

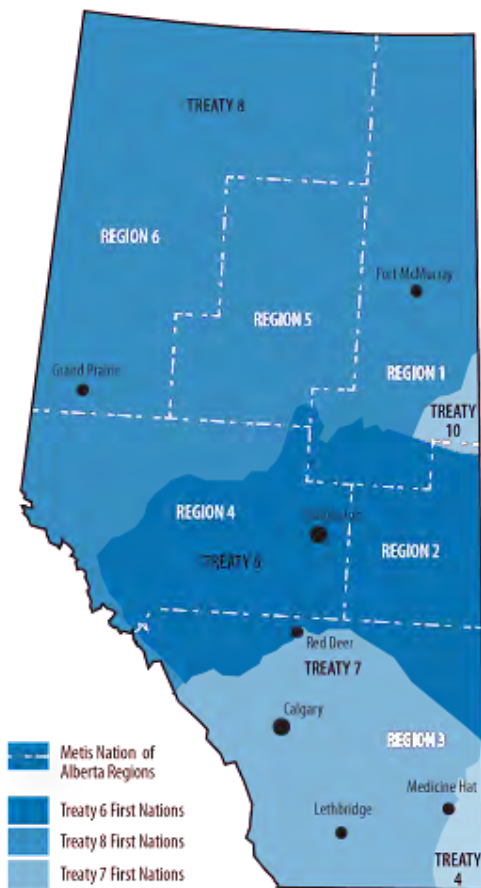


GET TO KNOW YOUR ZONING BYLAW

A guide to Charter Bylaw 20001
May 2024

Edmonton

Acknowledgements



We acknowledge the traditional land on which Edmonton sits, the Territory of the Treaty 6 First Nations and the Métis Nation of Alberta Region 4. We would like to thank the diverse Indigenous Peoples whose ancestors' footsteps have marked this territory for centuries, such as nêhiyaw (Nay-hee-yow), Dene (Deh-neyh), Anishinaabe (Ah-nish-in-ah-bay), Nakota Isga (Na-koh-tah ee-ska), and Niitsitapi (Nit-si-tahp-ee) peoples.

We also acknowledge this as the Métis' homeland and the home of one of the largest communities of Inuit south of the 60th parallel. It is a welcoming place for all peoples who come from around the world to share Edmonton as a home. Together we call upon all of our collective, honoured traditions and spirits to work in building a great city for today and future generations.

Edmontonians inhabit, share, and steward this land. We owe our presence here—the city's vitality and very existence—to the land itself and the cultures that help build this city. City planning and zoning are all about land. Land is used for many things, and is tied to the practice of culture. The City hopes the new Zoning Bylaw will address and reconcile regulations that may create inequities for First Nations, Inuit, and Métis people in Edmonton and Treaty 6.

The Zoning Bylaw Renewal Team thanks everyone who contributed to the Zoning Bylaw Renewal Initiative. Your contributions are greatly appreciated.

As of January 1, 2024, Edmonton has a new Zoning Bylaw

The Zoning Bylaw (Charter Bylaw 20001) and city-wide rezoning (Charter Bylaw 21001) were approved by City Council on October 23, 2023 and came into effect on January 1, 2024.

Zoning is everywhere — from parks and playgrounds to backyard housing and the downtown core. It guides growth in an orderly way to minimize conflicts between different activities. It can also contribute to the safety, public health and welfare of its citizens and the environment.

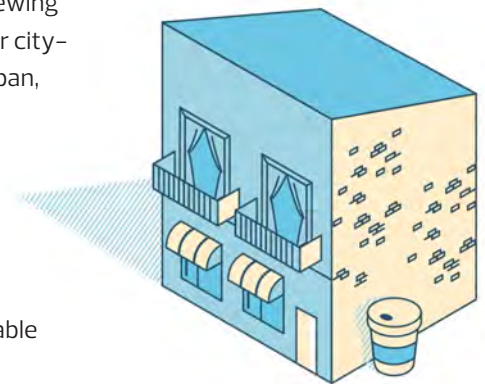
For the first time in nearly 60 years, Edmonton has completed a comprehensive renewal of its Zoning Bylaw. Although the previous Zoning Bylaw was reviewed, updated and adopted in 2001, the last significant overhaul was completed in 1961, when Edmonton's population was 276,000. Today, Edmonton has grown to a population of more than one million and is on pace to reach 1.25 million by 2030.

