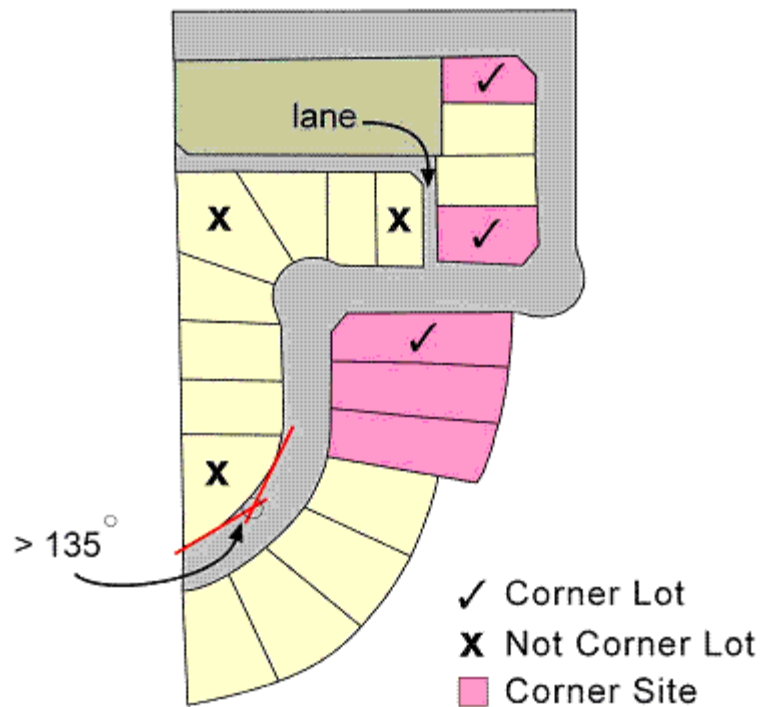
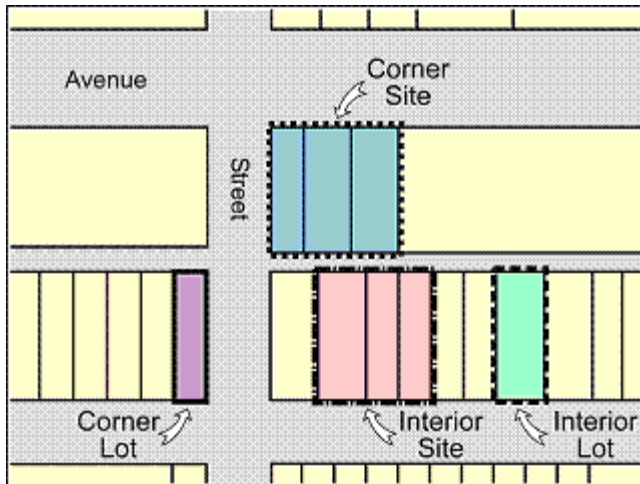


*Bylaw 14934  
June 16, 2008  
Bylaw 15414  
May 25, 2010*

21. **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.



22. **Council** means the Council of the Municipal Corporation of the City of Edmonton;

23. **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;



24. **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

25. **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*

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

27. **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;

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

30. **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*

30. **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.

31. **Dwelling** means 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 used permanently or semi-permanently as a residence for a single Household.



32. **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.

33. **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

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

35. **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;

36. **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.

37. **Family Oriented Dwelling** means a Dwelling suitable as a residence for a Household with children and meeting the following criteria:
- a. the lowest Storey of the Dwelling is no higher than the third Storey of the building;
  - b. the Dwelling has two bedrooms or more, and the average number of bedrooms per Dwelling is not less than 2.25 for all such Dwellings in a development;
  - c. the Dwelling has individual and private access to Grade, except that in the case of Stacked Row Housing access to Dwellings above the first Storey may be shared by two Dwellings; and in the case of Apartment Housing, access to Dwellings above the first Storey may be shared, provided that entrances to not more than six Dwellings are located on any one Storey or landing; and
  - d. the Dwelling has direct access to a Private Outdoor Amenity Area;

38. **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.

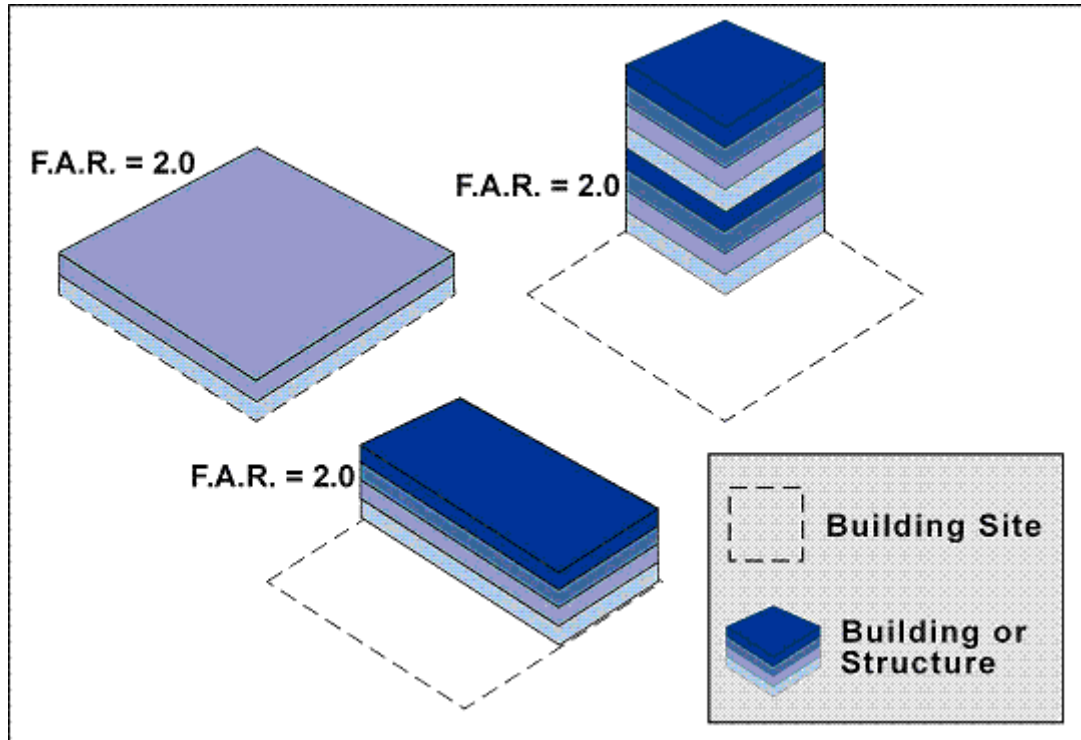
39. **Floor Area** means the total Floor Area of the building or structure, contained within the outside surface of the exterior and Basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used;



Bylaw 16733  
July 6, 2015

40. **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; (b) parking areas below Grade; (c) walkways required by the Development Officer; and (d) Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development, divided by the area of the Site;

Bylaw 15414  
May 25, 2010

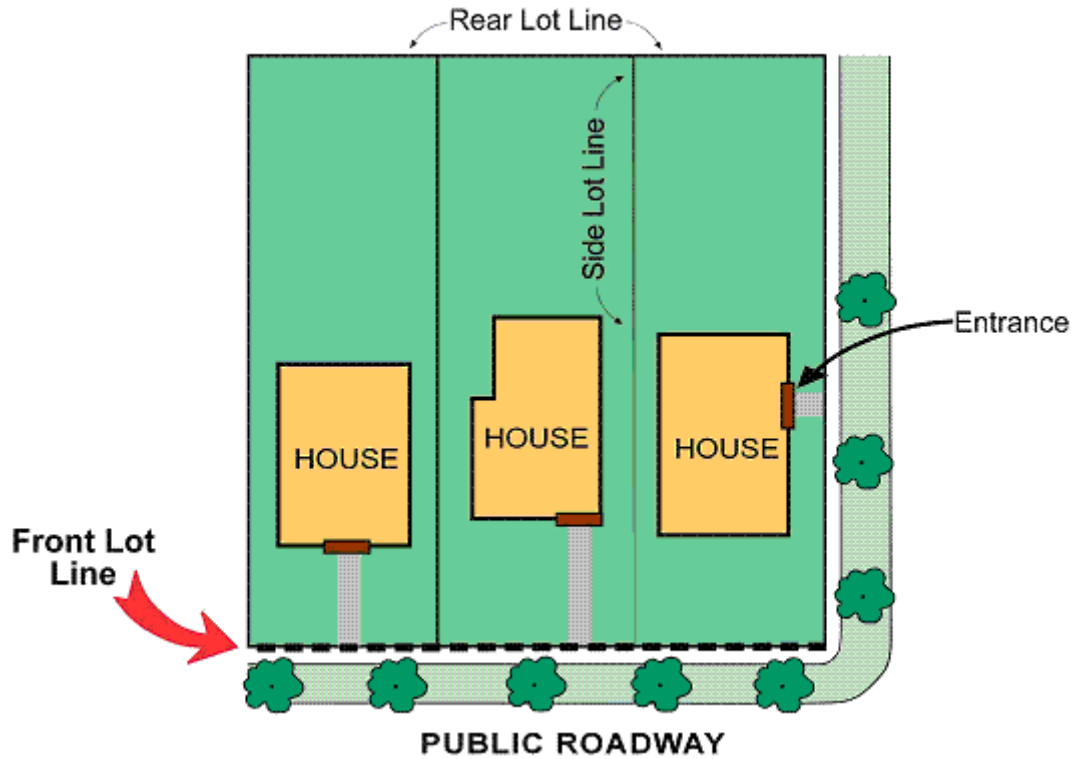


41. **Floor Plate** means the total floor area of a Storey within a building or structure contained within the outside surface of the exterior walls, provided that in the case of a wall containing windows, the glazing line of windows may be used.

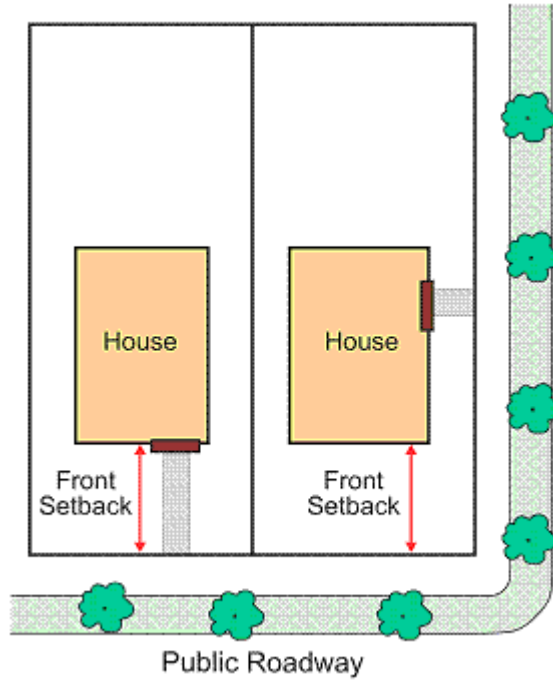
42. **Frontage** means, where used with reference to residential development, the lineal distance measured along the Front Lot Line; and where used with reference to non-residential development, the length of the property line of any side of a separate development which is parallel to, and abuts, a public 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;

43. **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;

*Bylaw 15414  
May 25, 2010*

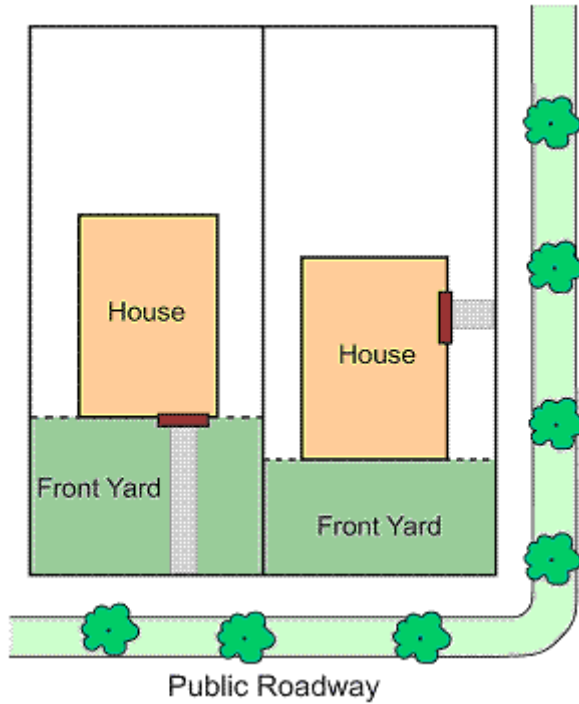


44. **Front Setback** means the distance that a development or a specified portion of it, must be set back from a Front Lot Line. A Front Setback is not a Front Yard, Amenity Space or Separation Space.



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

45. **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.



46. **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*

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



48. **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*

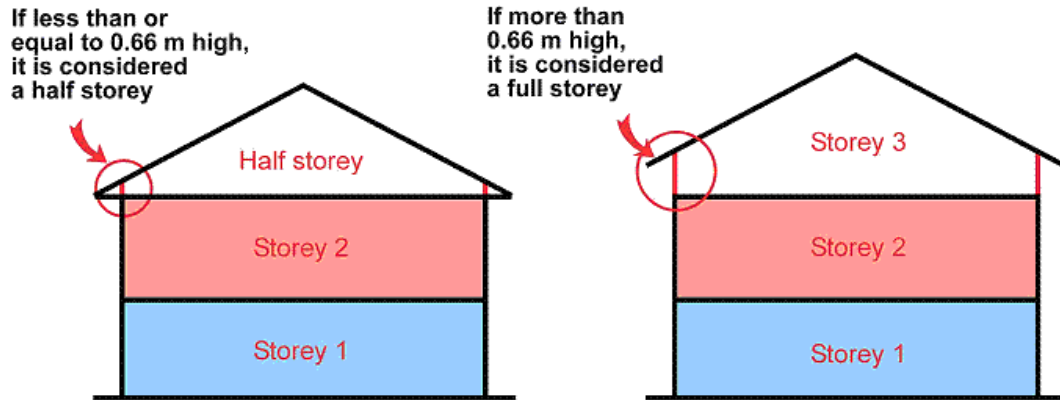
49. **Green Parking Lots** refer to surface parking lots with limited Impermeable Material, substantial tree cover and plant material, and direct surface runoff toward landscaped basins, thus encouraging on-site stormwater management and eliminating or reducing the need for mechanical drainage connections. 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.

50. **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.

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

52. **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*



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

54. **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*

54. **Height** means a vertical distance between two points.

55. **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.



**56. Household** means:

i. one or more persons related by blood, adoption, foster care, marriage relationship; or

ii. a maximum of three unrelated persons;

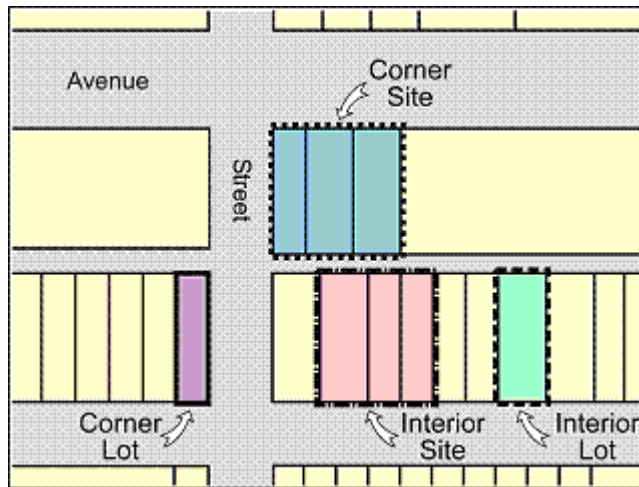
all living together as a single social and economic housekeeping group and using cooking facilities shared in common.

For the purposes of this definition, two people living together in an adult interdependence relationship shall be deemed to be in a marriage relationship and each of the relatives of the parties to an adult interdependence relationship shall be considered to be related to the partners and to the other relatives thereof. One domestic worker or one boarder may be deemed the equivalent of a blood relative.

57. **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.

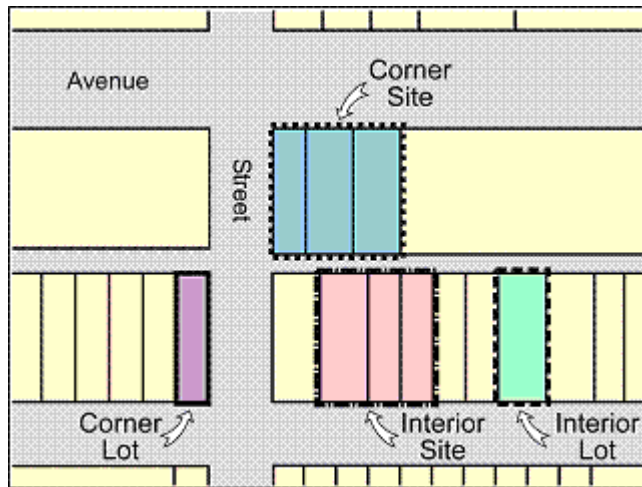
58. **Inclusive Design**, when used in respect to a Dwelling or Sleeping Unit, is a design approach that allows the unit to be used as a primary residence for any resident, regardless of that person's age, or existing or potential physical limitations.

59. **Interior Lot** means any Lot other than a Corner Lot.



*Examples*

61. **Interior Site** means any Site other than a corner Site;



*Examples*

61. **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;

62. **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*

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

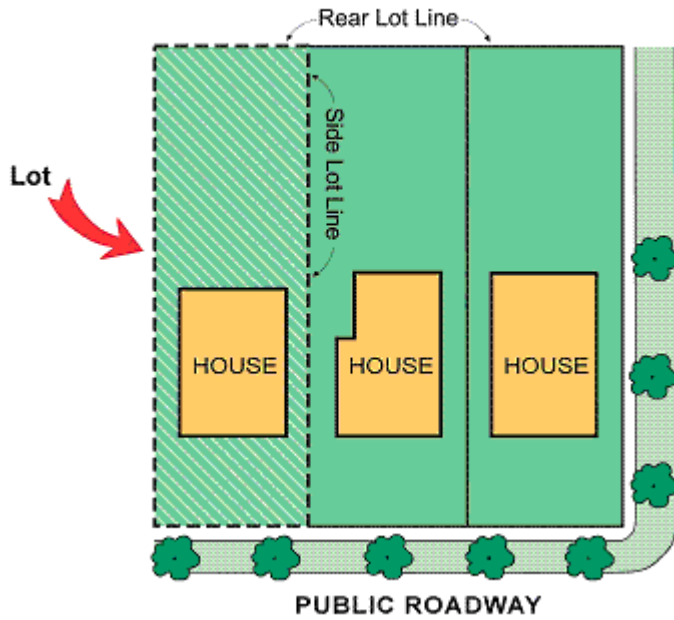


64. **Living Room** means any room in a Dwelling used for the common social activities of the occupants, and designed for general living, whether or not combined with specific activities such as dining, food preparation, or sleeping. Unless provided in such combination, a kitchen or dining room is not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

Bylaw 14934  
June 16, 2008

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

Bylaw 15414  
May 25, 2010



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

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

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

69. **Multi-unit Project Developments** are developments of three or more 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*

70. **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.

71. **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;



72. **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;

73. **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.

74. **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 m<sup>2</sup> of Public Space;

75. **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;

76. **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.

77. **Parking Garage** means an Accessory building or structure, or any portion of a principal building or structure, containing communal parking spaces used for vehicular parking or storage;

78. **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;

79. **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;



80. **Platform Structures** means a raised structure on which people can stand, that projects from the wall of a building, may be surrounded by guardrails, parapet walls or similar features, and is intended for use as an Amenity Area. Common examples include: balconies, raised terraces and decks. This definition does not include a Rooftop Terrace.

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

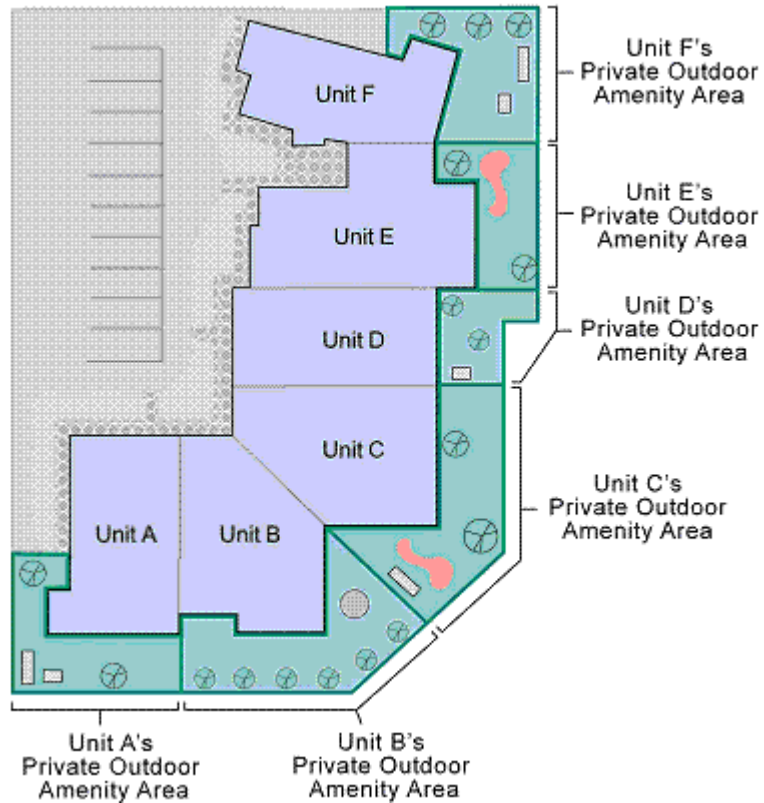
82. **Principal Living Room Windows** means the main or largest glazed area of a Living Room;

83. **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.

84. **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 communal Amenity Areas.

85. **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*

86. **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 Grade that are complementary to the adjacent streetscape and are visually and physically accessible to the public.

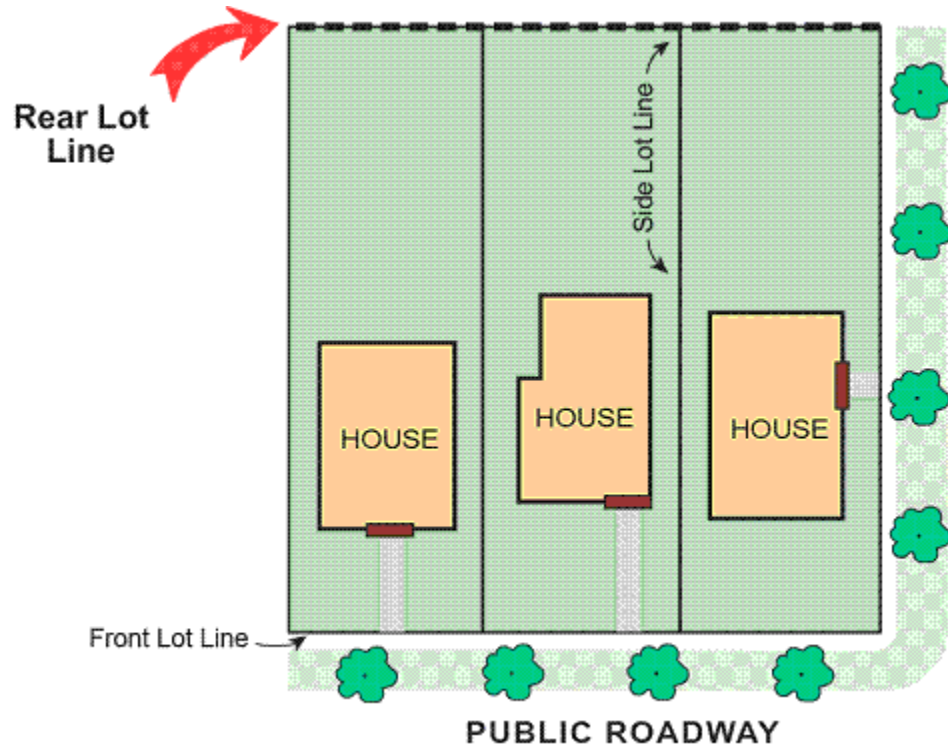
*Bylaw 17422  
November 16, 2015  
Effective Date: December 1, 2015  
Bylaw 18171  
September 11, 2017*

87. **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

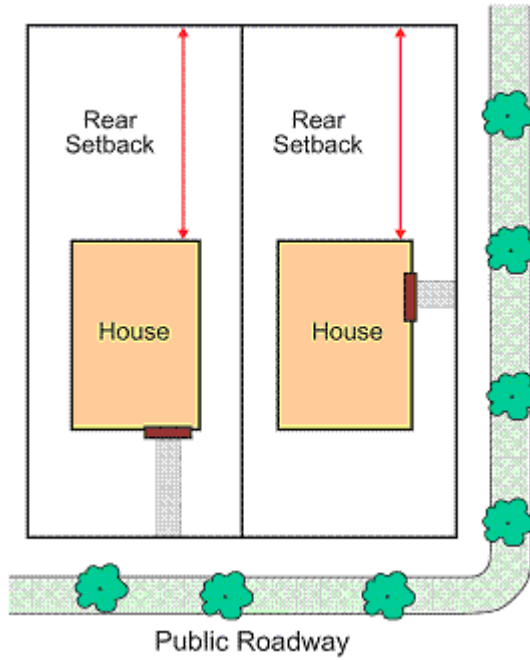


88. **Rear Lot Line** means either the property line of a lot which is furthest from and opposite the Front Lot Line, or, where there is no such property line, the point of intersection of any property lines other than a Front Lot Line which is furthest from and opposite the Front Lot Line;

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

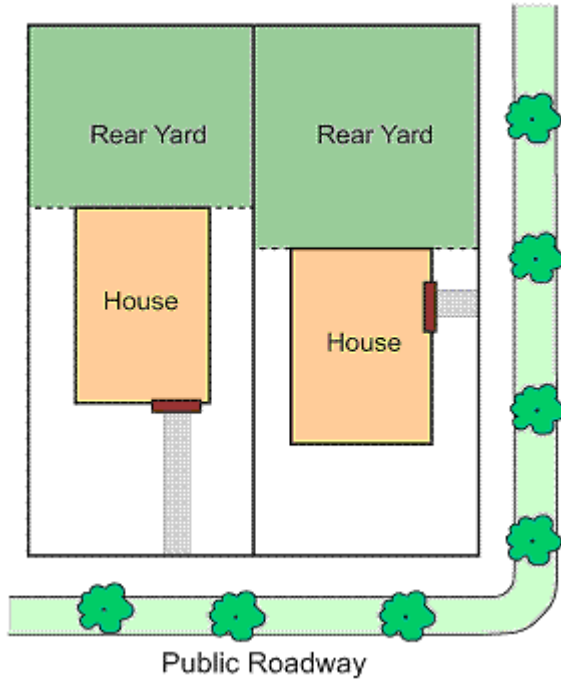


89. **Rear Setback** means the distance that a development or a specified portion of it, must be set back from a Rear Lot Line. A Rear Setback is not a Rear Yard, Amenity Space or Separation Space.



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

90. **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.



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

91. **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.

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

93. **Rooftop Terrace** means a raised surface on which people can stand, that is located on top of a roof or partially recessed within the roof structure of a building, does not project beyond any Façade of the Storey below, is surrounded by guardrails, parapet walls or similar feature, and is intended for use as an Amenity Area.

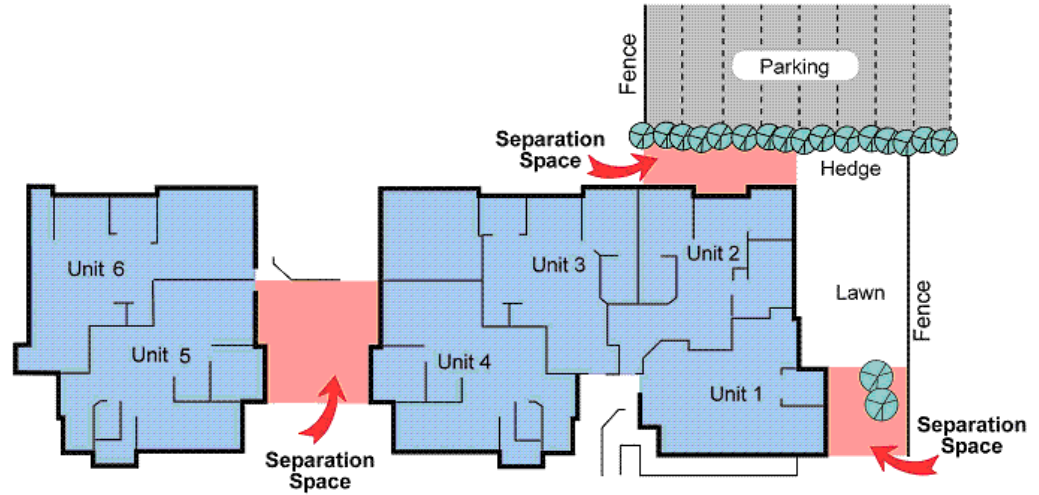
94. **Satellite Signal Receiving Antenna** means an antenna used for the purpose of receiving television and radio broadcasts transmitted by satellite. Such an antenna (also referred to as a "satellite dish") is usually circular in shape, concave on the receiving side, and may be fixed or rotatable so 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;

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



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

*Bylaw 15414  
May 25, 2010*

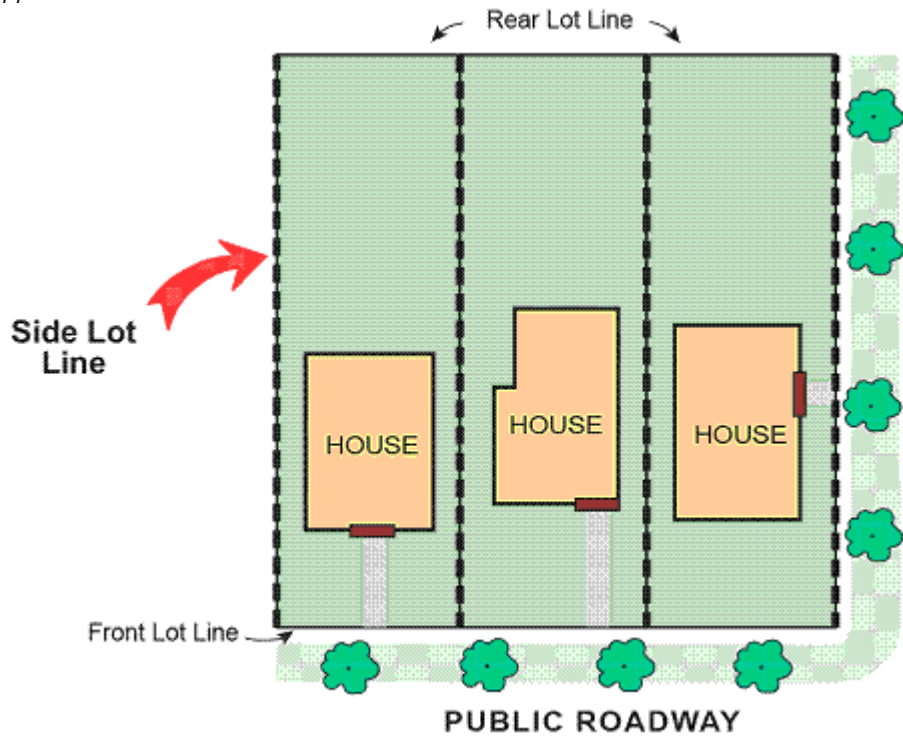


*Bylaw 15414  
May 25, 2010  
Bylaw 15735  
June 20, 2011*

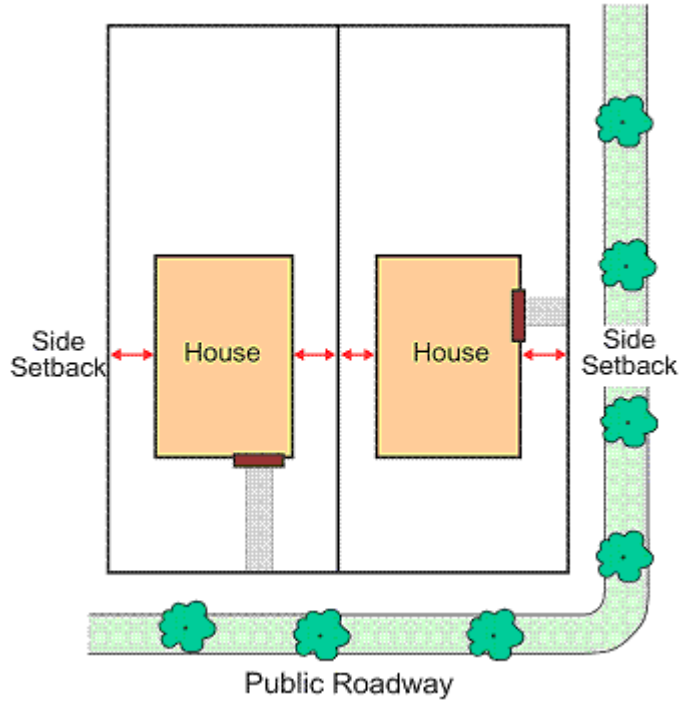
97. **Setback** means the distance that a development or a specified portion of it, must be set back from a property line. A Setback is not a Yard, Amenity Space, or Separation Space;

98. **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*

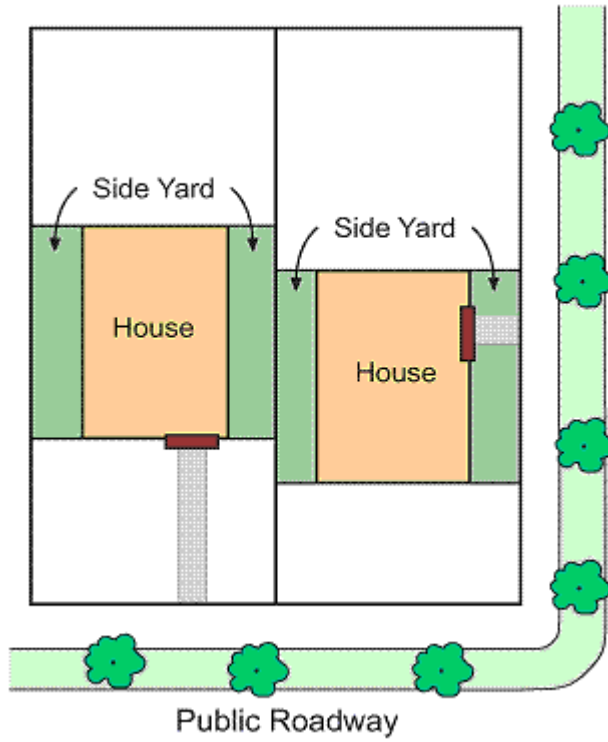


99. **Side Setback** means the distance that a development or a specified portion of it, must be set back from a Side Lot Line. A Side Setback is not a Side Yard, Amenity Space or Separation Space.



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

100. **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 14934  
June 16, 2008*

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

102. **Site Coverage** means the total horizontal area of all buildings or structures on a Site which are located at or higher than 1.0 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 1.0 m above Grade;

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

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



104. **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.

105. **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.

106. **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 as provided for in Section 76 and 79 of this Bylaw;
  - b. may or may not be equipped with sanitary facilities; and
  - c. provides accommodation for a maximum of two persons.

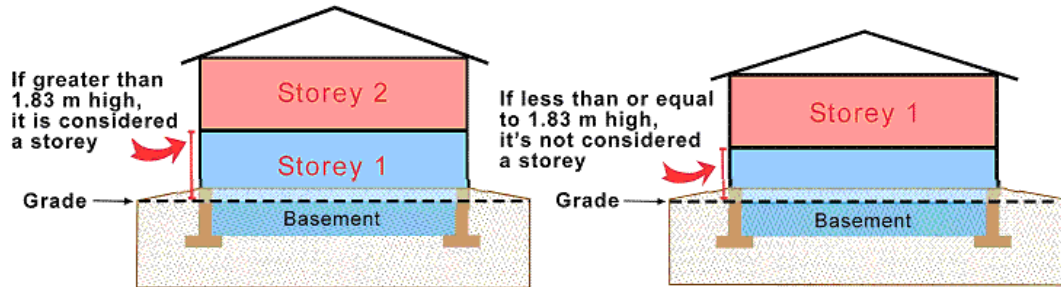
107. **Statutory Plan** means for the purpose of this Bylaw only, any plan defined as a Statutory Plan by the Municipal Government Act, or any planning policy document approved by City Council by resolution having specific impact on a defined geographic area such as a neighbourhood.

108. **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

109. **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



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

111. **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.



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

113. **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*

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

115. **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;

116. **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 [Appendix I](#) to Section 54.2. 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.

117. **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.

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

119. **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;



120. **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;

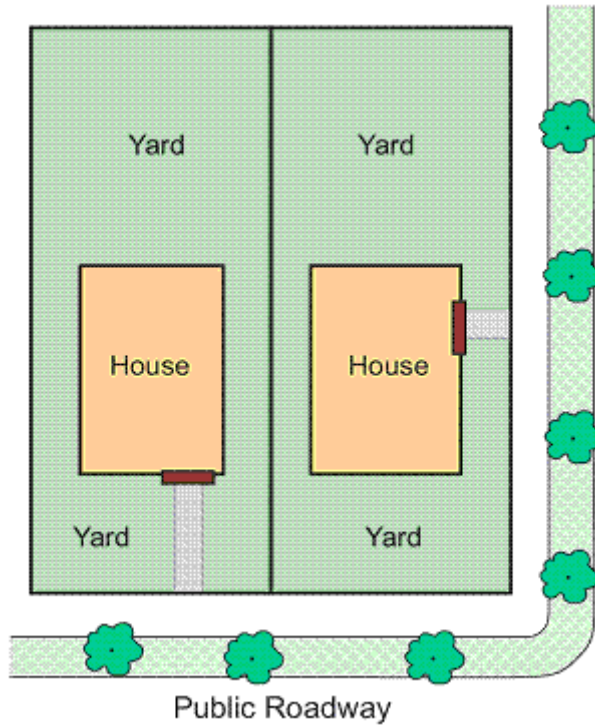
121. **Violation Notice** means the document issued by the City to a person who has committed an offence under Section 23 of this Bylaw;

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

122. **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

124. **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.



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

126. **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;

127. **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(s) located on a Site is (are) located in accordance with the Setback regulations of this Bylaw and 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.



## 6.2 General Sign Definitions

### 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:

[6.2\(1\) Abandoned Signs](#)

[6.2\(2\) Changeable Copy](#)

[6.2\(3\) Copy](#)

[6.2\(4\) Copy Area](#)

[6.2\(5\) Digital Signs](#)

[6.2\(6\) Directional Signs](#)

[6.2\(7\) Fascia Signs](#)

[6.2\(8\) Freestanding Signs](#)

[6.2\(9\) Frontage Signs](#)

[6.2\(10\) Height Signs](#)

[6.2\(11\) Identification Signs](#)

[6.2\(12\) Illuminated Signs](#)

[6.2\(13\) Local Advertising Signs](#)

[6.2\(14\) Logogram](#)

[6.2\(15\) Mechanical Signs](#)

[6.2\(16\) Message Duration](#)

[6.2\(17\) Official Signs](#)

[6.2\(18\) Off-Premise Sign](#)

[6.2\(19\) Permanent Signs](#)

[6.2\(20\) Projecting Signs](#)

[6.2\(21\) Roof Signs](#)

[6.2\(22\) Seasonal or Holiday Decorations](#)

[6.2\(23\) Signs](#)

[6.2\(24\) Sign Area](#)

[6.2\(25\) Sign Structure](#)

[6.2\(26\) Site Signs](#)

[6.2\(27\) Temporary Signs](#)

[6.2\(28\) Volumetric Signs](#)

[6.2\(29\) Warning Signs](#)

[6.2\(30\) Width](#)

[6.2\(31\) Window Signs](#)

1. **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;

3. **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;

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

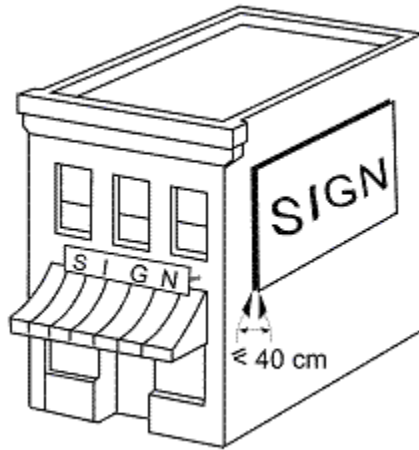
4. **Copy Area** means the total area within one or more rectangles which enclose the entire limits of the Copy.

5. **Digital Signs** means any Sign that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components.

6. **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.

7. **Fascia Signs** means any Sign painted on or attached to an exterior building wall, or any other permitted structure, on which a two dimensional representation may be placed, so that the Sign does not extend more than 40 cm out from the wall or structure nor beyond the horizontal limits of the wall. Fascia Signs may or may not be permanent. This definition includes banners or any other two dimensional medium;

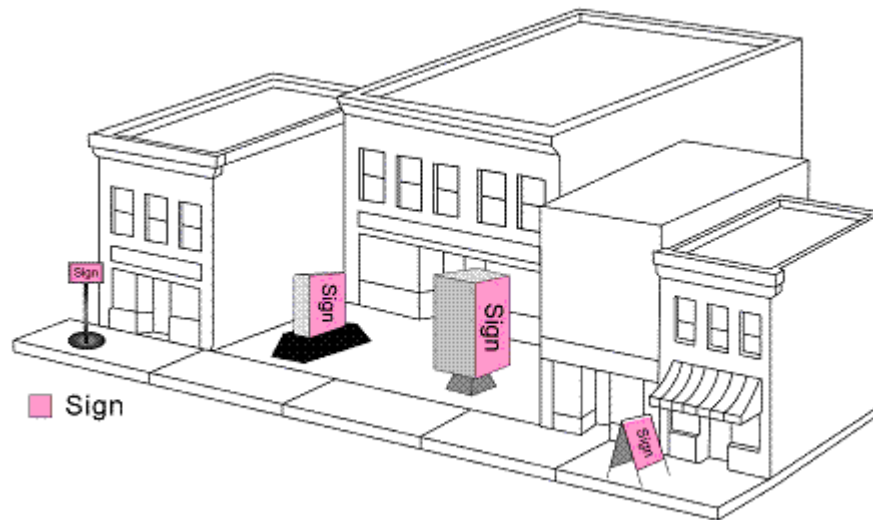
*Bylaw 15414  
May 25, 2010*





8. **Freestanding Signs** means any On-premises or Off-premises Sign supported independently of a building. The Sign may take the form of single or multiple icons, product or corporate symbol, may involve a three dimensional or volumetric representation, may have single or multiple faces and may or may not be permanently fixed to the ground;

*Bylaw 15414  
May 25, 2010*



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

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

11. **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;

12. **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;

13. **Local Advertising Signs** means a Sign or portion of a Sign on which the Copy refers only to products or merchandise produced, offered for sale or obtainable at the premises on which the Sign is displayed and which are related to the principal function of such premises;

14. **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;

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



16. **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.

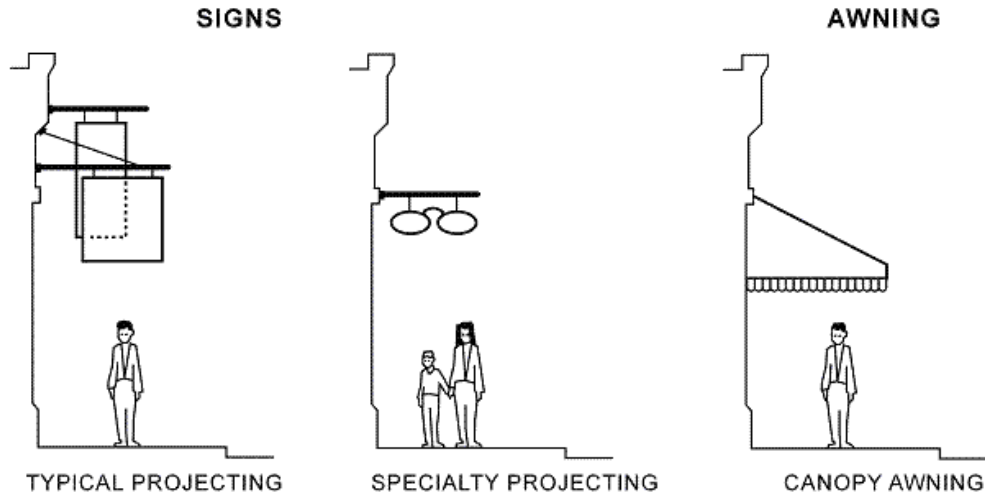
17. **Official Signs** means a Sign required by, or erected pursuant to, the provisions of federal, provincial or municipal legislation;

18. **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.

19. **Permanent Signs** means any Sign that is anchored to a footing extending below Grade or affixed to, or painted on, a building or other structure in which the Copy has been painted or affixed in a durable manner. The Copy on the Sign shall relate to an activity, Use or event of indefinite time duration;

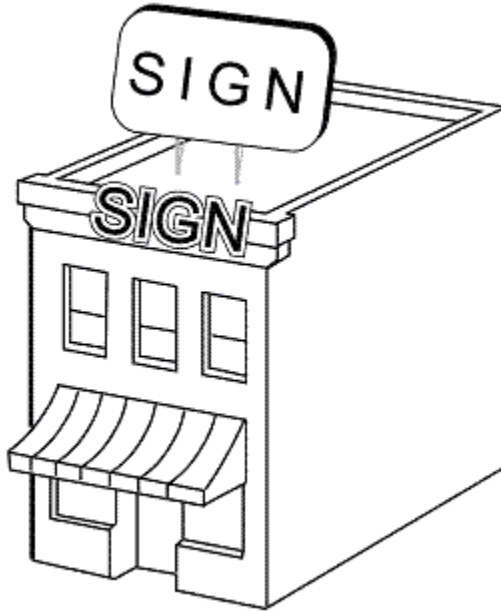
20. **Projecting Signs** means any Sign that is supported by an exterior building wall and projects outward from the building wall by more than 40 cm. Projecting Signs may or may not be permanent. Such Signs may have either a flexible or rigid structure which extends outward from a building's exterior wall; may include icon, symbolic representations or Volumetric Signs, and includes Signs suspended below the ceiling or roof of a building canopy. Typical Signs include canopies and awnings;

*Bylaw 15414  
May 25, 2010*



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

*Bylaw 15414  
May 25, 2010*



22. **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;

23. **Signs** 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 Signs include banners, placards, and painted messages, and Signs attached to or painted on a vehicle (or trailer) that is parked on a property and being used for advertising purposes. Signs shall not include national flags, interior window displays of merchandise, or Signs painted on or attached to a motor vehicle on a public roadway;



24. **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;

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

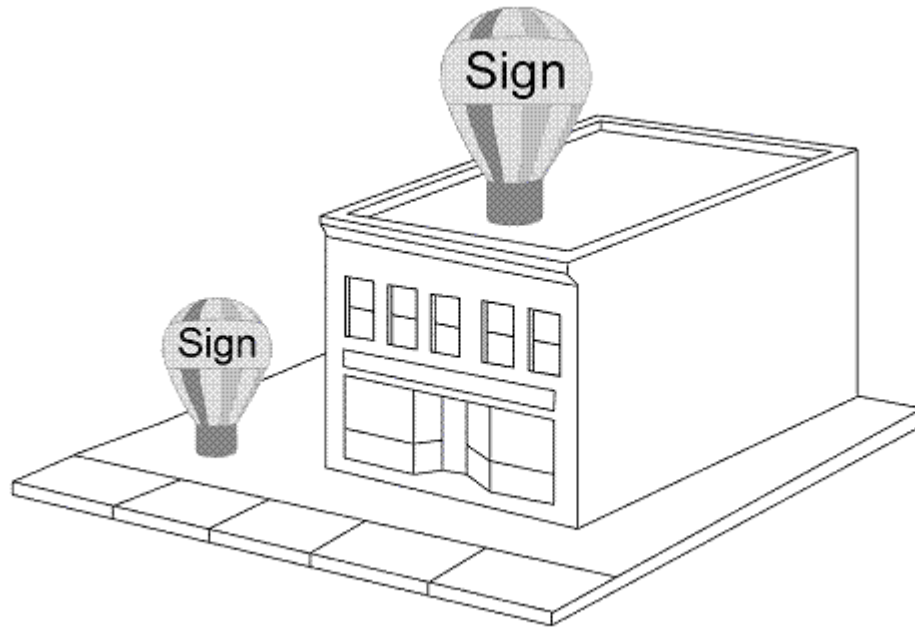
26. **Site Signs** means single or cumulative collection of properties forming a developable parcel that share accesses or traffic circulation that is not a public road right-of-way. This includes multiple occupancy business developments under a bare land condominium;

*Bylaw 13117  
July 8, 2002*

27. **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.

28. **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*



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

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

31. **Window Signs** means any Sign painted on, or affixed to, the inside or outside of a window, or installed inside a window and intended to be viewed from outside the premises. Window Sign does not include merchandise on display.



## 7. Use Definitions

### 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](#)

**7.2 Residential Uses**  
**Edmonton Zoning Bylaw 12800**

**7.2 Residential Uses**

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

[7.2\(2\) Duplex Housing](#)

[7.2\(3\) Garden Suite](#)

[7.2\(4\) Mobile Home](#)

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

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

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

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

[7.2\(9\) Stacked Row Housing](#)

1. **Apartment Housing** means development consisting of one or more Dwellings contained within a building in which the Dwellings are arranged in any horizontal or vertical configuration, which does not conform to the definition of any other Residential Use.

2. **Duplex Housing** means development consisting of a building containing only two Dwellings, with one Dwelling placed over the other in whole or in part. Each Dwelling has separate and individual access, not necessarily directly to Grade. This type of development is designed and constructed as two Dwellings at the time of initial construction of the building. This Use does not include Secondary Suites or Semi-detached Housing.

*Bylaw 15036  
February 2, 2009  
Bylaw 18115  
July 10, 2017  
Effective Date: September 1, 2017*

3. **Garden Suite** means an Accessory building containing a Dwelling, which is located separate from the principal Use which is Single Detached Housing, and which may contain a Parking Area. A Garden Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. This Use Class does not include Secondary Suites, Blatchford Lane Suites, or Blatchford Accessory Suites.

4. **Mobile Home** means development consisting of transportable Single Detached Housing which is suitable for permanent occupancy, designed to be transported on its own wheels, and 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.

*Bylaw 16271  
March 18, 2013  
Bylaw 17247  
June 22, 2015*

5. **Row Housing** means development consisting of a building containing a row of three or more Dwellings joined in whole or in part at the side only with no Dwelling being placed over another in whole or in part. Individual Dwellings are separated from one another by a Party Wall. Each Dwelling has separate, individual, and direct access to Grade. This Use does not include Stacked Row Housing or Blatchford Townhousing.

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

6. **Secondary Suite** means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal use is Single Detached 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 the side or rear of the structure. This Use Class includes the Development or Conversion of Basement space or above Grade space to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Single Detached Dwelling. This Use Class does not include Apartment Housing, Duplex Housing, Garden Suites, Semi-detached Housing, Lodging Houses, Blatchford Lane Suites, Blatchford Accessory Suites, or Blatchford Townhousing.



7. **Semi-detached Housing** means development consisting of a building containing only two Dwellings joined in whole or in part at the side or rear with no Dwelling being placed over another in whole or in part. Each Dwelling has separate, individual, and direct access to Grade. This type of development is designed and constructed as two Dwellings at the time of initial construction of the building. This Use does not include Secondary Suites or Duplexes.

8. **Single Detached Housing** means development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use includes Mobile Homes which conform to [Section 78](#) of this Bylaw.

*Bylaw 16271  
March 18, 2013  
Bylaw 16733  
July 6, 2015*

9. **Stacked Row Housing** means development consisting of a building containing three or more Dwellings arranged two deep, either vertically so that Dwellings are placed over others, or horizontally so that Dwellings are attached at the rear as well as at the side. Each Dwelling shall have separate and individual access, not necessarily directly to Grade, provided that no more than two Dwellings may share access to Grade. This Use does not include Duplex Housing, Row Housing, or Apartment Housing.

**7.3 Residential-Related Uses**  
**Edmonton Zoning Bylaw 12800**

**7.3      *Residential-Related Uses***

- [7.3\(1\) Apartment Hotels](#)
- [7.3\(2\) Fraternity and Sorority Housing](#)
- [7.3\(3\) Group Home](#)
- [7.3\(4\) Limited Group Home](#)
- [7.3\(5\) Live Work Unit](#)
- [7.3\(6\) Lodging Houses](#)
- [7.3\(7\) Major Home Based Business](#)
- [7.3\(8\) Minor Home Based Business](#)
- [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.

3. **Group Home** means a building or part of a building used for Congregate Living for residents who have moderate and non-severe physical, cognitive or behavioral health issues and who require daily or frequent professional care and supervision to perform daily living tasks, improve wellness, achieve stable and harmonious tenancy, or to exit safely in case of an emergency event. This Use does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Limited Group Homes, and Lodging Houses.

4. **Limited Group Home** means a building used for Congregate Living with not more than six residents, excluding staff, who have moderate and non-severe physical, cognitive or behavioral health issues and who require on-site professional care and supervision to perform daily living tasks, improve wellness, achieve stable and harmonious tenancy, or to exit safely in the event of an emergency.

A Limited Group Home is a home which:

- a. provides continuous (24 hours, seven days a week) on-site professional care and supervision by staff licensed or certified to provide such care;
- b. can reasonably expect two or fewer visits by emergency services per month; and
- c. is located in a purpose-built freestanding structure or Single Detached Housing converted for that purpose.

This Use does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Group Homes, and Lodging Houses.



*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.

6. **Lodging Houses** means a building or part of building, used for Congregate Living, containing Sleeping Units and four or more persons, and 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, Group Homes, and Limited Group Homes.

*Bylaw 17831  
November 28, 2016  
Bylaw 13228  
December 5, 2002  
Bylaw 18076  
June 28, 2017*

7. **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 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*

8. **Minor Home Based Business** means development consisting of the Use of an approved Dwelling by a resident of that Dwelling for one or more businesses that shall not require more than one business associated visit per day at the Dwelling. 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 does not include General Retail Sales, Cannabis Retail Sales or Cannabis Production and Distribution.

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.

10. **Temporary Shelter Services** means development sponsored or supervised by a public authority or non-profit agency for the purpose of providing temporary accommodation for persons requiring immediate shelter and assistance for a short period of time. Typical Uses include hostels and overnight shelters.

**7.4 Commercial Uses**  
**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 Services](#)
- [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\(19\) Flea 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\(30\) Major Alcohol Sales](#)
- [7.4\(31\) Major Amusement Establishments](#)
- [7.4\(32\) Major Service Stations](#)
- [7.4\(33\) Media Studios](#)
- [7.4\(34\) Minor Alcohol Sales](#)
- [7.4\(35\) Minor Amusement Establishments](#)
- [7.4\(36\) Minor Service Stations](#)
- [7.4\(37\) Mobile Catering Food Services](#)
- [7.4\(38\) Motels](#)

- [7.4\(39\) Nightclubs](#)
- [7.4\(40\) Outdoor Amusement Establishments](#)
- [7.4\(41\) Non-accessory Parking](#)
- [7.4\(42\) Pawn Stores](#)
- [7.4\(43\) Personal Service Shops](#)
- [7.4\(44\) Professional, Financial and Office Support Services](#)
- [7.4\(45\) Rapid Drive-through Vehicle Services](#)
- [7.4\(46\) Recycling Depots](#)
- [7.4\(47\) Restaurants](#)
- [7.4\(48\) Secondhand Stores](#)
- [7.4\(49\) Specialty Food Services](#)
- [7.4\(50\) Train Station](#)
- [7.4\(51\) Truck and Mobile Home Sales/Rentals](#)
- [7.4\(52\) Veterinary Services](#)
- [7.4\(53\) 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 Flea 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.

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.



9. **Cannabis Retail Sales** means development used for the retail sale of Cannabis that is authorized by provincial or federal legislation. 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 m<sup>2</sup> 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*

19. **Flea 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: flea 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*

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, Major Alcohol Sales, Minor Alcohol Sales, 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.

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*

30. **Major Alcohol Sales**, means development used for the retail sales of any and all types of alcoholic beverages to the public where the Floor Area for the individual business premises is greater than 275 m<sup>2</sup>. 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.

*Bylaw 14547  
April 17, 2007  
Bylaw 15520  
October 29, 2012*

34. **Minor Alcohol Sales**, means development used for the retail sale of any and all types of alcoholic beverages to the public. This Use may include retail sales of related products such as soft drinks and snack foods. The maximum Floor Area for this Use shall be no more than 275 m<sup>2</sup> per individual business premises.

33. **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.

36. **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.

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

38. **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.

39. **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.

40. **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.



41. **Non-accessory Parking** means development providing vehicular parking which is not primarily intended for the Use of residents, employees or clients of a particular development. Typical Uses include surface parking lots and parking structures located above or below Grade.

42. **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.

43. **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.

44. **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*

45. **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.

46. **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.

47. **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.

48. **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.



49. **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.

50. **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.

51. **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.

52. **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.

53. **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 Flea Markets or developments used for the retail sale of food or a broad range of goods for personal or household use.

**7.5 Industrial Uses**  
**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*

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*

This Use includes vehicle body repair and paint shops and Cannabis Production and Distribution facilities licensed and operating pursuant to 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*

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 licensed and operating pursuant to federal legislation

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.

**7.6 Agricultural and Natural Resource Development Uses  
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*

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 licensed and operating pursuant to federal legislation.



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*

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 hoophouses. 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 licensed and operating pursuant to federal legislation.

**7.7 Basic Service Uses**  
**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.

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 and ancillary 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.

## **7.8 Community, Educational, Recreational and Cultural Service Uses 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\(15\) Spectator Entertainment Establishments](#)

[7.8\(16\) Spectator Sports Establishments](#)

[7.8\(17\) Tourist Campsites](#)

[7.8\(18\) Urban Gardens](#)



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.

2. **Child Care Services** means a development intended to provide care, educational activities and supervision for groups of seven or more children under 13 years of age during the day or evening, but does not generally include overnight accommodation. This Use typically includes daycare centres; out-of-school care centres; preschools; and dayhomes/group family care providing child care to seven or more children within the care provider's residence.

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.

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.

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.

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. **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.

16. **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.



17. **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*

18. **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, hoophouses 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 licensed and operating pursuant to federal legislation.

**7.9 Sign Uses**  
**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 Off-premises Signs](#)

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

1. **Fascia Off-premises Signs** means any Sign painted on or attached to an exterior building wall, or any other permitted structure, on which a two dimensional representation may be placed. 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.

2. **Fascia On-premises Signs** means any Sign painted on or attached to an exterior building wall, or any other permitted structure, on which a two dimensional representation may be placed. The Copy on such a Sign identifies or advertises a business, activity, service or product located on the premises or Site where the Sign is displayed.

3. **Freestanding Off-premises Signs** means any Sign supported independent of a building, 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, entertainment or service provided on the premises or Site where the Sign is displayed.

4. **Freestanding On-premises Signs** means any Sign supported independent of a building, displaying Copy that identifies or advertises a business, activity, service or product located on the premises or Site where the Sign is displayed.

5. **Major Digital Signs** means any Sign that is remotely changed on or off Site and has a varying Message Duration that may be less than 6 seconds. Major Digital Signs incorporate a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components. Major Digital Signs include moving effects, message transition effects, and video images.



6. **Minor Digital Off-premises Signs** means any Sign that is remotely changed on or off Site and has a Message Duration greater than or equal to 6 seconds. Minor Digital Off-premises Signs incorporate a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components. The Copy on such 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.

7. **Minor Digital On-premises Off-premises Signs** means any Sign that is remotely changed on or off Site and has a Message Duration greater than or equal to 6 seconds. Minor Digital On-premises Off-premises Signs incorporate a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components. The Copy on such Sign may include Copy from Minor Digital On-premises Signs and Minor Digital Off-premises Signs.

8. **Minor Digital On-premises Signs** means any Sign that is remotely changed on or off Site and has a Message Duration greater than or equal to 6 seconds. Minor Digital On-premises Signs incorporate a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components. The Copy on such Sign identifies or advertises a business, activity, service or product located on the premises or Site where the Sign is displayed.

9. **Projecting Off-premises Signs** means any Sign that is supported by an exterior building wall and projects outward from the building wall. 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.

10. **Projecting On-premises Signs** means any Sign that is supported by an exterior building wall and projects outward from the building wall. The Copy on such a Sign identifies or advertising a business, activity, service or product located on the premises or Site where the Sign is displayed.

11. **Roof Off-premises Signs** means any Sign erected upon, against, or above a roof, or on top of or above, the parapet of a building 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, entertainment or service provided on the premises or Site where the Sign is displayed.

12. **Roof On-premises Signs** means any Sign erected upon, against, or above a roof, or on top of or above, the parapet of a building displaying Copy that identifies or advertises a business, activity, service or product located on the premises or Site where the Sign is displayed.

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.

## **11 - 26 Administrative Clauses**

### **Edmonton Zoning Bylaw 12800**

#### **11. Authority and Responsibility of the Development Officer**

*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;
  - b. shall review each Development Permit Application to ascertain whether it is complete in accordance with the information requirements 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*

- 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 11.2 and 11.3 of this Bylaw;

*Bylaw 17832  
November 28, 2016*

- 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 11.2 and 11.3, 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:
  - 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 by ordinary mail;
  - 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.

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

## **11.2 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*

### **11.3 Limitation of Variance**

1. In approving a Development Permit Application pursuant to Section 11.2, the Development Officer shall adhere to the following:

- a. a variance shall be considered only 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*

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

### **11.4 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.

## 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 m<sup>2</sup> 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

- d. interior alterations and maintenance to a residential building, with the exception of a Basement development, 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;

- 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;

- f. 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

- g. 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*

- h. 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*

- i. a temporary structure, the sole purpose of which is incidental to the erection, alteration or marketing 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*

- j. 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*

- k. 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;

- l. 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*

- m. 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*

- n. minor structures, not exceeding 1.85 m in Height which are ancillary to Residential Uses, such as a barbecue, bird feeder, dog house, or lawn sculpture;

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

- o. 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*

- p. 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;

*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*

- q. a Platform Structure that is located entirely within a Rear Yard or interior Side Yard, and is 0.6 m or less in Height, above the ground at its highest point;

r. an accessibility ramp, provided that the erection of such structure does not contravene any provision of this Bylaw;

s. 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;

Bylaw 17831

November 28, 2016

viii.non-illuminated Fascia On-premises Signs not exceeding 0.5 m<sup>2</sup> in Sign Area;

Bylaw 16313

January 21, 2013

Bylaw 17831

November 28, 2016

ix.Temporary non-illuminated Directional Signs not exceeding a Height of 1.2 m or a maximum Sign Area of 1.0 m<sup>2</sup> when located within a Residential Zone;

Bylaw 17831

November 28, 2016

x.illuminated or non-illuminated Signs not exceeding a Height of 1.5 m or a maximum Sign Area of 1.0 m<sup>2</sup> 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

xi.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 m<sup>2</sup>;

Bylaw 16313

January 21, 2013

Bylaw 17831

November 28, 2016

xii.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

xiii.any Development Permit Notification Sign required by [Section 20.2](#) of this Bylaw;

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

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

Bylaw 17767  
September 19, 2016

u. 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

v. 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.

w. Urban Gardens and Urban Outdoor Farms that:

- i.do not involve buildings greater than 10.0 m<sup>2</sup> 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

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

3. Notwithstanding Section 12.2.1 of this Bylaw, a development permit shall be required for the following developments on all Sites zoned residential within the area of application of the North Saskatchewan River Valley and Ravine System Protection Overlay:

a. any Accessory building or structure or the removal of any Accessory building 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**

1. For the purposes of [subsection 16\(1\)](#) of this Bylaw, applications for a Development Permit are not received until the applicant has:
  - a. submitted all information required pursuant to Sections 13 and [Section 14](#) of this Bylaw;
  - b. submitted any information specifically required pursuant to the regulations of the applicable Zone or any other Section of this Bylaw; and
  - c. paid the appropriate fee as determined by City Council.