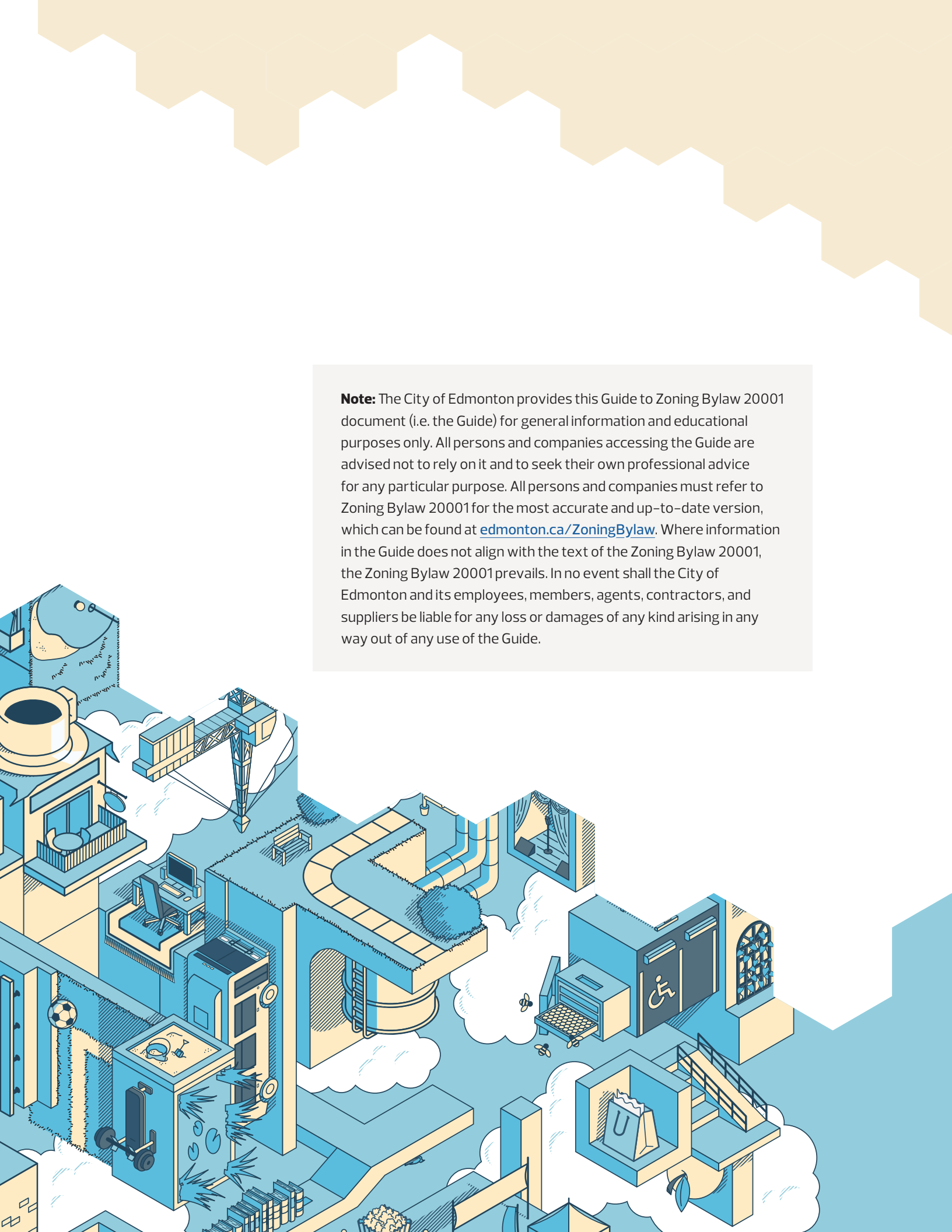
Edmonton's Zoning Bylaw is the primary regulatory tool required to implement The City Plan and determines what can be built where. It sets the rules for where new buildings should go, what types of buildings they can be and what types of businesses and activities can happen on a property. Renewing Edmonton's Zoning Bylaw was a long overdue process to modernize our city-building tools and align them with The City Plan's vision for a healthy, urban, climate-resilient city.

THE NEW ZONING BYLAW...

- + Aligns with strategic policies and directions;
- + Provides regulations that support better development outcomes;
- + Is user-friendly for all audiences, with clear, purposeful and enforceable regulations; and
- + Contains efficient and effective regulations, making it adaptable over time.

This guide is intended to support Edmontonians' transition to the new Zoning Bylaw, including understanding key changes and what they mean for residents.

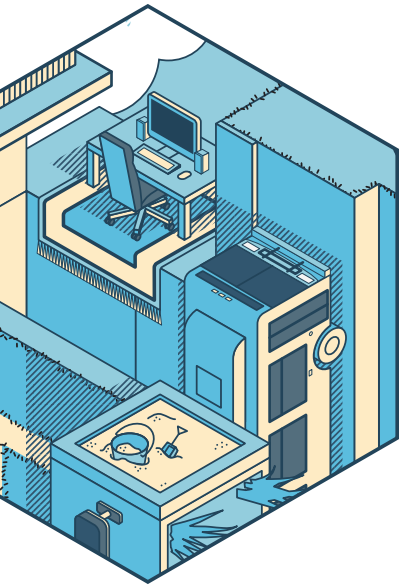




Note: The City of Edmonton provides this Guide to Zoning Bylaw 20001 document (i.e. the Guide) for general information and educational purposes only. All persons and companies accessing the Guide are advised not to rely on it and to seek their own professional advice for any particular purpose. All persons and companies must refer to Zoning Bylaw 20001 for the most accurate and up-to-date version, which can be found at edmonton.ca/ZoningBylaw. Where information in the Guide does not align with the text of the Zoning Bylaw 20001, the Zoning Bylaw 20001 prevails. In no event shall the City of Edmonton and its employees, members, agents, contractors, and suppliers be liable for any loss or damages of any kind arising in any way out of any use of the Guide.

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Background

WHAT IS ZONING?

Zoning guides growth in an orderly way to minimize conflicts between different activities. It can also contribute to the safety, public health and welfare of its citizens and the environment. The Zoning Bylaw does not provide the rules for how a building is constructed in terms of safety and construction materials—that is the role of the Building Code. It also does not determine the rules for business licensing—that is the role of the Business Licence Bylaw.

ZONING IS ABOUT:

- + What can be built where
- + Allowed types of buildings and activities
- + Implementing municipal development plans

ZONING IS NOT ABOUT:

- + Regulating groups of people or behaviours
- + How buildings are built
- + Exactly what a building looks like

WHY RENEW?

The Zoning Bylaw Renewal Initiative was a multi-year comprehensive overhaul of our former Zoning Bylaw (Zoning Bylaw 12800) that included rethinking how, what and why the City regulates in terms of zoning and land development.

It was time for a change. Prior to the Zoning Bylaw Renewal, regulations that were designed for a small prairie city in the 1960s were still shaping the development of Canada's fifth-largest city. Outdated regulations impeded land development and business opportunities, added time and cost to the development process, strained government resources and created barriers to building the city Edmontonians want. As a result, in the past decade, there has been a surge in workarounds to overcome the shortcomings of the Zoning Bylaw—including ad-hoc amendments, a steady increase in Direct Control Zones, and an increase in appeals at the Subdivision and Development Appeal Board. The Edmonton of today requires an updated set of land use regulations that better reflect its current size and future direction.

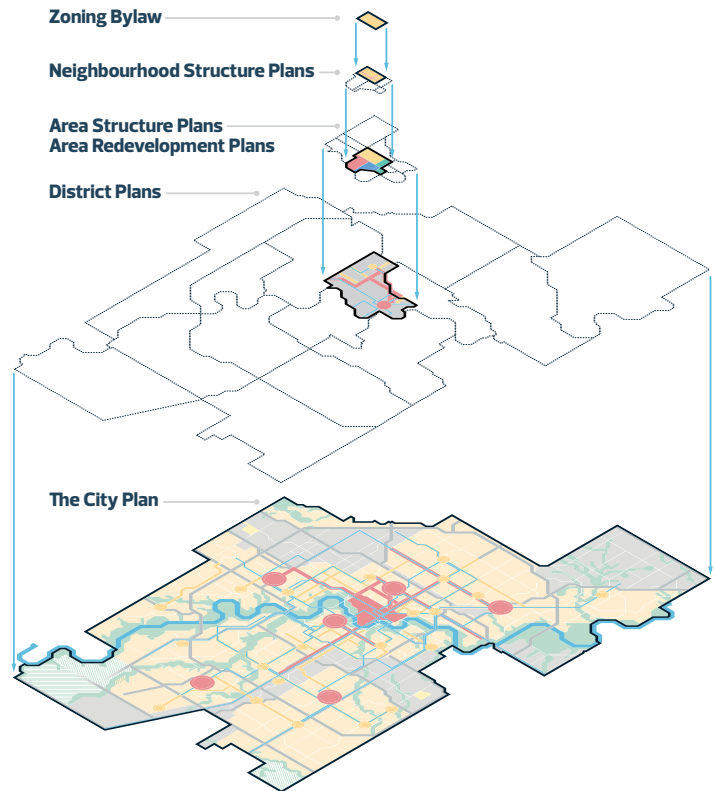
Renewing Edmonton's Zoning Bylaw was a rare opportunity to align our regulations with long-range planning policies. While The City Plan sets a bold direction for Edmonton's growth into the future, it takes a collection of planning tools like bylaws, strategies, guidelines and plans to help guide development in real time.

The City Plan, Edmonton's combined Municipal Development Plan and Transportation Master Plan, guides how land use, growth patterns and transportation and mobility systems can support an additional one million people in Edmonton. It was approved by City Council on December 9, 2020, after years of technical studies and engagement with Edmontonians, industry and stakeholders.

While The City Plan shares with Edmontonians a big-picture vision for the city, the Zoning Bylaw Renewal Initiative and district planning project are about implementation.

Pending approval by City Council, district plans will refine the policy context (the geography, systems and networks) established by the City Plan.

Connecting policy goals to actual changes in neighbourhoods creates a clear path for Edmontonians to follow. The new Zoning Bylaw aligns zoning regulations with the strategic policies and directions outlined in The City Plan to support better development outcomes.



Renewing Edmonton's Zoning Bylaw also enabled us to reconsider how Edmonton's approach to regulating land development can help Edmontonians live out the values of The City Plan more equitably. The primary purpose of zoning is to organize land uses and minimize conflicts between different activities. However, zoning has historically also been used to exclude certain segments of the population. While equity issues have been top of mind for planners for decades, they have typically been addressed through advocacy and programs rather than regulatory reform. The Zoning Bylaw Renewal Initiative was an opportunity to consider the unintended social impacts of zoning regulations and take thoughtful and decisive action to foster more vibrant and inclusive communities within Edmonton.

Note: The District Planning project was still underway when this Guide was developed.