*Bylaw 16489  
July 15, 2013*

2. Notwithstanding subsection 13.1(1) 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

- ix.the Height and location on the Sign Structure of any photovoltaic cells, Solar Collectors and ancillary 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:

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- 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*

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- 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

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

Bylaw 16488

July 2, 2013

Bylaw 17831

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- 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:

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- 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;

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

- i.a north arrow;

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- 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 m<sup>2</sup>;

- 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  
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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

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

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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;

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- 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;

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- 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;

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- iii. Amenity Area;

iv. maintenance areas;

*Bylaw 17831  
November 28, 2016*

v. waste removal locations; and

*Bylaw 17831  
November 28, 2016*

vi. Parking 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 Statement and Study

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

1. Where warranted, a Wind Impact Statement or Wind Impact Study, or both, may be required to be submitted for a proposed development having Height greater than 20 m, to the satisfaction of the Development Officer.

*Bylaw 17831  
November 28, 2016*

2. A Wind Impact Statement shall provide a screening-level estimation of potential wind conditions. If the Wind Impact Statement indicates that uncomfortable or unsafe wind conditions may result from the building design, the Development Officer may require the applicant to submit a Wind Impact Study for proposed buildings in order to quantify these conditions or refine any conceptual mitigation measures using physical scale model tests.

*Bylaw 17831  
November 28, 2016*

3. A Wind Impact Statement or Wind Impact Study shall be prepared by a qualified, registered Professional Engineer, prepared to professional standards.

*Bylaw 17831  
November 28, 2016*

4. A Wind Impact Study shall be prepared by a qualified, registered Professional Engineer, and shall be based on a scale model simulation analysis, prepared to professional standards.

### **14.3 Sun Shadow Impact Study**

*Bylaw 17277  
July 6, 2015*

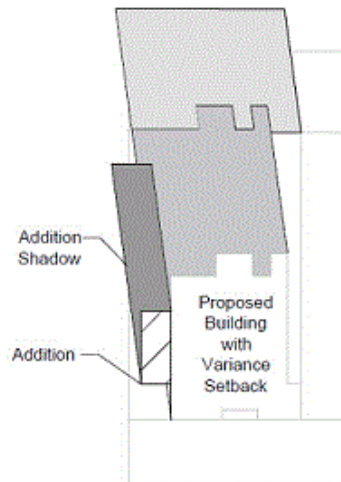
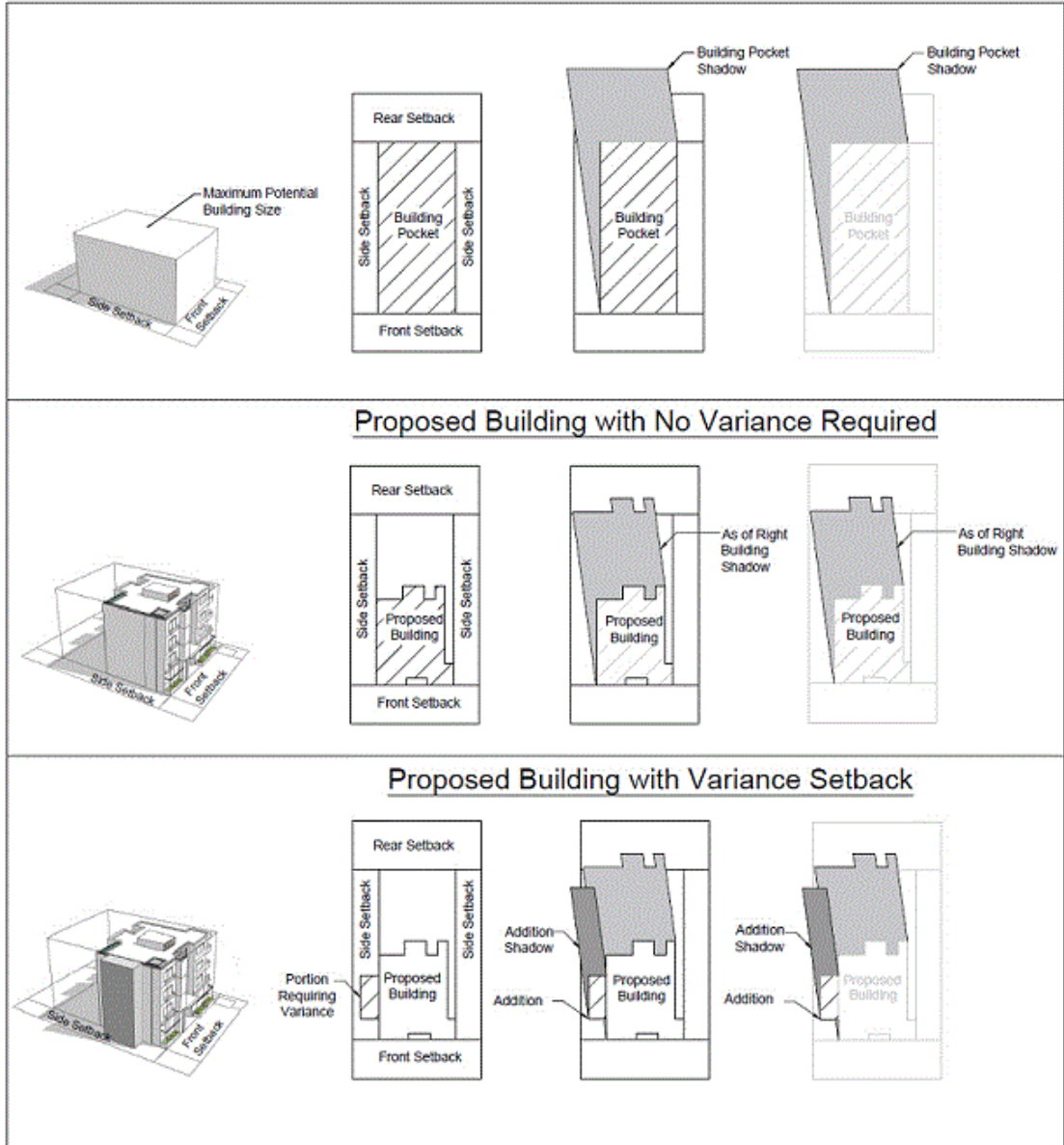
1. Where warranted, a Sun Shadow Impact Study may be required to be submitted for proposed development where such a study is required in a Statutory Plan, or for other applications, to the satisfaction of the Development Officer.

*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.



#### **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:

a. Canada Mortgage and Housing Corporation guidelines for building in flood-susceptible areas;

*Bylaw 17831*

*November 28, 2016*

b. the flood-proofing of Habitable Rooms, electrical panel and heating units, and operable windows;

c. Basement drainage; and

d. 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  
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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*

#### **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, 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.

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### **15. Conditions Attached to Development Permit**

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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.

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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*

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 20.5 of this Bylaw.

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*Bylaw 17831  
November 28, 2016*

### **16.      *Decisions on Development Permit Applications***

1. An application shall, at the option of the applicant, be deemed to be refused if a decision of the Development Officer has not been made within 40 days of the receipt of the application.

## 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*

2. Subsection 18(1) shall not apply in the case of an application for a Development Permit for a Permitted Use or a Use listed in a Direct Control Provision, if the application complies with all the regulations 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.
2. The schedule of fees for Development Permits shall be determined by City Council.

#### **19.2 Development Agreement Fees**

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 City Council.

## Edmonton Zoning Bylaw 12800

### **20. Notification of Development Permit Decisions**

*Bylaw 17831  
November 28, 2016*

#### **20.1 Class A Permitted Development**

*Bylaw 18116  
August 28, 2017  
Effective: September 1, 2017*

1. Within seven days of the issuance of a Development Permit for a Class A Permitted Development, the Development Officer shall dispatch a written notice describing the development and stating the Development Officer's decision, by ordinary mail to the applicant of the Development Permit.

*Bylaw 18116  
August 28, 2017  
Effective: September 1, 2017*

2. 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:
    - i. Apartment Housing, Duplex Housing, Garden Suite, Row Housing, Semi-detached Housing, Single Detached Housing, or Stacked Row Housing.

*Bylaw 17831  
November 28, 2016*

#### **20.2 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*

- d. the President of each Business Revitalization Zone.

2. The notice shall describe the development and state the decision of the Development Officer, and the right of appeal therefrom.
3. Within 10 days of the issuance of a Development Permit for Class B Discretionary Development, the Development Officer shall cause to be published in a daily newspaper circulating within the City, a notice describing the development and stating their decision, and the right to appeal therefrom.
4. 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*

### **20.3 Refused Development Permit Applications**

1. Within seven days of the refusal of a Development Permit Application, the Development Officer shall dispatch a written notice by ordinary mail to the applicant
2. The notice shall describe the development and state the decision of the Development Officer, and the right of appeal therefrom.

*Bylaw 17831  
November 28, 2016*

### **20.4 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*

### **20.5 Development Permit Notification Signs**

*Bylaw 17831  
November 28, 2016*

#### **20.5.1 Area of Application**

1. Regulations within Section 20.5.2 of this Bylaw shall apply to:
  - 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*

#### **20.5.2 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 Apartment Housing, Duplex Housing, Garden Suite, Row Housing, Semi-detached Housing, Single Detached Housing, or Stacked Row 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 m<sup>2</sup> and a maximum Sign Area of 1.5 m<sup>2</sup>.
  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 16489  
July 15, 2013  
Bylaw 17831  
November 28, 2016*

1. Subject to the provisions of the Municipal Government Act, any person applying for a Development Permit or 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 14 days after notice of the decision concerning the Development Permit was given.
2. 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 as provided in subsection 21(1) above, as though the application has been refused at the end of the time period in Section 16.

## 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;
  - b. it expires, because of failure to commence development in accordance with subsection 22(3) and 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*

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 City Council 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*

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 City Council is paid within the two 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*

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.

## 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

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.

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

6. Notwithstanding subsection 23.1(2), it is an offence to undertake development of an Accessory building without a valid and approved Development Permit when a Development Permit is required.

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

7. 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

8. 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*

9. 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*

10. 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 subsection 54.1(4) or subsection 54.1(5) of this Bylaw without a valid and approved Development Permit when a Development Permit is required.

*Bylaw 17831  
November 28, 2016*

11. 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*

12. 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*

13. 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*

14. It is an offence to display a Temporary Sign without a development permit approval tag issued by the City of Edmonton.

15. It is an offence to have a Sign in an abandoned state.

*Bylaw 17831  
November 28, 2016*

16. Notwithstanding subsection 23.1(2), it is an offence to display a Freestanding On-premise and Off-premise Sign, including Digital Sign, without a valid and approved Development Permit when a Development Permit is required.

17. Notwithstanding subsection 23.1(2), it is an offence to display a Freestanding On-premise and Off-premise Sign, including Digital Sign, in contravention of Development Permit.

18. Notwithstanding subsection 23.1(2), it is an offence to display a Fascia Sign, including Digital Sign, Roof Sign or Projecting Sign, without a valid and approved Development Permit when a Development Permit is required.

19. Notwithstanding subsection 23.1(2), it is an offence to display a Fascia Sign, including Digital 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

Bylaw 17831  
November 28, 2016

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

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

### Section 23A - Specified Penalties for Offences

Offence	Section	Minimum Penalty First Offence	Minimum Penalty Subsequent Offence
<b>General Offences:</b>			
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
<b>Specific Offences:</b>			
Development of an Accessory building without a Development Permit	23.1(6)	\$250.00	\$500.00
Construction of fence, wall or gate exceeding maximum Height regulations without a Development Permit	23.1(7)	\$250.00	\$500.00
Construction of a Platform Structure without a Development Permit	23.1(8)	\$250.00	\$500.00
Prohibited or	23.1(9)	\$250.00	\$500.00

restricted object in a Residential Zone without a Development Permit			
Hardsurfacing in contravention of subsection 54.1(4) or 54.1(5) without a Development Permit	23.1(10)	\$250.00	\$500.00
Failing to display a Development Permit notification sign	23.1(11)	\$500.00	\$1,000.00
<b>Sign Offences:</b>			
Temporary Sign without a Development Permit	23.1(12)	\$250.00	\$500.00
Temporary Sign without visible and legible Sign ownership	23.1(13)	\$250.00	\$500.00
Temporary Sign without a valid Development Permit approval tag	23.1(14)	\$250.00	\$500.00
Sign in an abandoned state	23.1(15)	\$250.00	\$500.00
Freestanding On-premise and Off-premise Sign,	23.1(16)	\$1,000.00	\$2,500.00

including Digital Sign, without a Development Permit			
Freestanding On-premise and Off-premise Sign, including Digital Sign, in contravention of Development Permit	23.1(17)	\$1,000.00	\$2,500.00
Fascia Sign, including Digital Sign, Roof Sign or Projecting Sign, without a Development Permit	23.1(18)	\$500.00	\$1,000.00
Fascia Sign, including Digital Sign, Roof Sign or Projecting Sign in contravention of Development Permit	23.1(19)	\$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
- c. the President of each Business Revitalization Zone association.

*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.

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 City Council.

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 City Council.

*Bylaw 17831  
November 28, 2016*

#### **24.4 Notification of Rezoning Amendments**

1. Prior to consideration by City Council of a proposed Rezoning Amendment, the Development Officer shall place a notice, complying with the Municipal Government Act, in two separate issues of a newspaper circulating within the City, 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*

e. the President of each Business Revitalization Zone 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 m<sup>2</sup> and a maximum Sign Area of 3.0m<sup>2</sup>.

*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*

4. The Development Officer may issue a Compliance Certificate when, in their opinion, the buildings located on a Site, and shown on the Real Property Report, are located on the Site in accordance with the Setback regulations of this Bylaw, and 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.

7. The fee for the provision of Compliance Certificates shall be as determined by City Council.

## 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:
  - a. new Single Detached Housing, new Semi-detached Housing, new Duplex Housing, and new Garage and Garden Suites for all lands within the area of application of the Mature Neighbourhood Overlay;
  - b. Row Housing, Stacked Row Housing, and Apartment Housing;
  - 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.
3. The applicant for a Development Permit must ensure the development is available for a Development Permit Inspection.
4. The fee for the provision of Development Permit Inspections shall be determined by City Council.



## ***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.

Bylaw 17116  
April 13, 2015

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.

#### 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 m<sup>2</sup> 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

### **42. General Regulations for Separation Space, Amenity Area 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*

3. Double Fronting Sites shall have two Front Yards. The Development Officer may exercise their variance powers under Sections 11.2 and 11.3 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*

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 which are not used for vehicular access, such steps shall not exceed a Height of 1.0 m above Grade; and
- b) eaves or similar architectural features on Accessory buildings provided that such projections do not exceed 0.6 m in the case of Setbacks or Separation Spaces of 1.2 m or greater, and 0.46 m for Setbacks or Separation Spaces of less than 1.2 m.
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 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

- d) Notwithstanding subsection 44(3)(b) and subsection 44(3)(c), Platform Structures 0.6 m or less in Height may be constructed to the Lot lines Abutting an interior Side Yard and Rear Yard;

*Bylaw 17831*

*November 28, 2016*

- 4. 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 m<sup>2</sup>; and
    - iii. the maximum ramp width is 1.2 m.
- 5. swimming pools, fish ponds, ornaments, flagpoles, or the like provided that swimming pools shall not be constructed within any Front Setback
- 6. any loading space required under the provisions of this Bylaw, provided it shall not be in a Front Setback;
- 7. 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
- 8. 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*

3. No person shall keep, in the Front Yard 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, any large Recreational Vehicle for any longer than is reasonably necessary to load or unload such vehicle.
4. Notwithstanding subsection 45.3, from April 1 through October 31 inclusive, on a residential Site with no rear Lane, large Recreational Vehicles may be parked to within 2.0 m of the interior edge of the sidewalk, or within 2.0 m of the curb if there is no sidewalk:
  - a. where vehicular access is solely available through the Front Yard; or
  - b. in the case of a corner Site, where vehicular access is solely available through the Front Yard or through the exterior flanking Side Yard,  
  
subject to the discretion of the Development Officer, who may exercise their variance power to decrease this minimum Setback requirement on a Site by Site basis, given the proximity and orientation of driveways, parking areas, buildings and other physical features which may affect sight lines and amenities on the subject property and on adjacent properties.
5. For the purposes of subsections 45.3 and 45.4, a "large Recreational Vehicle" shall include any motorhome, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or any similar vehicles.
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.

*Bylaw 16384  
April 22, 2013*

8. On a Site in a residential Zone, any component of a stationary mechanical system that:

- a. emits noise or is designed to emit noise outside of a building that is audible on any Abutting Site in a residential Zone; and
- b. is located on, or Abutting, a Site in a residential Zone that has a Site Width of less than 9.0 m;

shall be located in a Rear Yard.

## Edmonton Zoning Bylaw 12800

### 46. Amenity Area

1. Where required in any Zone, a development shall provide Amenity Area in accordance with the requirements of the Zone.
2. Amenity Area shall:
  - a. with respect to Residential Uses, be located and designed to serve as space for the active or passive recreation and enjoyment of the occupants of a residential development; and
  - b. with respect to non-Residential Uses, be located and designed to serve as space for the active or passive recreation and enjoyment of the public so as to maximize the accessibility and use of the Area by the public during the hours which the development is open to the public. Access to the Amenity Area shall be at no cost to the public.

#### 3. Amenity Area may include:

*Bylaw 17556  
March 14, 2016*

- a. with respect to Residential Uses, patios, balconies with a minimum depth of 2.0 m, Rooftop Terraces, communal lounges and Recreational Facilities and other areas within the Site which are of the nature described in clause (2)(a) above; and
  - b. with respect to non-Residential Uses, courtyards, interior landscaped open spaces, arcades, plazas, atriums, public seating areas and other areas within the Site which are of the nature described in clause (2)(b) above.
- #### 4. Required Amenity Area may be located:

*Bylaw 15735  
June 20, 2011*

- a. with respect to Residential Uses, within any Yard, other than a Front Yard; and
  - b. with respect to non-Residential Uses, within any Yard.
- #### 5. Required 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.

*Bylaw 16733  
July 6, 2015*

6. Where landscaped space at Grade on the Site is in excess of 30% of the Site area, the excess may be included in the required residential Amenity Area.

## Edmonton Zoning Bylaw 12800

### 47. *Private Outdoor Amenity Area*

1. Where required in any Zone, a development shall provide Private Outdoor Amenity Area in accordance with the requirements of the Zone.
2. Private Outdoor Amenity Area shall be designed for the occupants of a specific Dwelling, and shall be provided immediately adjacent to, and with direct access from, the Dwelling it is to serve. It shall be landscaped and surfaced for convenient use for outdoor activities.
3. Private Outdoor Amenity Area 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.

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

4. Private Outdoor Amenity Area may be provided above Grade, and may be located within any Yard other than a Front Yard.
5. Neither the width nor the length of any Private Outdoor Amenity Area shall be less than 4.0 m, except that if it is provided above the first Storey the minimum dimensions shall be 3.0 m.
6. Private Outdoor Amenity Area may be located within a required Separation Space, but only if the Amenity Area is intended for the use of the Dwelling for which the Separation Space is provided.

## Edmonton Zoning Bylaw 12800

### **48. Separation Space**

#### **48.1 Separation Space: General**

1. Where required in any Zone, any residential or residential-related development shall provide Separation Space in accordance with this Section 48.
2. Except as provided for elsewhere in this Section 48, the Separation Space shall be contained fully within the Site of the proposed development unless otherwise specified in the applicable Land Use Zone.

*Bylaw 17062  
July 9, 2015*

3. The minimum Separation Space in front of any windows, entry or similar opening shall be applied along the full length and Height of the exterior wall of the room in which the particular opening or window is located, and it shall be measured horizontally outward from, and at right angles to, that exterior wall.
4. Except as provided for elsewhere in this Section, the specified Separation Space shall be free of buildings and public roadways.

*Bylaw 14934  
June 16, 2008*

5. deleted
6. The minimum separating distance between two Dwellings shall be equal to the sum of the minimum Separation Spaces for the opposite windows and openings, except as provided in subsection 48.3(2) and Section 48.4(2).
7. In the event that buildings are not parallel, or diagonal views between opposite windows and openings in different Dwellings become critical, the Separation Space requirements may be increased or reduced by the Development Officer.
8. Notwithstanding these regulations, the Development Officer may exercise variance power to reduce Separation Space where other design solutions offer equivalent daylight, sunlight, ventilation, quiet, visual privacy and views.

*Bylaw 15735  
June 20, 2011*

9. A required Separation Space may be provided wholly or partly within a Setback.

#### **48.2 Principal Living Room Window**

*Bylaw 17062  
July 9, 2015*

1. In front of a Principal Living Room Window, a Separation Space, with a minimum depth of 7.5 m or half the Height of any wall opposite the said Window, whichever is greater, to a maximum of 10.0 m shall be provided.
2. The following facilities or activity areas may be located within a required Separation Space adjacent to a Principal Living Room Window where a Privacy Zone of at least 4.5 m is provided between the window and facility/activity area:

*Bylaw 14750  
December 12, 2007*

- a. local public roadway including a Lane;
- b. Walkway;
- c. on-site roadway;
- d. on-site parking area;
- e. on-site Amenity Area; and
- f. Accessory buildings.

This Privacy Zone shall be measured from the window to the nearest edge of the specified activity area. For local public roadways, the Privacy Zone shall be measured from the Window to the edge of the sidewalk or to the space reserved for a future sidewalk.

3. Where the sill of a Principal Living Room Window is at least 2.0 m above the elevation of the exterior area immediately outside the Window for a distance of at least 4.5 m out from the Window, no minimum Privacy Zone is required.

*Bylaw 15036*

*February 2, 2009*

*Bylaw 18115*

*July 10, 2017*

*Effective Date: September 1, 2017*

4. No minimum Privacy Zone is required for Garden Suites at-Grade.

### **48.3 Habitable Room Window**

*Bylaw 16052*

*July 5, 2015*

1. In front of a required Habitable Room Window other than the Principal Living Room Window, a Separation Space, with a minimum depth of 5.0 m or half the Height of any wall opposite the said Window, whichever is greater, to a maximum of 7.5 m shall be provided.
2. Where a Habitable Room Window on a building of two Storeys or less directly faces a Blank Wall of an adjacent building also of two Storeys or less, the minimum separating distance may be reduced to 3.0 m.
3. The following facilities or activity areas may be located within a required Separation Space adjacent to a Habitable Room Window where a Privacy Zone of at least 4.5 m is provided between the window and facility/activity area:

*Bylaw 14750*

*December 12, 2007*

- a. local public roadway including a Lane;
- b. Walkway;
- c. on-site roadway;
- d. on-site parking area;
- e. on-site Amenity Area; and
- f. Accessory buildings.

This Privacy Zone shall be measured from the window to the nearest edge of the specified activity area. For local public roadways, the Privacy Zone shall be

measured from the Window to the edge of the sidewalk or to the space reserved for a future sidewalk.

*Bylaw 16733  
July 6, 2015*

4. Where Habitable Room Windows face onto exterior corridors or access ways for Dwellings located above Grade, the Development Officer may modify the Privacy Zone requirements of clause (3) above.

5. Where the sill of a Habitable Room Window is at least 2.0 m above the elevation of the exterior area immediately outside the Window for a distance of at least 3.0 m out from the Window, no minimum Privacy Zone is required.

*Bylaw 15036  
February 2, 2009  
Bylaw 18115  
July 10, 2017  
Effective Date: September 1, 2017*

6. No minimum Privacy Zone is required for Garden Suites at-Grade.

#### **48.4 Non-habitable Room Windows, Non-required Habitable Room Windows, Entries and Blank Walls**

1. In front of a Non-habitable Room Window, a Non-required Habitable Room Window, an Entry or a Blank Wall, a Separation Space with a minimum depth of 1.2 m plus 0.3 m for each additional Storey above the first Storey to a maximum of 3.0 m shall be provided.

*Bylaw 17062  
July 9, 2015*

2. Where two Blank Walls face one another, the required minimum Separation Space shall be calculated from only one of the Blank Walls. Where the two Blank Walls are of different Heights, the Separation Space shall be calculated from the Blank Wall having the greater Height.

## 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.
- d. Privacy Screening, excluding vegetative screening, constructed on a Rooftop Terrace shall not exceed 1.5 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

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. Notwithstanding the foregoing, Accessory parking may be on the same Site as the principal Use or comply with [subsection 54.2\(2\)](#) of 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

2. when an Accessory building or structure contains a Garden Suite, it 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

5. Accessory buildings and structures shall be located on an Interior Site 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

b. an Accessory building or structure shall be located not less than 0.9 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, or where a Garage is placed on the common property line in accordance with the provisions of the RPL Zone, or where the Accessory building does not exceed the permitted fence Height;

Bylaw 16945  
September 22, 2014  
Bylaw 17422  
November 16, 2015  
Effective Date: December 1, 2015

c. 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;

Bylaw 16488  
July 2, 2013  
Bylaw 16945  
September 22, 2014  
Bylaw 18115  
July 10, 2017  
Effective Date: September 1, 2017

d. subject to subsection 50.3(5)(e), an Accessory building or structure which exceeds 1.85 m in Height shall be located at not less than 0.6 m from the Rear Lot Line;

*Bylaw 12923  
March 15, 2002  
Bylaw 14444  
May 1, 2007  
Bylaw 14750  
December 12, 2007  
Bylaw 16945  
September 22, 2014*

e. 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 4.88 m from the Rear Lot Line, except in the following cases:

*Bylaw 15632  
December 13, 2010*

i. on any Site governed by the RPL , RF5, RF6 or UCRH Zone, the minimum distance from the Rear Lot Line to a detached Garage where the vehicle doors face the Lane shall be 2.75 m;

ii. on any Site zoned RF4 that has a Site width of less than 10.4 m, the minimum distance from the Rear Lot Line to a detached Garage where the vehicle doors face the Lane shall be 2.75 m;

*Bylaw 16945  
September 22, 2014*

iii. those lots within the Mature Neighbourhood Overlay, where the regulations in Section 814.3 shall apply; and

iv. if the principal building was developed before October 2, 1961, this distance may be reduced, provided that the placement of the proposed Garage is consistent with the placement of other existing Garages in the same block.

*Bylaw 17247  
June 22, 2015*

v. on any Site governed by the BRH Zone, 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 16945  
September 22, 2014*

6. Accessory buildings and structures shall be located on a corner Site as follows:

*Bylaw 15735*

*June 20, 2011  
Bylaw 16945  
September 22, 2014*

a. in addition to the provisions of subsection 50.3(4)(b), and subject to subsection 50.3(5)(b), 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; and

*Bylaw 16945  
September 22, 2014*

b. where an Accessory building is a detached Garage, and where the vehicle doors of the detached Garage face any flanking public roadway other than a Lane, the distance between the Garage and the lot line running parallel to that flanking public roadway shall not be less than 4.5 m. 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.

#### **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 m<sup>2</sup>.

#### **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*

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 Apartment 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*

*Bylaw 17422  
November 16, 2015*

*Effective Date: December 1, 2015*

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.

*Bylaw 17934  
April 10, 2017*

## **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**

### **51. *Lighting of Sites***

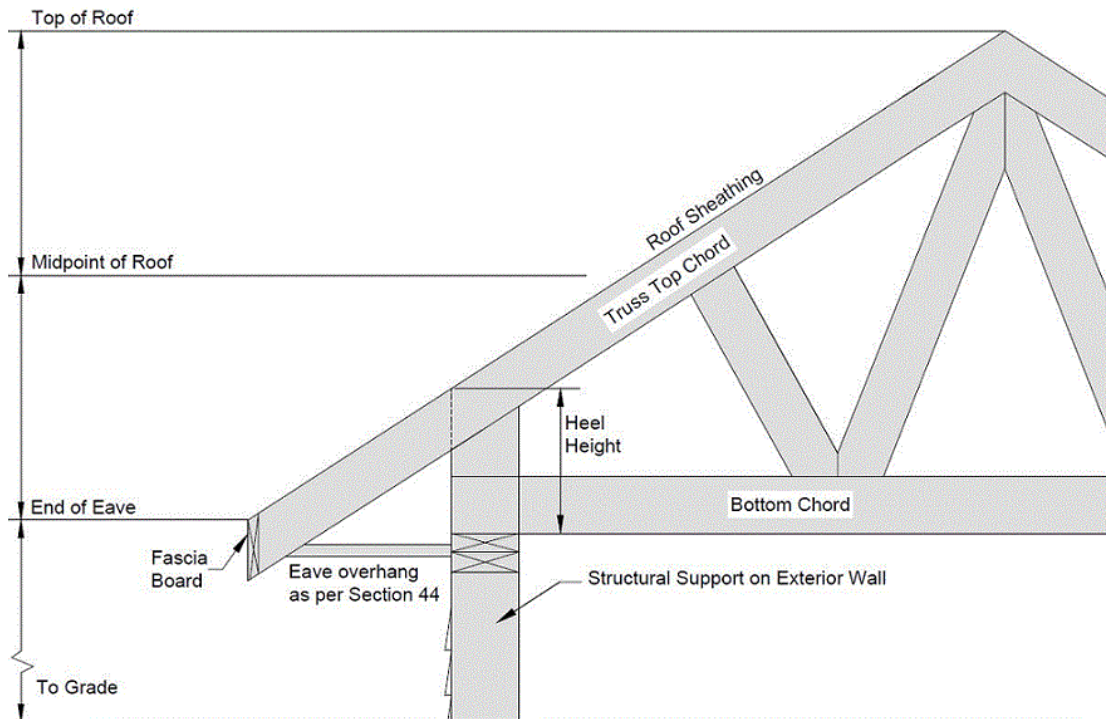
Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices.

## Edmonton Zoning Bylaw 12800

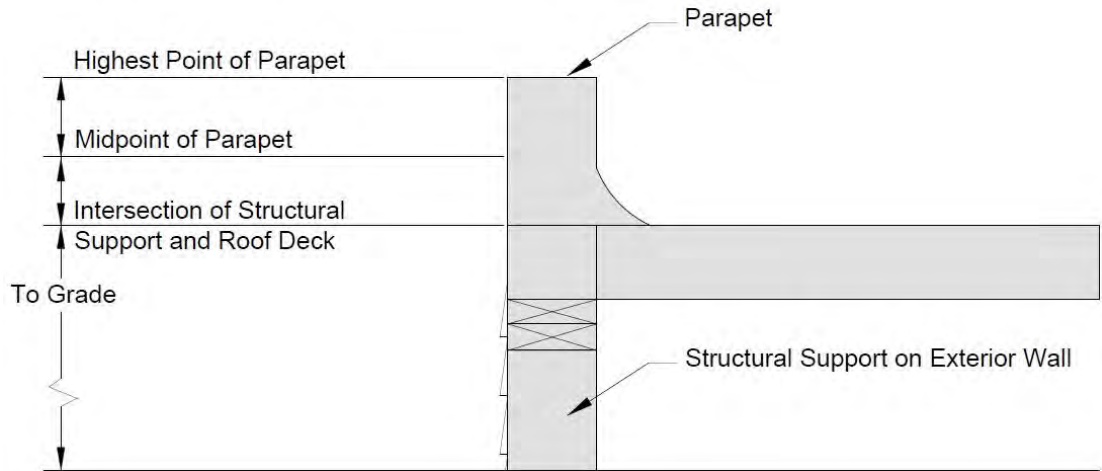
### 52. Height and Grade

Bylaw 17062  
July 9, 2015

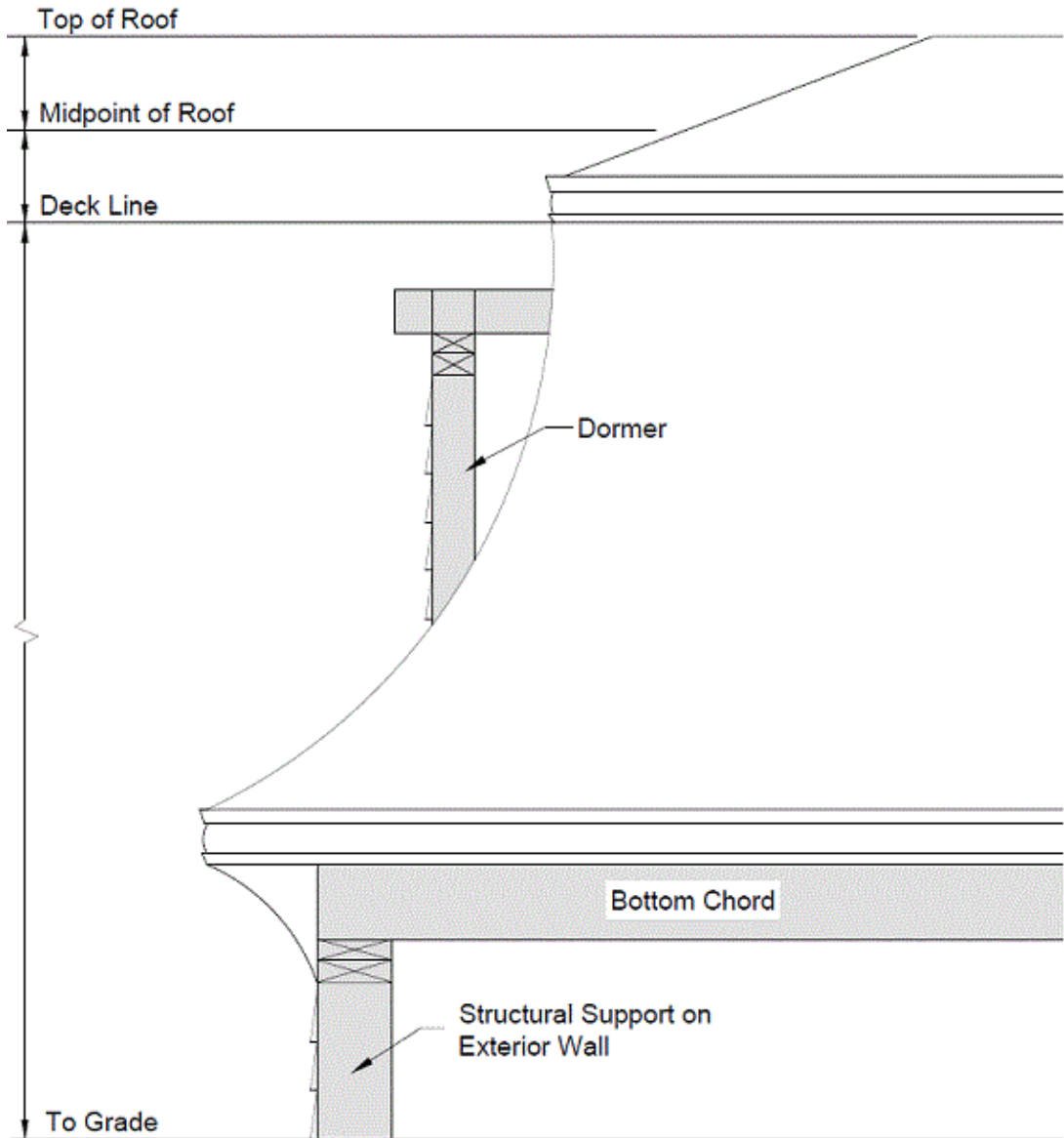
1. The Development Officer shall calculate building Height by determining the roof type, and applying the following:
  - a. For hip and gable roof types Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest roof. The midpoint is determined to be 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;

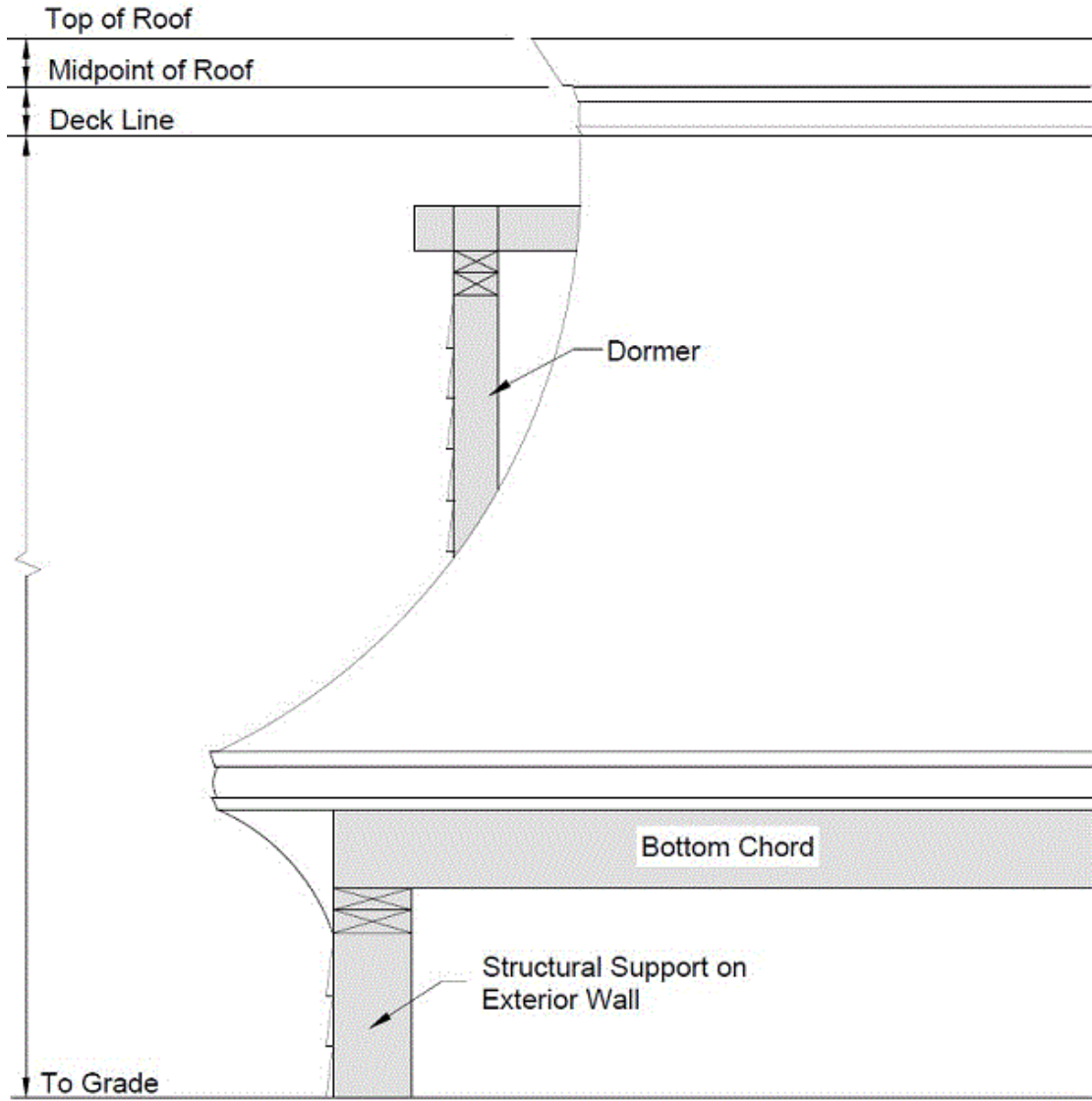


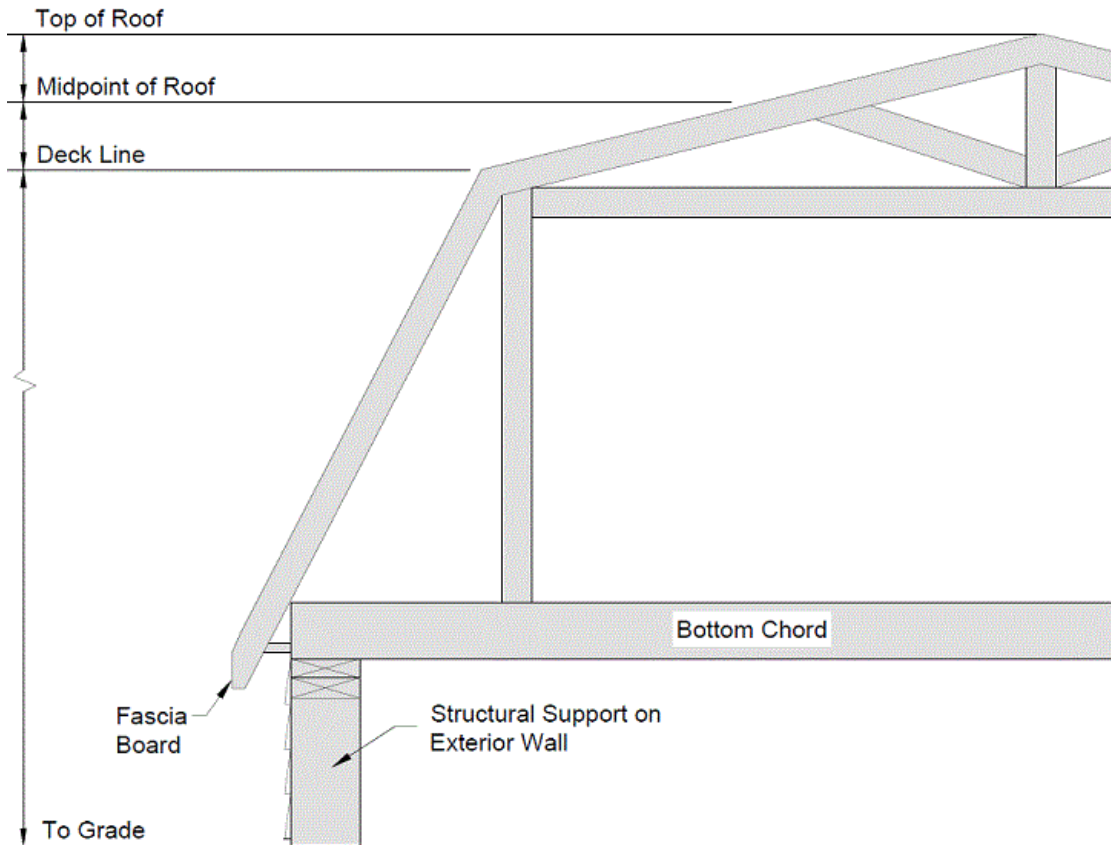
- b. For the flat roof type, Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest parapet, provided the resulting top of the parapet is no more than 0.4 metres above the maximum Height allowed in the zone or overlay; or



- 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*

- 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*

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 1.5 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.

## 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.



**54. Parking, Loading and Passenger Drop-Off**  
**Edmonton Zoning Bylaw 12800**

**54. *Parking, Loading and Passenger Drop-off***

[54.1 Off-street Parking and Loading Regulations](#)

[54.2 Required Off-street Vehicular Accessory Parking](#)

[54.2 Schedule 1](#)

[54.2 Appendix I Transit Avenues](#)

[54.3 Bicycle Parking Facilities](#)

[54.3 Schedule 2](#)

[54.4 Off-street Vehicular Loading Facilities](#)

[54.4 Schedule 3](#)

[54.5 Passenger Drop-off Spaces for Public and Private Elementary, Junior High and High Schools](#)

[54.5 Schedule 4](#)

[54.6 Hardsurfacing and Curbing of Parking and Loading Spaces](#)

[54.7 Parking Garages](#)

## Edmonton Zoning Bylaw 12800

### 54.1 Off-street Parking and Loading Regulations

#### 1. Applicability and Exceptions

- a. When any development takes place on any Site, off-street parking and loading facilities for each building type or Use, including Accessory Uses, shall be provided and maintained in accordance with the regulations and standards of this Bylaw.
- b. Notwithstanding the above, the regulations contained within this Section shall not apply to buildings or Uses existing at the time of the adoption of this Bylaw, except that:
  - i. where any building or structure undergoes an increase in Floor Area due to addition or external renovation, off-street parking, including parking for the disabled and visitors, shall be increased to equal or exceed the off-street parking requirements resulting from application of the provisions of this Bylaw to the entire building, structure or Use as modified in size;
  - ii. where any building or Use undergoes a change of Use, intensity of Use or capacity and the change results in an increase in the parking requirements, the off-street parking, including parking for the disabled and visitors, shall be increased to equal or exceed the off-street parking requirements resulting from application of the provisions of this Bylaw to the entire building, structure or Use as modified in use; and
  - iii. where off-street parking facilities or loading facilities are provided when not required, the location, design and operation of such facilities shall comply with all the regulations of this Bylaw.
- c. All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the building or Use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.

#### 2. General Requirements

*Bylaw 16488  
July 2, 2013*

- a. Where provision of off-street vehicular parking, Garage spaces, Bicycle Parking or loading spaces is required by this Bylaw with the exception of [Single Detached Housing](#), [Duplex Housing](#), and [Semi-detached Housing](#), a plan of the proposed Site layout shall be included with the Development Permit Application. The Site plan must be drawn to scale and must clearly illustrate the lot size and configuration, building locations, site access, parking and loading spaces, on-site circulation and any other details relevant to the review of the development proposal.
- b. The number of off-street vehicular parking spaces, Bicycle Parking spaces and loading spaces required for any Use is specified in Schedule 1, Schedule 2 and Schedule 3 respectively.
- c. Where Schedules 1, 2 and 3 do not clearly define regulations for a particular development, the single Uses or combination of Uses most

representative of the proposed development shall be used by the Development Officer to determine the vehicular parking, Bicycle Parking and loading requirements.

- d. Where the total number of vehicular parking spaces, Bicycle Parking spaces or loading facilities is determined by reference to a unit such as the number of seats or Floor Area, the next higher whole number shall be required where the calculation results in a fractional number of required spaces.
- e. Where more than one calculation of parking space requirements is specified for a Use, the greater requirement shall be applied.

*Bylaw 18087  
June 28, 2017*

f. Parking spaces may only be provided as Tandem Parking if:

- i. the Tandem Parking is not used for visitor parking;
- ii. both Tandem Parking spaces are developed to provide parking for the same Dwelling;  
and
- iii. the Tandem Parking does not block access to any other parking space

g. The Development Officer may use their variance power to relax the vehicular parking requirements in Schedule 1, the Bicycle Parking requirements in Schedule 2 and the loading requirements in Schedule 3, however such a variance shall only be considered in cases where the nature of the Use, the size of the Site, or other physical constraints result in a situation where the requirements cannot be met on-site without unnecessary hardship or practical difficulties.

h. In the case of the multiple Use of a Site, the Development Officer shall calculate the vehicular parking, Bicycle Parking and total off-street loading requirement for each individual Use and the total shall be deemed to be the required vehicular parking, Bicycle Parking or off-street loading for the Site, unless the applicant can demonstrate that there is complementary use of the parking or loading facilities which would warrant a reduction in the requirements. Where such reduction is made, this shall be considered a variance and the Development Officer shall state the reduction and the reasons for it on the Development Permit.

### 3. Parking for People with Disabilities

a. Parking spaces for the disabled shall:

- i. be provided in accordance with the Alberta Building Code in effect at the time of the Development Permit application, for which no discretion exists;
- ii. be included, by the Development Officer, in the calculation of the applicable minimum parking requirement; and
- iii. be identified as parking spaces for the disabled through the use of appropriate signage, in accordance with Provincial standards.

*Bylaw 15634  
September 26, 2011  
Bylaw 17116  
April 13, 2015  
Bylaw 16733  
July 6, 2015  
Bylaw 17422*

November 16, 2015

Effective Date: December 1, 2015

Bylaw 17973

April 27, 2017

4. The Front Yard of any at Grade Dwelling in any Residential Zone, or in the case of a corner Site, either the Front Yard or the flanking Side Yard in any Residential Zone, 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 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 parking spaces, have a maximum width that shall be calculated as the product of 3.7 m multiplied by the total number of adjacent side-by-side parking spaces contained within the Garage or Parking Area, or the width of the Garage or Parking Area, whichever is the lesser; and
  - d. for a Site Zoned RF1 and less than 10.4 m wide, have a maximum width of 4.3 m.

Bylaw 17973

April 27, 2017

5. For Residential and Residential-Related Uses, a Driveway may be used for parking.

## Edmonton Zoning Bylaw 12800

### 54.2 Required Off-street Vehicular Accessory Parking

#### 1. Number of Vehicular Spaces

*Bylaw 18171  
September 11, 2017*

- a. The minimum, and where applicable the maximum, number of off-street parking spaces required for each Use is specified in [Schedule 1](#).

*Bylaw 15201  
December 13, 2010  
Bylaw 16032  
March 14, 2012  
Bylaw 18171  
September 11, 2017*

- b. Where the applicant for a Development Permit can demonstrate through a parking impact assessment completed in accordance with Section 14.11 that the parking requirement for the proposed development is less than any minimum or more than any maximum set out in Section 54.2 [Schedule 1](#), the Development Officer may allow a reduction from the minimum or an increase from the maximum in the number of parking spaces.

*Bylaw 16032  
March 14, 2012  
Bylaw 18171  
September 11, 2017*

- c. For mixed Use developments of greater than 28 000 m<sup>2</sup> of Floor Area, which accommodate restaurant, entertainment and or cinema Uses exceeding 20% of the Floor Area, a shared Use parking impact assessment shall be submitted to the Development Officer in accordance with Section 14.11 in order to assist in the determination of the required off-street vehicular parking supply.

#### 2. Location of Vehicular Parking Facilities

- a. For all residential developments, the required parking spaces shall be wholly provided on the same Site as the building.
- b. For all other Uses, parking spaces may be provided on a Site located remotely, but no further than 120.0 m from the Site. Such distance shall be measured along the shortest public pedestrian route from the nearest point of the parking area to the nearest point of the Site where the building or Use is located. Where off-site parking is provided pursuant to this provision, the development shall be considered as Class B Development.
- c. Where required parking spaces are not on the same Site of the development or Use, these parking spaces shall be identified as parking spaces for that development or Use through the use of appropriate signage.

d. Notwithstanding the definition of [Accessory](#) in this Bylaw, Accessory parking spaces for non-Residential Uses may be located on another Site where:

- i. the principal Use to which the parking is an Accessory Use is a Permitted or a Discretionary Use on the Site to be used for additional parking; or
- ii. Non-accessory Parking is a Permitted or a Discretionary Use on the Site to be used for parking.

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

e. Except as otherwise provided for in this Bylaw, parking spaces, not including Driveways, shall be located in accordance with the following:

*Bylaw 15735  
June 20, 2011  
Bylaw 15634  
September 26, 2011  
Bylaw 17973  
April 27, 2017*

- i. parking spaces shall not be located within a Front Yard; and
- ii. on a Corner Lot in a Residential Zone, parking spaces, in addition to complying with the other provisions of this Bylaw, shall not be located within the Side Yard Abutting the flanking public roadway, other than a Lane.

### 3. Landscaped Islands Within Parking Areas

*Bylaw 16733  
July 6, 2015*

*Bylaw 17672  
June 27, 2016*

- a. Every off-street parking or loading area designed to accommodate 30 or more vehicles at Grade, shall incorporate landscaped open space within the parking area, calculated on the basis of 2.0 m<sup>2</sup> of landscaped island area per required parking and loading space. This shall be Landscaped in accordance with Section 55.3 of this Bylaw.
- b. For parking areas containing parking for 40 or more vehicles, a minimum of two landscaped islands shall be required. These islands shall be placed to provide visual relief, to assist vehicular circulation and to organize large areas of parking into smaller cells. The number of islands provided shall be to the satisfaction of the Development Officer.

### 4. Vehicular Parking Dimensions and Configuration

- a. All required parking spaces shall be clear of any access driveways, aisles, ramps, columns, Signs or other similar obstructions, and shall conform to the following minimum dimensions:
  - i. except as provided below, each required off-street parking space shall be a minimum of 2.6 m width with a minimum clear length of 5.5 m exclusive of access drives or aisles, ramps, columns. Parking spaces shall have a vertical clearance of at least 2.0 m. For

parallel parking, the length of the parking spaces shall be increased to 7.0 m, except that an end space with an open end shall be a minimum length of 5.5 m.

*Bylaw 15998  
August 27, 2012*

- ii. expanded parking spaces shall be a minimum of 2.9 m in width and 5.5 m in length, and shall be painted with double line markings;
- iii. for parking spaces other than parallel parking spaces, up to 30% of the required parking spaces may be of a length shorter than that required above, to a minimum of 4.6 m . Such spaces shall be clearly signed as small car spaces, easily located and convenient to use;
- iv. where the use of a parking space is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3.0 m, and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.3 m.
- v. where the use of a parking space is limited to one side by a wall or a column, the unobstructed width of the parking space shall be 2.7 m, and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.0 m.
- vi. aisles shall be a minimum of 7.0 m wide for 90° parking, 5.5 m wide for 60° parking, and 3.6 m wide for 45° parking and parallel parking;

*Bylaw 17600  
April 4, 2016*

- vii. disabled parking spaces shall:
  - a. be a minimum of 2.4 m in width;
  - b. be a minimum of 5.5 m in length;
  - c. be located adjacent to a 2.4 m wide access aisle where no parking shall be allowed and which shall be marked to indicate no parking is permitted; and
  - d. be located adjoining to or near to a barrier free path of travel leading to a barrier free entrance.
- viii. where 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 parking space must be provided on the site.

# Edmonton Zoning Bylaw 12800

## 54.2 Schedule 1

### Schedule 1 - Vehicular Parking Requirement

Bylaw 15201  
December 13, 2010  
Bylaw 18171  
September 11, 2017

Schedule 1(A): All Areas Outside of the Downtown Special Area, Main Street Corridors, and Transit Nodes											
Use of Building or Site	Minimum Number of Parking Spaces Required										
<p>Bylaw 18171 September 11, 2017</p> <p>Area of Application</p>	<p>Bylaw 18171 September 11, 2017</p> <p>Where the following uses are outside of the boundary of 54.2 Schedule 1(B) and the area of application for 54.2 Schedule 1(C) the minimum parking requirements shown below shall apply.</p>										
Residential and Residential-Related Uses											
<p>Bylaw 18087 June 28, 2017</p> <p>1. Apartment Housing Stacked Row Housing</p>	<p>Bylaw 15785 June 20, 2011      Bylaw 16591 September 16, 2013      Bylaw 18087 June 28, 2017 Bylaw 18171 September 11, 2017</p> <table border="1"> <thead> <tr> <th>Dwelling Size</th> <th>Minimum</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>1</td> </tr> <tr> <td>1 Bedroom Dwelling</td> <td>1</td> </tr> <tr> <td>2 Bedroom Dwelling</td> <td>1.5</td> </tr> <tr> <td>3 or more Bedroom Dwelling</td> <td>1.7</td> </tr> </tbody> </table> <p>Visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings, and 1 visitor parking space per 7 Dwellings thereafter. Visitor parking spaces shall be readily available to the primary building entrance for each multi-unit residential building on Site, and be clearly identified as visitor</p>	Dwelling Size	Minimum	Studio	1	1 Bedroom Dwelling	1	2 Bedroom Dwelling	1.5	3 or more Bedroom Dwelling	1.7
Dwelling Size	Minimum										
Studio	1										
1 Bedroom Dwelling	1										
2 Bedroom Dwelling	1.5										
3 or more Bedroom Dwelling	1.7										



	<p>parking, to the satisfaction of the Development Officer.</p>
<p><i>Bylaw 15036</i> <i>February 2, 2009</i></p> <p><i>Bylaw 15953</i> <i>November 13, 2012</i></p> <p><i>Bylaw 18171</i> <i>September 11, 2017</i></p> <p>2. Garden Suite Secondary Suite</p>	<p><i>Bylaw 14750</i> <i>December 12, 2007</i></p> <p><i>Bylaw 15036</i> <i>February 2, 2009</i></p> <p><i>Bylaw 15953</i> <i>November 13, 2012</i></p> <p><i>Bylaw 18087</i> <i>June 28, 2017</i></p> <p>1 parking space in addition to the parking requirements for primary Dwelling.</p>
<p><i>Bylaw 18087</i> <i>June 28, 2017</i></p> <p><i>Bylaw 18171</i> <i>September 11, 2017</i></p> <p>3. Duplex Housing Mobile Homes (excluding Mobile Home Parks) Semi-detached Housing Single Detached Housing Row Housing</p>	<p><i>Bylaw 18087</i> <i>June 28, 2017</i></p> <p><i>Bylaw 18171</i> <i>September 11, 2017</i></p> <p>1 parking spaces per Dwelling</p> <p>For multi-unit development projects, visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings, and 1 visitor parking space per 7 Dwellings thereafter. Visitor parking must be readily available to the primary building entrance for each multi-unit residential building on Site, and be clearly identified as visitor parking, to the satisfaction of the Development Officer.</p>
<p><i>Bylaw 15953</i> <i>November 13, 2012</i></p> <p>4. Fraternity and</p>	<p>1 parking space per 2 Sleeping Units</p>

Sorority Housing	
<p><i>Bylaw 15953</i>  <i>November 13, 2012</i>  <b>5. Group Home</b></p>	<p>1 parking space per 3 Sleeping Units and 1 parking space per resident staff member. A Group Home with 6 or fewer residents shall require a minimum of 3 parking spaces.</p>
<p><i>Bylaw 15953</i>  <i>November 13, 2012</i>  <b>6. Limited Group Home</b></p>	<p><i>Bylaw 17422</i>  <i>November 16, 2015</i>  <i>Effective Date: December 1, 2015</i></p> <p>Limited Group Home shall require a minimum of 3 parking spaces, one of which may be in tandem.</p>
<p><i>Bylaw 15953</i>  <i>November 13, 2012</i>  <b>7. Lodging House</b></p>	<p>1 parking space per 2 Sleeping Units</p>
<p><b>8. Major Home Based Business Except:</b></p> <p>a. Bed and Breakfast</p>	<p>1 parking space in addition to parking required for primary Dwelling.</p> <p>1 parking space per guest room is required in addition to the parking required for the primary Dwelling.</p>
<p><b>9. Mobile Home Parks</b></p>	<p>1 parking space per Mobile Home Lot plus 1 parking space per 7 Mobile Home Lots as visitor parking. The visitor parking shall be dispersed, to be conveniently located for all lots.</p>
<p><b>10. Residential Sales Centres</b></p>	<p><i>Bylaw 16591</i>  <i>September 16, 2013</i></p> <p>1 parking space per 20 m<sup>2</sup> of Floor Area</p>
<p><i>Bylaw 15998</i>    <i>Bylaw 16488</i>    <i>Bylaw 18171</i>  <i>August 27, 2012</i>    <i>July 2, 2013</i>    <i>September 11, 2017</i>  <b>11. Apartment Housing and Lodging Houses, which</b></p>	<p><i>Bylaw 15998</i>    <i>Bylaw 18171</i>  <i>August 27, 2012</i>    <i>September 11, 2017</i></p> <p>0.4 parking spaces per Dwelling, regardless of the number of bedrooms; plus</p> <p>0.3 parking spaces per Sleeping Unit, or</p>

<p>meet the criteria of <a href="#">Section 94</a>, Supportive Community Provisions, of this Bylaw</p>	<p>0.55 parking spaces per Sleeping Unit, if the Sleeping Unit is located in a secured building or secured portion of a building, such that a resident cannot enter or exit the secured area without authorization; plus</p> <p>Visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings, and 1 visitor parking space per 7 Dwellings thereafter. Visitor parking must be readily available to the primary building entrance for each multi-unit residential building on Site, and be clearly identified as visitor parking, to the satisfaction of the Development Officer.</p>
<p><b>Non-residential Use Classes</b></p>	
<p><b>Commercial Use Classes</b></p>	
<p>12. Any development within a Commercial Use not listed separately in this table, with a Floor Area of:</p>	
<p>a. less than 4 500 m<sup>2</sup>  b. 4 500m<sup>2</sup> - 9 000m<sup>2</sup>  c. 9 000 m<sup>2</sup> 28 000 m<sup>2</sup>  d. greater than 28 000 m<sup>2</sup></p>	<p><i>Bylaw 16591 September 16, 2013</i></p> <p>1 parking space per 40.0 m<sup>2</sup> of Floor Area  1 parking space per 33.3 m<sup>2</sup> of Floor Area  1 parking space per 28.5 m<sup>2</sup> of Floor Area  1 parking space per 25.0 m<sup>2</sup> of Floor Area</p>
<p>13. Apartment Hotels Hotels and Motels</p>	<p>1 parking space per Sleeping Unit</p>
<p><i>Bylaw 18171 September 11, 2017</i></p> <p>14. Bars and Neighbourhood Pubs</p>	<p><i>Bylaw 17600 April 4, 2016      Bylaw 18171 September 11, 2017</i></p> <p>1 parking space per 8.0 m<sup>2</sup> of Public Space.</p>
<p><i>Bylaw 18171 September 11, 2017</i></p> <p>15. Breweries, Wineries and Distilleries</p>	<p><i>Bylaw 18171 September 11, 2017</i></p> <p>Off-street Parking shall be provided based on the sum of the following:  1 parking space per 9.6 m<sup>2</sup> of Public Space; and  1 parking space per 100.0 m<sup>2</sup> of Floor Area not dedicated to Public Space.</p>

16. Casinos and Other Gaming Establishments	1 parking space per 2.4 m <sup>2</sup> of Public Space
17. Commercial Schools	1 parking space per 10 seats, plus auditorium requirements where applicable.
18. Flea Markets	<i>Bylaw 16591 September 16, 2013</i> 1 parking space per 15.4 m <sup>2</sup> of Floor Area in the building used for this Use.
19. Funeral, Cremation and Interment Services	1 parking space per 4 seats plus 1 parking space per funeral home vehicle
20. Health Services	<i>Bylaw 16591 September 16, 2013</i> 1 parking space per 22.2 m <sup>2</sup> of Floor Area
21. Major Alcohol Sales	<i>Bylaw 16591 September 16, 2013</i> 1 parking space per 23.3 m <sup>2</sup> of Floor Area
22. Minor Alcohol Sales	<i>Bylaw 16591 September 16, 2013</i> 1 parking space per 31.3 m <sup>2</sup> of Floor Area
23. Professional, Financial and Office Support Services	<i>Bylaw 16591 September 16, 2013</i> 1 parking space per 29.4 m <sup>2</sup> of Floor Area
<i>Bylaw 18171 September 11, 2017</i> 24. Restaurants, Specialty Food Services	<i>Bylaw 17600 April 4, 2016</i> <i>Bylaw 18171 September 11, 2017</i> 1 parking space per 9.6 m <sup>2</sup> of Public Space.
<i>Bylaw 17403 October 19, 2015</i> <i>Bylaw 17901 Effective date: March 6, 2017</i> <i>Effective date: March 6, 2017</i> <i>February 1, 2016</i> 25. Urban Outdoor Farms	<i>Bylaw 17403 October 19, 2015</i> <i>Bylaw 17901 Effective date: March 6, 2017</i> <i>February 1, 2016</i> 1 parking space per 1,000 m <sup>2</sup> of cultivated area minus 1 parking space, to a maximum of 10 required parking spaces
26. Warehouse Sales	<i>Bylaw 16591 September 16, 2013</i>

	1 parking space per 100.0 m <sup>2</sup> of Floor Area
<b>Industrial</b>	
<i>Bylaw 17831</i> <i>November 28, 2016</i> 27. Any development within the Industrial Uses, except for Adult Mini-Theatres	<i>Bylaw 16591</i> <i>September 16, 2013</i>  1 parking space per 100.0 m <sup>2</sup> of Floor Area provided this is not less than 3 parking spaces per tenant or establishment
28. Adult Mini-Theatre	1 parking space per 3 seats, provided that a minimum of 1 parking space per each individual viewing area or booth with 3 seats or less, is provided.
<i>Bylaw 17403</i> <i>October 19, 2015</i> <i>Bylaw 17901</i> <i>Effective March 6, date: 2017</i> <i>February 1, 2016</i> 29. Urban Indoor Farms	1 parking space per 100.0 m <sup>2</sup> of Floor Area
<b>Basic Service Use Classes</b>	
<i>Bylaw 15998</i> <i>August 27, 2012</i> <i>Bylaw 16591</i> <i>September 16, 2013</i> 30. Extended Medical Treatment Services Except:	1 parking spaces per 90.9 m <sup>2</sup> of Floor Area
a. Auxiliary Hospitals	1 parking space per 3 beds
<b>Community, Educational, Recreational and Cultural Service Use Classes</b>	
31. Any development within the Community, Educational, Recreational and Cultural Service Use not listed separately.	<i>Bylaw 16591</i> <i>September 16, 2013</i>  1 parking space per 3.5 seats or 1 parking space per 3.3 m <sup>2</sup> of Floor Area used by patrons
<i>Bylaw 17643</i> <i>May 25, 2016</i>	<i>Bylaw 17643</i> <i>May 25, 2016</i>

32. Child Care Services

a) Passenger pick-up/drop-off spaces shall 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.

i) Passenger pick-up/drop-off spaces shall be designated with signs to reserve the parking spaces for Child Care Service pick-up/drop-off, to the satisfaction of the Development Officer.

ii) Passenger pick-up/drop-off spaces shall 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. The distance between the farthest parking space in the pickup/drop-off area and the main entrance of the Child Care Service shall be measured along the shortest publically accessible pedestrian route.

iii) An on-street loading zone shall satisfy a portion of the passenger pick-up/drop-off parking space requirement without a variance if the Development Officer, after consultation with Transportation Operations, is satisfied with the proposal.