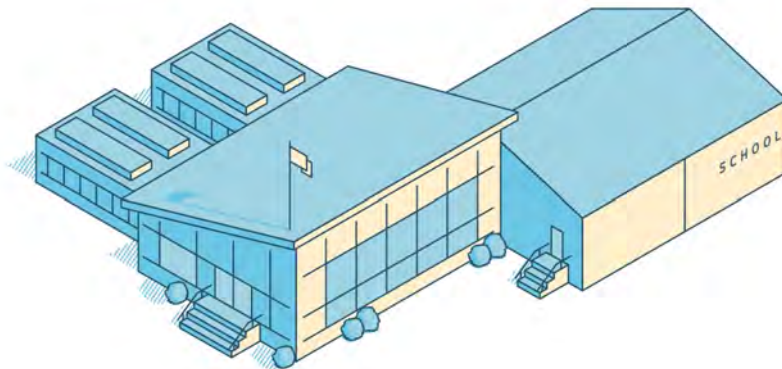
Overview of the Zoning Bylaw

The Zoning Bylaw is made up of different elements, including zones, general regulations, administrative provisions, and signs. The new Zoning Bylaw contains 24 standard zones.

This section provides a high-level overview of the new standard zones, details on their purpose and key highlights, and a brief overview of how to navigate the new Zoning Bylaw.

It also outlines the approach for the following zoning tools which make up the new Zoning Bylaw:

- + Standard Zones
- + Overlays
- + Special Area Zones
- + Direct Control Zones
- + General Development Regulations
- + Specific Development Regulations
- + Administrative and Interpretive Regulations
- + Definitions
- + A new tool called a Zone Modifier



OVERVIEW OF STANDARD ZONES

RESIDENTIAL ZONES

These zones allow for small to large scale residential development and provide flexibility for different housing types.

- + **(RS)** Small Scale Residential
- + **(RSF)** Small Scale Flex Residential
- + **(RSM)** Small-Medium Scale Transition Residential
- + **(RM)** Medium Scale Residential
- + **(RL)** Large Scale Residential
- + **(RR)** Rural Residential

MIXED USE ZONES

The new mixed use zones will bring The City Plan's vision for Nodes and Corridors to life. These zones are intended to support a walkable, diverse mix of businesses, services and residential development.

- + **(MUN)** Neighbourhood Mixed Use
- + **(MU)** Mixed Use

COMMERCIAL ZONES

The new commercial zones are generally applied to those commercial areas outside of the Nodes and Corridors. They are intended to serve a variety of commercial contexts and scales, including vehicle-oriented sites.

- + **(CN)** Neighbourhood Commercial
- + **(CG)** General Commercial
- + **(CB)** Business Commercial

INDUSTRIAL ZONES

These zones are intended to manage and maintain the city's industrial lands while supporting low-intensity commercial development, where appropriate. The (BE) Business Employment Zone serves as a buffer between the medium and heavy industrial zones and non-industrial zones.

- + **(BE)** Business Employment
- + **(IM)** Medium Industrial
- + **(IH)** Heavy Industrial

OPEN SPACE AND URBAN SERVICES ZONES

These zones provide for the stewardship and protection of Edmonton's public lands, parks, and natural areas, while allowing for community infrastructure, as necessary, to meet the demands of a growing city.

- + **(A)** River Valley
- + **(NA)** Natural Areas
- + **(PSN)** Neighbourhood Parks and Services
- + **(PS)** Parks and Services
- + **(PU)** Public Utility
- + **(UF)** Urban Facilities
- + **(UI)** Urban Institution
- + **(AJ)** Alternative Jurisdiction

AGRICULTURAL ZONES

These zones preserve existing agricultural land and allow for continued agricultural and rural activities while maintaining the potential for future comprehensive planning and development.

- + **(AG)** Agriculture
- + **(FD)** Future Urban Development

OTHER ZONING TOOLS

OVERLAYS

- + Zoning overlays are an additional layer of regulation used to achieve specific development outcomes and manage risk across specific geographic areas.

SPECIAL AREA ZONES

- + These zones regulate development within specific areas of the city to achieve statutory plan objectives in areas with special or unique attributes that can't be accommodated through standard zoning.

DIRECT CONTROL ZONES

- + These zones provide detailed direct control of development on a site or within a specified area where a standard zone is inadequate.

GENERAL DEVELOPMENT REGULATIONS

- + This part of the bylaw includes regulations, in addition to those in zones and overlays, that apply to all development on all sites.

SPECIFIC DEVELOPMENT REGULATIONS

- + This part of the bylaw includes regulations, in addition to those in zones and overlays, that apply to specific uses or activities.

ADMINISTRATIVE AND INTERPRETIVE REGULATIONS

- + This part of the bylaw establishes how to use and interpret the bylaw.

DEFINITIONS

- + This part of the bylaw is made up of two sections: Use Definitions and General Definitions.

ZONE MODIFIERS

- + Zone Modifiers are a new tool that adjusts the intensity of a zone to fit the surrounding context in alignment with applicable City policies.

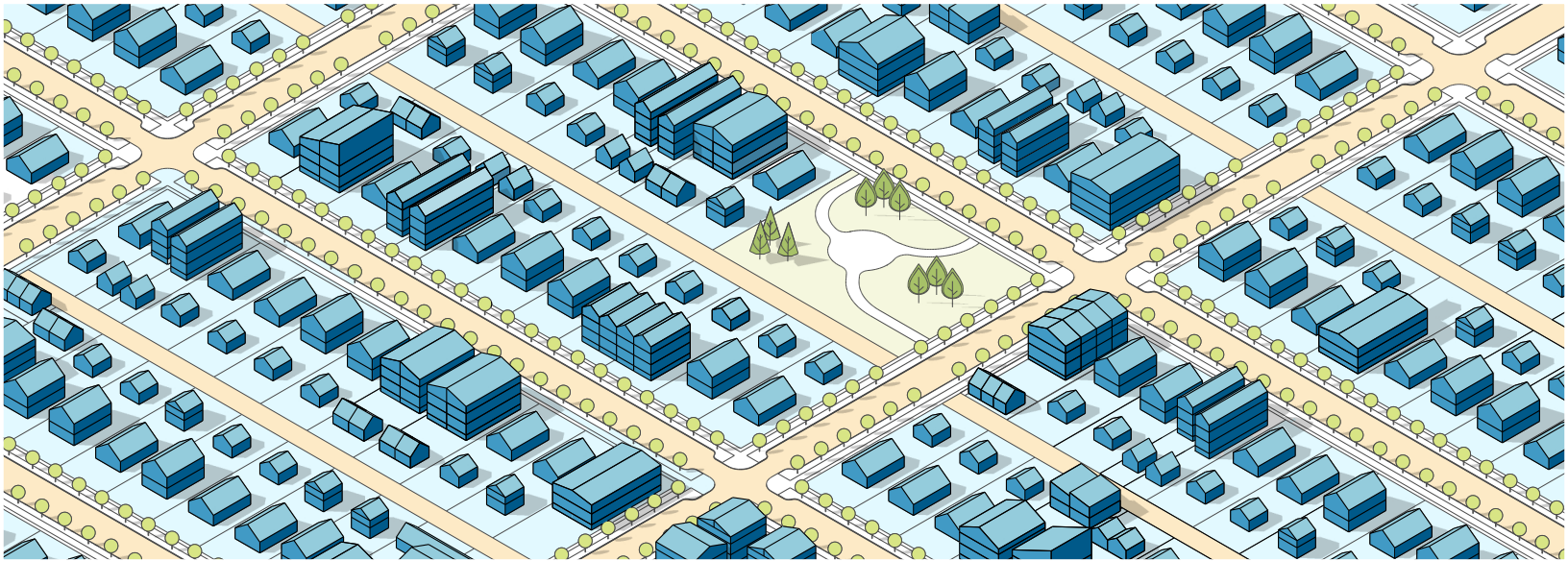
Navigating the Zoning Bylaw



The Zoning Bylaw is available online at zoningbylaw.edmonton.ca on a new online platform which was designed to make the bylaw more user-friendly and accessible. This [video](#) provides a comprehensive overview of how to navigate the Zoning Bylaw. The video includes an overview of the contents of the bylaw, how to read a zone and reference relevant sections of the bylaw to understand how they may apply to a proposed development, tips for navigating the new online platform, and more.

RS

Small Scale Residential Zone



PURPOSE

The (RS) Small Scale Residential Zone allows for a range of small scale residential development, as well as limited commercial and community services, in Edmonton's redeveloping area. The City Plan defines the redeveloping area as neighbourhoods that are generally located within the Anthony Henday and that have already experienced, or will soon experience, redevelopment.

This zone will foster neighbourhoods with a wider range of housing options to meet the diverse needs of Edmontonians. It will also support more complete, compact communities where residents can meet their daily needs closer to home.

Did you know?

The City Plan sets the target of welcoming 50 percent of new units city-wide through redevelopment? The City Plan envisions that 600,000 additional residents will be welcomed into the redeveloping area as Edmonton grows to become a city of 2 million people.



WHAT CAN BE BUILT IN THE RS ZONE?

A variety of housing forms up to three storeys in height can be built in the RS Zone, including detached, attached, and multi-unit housing. The following housing types are permitted in the RS Zone under the Residential Use category:

- + Single-detached housing
- + Semi-detached housing
- + Duplexes
- + Row housing
- + Small apartment housing
- + Backyard housing
- + Secondary suites
- + Lodging houses
- + Supportive housing
- + Cluster housing

While the RS Zone provides flexibility in the types of housing forms that may be built on a site, rules such as setbacks, site coverage, minimum site area and height maximums will create practical limitations on how big buildings can be and where they can be located on a property.

The RS Zone also provides opportunities for limited community and commercial development to provide Edmontonians with amenities and services, such as child care services or coffee shops, directly within their neighbourhood.