*Bylaw 17831  
November 28, 2016*

b) employee parking shall be provided at the rate of:

i) 1 parking space per 100.0 m<sup>2</sup> of Floor Area; or

ii) 1 parking space per 360.0 m<sup>2</sup> of Floor Area where the Child Care Service is proposed within 400 m of an LRT Station, Transit Centre, Transit Avenue, or all Lots within the boundaries of the Oliver Area Redevelopment Plan, as adopted by Bylaw 11618, as amended, or all Lots within the boundaries of the Strathcona Area Redevelopment Plan, as adopted by Bylaw 11890, as amended; or

iii) Where the Child Care Service is for a dayhome/group family care providing care to 7 or more children within the residence of the child care provider, 1 parking space for each non-resident employee, in addition to the parking required for the primary Dwelling. Where a Front Yard Driveway

	<p>provides access to a parking space that is not within the Front Yard, the Development Officer may consider this Driveway as the provision of a parking space that is in tandem.</p>
<p>33. Community Recreation Services</p>	<p>16 parking spaces, plus where multipurpose room greater than 93 m<sup>2</sup> is present and is used for general assembly purposes, an additional</p> <p><i>Bylaw 16591 September 16, 2013</i></p> <p>1 parking space per 4.6 m<sup>2</sup> over 93 m<sup>2</sup> of Floor Area in a multipurpose room is required. The multipurpose area shall not include dressing rooms, change rooms, washrooms, storage areas, and cooking or kitchen areas, which are normally incidental to the primary function of the Community Recreation Services.</p> <p>Where the Community Recreation Service facility parking area immediately abuts a parking area for a school, a maximum of 50% of the additional parking spaces required pursuant to the above clause may be provided by including the parking facilities on the abutting school parking area.</p>
<p>34. Conversions of existing Public or Private Elementary, Junior High and High Schools to any other Public or Private Education Service</p>	<p>1.4 parking spaces for each classroom, plus 1 parking space for every 12 students.</p>
<p>35. Colleges, Business or Technical Schools</p>	<p>1 parking space per 10 seats, plus auditorium requirements where applicable.</p>
<p>36. Exhibition and Convention Facilities</p>	<p><i>Bylaw 16591 September 16, 2013</i></p> <p>1 parking space per 3.5 seats or 1 parking space per 3.3 m<sup>2</sup> of Floor Area used by patrons</p>
<p>37. Indoor Participant Recreation Services Except:</p>	<p><i>Bylaw 16591 September 16, 2013</i></p> <p>1 parking space per 3.5 seats or 1 parking space per 3.3 m<sup>2</sup> of Floor Area used by patrons</p>

<p>a. Bowling Alleys</p> <p>b. Curling Rinks</p> <p>c. Health and Fitness Clubs</p> <p>d. Hockey Rink and Swimming Pools</p> <p>e. Racket Sport Facilities</p>	<p>4 parking spaces per Lane plus parking requirements for Accessory Uses</p> <p>8 parking spaces per sheet plus parking requirements for Accessory Uses</p> <p>1 parking space per 10 m<sup>2</sup> of Floor Area</p> <p>1 parking space per 3.5 seats or 1 parking space per 5 m<sup>2</sup> playing/water surface or assembly area</p> <p>2 parking spaces per court plus parking requirements for Accessory Uses</p>
38. Natural Science Exhibits	<p><i>Bylaw 16591</i> <i>September 16, 2013</i></p> <p>1 parking space per 3.5 seats or 1 parking space per 3.3 m<sup>2</sup> of Floor Area used by patrons</p>
39. Outdoor Participant Recreation Services Except:	<p><i>Bylaw 16032</i>      <i>Bylaw 16591</i> <i>March 12, 2012</i>      <i>September 16, 2013</i></p> <p>1 parking space per 3.5 seats or 1 parking space per 3.3 m<sup>2</sup> of Floor Area used by patrons</p>
<p>a. Golf Course or Driving Range</p> <p>b. Sports Fields in association with school /park sites</p>	<p>5 parking spaces per hole (Golf Course) or 1 parking space per T-box (Driving Range) plus parking requirements for Accessory Uses</p> <p>A maximum of 10 parking spaces per field to be developed provided that the sports and playing fields are developed prior to the development of other Uses on the Site, such as Community Recreation Service facilities or other school Uses. The number and design of the parking spaces and the surface treatment of the parking area shall be approved by the Development Officer in consultation with Transportation Services, Community Services and the School Boards.</p>
40. Private Clubs	1 parking space per 3.6 m <sup>2</sup> of Public Space
41. Public Libraries and Cultural Exhibits	<p><i>Bylaw 16591</i> <i>September 16, 2013</i></p> <p>1 parking space per 10.0 m<sup>2</sup> of Floor Area used by patrons</p>



<p>42. Public or Private Elementary and Junior High Schools</p>	<p>1.4 parking spaces per classroom</p> <p>This calculation shall include the ultimate parking requirements for all potential future school development on-site, whether contained in a core facility or in attached portable pods. Actual development of parking spaces may, however, be phased in accordance with each phase of school development.</p> <p>Where the school parking area immediately abuts a parking area for a Community Recreation Service facility, a maximum of 50% of the smaller parking requirement between the school and the Community Recreation Service facility may be provided by including the parking facilities on the abutting Community Recreation Service parking area.</p>
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<p>43. Public or Private High Schools</p>	<p>1.4 parking spaces for each classroom, plus 1 parking space for every 12 students.</p> <p>This calculation shall include the ultimate parking requirements for all potential future school development on-site, whether contained in a core facility or in attached portable pods. Actual development of parking spaces may, however, be phased in accordance with each phase of school development.</p> <p>Where the school parking area immediately abuts a parking area for a Community Recreation Service facility, a maximum of 50% of the smaller parking requirement between the school and the Community Recreation Service facility may be provided by including the parking facilities on the abutting Community Recreation Service parking area.</p>
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<p><i>Bylaw 17896 March 20, 2017</i></p> <p>44. Religious Assembly</p>	<p><b>Location</b></p>	<p><b>Minor</b></p>	<p><b>Major</b></p>
	<p>Central Core Neighbourhoods, excluding the Downtown Special Area</p>	<p>1720 m<sup>2</sup> of Floor Area or less: No minimum</p>	<p>Greater than 1720 m<sup>2</sup> of Floor Area: The</p>

		parking requirement	minimum parking requirement shall be determined by the Development Officer based on a parking impact assessment for the Site, completed in accordance with Section 14.11.
	Mature Neighbourhoods, excluding the Central Core Neighbourhoods	1400 m <sup>2</sup> of Floor Area or less: 1 parking space per 45.0 m <sup>2</sup>	Greater than 1400 m <sup>2</sup> of Floor Area:  The minimum parking requirement shall be determined by the Development Officer based on a parking impact assessment for the Site, completed in accordance with Section 14.11.
	Established Neighbourhoods	2500 m <sup>2</sup> of Floor Area or less: 1 parking space per 27.0 m <sup>2</sup>	Greater than 2500 m <sup>2</sup> of Floor Area:  The minimum parking requirement shall be determined by the Development Officer based on a parking impact

		assessment for the Site, completed in accordance with Section 14.11.
Industrial Neighbourhoods	2570 m <sup>2</sup> of Floor Area or less: 1 parking space per 33.0 m <sup>2</sup>	Greater than 2570 m <sup>2</sup> of Floor Area:  The minimum parking requirement shall be determined by the Development Officer based on a parking impact assessment for the Site, completed in accordance with Section 14.11.
Developing, Planned and Future Neighbourhoods, and Urban Growth areas.	3760 m <sup>2</sup> of Floor Area or less: 1 parking space per 14.0 m <sup>2</sup>	Greater than 3760 m <sup>2</sup> of Floor Area:  The minimum parking requirement shall be determined by the Development Officer based on a parking impact assessment for the Site, completed in accordance with Section 14.11.
Locations are as identified in Edmonton's The Way We Grow: Municipal Development Plan, Bylaw 15100, Maps.		

45. Spectator Entertainment Establishments	Bylaw 16591 September 16, 2013 1 parking space per 3.5 seats or 1 parking space per 3.3 m <sup>2</sup> of Floor Area used by patrons
46. Spectator Sports Establishments	1 parking space per 5 seats
Bylaw 17403 October 19, 2015 Effective date: February 1, 2016 Bylaw 17901 March 6, 2017 Effective date: February 1, 2016	No parking is required
47. Urban Gardens	

Bylaw 15489  
January 18, 2011  
Bylaw 15784  
June 20, 2011

Schedule 1(B) Areas Within the Downtown Special Area								
Residential and Residential-Related Uses								
Area of Application	Number of Required Parking Spaces by Zone							
	AED	CCA	CMU	HA	HDR	JAMSC	RMU	UW
Bylaw 18171 September 11, 2017 1. Studio								
Minimum Parking Requirement per unit	0	0	0	0	0.4	0	0	0
Maximum Parking Requirement per unit	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
2. 1 Bedroom Dwelling or Residential-Related Unit								
Minimum Parking Requirement per unit	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0
Maximum	1.25	0.75	0.75	0.75	1.0	0.75	1.0	0.75

Parking Requirement per unit								
3. 2 or more Bedroom Dwelling or Residential Related Unit								
Minimum Parking Requirement per unit	0.4	0.8	0.8	0.8	0.8	0.8	0.8	0
Maximum Parking Requirement per unit	1.25	1.25	1.25	1.25	1.5	1.25	1.5	1.25
4. Visitor Parking								
Minimum Parking Requirement per unit	0	0	1.0 per 10 units	0	1.0 per 10 units	0	1.0 per 10 units	0
Maximum Parking Spaces	10	10	10	10	10	10	10	10
5. Other Parking Regulations	<ol style="list-style-type: none"> <li>1. Where visitor parking is required, it must be readily available to an entrance of the building and be clearly identified as visitor parking.</li> <li>2. The Development Officer may accept Tandem Parking spaces of a number that is equivalent to the total required parking minus the total number of Dwellings and minus visitor parking. Visitor parking spaces shall not be in tandem.</li> <li>3. Where a Front Yard driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider this driveway as the provision of a second car parking space that is in tandem.</li> <li>4. Employee Parking for Live Work Units shall not be required.</li> </ol>							

Non-Residential Uses								
Number of Required Parking Spaces by Zone								
Area of Application	AED	CCA	CMU	HA	HDR	JAMSC	RMU	
6. Any development within a Non-Residential Use Class not listed separately in this table								
Minimum Parking Space Required	1.0 per	1.0 per	1.0 per	1.0 per	1.0 per 350m <sup>2</sup>	1.0 per 400m <sup>2</sup>	1.0 per 400m <sup>2</sup>	

(space/sq. m of GFA)	400m <sup>2</sup>	400m <sup>2</sup>	300 m <sup>2</sup>	400m <sup>2</sup>			
Maximum Parking Space Required (space/sq. m of GFA)	1.0 per 200m <sup>2</sup>	1.0 per 200m <sup>2</sup>	1.0 per 200m <sup>2</sup>	1.0 per 200m <sup>2</sup>	1.0 per 100 m <sup>2</sup>	1.0 per 100 m <sup>2</sup>	1.0 per 100 m <sup>2</sup>
<i>Bylaw 17699 July 11, 2016</i> 7. Child Care Services	<i>Bylaw 17699 July 11, 2016</i> <p>a. Passenger pick-up/drop-off spaces shall 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.</p> <p>i. Passenger pick-up/drop-off spaces shall be designated with signs to reserve the parking spaces for Child Care Service pick-up/drop-off, to the satisfaction of the Development Officer.</p> <p>ii. Passenger pick-up/drop-off spaces shall be located as close as possible to the entrance used by the Child Care Service, and shall not be located further than 30m from the main entrance used by the Child Care Service. The distance between the farthest parking space in the pickup/drop-off area and the main entrance of the Child Care Service shall be measured along the shortest publicly accessible pedestrian route.</p> <p>iii. An on-street loading zone shall satisfy a portion of the passenger pick-up/drop-off parking space requirement without a variance if the Development Officer, after consultation with Transportation Operations, is satisfied with the proposal.</p> <p>b. Employee parking shall be provided at the rate of:</p> <p>i. A minimum of 1 parking space per 400.0 m<sup>2</sup> of Floor Area to a maximum of 1 parking space per 200.0 m<sup>2</sup> of Floor Area.</p>						
8. Convenience Retail Stores	No parking is required						
9. Restaurants, Bars and Neighbourhood Pubs, Specialty Food Services	Less than 200 occupants and 240m <sup>2</sup> of Public Space, no parking is required. Zero minimum parking requirement for the UW zone.						
<i>Bylaw 17901 March 6, 2017</i> 10. Urban Outdoor Farms	No parking is required. A maximum of 5 parking stalls may be provided.						
<i>Bylaw 17901 March 6, 2017</i> 11. Urban Indoor Farms	No parking is required. A maximum of 5 parking stalls may be provided.						
<i>Bylaw 17901 March 6, 2017</i> 12. Urban Gardens	No parking is required. A maximum of 5 parking stalls may be provided.						
13. All other Zones and Uses not listed above	All other Zones and Uses within the boundaries of the Capital City Downtown Area Redevelopment Plan not listed above shall meet the parking requirements established by the abutting Downtown Special Area Zoning Ordinance along the longest shared zoning boundary.						

<b>Schedule 1(C) Transit Oriented Development and Main Streets Overlay</b>	
<b>Use of Building or Site</b>	<b>Minimum or Maximum Number of Parking Spaces Required</b>
<b>Residential and Residential-Related Uses</b>	
Area of application	<p>Where the following Uses are outside of the boundary of 54.2 Schedule 1(B) but are located within:</p> <ul style="list-style-type: none"> <li>• 600 metres of an existing LRT station, or a future LRT station with the most recent version of a Council-approved Concept Plan;</li> <li>• 600 metres of an existing Transit Centre, or a future Transit Centre with the most recent version of a Council-approved Concept Plan;</li> <li>• 150 metres of a Transit Avenue;</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>• the boundaries shown in the Main Streets Overlay Section 819.2,</li> </ul> <p>the minimum and maximum parking requirements shown below shall apply, except Schedule 1(A) shall apply for Residential and Residential-Related Uses not listed here.</p> <p>For the purpose of Schedule 1(C), measurements shall be made from the nearest point of the LRT station, Transit Centre, or Transit Avenue to the Site Boundary where the Use(s) are to be located. Where a LRT station or Transit Centre exists in concept only, the radius shall be measured from the centre of the proposed location on the concept diagrams, or of the nearest roadway intersection at the discretion of the Development Officer.</p>

<p>1. Apartment Housing Stacked Row Housing</p>	<p>In Core and Mature neighbourhoods, as identified in Edmonton’s Municipal Development Plan, Bylaw 15100, excluding the Downtown Special Area:</p> <table border="1" data-bbox="615 405 1110 772"> <tr> <th colspan="3">Minimum and Maximum Parking Spaces per Dwelling size</th> </tr> <tr> <th>Dwelling Size</th> <th>Minimum</th> <th>Maximum</th> </tr> <tr> <td>Studio</td> <td>0.5</td> <td>1.0</td> </tr> <tr> <td>1 Bedroom Dwelling</td> <td>0.5</td> <td>1.0</td> </tr> <tr> <td>2 Bedroom Dwelling</td> <td>0.75</td> <td>1.5</td> </tr> <tr> <td>3 or more Bedroom Dwelling</td> <td>1.0</td> <td>1.75</td> </tr> </table> <p>In all other neighbourhoods:</p> <table border="1" data-bbox="615 863 1110 1230"> <tr> <th colspan="3">Minimum and Maximum Parking Spaces per Dwelling size</th> </tr> <tr> <th>Dwelling Size</th> <th>Minimum</th> <th>Maximum</th> </tr> <tr> <td>Studio</td> <td>0.7</td> <td>1.0</td> </tr> <tr> <td>1 Bedroom Dwelling</td> <td>0.8</td> <td>1.0</td> </tr> <tr> <td>2 Bedroom Dwelling</td> <td>1.0</td> <td>1.5</td> </tr> <tr> <td>3 or more Bedroom Dwelling</td> <td>1.25</td> <td>1.75</td> </tr> </table> <p>Visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings, and 1 visitor parking space per 7 Dwellings thereafter. Visitor parking must be readily available to the primary building entrance for each multi-unit residential building on Site, and be clearly identified as visitor parking, to the satisfaction of the Development Officer.</p>	Minimum and Maximum Parking Spaces per Dwelling size			Dwelling Size	Minimum	Maximum	Studio	0.5	1.0	1 Bedroom Dwelling	0.5	1.0	2 Bedroom Dwelling	0.75	1.5	3 or more Bedroom Dwelling	1.0	1.75	Minimum and Maximum Parking Spaces per Dwelling size			Dwelling Size	Minimum	Maximum	Studio	0.7	1.0	1 Bedroom Dwelling	0.8	1.0	2 Bedroom Dwelling	1.0	1.5	3 or more Bedroom Dwelling	1.25	1.75
Minimum and Maximum Parking Spaces per Dwelling size																																					
Dwelling Size	Minimum	Maximum																																			
Studio	0.5	1.0																																			
1 Bedroom Dwelling	0.5	1.0																																			
2 Bedroom Dwelling	0.75	1.5																																			
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1 Bedroom Dwelling	0.8	1.0																																			
2 Bedroom Dwelling	1.0	1.5																																			
3 or more Bedroom Dwelling	1.25	1.75																																			
<p>2. Garden Suite Secondary Suite</p>	<p>0 parking spaces in addition to the parking requirements for primary Dwelling.</p>																																				
<p>3. Row Housing</p>	<table border="1" data-bbox="615 1793 1110 1894"> <tr> <td>In Core and Mature neighbourhoods, as identified in Edmonton’s Municipal Development</td> </tr> </table>	In Core and Mature neighbourhoods, as identified in Edmonton’s Municipal Development																																			
In Core and Mature neighbourhoods, as identified in Edmonton’s Municipal Development																																					



Plan, Bylaw 15100, excluding the Downtown Special Area:	
Minimum Parking Spaces per Dwelling	Maximum Parking Spaces per Dwelling
0.5	1.75

In all other neighbourhoods:	
Minimum Parking Spaces per Dwelling	Maximum Parking Spaces per Dwelling
1.0	1.75

Visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings, and 1 visitor parking space per 7 Dwellings thereafter. Visitor parking must be readily available to the primary building entrance for each multi-unit residential building on Site, and be clearly identified as visitor parking, to the satisfaction of the Development Officer.

4. Apartment Housing and Lodging Houses, which meet the criteria of Section 94, Supportive Community Provisions, of this Bylaw

0.35 parking spaces per Dwelling, regardless of the number of bedrooms; plus

0.25 parking spaces per Sleeping Unit, or

0.5 parking spaces per Sleeping Unit, if the Sleeping Unit is located in a secured building or secured portion of a building, such that a resident cannot enter or exit the secured area without authorization; plus

Visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings or sleeping units, and 1 visitor parking space per 7 Dwellings or sleeping units thereafter. Visitor parking must be readily available to an entrance of the building and be clearly identified as visitor parking, to the satisfaction of the Development Officer.

**Non-Residential and non-Residential-Related Uses**

<p>Area of application</p>	<p>Where the following Uses are outside of the boundary of 54.2 Schedule 1(B) but are located within:</p> <ul style="list-style-type: none"> <li>• 200 metres of an existing LRT station or a future LRT station with the most recent version of a Council-approved Concept Plan;</li> <li>• 200 metres of an existing Transit Centre or a future Transit Centre with the most recent version of a Council-approved Concept Plan;</li> <li>• 150 metres of a Transit Avenue;</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>• the boundaries shown in the Main Streets Overlay, Section 819.2,</li> </ul> <p style="text-align: center;">the minimum and maximum parking requirements shown below shall apply.</p> <p>For the purpose of Schedule 1(C), measurements shall be made from the nearest point of the LRT station, Transit Centre, or Transit Avenue to the Site Boundary where the Use(s) are to be located. Where a LRT station or Transit Centre exists in concept only, the radius shall be measured from the centre of the proposed location on the concept diagrams, or of the nearest roadway intersection at the discretion of the Development Officer.</p>
<p>5. Bars and Neighbourhood Pubs, Nightclubs, Restaurants, Specialty Food Services</p>	<p>1 parking space per 30.0 m<sup>2</sup> of Public Space for establishments with greater than 60.0 m<sup>2</sup> of Public Space.</p> <p>0 parking spaces for establishments with 60.0 m<sup>2</sup> of Public Space or less.</p>
<p>6. Breweries, Wineries and Distilleries</p>	<p>Off-street Parking shall be provided based on the sum of the following:</p> <p>1 parking space per 30.0 m<sup>2</sup> of Public Space for establishments with greater than 60.0 m<sup>2</sup> of Public Space; or</p> <p>0 parking spaces for establishments</p>

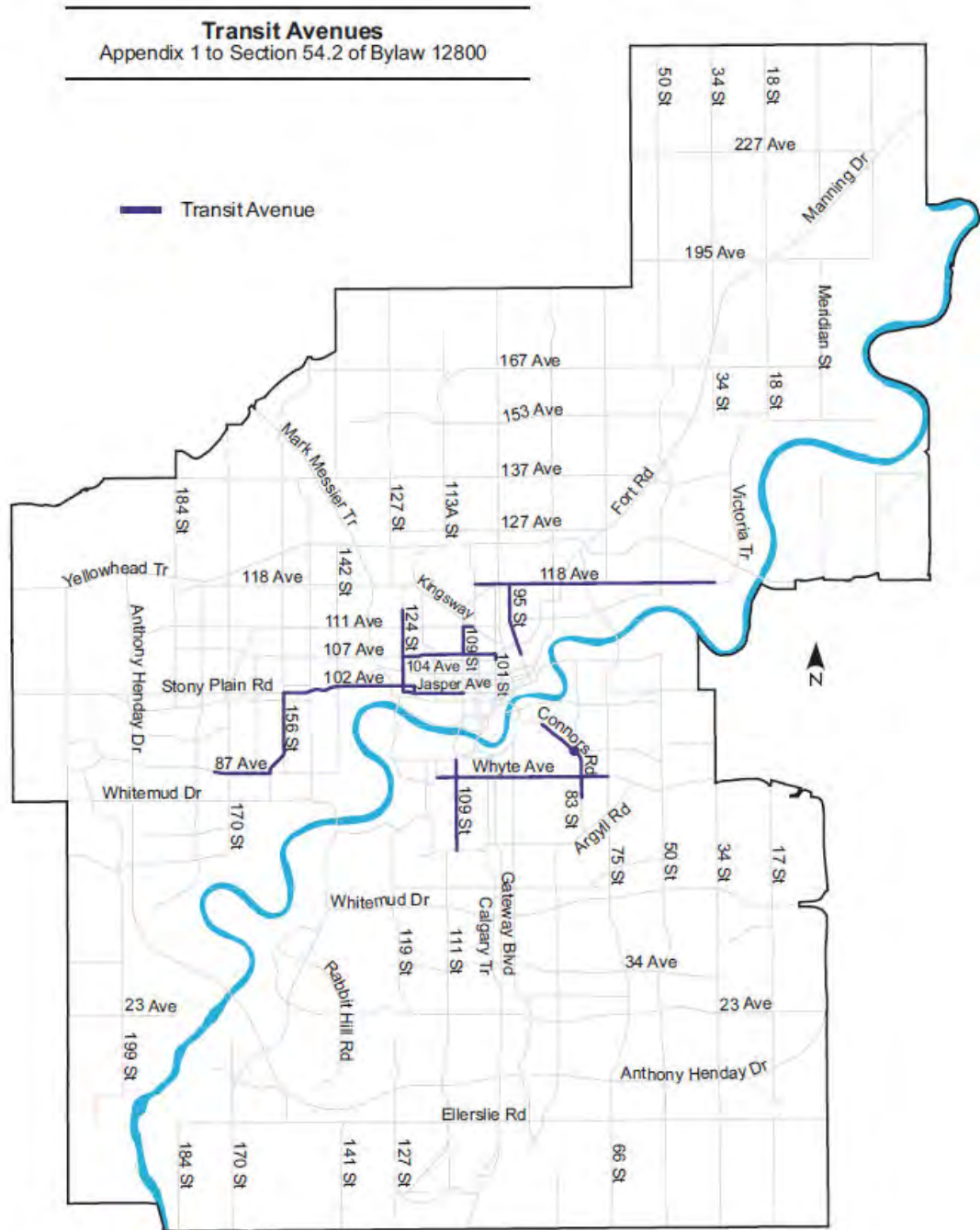
	<p>with 60.0 m<sup>2</sup> of Public Space or less; and</p> <p>1 parking space per 100.0 m<sup>2</sup> of Floor Area not dedicated to Public Space.</p>
7. All other non-residential Uses	1 parking space per 100.0 m <sup>2</sup> of Floor Area

# Edmonton Zoning Bylaw 12800

## 54.2 Required Off-street Vehicular Accessory Parking

### Appendix I

Bylaw 16126  
June 18, 2012





## Edmonton Zoning Bylaw 12800

### 54.3 *Bicycle Parking Facilities*

1. Number of Bicycle Spaces
  - a. In addition to the required vehicular parking, Bicycle Parking shall be provided in accordance with [Schedule 2](#).
2. Size and Location of Bicycle Parking Facilities
  - a. Each Bicycle Parking space shall be a minimum of 0.6 m in width with a minimum clear length of 1.8 m. Bicycle Parking spaces shall have a vertical clearance of at least 2.0 m.
  - b. Required Bicycle Parking spaces shall be wholly provided on the same Site as the building.
  - c. 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.

*Bylaw 16312  
January 21, 2013*

- d. Required Bicycle Parking spaces and accesses shall be located on Hardsurfaced areas.
- e. Bicycle parking shall be separated from vehicular parking by a physical barrier or a minimum 1.5 m of open space.
- f. 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

*Bylaw 15735  
June 20, 2011*

- 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
- g. Where Bicycle Parking is not visibly located on site, directional signage shall be displayed indicating its location.
- h. All Bicycle Parking spaces shall be situated to maximize visibility so as to discourage theft and vandalism, and shall be illuminated.

*Bylaw 18171  
September 11, 2017*

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 U-lock; 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

## 54.3 Schedule 2

Bylaw 18171  
September 11, 2017

### Schedule 2 - Bicycle Parking Requirement

Area of Application	Minimum Number of Bicycle Parking Spaces
<p>1. Areas where Section 54.2 Schedule 1(A) applies</p>	<p>For all Residential and Residential-Related Use Classes of 20 Dwellings or more, and all Non-residential Use Class developments:</p> <p>10% of the number of vehicular parking spaces required under Section 54.2 Schedule 1(A) with 5 Bicycle Parking spaces being the minimum to be provided. At least 10% of Bicycle Parking spaces shall be short term spaces.</p>
<p>2. Areas where Section 54.2 Schedule 1(B) applies</p>	<p>For all Residential and Residential-Related Use Classes of 20 Dwellings or more, and all Non-residential Use Class developments:</p> <p>40% of the number of vehicular parking spaces required under Section 54.2 Schedule 1(B) with 5 Bicycle Parking spaces being the minimum to be provided. At least 10% of Bicycle Parking spaces shall be short term spaces.</p>
<p>3. Areas where Section 54.2 Schedule 1(C) applies</p>	<p>For all Residential and Residential-Related Use Classes of 20 Dwellings or more, and all Non-residential Use Class developments:</p> <p>40% of the number of vehicular parking spaces required under Section 54.2 Schedule 1(C) with 5 Bicycle Parking spaces being the minimum to be provided. At least 10% of Bicycle Parking spaces shall be short term spaces.</p>



## Edmonton Zoning Bylaw 12800

### 54.4 Off-street Vehicular Loading Facilities

#### 1. Number of Spaces

- a. The number of off-street loading spaces, required for each Use is specified in [Schedule 3](#).

#### 2. Location of Loading Spaces

*Bylaw 15735  
June 20, 2011*

- a. Off-street loading spaces shall be provided entirely within the property of the development being served, and shall be subject to all Setback requirements specified elsewhere in this Bylaw.
- b. Off-street loading shall be oriented away from residential developments.
- c. All required loading spaces shall be clear of any access driveways, aisles, ramps, columns, Signs or other similar obstructions.

#### 3. Size and Access

- a. Each off-street loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload. Each required loading space shall be a minimum of 3.0 m in width, a minimum of 9.0 m in length and maintain a minimum overhead clearance of 4.0 m, unless larger dimensions are required, having regard to the type of vehicle loading and unloading without projecting into a public roadway.
- b. Access to any loading area shall be provided, wherever possible, internally to the development or from a Lane abutting the development.
- c. Access to any loading area shall be arranged such that no backing or turning movement of vehicles going to or from the Site causes interference with traffic on the abutting streets or Lanes.

## Edmonton Zoning Bylaw 12800

### 54.4 Schedule 3

#### Schedule 3 - Loading Spaces Requirement

Bylaw 17422

November 16, 2015

Effective Date: December 1, 2015

Use of Building or Site	Total Floor Area of Building	Minimum Number of loading Spaces Required
1. Any development within the Commercial or Industrial Use Classes, excluding Professional, Financial and Office Support Services	Less than 465 m <sup>2</sup>	1
	465 m <sup>2</sup> to 2 300 m <sup>2</sup>	2
	Each additional 2 300 m <sup>2</sup> , or fraction thereof	1 additional
2. Any development within the Residential-Related, Basic Services or Community, Educational, Recreational and Cultural Service Use Classes and Professional, Financial and Office Support Services, excluding Limited Group Homes	Up to 2 800 m <sup>2</sup>	1
	Each additional 2 800 m <sup>2</sup> or fraction thereof	1 additional

## Edmonton Zoning Bylaw 12800

### **54.5 Passenger Drop-off Spaces for Public and Private Elementary, Junior High and High Schools**

#### 1. Applicability

- a. When any new school development is proposed, Passenger Drop-off Spaces shall be provided in accordance with [Schedule 4](#).
- b. Where an existing school building is to be enlarged to accommodate an increased enrolment of more than 100 students, or of more than 20% of existing student enrolment, whichever is less, the Development Officer shall apply the standards for Passenger Drop-off Spaces, as identified in Schedule 4, to the total school enrolment capacity. Where Site constraints do not feasibly permit the full application of the standards identified in Schedule 4, the Development Officer, may use their variance power to apply a lesser standard, at his discretion.
- c. Where the calculation of the number of Drop-off Spaces results in a fractional number of spaces, the next highest whole number of Drop-off Spaces shall be required.
- d. Required on-site parking spaces shall not be used to satisfy the requirements for the provision of Passenger Drop-off Spaces.

#### 2. Location of Passenger Drop-off Spaces

- a. Passenger Drop-off Spaces located on-site shall be placed on land other than that used or designated for future use as required on-site parking, and shall be located so as to provide for safe and efficient movement of vehicles.

*Bylaw 16032  
March 12, 2012*

- b. Passenger Drop-off Spaces may be located within the roadway plan in accordance with [Schedule 4](#) and subject to the approval of Transportation Services.
- c. The Development Officer shall consult with Transportation Services and Community Services, as well as the applicable School Board, to obtain information relevant to the determination of the number and location of Passenger Drop-off Spaces for school developments.
- d. Notwithstanding the foregoing, the Development Officer may use their variance power to reduce or eliminate the required number of Passenger Drop-off Spaces for the development of new schools in new subdivisions, in consultation with Transportation Services and Community Services, as well as the applicable School Board, where:
  - i. there are demonstrated physical Site constraints for a specific development which shall limit the location and number of on-site Passenger Drop-off Spaces which can be provided; or
  - ii. there are no physical Site constraints, but where all parties are agreed on alternate solutions to the development of Passenger Drop-off Spaces, and where the Development Officer is satisfied that such alternate solutions are adequate.

e. The total number of Passenger Drop-off Spaces shall be calculated on the basis of the ultimate Drop-off requirements for all potential future school development on the Site in question, whether contained in a core facility or in attached portable pods.

3. Design of Passenger Drop-off Spaces

- a. Passenger Drop-off Spaces shall be a minimum of 7.0 m in length and a minimum of 2.6 m in width.
- b. 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.

4. Drive-through/Turn Around Route

*Bylaw 16032  
March 12, 2012*

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

## 54.5 Schedule 4

### Schedule 4 - Passenger Drop-off Spaces for Public and Private Elementary, Junior High School and High Schools

Use of Building or Site	Total Number of Drop-Off Spaces Required	Number of On-Site Drop-Off Spaces Required
1. Elementary or Junior High School	3 spaces per 100 students, but in no case less than 5 spaces.	1 spaces per 100 students, or 5 spaces, whichever is greater.
2. High School	1.5 spaces per 100 students, but in no case less than 5 spaces.	0.5 spaces per 100 students, or 5 spaces, whichever is greater.
<p><i>Bylaw 16032 March 12, 2012</i></p> <p><b>Note:</b> For the purposes of this Schedule, "On-site Drop-off 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 Drop-off Spaces located on City-owned property within the roadway plan, as approved by Transportation Services.</p>		

## Edmonton Zoning Bylaw 12800

### 54.6 Hardsurfacing and Curbing of Parking and Loading Spaces

#### 1. General Requirements

*Bylaw 17973  
April 27, 2017*

- a. Required parking and loading facilities shall provide for, and include, an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, loading of motor vehicles all in relation to buildings and entry points to buildings on the Site. Such facilities shall comply with the following design, development and maintenance standards:

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

- i. all required parking and loading facilities shall be clearly demarcated, have adequate storm water drainage and storage facilities, and be Hardsurfaced;
- ii. Notwithstanding Section 54.6(1)(a)(i), parking and loading facilities, and the access thereto, are not required to be Hardsurfaced until the roadway or Lane from which access is provided is Hardsurfaced; and
- iii. in situations where lighting of off-street parking and loading facilities is to be provided, the lighting shall be arranged, installed and maintained to deflect, shade and focus light away from any adjacent land Uses.

*Bylaw 15634  
September 26, 2011  
Bylaw 16312  
January 21, 2013  
Bylaw 17973  
April 27, 2017*

#### 2. Residential Zones

- a. Every Driveway, off-street parking or loading space, and access provided or required in any Residential Zone, 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 which is Hardsurfaced or gravelled.
- b. For an on-site Driveway or Parking Area in any Residential Zone, the area required to be Hardsurfaced may be constructed on the basis of separated Hardsurfaced tire tracks

*Bylaw 17973  
April 27, 2017*

#### 3. Commercial Uses, Industrial Uses, and Multi-unit Project Developments

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

- a. Every off-street parking or loading space provided or required for any Commercial Use, and the access thereto, including the whole area contained within the City-owned land to which a curb crossing permit applies, shall be Hardsurfaced if the access is from a public roadway which is Hardsurfaced.
- b. Every off-street parking or loading space provided or required for an Industrial Use, and the access thereto, including the whole area contained within the City-owned land to which a curb crossing permit applies, shall be Hardsurfaced if such area lies in front of the principal building. Any area at the rear or the side of the principal building provided or required for off-street parking or loading space need not be Hardsurfaced, but shall be of such a surface that shall minimize the carrying of dirt or foreign matter upon the highway.
- c. Where a Hardsurfaced Parking Area has been provided on a Site to the minimum required, then the type of surface permitted for Parking Areas and Walkways on the balance of the Site shall be of such material approved by the Development Officer, in consultation with Transportation Services.
- d. In parking areas and similarly congested locations, curbs and other protective measures shall be used to protect adjacent Fences, walls, boulevards, landscaped areas or buildings on the Site or an adjacent Site.
- e. Continuous raised or pre-cast curbing of not less than 100 mm in Height shall be provided adjacent to streets and required landscaped areas, 600 mm from the front of the parking stall. Concrete curb stops shall be placed to ensure that vehicles do not overhang boulevards, sidewalks, or required landscaped areas. Curbing shall also be required to clearly demarcate the required portion of Driveway leading to an internal roadway, aisle, ramp, parking space or loading space.
- f. Where continuing curbs are used as wheel stops, the measured size of parking spaces shall be reduced 1.0 m in length than otherwise required. In such instances, the parking layout should allow for the vehicle to overhang the curb by 1.0 m and such overhang areas must be clear of all obstructions (Signs, shrubs, trees, etc.) and shall not be regarded as a required landscaped area

## Edmonton Zoning Bylaw 12800

### 54.7 Parking Garages

1. Parking Garages shall be developed in accordance with the following:

*Bylaw 16733  
July 6, 2015*

- a. in any Commercial Zone, Commercial Uses other than the parking shall be provided at Grade along the street Frontage of Parking Garages when required by the Development Officer to provide continuity of commercial Frontage along the street. In the case of a corner Site the Development Officer shall pay due regard to the nature of the adjacent Uses on the flanking public roadway;

*Bylaw 16032  
March 12, 2012*

- b. in any Commercial Zone, a Parking Garage with queuing access shall provide a minimum of 30.0 m for queuing of motor vehicles on-site before any control device is reached. A reduced queuing space may be considered at the discretion of the Development Officer in consultation with Transportation Services;
- c. no dangerous goods, or flammable or combustible liquids, shall be permitted within a Parking Garage, other than as contained within, or permanently installed or connected to the fuel system of a motor vehicle using the Parking Garage;
- d. Parking Garages and interior stairwells shall be designed for visual accessibility. Machine rooms, heating systems, elevators and stairwell shafts, building columns and other major visual obstructions shall be located to enable visual supervision of the parking spaces and stairwells;

*Bylaw 17727  
August 22, 2016*

- e. entrapment spots in a Parking Garage shall be eliminated wherever possible. Potential entrapment areas such as storage rooms shall be provided with locking mechanisms. Entrapment areas can be closed with chain link Fence or other types of intrusion resistant material;
- f. clear safety glass panels shall be incorporated in all doors leading to stairwells, corridors and entrances including elevator lobbies to allow for clear sightlines;
- g. sharp blind corners on stairs or corridors in a Parking Garage shall be eliminated wherever possible. If blind corners can not be avoided, security mirrors or others devices such as video cameras shall be utilized;
- h. landscaping around the Parking Garage shall be of a type that permits the widest possible view from the street of all pedestrian entry and exit areas; and
- i. directional and information signage consistent in design, colour, symbols and graphics shall be provided to:
  - i.direct patrons to pedestrian exits;
  - ii.direct patrons to vehicular exits;
  - iii.identify areas so that patrons can locate their vehicles;
  - iv.advise patrons to lock their vehicles and remove all valuables;



- v.direct patrons to the nearest intercom system;
- vi.advise patrons of the presence of security patrols; and
- vii.advise patrons of the presence of CCTV security cameras.

2. The Development Officer shall require a Crime Prevention Through Environmental Design (CPTED) assessment prepared by a qualified security consultant for any development which includes a Parking Garage.

3. The Development Officer shall advise the applicant of and strongly encourage compliance with the security management guidelines contained within subsection 3.1 of the Design Guide for a Safer City.

## 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

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, Row Housing and Stacked 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)
Less than 10.0 m	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

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*

i. notwithstanding Section 11.2, 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:

- a. for new Multi-unit Project Development consisting of Single Detached Housing, Semi-detached Housing, Duplex Housing, Row Housing, Stacked Row Housing and Apartment 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:
  - i. one tree for each 35 m<sup>2</sup> and one shrub for each 15 m<sup>2</sup> of Setback;
  - ii. one tree for each 20 m<sup>2</sup> and one shrub for each 10 m<sup>2</sup> of parking area islands, as determined by subsection 54.2(3); and
  - iii. in no case shall there be less than one tree per parking area island;
- 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:

- i. one tree for each 25 m<sup>2</sup> and one shrub for each 15 m<sup>2</sup> of Setback;
  - ii. one tree for each 20 m<sup>2</sup> and one shrub for each 10 m<sup>2</sup> of parking area islands, as determined by subsection 54.2(3); and
  - iii. in no case shall there be less than one tree per parking area island;
- c. new trees and shrubs shall be provided on the following basis:
- i. the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50;
  - 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*

- d. Notwithstanding Section 11.3, 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.

e. all open space including Front Yards, Rear Yards, Side Yards and Yards, at Grade Amenity Areas, 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;
- f. outlines of all Site structures to include the building footprints at Grade, 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.

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.

9. 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.

10. All plant materials shall be hardy to the Edmonton area and to the Site conditions.

11. 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*

12. 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.

13. 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:

- i. Row Housing or Stacked Row Housing development, where the Private Outdoor Amenity Area for the Row Housing or Stacked 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. Low Rise Apartments, 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;
- iv. any Non-accessory 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;

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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**

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, that materials shall be used that ensure that the standard of the proposed buildings and structures shall be similar to, or better than, the standard of surrounding development.

## Edmonton Zoning Bylaw 12800

### **58. *General Performance Standards for a Safe Physical Environment***

The Development Officer shall encourage the inclusion of design elements that readily allow for casual surveillance, particularly for commercial, industrial, multi-unit residential Uses and parkade structures. These elements may include, but are not limited to, large window areas, high quality interior and exterior lighting, physical layout that reduces the vulnerability of pedestrians (avoiding long public corridor spaces, stairwells, or other movement predictors), the placement and use of Landscaping that limits areas of concealment, and the location of parking areas close to building access points. The Development Officer shall require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant for multi-unit residential/commercial/institutional/industrial developments that, in the opinion of the Development Officer, requires such an assessment. The Development Officer shall advise applicants of the approved crime prevention design guidelines contained in the Design Guide for a Safer City, such as the layout and design of buildings and associated parking and loading areas, yards and landscaped areas, to promote a safe, well-lit physical environment. In addition, the Development Officer shall apply the requirements of [subsection 54 \(7\)](#) to Parking Garages.

## 59. Sign Regulations

### 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*

14. Photovoltaic cells, Solar Collectors and ancillary 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 ancillary 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.

### **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](#)

## Sign Schedules

# 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
- 140 RF3 Low Density 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 m<sup>2</sup> 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 m<sup>2</sup>. 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 m<sup>2</sup>. 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 m<sup>2</sup>. 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 m<sup>2</sup> 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 m<sup>2</sup>.

*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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>,
  - 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 (b) 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 m<sup>2</sup>;
  - 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 m<sup>2</sup>. 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 m<sup>2</sup>. 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**

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 m<sup>2</sup>; 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.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 m<sup>2</sup>. The Sign shall not be illuminated; and,
- ii.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 m<sup>2</sup>. The Sign may be illuminated.

*Bylaw 15892  
October 11, 2011*

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).

# 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 m<sup>2</sup>;
  - 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 m<sup>2</sup>;

Bylaw 16733  
July 6, 2015

- 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
- 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 m<sup>2</sup>.

### **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 m<sup>2</sup>. 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 m<sup>2</sup>;

*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 m<sup>2</sup> for proposed Signs that are Fascia Signs; or

ii. 8.0 m<sup>2</sup> 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 m<sup>2</sup>;

d. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from other Digital Sign greater than 8.0 m <sup>2</sup> or Off-premise Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

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; 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 m<sup>2</sup> for proposed Signs that are Fascia Signs; or
  - ii. 8.0 m<sup>2</sup> 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 m<sup>2</sup>;
- d. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

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 m<sup>2</sup> 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 m<sup>2</sup>;
  - 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*

- e. Freestanding On-premises Signs shall have a 30.0 m radial separation distance from any other Freestanding On-premises Sign or Digital Sign that is a Freestanding Sign on the same Site. This excludes Digital Signs that are located on the same Freestanding Sign structure as the Freestanding On-premises Sign; and
- 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 m<sup>2</sup>; 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 m<sup>2</sup>;
  - 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 m<sup>2</sup>, to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
    - ii. 10.0 m<sup>2</sup> 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 m<sup>2</sup>;
  - d. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

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; 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 m<sup>2</sup>, to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
  - ii. 10.0 m<sup>2</sup> 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 m<sup>2</sup>;
- d. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

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 m<sup>2</sup> 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 m<sup>2</sup>;

*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 shall have a 45.0 m radial separation distance from any other Freestanding On-premises Sign, Major Digital Sign, Minor Digital On-premises Sign, Minor Digital Off-premises Sign or Minor Digital On-premises Off-premises Sign that is a Freestanding Sign on the same Site. This excludes Digital Signs that are located on the same Freestanding Sign structure as the proposed Freestanding On-premises Sign; 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 m<sup>2</sup>; 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.

### **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 m<sup>2</sup>;
- 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 m<sup>2</sup>;

*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 Digital Signs greater than 8.0 m<sup>2</sup> or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than
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	8.0 m <sup>2</sup> or other Off-premises Sign
less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

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 m<sup>2</sup>;
- 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*

f. proposed Sign locations shall be separated from Digital Signs greater than 8.0 m<sup>2</sup> or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- 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 m<sup>2</sup>, to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
- ii. 10.0 m<sup>2</sup> 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 m<sup>2</sup>;

- d. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

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; 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 m<sup>2</sup>, to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or

ii. 20 m<sup>2</sup> 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 m<sup>2</sup>;

d. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

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 m<sup>2</sup> 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 m<sup>2</sup>, to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or

ii. 10.0 m<sup>2</sup> 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 m<sup>2</sup>;

d. proposed Signs locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location. 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 m<sup>2</sup> 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 m<sup>2</sup>;

*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	100 m

20 m <sup>2</sup>	
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

ii. The separation shall be applied from the larger existing Off-premises Sign location.

## 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 m<sup>2</sup>;

*Bylaw 15892  
October 11, 2011*

- c. Freestanding On-premises Signs shall have a 45.0 m radial separation distance from any other Freestanding On-premises Signs, or Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs or Minor Digital On-premises Off-premises Signs that is Freestanding Sign on the same Site. This excludes Digital Signs that are located on the same Freestanding Sign structure as the proposed Freestanding On-premises Sign;

*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. 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 m<sup>2</sup>; 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 m<sup>2</sup>;
- 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 m<sup>2</sup>;

*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 Digital Signs greater than 8.0 m<sup>2</sup> or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- 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 m<sup>2</sup>;
- 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*

- g. proposed Sign locations shall be separated from Digital Signs greater than 8.0 m<sup>2</sup> or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

*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 m<sup>2</sup>;
- 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

f. proposed Sign locations shall be separated from Digital Signs greater than 8.0 m<sup>2</sup> or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

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 m<sup>2</sup>, to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
- ii. 20 m<sup>2</sup> 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 m<sup>2</sup>;

d. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40	200 m

m <sup>2</sup>	
Greater than 40 m <sup>2</sup>	300 m

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; 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 m<sup>2</sup>, to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
    - ii. 65.0 m<sup>2</sup> 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 m<sup>2</sup>;
  - e. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m

Greater than 40 m <sup>2</sup>	300 m
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The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- 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 m<sup>2</sup> 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 m<sup>2</sup>, to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
  - ii. 12.0 m<sup>2</sup> 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 m<sup>2</sup>;
- e. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other
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	Off-premises Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location. 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 m<sup>2</sup> 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 m<sup>2</sup>;

*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 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	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

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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

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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 m<sup>2</sup>;
  - c. Freestanding On-premises Signs shall have a 30.0 m radial separation distance from any other Freestanding On-premises Sign on the same Site;

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- 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 m<sup>2</sup>;
  - 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 m<sup>2</sup>;

*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*

d. proposed Sign locations shall be separated from Digital Signs greater than 8.0 m<sup>2</sup> or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

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 m<sup>2</sup>;
- 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*

d. proposed Sign locations shall be separated from Digital Signs greater than 8.0 m<sup>2</sup> or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs
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	greater than 8.0 m <sup>2</sup> or other Off-premises Sign
less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- 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 m<sup>2</sup>; 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 m<sup>2</sup>;
  - 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  
October 11, 2011*

d. proposed Sign locations shall be separated from Digital Signs greater than 8.0 m<sup>2</sup> or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

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 Roof On-premises Sign shall have a minimum Front Setback of 6.0 m.
  - 0. Freestanding Off-premises Signs (within 100.0 m of a Residential Zone) 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; and

*Bylaw 15735  
June 20, 2011*

- b. any Freestanding Off-premises Sign shall have a minimum Front Setback of 6.0 m.

*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

- 0. 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 m<sup>2</sup>, to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
    - ii. 20 m<sup>2</sup> 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 m<sup>2</sup>;
  - d. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than	300 m



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; 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 m<sup>2</sup>, to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
    - ii. 65.0 m<sup>2</sup> 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 m<sup>2</sup>;
  - e. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m



The separation shall be applied from the larger Off-premises Sign or Digital Sign location.

- 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 m<sup>2</sup> 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. 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 m<sup>2</sup>, to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or

ii. 12.0 m<sup>2</sup> 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 m<sup>2</sup>;

e. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m

Greater than 40 m <sup>2</sup>	300 m
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The separation shall be applied from the larger Off-premises Sign or Digital Sign location. 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 m<sup>2</sup> 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 m<sup>2</sup>;

*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 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	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
  - d. Fascia On-premises Signs may be illuminated.

Bylaw 15892  
October 11, 2011

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 m<sup>2</sup>;
  - c. Freestanding On-premises Signs shall have a 45.0 m radial separation distance from any other Freestanding On-premises Sign on the same Site;

*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;
- e. the maximum number of Freestanding On-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 m<sup>2</sup>; 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.

### **591.3 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 m<sup>2</sup>;

*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 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	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 m<sup>2</sup>;

*Bylaw 15892  
October 11, 2011*

- c. Freestanding On-premises Signs shall have a 45.0 m radial separation distance from any other Freestanding On-premises Sign or Major Digital Signs, Minor Digital On-premises Signs, Minor Digital Off-premises Signs or Minor Digital On-premises Off-premises Signs that is Freestanding Sign on the same Site. This excludes Digital Signs that are located on the same Freestanding Sign structure as the proposed Freestanding On-premises Sign;

*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 shall not have flashing lights or running lights; and

*Bylaw 15892  
October 11, 2011*

- f. 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 m<sup>2</sup>; 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 m<sup>2</sup>, to a maximum of 25% wall coverage for proposed Signs that are Fascia Signs; or
    - ii. 12.0 m<sup>2</sup> 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 m<sup>2</sup>;
  - d. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m

Greater than 40 m <sup>2</sup>	300 m
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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; 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 m<sup>2</sup>;

*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 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

ii. The separation shall be applied from the larger existing Off-premises Sign location.

## 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 m<sup>2</sup>.
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 m<sup>2</sup>.

*Bylaw 15892  
October 11, 2011*

3. No Sign shall be illuminated.

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*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

### **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 Stepback regulations:
  - a. On an Interior Site, the minimum Stepback shall be:
    - i. 1.0 m from any building Façade facing a Front Lot Line;
    - ii. 2.0 m from any building Façade facing a Rear Lot Line;
    - iii. 1.0 m from any building Façade facing a Side Lot Line, where the Site Width is less than 10.0 m; and
    - iv. 2.0 m from any building Façade facing a Side Lot Line, where the Site Width is 10.0 m or greater.
  - b. On a Corner Site, a minimum Stepback shall be:
    - i. 1.0 m from any building Façade facing a Front Lot Line or flanking Side Lot Line;
    - ii. 2.0 m from any building Façade facing a Rear Lot Line;
    - iii. 1.0 m from any building Façade facing an interior Side Lot Line, where the Site Width is less than 10.0 m; and
    - iv. 3.0 m from any building Façade facing an interior Side Lot Line, where the Site Width is 10.0 m or greater.

**70 - 99 Special Land Use Provisions**

**Edmonton Zoning Bylaw 12800**

**70. Special Land Use Provisions**

**70.1 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.

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### 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 m<sup>2</sup>;
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 m<sup>2</sup>;
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 m<sup>2</sup>;
  - 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;

*Bylaw 15735  
June 20, 2011*

- 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.

## 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

*Bylaw 16032  
March 12, 2012*

- 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 m<sup>2</sup>, 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 m<sup>2</sup> 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 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
  - d. any development application for a proposed Gas Bar or Major and Minor Service Station shall take into consideration the separation distances required under Section 80.5 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*

A [Minor Home Based Business](#) shall comply with the following regulations:

1. 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;
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 Minor Home Based Business shall not employ any person on-site other than a resident of the Dwelling;
4. 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;
5. the Minor Home Based Business shall not change the principal character or external appearance of the Dwelling involved; and
6. 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 and details for the provision of parking.

## 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;
7. a Bed and Breakfast Operation, operating as a Major Home Based Business shall have a maximum of two Sleeping Units. Cooking facilities shall not be located within the Sleeping Units. In addition to any other parking requirements of this Bylaw, one additional parking space shall be provided for each Sleeping Unit;
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.

*Bylaw 14750*

*December 12, 2007*

*Bylaw 15036*

*February 2, 2009*

*Bylaw 18115*

*July 10, 2017*

*Effective Date: September 1, 2017*

10. a Major Home Based Business shall not be allowed within the same principal Dwelling containing a Secondary Suite or within the same Site containing a Garden Suite and an associated principal Dwelling, unless the Home Based Business is a Bed and Breakfast Operation and the Secondary Suite or the Garden Suite is an integral part of the Bed and Breakfast Operation.

## Edmonton Zoning Bylaw 12800

Bylaw 15953  
November 13, 2012

### **76. Lodging Houses**

In addition to the regulations in Section 96 of this Bylaw, Lodging Houses shall comply with the following regulations:

1. The maximum occupancy of a [Lodging House](#) in a Zone where Lodging Houses are a Discretionary Use shall be a maximum of 6 residents;
2. The maximum occupancy of a Lodging House in a Zone where Lodging Houses are a Permitted Use shall be the greater of 6 residents or 1 resident per 60 m<sup>2</sup> of Lot size;
3. The Development Officer may restrict the occupancy of a Lodging House to less than the maximum number of residents allowed having regard for the threshold purpose identified in Section 96, the level of traffic generation, parking demand, and frequency of visits by emergency vehicles relative to that which is characteristic of the Zone in which the Lodging House is located;
4. A Lodging House shall be developed as either a purpose-built freestanding structure, or Single Detached Housing converted for the purpose, or part of an [Apartment Housing](#) development;
5. A Lodging House may be located in [Duplex Housing](#) or [Semi-detached Housing](#) converted for the purpose in a Zone where Lodging Houses are a Permitted Use and both units are operated by a single provider;
6. In a Zone where Lodging Houses are a Permitted Use and where more than 12 Sleeping Units are allowed in a development, Sleeping Units may include limited food preparation facilities such as bar fridge, mini-sink, and microwave;
7. No [Major Home Based Business](#), [Secondary Suite](#), [Garden Suite](#) or Garage Suite shall be permitted as part of a Lodging House development or on the Site of such development;
8. Where a Lodging House is designed as a freestanding structure it shall be of a size, scale, and outward appearance that is typical of surrounding residential development; and
9. Increases in vehicular traffic generation and parking demand must be to the satisfaction of the Development Officer and/or Transportation Services.

## 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

### **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 in an application for a Development Permit for Single Detached Housing, the following regulations shall apply:
  - a. the [Mobile Home](#) shall be not less than 5.5 m in width or length; and
  - b. the Mobile Home shall be placed on a permanent foundation.

## Edmonton Zoning Bylaw 12800

Bylaw 15953  
November 13, 2012

### 79. **Group Homes and Limited Group Homes**

#### 1. Limited Group Homes

In addition to the regulations in Section 96 of this Bylaw, [Limited Group Homes](#) shall comply with the following regulations:

- a. the maximum occupancy of a Limited Group Home shall not exceed 6 residents and it shall be developed only as a purpose-built freestanding structure or Single Detached Housing converted for the purpose;
- b. the Development Officer may restrict the occupancy of a Limited Group Home to less than the maximum of 6 residents having regard for the facilities operational needs and Site context;

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

- c. no [Major Home Based Business](#), [Secondary Suite](#), or [Garden Suite](#) shall be permitted as part of the Limited Group Home development or on the Site of such development; and
- d. Limited Group Home shall be of a size, scale, and outward appearance that is typical of surrounding residential developments.

#### 2. Group Homes

In addition to the regulations in Section 96 of this Bylaw, [Group Homes](#) shall comply with the following regulations:

- a. the maximum occupancy of a Group Home in a Zone where Group Homes are a Discretionary Use shall be a maximum of 6 residents;
- b. the maximum occupancy of a Group Home in a Zone where Group Homes are a Permitted Use shall be the greater of 6 residents or 1 resident per 60 m<sup>2</sup> of Lot size;
- c. the Development Officer may restrict the occupancy of a Group Home to fewer than the maximum number of residents allowed having regard for the threshold purpose identified in Section 96 of this Bylaw, the level of traffic generation, parking demand, and frequency of visits by emergency vehicles relative to that which is characteristic of the Zone in which the Group Home is located;
- d. a Group Home shall be developed as a purpose-built freestanding structure, or [Single Detached Housing](#) converted for the purpose, or part of an Apartment Housing development;
- e. a Group Home may be located in [Duplex Housing](#) or [Semi-detached Housing](#) converted for the purpose, in a Zone where Group Homes are a Permitted Use and both units are operated by a single provider;
- f. in a Zone where Group Homes are a Permitted Use and where more than 12 Sleeping Units are allowed in a development, Sleeping Units may

include limited food preparation facilities such as bar fridge, mini-sink, and microwave;

g. no Major Home Based Business, Secondary Suite, Garden Suite or Garage Suite shall be permitted as part of a Group Home development or on the Site of such development;

h. where a Group Home is designed as a freestanding structure it shall be of a size, scale, and outward appearance that is typical of surrounding residential development; and

i. increases in vehicular traffic generation and parking demand must be to the satisfaction of the Development Officer and/or Transportation Services.

## 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.

Bylaw 17727  
August 22, 2016

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

- a. Where a Child Care Services Use is proposed in a building with a valid development permit for Apartment Housing or Row Housing, the Child Care Services shall not be part of a Dwelling.
- b. Where a Child Care Services Use is proposed as part of a Dwelling, or 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
  - iii. Abutting a Site with zoning that lists Apartment Housing, General Retail Stores or Convenience Retail Stores as a permitted Use.
- c. A converted Dwelling shall not change the principal character or external appearance of the Dwelling in which it is located.
- d. 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*

In addition to the regulations in Section 96 of this Bylaw, Fraternity and Sorority Housing shall comply with the following regulations:

1. the minimum Site area shall be 400 m<sup>2</sup> in all cases and a minimum of 100 m<sup>2</sup> 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

### **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\(1\)\(i\)](#) and [12.2\(1\)\(p\)](#) of this Bylaw:

1. 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*

2. where Sites are 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. The Development Officer shall determine the adequacy of parking based on a requirement of 1 parking space per 20 m<sup>2</sup> of Floor Area of the Residential Sales Centre;
3. the siting and development of Residential Sales Centre buildings shall comply with the regulations of the Land Use Zone applying to the Site except that:
  - a. the Development Officer may attach conditions requiring additional setbacks to minimize any adverse impacts on adjacent development;
  - b. in the case of a temporary structure, the Height of the building including any hoardings or false fronts shall not exceed one Storey or 4.0 m; and

*Bylaw 16032  
March 12, 2012*

- c. 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;
4. 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;
5. any exterior lighting shall be developed in accordance with [Section 51](#) of this Bylaw;

*Bylaw 17672  
June 27, 2016*

6. notwithstanding [Section 55](#), Landscaping shall not be required for a Residential Sales Centre;
7. 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 m<sup>2</sup> in area 1.5 m in Height, and a description of the proposed location for the Signs; and
8. 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 two years.

## 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
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 ancillary 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 m<sup>2</sup>;

*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

### **85. Major Alcohol Sales and Minor Alcohol Sales**

1. Any Major Alcohol Sales or Minor Alcohol Sales shall not be located less than 500 m from any other Major Alcohol Sales or Minor Alcohol Sales.
2. Notwithstanding subsection 85(1), a Major Alcohol Sales or Minor Alcohol Sales may be located less than 500 m from any other Major Alcohol Sales or Minor Alcohol Sales if all the following regulations are met:
  - a. the Major Alcohol Sales or Minor Alcohol Sales are located on separate Sites;
  - b. the Major Alcohol Sales or Minor Alcohol Sales are located outside the boundary shown in Appendix 1 to Section 85; and
  - c. at least one of the Major Alcohol Sales or Minor Alcohol Sales 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 Major Alcohol Sales or Minor Alcohol Sales Use to the closest point of any other approved Major Alcohol Sales or Minor Alcohol Sales Use.
4. Any Site containing a Major Alcohol Sales or Minor Alcohol Sales 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 Major Alcohol Sales or Minor Alcohol Sales. 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 active recreation areas in the North Saskatchewan River Valley and Ravine System, as shown in

Appendix I of Section 811 of this Bylaw, that are zoned A; it does not include passive areas in the North Saskatchewan River Valley and Ravine System, as shown in Appendix I of Section 811 of this Bylaw and other areas 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 Major Alcohol Sales or Minor Alcohol Sales 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 Major Alcohol Sales or Minor Alcohol Sales within 500 m of the original approved Development Permit;
  - b. the temporary location for any Major Alcohol Sales or Minor Alcohol Sales is not within 500 m of any legally conforming Major Alcohol Sales or Minor Alcohol Sales;
  - c. the application for a Development Permit will not result in a total Floor Area for a Major Alcohol Sales or Minor Alcohol Sales that is 10.0% greater than the Floor Area of the existing approved Major Alcohol Sales or Minor Alcohol Sales, to a maximum increase of 50 m<sup>2</sup>; and
  - d. the application for a Development Permit will not result in a change of Use from Minor Alcohol Sales to Major Alcohol Sales.
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 Major Alcohol Sales or Minor Alcohol Sales 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 Major Alcohol Sales or Minor Alcohol Sales. and
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. The Development Officer may require that a Traffic Impact Study be conducted for Major Alcohol Sales prior to the issuance of a Development Permit, if it appears that traffic volumes or vehicular turnover may create a significant negative impact on surrounding development. The Traffic Impact Study shall be prepared to the satisfaction of the Development Officer, in consultation with Transportation Services.
12. The Development Officer shall consider Crime Prevention Through Environmental Design criteria by ensuring:
  - a. the exterior of all stores have ample transparency from the street to allow natural surveillance;
  - b. exterior lighting should be in accordance with the minimum safety standards prescribed by the Illuminating Engineers Society of North America;
  - 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;
  - d. no customer parking is located behind a building and that all Parking Areas in front of the building be well-lit; and
  - e. 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.

Appendix 1: Major Alcohol Sales and Minor Alcohol Sales Non-exemption Area to 500 m Separation Distance

## Edmonton Zoning Bylaw 12800

### **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 minimum Site area for a Single Detached Dwelling containing a Secondary Suite is 360 m<sup>2</sup>, except in the case of the RR Zone, where it shall be the same as the minimum Site area for the Zone.
2. the maximum Floor Area of the Secondary Suite shall be as follows:
  - a. in the case of a Secondary Suite located completely below the first storey of a Single Detached Dwelling (other than stairways or a common landing), the Floor Area (excluding the area covered by stairways) shall not exceed the Floor Area of the first storey of the associated principal Dwelling.

*Bylaw 16733  
July 6, 2015*

- b. in the case of a Secondary Suite developed completely or partially above Grade, the Floor Area (excluding the area covered by stairways) shall not exceed 40% of the total Floor Area above Grade of the building containing the associated principal Dwelling, nor 70 m<sup>2</sup>, whichever is the lesser.
  2. the minimum Floor Area for a Secondary Suite shall be not less than 30 m<sup>2</sup>.
3. a Secondary Suite shall be developed in such a manner that the exterior of the principal building containing the Secondary Suite shall appear as a single Dwelling.