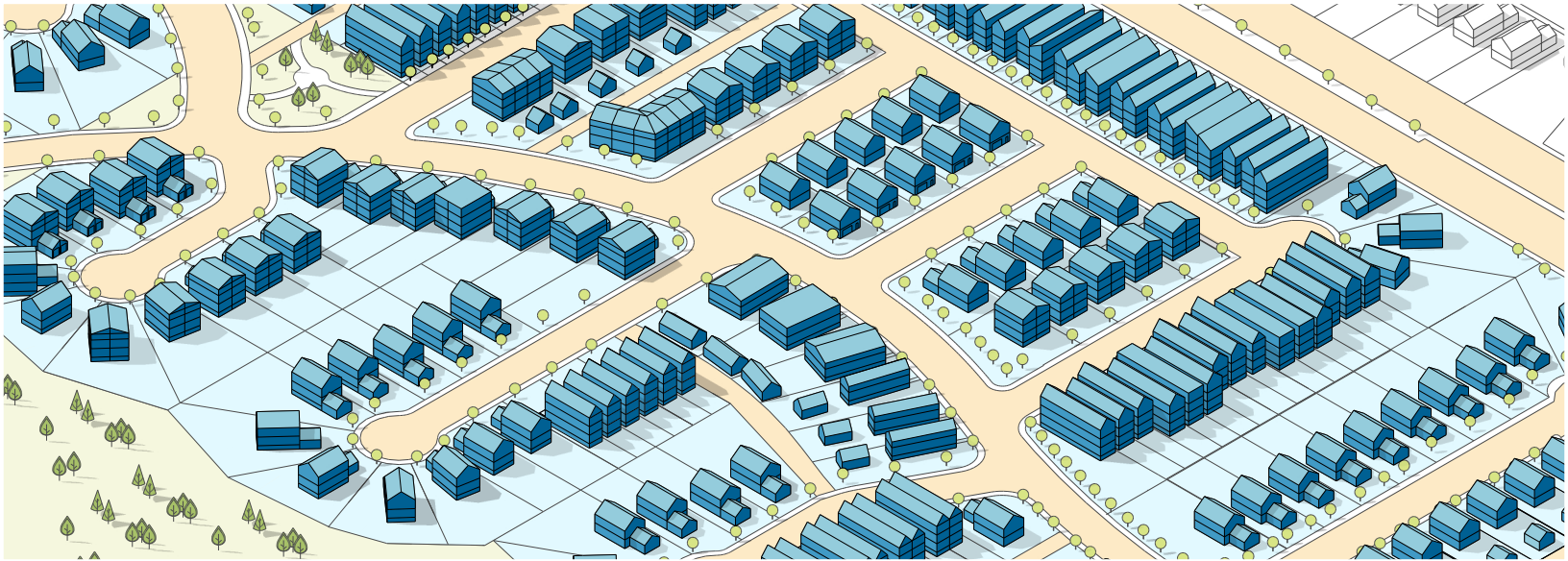
The location, size, and activities of commercial and community uses in the RS Zone are limited to maintain the small scale intent of the zone and mitigate potential land use impacts on neighbouring properties. Home based businesses are also allowed in the RS Zone.

OTHER ZONE HIGHLIGHTS

- + A maximum height of 10.5 metres (approximately three storeys)
- + A maximum site coverage of 45 percent
- + A minimum site area per dwelling of 75 square metres
- + A maximum of 8 dwellings units are permitted on an *interior* lot
- + Vehicle access must be from an alley where a site abuts an alley
- + Commercial and community uses are limited by maximum floor area and location requirements

RSF

Small Scale Flex Residential Zone



PURPOSE

The (RSF) Small Scale Flex Residential Zone allows for a range of small scale residential development, as well as limited commercial and community services, in Edmonton's developing area. The developing area (which is defined by The City Plan) includes new neighbourhoods located outside of Anthony Henday Drive.

This zone allows a wide range of housing options that are common in Edmonton's newer neighbourhoods and supports complete, compact communities where residents can meet their daily needs closer to home.

Did you know?

The Zoning Bylaw consolidates various housing types and living arrangements into a single Residential Use category. With a single residential use, a variety of housing forms and living arrangements may occur in any neighbourhood, provided that they meet the regulations of the zone.



WHAT CAN BE BUILT IN THE RSF ZONE?

The RSF Zone allows for a range of small scale residential development up to three storeys in height, including detached, attached, and multi-unit residential housing. This zone provides additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas.

The following housing types are permitted in the RSF Zone under the Residential Use category:

- + Single-detached housing
- + Semi-detached housing
- + Duplexes
- + Row housing
- + Small apartment housing
- + Backyard housing
- + Secondary suites
- + Lodging houses
- + Supportive housing
- + Cluster housing

The RSF Zone also enables housing arrangements such as zero lot line development, reduced setback development and reverse housing which are typical of developing areas. Setbacks, site coverage, minimum site area and height maximums will create practical limitations on how big buildings can be and where on a property they can be located.

The RSF Zone also allows for limited community and commercial development to provide Edmontonians with amenities and services, such as child care services or coffee shops, directly within their neighbourhoods. The location, size, and activities of commercial and community uses in the RSF Zone are limited to maintain the small scale intent of the zone and mitigate potential land use impacts on neighbouring properties. Home based businesses are also allowed in the RSF Zone.

OTHER ZONE HIGHLIGHTS

- + A maximum height of 12.0 metres (approximately three storeys)
- + A maximum site coverage of 55 percent
- + Commercial and community uses are limited by maximum floor area and location requirements

RSM

Small-Medium Scale Transition Residential Zone



PURPOSE

The (RSM) Small-Medium Scale Transition Residential Zone allows for a range of medium scale residential development as well as limited commercial and community services. The RSM Zone applies to both developing and redeveloping areas of Edmonton.