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

5. only one of a Secondary Suite or a Garden Suite may be developed in conjunction with a principal Dwelling.

*Bylaw 17643  
May 25, 2016  
Bylaw 17831  
November 28, 2016*

6. a Secondary Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, Child Care Services or a Major Home Based Business, unless the Secondary Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business;

*Bylaw 16126  
June 18, 2012*

7. notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Secondary Suite shall not exceed three.
        8. the Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.

9. Secondary Suites shall not be included in the calculation of densities in this Bylaw.
10. notwithstanding Secondary Suites being listed as Permitted or Discretionary Uses within any Zone, they shall be subject to the regulations of the Edmonton-Strathcona County Joint Planning Study Area Secondary, Garage and Garden Suites Overlay in Section 822 of this Bylaw.

## 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:

1. The minimum Site Area shall be 360 m<sup>2</sup> in the RF1, RF2, RF3, RF4, RF5, RF6, RA7, RA8, and RA9 Zones, 1.0 ha in the RR Zone, and 280 m<sup>2</sup> in all other Zones.
2. The minimum Site Width for a Garden Suite shall be the same as the minimum Site Width prescribed for Single Detached Housing in the underlying Zone.
3. 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 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.
4. The maximum total Floor Area for a Garden Suite shall be 120 m<sup>2</sup>.
5. Floor Area for Dwelling space in a Garden Suite shall be provided in accordance with the following:
  - a. for the purposes of this regulation, Floor Area shall exclude Parking Areas within the Garden Suite, up to 4 m<sup>2</sup> of the area covered by stairways, and up to 6 m<sup>2</sup> of the area covered by elevators and any associated landing area;
  - b. the maximum Floor Area shall be 75 m<sup>2</sup>;
  - c. the minimum Floor Area shall be 30 m<sup>2</sup>.
  - d. in the RF1, RF2, RF3, RF4, RF5, RF6, RA7, RA8, and RA9 Zones, the maximum Second Storey Floor Area shall be 50 m<sup>2</sup>; and
  - e. in all other Zones, the maximum Second Storey Floor Area shall be 60 m<sup>2</sup>.
6. 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:

- A. the total maximum Site Coverage of other Accessory buildings and any Parking Area within the Garden Suite shall not exceed the total maximum 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.

7. A Garden Suite shall be located not less than 18.0 m from the Front Lot Line.

8. Where the vehicle doors face a Lane Abutting the Rear Lot Line, the minimum Rear Setback shall be 1.2 m.

9. Where the vehicle doors do not face a Lane Abutting the Rear Lot Line, the minimum Rear Setback shall be 0.6 m.

10. The minimum Side Setback shall be the same as that prescribed for Single Detached Housing within the underlying Zone or applicable Overlay.

11. The minimum distance between a Garden Suite and the principal Dwelling on the same Site, shall be 4 m.

12. 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.

13. 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.

14. Rooftop Terraces shall not be allowed on Garden Suites.

15. 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.

16. Platform Structures greater than 1.0 m above Grade shall provide Privacy Screening to reduce overlook onto Abutting properties.

17. 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. Landscaping with shrubs along building Façades, in addition to Landscaping required by Section 55 of this Bylaw;
- f. entrance features oriented toward the public roadway, including a Lane;
- g. dormers; or
- h. window trim with a minimum width of 0.075 m.

18. On Corner Sites the façades facing the Lane and the flanking Side Lot Line shall use consistent building materials and architectural features.

19. Façades facing a Lane shall have exterior lighting.

20. Garden Suites shall have a covered entrance feature over the main door.

21. Only one of a Secondary Suite or Garden Suite may be developed in conjunction with a principal Dwelling.

22. Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Garden Suite shall not exceed three.

23. A Garden Suite shall not be allowed within the same Site containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Garden Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.

24. 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.

25. A Garden Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.

26. Notwithstanding Garden Suites being listed as Permitted or Discretionary Uses within any Zone, they shall be subject to the regulations of the Edmonton- Strathcona County Joint Planning Study Area Secondary and Garden Suites Overlay in Section 822 of this Bylaw.

27. Notwithstanding [Section 54.2](#), where a Garden Suite is developed in accordance with [Section 93](#) of this Bylaw, the minimum number of Parking Spaces shall be 0.

## 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 m<sup>2</sup> 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

### **90. *Outdoor Seating Associated With Speciality Food Services, Restaurants, Bars and Neighbourhood Pubs, and Nightclubs***

1. If any [Specialty Food Service](#), [Restaurant](#), [Bar and Neighbourhood Pub](#) or [Nightclub](#) abuts or is across a Lane from a Site zoned residential or a Site with a residential development, 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 Specialty Food Service, Restaurant, Bar and Neighbourhood Pub or Nightclub Uses and shall not allow any outdoor seating on the side of any such line that is closest to the Residential Zone or development.
2. Outdoor speakers or amplification systems shall not be allowed on a Site that abuts or is across the Lane from a Site zoned residential.

## Edmonton Zoning Bylaw 12800

### 91. Flea Markets

A [Flea Market](#) shall comply with the following regulations:

1. no Flea Market shall be developed within 50.0 m of a Residential Zone. This distance shall be measured from the closest portion of the Site containing the Flea Market to the closest portion of a Residential Zone;
2. parking shall be provided in accordance with the provisions of [Section 54.2](#), [Schedule 1](#), subject to the following additional regulations:
  - a. no more than 33% of the minimum required on-site parking, as specified in Schedule 1 shall be allowed on nearby properties as prescribed in [subsection 54.2\(2\)\(b\)](#) of this Bylaw. Parking for Flea Markets provided in excess of the minimum requirement is not subject to this provision;
  - b. for Flea Markets located on Sites where on-site parking is shared with other businesses having space in the same building or complex, the calculation for required parking shall not include parking spaces required for these other businesses, subject to clause (c) below; and
  - c. the Development Officer may allow use of off-site or other on-site parking spaces used by other businesses to fulfil up to 33% of the minimum parking requirement for the Flea Market, if these other businesses have hours of operation that have no overlap with the hours of operation of the Flea Market, and if the applicant can produce a written agreement with the owners/lessees of such other businesses that guarantees the complementary use of these spaces to the satisfaction of the Development Officer; and
3. Sites containing Flea Market development should have direct vehicular access to arterial roadways, unless the Site is located within an industrial park. The Development Officer shall consult with Transportation Services to determine if vehicular access to a Flea Market Site is satisfactory.

*Bylaw 16032  
March 12, 2012*

## 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.
4. For Live Work Units located at Grade, 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**

1. A Dwelling or Sleeping Unit shall be considered to have Inclusive Design when it is constructed to meet or exceed the following minimum requirements:
  - a. one no-step entry, either at the front, side, or rear of the Dwelling or Sleeping Unit, or through an attached Garage;
  - b. flush or minimal thresholds within the Dwelling or Sleeping Unit;
  - 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 is included on the main floor of the Dwelling or Sleeping Unit, including within Dwellings that contain more than one Storey and/or a Basement:
    - 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
  - iii.a minimum of one bedroom, unless the Dwelling or Sleeping Unit is designed as a Studio;
  - g. if the Dwelling contains more than one Storey and/or a Basement, the ability to accommodate the installation of a lift or elevator, such that:
    - i.any stairway providing access between floors 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
    - ii.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**

The purpose of the Supportive Community Provisions is to facilitate the provision of housing in which care is provided to residents in a permanent, residential setting.

*Bylaw 15953  
November 13, 2012*

1. The portion of a Development Permit application for Apartment Housing or Group Homes 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:
    - 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;
    - 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
    - viii. the dimensions for parking spaces are shown to be in accordance with subsection 54.2(4)(a)(ii) of this Bylaw.
  - b. Supportive Community Regulations:

*Bylaw 15953  
November 13, 2012*

- i. parking for Apartment Housing and Group Homes that meet the criteria of Section 94(1)(a) above shall be provided in accordance with [Section 54.2 Schedule 1](#) of this Bylaw; and
- ii. 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 15953  
November 13, 2012

### **96. Fraternity and Sorority Housing, Limited Group Homes, Group Homes, and Lodging Houses Thresholds**

#### 1. Special Residential Facilities

For the purpose of this section, [Fraternity and Sorority Housing](#), [Group Homes](#), [Limited Group Homes](#), and [Lodging Houses](#) shall be collectively referred to as Special Residential Facilities. Group Homes developed in combination with Apartment Housing either in one building or on one Site, and which meet the criteria of [Section 94](#), Supportive Community Provisions, shall be exempt from the requirements of subsection 96(3)(b) and (c) of this Bylaw.

#### 2. Threshold Purpose

The purpose of the Fraternity and Sorority Housing, Limited Group Homes, Group Homes, and Lodging Houses Thresholds is to:

- a. ensure that the capacity of any neighbourhood to accommodate Special Residential Facilities is not exceeded;
- b. ensure that Special Residential Facilities are available in all neighbourhoods; and
- c. protect existing Special Residential Facilities from concentration that could impair their proper functioning.

#### 3. General Regulations

Special Residential Facilities shall comply with all thresholds contained in this Section in addition to any other regulations in this Bylaw including any relevant Special Land Use Provisions that apply. In all cases, the most restrictive threshold shall apply.

- a. When determining the threshold for the number of Special Residential Facilities per neighbourhood, a maximum of 3 facilities per 1000 persons shall be allowed in any neighbourhood.
- b. When determining the threshold for the number of Special Residential Facilities by Use per block.
  - i. a maximum of 2 Special Residential Facilities shall be allowed on a single block in a residential Zone;
  - ii. a maximum block length of 150 m measured from the nearest intersection shall be used to determine this threshold.
- c. When determining the threshold for the number of residents of Special Residential Facilities per opposing block face;
  - i. accommodation for a maximum of 12 residents shall be allowed on an opposing block face in Special Residential Facilities in any residential Zone where either Group Homes or Lodging Houses are a Discretionary Use;



- ii. accommodation for a maximum of 30 residents shall be allowed on an opposing block face in Special Residential Facilities in any residential Zone where either Group Homes or Lodging Houses are a Permitted Use; and
- iii. a maximum block face length of 150 m measured from the nearest intersection shall be used to determine this threshold.

4. Density

For the purposes of calculating Density for a Group Home or Lodging House each Sleeping Unit shall be considered a Dwelling when a development contains seven or more Sleeping Units.

5. Register

For the purpose of applying these regulations the Development Officer shall maintain a register of all approved Special Residential Facilities. The register shall include the address of the facility, maximum occupancy of the facility, and any other necessary information.

## 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:

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, Temporary Shelter 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:

e. outdoor storage shall be limited to the materials or equipment associated with the Use;

f. 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.

g. compost bins shall have a lid;

h. compost piles shall be screened from view of Abutting public roadways; and

i. 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 m<sup>2</sup> 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.

**Edmonton Zoning Bylaw  
12800 Part 2 Sections 100 -  
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## Part II - Zones, Direct Control Provisions, Overlays and Special Areas

### 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*

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, and Garden Suites, as well as Semi-detached Housing and Duplex Housing under certain conditions.

#### 110.2 Permitted Uses

*Bylaw 18115*

*July 10, 2017*

*Effective Date: September 1, 2017*

1. Garden Suites
2. Limited Group Homes
3. Minor Home Based Business

*Bylaw 14750*

*December 12, 2007*

*Bylaw 14757*

*March 10, 2008*

*Bylaw 15036*

*February 2, 2009*

3. Secondary Suites
4. Single Detached Housing

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

5. Urban Gardens
6. Fascia On-premises Signs

#### 110.3 Discretionary Uses

1. Child Care Services

*Bylaw 16271*

*March 18, 2013*

2. Duplex Housing

3. Group Homes

*Bylaw 15953  
November 13, 2012*

4. Lodging Houses

5. Major Home Based Business

6. Religious Assembly

*Bylaw 14750  
December 12, 2007  
Bylaw 16488  
July 2, 2013*

7. Residential Sales Centre

*Bylaw 16271  
March 18, 2013*

8. Semi-detached Housing

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

9. Urban Outdoor Farms

10. Freestanding On-premises Signs

11. 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 m

*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 m<sup>2</sup>;  
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 m<sup>2</sup>;  
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.

4. Semi-detached Housing and Duplex Housing shall only be located:
  - a. on Corner Sites;
  - b. on Sites abutting an arterial or service road;
  - c. where both Side Lot Lines abut existing Duplex or Semi-detached Housing; or
  - d. where a minimum of one Side Lot Line:
    - i. abuts a Site where Row Housing, Apartment Housing, or a commercial Use is a Permitted Use, or
    - ii. is not separated from a Site where Row Housing, Apartment Housing or a commercial Use is a Permitted Use by a public roadway, including a Lane, more than 10.0 m wide.

Bylaw 17116  
 April 13, 2015  
 Bylaw 18115  
 July 10, 2017  
 Effective Date: September 1, 2017

5. Garden Suites shall comply with Section 87 of this Bylaw.

Bylaw 16733  
 July 6, 2015

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. a. Single Detached Housing - Site greater than 300 m <sup>2</sup>	28%	12%	40%	40%
b. Single Detached Housing - Site area less than 300 m <sup>2</sup>	28%	14%	42%	42%
c. Duplex Housing	28%	12%	40%	40%
d. Semi-detached Housing - Site area 600 m <sup>2</sup> or greater	28%	12%	40%	40%
e. Semi-detached Housing - Site area less than 600m <sup>2</sup>	28%	14%	42%	42%
f. All other Uses	28%	12%	40%	40%

8. The minimum Front Setback shall be 6.0 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 m<sup>2</sup>, 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*

11. Separation Space shall be provided between two or more Dwellings or portions thereof on the same Site 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.
12. Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.
13. 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.
14. 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*

15. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to Grade 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.
16. A maximum of one building containing Single Detached Housing, Semi-detached Housing, or Duplex Housing per Site shall be allowed.
17. Secondary Suites shall comply with Section 86 of this Bylaw.
18. 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*

22.

19. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

20. Urban Gardens shall comply with Section 98 of this Bylaw.

## 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

1. [Limited Group Homes](#)

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

2. Garden Suites

3. [Minor Home Based Business](#)

Bylaw 14750  
December 12, 2007

4. [Secondary Suites](#)

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](#)

2. [Group Homes](#)

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

7. Semi-detached Housing and Duplex Housing where the Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

8. Urban Outdoor Farms
9. Freestanding On-premises Signs
10. 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 m<sup>2</sup> 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*

5. The maximum total Site Coverage shall not exceed 45%, inclusive of the attached Garage and any other Accessory buildings.

*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 14750  
December 12, 2007  
Bylaw 15036  
February 2, 2009*

10. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that Separation Space shall not be required:

*Bylaw 15735  
June 20, 2011*

- a. between Dwellings where a minimum Side Setback of 1.2 m has been provided on the abutting Site, and

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

- b. between a Garden Suite and the associated principal Dwelling on the same Site.

*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*

12. Except where Semi-detached Housing, Duplex Housing, Secondary Suites, and 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.

13. Signs shall comply with the regulations found in Schedule 59A.

*Bylaw 15953  
November 13, 2012*

14. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.

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

15. 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.

## 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

The purpose of this Zone is to retain Single Detached Housing, while allowing infill on narrow lots, and 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
3. Limited Group Homes
4. Minor Home Based Business

Bylaw 14750  
December 12, 2007  
Bylaw 14757  
March 10, 2008  
Bylaw 15036  
February 2, 2009

##### 5. Secondary Suites

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
2. Group Homes

Bylaw 15953  
November 13, 2012

4. Lodging Houses
5. Major Home Based Business
6. Religious Assembly

*Bylaw 16271  
March 18, 2013  
Bylaw 16488  
July 2, 2013*

7. Residential Sales Centre

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

8. Urban Outdoor Farms
9. Freestanding On-premises Signs
10. 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 m<sup>2</sup>;

*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:

- . the minimum Site area shall be 300 m<sup>2</sup>;
- a. the minimum Site Width shall be 10.0 m; and
- b. 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 m<sup>2</sup>;
- 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.

4. Semi-detached Housing shall be located:

- a. on Corner Sites;
- b. on Sites abutting an arterial or service road;
- c. where both Side Lot Lines abut existing Duplex or Semi-detached Housing; or
- d. where a minimum of one Side Lot Line:

- i. abuts a Site where Row Housing, Apartment Housing, or a commercial Use is a Permitted Use; or
- ii. is not separated from a Site where Row Housing, Apartment Housing or a commercial Use is a Permitted Use by a public roadway, including a Lane, more than 10.0 m wide.

Bylaw 17116  
 April 13, 2015  
 Bylaw 18115  
 July 10, 2017  
 Effective Date: September 1, 2017

5. Garden Suites shall comply with Section 87 of this Bylaw.

Bylaw 16733  
 July 6, 2015

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 and Duplex Housing - Site area 300 m <sup>2</sup> or greater	28%	12%	40%	40%
b. Single Detached and Duplex Housing - Site area less than 300 m <sup>2</sup>	28%	14%	42%	42%
c. Semi-detached Housing - Site area 600 m <sup>2</sup> or greater	28%	12%	40%	40%
d. Semi-detached Housing - Site area less than 600 m <sup>2</sup>	28%	14%	42%	42%
e. All other Uses	28%	12%	40%	40%

8. The minimum Front Setback shall be 6.0 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 m<sup>2</sup> or Single Detached Housing or Duplex Housing with a Site area less than 300 m<sup>2</sup> 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*

11. Separation Space shall be provided between two or more Dwellings or portions thereof on the same Site 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.
12. Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.
13. 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.
14. 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*

15. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to Grade 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.
16. A maximum of one building containing Single Detached Housing, Semi-detached Housing, or Duplex Housing per Site shall be allowed.
17. Secondary Suites shall comply with Section 86 of this Bylaw.
18. 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*

22.

19. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

20. Urban Gardens shall comply with Section 98 of this Bylaw.

## Edmonton Zoning Bylaw 12800

### **130 (RPL) Planned Lot Residential Zone**

#### **130.1 General Purpose**

*Bylaw 14750  
December 12, 2007  
Bylaw 16180  
September 10, 2012*

The purpose of this Zone is to provide for small lot Single Detached Housing, serviced by both a Public Roadway and a Lane 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**

##### 1. Limited Group Homes

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

##### 2. Garden Suites

##### 3. Minor Home Based Business

*Bylaw 14750  
December 12, 2007*

##### 4. Secondary Suites

##### 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

##### 2. Group Homes

*Bylaw 15953  
November 13, 2012*

##### 3. Lodging Houses

##### 4. Major Home Based Business

##### 5. Residential Sales Centre

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

##### 6. Urban Outdoor Farms

- 7. Freestanding On-premises Signs
- 8. 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 m<sup>2</sup>;
- 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.
- 3. Maximum Site coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached Housing	35%	17%	47%	47%
b. Single Detached Housing - one Side Setback reduced to zero	38%	17%	53%	53%
c. All other Uses	35%	17%	47%	47%

4.

a. the minimum Front Setback shall be 4.5 m, except that the Front Setback may be less than 4.5 m, 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.

b. Substantially identical floor plans with similar front elevations must be separated by a minimum of one lot unless finishing treatments are substantially different.

5. 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.

b. one Side Setback may be reduced to 0 m 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.

6. 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.

7. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:

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

- a. between a Garden Suite and the associated principal Dwelling on the same site; or
- b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:

i.in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and

ii.in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.

*Bylaw 16488  
July 2, 2013  
Bylaw 17422  
November 16, 2015  
Effective Date: December 1, 2015*

8. A minimum Private Outdoor Amenity Area of 45 m<sup>2</sup> per principal Dwelling shall be designated on the Site plan. Neither the width nor length of the Private Amenity Area shall be less than 4.0 m. The Private Outdoor Amenity Area may be located within a required Yard, other than a Front Yard, and shall be permanently retained as open space, unencumbered by an Accessory Building or future additions.

9. On-site parking shall be located in accordance with the regulations of Section 50 of this Bylaw, and provided in accordance with the following requirements:

- a. 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;

b. Parking Areas shall be developed in accordance with Site Coverage and Setback requirements for Accessory Buildings in accordance with Section 50.3 of this Bylaw; and

c. Parking Areas, Garages and Garage pads must be developed with the following requirements:

i. one Garage or Garage pad shall be clearly demarcated both on the Site and on the plan accompanying any application for a principal building. A hard surface Walkway is required between the Garage or Garage pad and an entry to the Dwelling; or

ii. a Parking Area shall be developed, the dimensions of which shall conform to the off-street parking space requirements of Section 54.2(4) of this Bylaw. The Parking Area shall include an underground electrical power connection with outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Parking Area.

10. 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.

11. 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.

12. 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*

13. 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*

14. Corner Sites shall have flanking side treatments similar to the front elevation.

*Bylaw 16180  
September 10, 2012  
Bylaw 18115  
July 10, 2017  
Effective Date: September 1, 2017*

15. 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 15735  
June 20, 2011  
Bylaw 16488  
July 2, 2013

c. the required Site plan shall also identify the proposed Landscaping and screening for any required Private Outdoor Amenity area which is not provided with external access from a Lane, Side Yard or passageway through a Garage; and

Bylaw 17672  
June 27, 2016

d. 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

16. 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

17. 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

18. Garden Suites shall comply with Section 87 of this Bylaw.

19. Signs shall comply with the regulations found in Schedule 59A.

Bylaw 15953  
November 13, 2012

20. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.

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

22.

21. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

22. Urban Gardens shall comply with Section 98 of this Bylaw.

## 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*

#### **140.1 General Purpose**

The purpose of this Zone is to provide for Single Detached Housing and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four Dwellings under certain conditions, and including Secondary Suites and Garden Suites.

#### **140.2 Permitted Uses**

1. Apartment Housing
2. Duplex Housing

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

3. Garden Suites
4. Limited Group Homes
5. Minor Home Based Business
6. Row Housing
7. Stacked Row Housing
8. Secondary Suites
9. Semi-detached Housing
10. Single Detached Housing

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

11. Urban Gardens
12. Fascia On-premises Signs

#### **140.3 Discretionary Uses**

1. Lodging Houses
2. Child Care Services
3. Fraternity and Sorority Housing
4. Group Homes
5. Major Home Based Business

6. Religious Assembly
7. Residential Sales Centre

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

8. Urban Outdoor Farms
9. Freestanding On-premises Signs
10. Temporary On-premises Signs

#### **140.4 Development Regulations for Permitted and Discretionary Uses**

1. Site regulations for Single Detached Housing:
  - a. the minimum Site area shall be 250.8 m<sup>2</sup>;

*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 m<sup>2</sup>;
    - 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 m<sup>2</sup>;
    - 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.
  4. Site regulations for Row Housing:
    - a. the minimum Site area shall be equal to the sum of:
      - i. 186 m<sup>2</sup> for each end Dwelling, plus
      - ii. 150 m<sup>2</sup> for each internal Dwelling;
    - b. on a non-Corner Site the minimum Site Width shall be equal to the sum of:
      - i. 6.2 m for each end Dwelling, plus
      - ii. 5.0 m for each internal Dwelling;
    - 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.
  5. Site regulations for Apartment Housing and Stacked Row Housing:
    - a. the minimum Site area shall be 750 m<sup>2</sup>;

- b. the minimum Site Width shall be 17.0 m; and
  - c. the minimum Site depth shall be 30.0 m
6. Row Housing shall be located:
- a. on Corner Sites,

*Bylaw 17556  
March 14, 2016*

- b. on Sites Abutting an arterial or service road, or
- c. where a minimum of one Side Lot Line Abuts a Site where a Commercial Use, or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use.

7. Apartment Housing or Stacked Row Housing shall be located:
- a. on Corner Sites,

*Bylaw 17556  
March 14, 2016*

- b. on Sites Abutting an arterial or service road,
- c. where both Side Lot Lines Abut existing Apartment Housing or Stacked Row Housing, or
- d. where a minimum of one Side Lot Line:
  - i. Abuts a Site where a Commercial Use, or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use, or
  - ii. is not separated by a public roadway, including a Lane, more than 10.0 m wide from a Site where a Commercial Use, or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use.

*Bylaw 17116  
April 13, 2015  
Bylaw 18115  
July 10, 2017  
Effective Date: September 1, 2017*

8. Garden Suites shall comply with Section 87 of this Bylaw

*Bylaw 16733  
July 6, 2015*

9. The maximum Height shall not exceed 10.0 m, in accordance with Section 52.

10. 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 m <sup>2</sup> or greater	28%	12%	40%	40%
b. Single Detached				

and Duplex Housing - Site area less than 300 m <sup>2</sup>	28%	14%	42%	42%
c. Semi-detached Housing - Site area 600 m <sup>2</sup> or greater	28%	12%	40%	40%
d. Semi-detached Housing - Site area less than 600 m <sup>2</sup>	28%	14%	42%	42%
e. Row Housing	32%	17%	45%	45%
f. All other Uses	28%	12%	40%	40%

11. The minimum Front Setback shall be 6.0 m.

12. 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.

*Bylaw 17556  
March 14, 2016*

13. 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;
- 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, Row Housing, Stacked Row Housing and Apartment Housing shall provide a minimum interior Side Setback of 3.0 m.

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

14. Separation Space shall be provided between two or more Dwellings or portions thereof on the same Site 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.

15. Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.

*Bylaw 17556  
March 14, 2016*

16. Notwithstanding subsection 47.4 and subsection 47.5 of this Bylaw, on a Corner Site where Row Housing faces the flanking Side Lot Line, Private Outdoor Amenity Area shall be provided as follows:

a. a minimum of 15 m<sup>2</sup> per Dwelling at Grade;

*Bylaw 17727  
August 22, 2016*

b. Private Outdoor Amenity Area may be provided in the Front Yard, provided that the Front Yard does not Abut an arterial road, and is Setback a minimum of 1.0 m from the Front Lot Line. In the case where Private Outdoor Amenity Area is provided in the Front Yard, the Private Outdoor Amenity Area shall be defined either through a decorative Fence, or through landscaped elements such as planters, hedges and hard and soft surface treatments; and

c. the width and length of any Private Outdoor Amenity Area shall not be less than 3.0 m.

*Bylaw 17556  
March 14, 2016*

*Bylaw 17727  
August 22, 2016*

*Bylaw 17556  
March 14, 2016*

17. Notwithstanding Section 44 of this Bylaw, on a Corner Site where Row Housing, Stacked Row Housing, or Apartment 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.

*Bylaw 17556  
March 14, 2016*

18. In addition to the Landscaping regulations of Section 55 of this Bylaw, where new development consists of replacement or infill within areas of existing housing, Landscaping shall be implemented as a component of such new development in order to:

a. replace vegetation removed during construction;

b. reinforce an established Landscaping context in the area;

c. soften edges and transitions between the street and the structure; and

d. for Row Housing, Stacked Row Housing and Apartment Housing screen the portion of the building facing an interior Side Lot Line.

19. The maximum number of Dwellings per Site shall be as follows:

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

a. a maximum of one Single Detached Dwelling per Site, and, where the provisions of this Bylaw are met, up to one Secondary Suite or Garden Suite;

b. where Semi-detached Housing or Duplex Housing are allowed in this Zone, a maximum of two Dwellings per Site shall be allowed; and



c. where Apartment Housing, Stacked Row Housing, or Row Housing are allowed in this Zone, a maximum of four Dwellings per Site shall be allowed.

*Bylaw 17556  
March 14, 2016*

20. Each Dwelling within Semi-detached Housing and Row 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, colour, or other treatments.

*Bylaw 17556  
March 14, 2016*

21. 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 17556  
March 14, 2016*

22. On Corner Sites, where Row Housing, Stacked Row Housing, and Apartment Housing face 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 roof lines, 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.

*Bylaw 17556  
March 14, 2016*

*Bylaw 18115  
July 10, 2017*

*Effective Date: September 1, 2017*

23. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to Grade 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. However, Row Housing and Stacked Row Housing shall orient a minimum of one entrance door or entrance feature towards each adjacent public roadway, other than a Lane. Sliding patio doors shall not serve as the entrance door or entrance feature.

24. Secondary Suites shall comply with Section 86 of this Bylaw.

25. For Lodging Houses, the following regulations shall apply:

- a. no more than four Sleeping Units may be developed, whether or not in combination with a Dwelling;
- b. the minimum Site area shall be 360 m<sup>2</sup> in all cases and the Site area shall be comprised of the aggregate of 200 m<sup>2</sup> for each Sleeping Unit, or for each of the Dwelling and each Sleeping Unit when they are in combination; and
- c. the Development Officer shall exercise discretion with respect to the number of Sleeping Units developed, having regard to the character and density of existing Residential Uses.

26. 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.

27. Signs shall comply with the regulations of Schedule 59A of this Bylaw.

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

28. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

29. 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
3. Limited Group Homes
4. Minor Home Based Business

*Bylaw 14750  
December 12, 2007*

5. Secondary Suites
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

*Bylaw 15036  
February 2, 2009  
Bylaw 16223  
September 10, 2012  
Bylaw 16271  
March 18, 2013*

2. Garden Suites
3. Group Homes

*Bylaw 15953  
November 13, 2012*

4. Lodging Houses
5. Major Home Based Business
6. Religious Assembly

7. Residential Sales Centre

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 m<sup>2</sup>;

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 m<sup>2</sup>;
- 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	
a. Single Detached Housing	28%	12%	40%	

g - Site area 300 m <sup>2</sup> or greater				
b. Single Detached Housing - Site area less than 300 m <sup>2</sup>	28%	14%	42%	
c. Semi-detached and Duplex Housing - Site area 600 m <sup>2</sup> or greater	28%	12%	40%	
d. Semi-detached and Duplex Housing - Site area less than 600 m <sup>2</sup>	32%	17%	45%	
e. All other Uses	28%	12%	40%	

6. The minimum Front Setback shall be established on the following basis:

a. 5.5 m for Single Detached Housing, Semi-detached Housing or Duplex Housing with front or flanking access to required off-street parking space or an attached Garage or a Garage that is an integral part of the Dwelling; and

b. 4.5 m for Single Detached Housing, Semi-detached Housing or Duplex Housing with rear access to required off-street parking space or a Garage, except that:

i. the Front Setback may be less than 4.5 m, 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 Site is provided as per the City of Edmonton Design and Construction Standards.

7. 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.

8. 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

- 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.

Bylaw 17133  
March 16, 2015  
Bylaw 17831  
November 28, 2016

e. Side Setbacks shall be established on the following basis: Notwithstanding Section 50.3.4(b), a Garage or Accessory building or structure may be located not less than 0.6 m from the Side Lot Line, where the vehicle doors of the Garage face a Lane Abutting the Site.

9. On-Site parking shall be located in accordance with Section 50 of this Bylaw. On-Site parking shall be provided by means of one of the following options:

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

- a. on-Site parking may be provided within a Garage or Garden Suite. A mutual Garage may be constructed on the common property line to the satisfaction of the Development Officer;
- b. on-Site parking may be provided by means of a Garage pad. A Garage pad shall not be constructed over a common property line; or
- c. on-Site parking may be provided by means of a Parking Area, the dimensions of which shall conform to the off-street parking space requirements of subsection 54.2(4) of this Bylaw. The Parking Area shall include an underground electrical power connection with outlet on a post approximately 1.0 m in Height, located within 1.0 m of the Parking Area.

A hard surface Walkway is required between the Garage, Garage pad, or Parking Area and an entry to the Dwelling.

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.

11. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:

*Bylaw 18115*

*July 10, 2017*

*Effective Date: September 1, 2017*

a. between a Garden Suite and the associated principal Dwelling on the same Site; or

b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:

i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling; and

ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.

12. Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.

13. 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 Dwellings per Site shall be allowed; and

*Bylaw 18115*

*July 10, 2017*

*Effective Date: September 1, 2017*

b. where Single Detached Housing is developed in this Zone, a maximum of one Dwelling per Site, and, where the provisions of this Bylaw are met, up to one Secondary Suite or Garden Suite shall be allowed.

14. Notwithstanding subsection 150.4(13) of this Bylaw, for Multi-unit Project Development on Sites 750 m<sup>2</sup> or greater, the maximum number of Dwellings shall be 34 Dwellings/hectare.

15. 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.

16. 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*

17. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to Grade 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 .

18. Secondary Suites shall comply with Section 86 of this Bylaw.

19. 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.

20. Signs shall comply with the regulations found in Schedule 59A

*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.



## 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
2. Limited Group Homes
3. Minor Home Based Business
4. Row Housing
5. Secondary Suites
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
2. Group Homes
3. Major Home Based Business
4. Residential Sales Centre

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

7. Urban Outdoor Farms
8. 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.
3. Row Housing shall not exceed five 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:

<b>Table 155.4(6) – Minimum Site Area</b>		
	Primary vehicular access is not from a Lane	Primary vehicular access is from a Lane
(a) Single Detached Housing	247 m <sup>2</sup>	247 m <sup>2</sup>
(b) Semi-detached Housing	221 m <sup>2</sup>	201 m <sup>2</sup>
(c) Row Housing – internal Dwelling	150 m <sup>2</sup>	150 m <sup>2</sup>
(d) Row Housing – end Dwelling	186 m <sup>2</sup>	186 m <sup>2</sup>

*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:

<b>Table 155.4(7) – Minimum Site Area in a Zero Lot Line Development</b>		
	Primary vehicular	Primary vehicular

	access is not from a Lane	access is from a Lane
(a) Single Detached Housing	247 m <sup>2</sup>	247 m <sup>2</sup>
(b) Semi-detached Housing – Dwelling on a Lot with Side Site Setback reduced to 0 m	183 m <sup>2</sup>	165 m <sup>2</sup>
(c) Semi-detached Housing – Dwelling on a Lot Abutting a Lot with Side Site Setback reduced to 0 m	228 m <sup>2</sup>	210 m <sup>2</sup>
(d) Row Housing – internal Dwelling	150 m <sup>2</sup>	150 m <sup>2</sup>
(e) Row Housing – end Dwelling on a Lot with Side Site Setback reduced to 0 m	150 m <sup>2</sup>	150 m <sup>2</sup>

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:

<b>Table 155.4(8) – Minimum Site Width</b>		
	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:

<b>Table 155.4(9) – Minimum Site Width in a Zero Lot Line</b>
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<b>Development</b>		
	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	7.6 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.

12. The Front Setback shall be established on the following basis:

a. a minimum of 4.5 m, where primary vehicular access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be:

i.a minimum of 3.0 m where a Treed Landscaped Boulevard is provided at the front part of the Site; or

b.a minimum of 5.5 m where primary vehicular access to required off-street parking is provided to the front of the Lot, including when a front attached Garage forms an integral part of the Dwelling, except that it shall be:

i.a minimum of 6.0 m where the primary vehicular access is from a private roadway.

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*

<b>Table 155.4(16) – Maximum Site Coverage</b>				
	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 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:

<b>Table 155.4(17) – Maximum Site Coverage in a Zero Lot Line Development</b>				
	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 Lot with Side Site Setback reduced to 0 m	55%	35%	20%	55%
(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 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:

<b>Table 155.4(18) – Minimum Side Setback</b>		
Interior Sites	Corner Sites where the	Corner Sites where the

	principal building faces the Front Lot Line	principal building faces the flanking Side Lot Line
1.2 m	1.2 m for the interior Side Setback	1.2 m for the interior Side Setback
	2.4 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:

- a. 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 no 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*

- a. Where a Site or a Lot within a Zero Lot Line Development has primary vehicular access not from a Lane, the following regulations shall apply:
  - i.a front or side attached Garage shall be provided;
  - ii.two parking spaces per Dwelling that may be in tandem and may include one Garage space shall be provided; and
  - iii.where a driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider the driveway as a second parking space that is in tandem to the parking space.



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 2.75 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 2.75 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 2.75 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*

24. Notwithstanding subsection 54.1(4), 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*

27. Each 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.

30. The following minimum Private Outdoor Amenity Area regulations shall apply:

- a. for Row Housing:
  - i. the Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by any buildings;
  - ii. a maximum of 50% of the required Private Outdoor Amenity Area, including a front veranda, may be located in the Front Setback provided that it is setback a minimum of 1.0 m from the Front Lot Line; and
  - iii. a maximum of 50% of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10 m<sup>2</sup> in area, with neither the width or depth less than 2.0 m.
- b. for all other Uses:
  - i. a minimum Private Outdoor Amenity Area of 45 m<sup>2</sup> per Dwelling shall be designated on the Site Plan;
  - ii. the Private Outdoor Amenity Area shall be located immediately adjacent to, and with direct access from, the Dwelling it is intended to serve;
  - iii. neither the width nor length of the Private Outdoor Amenity Area shall be less than 4.0 m;
  - iv. the Private Outdoor Amenity Area may be located within a required Setback, other than a Front Setback; and
  - v. the Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by any buildings.

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

The purpose of this Zone is to provide for relatively low to medium density housing, generally referred to as Row Housing.

#### 160.2 Permitted Uses

1. Limited Group Homes
2. Minor Home Based Business
3. **Row Housing**, on a Site of 1.4 ha or less
4. **Semi-detached Housing**, on a Site of 1.4 ha or less

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
3. Group Homes

Bylaw 15953  
November 13, 2012

4. Lodging Houses
5. Major Home Based Business
6. Religious Assembly
7. Residential Sales Centre
8. **Row Housing**, on a Site larger than 1.4 ha
9. **Semi-detached Housing**, on a Site larger than 1.4 ha
10. **Secondary Suites**, where developed within a Single Detached Housing form
11. Single Detached Housing

Bylaw 16733  
July 6, 2015

12. **Stacked Row Housing**, provided that each Dwellings has individual access to Grade.

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

13. Urban Outdoor Farms

14. Freestanding On-premises Signs

15. Temporary On-premises Signs

**160.4 Development Regulations for Permitted and Discretionary Uses**

*Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017*

1. Except where modified through the regulations in this Zone:
  - a. Single Detached Housing with rear access parking in this Zone shall be developed in accordance with the provisions of the (RPL) Planned Lot Residential Zone;
  - b. Single Detached Housing with front attached Garages shall be developed in accordance with the provisions of the (RSL) Residential Small Lot Zone; and

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

- c. Semi-detached Housing, Secondary Suites, and Garden Suites in this Zone shall be developed in accordance with the provisions of the (RF4) Semi-detached Housing Zone.

*Bylaw 15735  
June 20, 2011  
Bylaw 16733  
July 6, 2015  
Bylaw 18087  
July 28, 2017*

2. The maximum Density for Multi-unit Project Development shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 3 required resident parking spaces and associated manoeuvring 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 Grade 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;

*Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017*

3. Site Area and Site Dimensions for individual Dwelling shall be in accordance with Table 160.4(3).

<b>Table 160.4(3) Site Area and Site Dimensions</b>			
	Minimum Site Area <sup>1</sup>	Minimum Site Width	Minimum Site Depth <sup>1</sup>
(a) Row Housing internal	150 m <sup>2</sup>	5.0 m	30.0 m

Dwelling			
(b) Row Housing end Dwelling	186 m <sup>2</sup>	6.2 m	30.0 m
(c) Semi-detached Housing, each Dwelling	210 m <sup>2</sup>	6.7 m	30.0 m
(d) Stacked Row Housing Development	740 m <sup>2</sup>	20.0 m	30.0 m
(e) Single Detached Housing with Lane access parking - outside the boundaries of the Mature Neighbourhood Overlay	258 m <sup>2</sup>	8.6 m	30.0 m
(f) Single Detached Housing with Lane access parking - within the boundaries of the Mature Neighbourhood Overlay	270 m <sup>2</sup>	9.0 m	30.0 m
(g) Single Detached Housing with Front attached Garage	312 m <sup>2</sup>	10.4 m	30.0 m

1. Note: Exceptions may apply to Bare Land Condominium Units as part of a Multi-unit Project Development. See Section 160.4(17).

*Bylaw 16733  
July 6, 2015*

4. The maximum Height shall not exceed 10.0 m, in accordance with Section 52.

*Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017*

5. The maximum total Site Coverage shall be:

*Bylaw 16945  
September 22, 2014*

- a. for Multi-unit Project Developments 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%; or

*Bylaw 16945  
September 22, 2014*

- b. for lots not part of a Multi-unit Project Development, maximum Site Coverage shall be in accordance with Table 160.4.(5):

<b>Table 160.4(5) Maximum Site Coverage - Individual Lots</b>			
	Principal Dwelling/building	Accessory building	

(a) Row Housing - internal Dwelling	35%	20%		
(b) Row Housing - end Dwelling	28%	17%		
(c) Row Housing or Semi-detached Housing, or Single Detached Housing - corner Dwelling	28%	15%		
(d) Semi-detached Housing - internal (non Corner) Dwelling	30%	17%		
(e) Stacked Row Housing Development	28%	15%		
(f) Single Detached Housing - not a corner Dwelling	28%	15%		

*Bylaw 15735  
June 20, 2011*

6. The Front Setback shall be established on the following basis:

a. a minimum of 5.5 m, where access to required off-street parking is provided to the rear or flanking part of the Lot except that it shall be:

i. a minimum of 3.0 m where a treed landscaped boulevard is provided;

b. a minimum of 5.5 m where a front attached Garage forms an integral part of the Dwelling, except in the case of a private roadway, the minimum shall be 6.0 m; or

*Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017*

c. notwithstanding 160.4(6) (a) and (b), the Development Officer, having regard for the siting and appearance of adjoining residences and other residences within the block

face, may increase the Front Setback requirement to improve sunlight exposure, views, privacy and to add general interest in the streetscape.

*Bylaw 15735  
June 20, 2011*

7. The minimum Rear Setback shall be 7.5 m, except the Rear Yard may be reduced to 5.5 m where an attached Garage is provided.

*Bylaw 15735  
June 20, 2011*

8. Minimum Side Setbacks shall be provided, on the following basis:

- a. 1.2 m excepting a Side Yard abutting a flanking roadway;
- b. 4.5 m where the Side Yard abuts a flanking public roadway other than a Lane, except that this may be reduced to 3.0 m where:

i. there is a treed landscaped boulevard along the flanking roadway;

ii. the depth of the Side Setback would be consistent with other development on the flanking block face; and

iii. 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 element that would be compatible with adjacent development; or

*Bylaw 16945  
September 22, 2014*

*Bylaw 18083  
August 28, 2017*

*Effective Date: September 1, 2017*

c. in the case of Multi-unit Project Developments, as prescribed in 160.4(15).

9. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:

*Bylaw 15735  
June 20, 2011*

*Bylaw 16945  
September 22, 2014*

*Bylaw 18115  
July 10, 2017*

*Effective Date: September 1, 2017*

- a. between a Garden Suite and the associated principal Dwelling on the same Site; or
- b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:

i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;

ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.

10. Minimum Private Outdoor Amenity Areas shall be provided as follows:

- a. a minimum of 30 m<sup>2</sup> per Dwelling unit, at Grade, shall be provided;



- b. the Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions; and

*Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017*

- c. notwithstanding Sections 46 and 47 of this Bylaw and 160.4(10)(a) above, where a rear attached Garage is provided and where:
  - i. a minimum outdoor communal recreational space of not less than 50 m<sup>2</sup> is provided in accordance with 160.4(11) below, whether or not the development has Frontage on a public roadway and whether or not the development has less than 20 Dwellings; or
  - ii. a public Park is adjacent to the Dwelling or where the Dwelling is not separated from the Park by a roadway, other than a Lane;

*Bylaw 17727  
August 22, 2016  
Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017*

- A. a maximum of 50 percent of the required minimum Private Outdoor Amenity Area may be provided in the Front Yard, provided that the Private Amenity Area is setback a minimum of 1.0 m from the Front Property Line. In this case, this area shall be defined either through a decorative Fence, or through landscaped elements such as hedges;
- B. a maximum of 50 percent of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10 m<sup>2</sup> in area, with neither the width nor the depth less than 2.0 m."

11. Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m<sup>2</sup> of Amenity Area per Dwelling shall be provided as outdoor communal recreational space, and be aggregated into areas of not less than 50 m<sup>2</sup>.

12. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.

13. 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.

14. Where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed:

*Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017*

- a. 24 m, provided that the building does not contain more than four separate Garages, outside of the boundaries of the Mature Neighbourhood Overlay (MNO), unless exempted under subsection 160.4(17)(b) of this Zone; or
- b. 12 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 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:

*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, outdoor 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, 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.

16. 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 18083  
August 28, 2017  
Effective Date: September 1, 2017*

17. Notwithstanding the other regulations in this Zone, 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 160.4(2) of this Zone;
- b. a building containing a 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).

18. Signs shall comply with the regulations found in Schedule 59A.

*Bylaw 15953  
November 13, 2012*

19. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.

*Bylaw 16271  
March 18, 2013*

20. Each Dwelling 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.

21. 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.

22. Row Housing shall not repeat the same architectural features more than six times on a block face.

*Bylaw 17727  
August 22, 2016*

23. Site design for Row Housing developments of six or more attached Dwellings shall include entry transitions such as steps, decorative Fences, gates, hedges, low walls, and planting beds in the Front Yard.

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

24. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access to Grade 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.

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

25. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

26. 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**

The purpose of this Zone is to provide for medium density Row 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**

1. Limited Group Homes
2. Minor Home Based Business
3. Row Housing, except those with a rear attached Garage in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay
4. Semi-detached Housing

*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
2. Group Homes

*Bylaw 15953  
November 13, 2012*

3. Lodging Houses
4. Major Home Based Business
5. Residential Sales Centre
6. Row Housing with a rear attached Garage in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay
7. Stacked Row Housing

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

8. Urban Outdoor Farms
9. Freestanding On-premises Signs
10. Temporary On-premises Signs

**165.4 Development Regulations for Permitted and Discretionary Uses**

1. Density Regulations

- a. In the case of lotted subdivisions on Sites 1,700 m<sup>2</sup> or smaller, Density shall be determined by individual Site Area regulations for individual Dwellings as indicated in Table 165.4(2).
- b. In the case of lotted subdivisions with a Site Area exceeding 1,700 m<sup>2</sup>, and in the case of Multi-unit Project Developments not served by a private roadway, the density shall be a minimum of 35 Dwellings/hectare, to a maximum of 63 Dwellings/hectare.
- c. In the case of Multi-unit Project Developments served by a private roadway, the density shall be a minimum of 30 Dwellings/hectare, to a maximum of 54 Dwellings/ha with a private, shared common roadway.

2. Site Area, Site dimensions, building Height shall be in accordance with Table 165.4(2).

*Bylaw 16733  
July 6, 2015*

<b>Table 165.4(2) Site Area, Site Dimensions Building Height and Building Storeys</b>				
	(i) minimum Site Area <sup>1</sup>	(ii) minimum Site Width	(iii) minimum Site Depth <sup>1</sup>	(iv) maximum building Height
(a) Row Housing internal Dwelling	150 m <sup>2</sup>	5.0 m	30.0 m	12.0 m
(b) Row Housing end Dwelling	186 m <sup>2</sup>	6.2 m	30.0 m	12.0 m
(c) Semi-detached Housing, per Dwelling	210 m <sup>2</sup>	6.7 m	30.0 m	12.0 m
(d) Stacked Row Housing Development	740 m <sup>2</sup>	20.0 m	30.0 m	12.0 m

1. Note: exceptions may apply to Bare Land Condominium Units as part of a Multi-unit Project Development. See Section 165.5.

*Bylaw 15735  
June 20, 2011*

3. Front Setbacks shall be in accordance with Table 165.4(3).

<b>Table 165.4(3) Front Setback Regulations</b>			
	(a) rear Lane access		(b) no rear Lane access
	(i) Treed Landscaped	(ii) No Treed Landscaped	(iii) front attached Garage

	Boulevard	Boulevard	A. public roadway	B. private road
Front Setback, subject to 165.4(4)	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 m minimum 6 m maximum

Bylaw 15735  
June 20, 2011

4. Notwithstanding Table 165.4(3), the Development Officer, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the Front Setback requirement to improve sunlight exposure, views, privacy and to add general interest to the streetscape.

Bylaw 15735  
June 20, 2011

5. Side Setbacks shall be in accordance with Table 165.4(5).

<b>Table 165.4(5) Minimum Side Setback Regulations</b>					
	(i) Side Setback - building up to two Storeys, not to exceed 8.6 m in Height <sup>1</sup>	(ii) Side Setback - building exceeding two Storeys, not to exceed 8.6 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 <sup>1</sup>	(A) Without Treed Landscaped Boulevard	(B) With Treed Landscaped Boulevard, subject to 165.4(6)
(a) Side Setback	1.2 m	2.2 m	3.0 m	4.5 m	3.0 m
(b) Option to (a) above: Side Setback and Stepback option	1.2 m first two Storeys not to exceed 8.6 m in Height	1.2 m first two Storeys up to 8.6 m in Height plus 1.0 m Stepback above two Storeys or exceeding 8.6 m in Height	1.2 m first two Storeys up to 8.6 m in Height plus 1.8 m Stepback above two Storeys or exceeding 8.6 m in Height	4.5 m	3.0 m

1. Note: Increased Setback requirement applies to Multi-unit Project Developments, whether or not the Height exceeds two Storeys, in

accordance with  
160.4(14) of the RF5  
Row Housing Zone

Bylaw 15735  
June 20, 2011

6. Notwithstanding 165.4(5)(a)(ii) in Table 165.4(5), a reduced Side Setback flanking a Public Roadway shall be allowed where:

- a. the depth of the Side Setback would be consistent with other development on the flanking block face; and
- b. 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 element that would be compatible with adjacent development.

Bylaw 15735  
June 20, 2011

7. Rear Setbacks shall be in accordance with Table 165.4(7).

<b>Table 165.4(7) Minimum Rear Setback Regulations</b>				
	(a) Rear Setback	(b) Rear Setback - Corner Lot	(c) Rear Setback with attached rear Garage <sup>1</sup>	(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

1. Notes:

- a. Row Housing with a rear attached Garage: this Use is a Discretionary Development in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay.
- b. Increased Setback requirement applies to Multi-unit Project Developments

, whether or not the Height exceeds two Storeys, in accordance with 160.4(14) of the RF5 Row Housing Zone.

8. Site Coverage shall be in accordance with Table 165.4(8).

<b>Table 165.4(8) Site Coverage Regulations</b>			
<b>Site Coverage - Individual Units</b>			
	(i) Principal Dwelling/ building	(ii) Accessory building	(iii) Principal building with attached Garage or where parking is provided below Grade
(a) Row Housing - internal Dwelling	35%	20%	55%
(b) Row Housing - end Dwelling	28%	17%	45%
(c) Row Housing or Semi-detached Housing - corner Dwelling	28%	15%	40%
(d) Semi-detached Housing - internal (non corner) Dwelling	30%	17%	45%
(e) Stacked Row Housing Development	28%	15%	40%
<b>Site Coverage - Multi-unit Project Developments</b>	<b>Site Coverage for Project Site</b>		
(f) Bare Land Condominium Projects	The Development Officer will calculate Site Coverage for individual Units at the standards indicated in Table 165.4(5)(a) to (e) above.		
(g) Standard Condominium Project (not Bare Land)	The Development Officer will calculate on a project basis: the maximum total shall not exceed 40%, with maximum of 28% for the principal buildings and 15% for Accessory buildings. Where parking is provided in an attached Garage, or parking is provided below Grade, the maximum for the principal building shall be 40%.		

9. On-Site parking shall be accessed from a rear or side Lane only, in accordance with subsection 165.4(10), except as follows:

- 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 in accordance with subsection 165.4(11);
- c. notwithstanding 165.4(9)(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.

10. Where the required off-street parking spaces are located at the rear of any Dwelling the following requirements apply:

*Bylaw 16312  
January 21, 2013*

- 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 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. 24 m, provided that the building does not contain more than four separate Garages, outside of neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay (MNO), unless exempted under subsection 165.5(5) of this Zone;
  - ii. 12 m, provided that the building does not contain more than two separate Garages, in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay (MNO);"
- c. parking area shall be developed in accordance with the following:
  - i. where no Garage is developed, a Hardsurfaced parking area to accommodate required parking to a minimum depth of 4.88 m, and otherwise in accordance with the requirements of subsection 54.2 and Schedule 55.4 of this Bylaw, shall be constructed at the rear of each Lot;
  - ii. Tandem parking shall be allowed in accordance with Section 54.2 Schedule 1, provided that at least one tandem parking space has a minimum depth of 5.5 m;
  - iii. Such hard surface parking area 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 area.

11. Where a front attached Garage is allowed in accordance with subsection 165.4(9)(b), it shall be developed in accordance with the following regulations:

- a. the width of the Garages shall be developed in accordance with Table 165.4(11):

<b>Table 165.4(11) Maximum Front or Side Garage widths</b>	
<b>Width of front of Dwelling at ground-level:</b>	<b>Maximum width front or side attached Garage</b>
(i) $\geq 6.5\text{m} < 8.0\text{ m}$	3.7 m, except that it may be increased, provided that it does not exceed 50 percent of the width of the front of the Dwelling
(ii) $\geq 8.0\text{m} < 9.2\text{ m}$	4.2 m, provided that it does not to exceed 50 percent of the width of the front of the Dwelling
(iii) $\geq 9.2\text{ m}$	6.0 m, provided that it does not to exceed 45 percent of the width of the front of the Dwelling

- b. the Garage may protrude a maximum of 1.5 m beyond the front wall of the Dwelling and a maximum of 1.5 m beyond the front entry, or, where there is a front porch, a maximum of 1.5 m beyond the extent of the front porch;
  - c. in the case of a side attached Garage, the Garage may protrude a maximum of 1.5 m beyond the side wall of the Dwelling;
  - d. the maximum Height of a front or side attached Garage Door shall be 2.45 m.
  - e. front attached Garages must be designed such that the Garage is attached to a shared common wall and includes adjoining shared driveway aprons, unless, in the case of a Row Housing or Stacked Row Housing end unit, the abutting Dwelling already has a driveway shared with another abutting Dwelling;
  - f. driveway widths, including abutting Walkways, shall be no wider than the width of the Garage, and subject to the following additional limitations:
    - i. single wide Garage: the width of the driveway including abutting Walkway where it meets a public or private roadway shall not exceed 3.1 m;
    - ii. double Garage: the width of the driveway including abutting Walkway where it meets a public or private roadway shall not exceed 5.2 m.
12. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that Separation Space shall not be required where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
- a. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;
  - b. in the case of Dwellings on the same Site, the total separation distance between Dwellings is the total of the minimum Side Setback requirements for both Dwellings.
13. Minimum Private Outdoor Amenity Areas, at Grade, directly accessible to each Dwelling, shall be provided in accordance with Section 47 of this Bylaw, and as follows:
- a. Row Housing Dwelling: 30 m<sup>2</sup> per Dwelling;
  - b. Stacked Row Housing Dwelling: 30 m<sup>2</sup> per Dwelling with livable floor space on the first floor; 15 m<sup>2</sup> per Dwelling with all livable floor space contained above the first floor;
  - c. Semi-detached Housing Dwelling: 45 m<sup>2</sup> per Dwelling;
  - d. the Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions;
  - e. notwithstanding the above and Sections 46 and 47 of this Bylaw, in the case of a Row Housing Dwelling with a rear attached Garage:

*Bylaw 17727  
August 22, 2016*

- i. a maximum of 50 percent of the required Private Outdoor Amenity Area may be located within the Front Yard, including a front veranda, provided that it is setback a minimum of 1.0 m from the Front Property Line. In this case, this area shall be defined either through a decorative Fence, or through landscaped elements such as planters, hedges and hard and soft surface treatments;

- ii.a maximum of 50 percent of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10 m<sup>2</sup> in area, with neither the width nor the depth less than 2.0 m.

14. Site Landscaping shall be developed in accordance with the following:

- a. Row Housing, Stacked Row Housing attached horizontally (front to back as well as to the side) and Semi-detached Housing: one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard of each Dwelling, except where the Front Yard is 4.5 m or less, and a Treed Landscaped Boulevard is provided in accordance with Table 165.4(3), the tree may be placed within the rear or Side Yard, rather than the Front yard;
- b. Stacked Row Housing attached vertically (two deep, where Dwellings are placed over others): one deciduous tree or one coniferous tree, and two shrubs shall be required for each 6 m of linear Site Frontage, except where the Front Yard is 4.5 m or less, and a Treed Landscaped Boulevard is provided in accordance with Table 165.4(3), the trees may be placed within the rear or Side Yard, as applicable, rather than the Front yard;

*Bylaw 17672  
June 27, 2016*

- c. all applications for a Development Permit shall include a Landscape Plan in accordance with the requirements of Section 55.4 of this Bylaw that identifies the location, species and size of Landscaping required in subsection 165.4(14)(a) or (b) as applicable; and
- d. all required Landscaping shall comply with the relevant requirements of Section 55 of this Bylaw.

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

15. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

16. Urban Gardens shall comply with Section 98 of this Bylaw.

### **165.5 Multi-unit Project Development Regulations**

Where a Multi-unit Project Development is proposed within this Zone, it must adhere to all the regulations in the following subsection, as well as all other regulations within this Zone, unless exempted within this subsection, as follows.

- 1. All Dwellings must front onto a public roadway.
- 2. Notwithstanding Table 165.4(2), the minimum Site Area for individual Bare Land Condominium Units may be reduced, provided that the Multi-unit Project Development complies with the density regulations contained in subsection 165.4(1) of this Zone.
- 3. Notwithstanding Table 165.4(2), the minimum Site Depth may be reduced to not less than 22.5 m for Bare Land Condominium Units.

*Bylaw 15735  
June 20, 2011*

- 4. Notwithstanding the Setback 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, any increased Setback requirements in subsection 160.4(14) of the RF5 Zone shall apply.

*Bylaw 17727  
August 22, 2016*

5. 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, a solid screen Fence, a minimum of 1.83 m in Height, shall be installed along all shared property lines, except for common flanking Front Yard boundaries.

6. Notwithstanding Section 165.4(10)(b)(i), a building containing rear detached Garages may exceed the maximum width and total number of Garages specified outside of the boundaries of the Mature Neighbourhood Overlay (MNO).

7. Notwithstanding Section 165.4(14), the Landscape Plan shall address the entire Multi-unit Site Project Development, including individual Bare Land Condominium Units and common areas in accordance with the regulations of Section 55 of this Bylaw.

### **165.6 Additional Regulations for Specific Uses**

1. Row Housing, Stacked Row Housing and Semi-detached Housing shall be developed in accordance with the following regulations:

a. each Dwelling shall have individual front door access to a public roadway, except in the case of Stacked Row Housing access to Dwellings above the first Storey may be shared by two Dwellings;

b. each 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.

2. Row Housing and Stacked Row Housing shall be developed in accordance with the following regulations:

a. the maximum width of the front façade of a building containing Row Housing shall be 48 m, with no more than eight attached Dwellings along any one block face;

b. the maximum width of the frontage of the front façade of a building containing Stacked Row Housing shall be 48 m;

c. a generally similar unit form and design shall not be repeated more than six times on a block face;

d. 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;

- e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development;
  - f. 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. Semi-detached Housing shall be developed in accordance with the following regulations:
- a. Dwellings within a single building may include symmetrical and asymmetrical designs, provided that a consistent architectural style applies to both Dwellings;
  - b. where there are more than two buildings along a block face, design elements such as varied roof lines, articulation of building facades, and variations of window and door treatments shall be employed so as to prevent more than two identical building facades.
4. Signs shall comply with the regulations found in Schedule 59A.

*Bylaw 15953  
November 13, 2012*

5. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.

## Edmonton Zoning Bylaw 12800

### **170 (RF6) Medium Density Multiple Family Zone**

#### **170.1 General Purpose**

*Bylaw 16733  
July 6, 2015*

The purpose of this Zone is to provide for medium density housing, where some units may not be at Grade.

#### **170.2 Permitted Uses**

1. Limited Group Homes
2. Minor Home Based Business
3. Stacked Row Housing, including Row Housing, Semi-detached Housing and Duplex Housing, on a Site 1.4 ha or less

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

4. Urban Gardens
5. Fascia On-premises Signs

#### **170.3 Discretionary Uses**

1. Child Care Services
2. 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*

3. Garden Suites
4. Group Homes

*Bylaw 15953  
November 13, 2012*

5. Lodging Houses
6. Major Home Based Business

*Bylaw 17831  
November 28, 2016*

7. Personal Service Shops and Convenience Retail Stores, when designed as an integral and secondary component of a residential development
8. Religious Assembly
9. Residential Sales Centre
10. Secondary Suites, where developed within a Single Detached House
11. Single Detached Housing

12. Stacked Row Housing including Row Housing, Semi-detached Housing and Duplex Housing on a Site larger than 1.4 ha

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

13. Urban Outdoor Farms

14. Freestanding On-premises Signs

15. 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.

2. The maximum Density shall be 80 Dwellings/ha; provided that this shall be increased by one Dwelling/ha for every 3 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 Grade 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.

*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*

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%.

*Bylaw 15735*

*June 20, 2011*

5. The minimum Front Setback shall be 6.0 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.

9. Minimum Private Outdoor Amenity Area of 30m<sup>2</sup> per Dwelling for Dwellings any part of which is contained in the lowest Storey, and 15m<sup>2</sup> per Dwelling for Dwellings no part of which is contained in the lowest Storey shall be provided.

10. Except for developments where all Dwellings have Frontage on a public roadway, or those that contain less than 20 Dwellings, a minimum of 2.5 m<sup>2</sup> of Amenity Area per Dwelling shall be provided and be developed as communal recreational space and be aggregated into areas of not less than 50 m<sup>2</sup>.

Bylaw 16126

June 18, 2012

11. Dwellings shall be Family Oriented, in accordance with the requirements of the definition within this Bylaw.

Bylaw 15359

March 23, 2010

Bylaw 16733

July 6, 2015

Bylaw 17062

July 9, 2015

12. 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..

13. Signs shall comply with the regulations found in Schedule 59A.

*Bylaw 15953  
November 13, 2012*

14. Fraternity and Sorority Housing, Limited Group Homes, Group Homes and Lodging Houses shall comply with Section 96 of this Bylaw.

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

15. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

16. 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 m<sup>2</sup>; 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.

## **200 Residential Zones**

### **Edmonton Zoning Bylaw 12800**

#### **210 (RA7) Low Rise Apartment Zone**

##### **210.1 General Purpose**

To provide a Zone for Low Rise Apartments.

##### **210.2 Permitted Uses**

*Bylaw 15998  
August 27, 2012*

###### **1. Apartment Housing**

*Bylaw 15953  
November 13, 2012*

###### **2. Group Homes**

*Bylaw 15953  
November 13, 2012*

###### **3. Limited Group Homes**

*Bylaw 15953  
November 13, 2012*

###### **4. Lodging Houses**

###### **5. Minor Home Based Business**

###### **6. Row Housing**

###### **7. Stacked Row Housing**

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

###### **8. Urban Gardens**

###### **9. Fascia On-premises Signs**

###### **10. Projecting On-premises Signs**

##### **210.3 Discretionary Uses**

*Bylaw 15998  
August 27, 2012*

###### **1. Child Care Services**

###### **2. Convenience Retail Stores**

###### **3. Conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office Support Services**

###### **4. Duplex Housing**

###### **5. Fraternity and Sorority Housing**

*Bylaw 15036  
February 2, 2009*

6. Garden Suites

Bylaw 15953  
November 13, 2012

- 7. Health Services
- 8. Major Home Based Business
- 9. Personal Service Shops
- 10. Religious Assembly
- 11. Residential Sales Centre
- 12. Secondary Suites
- 13. Semi-detached Housing
- 14. Single Detached Housing

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

- 15. Urban Outdoor Farms
- 16. Freestanding On-premises Signs
- 17. Temporary On-premises Signs

**210.4 Development Regulations for Permitted and Discretionary Uses**

Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017

- 1. Notwithstanding the other regulations of this Zone, Single Detached Housing, Semi-detached Housing, Duplex Housing, Secondary Suites, and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.
- 2. The maximum Density shall be 125 Dwellings/ha.
- 3. The minimum Site Area shall be 800 m2.
- 4. The minimum Site Width shall be 20.0 m.

Bylaw 13117  
July 8, 2002  
Bylaw 16733  
July 6, 2015

- 4. 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.
- 5. 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

- 6. The minimum Front Setback shall be 6.0 m.

Bylaw 15735  
June 20, 2011

7. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735  
June 20, 2011*

8. 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.

*Bylaw 14750  
December 12, 2007  
Bylaw 15036  
February 2, 2009  
Bylaw 15998  
August 27, 2012  
Bylaw 18115  
July 10, 2017  
Effective Date: September 1, 2017*

9. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:

- a. between a Garden Suite and the associated principal Dwelling on the same Site; or
- b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:

- i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;
- ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.

10. A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided.

*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  
Bylaw 16733  
July 6, 2015*

a. a minimum Setback of 7.5 m shall be required except that:

*Bylaw 17062  
July 9, 2015*

- i. where a building exceeds 10.0 m in Height, the portion of the building exceeding the said Height shall have a minimum 10.0 m Stepback from the property line;
- ii. the Development Officer may reduce this Setback to a minimum of 1.0 m per Storey or partial Storey only where the proposed façade is a flanking or end wall, and an acceptable landscaped buffer is provided. In no case, shall the Setback be less than 3.0 m, nor shall the Setback be reduced where the proposed building abuts the south property line of a neighbouring site;
- iii. where a Stepback is provided, it shall be a minimum of 2.5 m;

- b. The Development Officer may reduce the minimum Stepback where:
  - i. a sun shadow study, prepared by a qualified, registered Professional Engineer or Architect, demonstrates the shadow impact is minimal, using March 21 and September 21 as the benchmark; or
  - ii. variations in Setbacks and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, and provide architectural interest, complimentary to the surrounding development;
- c. 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*

- d. a solid screen Fence, 1.83 m in Height, shall be installed, except along common flanking Front Yard boundaries;
- e. 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;
- f. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and
- g. 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 59B.

*Bylaw 15998  
August 27, 2012  
Bylaw 15953  
November 13, 2012*

13. Apartment Housing, Group Homes, Lodging Houses, Row Housing and Stacked Row Housing shall be located on Sites of 1.4 ha or less. The Development Officer may exercise discretion in those cases in which Apartment Housing, Boarding and Lodging Houses, Row Housing and Stacked Row Housing would be located on Sites greater than 1.4 ha, having regard for Site design, building massing and scale.

*Bylaw 15953  
November 13, 2012*

14. Apartment Housing, Group Homes, Lodging Houses, Row Housing and Stacked Row Housing shall not isolate another Site within this Zone of less than 800 m<sup>2</sup>. The Development Officer may exercise discretion in those cases which would isolate another Site within this Zone of less than 800 m<sup>2</sup>, having regard to the location, age and nature of the Use or Uses on the Site that would be isolated.

*Bylaw 15953  
November 13, 2012*

15. Fraternity and Sorority Housing, Limited Group Homes, Group Homes and Lodging Houses shall comply with Section 96 of this Bylaw.

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

16. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

17. Urban Gardens shall comply with Section 98 of this Bylaw.

### **210.5 Additional Development Regulations for Discretionary Uses**

*Bylaw 15998*

*August 27, 2012*

1. The following regulations shall apply to Personal Service Shops, Convenience Retail Stores and Health Services:
  - a. the total Floor Area of these Uses on any Site shall not exceed 275 m<sup>2</sup>; 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.
2. Conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office Support Services shall be in accordance with Section 77 of this Bylaw.

## Edmonton Zoning Bylaw 12800

### **220 (RA8) Medium Rise Apartment Zone**

#### **220.1 General Purpose**

The purpose of this Zone is to provide for Medium Rise Apartments.

#### **220.2 Permitted Uses**

*Bylaw 15787  
June 20, 2011*

##### 1. Apartment Housing

*Bylaw 15787  
June 20, 2011  
Bylaw 15953  
November 13, 2012*

##### 2. Group Homes

*Bylaw 15953  
November 13, 2012*

##### 3. Limited Group Homes

*Bylaw 15953  
November 13, 2012*

##### 4. Lodging Houses

##### 5. Minor Home Based Business

*Bylaw 15787  
June 20, 2011*

##### 6. Row Housing

##### 7. Stacked Row Housing, excluding Semi-detached and Duplex Housing

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

##### 8. Urban Gardens

##### 9. Fascia On-premises Signs

##### 10. Projecting On-premises Signs

#### **220.3 Discretionary Uses**

*Bylaw 15787  
June 20, 2011*

##### 1. Child Care Services

##### 2. Conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office and Support Services

*Bylaw 15787  
June 20, 2011*

##### 3. Convenience Retail Stores

##### 4. Fraternity and Sorority Housing

Bylaw 15036  
February 2, 2009

5. Garden Suites

Bylaw 15953  
November 13, 2012

6. Major Home Based Business

Bylaw 15787  
June 20, 2011

7. Personal Service Shops

8. Religious Assembly

9. Residential Sales Centre

Bylaw 15787  
June 20, 2011

10. Secondary Suites

11. Single Detached, Semi-detached and Duplex Housing

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

12. Urban Outdoor Farms

13. Freestanding On-premises Signs

14. Temporary On-premises Signs

**220.4 Development Regulations for Permitted and Discretionary Uses**

Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017

1. Notwithstanding the other regulations of this Zone, Single Detached Housing, Semi-detached Housing, Duplex Housing, Secondary Suites, and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.

Bylaw 15787  
June 20, 2011

2. The maximum Density shall be 224 Dwellings/ha.

3. The minimum Site Area shall be 800 m<sup>2</sup>.

4. The minimum Site Width shall be 20.0 m.

Bylaw 15787  
June 20, 2011

5. The maximum Floor Area Ratio shall be 2.5.

6. The maximum Site coverage shall be 50%.

Bylaw 16733  
July 6, 2015

7. The maximum Height shall not exceed 23.0 m, in accordance with Section 52.

Bylaw 15735  
June 20, 2011



8. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735  
June 20, 2011*

9. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735  
June 20, 2011*

10. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, up to a maximum of 4.5 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.

*Bylaw 14750  
December 12, 2007  
Bylaw 15036  
February 2, 2009  
Bylaw 15787  
June 20, 2011  
Bylaw 18115  
July 10, 2017  
Effective Date: September 1, 2017*

11. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required:

- a. between a Garden Suite and the associated principal Dwelling on the same Site; or
- b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:
  - i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;
  - ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.

12. A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided.

*Bylaw 15787  
June 20, 2011*

13. Apartment Housing, Row Housing and Stacked Row Housing shall be located on Sites of 1.0 ha or less. The Development Officer may exercise discretion in those cases in which Apartment Housing, Row Housing and Stacked Row Housing would be located on Sites greater than 1.0 ha, having regard for Site design, building massing and scale.

*Bylaw 15953  
November 13, 2012*

14. Apartment Housing, Lodging Houses, Row Housing and Stacked Row Housing shall not isolate another Site within this Zone of less than 800 m<sup>2</sup>. The Development Officer may exercise discretion in those cases which would isolate another Site within this Zone of less than 800 m<sup>2</sup>, having regard to the location, age and nature of the Use or Uses on the Site that would be isolated.

*Bylaw 15359  
March 23, 2010  
Bylaw 16733  
July 6, 2015*

*Bylaw 17062  
July 9, 2015*

15. 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  
Bylaw 16733  
July 6, 2015*

a. a minimum Setback of 7.5 m shall be required except that:

*Bylaw 17062  
July 9, 2015*

- i. where a building exceeds 10.0 m in Height, the portion of the building exceeding the said Height shall have a minimum 10.0 m Stepback from the property line;
- ii. the Development Officer may reduce this Setback to a minimum of 1.0 m per Storey or partial Storey only where the proposed façade is a flanking or end wall, and an acceptable landscaped buffer is provided. In no case, shall the Setback be less than 3.0 m, nor shall the Setback be reduced, where the proposed building abuts the south property line of a neighbouring site;
- iii. where a Stepback is provided, it shall be a minimum of 2.5 m;

b. The Development Officer may reduce the minimum Stepback where:

- i. a sun shadow study, prepared by a qualified, registered Professional Engineer or Architect, demonstrates the shadow impact is minimal, using March 21 and September 21 as the benchmark; or
- ii. variations in Yards and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, and provide architectural interest, complimentary to the surrounding development;
- c. 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*

d. a solid screen Fence, 1.83 m in Height, shall be installed, except along common flanking Front Yard boundaries;

e. 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;

f. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and

g. 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.

16. Signs shall comply with the regulations found in Schedule 59B.

*Bylaw 15953*

November 13, 2012

17. Fraternity and Sorority Housing, Limited Group Homes, Group Homes and Lodging Houses shall comply with Section 96 of this Bylaw.

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.

Bylaw 17831

November 28, 2016

20. The Development Officer may exercise discretion in considering Apartment Housing or Lodging Houses, which would isolate another Site within this Zone that is less than 800 m<sup>2</sup>, having regard to the location, age and nature of the Use or Uses on the Site that would be isolated.

## **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.

## **220.6 Additional Development Regulations for Discretionary Uses**

1. The following regulations shall apply to Personal Service Shops and Convenience Retail Stores:

- a. the total Floor Area of these Uses on any Site shall not exceed 275 m<sup>2</sup> ;
- b. 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.

Bylaw 17831

November 28, 2016

Bylaw 15787

June 20, 2011

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

2. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

## **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;
  - c. the total length of any building façade shall be limited to 48.0 m.

## Edmonton Zoning Bylaw 12800

### 230 (RA9) High Rise Apartment Zone

#### 230.1 General Purpose

*Bylaw 16733  
July 6, 2015*

The purpose of this Zone is to provide for High Rise Apartment buildings.

#### 230.2 Permitted Uses

*Bylaw 15953  
November 13, 2012*

1. Apartment Housing on a Site of 1.0 ha or less, that does not isolate another Site within this Zone of less than 800 m<sup>2</sup>
2. Group Homes, on a site that does not isolate another site within this Zone of less than 800 m<sup>2</sup>
3. Limited Group Homes
4. Lodging Houses, on a site that does not isolate another site within this Zone of less than 800 m<sup>2</sup>
5. Minor Home Based Business
6. Stacked Row Housing including Row Housing but excluding Semi-detached and Duplex Housing, on a Site of 1.0 ha or less, which does not isolate another Site within this Zone of less than 800 m<sup>2</sup>

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

7. Urban Gardens
8. Fascia On-premises Signs
9. Projecting On-premises Signs

#### 230.3 Discretionary Uses

1. Apartment Housing, on a Site larger than 1.0 ha
2. Apartment Hotels
3. A Permitted Use listed in this Zone, the Site of which isolates another Site within this Zone of less than 800 m<sup>2</sup>
4. Child Care Services
5. Conversion of Single Detached, Semi-detached or Duplex Dwellings to Professional, Financial and Office Support Services
6. Convenience Retail Stores
7. Fraternity and Sorority Housing

*Bylaw 15036  
February 2, 2009*

## 8. Garden Suites

*Bylaw 15953  
November 13, 2012*

- 9. Health Services
- 10. Major Home Based Business
- 11. Personal Service Shops
- 12. Private Clubs

*Bylaw 13228  
December 5, 2002*

- 13. Professional, Financial and Office Support Services
- 14. Religious Assembly
- 15. Residential Sales Centre
- 16. Secondary Suites, where developed within a Single Detached Housing form
- 17. Single Detached Housing, Semi-detached and Duplex Housing

*Bylaw 17831  
November 28, 2016*

- 18. Specialty Food Services, for less than maximum seating of 40 occupants and 48 m<sup>2</sup> of Public Space
- 19. Stacked Row Housing, including Row Housing, on a Site larger than 1.0 ha

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

- 20. Urban Outdoor Farms
- 21. Freestanding On-premises Signs
- 22. Temporary On-premises Signs

### **230.4 Development Regulations for Permitted and Discretionary Uses**

*Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017*

1. Notwithstanding the other regulations of this Zone, Single Detached Housing, Semi-detached Housing, Duplex Housing, Secondary Suites, and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.
2. The maximum Density shall be:
  - a. 225 Dwellings/ha for any Site less than 1 350 m<sup>2</sup>; or
  - b. 325 Dwellings/ha for any Site of 1 350 m<sup>2</sup> or greater; and
  - c. 125 Dwellings/ha for any Site less than 885 m<sup>2</sup>.
3. The minimum Site Area shall be 800 m<sup>2</sup>.
4. 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. Any application for a development proposed to exceed 3.0 F.A.R. shall be a Class B Development.

*Bylaw 16733  
July 6, 2015  
Bylaw 17062  
July 9, 2015*

5. The maximum building Height shall be 45.0 m, except that the Development Officer may use their variance power to increase this maximum for developments with individual Dwellings ceiling Heights over 2.75 m, and that comply with the density provisions of this Section. Any application for a development proposed to exceed 45.0 m in Height shall be processed as a Class B Development.

*Bylaw 15735  
June 20, 2011*

6. The minimum Front Setback shall be 6.0 m.

*Bylaw 15735  
June 20, 2011*

7. The minimum Rear Setback shall be 7.5 m.

*Bylaw 15735  
June 20, 2011*

8. The minimum Side Setback shall be 1.0 m for each Storey or partial Storey, up to a maximum of 7.5 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 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*

9. 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.

10. A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided.

11. Signs shall comply with the regulations found in Schedule 59B.

*Bylaw 15953  
November 13, 2012*

12. Fraternity and Sorority Housing, Limited Group Homes, Group Homes and Lodging Houses shall comply with Section 96 of this Bylaw.

*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.

### **230.5 Additional Development Regulations for Discretionary Uses**

1. Personal Service Shops, Convenience Retail Stores, Professional Financial and Office Support Services, Health Services and Specialty Food Services

shall not be in any freestanding structure separate from a structure containing Residential Uses, and shall not be developed above the lowest Storey, except in the case of the Conversion of Dwellings.

*Bylaw 15953  
November 13, 2012  
Bylaw 17831  
November 28, 2016*

2. The Development Officer may exercise discretion in considering Apartment Housing or Lodging Houses, which would isolate another Site within this Zone that is less than 800 m<sup>2</sup> having regard to the location, age, and nature of the Use or Uses on the Site that would be isolated.



## **Edmonton Zoning Bylaw 12800**

### **240 (RR) Rural Residential Zone**

#### **240.1 General Purpose**

The purpose of this Zone is to provide for Single Detached Residential development of a permanent nature in a rural setting, generally without the provision of the full range of urban utility services. The RR Zone is intended to regulate rural residential development within existing rural residential subdivisions that existed prior to the passage of this Bylaw, and is not intended to facilitate future rural residential development and subdivision, which is contrary to the Municipal Development Plan.

#### **240.2 Permitted Uses**

*Bylaw 18115*

*July 10, 2017*

*Effective Date: September 1, 2017*

1. Garden Suites
2. Limited Group Homes
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
2. Group Homes

*Bylaw 15953*

*November 13, 2012*

3. Lodging Houses
4. Major Home Based Business
5. Recreational Acreage Farms
6. Small Animal Breeding and Boarding Establishments

*Bylaw 17527*

*February 17, 2016*

7. Urban Outdoor Farms
8. Veterinary Services

9. Temporary On-premises Signs
10. 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.
3. The minimum Mean Width shall be 30.5 m.

*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 15953  
November 13, 2012*

2. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.

*Bylaw 17527  
February 17, 2016*

3. 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

1. Limited Group Homes
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

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

5. Urban Outdoor Farms
6. Freestanding On-premises Signs
7. 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 m<sup>2</sup>;
  - 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.

## **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
5. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

6. Urban Gardens
7. Fascia On-premises Signs
8. Freestanding On-premises Signs
9. Projecting On-premises Signs
10. Temporary On-premises Signs

##### **310.3 Discretionary Uses**

1. Apartment Housing
2. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m<sup>2</sup> of Public Space

*Bylaw 18171*

*September 11, 2017*

3. Breweries, Wineries and Distilleries
4. Child Care Services
5. Commercial Schools

*Bylaw 16224*

*September 10, 2012*

6. Creation and Production Establishments
7. Drive-in Food Services
8. Gas Bars
9. General Retail Stores

10. Individual business premises for a Permitted Use having a Floor Area greater than 275 m<sup>2</sup>

11. Indoor Participant Recreation Services

*Bylaw 16224  
September 10, 2012*

12. Live Work Units

*Bylaw 16224  
September 10, 2012*

13. Major Home Based Business

14. Minor Amusement Establishments

15. Minor Home Based Business

16. Minor Service Stations

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 m<sup>2</sup> of Public Space

*Bylaw 16224  
September 10, 2012  
Bylaw 17831  
November 28, 2016*

22. Secondhand Stores with a Floor Area less than 275m<sup>2</sup>

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 m<sup>2</sup>.
2. The maximum Floor Area of any individual business premises for a Discretionary Use shall not exceed 1 000 m<sup>2</sup>, except that a grocery store or supermarket may be permitted a Floor Area of up to 2 500 m<sup>2</sup>.
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**

1. The following regulations shall apply to Apartment Housing developments:
  - a. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;

*Bylaw 16733  
July 6, 2015*

- b. the housing component shall have access at Grade, which is separate from the access for the commercial premises; and
  - c. if a development contains two or more Dwellings, a minimum of 7.5 m<sup>2</sup> of Amenity Area is required per Dwelling, in accordance with the provisions of Section 46 of this Bylaw.
2. The following regulations shall apply to Rapid Drive-through Vehicle Services developments:
  - . the total number of bays shall not exceed one for any given Site; and
  - a. 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 m<sup>2</sup> of Public Space
2. Business Support Services
3. Child Care Services
4. Commercial Schools
5. Convenience Retail Stores
6. Drive-in Food Services
7. Gas Bars
8. General Retail Stores
9. Government Services
10. Health Services
11. Indoor Participant Recreation Services
12. Major Alcohol Sales, on a Site of 2 ha or larger
13. Major Amusement Establishments, on a Site of 2 ha or larger
14. Minor Alcohol Sales, on a Site of 2 ha or larger
15. Minor Amusement Establishments
16. Minor Service Stations
17. Nightclubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space, on a Site 2 ha or larger
18. Personal Service Shops
19. Professional, Financial and Office Support Services
20. Public Libraries and Cultural Exhibits
21. Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
22. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
23. Spectator Entertainment Establishments

*Bylaw 17901  
March 6, 2017*

24. Urban Gardens
25. Fascia On-premises Signs
26. Freestanding On-premises Signs
27. Projecting On-premises Signs
28. Temporary On-premises Signs

### **320.3 Discretionary Uses**

1. Apartment Housing
2. Apartment Hotels
3. Automotive and Equipment Repair Shops, on a Site of 2 ha or larger
4. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, on a Site 2 ha or larger

*Bylaw 18171  
September 11, 2017*

5. Breweries, Wineries and Distilleries
6. Carnivals

*Bylaw 16224  
September 10, 2012*

7. Creation and Production Establishments

*Bylaw 13117  
July 8, 2002*

8. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
9. Flea Markets
10. Hotels

*Bylaw 16224  
September 10, 2012*

11. Live Work Units
12. Major Alcohol Sales, on a Site of less than 2 ha
13. Major Amusement Establishments, on a Site of less than 2 ha

*Bylaw 16224  
September 10, 2012*

14. Major Home Based Business

*Bylaw 16224  
September 10, 2012*

15. Media Studios
16. Minor Alcohol Sales, on a Site of less than 2 ha

*Bylaw 16224  
September 10, 2012*

17. Minor Home Based Business
18. Mobile Catering Food Services

- 19. Nightclubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space, on a site 2 ha or smaller
- 20. Nightclubs, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, on a site 2 ha or larger
- 21. Private Clubs
- 22. Rapid Drive-through Vehicle Services
- 23. Recycled Materials Drop-off Centres
- 24. Religious Assembly
- 25. Residential Sales Centre
- 26. Restaurants, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, on a Site 2 ha or larger

*Bylaw 16224  
September 10, 2012*

- 27. Secondhand Stores
- 28. Specialty Food Services, for more than 100 occupants and 120 m<sup>2</sup> of Public Space
- 29. Warehouse Sales

*Bylaw 17901  
March 6, 2017*

### 30. Urban Indoor Farms

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

- 31. Urban Outdoor Farms
- 32. Veterinary Services
- 33. Fascia Off-premises Signs
- 34. Freestanding Off-premises Signs

*Bylaw 15892  
October 11, 2011*

### 35. Major Digital Signs

*Bylaw 15892  
October 11, 2011*

### 36. Minor Digital Off-premises Signs

*Bylaw 15892  
October 11, 2011*

### 37. Minor Digital On-premises Signs

*Bylaw 15892  
October 11, 2011*

### 38. Minor Digital On-premises Off-premises Signs

### 39. Roof On-premises Signs

*Bylaw 16313  
January 21, 2013*

### 40. 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*

4. In addition to the minimum Setback required by clause (3) above, a minimum Setback of 15.0 m shall be required for all buildings, structures and Accessory Parking Garages other than at Grade parking lots where a Site abuts a Site zoned residential. 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**

1. Apartment Housing shall be permitted only above the office or retail component of a shopping centre. Where a development contains two or more Dwellings, a minimum of 7.5 m<sup>2</sup> of Amenity Area per Dwelling is required in

accordance with the provisions of Section 46 of this Bylaw. The 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*

2. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

## Edmonton Zoning Bylaw 12800

### **330 (CB1) Low Intensity Business Zone**

#### **330.1 General Purpose**

The purpose of this Zone is to provide for low intensity commercial, office and service 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 m<sup>2</sup> of Public Space.
2. Business Support Services
3. Commercial Schools
4. Convenience Retail Stores
5. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
6. General Retail Stores, up to a maximum Floor Area of 1 000 m<sup>2</sup>
7. Health Services
8. Household Repair Services
9. Minor Amusement Establishments
10. Personal Service Shops
11. Professional, Financial and Office Support Services

*Bylaw 16224  
September 10, 2012*

12. Public Libraries and Cultural Exhibits
13. Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
14. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space

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

15. Urban Gardens
16. Veterinary Services
17. Fascia On-premises Signs
18. Freestanding On-premises Signs
19. Projecting On-premises Signs
20. Temporary On-premises Signs

#### **330.3 Discretionary Uses**

1. Apartment Housing



2. Auctioneering Establishments, provided that all goods and equipment to be auctioned are stored and displayed within an enclosed building
3. Automotive and Minor Recreation Vehicle Sales/Rentals
4. [Bars and Neighbourhood Pubs](#), for more than 200 occupants and 240 m<sup>2</sup> of Public Space, provided the Site is not adjacent to or across the Lane from a Site zoned residential

*Bylaw 18171  
September 11, 2017*

5. Breweries, Wineries and Distilleries
6. Child Care Services
7. Convenience Vehicle Rentals

*Bylaw 16224  
September 10, 2012*

8. Creation and Production Establishments
9. Drive-in Food Services
10. Funeral, Cremation and Interment Services
11. Gas Bars
12. General Retail Stores with a Floor Area greater than 1 000 m<sup>2</sup>

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

13. Greenhouses, Plant Nurseries and Garden Centres
14. Hotels
15. Indoor Participant Recreation Services
16. Limited Contractor Services

*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
21. Minor Alcohol Sales

*Bylaw 16224  
September 10, 2012*

22. Minor Home Based Business
23. Minor Service Stations
24. Mobile Catering Food Services

25. Nightclubs, but not to exceed 200 occupants and 240 m<sup>2</sup> of Public Space, if the site is adjacent to or across a lane from a Site zoned residential

26. Non-accessory Parking

*Bylaw 16224  
September 10, 2012*

27. Pawn Stores

28. Private Clubs

29. Rapid Drive-through Vehicle Services

30. Recycling Depots, within an enclosed building

31. Recycled Materials Drop-off Centres

32. Residential Sales Centres

33. Restaurants, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, provided the Site is not adjacent to or across the Lane from a Site zoned residential

*Bylaw 16224  
September 10, 2012*

34. Secondhand Stores

35. Spectator Entertainment Establishments

*Bylaw 17831  
November 28, 2016*

36. Specialty Food Services

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

37. Urban Indoor Farms

38. Urban Outdoor Farms

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 Off-premises Signs

46. Roof On-premises Signs

*Bylaw 16313*

January 21, 2013

#### 47. Temporary Off-premises Signs

### 330.4 Development Regulations for Permitted and Discretionary Uses

1. The maximum Floor Area for a Permitted Use shall be 2500 m<sup>2</sup>; 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 m<sup>2</sup> 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:
  - . 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;
  - a. 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
  - b. 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**

1. The following regulations shall apply to Apartment Housing developments:

- a. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;

*Bylaw 16733  
July 6, 2015*

- b. the housing component shall have access at Grade, which is separate from the access for the commercial premises;
- c. where a development contains two or more Dwellings, a minimum of 7.5 m<sup>2</sup> of Amenity Area per Dwelling is required, in accordance with the provisions of Section 46 of this Bylaw; and
- d. The maximum Floor Area Ratio of Apartment 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 m<sup>2</sup>;
- b. servicing and repair operations shall be permitted only as Accessory Uses;
- c. all storage, display or parking areas shall be hardsurfaced in accordance with subsection 54.6(1) 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**

#### **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.

#### **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 m<sup>2</sup> of Public Space

*Bylaw 18171  
September 11, 2017*

4. Breweries, Wineries and Distilleries
5. Business Support Services
6. 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

*Bylaw 16224  
September 10, 2012*

20. Minor Amusement Establishments

21. Minor Service Stations

22. Personal Service Shops

23. Professional, Financial and Office Support Services

*Bylaw 16224  
September 10, 2012*

24. Public Libraries and Cultural Exhibits

25. Recycling Depots

26. Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space

27. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space

*Bylaw 17901  
March 6, 2017*

28. Urban Gardens

29. Veterinary Services

30. Warehouse Sales

31. Fascia On-premises Signs

32. Freestanding On-premises Signs

33. Projecting On-premises Signs

34. Temporary On-premises Signs

**340.3 Discretionary Uses**

*Bylaw 16733  
July 6, 2015*

1. Animal Hospitals and Shelters
2. Apartment Housing
3. Automotive/Minor Recreation Vehicle Sales/Rentals
4. Auctioneering Establishments
5. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, provided the Site is not adjacent to or across a lane from a Site zoned Residential
6. Carnivals
7. Child Care Services
8. Convenience Vehicle Rentals
9. Flea Markets
10. Fleet Services
11. Funeral, Cremation and Interment Services

12. Government Services

*Bylaw 16224  
September 10, 2012*

13. Live Work Units

14. Major Alcohol Sales

*Bylaw 16224  
September 10, 2012*

15. Major Home Based Business

16. Major Service Stations

*Bylaw 16224  
September 10, 2012*

17. Media Studios

18. Minor Alcohol Sales

*Bylaw 16224  
September 10, 2012*

19. Minor Home Based Business

20. Mobile Catering Food Services

21. Motels

*Bylaw 13117  
July 8, 2002*

22. Nightclubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space, if the Site is adjacent to or across a lane from a Site zoned Residential

23. Non-accessory Parking

24. Outdoor Amusement Establishments

*Bylaw 16224  
September 10, 2012*

25. Pawn Stores

26. Private Clubs

27. Rapid Drive-through Vehicle Services

28. Recycled Materials Drop-off Centres

29. Religious Assembly

30. Residential Sales Centre

31. Restaurants, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, provided the Site is not adjacent to or across a lane from a Site zoned residential

*Bylaw 16224  
September 10, 2012*

32. Secondhand Stores

33. Spectator Sports Establishments

34. Specialty Food Services, for more than 100 occupants and 120 m<sup>2</sup> of Public Space

35. Spectator Entertainment Establishments



### 36. Truck and Mobile Home Sales/Rentals

*Bylaw 17901  
March 6, 2017*

### 37. Urban Indoor Farms

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

### 38. Urban Outdoor Farms

### 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 Off-premises Signs

### 46. Roof On-premises Signs

*Bylaw 16313  
January 21, 2013*

### 47. 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 m<sup>2</sup> 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:
  - a. all storage, display and parking areas shall be hardsurfaced in accordance with subsection 54.6(1) 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.

3. The following regulations shall apply to Apartment Housing developments:

- a. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;

*Bylaw 16733  
July 6, 2015*

b. the housing component shall have access at Grade, which is separate from the access for the commercial premises;

c. where a development contains two or more Dwellings, a minimum of 7.5 m<sup>2</sup> of Amenity Area per Dwelling is required, in accordance with the provisions of Section 46 of this Bylaw; and

d. the maximum Floor Area Ratio of Apartment 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**

#### **350.1 General Purpose**

The purpose of this Zone is to provide for high quality commercial development 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 m<sup>2</sup> of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential
2. Business Support Services
3. Convenience Retail Stores
4. Convenience Vehicle Rentals
5. Drive-in Food Services
6. Gas Bars
7. Hotels
8. Minor Alcohol Sales
9. Minor Amusement Establishments
10. Minor Service Stations
11. Motels
12. Personal Service Shops
13. Rapid Drive-through Vehicle Services
14. Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
15. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

16. Urban Gardens
17. Fascia On-premises Signs
18. Freestanding On-premises Signs
19. Projecting On-premises Signs
20. 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 m<sup>2</sup> 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 m<sup>2</sup> 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 Alcohol Sales
10. Major Amusement Establishments
11. Major Service Stations

*Bylaw 16224  
September 10, 2012*

12. Media Studios

*Bylaw 13117  
July 8, 2002*

13. Nightclubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential
14. Professional, Financial and Office Support Services
15. Recycled Materials Drop-off Centres
16. Residential Sales Centre
17. Restaurants, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential
18. Specialty Food Services, for more than 100 occupants and 120 m<sup>2</sup> of Public Space

*Bylaw 16224  
September 10, 2012*

19. Spectator Entertainment Establishments
20. Tourist Campsites

*Bylaw 17901  
March 6, 2017*

21. Urban Indoor Farms

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

22. Urban Outdoor Farms

23. Veterinary Services

24. Fascia Off-premises Signs

25. Freestanding Off-premises Signs

*Bylaw 15892  
October 11, 2011*

26. Major Digital Signs

*Bylaw 15892  
October 11, 2011*

27. Minor Digital Off-premises Signs

*Bylaw 15892  
October 11, 2011*

28. Minor Digital On-premises Signs

*Bylaw 15892  
October 11, 2011*

29. Minor Digital On-premises Off-premises Signs

30. Roof Off-premises Signs

31. Roof On-premises Signs

*Bylaw 16313  
January 21, 2013*

32. 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 m<sup>2</sup> 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**

1. Convenience Retail Stores, Convenience Vehicle Rentals and Personal Service Shops may be developed only for Uses ancillary to a Professional, Financial and Office Support Service, Motel, Hotel, Gas Bar, or Minor or Major Service Station development.
2. Indoor Participant Recreation Services may be developed only for a Use ancillary to a Hotel, Motel or to a 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 m<sup>2</sup> of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned Residential
2. Business Support Services
3. Commercial Schools
4. Government Services
5. Health Services
6. Minor Alcohol Sales
7. Minor Amusement Establishments
8. Professional, Financial and Office Support Services

*Bylaw 16224  
September 10, 2012*

9. Public Libraries and Cultural Exhibits
10. Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
11. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space

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

12. Urban Gardens
13. Fascia On-premises Signs
14. Freestanding On-premises Signs
15. Projecting On-premises Signs
16. Temporary On-premises Signs

#### 360.3 Discretionary Uses

1. Apartment Hotels
2. Apartment Housing
3. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m<sup>2</sup> 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 m<sup>2</sup> 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
6. Child Care Services
7. Convenience Retail Stores

*Bylaw 16224  
September 10, 2012*

8. Creation and Production Establishments
9. Funeral, Cremation and Interment Services
10. General Retail Stores
11. Hotels
12. Indoor Participant Recreation Services

*Bylaw 16224  
September 10, 2012*

13. Live Work Units
14. Major Alcohol Sales

*Bylaw 16224  
September 10, 2012*

15. Major Home Based Business

*Bylaw 16224  
September 10, 2012*

16. Media Studios

*Bylaw 16224  
September 10, 2012*

17. Minor Home Based Business

*Bylaw 13117  
July 8, 2002*

18. Nightclubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential
19. Personal Service Shops
20. Private Clubs
21. Restaurants, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, provided the Site is not adjacent to or across a Lane from a Site zoned residential
22. Specialty Food Services, for more than 100 occupants and 120 m<sup>2</sup> of Public Space

*Bylaw 16224  
September 10, 2012*

23. Spectator Entertainment Establishments

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

24. Urban Outdoor Farms

25. Fascia Off-premises Signs

26. Freestanding Off-premises Signs

*Bylaw 15892  
October 11, 2011*

27. Minor Digital Off-premises Signs

*Bylaw 15892  
October 11, 2011*

28. Minor Digital On-premises Signs

*Bylaw 15892  
October 11, 2011*

29. Minor Digital On-premises Off-premises Signs

30. Roof Off-premises Signs

31. Roof On-premises Signs

*Bylaw 16313  
January 21, 2013*

32. Temporary Off-premises Signs

**360.4 Development Regulations for Permitted and Discretionary Uses**

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 Apartment 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**

1. The following regulations shall apply to Apartment Housing developments:
  - a. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;

*Bylaw 16733  
July 6, 2015*

- b. the housing component shall have access at Grade that is separate from the access for the commercial premises; and
  - c. if a development contains two or more Dwellings, a minimum of 7.5 m<sup>2</sup> of Amenity Area per Dwelling is required, in accordance with the provisions of 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. Apartment Housing
2. Bars and Neighbourhood Pubs

*Bylaw 15953*

*November 13, 2012*

3. Business Support Services
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

*Bylaw 15953*

*November 13, 2012*

12. Lodging Houses

*Bylaw 16224*

*September 10, 2012*

13. Media Studios
14. Minor Alcohol Sales
15. Minor Amusement Establishments

16. Minor Home Based Business
17. Personal Service Shops
18. Private Education Services
19. Professional, Financial and Office Support Services
20. Public Education Services
21. Public Libraries and Cultural Exhibits
22. Restaurants

*Bylaw 16224  
September 10, 2012*

23. Secondhand Stores
24. Specialty Food Services

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

25. Urban Gardens
26. Fascia On-premises Signs
27. Freestanding On-premises Signs
28. Projecting On-premises Signs
29. 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 Alcohol Sales
8. Major Amusement Establishments
9. Major Home Based Business
10. Minor Impact Utility Services
11. Nightclubs
12. Non-accessory Parking

*Bylaw 16224  
September 10, 2012*

13. Pawn Stores
14. Private Clubs

15. Residential Sales Centre

16. Spectator Entertainment Establishments

*Bylaw 17901  
March 6, 2017*

17. Urban Indoor Farms

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

18. Urban Outdoor Farms

19. Veterinary Services

20. Warehouse Sales

21. Fascia Off-premises Signs

22. Freestanding Off-premises Signs

*Bylaw 15892  
October 11, 2011*

23. Major Digital Signs

*Bylaw 15892  
October 11, 2011*

24. Minor Digital Off-premises Signs

*Bylaw 15892  
October 11, 2011*

25. Minor Digital On-premises Signs

*Bylaw 15892  
October 11, 2011*

26. 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:
  - a. where they are located primarily above Grade; and
  - b. as part of a mixed Use development combined with Commercial or Community, Educational, Recreational and Cultural Service Uses.
2. Dwellings and Sleeping Units may be located at Grade 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.
3. If Apartment Housing contains two or more Dwellings, a minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided.
4. Restaurants and Bars and Neighbourhood Pubs shall not exceed a capacity of 417 Occupants or 500 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>. 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:

*Bylaw 16733  
July 6, 2015*

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 exceeding 36.0 m or ten Storeys 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.

17. Non-accessory parking shall not be located at Grade, and shall not interfere with a pedestrian-oriented, mixed-Use area.

18. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a 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 m<sup>2</sup> 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 setback 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 setback 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.
7. Residential and Residential-Related Uses shall have a separate entrance at Grade from non-Residential Uses. Entrances shall be differentiated through distinct architectural treatment.

## **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**

*Bylaw 16224  
September 10, 2012*

###### **3. Creation and Production Establishments**

**4. Equipment Rentals**, provided that all equipment and goods for rent are contained within an enclosed building

###### **5. Gas Bars**

###### **6. General Industrial Uses**

###### **7. Major Alcohol Sales**

*Bylaw 16224  
September 10, 2012*

###### **8. Major Service Stations**

###### **9. Minor Alcohol Sales**

*Bylaw 16224  
September 10, 2012*

###### **10. Minor Service Stations**

###### **11. Professional, Financial and Office Support Services**

**12. Specialty Food Services**, for less than 100 occupants and 120 m<sup>2</sup> of Public Space

###### **13. Fascia On-premises Signs**

###### **14. Freestanding On-premises Signs**

###### **15. Projecting On-premises Signs**

###### **16. 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 m<sup>2</sup> 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. Flea Markets
12. Fleet Services
13. Funeral, Cremation and Interment Services

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

14. Greenhouses, Plant Nurseries and Garden Centres
15. Health Services
16. Indoor Participant Recreation Services
17. Limited Contractor Services

*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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> of Public Space
- 32. Truck and Mobile Home Sales/Rentals

*Bylaw 17901  
March 6, 2017*

- 30.
- 22.
- 23. 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

4. No parking, 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:
  - a. all storage, display or parking areas shall be hardsurfaced in accordance with subsection 54.6 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 m<sup>2</sup> 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
10. Special Industrial Uses

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

11. Urban Indoor Farms
12. Veterinary Services
13. Fascia On-premises Signs
14. Freestanding On-premises Signs
15. Projecting On-premises Signs
16. 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

*Bylaw 16224  
September 10, 2012*

6. Flea Market
7. Funeral, Cremation and Interment Services

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

8. Greenhouses, Plant Nurseries and Garden Centres
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*

### **17. Minor Digital On-premises Signs**

*Bylaw 15892  
October 11, 2011*

### **18. Minor Digital On-premises Off-premises Signs**

### **19. Roof On-premises Signs**

*Bylaw 16313  
January 21, 2013*

## 20. 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*

4. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

*Bylaw 17832  
November 28, 2016*

5. The maximum Height shall not exceed 14.0 m, except that the Development Officer may, notwithstanding Section 11.3, 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
11. Temporary Storage

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

12. Urban Indoor Farms
13. Fascia On-premises Signs
14. Fascia Off-premises Signs, where they are not within 100.0 m of a Residential Zone
15. Freestanding On-premises Signs
16. Freestanding Off-premises Signs, where they are not within 100.0 m of a Residential Zone
17. Projecting On-premises Signs
18. Roof On-premises Signs, where they are not within 100.0 m of a Residential Zone
19. 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
4. Flea Markets
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*

3. No parking, 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*

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
3. Fascia On-premises Signs
4. Fascia Off-premises Signs, where they are not within 100.0 m of a Residential Zone
5. Freestanding On-premises Signs
6. Freestanding Off-premises Signs, where they are not within 100.0 m of a Residential Zone
7. Projecting On-premises Signs
8. Roof On-premises Signs, where they are not within 100.0 m of a Residential Zone
9. Temporary On-premises Signs

#### 430.3 Discretionary Uses

1. Adult Mini-Theatres
2. Flea Markets
3. General Contractor Services
4. General Industrial Uses, other than those listed as Permitted Uses
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*

4. No parking, 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.

## **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

*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

##### **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

*Bylaw 15953  
November 13, 2012*

6. Group Homes

*Bylaw 15953  
November 13, 2012*

7. Group Homes for Senior Citizens, where integrated with any other Permitted or Discretionary Use of this Zone
8. Health Services
9. Indoor Participant Recreation Services

*Bylaw 15953  
November 13, 2012*

10. Lodging Houses for Senior Citizens, where integrated with any other Permitted or Discretionary Use of this Zone
11. Natural Science Exhibits
12. Outdoor Participant Recreation Services
13. Private Clubs
14. Protective and Emergency Services
15. Recycled Materials Drop-off Centres
16. 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 m<sup>2</sup> of Public Space and that the Site location is not adjacent to or across from a Site zoned residential
17. Spectator Entertainment Establishments
18. Spectator Sports Establishments
19. Temporary Shelter Services

*Bylaw 17901  
March 6, 2017*

20. Urban Indoor Farms

*Bylaw 17901  
March 6, 2017*

21. Urban Outdoor Farms

*Bylaw 15735  
June 20, 2011*

22. 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
23. Freestanding On-premises Signs

*Bylaw 15892  
October 11, 2011*

24. Minor Digital Off-premises Signs

*Bylaw 15892  
October 11, 2011*

25. Minor Digital On-premises Signs

*Bylaw 15892  
October 11, 2011*

## 26. 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

*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

#### **520.3 Discretionary Uses**

1. Major Impact Utility Services
2. Public Parks
3. Recycled Materials Drop-off Centres

*Bylaw 17901*

*March 6, 2017*

4. Urban Indoor Farms

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

5. Urban Outdoor Farms

*Bylaw 15735*

*June 20, 2011*

6. 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
7. Freestanding On-premises Signs

*Bylaw 15892*

*October 11, 2011*

8. 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

9. 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

10. 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

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

7. Urban Gardens
8. Fascia On-premises Signs
9. Projecting On-premises Signs
10. Temporary On-premises Signs

#### 530.3 Discretionary Uses

1. Natural Science Exhibits

*Bylaw 16831  
June 9, 2014*

2. Public Education Services
3. Public Libraries and Cultural Exhibits
4. Restaurants, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
5. Specialty Foods Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
6. Spectator Entertainment Establishments
7. Spectator Sports Establishments
8. Tourist Campsites

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

9. Urban Outdoor Farms
10. 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

#### **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

#### 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.

#### 540.2 Permitted Uses

1. Minor Home Based Business
2. Public Park

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

3. Urban Gardens
4. Fascia On-premises Signs
5. Projecting On-premises Signs
6. 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
8. Minor Impact Utility Services
9. Natural Resource Development
10. Natural Science Exhibits
11. Outdoor Participant Recreation Services
12. Protective and Emergency Services
13. Public Libraries and Cultural Exhibits
14. Single Detached Dwelling
15. Spectator Entertainment Establishments

16. Spectator Sports Establishments

17. Tourist Campsites

18. 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.

## 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

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

#### 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

5. Minor Impact Utility Services
6. Natural Resource Development
7. Single Detached Dwelling
8. Spectator Entertainment Establishments
9. Spectator Sports Establishments
10. Freestanding On-premises Signs and all other types of Signs
11. Specialty Foods Services, not to exceed 100 occupants nor 120 m<sup>2</sup> of public space for establishments approved after the date of this Bylaw
12. Restaurants, not to exceed 100 occupants nor 120 m<sup>2</sup> of public space for establishments approved after the date of this Bylaw
13. Bars and Neighbourhood Pubs, only as accessory Use to a Hotel, and not to exceed 100 occupants nor 120 m<sup>2</sup> of public space for establishments approved after the date of this Bylaw
14. Hotels, not to exceed 85 rooms
15. General Retail Stores, as accessory Use to a permitted use
16. Automotive and Equipment Repair Shops

*Bylaw 17901  
March 6, 2017*

17. Urban Indoor Farms

*Bylaw 17901  
March 6, 2017*

18. Urban Outdoor Farms
19. 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:





## ***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
3. Minor Impact Utility Services
4. Natural Resource Development
5. Spectator Entertainment Establishments
6. Freestanding On-premises Signs and all other types of Signs
7. Specialty Foods Services, not to exceed 100 occupants nor 120 m<sup>2</sup> of public space for establishments approved after the date of this Bylaw
8. Restaurants, not to exceed 225 occupants nor 270m<sup>2</sup> of public space for establishments approved after the date of this Bylaw
9. General Retail Stores, as accessory to a permitted Use
10. 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*

#### 11. Urban Indoor Farms

*Bylaw 17901  
March 6, 2017*



#### 12. 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.



**(AN) RIVER VALLEY ACTIVITY NODE ZONE**

-  Environmental Protection Sector
-  Activity Sector

PLANNING AND DEVELOPMENT

**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
6. Outdoor Amusement Establishments
7. Private Clubs
8. Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
9. Specialty Foods Services for less than 100 occupants and 120 m<sup>2</sup> of Public Space
10. Spectator Entertainment Establishments
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

**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
6. Outdoor Amusement Establishments
7. Outdoor Participant Recreation Services
8. Private Education Services
9. Minor Impact Utility Services
10. Spectator Entertainment Establishments
11. Spectator Sports Establishments
12. Restaurants, not to exceed 225 occupants nor 270 m2 of public space for establishments approved after the date of this Bylaw
13. 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*

**14. Urban Indoor Farms**

*Bylaw 17901  
March 6, 2017*

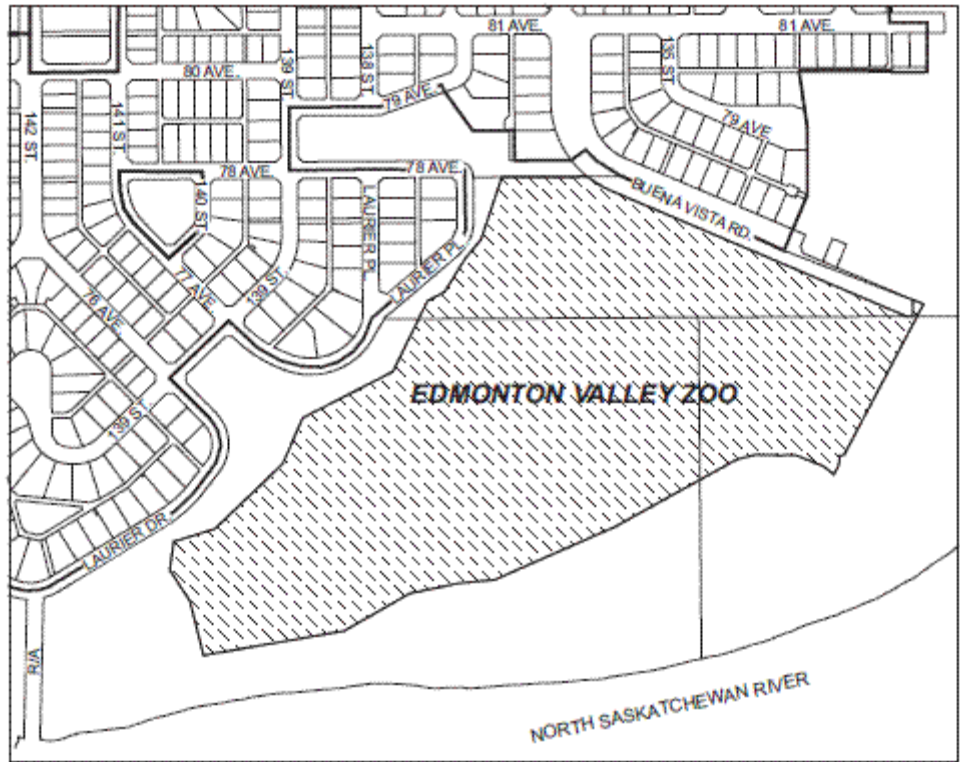
**15. Urban Outdoor Farms**

16. 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

17. 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



## **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
6. 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 m<sup>2</sup> of Public Space, when integrated with another Permitted or Discretionary Use
2. Spectator Sports Establishments
3. Train Stations

*Bylaw 15735  
June 20, 2011*

4. 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*

5. 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*



6. 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*

7. Minor Digital On-premises Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.

8. Temporary On-premises Signs

*Bylaw 16313  
January 21, 2013*

9. 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*

4. The maximum building Height shall be 14.0 m, except that the Development Officer may, notwithstanding Section 11.3, 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
4. Non-accessory Parking
5. Professional, Financial and Office Support Services
6. Fascia On-premises Signs
7. Freestanding On-premises Signs
8. Projecting On-premises Signs
9. 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
5. Restaurants
6. Specialty Food Services
7. Spectator Sports Establishments
8. Freestanding Off-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.

*Bylaw 16313  
January 21, 2013*

12. 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 11.3, 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 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 m<sup>2</sup> 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
8. Non-accessory Parking
9. Professional, Financial and Office Support Services
10. Recycling Depots
11. Fascia On-premises Signs
12. Freestanding On-premises Signs
13. Projecting On-premises Signs
14. 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 m<sup>2</sup> 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

*Bylaw 16224  
September 10, 2012*

10. Media Studios
11. Mobile Catering Food Services
12. Personal Service Shops
13. Rapid Drive-through Vehicle Services
14. Spectator Sports Establishments
15. Veterinary Services
16. Warehouse Sales

*Bylaw 15735  
June 20, 2011*

17. 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*

18. 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*

19. 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*

20. 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*

21. 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

6. The maximum building Height shall be 14.0 m, except that the Development Officer may, notwithstanding Section 11.3, 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 m<sup>2</sup>, 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 m<sup>2</sup>
  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
  18. Specialty Foods Services
  19. Train Stations
  20. Veterinary Services

21. Warehouse Sales, up, to a maximum Floor Area of 2 500 m<sup>2</sup>
22. Fascia On-premises Signs
23. Freestanding On-premises Signs
24. Projecting On-premises Signs
25. 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 m<sup>2</sup>
5. Major Alcohol Sales and Minor Alcohol Sales

*Bylaw 16224  
September 10, 2012*

6. Media Studios
7. Nightclubs
8. Mobile Catering Food Services
9. Motels
10. Non-accessory Parking
11. Warehouse Sales, with a Floor Area greater than 2 500 m<sup>2</sup>
12. Roof On-premises Signs
13. Freestanding Off-premises Signs
14. Fascia Off-premises Signs
15. 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*

6. The maximum building Height shall be 14.0 m, except that the Development Officer may, notwithstanding Section 11.3, 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

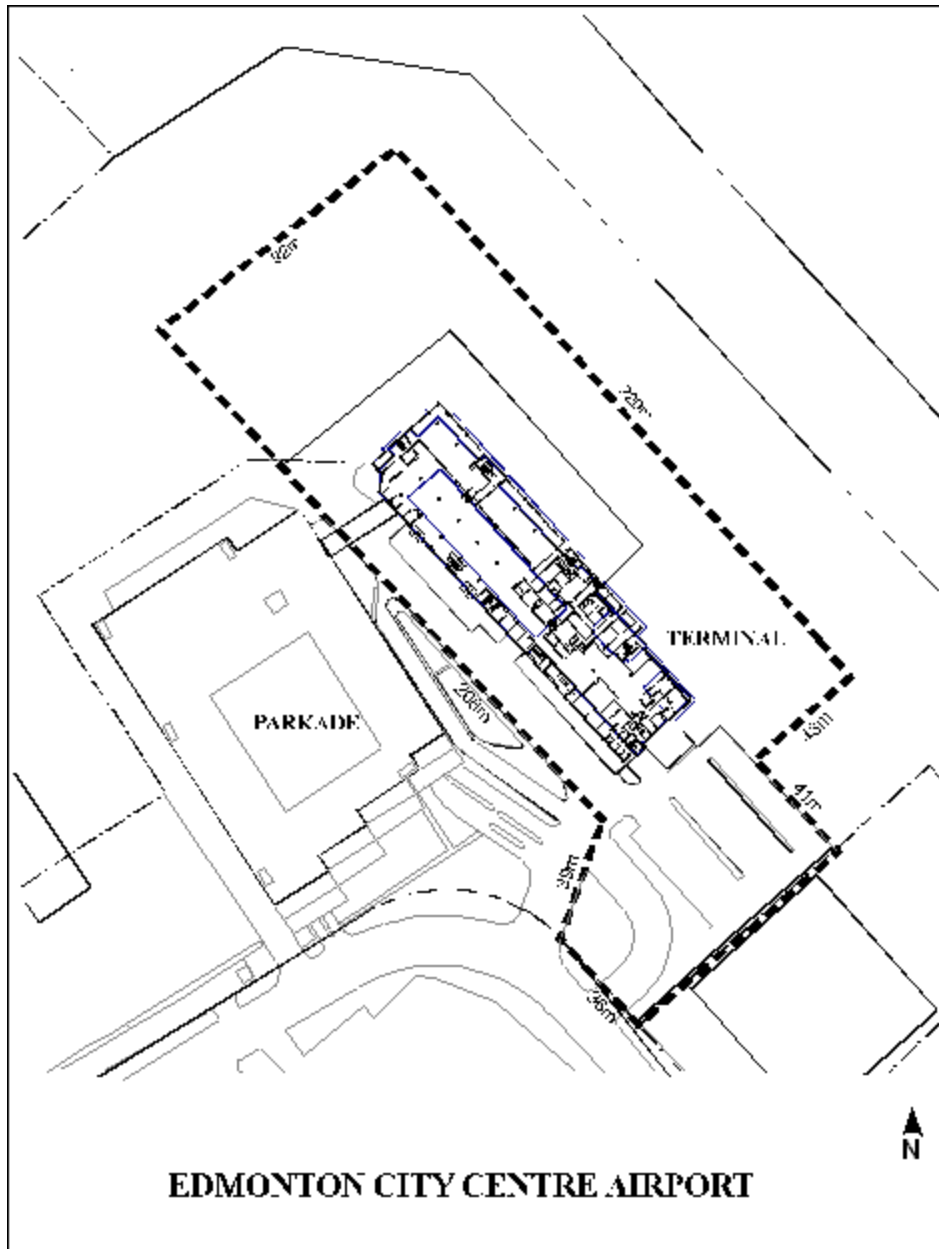
e. in addition to the regulations contained in this Bylaw, all development must comply with Federal and Provincial regulations as they pertain to the operation of the Edmonton City Centre Airport including those of Transport Canada, NAVCAN and the Edmonton Regional Airports Authority's Facility Alteration 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

*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

##### **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

*Bylaw 15953  
November 13, 2012*

5. Group Homes for Senior Citizens, where integrated with any other Permitted or Discretionary Use of this Zone

6. Health Services
7. Indoor Participant Recreation Services

*Bylaw 15953  
November 13, 2012*

8. Lodging Houses for Senior Citizens, where integrated with any other Permanent or Discretionary Use of this Zone
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 m<sup>2</sup> 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
17. Temporary Shelter Services

*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*

21. Minor Digital Off-premises Signs

*Bylaw 15892  
October 11, 2011*

22. Minor Digital On-premises Signs

*Bylaw 15892  
October 11, 2011*

23. 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

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

- 3. Urban Gardens
- 4. 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

*Bylaw 16733  
July 6, 2015*

5. Stacked Row 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 Grade.

*Bylaw 17901  
March 6, 2017*

- 6. Urban Outdoor Farms
- 7. Freestanding On-premises Signs
- 8. 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*

1. The maximum Density shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 3 required resident parking spaces and associated manoeuvring 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 grade 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.

*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.
8. Minimum Private Outdoor Amenity Areas, at grade, of 30 m<sup>2</sup> per Dwelling unit shall be provided.

9. Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m<sup>2</sup> of Amenity Area per Dwelling shall be provided as communal recreational space, and be aggregated into areas of not less than 50 m<sup>2</sup>.

10. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.

11. Notwithstanding the other regulations of this Zone, where Stacked Row 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 Stacked Row House 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 Stacked Row 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

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

7. Urban Gardens
8. Fascia On-premises Signs
9. Projecting On-premises Signs
10. Temporary On-premises Signs

##### **571.2.2 Discretionary Uses**

1. Natural Science Exhibits
2. Public Libraries and Cultural Exhibits
3. Restaurants, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
4. Specialty Foods Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
5. Spectator Entertainment Establishments
6. Spectator Sports Establishments
7. Tourist Campsites
8. Freestanding Off-premises Signs

*Bylaw 15892*

*October 11, 2011*

## 9. Minor Digital Off-premises Signs

*Bylaw 15892  
October 11, 2011*

## 10. Minor Digital On-premises Signs

*Bylaw 15892  
October 11, 2011*

## 11. Minor Digital On-premises Off-premises Signs

### **571.2.3 Permitted Uses**

1. Minor Home Based Business
2. Row Houses, on a Site of less than 1.4 ha

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

3. Urban Gardens
4. 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

*Bylaw 16733  
July 6, 2015*

5. Stacked Row 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 Grade.
6. Freestanding On-premises Signs
7. 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*

4. Height shall not exceed 10.0 m, in accordance with Section 52. The Development Officer may, notwithstanding Section 11.3, 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*

1. The maximum Density shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated manoeuvring 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 grade of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Setback; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive.

*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.

8. Minimum Private Outdoor Amenity Areas, at grade, of 30 m<sup>2</sup> per Dwelling unit shall be provided.

9. Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m<sup>2</sup> of Amenity Area per Dwelling shall be provided as communal recreational space, and be aggregated into areas of not less than 50 m<sup>2</sup>.

10. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.

11. Notwithstanding the other regulations of this Zone, where Stacked Row 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 Stacked Row House 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 Stacked Row 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.

#### **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**

*Bylaw 17901  
March 6, 2017*

###### **2. Urban Gardens**

*Bylaw 17901  
March 6, 2017*

###### **3. Urban Outdoor Farms**

###### **4. 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
2. Row Houses, on a Site of less than 1.4 ha

*Bylaw 17901  
March 6, 2017*

3. Urban Gardens
4. 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

*Bylaw 16733  
July 6, 2015*

5. Stacked Row 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 Grade.

*Bylaw 17901  
March 6, 2017*

6. Urban Outdoor Farms
7. Freestanding On-premises Signs
8. 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*

1. The maximum Density shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 3 required resident parking spaces and associated manoeuvring 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 grade 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.

*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.
8. Minimum Private Outdoor Amenity Areas, at grade, of 30 m<sup>2</sup> per Dwelling unit shall be provided.
9. Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m<sup>2</sup> of Amenity Area per Dwelling shall be provided as communal recreational space, and be aggregated into areas of not less than 50 m<sup>2</sup>.
10. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.
11. Notwithstanding the other regulations of this Zone, where Stacked Row 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 Stacked Row House 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 Stacked Row 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.

**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

*Bylaw 17901  
March 6, 2017*

2. Urban Gardens

*Bylaw 17901  
March 6, 2017*

3. Urban Outdoor Farms
4. 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

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

Bylaw 16733  
July 6, 2015

- 5. Stacked Row 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 Grade.

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

- 6. Urban Outdoor Farms
- 7. Freestanding On-premises Signs
- 8. 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*

1. The maximum Density shall be 42 Dwellings/ha; provided that this shall be increased by 1 Dwelling/ha for every 3 required resident parking spaces and associated manoeuvring 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 grade 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.

*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.
8. Minimum Private Outdoor Amenity Areas, at grade, of 30 m<sup>2</sup> per Dwelling unit shall be provided.
9. Except for developments where all Dwellings have Frontage on a public roadway, or those which contain less than 20 Dwellings, a minimum of 2.5 m<sup>2</sup> of Amenity Area per

Dwelling shall be provided as communal recreational space, and be aggregated into areas of not less than 50 m<sup>2</sup>.

10. Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.

11. Notwithstanding the other regulations of this Zone, where Stacked Row 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 Stacked Row House 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 Stacked Row 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.

**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**

1. Apartment Hotels, for less than 100 units and no more than 1 establishment
2. Bars and Neighbourhood Pubs, for less than 100 occupants and 140 m<sup>2</sup> of Public Space, and no more than 1 establishment
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 m<sup>2</sup> of Public Space
9. Government Services
10. Indoor Participant Recreation Services
11. Health Services
12. Natural Science Exhibits
13. Outdoor Participant Recreation Services
14. Personal Service Shops
15. Private Clubs
16. Private Education Services
17. Professional, Financial, and Office Support Services
18. Public Education Services
19. Public Libraries and Cultural Exhibits
20. Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
21. Specialty Food Services
22. Spectator Entertainment Establishments
23. Spectator Sports Establishments

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

24. Urban Gardens

*Bylaw 17901  
March 6, 2017*

- 25. Urban Outdoor Farms
- 26. Fascia On-premises Signs
- 27. Minor Digital On-premises Signs
- 28. Projecting On-premises Signs
- 29. Roof On-premises Signs

*Bylaw 16314  
January 21, 2013*

- 30. Freestanding On-Premises Signs, limited to institutional purposes
- 31. Temporary On-premises Signs, excluding portable 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.
- 3. Vehicular-oriented or Drive-Through Uses are prohibited.
- 4. 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.

5. 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.

6. 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*

7. 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.

8. The maximum Floor Area Ratio (FAR) shall be 10.0.

9. 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.

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

10. Urban Gardens shall comply with Section 98 of this Bylaw.

### **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 m<sup>2</sup>, 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 Housing
2. Apartment Hotels, for 100 units or more
3. Bars and Neighbourhood Pubs, for 100 occupants and 140 m<sup>2</sup> of Public Space or more, or more than 1 establishment
4. Lodging Houses
5. Convenience Retail Stores
6. General Retail Stores, for 500 m<sup>2</sup> of Public Space or more
7. Hotels
8. Major Digital On-Premises Signs
9. Media Studios
10. Non-accessory parking
11. Restaurants, for 200 occupants and 240 m<sup>2</sup> of Public Space or more

*Bylaw 17901  
March 6, 2017*

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.
3. Off-street Vehicular parking shall be provided in accordance with Section 54 of the Zoning Bylaw, except that:
- a. Vehicular parking shall be provided to a minimum of 1,500 and a maximum of 3,000 spaces.
  - b. Any Development Permit for a Non-accessory Parking Use shall be for a temporary period of ten (10) years from the date of third reading of this Bylaw amendment. For greater clarity, after August 25, 2024, Non-accessory Parking shall no longer be an allowable Use. Where Non-accessory Parking 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 off-street 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 parking facilities shall be clearly demarcated, have adequate storm water drainage and storage facilities;
    - iv. Every off-street Parking Area shall incorporate landscaped open space within the Parking Area, calculated on the basis of 2.0 m<sup>2</sup> of landscaped island area per 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 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 non-accessory parking surface lots shall be in a location away from the public roadway to improve safety and visibility; and
    - vi. Lighting of off-street 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 Parking Garages or Parking Areas 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 on the ground floor shall be allowed for a minimum depth of 10.0 m from any building Façade facing 105 Avenue NW.
    - e. 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.
  4. Bicycle Parking shall be provided in accordance with Section 54.3 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 accessory 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.
  5. Off-street 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 off-street loading spaces.
    - b. For new building construction, or the expansion of existing structures, vehicular loading requirements may be assessed at the Development Permit stage at the request of the Development Officer. Where the applicant for a Development Permit can demonstrate through a vehicular loading demand study prepared and submitted with respect to the proposed development, that by virtue of the Use and capacity of existing loading facilities, the vehicular loading requirement for the proposed development is less than any minimum set out in Section 54.4, the Development Officer may allow a reduction from the minimum number of loading spaces. The Development Officer shall submit the demand study to Transportation Services for analysis, and the proposed reduction may be approved by the Development Officer in consultation with Transportation Services.
  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 m<sup>2</sup> 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 m<sup>2</sup>, 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.
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 Non-accessory 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 Non-accessory 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 Non-accessory 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 Non-accessory 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 Non-accessory 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, Non-accessory 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*

[Map 1](#)

[Map 2a](#)

[Map 2b](#)

## **Appendix II**

*Bylaw 16573  
September 3, 2013*

## **Concordia University College**

### **1. Area of Application**

The lands legally described as Plan 7196ET, Block 3, Lots 11, 12, and 13, located southwest of 112 Avenue NW and 73 Street NW, as illustrated on [Map 3](#).

### **2. Discretionary Uses**

1. Apartment Housing
2. Lodging Houses
3. Religious Assembly

*Bylaw 17901  
March 6, 2017*

4. Urban Indoor Farms

### **3. Site Specific Development Regulations for Permitted and Discretionary Uses**

1. Notwithstanding section 574.4.5 of the Zoning Bylaw, a minimum side setback of 4.5 m shall be required where the site abuts a residential zone and landscaped screening is provided to the discretion of the Development Officer.
2. Notwithstanding section 574.5.3 of the Zoning Bylaw, only one entrance shall be required where a building fronts onto two public roadways. If a building fronts onto a public roadway and has no entrance the following features shall be provided:
  - a. ground floor windows that are clearly visible from the adjacent public sidewalk; and
  - b. façade articulation at a minimum of every 10 m to break up the massing.
3. Vehicle and Bicycle parking shall be provided in accordance with Section 54 of the Zoning Bylaw except that:
  - a. A minimum of 12 off-street vehicular parking spaces shall be provided; and
  - b. A minimum of 1 bicycle parking space per unit shall be provided. A minimum of 75% of the spaces shall be provided in a secure bicycle storage room within the building.
4. Notwithstanding section 574.4.7 of the Zoning Bylaw, the maximum Height shall not exceed 14.0 m nor 4 Storeys.