This zone can be used to support the transition between small scale and large scale residential development throughout the city, but it does not have to be used in this way. It also supports complete, compact communities where residents can meet their daily needs closer to home.

WHAT CAN BE BUILT IN THE RSM ZONE?

The RSM Zone allows for row housing and multi-unit housing up to three or four storeys in height.

This zone accommodates larger developments that share common property as well as small, individually subdivided properties.

The following housing types are permitted in the RSM Zone under the Residential Use category:

- + Row housing
- + Apartment housing
- + Secondary Suites
- + Backyard Housing
- + Lodging Houses
- + Supportive Housing
- + Cluster Housing

Single-detached housing, semi-detached housing, and duplex housing are not intended in this zone unless they form part of a larger multi-unit housing development.

The RSM Zone also allows for limited community and commercial development to provide Edmontonians with amenities and services, such as child care services or coffee shops, directly within their neighbourhood. The location, size, and activities of commercial and community uses in the RSM Zone are limited to maintain the residential intent of the zone and mitigate potential land use impacts on neighbouring properties. Home based businesses are also allowed in the RSM Zone.

OTHER ZONE HIGHLIGHTS

- + A maximum site coverage of 60 percent
- + Includes two [Zone Modifiers](#) to enable different height options based on site context:
 - + RSM h12.0 – Maximum Height: 12.0 metres
 - + RSM h14.0 – Maximum Height: 14.0 metres
- + If a building is taller than 12.0 metres or longer than 30.0 metres, commercial uses are limited to the ground floor

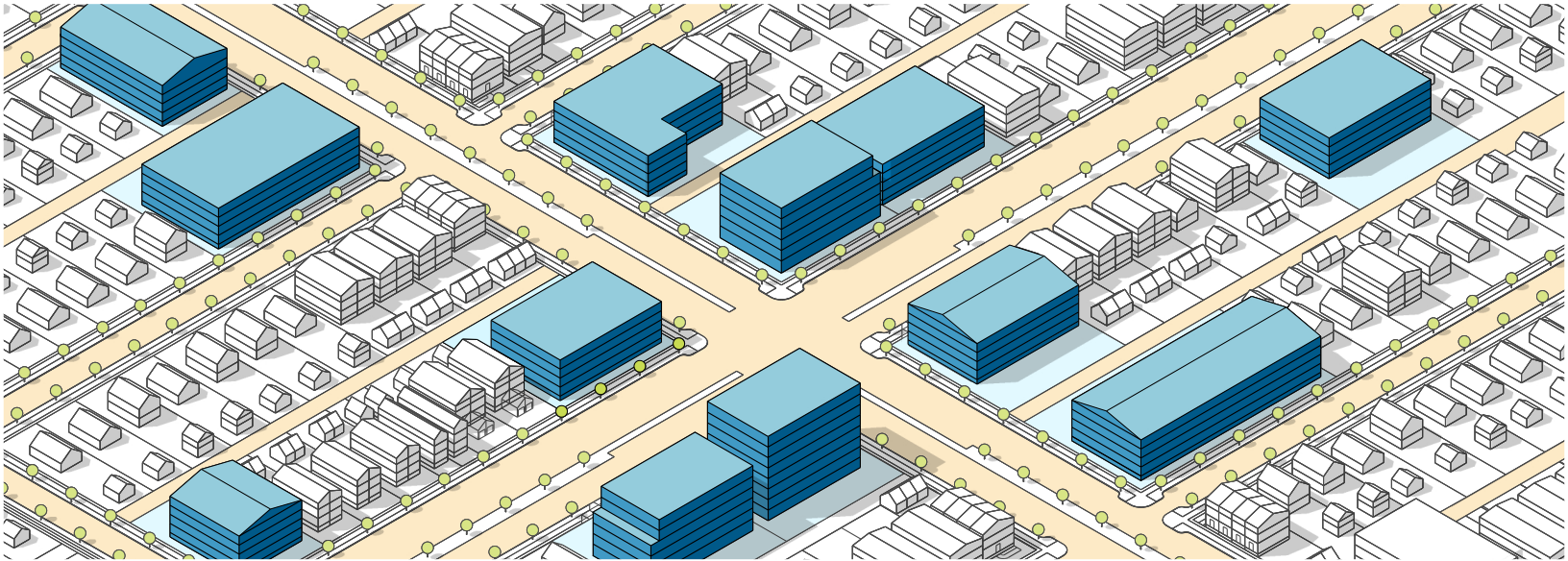
What is a Zone Modifier?

Zoning Bylaw 20001 introduces a new tool called a Zone Modifier, which allows the same zone to be used to achieve different scales of development.

Read more in the [Zone Modifiers](#) section of this guide.

RM

Medium Scale Residential Zone



PURPOSE

The (RM) Medium Scale Residential Zone allows for a range of multi-unit residential development as well as limited commercial and community services. The RM Zone applies to both developing and redeveloping areas of Edmonton.

This zone allows for residential intensification while supporting sensitive transition to smaller-scale residential zones. It will support complete, compact communities where residents can meet their daily needs closer to home.

WHAT CAN BE BUILT IN THE RM ZONE?

The RM Zone allows for a variety of medium scale housing forms between four and eight storeys in height. Design and setback requirements in the RM Zone establish transitions to neighbouring smaller-scale development.