*Bylaw 17727  
August 22, 2016*

5. Screening, such as a Fence or landscaping, shall be provided along the west side of the property.
6. Landscaping shall be provided in accordance with Section 55 of the Zoning Bylaw.
7. Non-Residential Uses shall only be permitted in buildings that also contain Residential or Residential-Related Uses.
8. Only Residential or Residential-Related Uses shall be permitted above the first Storey of any building.

[Map 3](#)

## **Appendix III**

*Bylaw 16573  
August 28, 2017*

### **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 m<sup>2</sup> of Public Space or more
- f. Media Studios
- g. Non-accessory 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 m<sup>2</sup>, and Extended Medical Treatment Services shall not comprise more than 50 m<sup>2</sup>.
- 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](#)



**Edmonton Zoning Bylaw  
12800 Part 2 Sections 600-  
999**

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## Part II - Zones, Direct Control Provisions, Overlays and Special Areas

### 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

*Bylaw 17901*

*March 6, 2017*

##### 2. Urban Gardens

*Bylaw 17901*

*March 6, 2017*

##### 3. Urban Outdoor Farms

##### 4. 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

##### 4. Minor Home Based Business

##### 5. Minor Impact Utility Services

##### 6. Natural Resource Development

*Bylaw 14240*

*March 23, 2006*

##### 7. Outdoor Participation 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

##### 9. Single Detached Housing

##### 10. Small Animal Breeding and Boarding Establishments

*Bylaw 17901*

*March 6, 2017*

##### 11. Urban Indoor Farms

12. Freestanding On-premises Signs
13. 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

*Bylaw 17901  
March 6, 2017*

2. Urban Gardens

*Bylaw 17901  
March 6, 2017*

3. Urban Outdoor Farms

4. 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

4. Minor Home Based Business

5. Minor Impact Utility Services

6. Natural Resource Development

7. Public Education Services, where the Site is designated as a school/park Site by a Neighbourhood Structure Plan

8. Public Park

9. Residential Sales Centre

10. Single Detached Housing

11. Small Animal Breeding and Boarding Establishments

12. Tourist Campsites

13. Freestanding On-premises Signs

14. Temporary On-premises Signs

*Bylaw 14240*

March 23, 2006

15. 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

*Bylaw 17901*

*March 6, 2017*

##### 2. Urban Gardens

##### 3. 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

##### 4. Minor Impact Utility Services

##### 5. Natural Resource Development

##### 6. Outdoor Amusement Establishments

*Bylaw 14240*

*March 23, 2006*

##### 7. 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.

##### 8. Recycled Materials Drop-off Centres

##### 9. Small Animal Breeding and Boarding Establishments

##### 10. Temporary Storage

##### 11. Freestanding On-premises Signs

*Bylaw 15735*

*June 20, 2011*

##### 12. 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*

13. 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*

14. 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*

15. Minor Digital On-premises Off-premises Signs, in a location where such Signs lawfully existed as of the effective date of Bylaw 15892.

16. Temporary On-premises Signs

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

17. Urban Indoor Farms

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

18. 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.

## **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:

- a. areas of unique character or special environmental concern, as identified and specified in an Area Structure Plan or Area Redevelopment Plan; 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:
  - a. where specified by an Area Structure Plan or Area Redevelopment Plan; 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**

1. A Development Permit may be issued for those Uses prescribed for the land, in an approved Area Redevelopment Plan or Area Structure Plan, or those Uses consistent with its designation under the Historical Resources Act.

##### **710.4 Development Regulations**

1. All developments shall comply with the development regulations contained in an approved Area Redevelopment Plan or Area Structure 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**

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 Area Redevelopment Plan or Area Structure 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.
  
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.

*Bylaw 16488  
July 2, 2013*

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*

- 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 President of each Business Revitalization Zone Association 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.

**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;
  - 1. Title and Contents
  - 2. Repeal, Enactment and Transition Procedures
  - 3. Other Provisions
  - 4. The Zoning Map
  - 5. Approval Required For Development



- 6. Definitions General
- 7. Use Class Definitions
- 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;
  - 11. Authority and Responsibility of the Development Officer
  - 12. Development Classes
  - 13. Development Application Submissions
  - 14. Special Information Requirements
  - 15. Conditions Attached to Development Permit
  - 16. Decisions on Development Applications
  - 17. Validity of Development Permit
  - 18. Resubmission Interval
  - 19. Development Permit and Agreement Fees
  - 20. Notification of Issuance of Development Permits
  - 21. Appeals
  - 22. Expiry of Permit
  - 23. Enforcement and Penalties
  - 24. Amendments
  - 25. Zoning Bylaw Compliance Certificate and Certificate
- Fees
  - iii. Section 41;
  - iv. Sections 56 and 57, inclusive;
    - 56. Excavation, Stripping and Grading
    - 57. General Performance Standards
  - v. Sections 710 and 720, inclusive; and
    - [710. \(DC1\) Direct Development Control Provision](#)
    - [720. \(DC2\) Site Specific Development Control Provision](#)
  - 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.

## 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 11.2 and 11.3 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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup> 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 m<sup>2</sup> 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*

1. The Front Setback shall be a minimum of 3.0 m and shall be consistent within 1.5 m of the Front Setback on Abutting Lots, to a maximum of 20% of Site Depth. Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot.
2. Notwithstanding Section 814.3(1), on a Corner Site in the RF3 Zone, where Row Housing, Stacked Row Housing or Apartment 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.
4. The minimum Rear Setback shall be 40% of Site Depth.
  5. The maximum Height shall not exceed 8.9 m.
  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.
  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.
  13. Semi-detached Housing shall have:

- a. a portion of the principal front Façade of each Dwelling staggered a minimum of 0.6 m behind or forward from the principal front Façade of the other attached Dwelling; and
- b. a portion of the principal rear Façade of each Dwelling staggered a minimum of 0.6 m behind or forward from the principal rear Façade of the other attached Dwelling.

14. Row Housing shall articulate the Façade of each 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.

16. Identical or mirrored front elevations shall not be located on Abutting Sites. Development shall include a variety of finishing materials, or design elements such as varied roof lines, entry features, or variation in window and door placement.

*Bylaw 18106  
July 10, 2017  
Effective: September 1, 2017*

17. Regardless of whether a Site has existing vehicular access from a public roadway, other than a Lane, no such access shall be permitted to continue where an Abutting Lane exists.

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
- d. for Semi-detached Housing, Duplex Housing, Row Housing, Stacked Row Housing and Apartment 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

22. The minimum distance from the Rear Lot Line to a rear detached Garage where the vehicle doors face the Lane shall be 1.2 m.

*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

1. When the Development Officer receives a Development Permit Application for a new principal building, new Garage Suite, 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
  - 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 11.2 and 11.3.

<b>Table 814.5(2)</b>			
<b>Tier #</b>	<b>Recipient Parties</b>	<b>Affected Parties</b>	<b>Regulation of this Overlay Proposed to be Varied</b>
Tier	The municipal	The assessed	814.3(1) – Front

1	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	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	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 814.3(22) – Detached Garage Rear Setback
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(20) – Distance between Garage and Principal Dwelling 814.3(21) - Rear Detached Garage Location
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*Bylaw 18013  
May 29, 2017  
Effective: September 1, 2017*

**[Appendix 1 - Mature Neighbourhood Overlay](#)**



## **Edmonton Zoning Bylaw 12800**

### **815 Medium Density Residential Overlay**

#### **815.1 General Purpose**

The purpose of this Overlay is to accommodate the development of medium 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 that maintains the pedestrian-friendly character and streetscape of these established areas.

#### **815.2 Application**

*Bylaw 15786*

*July 18, 2011*

*Bylaw 18083*

*August 28, 2017*

*Effective Date: September 1, 2017*

This Overlay applies to Sites zoned RA8 in the areas shown on the Appendices to this Overlay.

*Bylaw 18083*

*August 28, 2017*

*Effective Date: September 1, 2017*

#### **815.3 Development Regulations for Permitted and Discretionary Uses, Except Stacked Row Housing and Apartment Housing**

1. Development shall comply with the regulations contained in the Mature Neighbourhood Overlay.
2. Notice of proposed variances shall be provided in accordance with the Mature Neighbourhood Overlay

*Bylaw 18083*

*August 28, 2017*

*Effective Date: September 1, 2017*

#### **815.4 Development Regulations for Stacked Row Housing**

1. Development shall comply with regulations contained in the Medium Scale Residential Infill Overlay.
2. Notice of proposed variances shall be provided in accordance with the Medium Scale Residential Infill Overlay.

*Bylaw 15786*

*July 18, 2011*

#### **815.5 Development Regulations for Apartment Housing**

*Bylaw 12808*

*May 30, 2001*

*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 5.0m.

*Bylaw 15735  
June 20, 2011  
Bylaw 15786  
July 18, 2011  
Bylaw 16733  
July 6, 2015*

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. The Floor Area of the fourth Storey shall be Stepback a minimum of 2.0 m from the front wall of the building. In the case of a Corner Lot, this Stepback shall apply to both street facing Façades. Where the development abuts a property where Single Detached Housing is a Permitted Use, the entire fourth Storey shall be Stepback a minimum of 2.0 m adjacent to the property where Single Detached Housing is a Permitted Use.

*Bylaw 16733  
July 6, 2015*

3. Any habitable Basement development shall be counted as a Storey of development. Where the Basement consists of non-habitable development, the floor of the first Storey shall not be constructed more than 1.2 m above Grade.

4. 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 and existing trees.

5. There shall be a regular pattern of front entrances along an abutting public roadway, other than a Lane. This may be achieved through such means as:

- a. all ground floor Dwellings, with street frontage, shall have an entrance that fronts onto the street; or
- b. all Dwellings shall have direct access to a front entrance hall. A front entrance hall shall serve only those units on either side of the entrance, with each front entrance serving no more than 12 Dwellings.

*Bylaw 15735  
June 20, 2011*

6. One Storey features, such as bay windows, front porches, entrance features, etc., shall be allowed to project into a Front Setback or Side Setback 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.

7. Architectural treatment of all façades of the building shall create a unified building exterior. The building shall include the following design elements to reduce the perceived mass and add architectural interest:

- a. articulation of the façade;
- b. creation of architectural pattern;
- c. the use of recessions and projections, such as porches, bay windows and entrance features; and

- d. the use of a variety of exterior building cladding materials and colours.

*Bylaw 16733  
July 6, 2015*

8. Where the Basement consists of non-habitable development, that portion of the Basement above Grade, which faces onto a public roadway, other than a Lane, shall be concealed through such means as extension of the façade treatment, use of planters and Landscaping.

9. Balconies shall not comprise more than 50% of a façade facing a public roadway, other than a Lane. Balconies facing a public roadway, other than a Lane, shall appear to be recessed or partially recessed.

*Bylaw 12808  
May 30, 2001  
Bylaw 15735  
June 20, 2011*

10. The minimum Side Setback shall be 1.5 m. This Side Setback requirement shall also apply to Apartments or Stacked Row Housing located adjacent to a Site where Single Detached Housing is a Permitted Use. Where the Side Yard abuts an arterial public roadway other than a lane, the minimum Side Setback shall be 4.5 m. Separation Space shall be reduced to accommodate these Side Setback requirements, except where a Principal Living Room Window faces an interior Side Yard.

*Bylaw 17832  
November 28, 2016*

11. The Development Officer shall have regard for any applicable Statutory Plans and may, where a Statutory Plan specifies, notwithstanding Section 11.3 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 and the pre-application consultation provisions shall apply.

*Bylaw 17831  
November 28, 2016*

12. Wherever the policies or provisions of a Statutory Plan make reference to Section 815, the Medium Density Residential Overlay applying to the (RF6) Medium Density Multiple Family Zone or (RF7) Low Rise Apartment Zone, the Development Officer shall instead refer to the regulations contained within Section 823, the Medium Scale Residential Infill Overlay.

*Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017*

## **815.6 Proposed Variances**

1. When the Development Officer determines that a Development Permit application for the construction of new Apartment Housing 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 applicable Community League 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 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 11.2.

[Appendix 1 - Medium Density Residential Overlay](#)  
[Appendix 2 - Medium Density Residential Overlay](#)

## Edmonton Zoning Bylaw 12800

### **816 High Rise Residential Overlay**

#### **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.

#### **816.2 Application**

This Overlay applies to Sites zoned RA9 in the areas shown on Appendices to this Overlay.

*Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017*

#### **816.3 Development Regulations for Permitted and Discretionary Uses, Except Stacked Row Housing and Apartment Housing**

1. Development shall comply with the regulations contained in the Mature Neighbourhood Overlay.
2. Notice of proposed variances shall be provided in accordance with the Mature Neighbourhood Overlay.

*Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017*

#### **816.4 Development Regulations for Stacked Row Housing**

1. Development shall comply with regulations contained in the Medium Scale Residential Infill Overlay.
2. Notice of proposed variances shall be provided in accordance with the Medium Scale Residential Infill Overlay.

#### **816.5 Development Regulations for Apartment Housing**

*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 5.0 m.

*Bylaw 16733  
July 6, 2015*

2. The maximum Height shall not exceed 23.0 m, in accordance with Section 52.
3. Any habitable Basement development shall be counted as a Storey of development. Where the Basement consists of non-habitable development, the floor of the first Storey shall not be constructed more than 1.2 m above Grade.

4. 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 and existing trees.

5. Architectural treatment of all façades of the building shall create a unified building exterior. The building shall include the following design elements that shall reduce the perceived mass and add architectural interest:

- a. articulation of the façade;
- b. creation of architectural pattern;
- c. the use of recessions and projections, such as porches, bay windows and entrance features; and
- d. the use of a variety of exterior building cladding materials and colours.

*Bylaw 16733  
July 6, 2015*

6. Where the Basement consists of non-habitable development, that portion of the Basement above Grade, which faces onto a public roadway, other than a Lane, shall be concealed through such means as extension of the façade treatment, use of planters and Landscaping.

7. Balconies shall not comprise more than 50% of a façade facing a public roadway, other than a Lane. Balconies facing a public roadway, other than a Lane, shall be recessed or the building shall be articulated to provide some privacy to the balcony areas.

*Bylaw 15735  
June 20, 2011*

8. One Storey features, such as bay windows, front porches, entrance features, etc., shall be allowed to project into a Front Setback or Side Setback abutting a flanking roadway, other than a Lane, 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 requirements shall be reduced to accommodate these projections.

*Bylaw 15735  
June 20, 2011*

9. A minimum Side Setback of 2.0 m shall be required. Where the Side Yard abuts a flanking public roadway, other than a Lane, a minimum Side Setback of 3.0 m shall be required. Where the Side Yard abuts an arterial roadway, a minimum Side Setback of 4.5 m shall be required. Separation Space shall be reduced to accommodate these Side Setback requirements, except where a Principal Living Room Window faces an interior Side Yard.

*Bylaw 17832  
November 28, 2016*

10. The Development Officer shall have regard for any applicable Statutory Plan and may, where a Statutory Plan specifies, notwithstanding Section 11.3 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 and the pre-application consultation provisions shall apply.

*Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017*

## **816.6 Proposed Variances**

1. When the Development Officer determines that a Development Permit application for the construction of new Apartment Housing 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 applicable Community League 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 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 11.2.

### **[Appendix 1 - 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
  - 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 11.2.



## Edmonton Zoning Bylaw 12800

Bylaw 18171  
September 11, 2017

### **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**

This Overlay applies to all Commercial Zones within the areas shown on the Appendix to this Overlay, and within 200 m of an existing LRT station or transit centre, or a future LRT station or transit centre with a Council-approved Concept Plan.

#### **819.3 Development Regulations**

1. 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.
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 Integrated Infrastructure Services. The Development Officer may allow this Setback to be increased to a maximum of 2.5 m to accommodate street related activities 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.
3. Notwithstanding 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 a Zone that allows for Row Housing as a Permitted Use:

- a. The minimum Setback Abutting the residential Zone shall be 6.0 m; and
  - b. Any portion of the Façade facing the Residential Zone that exceeds 8.9 m in Height shall have a Stepback of 1.0 m.
5. Notwithstanding a more restrictive regulation existing in the underlying zone and Section 800.2.2.b, in the CB1 Zone or CNC Zone where the Site fronts onto 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, in accordance with Section 52; and
  - b. the maximum Floor Area Ratio shall be 3.5.
6. Where a building exceeds 14.5 m in Height, the portion of the building above this Height shall require a minimum Stepback of 4.5 m from the building façade facing a public roadway other than a Lane. Platform structures may project up to 1.5 m into the Stepback.
7. 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.
8. All surface parking and underground parking access shall be located at the rear of the building and be screened from view using methods such as Landscaping, public art, and Crime Prevention Through Environmental Design principles to enhance the appearance, natural surveillance and safety of the Lane.
9. 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.
10. Parking, loading and passenger drop-off areas shall be designed to minimize pedestrian-vehicle conflicts.
11. The minimum number of off-street parking spaces required shall be in accordance with Section 54, Schedule 1C.
12. Any development with a drive-through service window shall:
- a. form part of a mixed Use building and shall not be located within a freestanding building onto itself;
  - b. be oriented so that the location of the drive-through service windows and queueing lanes are placed at the rear of the building; and
  - c. use Landscaping or other materials to screen and soften the impact of the drive-through service window from Residential Zones and adjacent development.
13. To improve architectural interest of the principal structure and create a pedestrian-friendly environment for all seasons, design techniques such as entrance features, varied roof design, outdoor seating areas, canopies, or Landscaping shall be incorporated.

14. 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.

15. 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.

16. Where a Commercial Use is provided at ground level Abutting a public roadway, other than a Lane, the principal entrance to the unit shall have direct external access to the adjacent public sidewalk. A maximum of two ground floor commercial units may share a common entranceway.

17. Apartment 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.

18. 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.

19. 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 m<sup>2</sup>.

20. Main building entrances for all Uses 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 of entrances to ensure they are not obstacles to building access.

21. Each Storey shall have windows on all Façades facing a public roadway.

22. Each Façade facing a public 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. Proportion of glazing is calculated as a percent of linear meters at 1.5 m above finished Grade.

23. A maximum of 10% of the first Storey glazing may be covered by Signs. The remainder of the glazing shall remain free from obstruction.

24. Landscaping of Sites shall use plant materials that provide colour throughout the year to enhance appearance during the winter months.

25. Where feasible, developments should provide for Rooftop Terraces or gardens.

26. 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 or Digital Sign shall be 6.0 m.

b. Projecting Signs shall be located within 0.6 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 Site for the purpose of advertising businesses that do not have access at ground level.

*Bylaw 18210  
November 15, 2017*

27. 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:

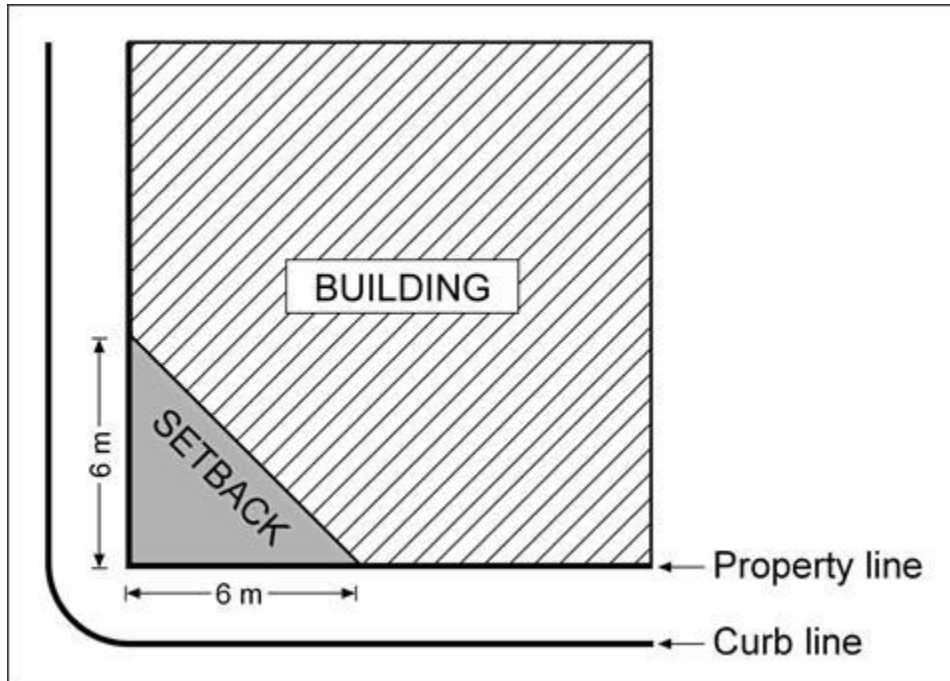
- a. the redevelopment of a Site;
- b. the construction of new principal buildings;
- c. the exterior alteration of an entire principal building; or
- d. any new development permit, at the discretion of the Development Officer.

28. 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 11.2.

#### **819.4 Additional Development Regulations for Specific Areas**

- 1. 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;



Bylaw 18210  
November 15, 2017

[Appendix 1 - Main Streets Overlay](#)

## Edmonton Zoning Bylaw 12800

### 820 Whyte Avenue Commercial Overlay

#### 820.1 General Purpose

*Bylaw 18171  
September 11, 2017*

The purpose of this Overlay is to prohibit new Bars and Neighbourhood Pubs, and Nightclubs; and to prohibit the expansion of existing Bars and Neighbourhood Pubs, and Nightclubs, while providing 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.
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.
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 m<sup>2</sup> 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

### **822 Edmonton-Strathcona County Joint Planning Study Area Secondary and Garden Suites Overlay**

*Bylaw 14750*

*December 12, 2007*

*Bylaw 15036*

*February 2, 2009*

*Bylaw 18115*

*July 10, 2017*

*Effective Date: September 1, 2017*

#### **822.1 General Purpose**

The purpose of this Overlay is to limit the expansion of Secondary Suites and to limit the creation of any Garden Suites within a portion of the Edmonton-Strathcona County Joint Planning Study Area to the Use opportunity that existed prior to the adoption of Bylaw 14750, in order to limit residential intensification in proximity to industrial uses until such time as more definitive criteria may be established to prescribe residential development within the Study Area, at which time this Overlay may be subject to amendment.

#### **822.2 Application**

Notwithstanding any provisions of the Zoning Bylaw respecting the area of application of Overlays, this Overlay applies to all Zones on those lands shown in [Appendix 1](#) to this Overlay.

#### **822.3 Development Regulations**

*Bylaw 14757*

*March 10, 2008*

1. Notwithstanding Secondary Suites being listed as Permitted or Discretionary Uses within the following zones, Secondary Suites shall be allowed within the portion of the proposed Edmonton-Strathcona County Joint Planning Area contained within the City of Edmonton, representing a buffer area 1.5 km wide, as shown in Appendix 1, only in accordance with the following:
  - a. Secondary Suites shall be Discretionary Uses within the RF1, RF2 and RSL Zones where the Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide.
  - b. Secondary Suites shall be a Permitted Use within the RF3 Zone where the Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide. In all other cases, Secondary Suites shall be a Discretionary Use in the RF3 Zone.
  - c. Secondary Suites shall be a Discretionary Use within the RF4 Zone.
  - d. Secondary Suites shall not be allowed within the RPL and RR Zones.
  - e. Notwithstanding 86(1), the minimum Site size for a Secondary Suite in any Zone shall be 100 m<sup>2</sup> in addition to the minimum required Site size for the principal Dwelling.

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

2. Notwithstanding Garden Suites being listed as Permitted or Discretionary Uses within any Zone, Garden Suites shall be prohibited within the portion of the proposed Edmonton-Strathcona County Joint Planning Area contained within the City of Edmonton, representing a buffer area 1.5 km wide, as shown in Appendix 1.

*Bylaw 15036  
February 2, 2009*

**[Appendix I - Edmonton-Strathcona County Joint Planning Study Area  
Secondary and Garage Suites Overlay](#)**



## Edmonton Zoning Bylaw 12800

### **823 Medium Scale Residential Infill Overlay**

*Bylaw 15389  
July 19, 2010  
Bylaw 15786  
July 18, 2011*

#### **823.1 General Purpose**

The purpose of this Overlay is to accommodate the development of medium-scale infill housing in Edmonton's mature residential neighbourhoods in a manner that ensures compatibility with adjacent properties while maintaining or enhancing a pedestrian-friendly streetscape.

*Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017*

#### **823.2 Application**

The Overlay applies to Sites zoned RF6 and RA7 in the areas shown on the Appendices to this Overlay. Wherever the policies or provisions of a Statutory Plan make reference to the Medium Density Residential Overlay applying to the RF6 or RA7 zones, the regulations contained within this Overlay shall apply.

*Bylaw 18083  
August 28, 2017  
Effective Date: September 1, 2017*

#### **823.3 Development Regulations for Permitted and Discretionary Uses, Except Stacked Row Housing and Apartment Housing**

1. Development shall comply with the regulations contained in the Mature Neighbourhood Overlay.
2. Notice of proposed variances shall be provided in accordance with the Mature Neighbourhood Overlay.

#### **823.4 Development Regulations for Stacked Row Housing and Apartment Housing**

*Bylaw 16733  
July 6, 2015*

1. Building form
  - a. Principal buildings shall front onto a public roadway, other than a Lane.

*Bylaw 16126  
June 18, 2012*

- b. 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.

*Bylaw 16733  
July 6, 2015*

- c. The minimum Front Setback shall be consistent with the Setback of development on adjacent Sites and with the general context of the block face but shall not be less than 3.0 m. The principal building shall be located at or within 1.0 m of the average Setback along the block face. Where the Front Yard abuts an arterial road, the minimum Setback shall be 6.0 m. Where adjacent commercial buildings abut the property line to form a pedestrian-oriented shopping street, the minimum Setback shall be 3.0 m. Separation Space as outlined in Section 48 of this Bylaw shall be reduced to accommodate these Setback requirements. Privacy Zone as outlined in Section 48 of this Bylaw shall be reduced to accommodate these requirements where the sill of a Principal Living Room Window or a Habitable Room Window is at least 1.5 m above Grade.

d. The minimum Side Setback shall be 3.0 m. except as provided in subsection 823.3(1)(e). Where the Side Yard abuts an arterial road, the minimum Side Setback shall be 4.5 m. Separation Space and Privacy Zone as outlined in Section 48 of this Bylaw shall be reduced to accommodate these Side Setback requirements, except where a Principal Living Room Window faces an interior Side Yard.

*Bylaw 16733  
July 6, 2015  
Bylaw 17062  
July 9, 2015*

e. Where any building exceeds 8.6 m in Height, on all Sites abutting a property zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone, the following regulations shall apply along the shared property line:

i. a minimum Setback of 7.5 m shall be required;

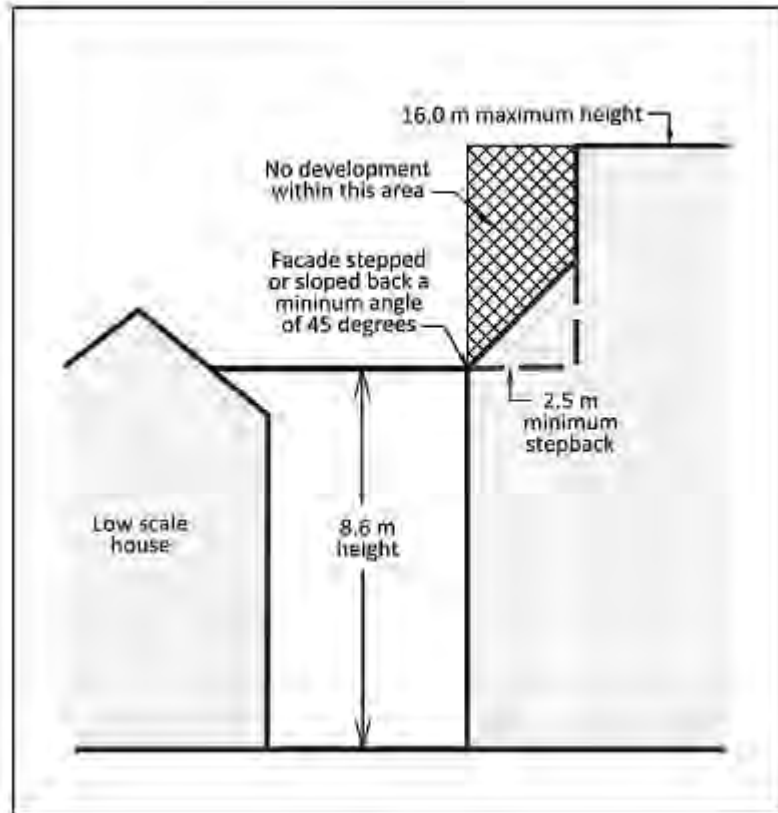
ii. the Development Officer may reduce this Setback to no less than 3.0 m where the proposed façade is a flanking or end wall and where an acceptable landscaped buffer is provided;

iii. there shall be no variance to the 7.5 m Setback where the Site abuts the south property line of a neighbouring Site; and

*Bylaw 17062  
July 9, 2015*

iv. at a maximum Height of 8.6 m 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, as shown in the following illustration.

*Bylaw 16733  
July 6, 2015*



Bylaw 16733  
July 6, 2015

f. 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.

g. The total length of any building shall not exceed 48.0m.

## 2. Building Design

- a. All ground Storey Apartment Dwellings adjacent to a public roadway other than a Lane shall have a private exterior entrance that fronts onto the roadway. Sliding patio doors shall not serve as this entrance.
- b. The principal entrance of each Stacked Row Housing Dwelling shall front onto a public roadway other than a Lane. Sliding patio doors shall not serve as this entrance.
- c. Architectural treatment of all facades of the building shall create a unified building exterior. The building shall incorporate design elements to reduce the perceived mass and add architectural interest, including but not limited to:

- i. clear articulation of the façade, using a defined pattern of projections and recessions;
- ii. the use of a variety of exterior building cladding materials and colours; and
- iii. a prominent front entrance for Apartment Housing.

- d. Building components such as windows, doors, trim, columns, balconies, stairs, and roofline features should be in proportion to one another and to the overall mass of the building.
- e. Individual Stacked 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.
- f. To maximize integration with the surrounding neighbourhood, development should:
  - i. be sympathetic to fundamental design elements, proportions, and building materials found within the neighbourhood; and
  - ii. be constructed with durable, quality materials.
- g. 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.
- h. Except as provided in Section 823.3(3)(a), 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.

*Bylaw 16733  
July 6, 2015*

- i. Where the Basement 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 facade treatment or creative Landscaping including planters.
- j. The length of balconies shall not comprise more than 50% of any building facade. Balconies shall be designed as integral components of buildings and shall be recessed or partially recessed.

### 3. Amenity Area

- a. A minimum Private Outdoor Amenity Area of 7.5 m<sup>2</sup> shall be provided for each Apartment Housing Dwelling except that for ground Storey Dwellings a minimum of 15.0 m<sup>2</sup> of Private Outdoor Amenity Area shall be provided.
- b. Notwithstanding Section 47 of this Bylaw, the Private Outdoor Amenity Area for Apartment 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 1.0 m is maintained between the property line and the Private Outdoor Amenity Area.
- c. Development containing ten (10) to nineteen (19) Apartment Housing Dwellings shall provide a minimum of 2.5 m<sup>2</sup> of common Amenity Area per Dwelling in addition to the 7.5 m<sup>2</sup> of Private Outdoor Amenity Area required under Section 823.3(3)(a). Common Amenity Area shall be designed to facilitate active or passive recreational activities and shall:
  - i. be located outdoors at ground level,
  - ii. be aggregated into areas of not less than 25.0 m<sup>2</sup>,

- iii. have a minimum width and length of 4.0 m,
- iv. have access to sunlight,
- v. include seating and artificial lighting, and
- vi. be directly accessible from the building.

*Bylaw 16733  
July 6, 2015*

d. Development containing twenty (20) Apartment Housing Dwellings or more shall provide a minimum of 2.5 m<sup>2</sup> of common Amenity Area per Dwelling in addition to the Private Outdoor Amenity Area required in Section 823.3(3)(a). A minimum of 50 m<sup>2</sup> of common Amenity Area shall be provided outdoors at Grade. Any remaining area required may be provided indoors or outdoors or a combination thereof, but shall be aggregated into areas of at least 25.0 m<sup>2</sup>.

i. Where provided outdoors, the common Amenity Area shall be designed to facilitate active or passive recreational activities and shall:

- 1. have a minimum width and length of 5.0 m,
- 2. be within clear view of several residential units when provided at ground level,

*Bylaw 17727  
August 22, 2016*

- 3. be designed to minimize overlook into Abutting Sites when provided on a Rooftop Terrace by implementing Privacy Screening, Stepbacks or other treatments that minimize direct sightlines,
- 4. have access to sunlight,
- 5. include seating and artificial lighting, and
- 6. be directly accessible from the building.

ii. Where provided outdoors, the common Amenity Area should:

- 1. be located between buildings to break up the massing of development along the block face when a development contains two or more buildings.

iii. Where provided indoors, common Amenity Area shall:

- 1. be separate from a building's common utility areas (e.g. lobbies, corridors, and vestibules),
- 2. include furniture and fixtures that accommodate small social gatherings and/or active recreational pursuits (e.g. tables and chairs, kitchen facilities, exercise or play equipment), and
- 3. provide access to other public areas within the building and to any outdoor communal recreation space.

e. Notwithstanding any other regulation of this Bylaw, the common Amenity Area or Private Outdoor Amenity Area may be located within any Yard. A minimum Setback of 1.0 m is required between an Amenity Area or Private Outdoor Amenity Area and any property line that abuts a public street.

#### 4. Landscaping

a. In addition to the requirements of Section 55 of this Bylaw, the required Landscape Plan shall demonstrate:

*Bylaw 17727  
August 22, 2016*

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 Apartment Dwellings or ground Storey Stacked Row Housing Dwellings that look onto these areas,

*Bylaw 17727  
August 22, 2016*

ii. entry transitions including features such as steps, decorative Fences, gates, hedges, low walls, and planting beds between the public roadway and Dwellings that front or flank onto the public roadway, and

*Bylaw 16733  
July 6, 2015  
Bylaw 17727  
August 22, 2016*

iii. clear delineation of all Private Outdoor Amenity Areas and common Amenity Areas at Grade with vertical landscaping features (e.g. hedges, decorative Fences, gates, low walls).

b. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.

#### 5. Access and Parking

*Bylaw 16032  
March 12, 2012*

a. Upgrading of public pedestrian Walkway systems, roads, or lanes adjacent to the Site may be required to the satisfaction of the Development Officer and Transportation Services. Such upgrading shall be incorporated into the Landscape Plan where the public pedestrian Walkway system includes a sidewalk and a landscaped boulevard.

b. 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.

c. 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.

d. Any surface parking shall be located at the rear of the building.

### **823.5 Additional Development Regulations for Specific Areas**

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

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, as shown in Appendix 2 109 St Corridor to this Overlay:

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 adjacent portion of 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.

- 2. The following additional regulation shall apply to residential development within the 'mixed low and medium density residential area' as defined in the Strathcona Area Redevelopment Plan, and shown in Appendix 3 Mixed Low and Medium Density Residential Area, Strathcona to this Overlay:

*Bylaw 16733*

*July 6, 2015*

- a. The maximum Height shall not exceed 11.0 m, in accordance with Section 52.
- b. Any Basement or attic development which contains a Habitable Room shall be deemed a Storey of development.

- 3. The following regulations shall apply to residential development within the 'walk up apartment area' as defined in the Strathcona Area Redevelopment Plan, and shown in Appendix 4 - Walk Up Apartment Area, Strathcona to this Overlay:

- 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, in accordance with Section 52. The front façade of the fourth storey shall be stepped back from the third storey by at least 2.5 m. In the case of a Corner Lot, this Stepback shall apply to both street facing façades.

*Bylaw 18083*

*August 28, 2017*

*Effective Date: September 1, 2017*

### **823.6 Proposed Variances**

- 1. When the Development Officer determines that a Development Permit application for the construction of new Apartment Housing or new Stacked Row Housing does not comply with the regulations contained in this Overlay:
  - a. the Development Officer shall send notice to the Recipient Parties specified in Table 823.6(2) to solicit comments directly related to the 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 823.6(2); 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 11.2.

<b>Table 823.6(2)</b>			
<b>Tier Number</b>	<b>Recipient Parties:</b>	<b>Affected Parties:</b>	<b>Regulation proposed to be varied</b>
Tier 1	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	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	823.4(1)(a) – Building orientation 823.4(1)(c) – Front setback 823.4(1)(b) – Determination of front lot line 823.4(1)(f) – Height 823.4(1)(g) – Building length 823.4(2) – Building design 823.4(4)(a)(ii) – Landscaping for entry transitions 823.3(5) – Access and parking 823.5 - Additional Development Regulations for Specific Areas
Tier 2	The municipal address and assessed owners of land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development and the President of each applicable Community League	The municipal address and assessed owners of land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development	823.4(1)(d) – Side setback 823.4(1)(e) – Side Setback abutting a property zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone 823.4(3) – Amenity Area 823.4(4)(a)(i) – Vertical landscaping features 823.4(4)(a)(iii) – Landscaping to delineate Private Outdoor Amenity Areas 823.4(4)(b) – Soil depth

Bylaw 16733  
July 6, 2015

[Appendix 1 - Medium Scale Residential Infill Overlay](#)  
[Appendix 2 - 109 Street Corridor](#)

Bylaw 15954  
December 12, 2011



[Appendix 3 - Mixed Low and Medium Density Residential Area, Strathcona](#)

[Appendix 4 - Walk Up Apartment Area, Strathcona](#)

## **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*

#### **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**

1. The Development Officer may vary requirements such as building setbacks and building stepbacks, tower separation, built form and podium design, parking, glazing, and application of The Quarters Downtown Sustainable Development Standard Checklist as contained in Appendix IV 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 Transportation Planning and Engineering, 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*

- 7. Notwithstanding Section 11.4.2 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 Transportation Services.

*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 m<sup>2</sup>.

f. The maximum number of individual business premises for retail Use with a Floor Area between 1,200 m<sup>2</sup> and 1,850 m<sup>2</sup> shall not exceed one per block face.

g. Building facades 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 Transportation Services.

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 Transportation Services.

*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 Transportation Services.

2. Parking, Loading and Bicycle Storage shall be provided as specified in Appendix III.

*Bylaw 17828*

*January 23, 2017*

3. Signs shall comply with Section 59 and Schedule 59B.

4. A minimum of 5 m<sup>2</sup> shall be required for each residential unit as amenity space. 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.
3. 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 vehicular Parking Garages shall not be developed adjacent to, or be visible from, any public roadway.
  - f. No portion of an above Grade Parking Garage 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.
  - g. No portion of an above Grade Parking Garage 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.
  - h. No portion of an above Grade Parking Garage 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.

b. Residential and Residential Related Uses developed above ground level Commercial Uses shall have separate access at Grade.

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.

d. Main building entrances for Apartment 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 facades 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 facades 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 m<sup>2</sup>, 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 space, 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 facades and the facades 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 IV 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*

[Appendix I](#)

*Bylaw 16850  
June 24, 2014*

[Appendix II](#)

**Appendix III**

**Parking, Loading and Bicycle Storage Requirements**

*Bylaw 16591  
September 16, 2013*

<b>Vehicular Parking Requirements</b>			
<b>Use of building or Site</b>	<b>Gross Floor Area (m<sup>2</sup>)</b>	<b>Minimum Spaces</b>	<b>Maximum Spaces</b>
Residential and Residential Related Uses	Less than 40	0.20 spaces	0.35 spaces
	40 to 50	0.30 spaces	0.50 spaces
	50 to 60	0.50 spaces	0.75 spaces
	60 to 70	0.50 spaces	0.75 spaces

	70 to 80	0.70 spaces	1.00 spaces
	80 to 90	0.75 spaces	1.00 spaces
	90 to 100	0.80 spaces	1.00 spaces
	100 to 110	1.00 spaces	1.25 spaces
	110 to 120	1.00 spaces	1.25 spaces
	120 to 130	1.00 spaces	1.50 spaces
	130 to 150	1.00 spaces	2.00 spaces
Visitor parking for Residential Uses shall be provided at a minimum of 1 stall per 10 Dwellings			
<b>Commercial Uses</b>	<b>Minimum Spaces</b>	<b>Maximum Spaces</b>	
Professional, Financial and Office Support Services	1 parking space per 333.3 m <sup>2</sup> of Gross Floor Area	1 parking space per 142.9 m <sup>2</sup> of Gross Floor Area	
<i>Bylaw 16591 September 16, 2013</i> Specialty Food Services and Restaurants	1 per 4.8 m <sup>2</sup> of Public Space		
Health Services	1 parking space per 66.7 m <sup>2</sup> Gross Floor Area		
All other Commercial Uses	1 parking space per 333.3 m <sup>2</sup> of Gross Floor Area	1 space per 100.0 m <sup>2</sup> of Gross Floor Area	
<b>All non-Residential and non-Commercial Uses</b>	As per Section 54 of the Zoning Bylaw		

Loading Space Requirements		
Use of building or Site	Gross Floor Area of building	Minimum Number of Loading Spaces
Any development within the Commercial Uses	Less than 200 m <sup>2</sup>	0
	Between 200 m <sup>2</sup> and 2,500 m <sup>2</sup>	1
	Each additional 2,500 m <sup>2</sup> or fraction thereof	1 additional
Professional, Financial, and Office Support Services	Less than 200 m <sup>2</sup> of GFA of the building	0
	Between 200 m <sup>2</sup> and 5,000 m <sup>2</sup> of GFA of the building	1

	Between 5,000 m <sup>2</sup> and 10,000 m <sup>2</sup>	2
	Each additional 10,000 m <sup>2</sup> or portion thereof	1 additional
Any development within Residential Related Uses	Less than 100 dwelling units	0
	Between 100 and 199 units	1
	Between 200 and 399 unit	2
	Each additional 100 units or portion thereof	1 additional
Any development within the Basic Services, Community, Educational, Recreational, and Cultural Service Uses	Less than 2,500 m <sup>2</sup> of GFA of the buildings	1
	Each additional 2,500 m <sup>2</sup> of GFA of the building or portion thereof	1 additional

Bylaw 16733  
July 6, 2015

<b>Bicycle Storage Requirements</b>	
<b>Use of building or Site</b>	<b>Minimum Number of Bicycle Spaces</b>
Any development within Commercial Uses including Professional, Financial, and Office Support Services	20% of the number of vehicular parking spaces required or a minimum of 5 spaces, whichever is more.
Any development within Residential Uses	No requirement for multi family developments of less than 20 units
	A minimum of 0.5 spaces per unit with a minimum requirement of 5 bicycle parking spaces for multi family, whichever is more.
Any development within the Basic Services, Community, Educational, Recreational, and Cultural Service Uses	25% of the number of vehicular parking spaces with a minimum of 10 bicycle parking spaces, whichever is more.

Appendix IV

### **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 V 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 IV and V.

3. Floor Area Ratio and Height Incentives

i. 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 V provided in this provision. Some points must be accumulated in each of the 8 categories.

*Bylaw 17062  
July 9, 2015*

ii. 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 V. All development shall still conform to all other provisions in the Zone where the development is located in the Zoning Bylaw.

iii. 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 V.

**Table 1: FAR and Height Incentives by Area<sup>1</sup>**

Area	Base Level FAR	Base Level Height (metres / storeys <sup>2</sup> )	Incentive Level 1 FAR	Incentive Level 1 Height (metres / storeys <sup>2</sup> )	Incentive Level 2 FAR	Incentive Level 2 Height (metres / storeys <sup>2</sup> )	Incentive Level 3 FAR	Incentive Level 3 Height <sup>1</sup> (metres / storeys <sup>2</sup> )
Heritage Quarter Area 1	3.0	11m / 3	4.5	23m / 6	-	-	-	-
Heritage Quarter Area 2	3.0	11m / 3	4.5	23m / 6	6.0	50m / 15	-	-
Civic Quarter Area 1	3.0	11m / 3	7.0	47m / 13	8.0	77m / 23	-	-
Civic Quarter Area 2	3.0	11m / 3	7.0	47m / 13	8.0	77m / 23	10.0	113m / 33
The Armature	3.0	11m / 3	4.5	23m / 6	-	-	-	-
McCauley Quarter Area 1	1.5	7m / 2	3.5	23m / 6	-	-	-	-

McCauley Quarter Area 2	2.0	7m / 2	3.5	23m / 6	-	-	-	-
McCauley Quarter Area 3	1.5	7m / 2	4.0	27m / 8	-	-	-	-
Five Corners Area 1	3.0	11m / 3	7.5	50m / 15	8.0	85m / 28	-	-
Five Corners Area 2	3.0	11m / 3	7.5	50m / 15	8.0	85m / 28	-	-
Five Corners Area 3	3.0	11m / 3	7.5	50m / 15	8.0	85m / 28	11.0	150m / 45

**NOTES:**

*Bylaw 16859  
June 24, 2014*

- 1 Storeys indicated are approximate and are included for illustrative purposes only.

**4. Sustainable Development Standard Checklist**

**a. Incentive Rates:**

*Bylaw 17062  
July 9, 2015*

1. 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 V. If the development achieves less than 15 points, no additional FAR or additional Height shall be granted.
2. 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 V. 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.
3. The points assigned to each of the sustainable development initiatives are summarized in Appendix V:
4. The applicant shall provide evidence to the Development Officer, as requested in Appendix V, as to how the sustainable development initiatives will be implemented.

**b. 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 V: 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

2. Elevation Drawings:

Provide elevation drawings detailing the following as necessary:

- A. Natural ventilation, daylight penetration and other passive design systems
- B. Universal accessibility requirements

2. 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).

3. 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

4. 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 m<sup>2</sup>
- B. Studio small - less than 46 m<sup>2</sup>
- C. One-bedroom large - greater than 65 m<sup>2</sup>
- D. One-bedroom small - less than 65 m<sup>2</sup>
- E. Two-bedroom large - greater than 84 m<sup>2</sup>
- F. Two-bedroom small - less than 84 m<sup>2</sup>
- 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 V

**This appendix is to be used in conjunction with Appendix IV**

<b>THE QUARTERS DOWNTOWN SUSTAINABLE DEVELOPMENT STANDARD CHECKLIST</b>		
<b>Design Category</b>	<b>Points</b>	<b>Submission Requirements</b>
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"> <li>Floor, plan and elevation drawings.</li> </ul>
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"> <li>Floor Plans</li> <li>Elevation Drawings</li> </ul>
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"> <li>Site Plan</li> <li>Lighting Plan</li> </ul>
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"> <li>Main entranced doors should meet universal design standards;</li> <li>Level changes from the sidewalk to the main entrance of apartment buildings should be minimized; and</li> <li>Landscaping elements should be located out of the travel path to ensure they are not obstacles to apartment building access.</li> </ul>	1	<ul style="list-style-type: none"> <li>Site Plan</li> <li>Floor Plans</li> <li>Underground Parking Plan</li> <li>Elevation Drawings</li> <li>Landscaping Plan</li> </ul>
5 <input type="checkbox"/> A minimum of 3% of residential suites to be fully wheelchair accessible.	3	<ul style="list-style-type: none"> <li>Floor plans</li> </ul>
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"> <li>Bachelor</li> <li>One-bedroom</li> <li>Two-bedroom</li> <li>Three or more bedrooms</li> <li>Co-housing</li> <li>Live-Work</li> </ul>	3	<ul style="list-style-type: none"> <li>Floor Plans</li> <li>Simpson’s Diversity Index calculations. Must have a score of at least .75 (Refer to section 7.6 for details)</li> </ul>
<b>Energy Category</b>	<b>Points</b>	<b>Submission Requirements</b>
7 <input type="checkbox"/> The building design achieves a 29% efficiency improvement over the Model National Energy Code (MNECB) and 10%	Required for buildings	<ul style="list-style-type: none"> <li>Energy Management Plan</li> </ul>

improvement for retrofit.	over three storeys	<ul style="list-style-type: none"> <li>Energy modelling screening tool (CBIP or other)</li> </ul>
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"> <li>Letter of commitment from professional engineer or architect</li> </ul>
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"> <li>Letter of commitment from professional engineer/ developer/owner</li> </ul>
10 <input type="checkbox"/> Develop co-managed energy/utility servicing for more than one project.	5	<ul style="list-style-type: none"> <li>Letter of commitment from professional engineer/ developer/owner</li> </ul>
11 <input type="checkbox"/> Ensure that 70% of fixtures and appliances supplied are Energy Star compliant.	1	<ul style="list-style-type: none"> <li>Letter of commitment from developer/owner</li> </ul>
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"> <li>Design plans and letter of commitment from professional engineer</li> </ul>
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"> <li>Energy Management Plan</li> <li>Energy modelling screening tool (CBIP or other)</li> </ul>
14 <input type="checkbox"/> Purchase 50% of energy needs through grid-source renewable energy.	3	<ul style="list-style-type: none"> <li>Contract or written agreement with green energy supplier</li> </ul>
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"> <li>Letter of commitment from professional engineer and developer</li> </ul>
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"> <li>Roof plan and landscape plan</li> </ul>

Water Category	Points	Submission Requirements
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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"> <li>Letter of commitment from professional engineer</li> <li>Water Management Plan</li> </ul>
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"> <li>Water Management Plan</li> </ul>
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"> <li>Letter of commitment from professional engineer</li> <li>Water Management Plan</li> </ul>
20 <input type="checkbox"/> Specify drought resistant and/or native indigenous planting species.	1	<ul style="list-style-type: none"> <li>Landscape Plan</li> </ul>
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"> <li>Water Management Plan</li> </ul>
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"> <li>Water Management Plan</li> </ul>
<b>Matter Category</b>	<b>Points</b>	<b>Submission Requirements</b>
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"> <li>Construction Waste Management Plan</li> </ul>
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"> <li>Site Plan</li> <li>Floor Plans or Underground Parking Plan</li> </ul>
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"> <li>Letter of commitment from professional architect</li> </ul>
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"> <li>Letter of commitment from professional architect</li> </ul>

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"> <li>Letter of commitment from professional architect</li> </ul>
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"> <li>Letter of commitment from professional architect</li> </ul>

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"> <li>Letter of commitment from professional engineer</li> </ul>
30 <input type="checkbox"/> For construction and demolition, provide for minimizing air and dust emissions.	1	<ul style="list-style-type: none"> <li>Air and Dust Emissions Control Plan</li> </ul>
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"> <li>Letter of commitment from professional architect</li> </ul>
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"> <li>Site Plan</li> <li>Parking Plan</li> </ul>
33 <input type="checkbox"/> Provide architecturally designed transit shelter(s) which are integrated with new building design	1	<ul style="list-style-type: none"> <li>Site Plan</li> <li>Letter of commitment from professional architect</li> </ul>
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"> <li>Site Plan</li> <li>Parking Plan</li> <li>Floor Plan</li> </ul>
35 <input type="checkbox"/> Design the underground parking to provide for "unbundled" parking spaces from residential unit.	2	<ul style="list-style-type: none"> <li>Parking Plan</li> </ul>
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"> <li>Parking Plan</li> <li>Car-share Plan or contract with car cooperative</li> </ul>
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"> <li>Execute an Agreement with the City prior to Development Permit issuance.</li> </ul>

Bylaw 17828  
January 23, 2017

38  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

- Site Plan
- Letter of Commitment from developer

39  Ensure that the design of the project provides at least 150 m<sup>2</sup> of indoor community amenity space such as recreation facilities, daycares, or cultural facilities.

2

- Clearly marked on Development Permit Plans

40  Provide publicly accessible open space to increase site permeability and to provide a minimum of 225 m<sup>2</sup> for enhanced options for the pedestrian in the form of mews or plaza development.

3

- Site Plan
- Letter of Commitment from developer

**New Innovation Category**

**Points**

**Submission Requirements**

41  Provide new exemplary and innovative technology which falls within one of the above categories.

2

- Provide detailed information outlining/rationalizing the innovation to the satisfaction of the Development Officer.

**TOTAL:  
58  
points**

## Appendix I List

### 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](#)

[Pedestrian Commercial Shopping Street Overlay](#)

[Whyte Avenue Commercial Overlay](#)

[Alberta Avenue Pedestrian Commercial Shopping Street Overlay](#)

[Edmonton-Strathcona County Joint Planning Study Area Secondary and  
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## **900 Special Areas**

### **Edmonton Zoning Bylaw 12800**

#### **900 Special Areas General Provisions**

##### **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 Area Structure Plan or Area Redevelopment Plan for those areas with special or unique attributes, which cannot be satisfactorily addressed through conventional land Use zoning.

##### **900.2 Application**

1. A Special Area can only be established if the following conditions are satisfied:
  - a. an approved Area Structure Plan or Area Redevelopment Plan states that a Special Area shall be established in order to achieve clearly stated objectives; and
  - b. the approved Area Structure Plan or Area Redevelopment Plan 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.
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.
2. Any unique Zones may specify any Permitted and Discretionary Uses deemed to be in accordance with the approved Area Structure Plan or Area Redevelopment Plan for that area.
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 Area Structure Plan or Area Redevelopment 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;

1. Title and Contents
2. Repeal, Enactment and Transition Procedures
3. Other Provisions
4. The Zoning Map
5. Approval Required For Development
6. Definitions General

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;

- |         |   |
|---------|---|
| Officer | 11. Authority and Responsibility of the Development     |
|         | 12. Development Classes                                 |
|         | 13. Development Application Submissions                 |
|         | 14. Special Information Requirements                    |
|         | 15. Conditions Attached to Development Permit           |
|         | 16. Decisions on Development Applications               |
|         | 17. Validity of Development Permit                      |
|         | 18. Resubmission Interval                               |
|         | 19. Development Permit and Agreement Fees               |
|         | 20. Notification of Issuance of Development Permits     |
|         | 21. Appeals   |
|         | 22. Expiry of Permit                                    |
|         | 23. Enforcement and Penalties                           |
|         | 24. Amendments  |
| Fees    | 25. Zoning Bylaw Compliance Certificate and Certificate |

iv. Section 41;

v. Sections 56 and 57;

56. Excavation, Stripping and Grading
57. General Performance Standards

vi.Sections 710 and 720;

[710. \(DC1\) Direct Development Control Provision](#)

[720. \(DC2\) Site Specific Development Control](#)

[Provision](#)

vii.Section 800; and

[800. City-Wide Master Overlay](#)

[811. North Saskatchewan River Valley and Ravine  
System Protection Overlay](#)

[812. FPO - Floodplain Protection Overlay](#)

[813. Major Commercial Corridors Overlay](#)

[814. Mature Neighbourhood Overlay](#)

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[816. High Rise Residential Overlay](#)

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[819. Pedestrian Commercial Shopping Street Overlay](#)

[850. Industrial Plan Overlays](#)

viii.Section 900.

[900. Special Areas General Provisions](#)

[910. Special Area Downtown](#)

[920. Special Area Terwillegar Towne](#)

[930. Special Area Eilerslie Industrial Park](#)

[940. Special Area Griesbach](#)

## **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.

##### **910.2 Application**

The designation, location and boundaries of each zone affected or created in Section 910 shall apply, as indicated in the Downtown Zoning Map, Appendix 1 to this Section. 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.

###### **1. Vehicular Parking**

*Bylaw 18171  
September 11, 2017*

- a. Parking shall be in accordance with Section 54 Schedule 1(B), except that:
- ii. parking shall not be required for Conversions to Residential and Residential Related Uses;
- iii. parking shall not be required for any Uses located in buildings on the Inventory of Historic Resources in Edmonton; and
- iv. at such time as a Parking Impact Assessment is submitted, the applicant for a Development Permit may apply for a reduction to the minimum number of parking spaces. The applicant must demonstrate through a Parking Impact Assessment that by virtue of the Use, character, or location of the proposed development, and its

relationship to public transit facilities, car share programs, and any other available parking, the parking required for the proposed development may be less than any minimum set out in Schedule 1(B) of Section 54 of the Zoning Bylaw.

*Bylaw 16733  
July 6, 2015*

- b. 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.
- c. Parkade(s) developed below Grade shall be permitted to be built to the property line.
- d. Parkade(s) developed below Grade on streets identified as neighbourhood streets in the Urban Design Framework for Downtown Streets within the Capital City Downtown Plan, Bylaw 15200 are to be located sufficiently below Grade, or a suitable alternative, to provide a minimum of 1.2m soil depth to contribute to healthy root development.
- e. No portion of an above Grade parking garage on the ground (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.
- f. Surface Parking Lots:
  - i. No surface parking shall be allowed, other than accessory parking that is located at the rear of a building and is 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 area;
  - iii. The storage of materials inclusive of accumulated snow on non-accessory parking surface lots 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.

*Bylaw 16032  
March 12, 2012*

- 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 m<sup>2</sup> 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

*Bylaw 17959  
May 29, 2017*

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*

b. Blank walls or non-transparent surfaces shall not exceed 20% of the linear building frontage at Grade, 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**



## Edmonton Zoning Bylaw 12800

### 910.5 (CCA) Core Commercial Arts Zone

#### 1. General Purpose

*Bylaw 16733  
July 6, 2015*

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 Grade, enhancing arts and entertainment activities, accommodating Residential Uses and making the Core more pedestrian friendly.

#### 2. Permitted Uses

*Bylaw 16224  
September 10, 2012*

- a. Apartment Housing
- b. Apartment Hotels
- c. Auctioneering Establishments
- d. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
- e. Business Support Services
- 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

*Bylaw 16224  
September 10, 2012*

- p. Media Studios
- q. Minor Amusement Establishments
- r. Minor Home Based Business and Major Home Based Business
- s. Minor Alcohol Sales and Major Alcohol Sales
- t. Personal Service Shops

- u. Professional, Financial and Office Support Services
- v. Private Education Services and Public Education Services
- w. Private Clubs
- x. Public Libraries and Cultural Exhibits
- y. Religious Assembly
- z. Residential Sales Centre
  - aa. Restaurants
  - bb. Specialty Food Services

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

- cc. Urban Gardens
- dd. Fascia On-premises Signs
- ee. Projecting On-premises Signs
- ff. 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 m<sup>2</sup> 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

s. Non-accessory 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.

d. Amenity Area

- i. A minimum amenity area of 3% of gross floor area of Residential Uses, to a maximum of 6% shall be required for buildings over 2000m<sup>2</sup> to the satisfaction of the Development Officer. Amenity areas may include meeting rooms, fitness facilities, outdoor space, and shall be exempt from FAR calculations.
- ii. Non-residential buildings on sites of less than 1350m<sup>2</sup> shall not be required to provide Amenity Area.

iii. Non-residential or mixed-Use buildings on sites greater than 1350m<sup>2</sup> 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 m<sup>2</sup> 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 2000m<sup>2</sup> 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.

#### b. 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 700m<sup>2</sup> 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.

- 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*

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 Grade. 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. Apartment Housing
- c. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
- d. Business Support Services
- 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
- o. Major Alcohol Sales and Minor Alcohol Sales
- p. Major Home Based Business and Minor Home Based Business
- q. Minor Amusement Establishments
- r. Personal Service Shops
- s. Private Education Services and Public Education Services
- t. Private Clubs
- u. Professional, Financial and Office Support Services
- v. Public Libraries and Cultural Exhibits
- w. Religious Assembly

- x. Residential Sales Centre
- y. Restaurants
- z. Specialty Food Services

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

- aa. Urban Gardens
- bb. Spectator Entertainment Establishments
- cc. Fascia On-premises Signs
- dd. Projecting On-premises Signs
- ee. 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 m<sup>2</sup> 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
- q. Non-accessory 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:

*Bylaw 17062  
July 9, 2015*

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.

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 m<sup>2</sup> 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.

d. Amenity Areas:

i.An minimum amenity area of 3% of gross floor area of Residential Uses, to a maximum of 6%, shall be required for buildings over 2000m<sup>2</sup> 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.

ii.Non-residential buildings on sites of less than 1350m<sup>2</sup> shall not be required to provide amenity area.

iii.Non-residential or mixed-Use buildings on sites greater than 1350m<sup>2</sup> 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.

iv.Developments on sites larger than 3000m<sup>2</sup> shall provide:

*Bylaw 16733  
July 6, 2015*

- A. An additional 5% of the site area developed as open space in the form of parks, plazas, atriums and publicly accessible spaces at Grade for the benefit of residents or tenants; and
- B. In large developments, mid block breaks and access shall be provided to facilitate pedestrian access to other Walkways, laneway 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 m<sup>2</sup> 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

*Bylaw 16733  
July 6, 2015*

- 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 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.

*Bylaw 16733  
July 6, 2015*

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 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*

i. For buildings greater than 26m in Height, the maximum residential Floor Plates shall not exceed 900m<sup>2</sup>, but in no case shall it exceed 80% of the podium floor plate, to the satisfaction of the Development Officer.

ii. Developments less than 26m may not be required to provide Floor Plate reduction.

iii. 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.

iv. The mid-level of Towers shall employ building setback, Tower spacing and sculpting to reduce building mass and augment views, light and privacy.

v. 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.

*Bylaw 17934  
April 10, 2017*

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 manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

*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*

- e. Notwithstanding Section 11.3 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. Apartment Housing
- c. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m<sup>2</sup> of Public Space

*Bylaw 15953  
November 13, 2012*

- d. Business Support Services
- 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
- n. Live Work Units

*Bylaw 15953  
November 13, 2012*

- o. Lodging Houses
- p. Minor Alcohol Sales
- q. Minor Amusement Establishments
- r. Minor Home Based Business and Major Home Based Business
- s. Personal Service Shops
- t. Public Education Services and Private Education Services
- u. Professional, Financial and Office Support Services
- v. Public Libraries and Cultural Exhibits
- w. Religious Assembly

- x. Residential Sales Centre
- y. Restaurants, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
- z. Row Housing
  - aa. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
  - bb. Stacked Row Housing

*Bylaw 17901  
March 6, 2017*

- cc. 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 m<sup>2</sup> 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. Flea Markets
- i. Fleet Services, limited to the area north of 103 Avenue and east of the north-south lane east of 104 Street
- j. Fraternity and Sorority Housing
- k. General Retail Stores
- l. Group Homes
- m. Health Services

*Bylaw 16224  
September 10, 2012*

- n. Media Studios
- o. Minor Impact Utility Services
- p. Nightclubs, but not to exceed 200 occupants and 240 m<sup>2</sup> of Public Space, if the Site is adjacent to or across a Lane from a Site zoned residential
- q. Non-accessory Parking

*Bylaw 16224  
September 10, 2012*

- r. Pawn Stores
- s. Private Clubs
- t. Protective and Emergency Services
- u. Restaurants, for more than 100 occupants and 120 m<sup>2</sup> of Public Space

*Bylaw 16224  
September 10, 2012*

- v. Secondhand Stores
- w. Specialty Food Services, for more than 100 occupants and 120 m<sup>2</sup> of Public Space
- x. Temporary Shelter Services

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

- y. Urban Indoor Farm

*Bylaw 17901  
March 6, 2017*

- z. Urban Outdoor Farms

- aa. Veterinary Services
- bb. Warehouse Sales
- cc. Projecting On-premises Signs

*Bylaw 17831  
November 28, 2016*

- dd. 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.
- d. Amenity Areas:
  - i. 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;

- ii. non-residential buildings of less than 1 394 m<sup>2</sup> shall not be required to provide the 3% Amenity Area; and
- iii. Amenity Area for Apartment 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 m<sup>2</sup> 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 15953  
November 13, 2012*

- h. Fraternity and Sorority Housing, Limited Group Homes, Group Homes and Lodging Houses shall comply with Section 96 of this Bylaw.

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

- i. 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 900m<sup>2</sup>, 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*

i. 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.

ii. 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.

iii. 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.

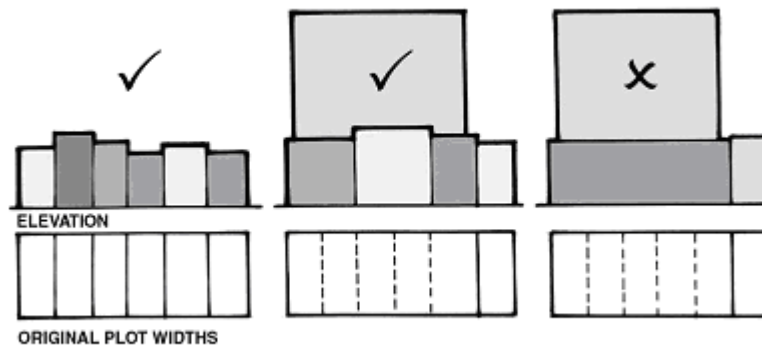
d. Other Regulations

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**

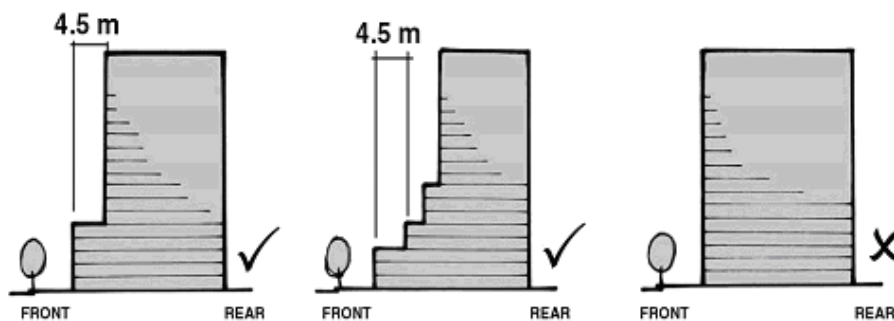
Buildings that are designed with regard for, or to recognize, the scale, architecture and general characteristics of the surrounding built form - so that they fit into the physical landscape around them - contribute to the overall good urban design of the community. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



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.

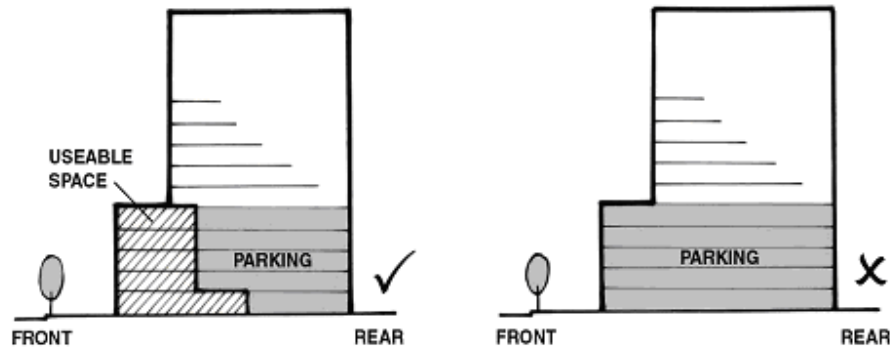


iii.No portion of an above Grade Parking Garage on the ground (first) floor shall be allowed for a minimum depth of 10.0 m from any building façade facing a public roadway, other than a lane.

iv.No portion of an above Grade Parking Garage 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:

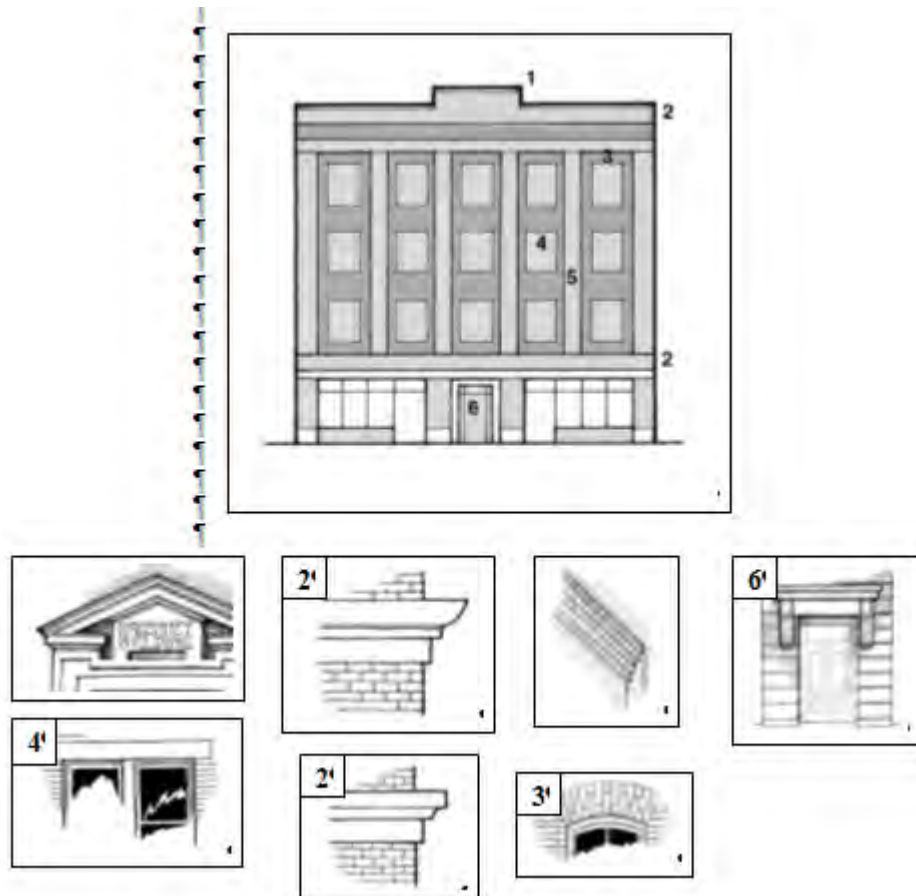


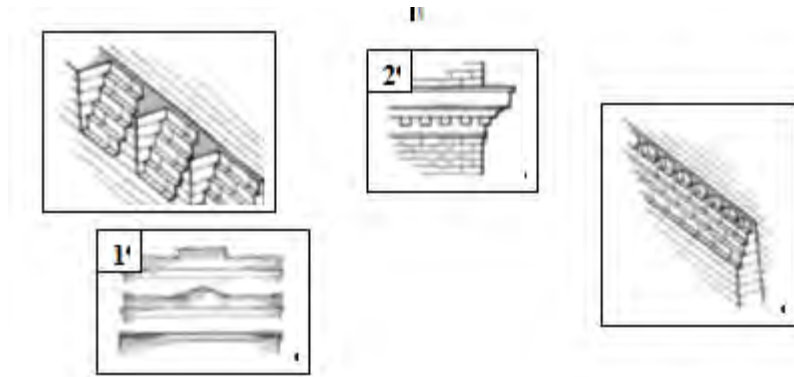
i. The building shall include the following design elements to reduce the perceived mass and add architectural interest. These requirements shall apply consistently to all building façades within the first 5 Storeys or 20.0 m that face a public roadway, other than a lane:

- 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.

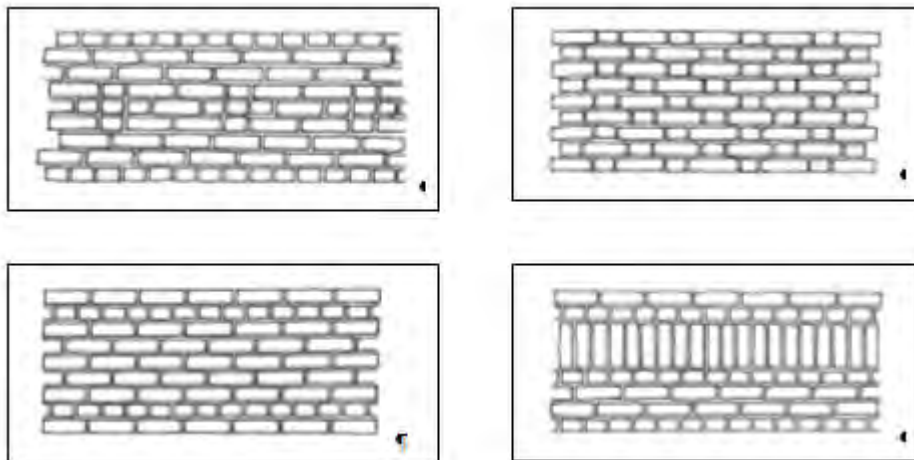




ii. Brick shall be used as the predominant cladding material (more than 50% of the exterior cladding excluding windows and entrances) within the first 5 Storeys or 20.0 m of a new building.

**Explanatory Note**

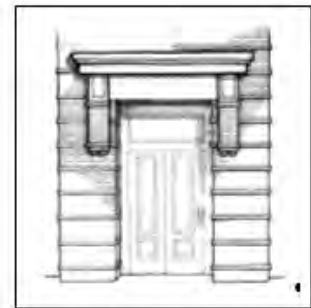
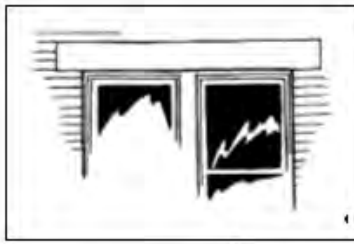
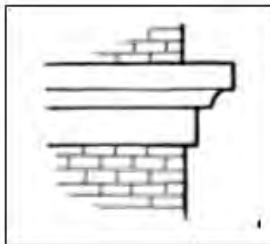
Brick is a high quality building material that creates a range of texture and pattern that helps add architectural interest to a building. Different configurations of brick work are employed to add unique character to buildings. The following graphic representations provide possible conceptual applications 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*

- a. Fleet Services Use shall be allowed only in the form of an enclosed building.
- b. Non-accessory 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 requirements set forth in Section 55 of the Zoning Bylaw.
- 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*

- d. Notwithstanding Section 11.3 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
- b. Apartment Housing

*Bylaw 15953  
November 13, 2012*

- c. Child Care Services

*Bylaw 15953  
November 13, 2012*

- d. Group Homes
- e. Live Work Units

*Bylaw 15953  
November 13, 2012*

- f. Lodging Houses
- g. Minor Home Based Business
- h. Residential Sales Centre
- i. Row Housing

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

- j. Urban Gardens
- k. Fascia On-premises Signs
- l. 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 m<sup>2</sup>;
  - ii. The minimum Site area for buildings taller than 26m in Height shall be 800 m<sup>2</sup>; 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 m<sup>2</sup> the maximum Density shall be 500 dwellings/ha; and

ii. For Sites less than 1350 m<sup>2</sup> 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 m<sup>2</sup> 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.

f. Amenity Areas

i. An minimum amenity area of 3% of gross floor area of Residential Uses, to a maximum of 6% shall be required for buildings over 2000m<sup>2</sup> to the satisfaction of the Development Officer, but in no case shall the Amenity area be less than 6 m<sup>2</sup> 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.

*Bylaw 16733  
July 6, 2015*

ii. A minimum Private Outdoor Amenity Area of 15m<sup>2</sup> per dwelling shall be provided where any part of the dwelling unit is contained at Grade.

iii. Developments shorter than 26m on sites 700m<sup>2</sup> or less, shall be designed to provide common outdoor open space at Grade, podium level or roof level and shall have a minimum amenity area of 45m<sup>2</sup>.

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

- A. Trees shall be provided in accordance with subsection 55.8. For development consisting of Residential Uses, the number of trees provided shall be one tree for each 25 m<sup>2</sup> of any Yard at 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

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 not exceed 20m, and may be composed of townhouses, stacked town houses, apartment units 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.

*Bylaw 16733  
July 6, 2015*

ii. 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.

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 m<sup>2</sup>, 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.

. 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.
- ii. The roof design may include a combination of green roofs, Solar Collectors, patios or private or public open spaces.

*Bylaw 17934  
April 10, 2017*

g. Public Spaces

- 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*

- ii. A Public Space, in the form of a park, plaza furnishings and location of art, seating areas and other amenities at Grade 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*

The purpose of this Zone is to provide a Zone that accommodates at Grade, 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. Apartment Housing
  - c. Bars and Neighbourhood Pubs, for less than 200 occupants and 240m<sup>2</sup> of Public Space
  - d. Business Support Services
  - 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. Major Alcohol Sales and Minor Alcohol Sales
  - p. Major Amusement Establishments and Minor Amusement Establishments
  - q. Major Home Based Business and Minor Home Based Business
- Bylaw 16224  
September 10, 2012*
- r. Media Studios
  - s. Personal Service Shops
  - t. Private Clubs
  - u. Professional, Financial and Office Support Services
  - v. Private Education Services and Public Education Services

- w. Public Libraries and Cultural Exhibits
- x. Religious Assembly
- y. Residential Sales Centre
- z. Restaurants
- aa. Spectator Entertainment Establishments
  - bb. Specialty Food Services

*Bylaw 17901  
March 6, 2017*

- cc. Urban Gardens
- dd. Fascia On-premises Signs
- ee. Projecting On-premises Signs
- ff. 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 m<sup>2</sup> 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
- o. Non-accessory 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.
- d. Amenity Areas:
  - i. For Residential Uses, a minimum amenity area of 3% of gross floor area, to a maximum of 6% shall be required for buildings over 2000m<sup>2</sup> 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.
  - ii. Non-residential buildings on sites of less than 1350m<sup>2</sup> shall not be required to provide Amenity Area.
  - iii. Non-residential or mixed-Use buildings on sites greater than 1350m<sup>2</sup> 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*

- A. Trees shall be provided in accordance with subsection 55.8. For development consisting of Residential Uses, the number of trees provided shall be one tree for each 25 m<sup>2</sup> 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.

## **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*

- C. Providing, for larger developments over 1,860 m<sup>2</sup>, smaller scale retail spaces to maintain a rhythm of fine-grained retail establishments at Grade. 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.

v. 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 Apartments and Mixed-Use buildings shall be separate from Commercial Entrances and provide access at Grade and feature identifiable doorways, landscaped terraces and pedestrian lighting to ensure adequate privacy.

*Bylaw 16733  
July 6, 2015*

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 m<sup>2</sup>, but in no case shall exceed 85% of the podium Floor Plate.

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.

. 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*

- a. Residential Uses are not permitted at Grade fronting Jasper Avenue.

b. Buildings fronting onto Public Roadway, other than a lane, shall provide at least 80% of at Grade 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

##### a. Apartment Housing

*Bylaw 15953*

*November 13, 2012*

- b. Child Care Services
- c. Community Recreation Services
- d. Convenience Retail Stores
- e. Government Services

*Bylaw 15953*

*November 13, 2012*

- f. [Group Homes](#)
- g. Live Work Units

*Bylaw 15953*

*November 13, 2012*

- h. Lodging Houses
- i. Minor Home Based Business
- j. Personal Service Shops
- k. Professional, Financial and Office Support Services
- l. Public Libraries and Cultural Exhibits
- m. Residential Sales Centre
- n. Row Housing
- o. Stacked Row Housing

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

- p. Urban Gardens
- q. Fascia On-premises Signs
- r. 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 m<sup>2</sup> 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 m<sup>2</sup> of Public Space

*Bylaw 16224  
September 10, 2012*

- v. Secondhand Stores
- w. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> 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 m<sup>2</sup> 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.

f. Amenity Area:

- i.A minimum amenity area of 3% of gross floor area of Residential Uses, to a maximum of 6%, shall be required for buildings over 2000m<sup>2</sup> to the satisfaction of the Development Officer, but in no case shall be less than 6

m<sup>2</sup> 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.

- ii. 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.
- iii. Notwithstanding the above, non-residential buildings of sites less than 1390m<sup>2</sup> shall not be required to provide the 3% amenity area.
- iv. 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*

- A. Trees shall be provided in accordance with subsection 55.8. For development consisting of Residential Uses, the number of trees provided shall be one tree for each 25 m<sup>2</sup> 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.
- 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

*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:

*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 700m<sup>2</sup> 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*

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  
Bylaw 16733  
July 6, 2015*

i. The mid-level portion of Towers shall be sculpted to reduce building mass and augment views, light penetration at Grade 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 900m<sup>2</sup>.

ii. 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 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 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. Apartment Housing
- c. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m2 of Public Space

*Bylaw 15953  
November 13, 2012*

- d. Business Support Services
- 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
- p. Live Work Units

*Bylaw 15953  
November 13, 2012*

- q. Lodging Houses
- r. Major Alcohol Sales and Minor Alcohol Sales

- s. Major Amusement Establishments and Minor Amusement Establishments
- t. Major Home Based Business and Minor Home Based Business

*Bylaw 16224  
September 10, 2012*

- u. Media Studios
  - v. Natural Science Exhibits
  - w. Personal Service Shops
  - x. Professional, Financial and Office Support Services
  - y. Public Education Services and Private Education Services
  - z. Public Libraries and Cultural Exhibits
  - aa. Religious Assembly
- bb. Residential Sales Centre
- cc. Restaurants, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
- dd. Row Housing
- ee. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
- ff. Stacked Row Housing

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

- gg. Urban Gardens
- hh. Veterinary Services
- ii. Fascia On-premises Signs
- jj. Projecting On-premises Signs
- kk. 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 m<sup>2</sup> 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. Flea Markets
- l. Fleet Services

Bylaw 17403

October 19, 2015

Effective date: February 1, 2016

- m. Greenhouses, Plant Nurseries and Garden Centres
- n. Health Services
- o. Minor Impact Utility Services
- p. Minor Service Stations
- q. Mobile Catering Food Services
- r. Motels
- s. Nightclubs, but not to exceed 200 occupants and 240 m<sup>2</sup> of Public Space if the Site is adjacent to or across a Lane from a Residential zoned Site
- t. Non-accessory Parking
- u. Outdoor Amusement Establishments
- v. Outdoor Participant Recreation Services

Bylaw 16224

September 10, 2012

- w. Pawn Stores
  - x. Private Clubs
  - y. Protective and Emergency Services
  - z. Rapid Drive-through Vehicle Services
  - aa. Recycled Materials Drop-off Centres
- bb. Recycling Depots
- cc. Restaurants, for more than 100 occupants and 120 m<sup>2</sup> of Public Space

Bylaw 16224

September 10, 2012

- dd. Secondhand Stores
- ee. Specialty Food Services, for more than 100 occupants and 120 m<sup>2</sup> of Public Space
- ff. Spectator Entertainment Establishments

- gg. Spectator Sports Establishments
- hh. Temporary Shelter Services
- ii. Warehouse Sales

*Bylaw 17901  
March 6, 2017*

- jj. Urban Indoor Farms

*Bylaw 17901  
March 6, 2017*

- kk. Urban Outdoor Farms
- ll. Fascia Off-premises Signs
- mm. Freestanding On-premises Signs

*Bylaw 15892  
October 11, 2011*

- nn. Major Digital Signs

*Bylaw 15892  
October 11, 2011*

- oo. Minor Digital Off-premises Signs

*Bylaw 15892  
October 11, 2011*

- pp. Minor Digital On-premises Signs

*Bylaw 15892  
October 11, 2011*

- qq. Minor Digital On-premises Off-premises Signs
- rr. Roof Off-premises Signs
- ss. 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 m<sup>2</sup> 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 m<sup>2</sup> 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.
- e. Amenity Areas
  - i. 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 m<sup>2</sup> per unit. Amenity Areas may include, but are not limited to, meeting rooms, fitness facilities, balconies and outdoor spaces.
  - ii. 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;
  - iii. Notwithstanding the above, non-residential buildings on sites less than 1,394m<sup>2</sup> 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*

- A. Trees shall be provided in accordance with subsection 55.8. For development consisting of Residential Uses, the number of trees provided shall be one tree for each 25 m<sup>2</sup> 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.
- 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

Bylaw 16733  
July 6, 2015

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.

### 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 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

iii. 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.

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

i. Non-residential Uses at Grade shall open to a Public Roadway rather than an internal atrium.

ii. In mixed Use buildings, Residential Uses shall have access at Grade 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

i. The portion of the building that is above the established Street Wall shall Stepback a minimum of 4.5m.

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.

a. 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.

#### 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*

- i. The roof design may include a combination of green roofs, Solar Collectors, patios or private or public open spaces.

#### d. Public Amenity Spaces

*Bylaw 16733  
July 6, 2015*

- i. Residential open spaces, parks, plazas furnishings and locations of art, seating areas and other amenities at Grade 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 Housing
- b. Apartment Hotels
- c. Auctioneering Establishments
- d. Bars and Neighbourhood Pubs, not to exceed 200 occupants and 240m<sup>2</sup> of Public Space
- e. Business Support Services
- 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
- t. Live Work Units

*Bylaw 16224  
September 10, 2012*

- u. Media Studios
- v. Minor Amusement Establishments
- w. Minor Home Based Business
- x. Major Home Based Business
- y. Minor Alcohol Sales
- z. Major Alcohol Sales
  - aa. Natural Science Exhibits
  - bb. Outdoor Participant Recreation Services
  - cc. Personal Service Shops
  - dd. Professional, Financial and Office Support Services
  - ee. Private Education Services
  - ff. Public Education Services
  - gg. Private Clubs
  - hh. Public Libraries and Cultural Exhibits
  - ii. Public Park
  - jj. Religious Assembly
  - kk. Residential Sales Centres
  - ll. Restaurants
  - mm. Specialty Food Services
  - nn. Spectator Entertainment Establishment
  - oo. Spectator Sports Establishment

*Bylaw 17901  
March 6, 2017*

- pp. Urban Gardens
- qq. Fascia On-premises Signs
- rr. Projecting On-premises Signs
- ss. Roof On-premises Signs
- tt. 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 240m<sup>2</sup> 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

- f. Flea Market, limited to farmers market involving the sale of items such as produce, handicrafts and artifacts

*Bylaw 15953*

*November 13, 2012*

- g. Lodging Houses
- h. Major Amusement Establishments
- i. Minor Impact Utility Services
- j. Mobile Catering Food Services
- k. Nightclubs within 10 m of a site zoned for Residential Uses
- l. Non-accessory Parking

*Bylaw 16224*

*September 10, 2012*

- m. Pawn Stores

- n. Protective and Emergency Services

*Bylaw 16224*

*September 10, 2012*

- o. Secondhand Stores

*Bylaw 17901*

*March 6, 2017*

- p. Urban Indoor Farms
- q. Veterinary Services
- r. Warehouse Sales
- s. Fascia Off-premises Signs
- t. Freestanding Off-premises Signs
- u. Freestanding On-premises Signs

*Bylaw 15892*

*October 11, 2011*

- v. Major Digital Signs

*Bylaw 15892*

*October 11, 2011*

w. Minor Digital Off-premises Signs

*Bylaw 15892  
October 11, 2011*

x. Minor Digital On-premises Signs

*Bylaw 15892  
October 11, 2011*

y. Minor Digital On-premises Off-premises Signs

z. Projecting Off-premises Signs

aa. Roof Off-premises Signs

bb. 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.

ii. Notwithstanding the above, Hotels and Apartment 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  
December 9, 2013*

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.

**d. Amenity Areas**

- i. 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 2000m<sup>2</sup> to the satisfaction of the Development Officer. Amenity areas may include meeting rooms, fitness facilities, outdoor space, and shall be exempt from FAR calculations.
- ii. Non-residential buildings on sites of less than 1350m<sup>2</sup> shall not be required to provide Amenity Area.
- iii. Non-residential or mixed Use buildings on sites greater than 1350m<sup>2</sup> 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, roof top patios/gardens, atriums and plazas, and shall be exempt from FAR calculations.

*Bylaw 16733  
July 6, 2015*

- iv. Required open space shall achieve design excellence and may be located at or above Grade or on rooftops. Parking areas, driveways and service access shall not be included as open space.
- v. 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.
- vi. 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:

*Bylaw 16733  
July 6, 2015*

- i. For development consisting of Residential Uses, the number of trees provided shall be a minimum of one tree for each 25m<sup>2</sup> of any required Setback at 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*

B. Developing major shopping complexes and large-format stores over 3000m<sup>2</sup> to contain smaller scale retail spaces with at-Grade street Frontage as to establish a rhythm of fine-grained street oriented retail establishments. Large format stores over 2000m<sup>2</sup> 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;

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*

E. Ensuring that above Grade parking structures are screened from public roadways at Grade 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*

- 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 Grade, 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.

**. 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.

**. Entrances and Corners**

- i. Ground level retail Uses shall open to the street rather than exclusively to an internal atrium.
- 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 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.

*Bylaw 16733  
July 9, 2015*

**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:
  - A. The visual sun/shadowing and other microclimatic impacts on the adjacent residential development; and
  - B. 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*

- i. Enhanced lighting at Grade 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.

b. Notwithstanding Section 91 of the Zoning Bylaw, the following regulations shall apply to Flea Markets:

i. No minimum distance from residential development shall be required;

ii. No additional parking shall be required;

iii. No direct vehicular access to arterial roadways shall be required; and

iv. May be of a temporary nature.

*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.

*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.

## **Appendix 1 - Special Area Downtown**

*Bylaw 17843  
April 26, 2017*

Special Area, [Downtown Zoning Map](#) to Section 910 of Bylaw 12800, as amended by Bylaw 15202 and subsequent appropriate Bylaws.

## Appendix 2 - Special Area Downtown

*Bylaw 17843  
April 26, 2017*

Special Area, [Downtown Maximum Floor Area Ratio Map](#) to Section 910 of Bylaw 12800, as amended by Bylaw 15202 and subsequent appropriate Bylaws.



## Appendix 3 - Special Area Downtown

*Bylaw 17843  
April 26, 2017*

Special Area, [Downtown Maximum Height Map](#) to Section 910 of Bylaw 12800, as amended by Bylaw 15202 and subsequent appropriate Bylaws.

## **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](#)

## 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 m<sup>2</sup> for a Single Detached Dwelling and 225 m<sup>2</sup> 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. notwithstanding subsection 50.3 where the vehicle doors of a detached Garage face a Lane abutting the Site, no portion of the Garage shall be located less than 3.0 m from the abutting property line;

j. 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

k. 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:
  - a. Row 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;
  - b. notwithstanding Section 920.6 (3)a), Row 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 m<sup>2</sup> for each Single Detached Dwelling;
        - ii.225 m<sup>2</sup> for each Semi-detached or Duplex Dwelling; and

Bylaw 15735  
June 20, 2011

- iii.183 m<sup>2</sup> for each Row 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;
- l. notwithstanding Section 50.3 where the vehicle doors of a detached Garage face a Lane abutting the Site, no portion of the Garage shall be located less than 3.0 m from the abutting property line;

*Bylaw 14750  
December 12, 2007*

*Bylaw 17062*

*July 9, 2015*

*Bylaw 18115*

*July 10, 2017*

*Effective Date: September 1, 2017*

- m. 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*

- n. 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](#)
- b. [Limited Group Homes](#)
- 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](#)
- b. [Group Homes](#)

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

- g. [Semi-detached Housing](#), and [Duplex Housing](#), where the Side Lot Line abuts a Site in a Commercial, Row Housing or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide

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**

*Bylaw 14750  
December 12, 2007*

- a. The minimum Site area shall be 360 m<sup>2</sup> 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*

- i. Separation Space shall be provided between two or more Dwellings on separate Sites or between portions of Dwellings on the same Site, in accordance with Section 48 of this Bylaw, except that:

*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;

- o. notwithstanding subsection 50.3 where the vehicle doors of a detached Garage face a Lane abutting the Site, no portion of the Garage shall be located less than 3.0 m from the abutting property line; and

*Bylaw 14750  
December 12, 2007*

- p. Secondary Suites shall comply with Section 86 of this Bylaw.

- q. Signs shall comply with the regulations found in the Schedule 59A.

*Bylaw 17527  
February 17, 2016*

- r. Urban Gardens shall comply with Section 98 of this Bylaw.

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

- s. 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 m<sup>2</sup> 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](#)
- b. [Limited Group Homes](#)
- 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](#)
- b. [Group Homes](#)

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

- g. [Semi-detached Housing](#), and [Duplex Housing](#) where the Side Lot Line abuts a lot in a Commercial, Row Housing or Apartment Zone, or is not separated from it by a public roadway more than 10.0 m wide

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 minimum Site Area shall be 312 m<sup>2</sup> 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*

- j. Separation Space shall be provided between two or more Dwellings on separate Sites or between portions of Dwellings on the same Site, in accordance with Section 48 of this Bylaw, except that:

*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.

- 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;
- p. notwithstanding subsection 50.3 where the vehicle doors of a detached Garage face a Lane abutting the Site, no portion of the Garage shall be located less than 3.0 m from the abutting property line;

*Bylaw 14750  
December 12, 2007*

- q. Secondary Suites shall comply with Section 86 of this Bylaw; and

- r. Signs shall comply with the regulations found in the Schedule 59A.

*Bylaw 17527  
February 17, 2016*

- s. Urban Gardens shall comply with Section 98 of this Bylaw.

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

- t. 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 m<sup>2</sup> 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 m<sup>2</sup> of Public Space if adjacent to or across a Lane from a Site zoned residential

iii. Business Support Services

iv. Commercial Schools

v. Convenience Retail Stores

*Bylaw 16224  
September 10, 2012*

vi. Creation and Production Establishments

vii. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building

viii. Gas Bars

ix. General Retail Stores

x. Health Services

xi. Household Repair Services

xii. Minor Alcohol Sales

xiii. Minor Amusement Establishments

xiv. Minor Service Stations

xv. Veterinary Services

xvi. Mobile Catering Food Services

xvii. Nightclubs, but not to exceed 200 occupants nor 240 m<sup>2</sup> of Public Space if adjacent to or across a Lane from a Site zoned residential

xviii. Personal Service Shops

xix. Professional, Financial and Office Support Services

xx. Recycling Depots

xxi. Restaurants, not to exceed 200 occupants and 120 m<sup>2</sup> of Public Space if adjacent to or across a Lane from a Site zoned residential

*Bylaw 16224  
September 10, 2012*

xxii. Secondhand Stores

xxiii. Spectator Entertainment Establishments

xxiv. Specialty Food Services, not to exceed 100 occupants and 120 m<sup>2</sup> 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*

xxv. Urban Indoor Farms

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

xxvi. Urban Outdoor Farms

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. Apartment Housing
  - ii. Row Housing
  - iii. Stacked 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;
- d. at grade Frontage 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;
- e. all at-grade commercial development 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:
    - A. a canopy, with a minimum width of 2.0 m and a minimum of 4.0 m or one Storey above grade; or
    - 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*

- 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*

- 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;
- j. a minimum Private Outdoor Amenity Area shall be provided in accordance with the following:
  - i. 30 m<sup>2</sup> per Family Oriented Dwelling, any part of which is contained in the lowest Storey; and
  - ii. 15 m<sup>2</sup> per Family Oriented Dwelling, no part of which is contained in the lowest Storey.
- k. a minimum Amenity Area of 9.0 m<sup>2</sup> per Family Oriented Dwelling shall be provided and developed as childrens' play space and be aggregated into areas of not less than 50 m<sup>2</sup> for developments containing 20 or more Family Oriented Dwellings;
- l. 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;
- m. Recycling Depots shall be developed as an Accessory Use only and shall be contained within an enclosed building;
- n. 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
- o. Signs shall comply with the regulations found in Schedule 59D

*Bylaw 17527  
February 17, 2016*

- p. Urban Gardens shall comply with Section 98 of this Bylaw.

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

- q. Urban Indoor Farms shall comply with Section 98 of this Bylaw.
- r. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

## **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.

## **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.

##### **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\*\*](#)

*Bylaw 17123  
April 18, 2016*

[\*\*Appendix I - Special Area Ellerslie Industrial\*\*](#)

## 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
4. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
5. General Industrial Uses

Bylaw 16224  
September 10, 2012

6. Major Service Stations

Bylaw 16224  
September 10, 2012

7. Minor Service Stations
8. Professional, Financial and Office Support Services
9. Special Industrial Uses
10. Fascia On-premises Signs
11. Freestanding On-premises Signs
12. Projecting On-premises Signs
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 m<sup>2</sup> 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

*Bylaw 16224  
September 10, 2012*

14. Media Studios
15. Mobile Catering Food Services
16. Nightclubs, not to exceed 200 occupants nor 240 m<sup>2</sup> of Public Space, if adjacent to or across a Lane from a Site zoned residential
17. Outdoor Participant Recreation Services
18. Personal Service Shops
19. Private Clubs
20. Rapid Drive-through Vehicle Services
21. Recycled Materials Drop-off Centres
22. Recycling Depots
23. Religious Assembly, excluding rectories, manses, dormitories, convents, monasteries and other residential buildings
24. Residential Sales Centres
25. Restaurants, not to exceed 200 occupants nor 240 m<sup>2</sup> of Public Space, if adjacent to or across the Lane from a Site zoned residential
26. Specialty Food Services

*Bylaw 17901  
March 6, 2017*

1.

27. Urban Gardens

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

28. Urban Indoor Farms



## 29. Urban Outdoor Farms

## 30. Veterinary Services

*Bylaw 15892  
October 11, 2011*

## 31. Minor Digital Off-premises Signs

*Bylaw 15892  
October 11, 2011*

## 32. Minor Digital On-premises Signs

*Bylaw 15892  
October 11, 2011*

## 33. 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 Ellerslie 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.

## **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

*Bylaw 12961  
February 4, 2002*

7. Vehicle and Equipment Sales/Rentals

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

8. Urban Indoor Farms
9. Fascia On-premises Signs
10. Freestanding On-premises Signs
11. Projecting On-premises Signs
12. Temporary On-premises Signs

#### 3) Discretionary Uses

1. Automotive and Equipment Repair Shops
2. Fleet Services
3. Recycling Depots
4. Recycled Materials Drop-off Centres

*Bylaw 17901  
March 6, 2017*

## 5. Urban Gardens

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

### 5. Urban Outdoor Farms

*Bylaw 15892*

*October 11, 2011*

### 6. Minor Digital Off-premises Signs

*Bylaw 15892*

*October 11, 2011*

### 7. Minor Digital On-premises Signs

*Bylaw 15892*

*October 11, 2011*

### 8. 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.**

## **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.

## 940 Special Area Griesbach

### Edmonton Zoning Bylaw 12800

#### 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](#)

*Bylaw 17229*

*June 9, 2015*

[Appendix 1 - Special Area Griesbach](#)



## 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
- c. Limited Group Homes
- 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
- b. Group Homes

*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**

a. The minimum Site Area shall be:

- i. 270 m<sup>2</sup> per Single Detached Dwelling;
- ii. 210 m<sup>2</sup> per Duplex Dwelling;
- iii. 240 m<sup>2</sup> per Semi-detached Dwelling; and
- iv. 180 m<sup>2</sup> 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.

e. The maximum total Site Coverage:

Bylaw 16733  
July 6, 2015

- i. for Sites with a Site Width less than 12.0 m shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%.
- ii. for Sites with a Site Width of 12.0 m or greater shall not exceed 45% Site Coverage, with a maximum of 33% 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 a Dwelling, the maximum Site Coverage for the principal building shall be 45%.
- iii. Notwithstanding i) and ii) above, the maximum site coverage for Row Housing Dwellings shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%.

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;

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 16733  
July 6, 2015*

p. For Row Housing, a minimum Private Outdoor Amenity area, at Grade, of 13 m<sup>2</sup> per Dwelling shall be provided.

*Bylaw 14750*

*December 12, 2007*

*Bylaw 15036*

*February 2, 2009*

q. 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 Single Detached Dwelling per lot, and, where the provisions of this Bylaw are met, up to one Secondary Suite or Garden Suite per lot shall be allowed

ii. where Semi-detached Housing, Duplex Housing are developed in this Zone, a maximum of two Dwellings per lot shall be allowed.;

iii. Where Row Housing is developed in this Zone, a maximum of sixteen Dwellings per lot shall be allowed.

*Bylaw 15953*

*November 13, 2012*

r. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.

*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. Apartment Housing is permitted only in buildings where the first storey is used for commercial purposes
- c. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
- d. Business Support Services
- e. Commercial Schools

*Bylaw 16224  
September 10, 2012*

- f. Creation and Production Establishments
- g. General Retail Stores

*Bylaw 16701  
February 10, 2014*

- h. Group Homes
- i. Health Services
- j. Hotels
- k. Household Repair Services
- l. Indoor Participant Recreation Services

*Bylaw 16701  
February 10, 2014*

- m. Limited Group Homes

*Bylaw 16701  
February 10, 2014*

- n. Lodging Houses

*Bylaw 16224  
September 10, 2012*

- o. Major Amusement Establishments
- p. Minor Amusement Establishments
- q. Personal Service Shops
- r. Professional, Financial and Office Support Services

Bylaw 16224  
September 10, 2012

- s. Public Libraries and Cultural Exhibits
- t. Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
- u. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space

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

- v. Urban Gardens

Bylaw 17901  
March 6, 2017

- w. Urban Indoor Farms
- x. Veterinary Services
- y. Fascia On-premises Signs
- z. Freestanding On-premises Signs
- aa. Projecting On-premises Signs
- bb. Temporary On-premises Signs

Bylaw 16313  
January 21, 2013

- cc. Temporary Off-premises Signs

#### **4) Discretionary Uses**

- a. Animal Hospitals and Shelters
- b. Apartment Housing

Bylaw 18171  
September 11, 2017

- c. Breweries, Wineries and Distilleries
- d. Child Care Services
- e. Convenience Vehicle Rentals
- f. Drive-in Food Services
- g. Gas Bars
- h. Government Services

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

- i. Greenhouses, Plant Nurseries and Garden Centres

Bylaw 16224  
September 10, 2012

- j. Live Work Units
- k. Major Alcohol Sales
- l. Nightclubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space if the Site is adjacent to or across a lane from a Site zoned Residential or GLD
- m. Minor Alcohol Sales
- n. Minor Service Stations
- o. Non-accessory Parking

- p. Private Clubs
- q. Recycled Materials Drop-off Centres
- r. Religious Assembly
- s. Residential Sales Centres
- t. Restaurants, for more than 200 occupants and 240 m<sup>2</sup> 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*

- u. Secondhand Stores
- v. Spectator Entertainment Establishments
- w. Spectator Sports Establishments

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

- x. Urban Outdoor Farms
- 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

## **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 Apartment Housing. The maximum site coverage can be increased to 40% for Commercial Uses with Apartment 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.

f. Architectural treatment of buildings, except for apartment 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 m<sup>2</sup> except that the maximum Floor Area for no more than two Commercial Uses in this GVC Zone shall be 2500 m<sup>2</sup> and that the maximum Floor Area for one additional Commercial Use in this GVC Zone shall be 5000 m<sup>2</sup>.

o. Any business premises or multiple occupancy building having a Floor Area greater than 2000 m<sup>2</sup> 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.
- r. The following regulations shall apply to Apartment Housing developments:

*Bylaw 16733  
July 6, 2015*

- i. the housing component shall have access at Grade, which is separate from the access for commercial premises;
- ii. where a development contains two or more Dwellings, a minimum of 7.5 m<sup>2</sup> of Amenity Area per Dwelling is required, in accordance with the provisions of Section 46 of this Bylaw;
- 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 15953*

*November 13, 2012*

u. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

v. Urban Indoor Farms shall comply with Section 98 of this Bylaw

w. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

x. Urban Gardens shall comply with Section 98 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.
- b. The maximum total Site Coverage shall not exceed 49%, with a maximum of 35% for a principal building and a maximum of 14% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum site coverage for the principal building shall be 49%.

*Bylaw 15735  
June 20, 2011*

- c. The minimum Front Setback shall be 1.0 m and the maximum shall not exceed 3.0 m except to accommodate existing housing and trees to be retained.

*Bylaw 15735  
June 20, 2011*

- d. 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*

- 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.

*Bylaw 14750  
December 12, 2007*

*Bylaw 15036  
February 2, 2009*

*Bylaw 18115  
July 10, 2017*

*Effective Date: September 1, 2017*

- f. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it is not applicable where the building faces a public roadway, other than a lane, and it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.

g. Single Detached Housing and Semi-detached Housing in this Zone shall be developed in accordance with the provisions of the [GLD Zone](#).

*Bylaw 17527  
February 17, 2016*

h. 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*

- b. The minimum Front Setback shall be 3.0 m, except 1.0 m for Row Housing Dwellings.

*Bylaw 15735  
June 20, 2011*

- 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 except that it is not applicable to where the building faces a public roadway, other than a lane.

*Bylaw 17527  
February 17, 2016*

- d. 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

To provide for street oriented low density housing with opportunities for a limited number of Garden Suites and Secondary Suites and Row 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
- c. Garage Suites

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

- d. [G](#)arden Suites
- e. Limited Group Homes
- f. Minor Home Based Business
- g. Row Housing, limited to four Dwellings per structure

Bylaw 14750  
December 12, 2007

- h. Secondary Suites
- i. Semi-detached Housing
- j. Single Detached Housing

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

- k. Urban Gardens

I. Temporary On-premises Signs

**4) Discretionary Uses**

- a. Child Care Services
- b. Group Homes

*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**

- a. The minimum Site Area shall be:
  - i. 270 m<sup>2</sup> per Single Detached Dwelling;
  - ii. 210 m<sup>2</sup> per Duplex Dwelling;
  - iii. 240 m<sup>2</sup> per Semi-detached Dwelling; and
  - iv. 180 m<sup>2</sup> 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 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.

- e. The maximum total Site Coverage:

*Bylaw 16733  
July 6, 2015*

- i. for Sites with a Site Width less than 12.0 m shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%;
- ii. for Sites with a Site Width of 12.0 m or greater shall not exceed 47% Site Coverage, with a maximum of 33% for a principal building and a

maximum of 14% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 45%; and

- iii. notwithstanding i) and ii) above, the maximum site coverage for Row Housing Dwellings shall not exceed 49% Site Coverage, with a maximum of 35% for a principal building and a maximum of 14% for Accessory buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum Site Coverage for the principal building shall be 49%.

*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  
Bylaw 17062  
July 9, 2015*

- g. The minimum Rear Setback shall be 7.5 m, except in the case of a corner lot it shall be 4.5 m. The minimum distance from the Rear Lot Line to a detached garage where the vehicle doors face the Lane shall be 1.2 m. Where a Garage is attached to or designed as an integral part of a Dwelling at the rear of the Dwelling, the minimum distance from the Rear Lot Line to the garage shall be 4.5 m provided that any part of the principal building in the Rear Yard 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.

- 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 GLG 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.

l. 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.

m. 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*

n. For Row Housing, a minimum Private Outdoor Amenity area, at Grade, of 13 m<sup>2</sup> per Dwelling shall be provided.

*Bylaw 14750*

*December 12, 2007*

*Bylaw 15036*

*February 2, 2009*

o. 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 Single Detached Dwelling per lot, and, where the provisions of this Bylaw are met, up to one Secondary Suite or Garden Suite per lot shall be allowed;

ii. where Semi-detached Housing, Duplex Housing are developed in this Zone, a maximum of two Dwellings per lot shall be allowed;

iii. where Row Housing is developed in this Zone, a maximum of sixteen Dwellings per lot shall be allowed.

*Bylaw 14750*

*December 12, 2007*

p. Secondary Suites shall comply with Section 86 of this Bylaw.

*Bylaw 15953*

*November 13, 2012*

q. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96 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.

## **Appendix 1 - Special Area Griesbach**

*Bylaw 17229  
June 9, 2015*

Special Area, [Griesbach Appendix 1](#) to Section 940 of Bylaw 12800, as amended by subsequent appropriate Bylaws.

**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](#)

## Edmonton Zoning Bylaw 12800

### 950.4 (CCHD) Clareview Campus High Density Residential Zone

*Bylaw 13331*

*July 10, 2003*

#### 1) General Purpose

The purpose of this Zone is to accommodate the development of high-rise apartments 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

##### a. Apartment Housing

*Bylaw 15953*

*November 13, 2012*

##### b. Child Care Services

*Bylaw 15953*

*November 13, 2012*

- c. 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.

##### d. Fascia On-premises Signs

*Bylaw 15953*

*November 13, 2012*

##### e. Group Homes

##### f. Lodging Houses

##### g. Minor Home Based Business

##### h. Residential Sales Centre

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

##### i. Urban Gardens

*Bylaw 17901*

*March 6, 2017*

##### j. Urban Outdoor Farms

##### k. 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;
- f. Surface parking shall be provided in a manner such that it is screened from view from the open space corridor, and adjacent roadways and properties in accordance with Section 54;

*Bylaw 15735  
June 20, 2011*

- 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 (Parking Garages), they shall be integrated into the overall architectural theme of the associated residential buildings through the use of similar materials and colours;
- h. Parking shall be provided in accordance with Section 54 of this Bylaw;

*Bylaw 15735  
June 20, 2011*

- i. 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*

- j. 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*

- k. There shall be a 6.0 m Front Setback located on the northern property line adjacent to 144 Avenue;

*Bylaw 15735  
June 20, 2011*

- l. The minimum Side Setback for each lot shall be 7.5 m;

*Bylaw 17727  
August 22, 2016*

- m. 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*

- n. 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

o. No building shall be constructed or located within 30 m of the east boundary of the CN right-of-way.

p. All exterior mechanical equipment shall be designed and oriented such that it is screened from view;

*Bylaw 17727*

*August 22, 2016*

q. 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*

r. 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;

s. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw;

t. Minimum Amenity Area shall be 5.0 m<sup>2</sup> for each Dwelling;

u. Landscaping shall be provided on the Site in accordance with Section 55 of the Zoning Bylaw; and

v. Signs in this Zone shall be developed in accordance with Schedule 59B of the Zoning Bylaw.

*Bylaw 15953*

*November 13, 2012*

w. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

x. 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

*Bylaw 15735  
June 20, 2011*

- b. Setback areas adjacent to the open space corridor shall be landscaped to a standard consistent with the open space corridor.



## Edmonton Zoning Bylaw 12800

### **950.5 (CCMD) Clareview Campus Medium Density Residential Zone**

*Bylaw 15508*

*July 19, 2010*

#### **1) General Purpose**

The purpose of this Zone is to accommodate the development of low-rise apartments 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**

##### **a. Apartment Housing**

*Bylaw 15953*

*November 13, 2012*

##### **b. Child Care Services**

*Bylaw 15953*

*November 13, 2012*

- c. 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.**

##### **d. Fascia On-premises Signs**

*Bylaw 15953*

*November 13, 2012*

##### **e. Group Homes**

##### **f. Lodging Houses**

##### **g. Minor Home Based Businesses**

*Bylaw 15508*

*July 19, 2010*

##### **h. Residential Sales Centre**

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

##### **i. Urban Gardens**

*Bylaw 17901*

*March 6, 2017*

##### **j. Urban Outdoor Farms**

##### **k. 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;

- i. A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided;

- j. Parking shall be provided in accordance with Section 54 of this Bylaw;

- k. Surface parking shall be screened from view from the open space amenity area and corridors, adjacent roadways and properties in accordance with Section 54;

*Bylaw 15508  
July 19, 2010*

- l. Notwithstanding 3.(k), when Row Housing is developed, a minimum Private Outdoor Amenity Area of 30m<sup>2</sup> shall be provided for each Row Housing Dwelling unit and may be achieved through the use of balconies and common areas;

*Bylaw 15735  
June 20, 2011*

- m. 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 to the satisfaction of the Development Officer. If surface parking areas are covered (Parking Garages), they 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

- n. 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;
- o. Landscaping shall be provided on the Site in accordance with Section 55 of the Zoning Bylaw;
- p. Signs in this Zone shall be developed in accordance with Schedule 59B of the Zoning Bylaw;

Bylaw 15508  
July 19, 2010

- q. Row Housing will only be allowed on site(s) fronting onto 144 Avenue;

Bylaw 16733  
July 6, 2015

- r. Notwithstanding 950.5(3)(b) the maximum Height for Row Housing shall not exceed 10 m, in accordance with Section 52.

Bylaw 15953  
November 13, 2012

- s. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.

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

- t. 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 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

#### 3) 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 m<sup>2</sup> for each Semi-Detached and 258 m<sup>2</sup> 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 15953  
November 13, 2012*

- t. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.

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

- u. Urban Gardens shall comply with Section 98 of this Bylaw.

#### **4) 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

#### 3) 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 m<sup>2</sup> 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*

- 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 Grade 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*

- k. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that Separation Space shall not be required between Dwellings where a minimum Side Setback of 1.2 m has been provided on the abutting lot;

- l. 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 15953*

*November 13, 2012*

s. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

t. 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
- b. Child Care Services
- c. Commercial Schools
- d. Convenience Retail Stores
- e. Drive in Food Services
- f. Fascia On-premises Signs
- g. Freestanding On-premises Signs
- h. Health Services
- i. Minor Amusement Establishments
- j. Personal Service Shops
- k. Professional, Financial and Office Support Services
- l. Projecting On-premises Signs
- m. Religious Assembly
- n. Residential Sales Centre
- o. Restaurants, for less than 250 occupants and 300 m2 of Public Space

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

- p. Urban Gardens

*Bylaw 17901*

*March 6, 2017*

- q. Urban Indoor Farms

*Bylaw 17901*

*March 6, 2017*

- r. Urban Outdoor Farms
- s. Roof On-premises Signs

- t. Specialty Food Services, for less than 75 occupants and 90 m<sup>2</sup> of Public Space
- u. Temporary On-Premises Signs

**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 m<sup>2</sup>;
- 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;

- f. Parking shall be provided in accordance with Section 54 of this Bylaw;

*Bylaw 15735  
June 20, 2011*

- g. 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 and public roadways in accordance with the provisions of subsection 55.4 of the Zoning Bylaw;

h. 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

- i. Signs in this Zone shall be developed in accordance with Schedule 59D of the Zoning Bylaw.

*Bylaw 15953  
November 13, 2012*

- j. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96 of this Bylaw.

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

- k. Urban Gardens shall comply with Section 98 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.

## **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.

## 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*

##### [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.



## 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 apartments 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 apartment development is architecturally appealing and compatible with adjacent and future developments in the neighbourhood.

#### 2. Permitted Uses

- a. Apartment Housing, on a Site of 1.4 ha or smaller

*Bylaw 15953  
November 13, 2012*

- b. Group Homes
- c. Limited Group Homes
- d. Lodging Houses
- e. Minor Home Based Business
- f. Stacked Row Housing, including Row Housing but excluding Semi-detached and Duplex Housing

*Bylaw 17527  
February 17, 2016*

- g. Urban Gardens
- h. Fascia On-premises Signs
- i. Projecting On-premises Signs

#### 3. Discretionary Uses

- a. Apartment Housing, on a Site larger than 1.4 ha
- b. A Permitted Use listed in this Zone, the site of which isolates another Site within this Zone of less than 800 m<sup>2</sup>
- c. Child Care Services

*Bylaw 15953  
November 13, 2012*

- d. Major Home Based Business
- 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 m<sup>2</sup>.

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;

k. A minimum Amenity Area of 7.5 m<sup>2</sup> per Dwelling shall be provided.

l. Notwithstanding the other regulations of this Zone, where Apartment Housing, Stacked Row 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:

i.a minimum landscaped Setback of 7.5 m shall be required from any Apartment, Stacked Row House 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 Apartment 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 Apartment Housing shall not exceed 10.0 m, in accordance with Section 52, except that such directly adjacent Apartment 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. Parking shall be provided in accordance with Section 54 of the Zoning Bylaw.
- o. 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*

- p. Urban Gardens shall comply with Section 98 of this Bylaw.

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

- q. 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 apartment 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*

- iv. Underground parking is recommended for low rise apartments on smaller sites to allow for more useable landscaped open space and amenities at Grade.
- 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. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
- b. Business Support Services
- c. Child Care Services
- d. Commercial Schools
- e. Convenience Retail Stores
- f. Drive-in Food Services
- g. Gas Bars
- h. General Retail Stores
- i. Government Services
- j. Health Services
- k. Indoor Participant Recreation Services
- l. Major and Minor Alcohol Sales
- m. Major and Minor Amusement Establishments
- n. Minor Service Stations
- o. Nightclubs, for less than 200 occupants and 240 m<sup>2</sup> of Public Space, on a Site 2 ha or larger
- p. Personal Service Shops
- q. Professional, Financial and Office Support Services Public Libraries and Cultural Exhibits
- r. Restaurants, for less than 200 occupants and 240 m<sup>2</sup> of Public Space
- s. Residential Sales Centre
- t. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
- u. Spectator Entertainment Establishments

Bylaw 17901  
March 6, 2017

- v. Urban Gardens
- w. Fascia On-premises Signs
- x. Freestanding On-premises Signs
- y. Projecting On-premises Signs
- z. Temporary On-premises Signs

**3. Discretionary Uses**

- a. Apartment Housing
- b. Apartment Hotels
- c. Automotive and Equipment Repair Shops
- d. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m<sup>2</sup> of Public Space

*Bylaw 18171  
September 11, 2017*

- e. Breweries, Wineries and Distilleries
- f. Carnivals

*Bylaw 16224  
September 10, 2012*

- g. Creation and Production Establishments
- h. Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
- i. Flea Markets
- j. Hotels

*Bylaw 16224  
September 10, 2012*

- k. Media Studios
- l. Mobile Catering Food Services
- m. Nightclubs, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, on a site 2 ha or larger
- n. Private Clubs
- o. Rapid Drive-through Vehicle Services
- p. Recycled Materials Drop-off Centres
- q. Religious Assembly
- r. Residential Sales Centre
- s. Restaurants, for more than 200 occupants and 240 m<sup>2</sup> of Public Space, on a Site 2 ha or larger

*Bylaw 16224  
September 10, 2012*

- t. Secondhand Stores
- u. Specialty Food Services for more than 100 occupants and 120 m<sup>2</sup> of Public Space



Bylaw 17901  
March 6, 2017

v. Urban Indoor Farms

Bylaw 17901  
March 6, 2017

- w. Urban Outdoor Farms
- x. Veterinary Services
- y. Warehouse sales
- z. Fascia Off-premises Signs
- aa. Freestanding Off-premises Signs

Bylaw 15892  
October 11, 2011

bb. Minor Digital Off-premises Signs

Bylaw 15892  
October 11, 2011

cc. Minor Digital On-premises Signs

Bylaw 15892  
October 11, 2011

- dd. Minor Digital On-premises Off-premises Signs
- ee. Roof Off-premises Signs
- ff. Roof On-premises Signs

Bylaw 16313  
January 21, 2013

gg. 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 9<sup>th</sup> 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 170<sup>th</sup> 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 m<sup>2</sup> and one shrub for each 10 m<sup>2</sup> of Setback area at Grade.

ii. one tree for each 17.5 m<sup>2</sup> and one shrub for each 7.5 m<sup>2</sup> 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.

k. Apartment Housing may be permitted above an office or retail/commercial component of a mixed Use building or shopping centre complex. Stand alone apartment 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*

l. 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.

## 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 170<sup>th</sup> 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
- i. 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
  - 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

*Bylaw 17727  
August 22, 2016*

- 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. Apartment Housing
- c. Row Housing
- d. Stacked Row Housing
- e. Bars and Neighbourhood Pubs, for less than 200 occupants and 240 m2 of Public Space
- f. Business Support Services
- g. Child Care Services
- h. Commercial Schools
- i. Community Recreation Services
- j. Convenience Retail Stores

*Bylaw 17901  
March 6, 2017*

k. Urban Gardens

l. Urban Outdoor Farms

*Bylaw 16224  
September 10, 2012*

- m. Creation and Production Establishments
- n. Flea Market limited to farmers market involving the sale of items such as local produce and handicrafts
- o. Carnivals
- p. General Retail Stores
- q. Government Services
- r. Health Services
- s. Hotels
- t. Indoor Participant Recreation Services

*Bylaw 16224  
September 10, 2012*

- u. Media Studios
- v. Minor and Major Alcohol Sales
- w. Minor and Major Amusement Establishments
- x. Minor and Major Home Based Business
- y. Nightclubs, for less than 200 occupants and 240 m2 of Public Space, on a Site 2 ha or larger
- z. Outdoor Participant Recreation Services
- aa. Personal Service Shops
  - bb. Professional, Financial and Office Support Services, including drive through banks
  - cc. Public and Private Education Services
  - dd. Public Libraries and Cultural Exhibits
  - ee. Restaurants, for less than 200 occupants and 240 m2 of Public Space
  - ff. Specialty Food Services for more than 100 occupants and 120 m2 of Public Space
  - gg. Spectator Entertainment Establishments
  - hh. Veterinary Services
  - ii. Convenience Vehicle Rentals
  - jj. Fascia Off-premises Signs
  - kk. Freestanding Off-premises Signs

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

- ll. Greenhouses, Plant Nurseries and Garden Centres
- mm. Non-accessory Parking
- nn. Private Clubs
- oo. Religious Assembly
- pp. Residential Sales Centres
- qq. Fascia On-premises Signs
- rr. Freestanding On-premises Signs
- ss. Roof Off-premises Signs
- tt. Roof On-premises Signs



- uu. Temporary On-premises Signs
- vv. Projecting On-premises Signs

### **3. Discretionary Uses**

- a. Automotive and Minor Recreation Vehicle Sales/Rentals
- b. Bars and Neighbourhood Pubs, for more than 200 occupants and 240 m<sup>2</sup> 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 m<sup>2</sup> of Public Space
- i. Nightclubs, for more than 200 occupants and 240 m<sup>2</sup> 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 Farms

### **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.
- 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 apartments 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 m<sup>2</sup> 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.

## **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.
  - 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.

*Bylaw 17727  
August 22, 2016*

## **Appendix 1 Special Area Ambleside**

*Bylaw 17244  
June 22, 2015*

Special Area Ambleside [Appendix I](#) to Section 960 of Bylaw 12800, as amended by Bylaw 14215 and subsequent appropriate Bylaws.

## **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.

## 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.

##### **970.4 Land Use Classes**

For the sole purpose of the special land use zones contained in Section 970.6, 970.7, 970.8, 970.9, and 970.10, the following Use Classes 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**

### **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.

## **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. preserving 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.

### **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.

### **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.

### **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.

## **6. Parking Plan**

To encourage green development in parking standards applicants for a Development Permit shall submit a parking plan with the following elements to the satisfaction of the Development Officer in consultation with Transportation Services:

- a. required parking shall be based on parking demand objectives, to avoid requiring more parking than is actually needed. A parking demand assessment may be a requirement of each development application to determine the parking needs of each development.
- b. multi-leveled, structured parking shall be integrated into multi-use buildings, where large parking volumes are unavoidable.
- c. Incorporate Green Parking Lot criteria where feasible.

## **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.

## **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.
- v. All mechanical, electrical, pollution control or waste handling equipment ancillary 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.

**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.

*Bylaw 17062  
July 9, 2015*

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*

[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](#)

## **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
- b. Convenience Retail Stores
- c. Fleet Services
- d. Laboratories
- e. Light Industrial Business
- f. Limited Contractor Services
- g. Minor Impact Utilities
- h. Professional, Financial and Office Support Services
- i. Research and Development Facilities
- j. Special Industrial Use
- k. Specialty Food Services
- l. Fascia On-premise Signs
- m. Freestanding On-Premise Signs

#### **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. Minor Service Stations
- h. Personal Service Shops
- i. Restaurants

*Bylaw 17901  
March 6, 2017*



j. Urban Gardens

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

- k. Urban Indoor Farms
- l. Freestanding Off-premises Signs
- m. Major Digital Signs
- n. Major Digital Off-premises Signs
- o. Minor Digital On-premises Signs
- p. Minor Digital On-premises Off-premises Signs
- q. Roof Off-premises Signs
- r. Roof On-premises Signs

**4. Development Regulations**

- a. The maximum Floor Area Ratio shall be 1.2.

*Bylaw 16733*

*July 6, 2015*

- 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 240m<sup>2</sup> 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.

## **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
- g. Specified Industrial Facility
- h. Temporary Storage
- i. Fascia On-premise Signs
- j. Freestanding On-premise Signs
- k. Minor Digital On-premises Signs
- l. Projecting On-premises Signs
- m. 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
- f. Special Industrial Uses
- g. Specialty Food Services
- h. Fascia On-premise Signs
- i. Freestanding On-Premise Signs

#### 3. Discretionary Uses

- a. Automotive and Equipment Repair Shops
- b. Drive-in Food Services
- c. Major Service Stations
- d. Mobile Catering Food Services
- e. Protective and Emergency Services
- f. Restaurants

*Bylaw 17901  
March 6, 2017*

- g. Urban Gardens

*Bylaw 17901  
March 6, 2017*

- h. Urban Indoor Farms

*Bylaw 17901  
March 6, 2017*

- i. Urban Outdoor Farms
- j. Vehicle and Equipment Sales/Rentals

- k. Major Digital Signs
- l. Major Digital Off-premises Signs
- m. Minor Digital On-premises Signs
- n. Minor Digital On-premises Off-premises Signs
- o. 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*

- g. The maximum Height shall not exceed 14.0 m, except that the Development Officer may, notwithstanding Section 11.3, 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
- e. Fascia On-premise Signs
- f. 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
- l. Minor Service Stations
- m. Mobile Catering Food Services
- n. Rapid Drive-through Vehicle Service
- o. Recycled Materials Drop Off Centre

- p. Restaurants
- q. Specialty Food Services, for less than 100 occupants and 120m<sup>2</sup> of public space

*Bylaw 17901  
March 6, 2017*

- r. Urban Gardens

*Bylaw 17901  
March 6, 2017*

- s. Urban Indoor Farms

*Bylaw 17901  
March 6, 2017*

- t. Urban Outdoor Farms
- u. Major Digital Signs
- v. Minor Digital Off-premises Signs
- w. Minor Digital On-premises Signs
- x. Minor Digital On-premises Off-premises Signs
- y. Roof On-premises Signs
- z. Roof Off-premises Signs
- aa. 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*

- b. The maximum building Height shall be 18 m except that the Development Officer may, notwithstanding Section 11.3, 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.
- 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 120m<sup>2</sup> 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

#### **3. Discretionary Uses**

- a. Minor Impact Utility Services
- b. Major Home Based Business
- c. Garden Suites

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

*Bylaw 17901*

*March 6, 2017*

- d. Urban Gardens

*Bylaw 17901*

*March 6, 2017*

- e. Urban Indoor Farms

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

- f. 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**

### **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.

### **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

### **2. 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

#### **4. Development Regulations**

- a. The maximum Floor Area Ratio shall be 2.0.
- b. Specialty Food Services shall be limited to 100 Occupants and 120m<sup>2</sup> 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.

#### **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.

c. Notwithstanding subsection 54.6, storage, display, or parking areas shall be designed to minimize impervious surfaces on Site and shall incorporate low impact development best management practices.

## **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
- h. Mobile Catering Food Services
- i. Rapid Drive-through Vehicle Services
- j. Restaurants
- k. Specialty Food Services
- l. Vehicle and Equipment Sales/Rentals
- m. Fascia On-premises Signs
- n. Freestanding On-premises Signs
- o. Projecting On-premises Signs
- p. 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 275m<sup>2</sup>.
  - ii. Drive-in Food Services and Restaurants shall be limited to 100 Occupants and 120m<sup>2</sup> 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.

## **Appendix I - Special Area Edmonton Energy and Technology Park**

*Bylaw 16943  
October 20, 2014*

Special Area Edmonton Energy and Technology Park Appendix I to Section 970 of Bylaw 12800, as amended by Bylaw 16942 and subsequent appropriate Bylaws.

## 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
- c. Limited Group Homes
- 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
- b. Group Homes
- c. Lodging Houses
- d. Major Home Based Business
- e. Residential Sales Centre

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

- f. 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*

<b>Table 1 - Minimum Site Area</b>		
	Primary vehicular access is not from a lane	Primary vehicular access is from a lane
Single Detached Housing or Duplex Housing	255 m <sup>2</sup>	255 m <sup>2</sup>
Single Detached Housing - one side Setback reduced to 0 m	247 m <sup>2</sup>	247 m <sup>2</sup>
Single Detached Housing - Site depth less than 30 m	308 m <sup>2</sup>	N/A
Semi-detached Housing - per Dwelling	221 m <sup>2</sup>	201 m <sup>2</sup>
Semi-detached Housing - one side setback reduced to 0 m - per Dwelling	183 m <sup>2</sup>	165 m <sup>2</sup>
Row Housing - internal Dwelling	150 m <sup>2</sup>	150 m <sup>2</sup>
Row Housing - end Dwelling	186 m <sup>2</sup>	186 m <sup>2</sup>

b. The minimum Site Width shall be in accordance with Table 2 as follows:

*Bylaw 17931  
April 10, 2017*

<b>Table 2 - Minimum Site Width</b>		
	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.
- 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.
  - 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:

<b>Table 3 - Maximum Site Coverage</b>				
	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%

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:

<b>Table 4 - Minimum Setback from the Rear Lot Line</b>	
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

Row Housing -eEnd Dwelling	be reduced to 5.5 m where an attached rear garage is provided
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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

- n. In addition to the requirements of Section 980.5(m), where a Side Setback for one side of a principle 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. 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.
- 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 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 Grade 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 so as to be unobtrusive.
  - ii. Dwellings shall meet the following criteria:
    - A. a minimum of two bedrooms;
    - B. individual and private access to Grade; and
    - C. direct access to a Private Outdoor 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 principle building has been reduced to zero.

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;

G. where no Garage is proposed, a Hardsurfaced parking pad to support a future garage, a minimum of 4.88 m wide and 6.10 m deep for two vehicles shall be constructed a minimum distance of 1.2 m from the Rear Lot Line. For Semi-detached, Duplex Dwellings or Row Housing, where no Garage is proposed, a Hardsurfaced parking pad located at a minimum distance of 1.2 m from the Rear Lot Line and a minimum of 4.88 m wide and a minimum of 5.46 m deep shall be constructed at the rear of each Lot; and

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.

ix. For Single Detached Housing and Semi-detached Housing where on Side Setback is reduced to 0 m, the Side Yard Setback from a Garage may also be reduced to 0 m where:

A. only one side of a Lot is reduced to 0 m, and the other side Setback is a minimum of 1.5 m;

B. the owner of the Side proposed for development and the owner of the adjacent Site shall register, on both titles, a 1.5 m private maintenance easement that provides:

1. a 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on the adjacent parcel;
2. a 0.60 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.

x. For Single Detached Housing or Semi-detached Housing where one Side Setback has been reduced to 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 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.
- s. Private Outdoor Amenity Area shall be in accordance with Table 5.
- t. The Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions and shall be in accordance with Table 5 as follows:

Bylaw 17727  
August 22, 2016

<b>Table 5 - Minimum Private Outdoor Amenity Area</b>	
Single Detached Housing - Front Drive	No requirements for Single Detached Housing with Front Drive Garages
Single Detached Housing - Lane Access	A minimum area of 45 m <sup>2</sup> per Dwelling shall be designated on the Site Plan for the active or passive recreation Use of the occupants.  This area shall be located immediately adjacent to, and with direct access to, the Dwelling it is intended to serve. Neither the width nor length of such an area shall be less than 4.0 m.
Semi-detached or Duplex Housing	
Single Detached Housing - one Side Setback reduced to 0 m	This minimum area may be located within a required Setback, other than a Front Setback.  This area shall be permanently retained as open space, unencumbered by an Accessory Building or future additions.
Semi-detached Housing - one Side Setback reduced to 0 m	



Row Housing	<p>A minimum area of 30 m<sup>2</sup> 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 Private Outdoor 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 Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least 10 m<sup>2</sup> in area, with neither the width or depth less than 2.0 m.</p>
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u. 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

v. Signs shall comply with the regulations found in Schedule 59A.

w. Notwithstanding Section 48, Separation Space shall be as per the Setbacks of this zone.

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

x. Urban Gardens shall comply with Section 98 of this Bylaw.

*Bylaw 17931*

*April 10, 2017*

y. 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*

z. 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. Group Homes shall comply with Section 79 of this Bylaw.

- c. Major Home Based Business shall comply with Section 75 of this Bylaw.
- d. Residential Sales Centre shall comply with Section 82 of this Bylaw.

*Bylaw 17403*

*October 19, 2015*

*Effective date: February 1, 2016*

- f. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

[Appendix 1 - Special Area Heritage Valley Low Density Zone](#)

## **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*

[Appendix I - Special Area Heritage Valley Town Centre](#)

*Bylaw 16126  
June 18, 2012*

[Appendix II - Concept Plan Special Area Heritage Valley Town Centre](#)

## ***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
- d. Child Care Services
- e. Commercial Schools
- f. Convenience Retail Stores
- g. Drive-in Food Services
- h. Gas Bars
- i. General Retail Stores
- j. Government Services
- k. Health Services
- l. Hotels
- m. Indoor Participant Recreation Services
- n. Major and Minor Alcohol Sales
- o. Major and Minor Amusement Establishments

*Bylaw 16224  
September 10, 2012*

- p. Media Studios
- q. Minor Service Stations
- r. Nightclubs
- s. Personal Service Shops
- t. Professional, Financial and Office Support Services
- u. Public Libraries and Cultural Exhibits
- v. Rapid Drive-through Vehicle Services
- w. Religious Assembly

- x. Restaurants
- y. Specialty Food Services
- z. Spectator Entertainment Establishments

*Bylaw 17901  
March 6, 2017*

aa. Urban Gardens

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

bb. Urban Indoor Farms

*Bylaw 17527  
February 17, 2016*

- cc. Urban Outdoor Farms
- dd. Veterinary Services
- ee. Warehouse Sales
- ff. Fascia On-premises Signs
- gg. Freestanding On-premises Signs
- hh. Projecting On-premises Signs
- ii. Temporary On-premises Signs

*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*

- a.
- 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*

a.

- c. No single Use with a gross floor area of 3,500 m<sup>2</sup> 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*

b.

. 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.

a. 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.

b. 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.

c. 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.

d. A minimum Amenity area of 1.0 m<sup>2</sup> shall be provided for every 10 surface parking spaces in the form of landscaped parking islands.

e. An additional Amenity area of 1.0 m<sup>2</sup> shall be provided for every 100m<sup>2</sup> of commercial floor space.

f. 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.

g. 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.
- c.
  - o. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

## 4.2 Design Regulations

### Site Planning and Design

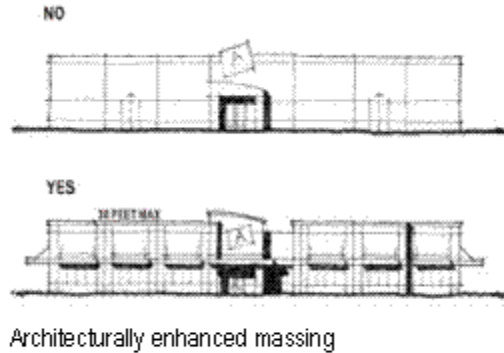
- a. Buildings shall generally be designed to:
  - i. frame the corners of prominent intersections bordering the Site;
  - ii. frame major vehicular and pedestrian access points into the Site; and
  - iii. permit views into the Site along the axis of roadways and Walkways intersecting the abutting perimeter 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.



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.
- f. Notwithstanding Section 54 of the Zoning Bylaw, a parking reduction shall be permitted in the provision of off-street parking spaces, with the submission and approval of a Parking Impact Assessment
- g. Notwithstanding Section 54 of this Bylaw, bicycle parking spaces shall be provided at the rate of 5% of the number of vehicular parking spaces required, 5 Bicycle Parking spaces being the minimum.

*Bylaw 16120  
June 18, 2012*

- h. 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.
- i. 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.

## **995 Special Area Graydon Hill**

### ***Edmonton Zoning Bylaw 12800***

*Bylaw 16324  
January 21, 2013*

#### **995 (GHL) 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
- c. Limited Group Homes
- 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

##### **995.4 Discretionary Uses**

- a. Child Care Services
- b. Group Homes
- 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 m<sup>2</sup> per Single Detached - front drive Dwelling
- ii. 235 m<sup>2</sup> per Single Detached - Lane access Dwelling
- iii. 235 m<sup>2</sup> per zero Lot line Dwelling
- iv. 221 m<sup>2</sup> per Semi-detached or Duplex Dwelling
- v. 150 m<sup>2</sup> per Row Housing - internal Dwelling
- vi. 186 m<sup>2</sup> 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.

Bylaw 17866  
January 23, 2017

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
--

	Principle 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%

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.

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 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 Grade 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.

ii. dwellings shall meet the following criteria:

A. A minimum of two bedrooms;

*Bylaw 16733  
July 6, 2015*

B. Individual and private access to Grade; and

C. Direct access to a Private Outdoor Amenity Area.

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;

B. each dwelling that has direct access to Grade 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.
- B. the minimum distance from the Rear Lot Line to a Garage or Parking Area shall be 2.75 m.
- C. a Hardsurfaced walkway shall be constructed between, and connect, the Garage or Parking Area and an entry to the Dwelling; except that:

*Bylaw 17062  
July 9, 2015*

- 1. where no Garage is proposed, a Hardsurfaced Parking Area, a minimum of 6.1 m wide and a minimum of 4.88 m deep, shall be constructed at the rear of each Lot. Such Hardsurfaced Parking Area 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; except that:
- 2. for Semi-detached Housing or Duplex Housing where no Garage is proposed, a Hardsurfaced Parking Area, a minimum of 5.49 m wide and a minimum of 4.88 m deep shall be constructed at the rear of each Lot.
  - 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.
  - 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.
    - v. Except for Single Detached - front drive Dwellings, the following minimum Private Outdoor Amenity Area regulations shall apply:
      - i. For Single Detached - Lane access Dwelling, zero Lot line Dwellings and Semi-detached or Duplex Dwellings, a minimum area of 45 m<sup>2</sup> per Dwelling shall be designated on the Site plan. This Private Outdoor Amenity Area may be located within a required Setback, other than a Front Setback.
      - ii. neither the width nor length shall be less than 4.0 m.
      - iii. for Row Housing a minimum of 30 m<sup>2</sup> per Dwelling shall be provided.
      - iv. Private Outdoor Amenity Area shall be permanently retained as open space, unencumbered by an Accessory building or future additions
      - v. notwithstanding Sections 46 and 47 of this Bylaw, in the case of Row Housing with a rear attached Garage:
        - A. a maximum of 50% of the required Private Outdoor Amenity Area may be located in the Front Setback, including an Unenclosed Front Porch, provided that it is Setback a minimum of 1.0 m from the Front Lot Line. In this case, this area shall be defined either through a fence, or through landscaped elements such as planters, hedges and hard and soft surface treatments;

B. a maximum of 50% of the required Private Outdoor Amenity Area may be provided above Grade, provided that it shall be at least [10 m<sup>2</sup>](#) in area, with neither the width or depth less than 2.0 m.

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.

## **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:

###### **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.

### 997.5 Blatchford-Specific Use Classes

1. **Blatchford Townhousing** means development consisting of a building containing a row of three or more Dwellings joined in whole or in part at the side only with no principal Dwelling being placed over another in whole or in part. Individual Dwellings are separated from one another by a Party Wall. Each Dwelling has separate, individual, and direct access to Grade. Where Blatchford Accessory Suites or Blatchford Lane Suites are a Permitted or Discretionary Use Class in a Zone, a building which contains Blatchford Townhousing may also contain either a Blatchford Accessory Suite or Blatchford Lane Suite. This Use Class does not include Row Housing or Stacked Row Housing.

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

2. **Blatchford Accessory Suite** means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal use is Blatchford Townhousing. A Blatchford Accessory Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Blatchford Accessory Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the front, side or rear of the structure. This Use Class includes the Development or Conversion of Basement space to a separate Dwelling. This Use Class does not include Apartment Housing, Garden Suites, Row Housing, Secondary Suites, Stacked Row Housing or Lodging Houses, or Blatchford Lane Suites.

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

3. **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 Blatchford Townhousing. 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, Secondary Suites, Stacked Row Housing, or Blatchford Accessory Suites.

*Bylaw 17901  
March 6, 2017*

### 997.6 Special Land Use Provisions for Blatchford-Specific Use Classes

1. **Blatchford Accessory Suites** - A Blatchford Accessory Suite shall comply with the following regulations:
  - a. The maximum Floor Area of the Blatchford Accessory Suite shall be as follows:
    - i. In the case of a Blatchford Accessory Suite located completely below the first Storey of a Blatchford Townhousing Dwelling (other than stairways or a common landing), the

Floor Area (excluding the area covered by stairways) shall not exceed the Floor Area of the first storey of the associated principal Dwelling.

- ii. In the case of a Blatchford Accessory Suite developed completely or partially above grade, the Floor Area (excluding the area covered by stairways) shall not exceed 40% of the total Floor Area above grade of the building containing the associated principal Dwelling, nor 70 m<sup>2</sup>, whichever is the lesser.
  - b. The minimum Floor Area for a Blatchford Accessory Suite shall be not less than 30 m<sup>2</sup>.
- c. Only one of a Blatchford Accessory Suite or Blatchford Lane Suite may be developed in conjunction with a principal Dwelling.
- d. A Blatchford Accessory Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, or a Major Home Based Business, unless the Blatchford Accessory Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.
- e. Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Blatchford Accessory Suite shall not exceed three.
  - f. The Blatchford Accessory Suite shall not be separated from the principal Dwelling through a condominium conversion or subdivision.
- g. Blatchford Accessory Suites shall not be included in the calculation of densities in this Bylaw.

2. **Blatchford Lane Suites** - A Blatchford Lane Suite shall comply with the following regulations:

- a. The minimum Site area for a Blatchford Townhousing Dwelling containing a Blatchford Lane Suite is 219 m<sup>2</sup>.
- b. 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.
- c. The maximum Floor Area of the Blatchford Lane Suite shall be 80 m<sup>2</sup>.
- d. The minimum Floor Area for a Blatchford Lane Suite shall be 30 m<sup>2</sup>.
- e. The minimum Site width for a Site with a Blatchford Lane Suite shall be 7.3 m.
- f. Blatchford Lane Suites shall be limited to Lots where at least one Side Lot Line abuts a public right-of-way such as a street, Lane or Walkway.
- g. The minimum distance between a detached Garage containing a Blatchford Lane Suite and the principal Dwelling on the same Site shall be 4 m.
- h. 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.

August 22, 2016

- i. Rooftop Terraces shall not be allowed on Blatchford Lane Suites.
- j. 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.
- k. Only one of a Blatchford Accessory Suite or Blatchford Lane Suite may be developed in conjunction with a principal Dwelling.
- l. Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Blatchford Lane Suite shall not exceed three.
- m. 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;
- n. The Blatchford Lane Suite shall not be separated from the principal Dwelling through a condominium conversion or subdivision.
- o. Blatchford Lane Suites shall not be included in the calculation of densities in this Bylaw.

3. **Blatchford Urban Agriculture** – Blatchford Urban Agriculture shall comply with the following regulations:

*Bylaw 17727*

*August 22, 2016*

- a. The Development Permit application shall include a site plan that, in addition to meeting the requirements of Section 13.2, shows the location of any growing plots, composting, Fencing, animal buildings, lot grading alterations, outdoor storage and irrigation equipment;
- b. The Blatchford Urban Agriculture 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;
  - c. The Blatchford Urban Agriculture development shall not generate odour, waste, or visual impact, in excess of that which is characteristic of the Zone in which it is located;
  - d. Storage sheds, greenhouses, cisterns, tool sheds, compost bins, or similar structures shall not be located in a setback that abuts a public street;
  - e. Notwithstanding the Site Coverage requirements in the underlying zone, the Development Officer shall exclude raised beds, and seasonal structures such as hoop houses, cold frames, and other temporary growing shelter types that are used for the extension of the growing season from the calculation for maximum Coverage; and
  - f. Notwithstanding Section 54, no parking shall be required for Blatchford Urban Agriculture developments.

*Bylaw 17727*

*August 22, 2016*

- g. Notwithstanding Section 12, a Development Permit is only required for Blatchford Urban Agriculture that involves buildings, Fencing, or keeping animals.

### **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](#)



## 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. Flea Markets
- e. Indoor Participant Recreation Services
- f. Outdoor Participant Recreation Services
- g. Public Parks
- h. Publicly Accessible Private Parks
- i. Residential Sales Centre

*Bylaw 17901  
March 6, 2017*

- j. Urban Gardens
- k. Fascia On-premises Signs
- l. Projecting On-premises Signs
- m. 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 m<sup>2</sup> of Public Space
- e. Specialty Food Services, for less than 100 Occupants and 120 m<sup>2</sup> 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**

#### **1. General Purpose**

The purpose of this Zone is to provide for medium density street oriented Blatchford Townhousing 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 grade.

#### **2. Permitted Uses**

- a. Blatchford Accessory Suites, when developed on an end Dwelling Unit of individual lot Blatchford Townhousing
- b. Blatchford Lane Suites
- c. Blatchford Townhousing
- d. Limited Group Home
- e. Live Work Units
- f. Minor Home Based Business
- g. Stacked Row Housing

*Bylaw 17901  
March 6, 2017*

- h. Urban Gardens
- i. Fascia On-premises Signs

#### **3. Discretionary Uses**

- a. Blatchford Accessory Suites, when developed on an internal Dwelling Unit with individual lot Blatchford Townhousing
- b. Child Care Services
- c. Group Home
- d. Lodging Houses
- e. Major Home Based Business
- f. Residential Sales Centre

*Bylaw 17901  
March 6, 2017*

- g. Urban Outdoor Farms
- h. Temporary On-premises Signs

#### **4. Development Regulations**

- a. The maximum Density for Blatchford Townhousing shall be 75 Dwellings/ha
- b. The maximum Density for Stacked Row Housing 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 Site Area, Site Dimensions, and Site Coverage shall be as follows:

	Minimum Site Area	Minimum Site Width	Minimum Site Depth	Site Coverage
i. Blatchford Townhousing – Internal Dwelling (Individual Lot)	150 m <sup>2</sup>	5 m	30 m	
ii. Blatchford Townhousing – End Dwelling (Individual Lot)	186 m <sup>2</sup>	6.2 m	30 m	
iii. Blatchford Townhousing – (Multi-unit Project Development)	522 m <sup>2</sup>	17.4 m	30 m	
iv. Stacked Row Housing Development	522 m <sup>2</sup>	17.4 m	30 m	

e. Site Setbacks shall be as follows:

i. All Sites shall provide a minimum 2 m setback from Sites zoned BP.

ii. All Sites shall provide a minimum 2 m, and maximum 3 m, setback from public Walkways.

iii. The Front Setback shall be a minimum of 2 m and a maximum of 3 m.

iv. The minimum Rear Setback shall be as follows:

A. 1.2 m for Rear Yards that abut a public roadway, including a Lane;

B. 1.2 m for individual Lot Blatchford Townhousing; and

C. 1 m per 4 m increment of building Height or portion thereof, with a minimum 2 m, for Blatchford Townhousing developed as a Multi-unit Project Development and for Stacked Row Housing, where Rear Yards do not abut a public roadway.

v. Minimum Side Setbacks shall be provided, on the following basis:

A. Individual Lot Blatchford Townhousing:

1. 1.2 m minimum for End Dwelling units;

11.2 m minimum for End Dwelling Units that flank a public roadway other than a Lane; and

11.0 m for Internal Dwelling units.

B. Blatchford Townhousing developed as a Multi-unit Project Development and Stacked Row Housing:

1.1.2 m minimum where the Side Yard abuts a flanking public roadway, including a Lane; and

1.1 m per 4 m increment of building Height or portion thereof, with a minimum 2 m where the Side Yard does not flank a public roadway.

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 firstly abutting:

i.a Primary Active Street;

ii.a Secondary Active Street;

iii.a Site zoned BP;

iv.a Primary Quiet Street; and finally

v.a Secondary Quiet Street.

g. The average number of bedrooms for Blatchford Townhousing Dwelling units developed on Multi-unit Project Development Sites shall be 2.5 bedrooms or more per Dwelling.

h. For Sites which abut Blatchford Townhousing, 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.

i. Group Homes, Limited Group Homes and Lodging Houses shall comply with Section 96 of the Zoning Bylaw.

j. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw except that it shall not be required:

i. for the portion of a Building which abuts a Site zoned BP or a public street other than a Lane; or

ii. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:

A. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;

B. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total minimum Side Setback requirements for both Dwellings.

k. Amenity Areas

i. Notwithstanding Section 47 of the Zoning Bylaw, where Private Outdoor Amenity Area is provided the minimum dimension shall be 2 m.

- ii. Where a Dwelling has an individual external access at grade, and no communal outdoor Amenity Area is provided for on the Site, a minimum of 30 m<sup>2</sup> 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 grade, and outdoor communal Amenity Area is provided for on the Site, a minimum of 15 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> of Amenity Area per Dwelling unit shall be provided as outdoor communal 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 m<sup>2</sup>.
- vi. Amenity Area may be provided on rooftops in the form of gardens or patios.
  - l. 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 grade.
- m. Notwithstanding Section 54 of the Zoning Bylaw, the following parking regulations shall apply:
  - i. Individual Lot Blatchford Townhousing developments shall provide a minimum of 1 parking stall per unit;
  - ii. 1 parking stall shall be required for each Blatchford Lane Suite or Blatchford Accessory Suite. Any individual lot Blatchford Townhousing development containing a Blatchford Lane Suite or Blatchford Accessory Suite shall not provide more than 2 parking stalls on the Site;
  - iii. Multi-unit Project Developments containing Blatchford Townhousing and Stacked Row Housing shall meet the Dwelling unit parking space requirements and visitor parking requirements as specified for Transit Oriented Developments (TOD) in Section 54 Schedule 1 (A);
  - iv. Parking for Non-Residential Use Classes shall be provided on the basis of 50% of the requirements identified in Section 54 Schedule 1(A); and
  - v. Bicycle Parking for Residential and Residential-Related Use classes of 20 Dwelling units or more shall be provided in an amount equal to at least 20% 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.
    - n. Vehicular access to Sites from public streets shall be restricted to the abutting Lanes. Where there is no abutting Lane, vehicular access shall be provided from a Secondary Quiet Street. Where there is no abutting Secondary Quiet Street or the Secondary Quiet Street does not provide for vehicle access, vehicular access shall be provided from a Primary Quiet Street. Where there is no Primary Quiet Street or the Primary Quiet Street does not provide for vehicle access, then the street access shall be provided from a Secondary Active Street. Street access shall be limited to one shared access point per block face. Where a Site is more than 0.5

ha in size, more than one Site access may be developed, provided that street access shall be limited to one shared access point per block face.

- o. Resident parking for Blatchford Townhousing shall be provided at grade at the rear of the Site or incorporated into the rear of the Row House, or in a below grade parkade structure.
- p. Where residential parking for Blatchford Townhousing 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.
- q. Resident and visitor parking for Stacked Row Housing shall be located at grade 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.
- r. Where detached rear parking Garages are developed, the building containing the Garage(s) shall not contain more than four separate Garages.
- s. 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.
- t. Notwithstanding Section 54.4 Schedule 3, only 1 off-street vehicular loading space shall be required for any building containing 20 or more Dwelling units. Where the building contains less than 20 Dwelling units, no off-street vehicular loading space shall be required.
- u. 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.
- v. 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.

w. Signs shall comply with Schedule 59A of the Zoning Bylaw. Notwithstanding this schedule, the following apply:

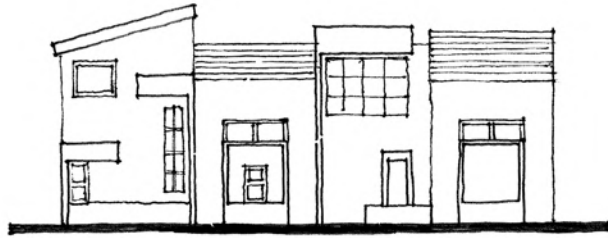
- i. there shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20 cm x 30.5 cm in size located on the ground floor building face, where appropriate; and
- ii. a Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 may be required at the discretion of the Development Officer.
  - x. 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.
  - y. Blatchford Lane Suites shall be limited to Individual Lot Blatchford Townhousing. They shall further be limited to Lots where at least one Side Lot Line abuts a public right-of-way such as a street, Lane or Walkway.
  - z. When Blatchford Accessory Suites are developed within an internal Dwelling, the Development Officer shall consult with Fire Rescue Services with respect to emergency access and safety requirements prior to the issuance of a Development Permit.

## 5. Urban Design Regulations

- 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 illustration provides a possible 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.
- d. For any Dwelling fronting a public street or a Site zoned BP, an individually articulated entrance at grade facing the public street or Site zoned BP shall be provided. 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*

- e. Where any part of a Dwelling unit abuts a Site zoned BP, a public Walkway or an at-grade Amenity Area, 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.

## ***Edmonton Zoning Bylaw 12800***

### **997.9 (BLMR) Blatchford Low to Medium Rise Residential Zone**

#### **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 Active Streets, developed in a manner sensitive to the street environment and adjacent residential areas.

#### **2. Permitted Uses**

- a. Apartment Housing
- b. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
- c. Child Care Services, on Sites fronting onto Active Streets
- d. Convenience Retail Stores
- e. Creation and Production Establishments
- f. General Retail Stores
- g. Health Services
- h. Indoor Participant Recreation Services
- i. Live Work Units
- j. Minor Alcohol Sales
- k. Minor Home Based Business
- l. Non-accessory Parking, limited to underground parking structures
- m. Personal Service Shops
- n. Private Clubs
- o. Professional, Financial and Office Support Services
- p. Religious Assembly, on Sites fronting onto Active Streets
- q. Second Hand Stores
- r. Specialty Food Services, for less than 100 Occupants and 120 m<sup>2</sup> of Public Space
- s. Residential Sales Centres
- t. Restaurants, for less than 100 Occupants and 120 m<sup>2</sup> of Public Space
- u. Row Housing
- v. Stacked Row Housing

*Bylaw 17901  
March 6, 2017*

- w. Urban Gardens
- x. Fascia On-premises Signs
- y. Projecting On-premises Signs

**3. Discretionary Uses**

- a. Child Care Services, on Sites fronting onto Quiet Streets
- b. Lodging Houses
- c. Limited Group Homes
- d. Major Home Based Businesses

*Bylaw 17901  
March 6, 2017*

- e. Urban Outdoor Farms
- f. Temporary On-premises Signs

**4. Development Regulations**

- a. The maximum Density for Apartment Housing shall be 275 Dwellings/ha.
- b. The maximum Density for Stacked Row Housing shall be 130 Dwellings/ha.
- c. Height shall be a minimum of 12 m and a maximum of 23 m.
- d. The Site Area, Site Dimensions and Site Coverage shall be as follows:

	Minimum Site Area	Minimum Site Width	Minimum Site Depth	Maximum Site Coverage
i. Stacked Row Housing	522 m <sup>2</sup>	17.4 m	30 m	50 %
ii. Apartment Housing, Mixed Use Apartment Housing and Comprehensive Site Development	875 m <sup>2</sup>	25 m	35 m	60 %

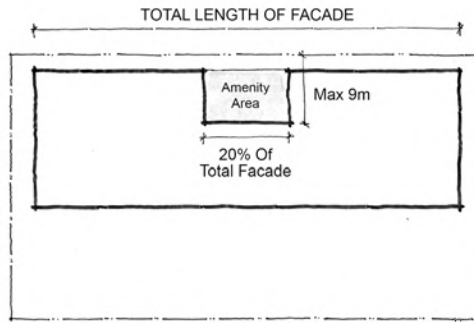
- e. Site Setbacks shall be as follows:

- i. All Sites shall provide a minimum 2 m setback from Sites zoned BP.
- ii. All Sites shall provide a minimum 2 m, and maximum 3 m, setback from public Walkways.

- iii. The Front Setback shall be:

- A. For Stacked Row Housing and Apartment Housing, a minimum of 2 m and a maximum of 3 m;
- B. For Mixed Use Apartment Housing and Comprehensive Site Development:

I. A minimum of 0 m, and a maximum of 3 m, where the Front Lot Line abuts a Primary Active Street, excepting that a Front Setback may be increased up to a maximum of 9 m where a communal outdoor Amenity Area or a Public Amenity Space is provided within the Setback area. The portion of the building which is Setback 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; and



II. A minimum of 2 m and a maximum of 3 m where the Front Lot Line abuts a Secondary Active, Primary Quiet or Secondary Active Street.

iv. The minimum Rear Setback shall be:

A. 2 m for Rear Yards that abut a public roadway, including a Lane; and

B. 1 m per 4 m increment of building Height or portion thereof, with a minimum 3 m, where Rear Yards do not abut a public roadway.

v. Minimum Side Setbacks shall be 1 m per 4 m increment of building Height or portion thereof, up to a maximum of 4 m.

e. 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 Primary Active Street;

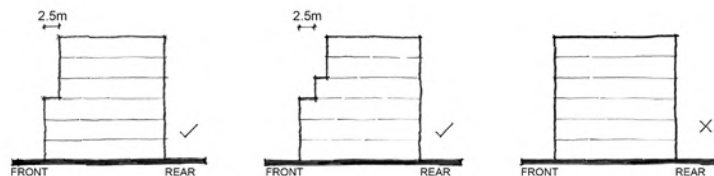
ii.a Secondary Active Street;

iii.a Site zoned BP;

iv.a Primary Quiet Street; and finally

v.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.



h. Limited Group Homes and Lodging Houses shall comply with Section 96 of this Bylaw.

i. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw except that it shall not be required:

- i. for the podium portion of a building, as defined in 997.9.4(g);
- ii. in the case of Dwellings on separate Sites, where each development complies with the minimum Side Setback requirements for each Dwelling and when 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; and
- iii. in the case of Dwellings on the same Site, where the separation distance between Dwellings is at least equal to the total minimum Side Setback requirements for both Dwellings and when 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.

j. Amenity Areas

- i. Notwithstanding Section 47 of this Zoning Bylaw, where Private Outdoor Amenity Area is provided the minimum dimension shall be 2 m.
- ii. Where a Dwelling has an individual external access at grade, and no communal outdoor Amenity Area is provided on the Site, a minimum of 30 m<sup>2</sup> 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 grade, and outdoor communal Amenity Area is provided on the Site, a minimum of 15 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> of Amenity Area per Dwelling unit shall be provided as outdoor communal 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 m<sup>2</sup>.
- 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 m<sup>2</sup> of Amenity Area per Dwelling unit shall be provided as indoor and/or outdoor communal Amenity Area(s) on the Site. Where outdoor communal Amenity Area is provided at grade 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 m<sup>2</sup>.
- vii. Amenity Area may be provided on rooftops in the form of gardens or patios.

k. The maximum Floor Area of any Religious Assembly or individual business premises shall not exceed 275 m<sup>2</sup>, excluding Live Work units.

l. The following Uses shall be limited to Sites fronting onto Active 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, Minor Alcohol Sales, Personal Service Shops, Private Clubs, Professional, Financial and Office Support Services, Religious Assembly, Restaurants, Second Hand Stores, and Specialty Food Services.

m. 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.

n. 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.

o. Live Work Units shall only be permitted where they front onto a Primary Active Street or Secondary Active Street, and shall have individual front entrances at grade.

p. Parking shall comply with Section 54 of this Bylaw. Notwithstanding Section 54 the following regulations apply:

i. Stacked Row Housing and Apartment Housing shall meet the Dwelling unit parking space requirements and visitor parking requirements as specified for Transit Oriented Developments (TOD) in Section 54 Schedule 1 (A);

*Bylaw 17422*

*November 16, 2015*

*Effective Date: December 1, 2015*

ii. Parking for Residential-Related and Commercial Use Classes shall be provided on the basis of 50% of the requirements identified in Section 54 Schedule 1(A);

iii. Resident Bicycle Parking spaces for Apartment Housing shall be provided in an amount equal to at least 50% of the number of Dwelling units located on the Site and shall be in a weather protected, well-lit, and secure area; and

iv. Visitor Bicycle Parking for Residential and Residential-Related Use classes of 20 Dwelling units or more, and all Non-residential 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.

q. Vehicular access to Sites from public streets shall be restricted to the abutting Lanes. Where there is no abutting Lane, vehicular access shall be provided from a Secondary Quiet Street. Where there is no abutting Secondary Quiet Street or the Secondary Quiet Street does not provide for vehicle access, vehicular access shall be provided from a Primary Quiet Street. Where there is no Primary Quiet Street or the Primary Street does not provide for vehicle access, then the street access shall be provided from a Secondary Active Street. Street access shall be limited to one shared access point per block face. In no case shall off-street parking be accessed from a Primary Active Street. Where a Site is more than 0.5 ha in size, more than one Site access may be developed, provided that street access shall be limited to one shared access point per block face.

r. Resident Parking for Apartment Housing and mixed use developments shall be provided in underground parking structures.

s. Parking for Stacked Row Housing, non-residential Uses, and visitor Parking is permitted at grade and in underground parking structures. Where parking is provided at grade, 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.

t. 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.

u. Notwithstanding Section 54.4 Schedule 3, only 1 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.

v. Landscaping shall comply with Section 55 of this Bylaw. 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.

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.

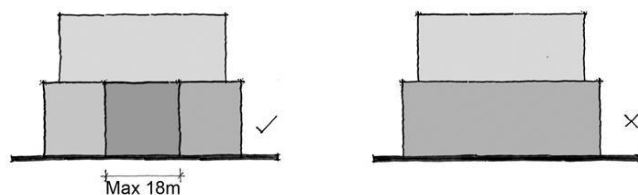
x. Row Housing shall only be permitted as part of a comprehensive site development that includes development of two or more different Dwelling types. Comprehensive site development may or may not include non-residential uses.

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 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.
  - z. 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.
  - aa. Professional, Financial and Office Support Services shall not include loan offices.

**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:
  - i. 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
  - ii. Each unit shall have an external entrance at grade 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.



- c. For any Dwelling fronting a public street or a Site zoned BP, an individually articulated entrance at grade facing the public street or Site zoned BP shall be provided. 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*

- d. Where any part of a Dwelling unit abuts a Site zoned BP, a public Walkway or an at-grade Amenity Area, 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*

e. 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*

f. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.

g. 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.

h. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-Site residential units.

## **Edmonton Zoning Bylaw 12800**

### **997.10 (BMR) Blatchford Medium Rise Residential Zone**

#### **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 Active Streets, developed in a manner sensitive to the street environment and adjacent residential areas.

#### **2. Permitted Uses**

- a. Apartment Housing
- b. Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
- c. Child Care Services
- d. Convenience Retail Stores
- e. Creation and Production Establishments
- f. General Retail Stores
- g. Health Services
- h. Indoor Participant Recreation Services
- i. Live Work Units
- j. Minor Alcohol Sales
- k. Minor Home Based Businesses
- l. Non-accessory Parking, limited to underground parking structures
- m. Personal Service Shops
- n. Private Clubs
- o. Professional, Financial and Office Support Services
- p. Religious Assembly
- q. Residential Sales Centres
- r. Restaurants, for less than 100 Occupants and 120 m<sup>2</sup> of Public Space
- s. Second Hand Stores
- t. Specialty Food Services, for less than 100 Occupants and 120 m<sup>2</sup> of Public Space

*Bylaw 17901  
March 6, 2017*

- u. Urban Gardens
- v. Fascia On-premises Signs
- w. Projecting On-premises Signs

#### **3. Discretionary Uses**

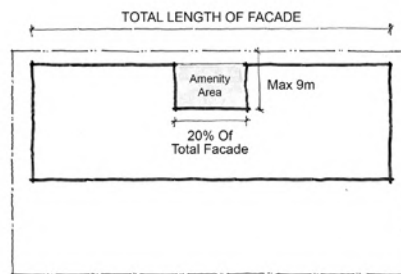
- a. Major Home Based Businesses

*Bylaw 17901  
March 6, 2017*

- b. Urban Outdoor Farms
- c. Temporary On-premises Signs

#### 4. Development Regulations

- a. The maximum Density shall be 425 Dwellings/ha.
- b. The minimum Site Area shall be 875 m<sup>2</sup> .
- c. Height shall be a minimum of 21 m and a maximum of 39 m.
- d. The minimum Site Width shall be 25 m.
- e. The minimum Site Depth shall be 35 m.
- f. The maximum Site Coverage shall be 65%.
- g. Site Setbacks shall be as follows:
  - i. All Sites shall provide a minimum 2 m setback from Sites zoned BP.
  - ii. All Sites shall provide a minimum 2 m, and maximum 3 m, setback from public Walkways.
  - iii. The Front Setback shall be:
    - A. For Apartment Housing, a minimum of 2 m and a maximum of 3 m;
    - B. For Mixed Use Apartment Housing where the Front Lot Line abuts a Secondary Active, Primary Quiet or Secondary Active Street, a minimum of 2 m and a maximum of 3 m; and
    - C. For Mixed Use Apartment Housing where the Front Lot Line abuts a Primary Active Street, a minimum of 0 m and a maximum of 3 m, excepting that a Front Setback may be increased up to a maximum of 9 m where a communal outdoor Amenity Area or a Public Amenity Space is provided within the Setback area. The portion of the building which is Setback 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;

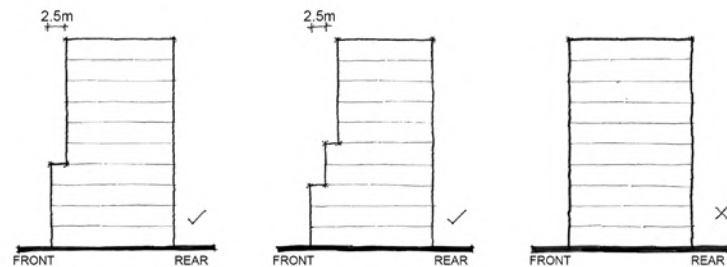


- iv. The minimum Rear Setback shall be:
  - A. 2 m for Rear Yards that abut a public roadway, including a Lane; and
  - B. 1 m per 4 m increment of building Height or portion thereof, with a minimum 6 m, where Rear Yards do not abut a public roadway.

v. The minimum Side Setback shall be 1 m per 4 m increment of building Height or portion thereof, up to a maximum of 4 m.

h. For the purposes of determining Side and Rear Lot Lines, the Front Lot Line shall be the Lot Line abutting a Primary Active Street. Where the Lot does not abut a Primary Active Street, the Front Lot Line shall be the Lot Line abutting a Secondary Active Street.

i. All buildings shall include a podium base. The podium of the building shall be a minimum Height of 6 m up to a maximum of 14 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.



j. Separation Space shall be provided in accordance with Section 48 of the Zoning Bylaw except that it shall not be required:

- i. for the podium portion of a building, as defined in 997.10.4(i);
- ii. in the case of Dwellings on separate Sites, where each development complies with the minimum Side Setback requirements for each Dwelling and when 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 ; and
- iii. in the case of Dwellings on the same Site, where the separation distance between Dwellings is at least equal to the total minimum Side Setback requirements for both Dwellings and when 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.

k. Amenity Areas

- i. Notwithstanding Section 47 of this Zoning Bylaw, where Private Outdoor Amenity Area is provided the minimum dimension shall be 2 m.
- ii. Where a Dwelling has an individual external access at grade, and no communal outdoor Amenity Area is provided on the Site, a minimum of 30 m<sup>2</sup> 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 grade, and outdoor communal Amenity Area is provided on the Site, a minimum of 15 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> of Amenity Area per Dwelling unit shall be provided as outdoor communal 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 m<sup>2</sup>.

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 m<sup>2</sup> of Amenity Area per Dwelling unit shall be provided as indoor and/or outdoor communal Amenity Area(s) on the Site. Where outdoor communal Amenity Area is provided at grade 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 m<sup>2</sup>.

vii. Amenity Area may be provided on rooftops in the form of gardens or patios.

l. The maximum Floor Area of any Religious Assembly or individual business premises shall not exceed 275 m<sup>2</sup>, excluding Live Work units.

m. 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, Child Care Services, Convenience Retail Stores, Creation and Production Establishments, General Retail Stores, Health Services, Indoor Participant Recreation Services, Minor Alcohol Sales, Personal Service Shops, Private Clubs, Professional, Financial and Office Support Services, Restaurants, Religious Assembly, Second Hand Stores, and Specialty Food Services.

n. 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.

o. 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.

p. Live Work Units shall only be permitted where they front onto a Primary Active Street or Secondary Active Street, and shall have individual front entrances at grade.

q. Parking shall comply with Section 54 of the Zoning Bylaw. Notwithstanding Section 54 the following regulations apply:

i. Apartment Housing shall meet the Dwelling unit parking space requirements and visitor parking requirements as specified for Transit Oriented Developments (TOD) in Section 54 Schedule 1 (A);

*Bylaw 17422*

*November 16, 2015*

*Effective Date: December 1, 2015*

ii. Parking for Residential-Related and Commercial Use Classes shall be provided on the basis of 50% of the requirements identified in Section 54 Schedule 1(A);

iii. Resident Bicycle Parking spaces for Apartment Housing shall be provided in an amount equal to at least 50% of the number of Dwelling units located on the Site and shall be in a weather protected, well-lit, and secure area; and

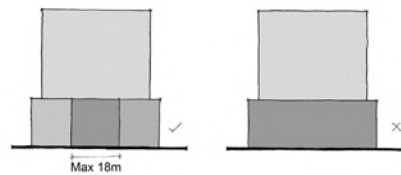
- iv. Visitor Bicycle Parking for Residential and Residential-Related Use classes shall be provided in an amount equal to at least 10% of the number of Dwelling units located on the Site, to a maximum of 50 Bicycle Parking spaces, with 5 Bicycle Parking spaces being the minimum to be provided. Visitor Bicycle Parking shall be located adjacent to a high-traffic area such as a building entrance.
- r. Vehicular access to Sites from public streets shall be restricted to the abutting Lanes. Where there is no abutting Lane, vehicular access shall be provided from a Secondary Quiet Street. Where there is no Secondary Quiet Street or the Secondary Quiet Street does not provide for vehicle access, then the street access shall be provided from a Primary Quiet Street. Where there is no Primary Quiet Street or the Primary Quiet Street does not provide for vehicle access, then the street access shall be provided from a Secondary Active Street. Street access shall be limited to one shared access point per block face. In no case shall off-street parking be accessed from a Primary Active Street. Where a Site is more than 0.5 ha in size, more than one Site access may be developed, provided that street access shall be limited to one shared access point per block face.
- s. Resident Parking for Apartment Housing and mixed use developments shall be provided in underground parking structures.
- t. Parking for non-residential Uses and visitor Parking is permitted at grade and in underground parking structures. Where parking is provided at grade, 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.
- 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 the provisions of subsection 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.
- v. Notwithstanding Section 54.4 Schedule 3, only 1 off-street vehicular loading space shall be required for any building.
- w. Landscaping shall comply with Section 55 of this Bylaw. 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.
    - 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. 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.
    - z. Professional, Financial and Office Support Services shall not include loan offices.

## **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 grade 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.



c. For any Dwelling fronting a public street or a Site zoned BP, an individually articulated entrance at grade facing the public street or Site zoned BP shall be provided. 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*

d. Where any part of a Dwelling unit abuts a Site zoned BP, a public Walkway or an at-grade Amenity Area, 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.

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.



## ***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.

## **Appendix I Blatchford Special Area**

*Bylaw 17247  
June 22, 2015*

Special Area Blatchford [Appendix I](#) to Section 997 of Bylaw 12800

## **Appendix II - Blatchford Environmental Overlay**

*Bylaw 17247  
June 22, 2015*

Special Area Blatchford Environmental Overlay [Appendix II](#) to Section 997 of Bylaw 12800

## **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](#)**

# 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
- b. Limited Group Homes
- c. Minor Home Based Business
- d. Secondary Suites
- 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
- c. Group Homes
- d. Lodging Houses
- e. Major Home Based Business
- f. Publicly Accessible Private Park
- g. Residential Sales Centre
- h. Freestanding On-premises Signs
- i. Temporary On-premises Signs
- j. Urban Outdoor Farms

### **4. Development Regulations for Permitted and Discretionary Uses**

- a. Single Detached Housing with front drive access shall herein be referred to as "Single Detached - front drive Dwelling".

- b. Single Detached Housing with detached Garage and Lane access shall herein be referred to as "Single Detached - detached Garage and Lane access Dwelling".
- c. Single Detached Housing with attached Garage Lane access shall herein be referred to as "Single Detached - attached Garage Lane access Dwelling".
- d. Semi-detached Housing with front drive and detached Garage Lane access shall herein be referred to as "Semi-detached - front drive and detached Garage Lane access Dwelling".
- e. Semi-detached Housing with attached Garage Lane access shall herein be referred to as "Semi-detached - attached Garage Lane access Dwelling".
- f. The minimum Site Area per Dwelling shall be in accordance with Table 998.4(f) as follows:

Table 998.4(f) - Minimum Site Area	
Single Detached - front drive Dwelling	225 m <sup>2</sup>
Single Detached - detached Garage and Lane access Dwelling	212 m <sup>2</sup>
Single Detached - attached Garage Lane access Dwelling	171 m <sup>2</sup>
Semi-detached - front drive and detached Garage Lane access Dwelling	187 m <sup>2</sup>
Semi-detached - attached Garage Lane access Dwelling	142 m <sup>2</sup>

- g. The minimum Site Width per Dwelling shall be in accordance with Table 998.4(g) as follows:

Table 998.4(g) - Minimum Site Width	
Single Detached - front drive Dwelling	9
Single Detached - detached Garage and Lane access Dwelling	8
Single Detached - attached Garage Lane access Dwelling	9
Semi-detached - front drive and detached Garage Lane access Dwelling	7
Semi-detached - attached Garage Lane access Dwelling	7

- h. The minimum Site Depth per Dwelling shall be in accordance with Table 998.4(h) as follows:

Table 998.4(h) - Minimum Site Depth	
Single Detached - front drive Dwelling	25.
Single Detached - front drive Dwelling where minimum Lot Width is 9.14 m	22.
Single Detached - detached Garage and Lane access Dwelling	25.
Single Detached - attached Garage Lane access Dwelling	19.
Semi-detached - front drive and detached Garage Lane access Dwelling	25.
Semi-detached - attached Garage Lane access Dwelling	19.

- i. The maximum total Site Coverage shall be in accordance with Table 998.4(i) as follows:

Table 998.4(i) - Maximum Total Site Coverage	
Single Detached - front drive Dwelling	60%
Single Detached - detached Garage and Lane access Dwelling	57%
Single Detached - attached Garage Lane access Dwelling	67.
Semi-detached - front drive and detached Garage Lane access Dwelling	60%
Semi-detached - attached Garage Lane access Dwelling	72%

- j. The maximum Height shall not exceed 11.0 m.
- k. For Single Detached - front drive Dwelling and Semi-Detached - front drive Dwelling, the following Front Setbacks shall apply:
- i. The minimum Front Setback shall be 5.5 m to the front of the Garage; and

ii. The minimum Front Setback shall be 4.0 m to the front of the Dwelling where no landscaped boulevard is provided and 3.5 m to the front of the Dwelling where a landscaped boulevard strip between the curb and the Walkway of the cross section at the front of the Lot is provided.

l. For all Lane access Dwelling developments, the minimum Front Setback shall be 4.0 m to the front of the Dwelling where no landscaped boulevard is provided and 3.5 m to the front of the Dwelling where a landscaped boulevard strip between the curb and the Walkway of the cross section at the front of the Lot is provided.

m. The minimum Front Setback shall be 5.5 m to the front of the Garage, where a Garage faces a public roadway other than a Lane.

n. The minimum Front Setback shall be 4.0 m to the front of the Dwelling where no landscaped boulevard is provided and 3.5 m to the front of the Dwelling where a landscaped boulevard strip between the curb and the Walkway of the cross section at the front of the Lot is provided.

o. Notwithstanding Section 44(1)(a) of the Zoning Bylaw and Section 4(k)(i) of this Zone, an Enclosed or Unenclosed Front Porch or balcony, with or without foundation, may encroach into the Front Setback a maximum of 1.5 m and may encroach into the Corner Lot Side setback a maximum of 1.5 m. Porch footings, unfounded steps, and eaves may encroach beyond the Front Porch providing they are setback at least 0.4 m from the Lot line and do not extend over a registered utility easement.

p. The minimum Rear Setback for both Single Detached and Semi-detached Housing shall be 6.0 m where there is front drive access and 1.1 m for Lane access where a rear attached or detached Garage is provided.

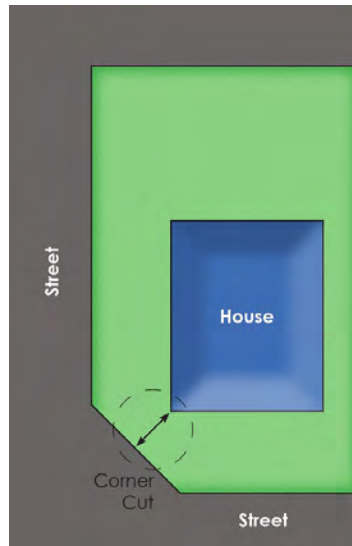
q. Where Single Detached - attached Garage Lane access Dwelling and Semi-detached - attached Garage Lane access Dwelling are proposed, a stepback of 2.1 m shall be provided from the rear property line for the second Storey.

r. The minimum Side Setback shall be in accordance with Table 998.4(p) - Minimum Side Setback as follows:

Table 998.4(p) - Minimum Side Setback			
	Side 1	Side 2	Corner
Single Detached	1.2 m	0.6 m	2.5 m
Semi-detached Housing (for end units)	1.2 m	n/a	2.5 m

s. Notwithstanding Section 4(p) of this Zone, one Side Setback may be reduced to less than 1.2 m provided the Side Setback on the adjacent Lot abutting the reduced Setback is a minimum of 1.2 m.

t. The minimum Side Setback to the corner cut for Corner Lots shall be 0.3 m, as shown in the following illustration:



- u. For Side Setbacks that are less than 1.2 m in width, the following shall apply:
  - i. 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;
  - ii. Notwithstanding Section 44(2)(a) of the Zoning Bylaw, eaves shall be setback a minimum of 0.30 m from the property line;
  - iii. Fences, walls and gates shall not be permitted within the Side Yard, except where the Side Yard Abuts a public roadway other than a Lane.
- v. One Side Setback may be reduced to 0 m where:
  - i. The Side Setback on the adjacent Lot abutting the Zero Lot Line Development is a minimum of 1.5 m;
  - ii. All roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot;
  - 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
  - v. 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;
    - C. Permission to access the easement area for maintenance of both properties.
  - vi. The owner of the Site 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 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.

vii. 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.

viii. 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*

w. Except where Semi-detached Housing, Secondary Suites and 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.

x. Signs shall be in accordance with Schedule 59A of the Zoning Bylaw.

y. Notwithstanding Section 48 of the Zoning Bylaw, Separation Space shall not be required.

z. Notwithstanding Section 54 of the Zoning Bylaw, Single Detached and Semi-detached Housing shall provide a minimum of two parking spaces per dwelling unit. Parking spaces may be provided within a Garage and/or Driveway and may be provided as Tandem Parking.

aa. A minimum Private Outdoor Amenity Area of 30 m<sup>2</sup> 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.

bb. Notwithstanding Section 47.3 of the Zoning Bylaw, screening of Private Outdoor Amenity Areas shall not be required where adjacent to a Lane or open space.

cc. Limited Group Homes and Group Homes shall comply with Section 96 of the Zoning Bylaw.

dd. Lodging Houses shall comply with Sections 76 and 96 of the Zoning Bylaw.

ee. Urban Gardens shall comply with Section 98 of the Zoning Bylaw.

## **5. Additional Development Regulations for Discretionary Uses**

a. Child Care Services, Group Homes, Limited Group Homes, and Lodging Houses shall only be permitted when designed as an integral component of the built form for Single Detached Housing or Semi-detached Housing.

b. 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.

- c. Except where modified through the regulations in this Zone, Residential Sales Centres shall be developed in accordance with Section 82 of the Zoning Bylaw.
- d. 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 built on temporary or permanent foundations.
  - iv. 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.
  - v. Notwithstanding Section 82(2)(b) of the Zoning Bylaw, the maximum Height of a temporary Residential Sales Centre shall not exceed 10.0 m.
  - vi. 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

- a. Limited Group Homes
- b. Minor Home Based Business
- c. Row Housing
- d. Semi-detached Housing
- e. Fascia On-premises Signs
- f. Urban Gardens

### 3. Discretionary Uses

- a. Child Care Services
- b. Garden Suites
- c. Group Homes
- d. Lodging Houses
- e. Major Home Based Business
- f. Residential Sales Centre
- g. Secondary Suites
- h. Single Detached Housing
- 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 998.5(a) as follows:

Table 998.5(a) - Minimum Site Area	
Row Housing - front drive access Dwelling	132 m <sup>2</sup>
Row Housing - front drive access Dwelling, Corner Lot	164 m <sup>2</sup>

Row Housing - Lane access Dwelling	60 m <sup>2</sup>
Row Housing - Lane access Dwelling, Corner Lot	79 m <sup>2</sup>

b. The minimum Site Width per Dwelling shall be in accordance with Table 998.5(b) as follows:

Row Housing - front drive access Dwelling	5.4 m
Row Housing - front drive access Dwelling, Corner Lot	6.7 m
Row Housing - Lane access Dwelling	4.2 m
Row Housing - Lane access Dwelling, Corner Lot	5.5 m

c. The minimum Site Depth per Dwelling shall be in accordance with Table 998.5(c) as follows:

Row Housing - front drive access Dwelling	24.5 m
Row Housing - Lane access Dwelling	14.5 m

d. The maximum total Site Coverage shall be in accordance with Table 998.5 (d) as follows:

Site Coverage - Individual Units	(i) Principal Dwelling /Building	(ii) Accessory building	(iii) Principal building attached Garage or parking is provided Grade
(A) Row Housing - front drive access Dwelling - Internal Unit	n/a	6%	65%
(B) Row Housing - front drive access Dwelling - End Unit	n/a	6%	55%
(C) Row Housing - front drive access Dwelling - Corner Unit	n/a	6%	50%
(D) Row Housing - Lane access Dwelling - Internal Unit	55%	28%	90%
(E) Row Housing - Lane access Dwelling - End Unit	45%	25%	75%
(F) Row Housing - Lane access Dwelling - Corner Unit	40%	22%	72%

e. The maximum Height shall not exceed 13.5 m.

f. For Single Detached - front drive Dwelling and Semi-Detached - front drive Dwelling, the following Front Setbacks shall apply:

i. The minimum Front Setback shall be 5.5 m to the front of the Garage; and

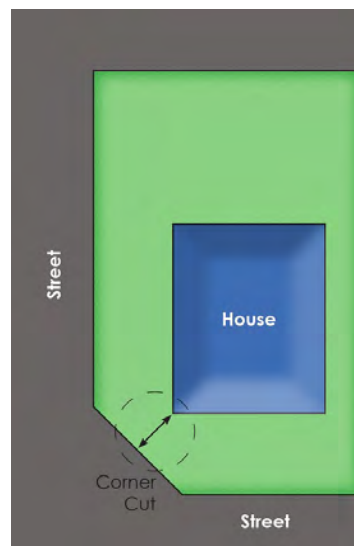
ii. The minimum Front Setback shall be 4.0 m to the front of the Dwelling where no landscaped boulevard is provided and 3.5 m to the front of the Dwelling where a landscaped boulevard strip between the curb and the Walkway of the cross section at the front of the Lot is provided.

g. For all Lane access Dwelling developments, the minimum Front Setback shall be 4.0 m to the front of the Dwelling where no landscaped boulevard is provided and 3.5 m to the front of the Dwelling where a landscaped boulevard strip between the curb and the Walkway of the cross section at the front of the Lot is provided. The minimum Front Setback shall be 5.5 m to the front of the Garage.

h. The minimum Front Setback shall be 4.0 m to the front of the Dwelling where no landscaped boulevard is provided and 3.5 m to the front of the Dwelling where a

landscaped boulevard strip between the curb and the Walkway of the cross section at the front of the Lot is provided.

- i. Notwithstanding Section 44(1)(a) of the Zoning Bylaw and Section 4(f)(i) of this Zone, an Enclosed or Unenclosed Front Porch or balcony, with or without foundation, may encroach into the Front Setback a maximum of 1.5 m and may encroach into the Corner Lot Side setback a maximum of 1.5 m. Porch footings, unfounded steps, and eaves may encroach beyond the Front Porch providing they are setback at least 0.4 m from the Lot line and do not extend over a registered utility easement.
- j. The minimum Rear Setback shall be 6.0 m where there is front drive access and 1.1 m for Lane access where a rear attached or detached garage is provided.
- k. The minimum Side Setback shall be 1.2 m for end units and 2.5 m where the Side Yard abuts a flanking public roadway other than a Lane.
- i. The flanking side of the Principle Building shall not be a Blank Wall, and may be 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.
- l. The minimum Side Setback to the corner cut for Corner Lots shall be 0.3 m, as shown in the following illustration:



- m. Notwithstanding Section 54 in the Zoning Bylaw, a minimum of two parking spaces per Dwelling unit shall be provided. Parking spaces may be provided within a Garage and/or Driveway and may be provided as Tandem Parking. Visitor parking shall not be required.
- n. A mutual Garage may be constructed on the common property line, to the satisfaction of the Development Officer.
- o. All roof leaders from the Dwellings are connected to the individual storm sewer service for each Lot.
- p. 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.

- q. 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.
- r. 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.
- s. Signs shall be in accordance with Schedule 59A in the Zoning Bylaw.
- t. Limited Group Homes, Group Homes, and Lodging Houses shall comply with Section 96.
- u. 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.
- v. 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, and porches.
- w. Row Housing shall not repeat the same architectural features more than six times on a block face.
- x. 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.
- y. Each Dwelling that has direct access to Grade 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.
- z. Notwithstanding Sections 46 and 47 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 fee simple Lots, Row Housing - front drive access Dwelling shall provide a minimum of 30 m<sup>2</sup> per Dwelling unit, at or above grade. 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 m<sup>2</sup> in area. For Row Housing- Lane access Dwelling where an attached garage is provided, the Private Amenity Area may be provided above Grade provided that it shall be at least 5 m<sup>2</sup> 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 Grade provided that it shall be at least 5 m<sup>2</sup> in area, with neither the width nor the depth less than 2.0 m.
    - aa. Notwithstanding Section 4(y) of this Zone, above, and Sections 46 and 47 in the Zoning Bylaw, where Multi-unit Project Developments do not provide individual amenity areas, the following shall apply:
      - i. A minimum outdoor communal recreational space of 50 m<sup>2</sup> shall be provided; or

- ii. A Public Park shall be located adjacent to the Multi-unit Project site and not separated from the site by a roadway, other than a Lane.
- bb. Notwithstanding Section 47.3 in the Zoning Bylaw, screening of Private Outdoor Amenity Areas shall not be required where adjacent to a Lane or open space.
- cc. Notwithstanding Section 48 in the Zoning Bylaw, Separation Space shall not be required.
- dd. Limited Group Homes and Group Homes shall comply with Section 96 of the Zoning Bylaw.
- ee. Lodging Houses shall comply with Sections 76 and 96 of the Zoning Bylaw.
- ff. Urban Gardens shall comply with Section 98 in the Zoning Bylaw.

**5. Additional Development Regulations for Discretionary Uses**

- a. Child Care Services, Group Homes, Limited Group Homes, and Lodging Houses shall only be permitted when designed as an integral component of the built form for Row Housing, Single Detached Housing, or Semi-detached Housing.
- b. Except where modified through the regulations in this Zone, Residential Sales Centres shall be developed in accordance with Section 82 in 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:
    - 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 built on temporary or permanent foundations.
  - iv. 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**

### **1. General Purpose**

The purpose of this Zone is to provide for medium density residential development in the form of Stacked Row 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**

- a. Group Homes
- b. Limited Group Homes
- c. Lodging Houses
- d. Minor Home Based Business
- e. Row Housing
- f. Stacked Row Housing
- 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
- f. Urban Outdoor Farms

### **4. Development Regulations for Permitted and Discretionary Uses**

- a. The minimum Site area shall be 78 m<sup>2</sup>.
- b. The minimum Site Width shall be 6 m.
- c. The minimum Site depth shall be 13 m.
- d. The maximum total Site Coverage shall not exceed 89%.
- e. The maximum Height shall not exceed 13.5 m.
- f. The minimum Front Setbacks shall be:



i. 4.0m to the front of the Dwelling where no landscaped boulevard is provided and 3.5m to the front of the Dwelling where a landscaped boulevard strip between the curb and the Walkway of the cross section at the front of the Lot is provided; and

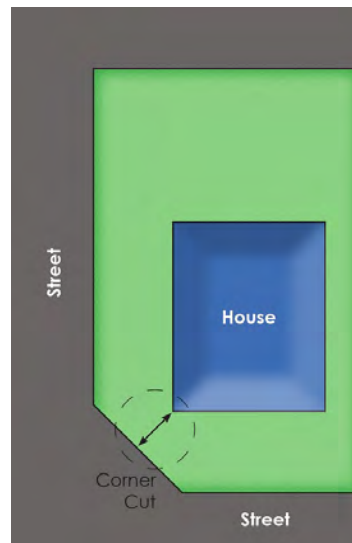
ii. 5.5m to the front of the Garage.

g. Notwithstanding Section 44(1)(a) of the Zoning Bylaw and Section 4(f)(ii) of this Zone, an Enclosed or Unenclosed Front Porch or balcony, with or without foundation, may encroach into the Front Setback a maximum of 1.5 m and may encroach into the Corner Lot Side setback a maximum of 1.5 m. Porch footings, unfounded steps, and eaves may encroach beyond the Front Porch providing they are setback at least 0.4 m from the Lot line and do not extend over a registered utility easement.

h. The minimum Side Setback shall be 1.2 m for end units and 2.5 m where the Side Yard Abuts a flanking public roadway other than a Lane.

i. The flanking side of the Principle Building shall not be a Blank Wall, and may be 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.

i. The minimum Side Setback to the corner cut for Corner Lots shall be 0.3 m, as shown in the following illustration:



j. 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.

k. Signs shall be in accordance with Schedule 59A.

l. Notwithstanding Section 54 of the Zoning Bylaw, a minimum of two parking spaces per Dwelling unit shall be provided. Parking spaces may be provided within a Garage and/or Driveway and may be provided as Tandem Parking. Visitor parking shall not be required.

m. All roof leaders from the Dwellings are connected to the individual storm sewer service for each Lot.

- n. 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.
- o. 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.
- p. Each Dwelling unit within Row Housing and Stacked 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.
- q. Row Housing and Stacked Row Housing uses shall not repeat the same architectural features more than six times on a block face.
- r. Site design for Row Housing and Stacked 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.
- s. Notwithstanding Sections 46 and 47 of the Zoning Bylaw, Private Outdoor Amenity Area 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 Grade provided that it shall be at least 5 m<sup>2</sup> 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.
    - t. Notwithstanding Section 4(t) of this Zone, above, and Sections 46 and 47 of the Zoning Bylaw, where Bare Land Condominium sites do not provide individual amenity areas, the following shall apply:
      - i. A minimum outdoor communal recreational space of 50 m<sup>2</sup> shall be provided; or
      - ii. A Public Park shall be located adjacent to the Bare Land Condominium 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. Limited Group Homes and Group Homes shall comply with Section 96 of the Zoning Bylaw.
  - w. Lodging Houses shall comply with Sections 76 and 96 of the Zoning Bylaw.
  - x. Urban Gardens shall comply with Section 98 of the Zoning Bylaw.

**5. Additional Development Regulations for Discretionary Uses**

- a. Child Care Services, Group Homes, Limited Group Homes, and Lodging Houses shall only be permitted when designed as an integral component of the built form for Row Housing or Stacked Row Housing.
- 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 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 built on temporary or permanent foundations.
- iv. 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.

# **Edmonton Zoning Bylaw 12800 Parts III\_IV**

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## Part III - Zoning Map

### Zoning Maps

The [Zoning Map](#) 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](http://www.maps.edmonton.ca).

Urban Form and Corporate Strategic Development  
Phone: 311

## **Part IV - Direct Control Provisions and Development Agreements**

### **(DC2) Site Specific Development Control Provisions**

The DC2 Site Specific Development Control Provisions consists of a copy of each Direct Control Provision.

View [DC2 Direct Control Provisions](#)

For more information, see the [Zoning Bylaw Website](#) or contact:

Sustainable Development  
Phone: 311  
e-mail: [zoningbylaw@edmonton.ca](mailto:zoningbylaw@edmonton.ca)



## **DC2 Development Agreements**

These documents consist of contractual agreements which are the Development Agreements for DC2 comprehensively Planned Development Districts.

[View Development Agreements](#)

## **DC1 Direct Development Control Provisions**

These documents are for individual sites usually associated with Area Re-development (ARP) plans and/or Historic Designations

[View DC1 Direct Development Control Provisions](#)