The following housing types are permitted in the RM Zone under the Residential Use category:

- + Row housing
- + Apartment housing
- + Backyard housing
- + Secondary suites
- + Lodging houses
- + Cluster housing

Single-detached housing, semi-detached housing, and duplex housing are not intended in this zone unless they form part of a larger multi-unit housing development.

The RM Zone also provides opportunities for limited community and commercial development to provide Edmontonians with amenities and services, such as child care services or coffee shops, directly within their neighbourhood. Commercial uses are only permitted on the ground floor of residential buildings. Community service uses may be developed in conjunction with residential uses or as standalone buildings to support complete communities. Home based businesses are also allowed in the RM Zone.

OTHER ZONE HIGHLIGHTS

- + Includes three [Zone Modifiers](#) which enable different development intensities. For each height, there is a corresponding maximum Floor Area Ratio and minimum density:

RM h16.0

- + Maximum Height: 16.0 metres (approximately four storeys)
- + Maximum Floor Area Ratio: 2.3
- + Minimum Density: 45 Dwellings/ha

RM h23.0

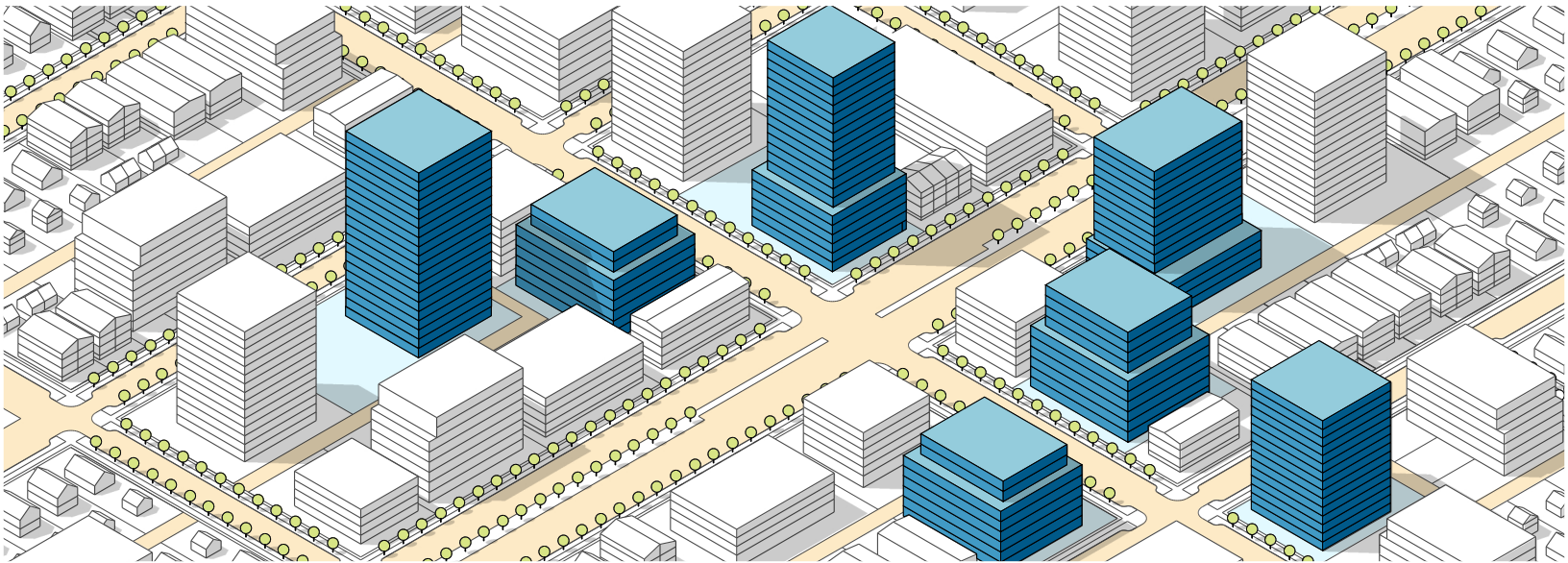
- + Maximum Height: 23.0 metres (approximately six storeys)
- + Maximum Floor Area Ratio: 3.0
- + Minimum Density: 75 Dwellings/ha

RM h28.0

- + Maximum Height: 28.0 metres (approximately eight storeys)
- + Maximum Floor Area Ratio: 3.8
- + Minimum Density: 90 Dwellings/ha
- + Setbacks are established based on the site's relation to abutting streets, alleys, and sites.
- + Larger setbacks are required where a site zoned RM abuts a small scale residential zone to mitigate potential impacts from the massing of the building
- + Includes Floor Area Ratio incentives to encourage inclusive design, 3-bedroom units, and heritage preservation

RL

Large Scale Residential Zone



PURPOSE

The (RL) Large Scale Residential Zone allows for high rise residential development as well as limited commercial and community services. The RL Zone applies to both developing and redeveloping areas of Edmonton.

This zone is intended for use in the Nodes and Corridors where City policy supports high rise development. It will support complete, compact communities where residents can meet their daily needs closer to home.

WHAT CAN BE BUILT IN THE RL ZONE?

The RL Zone allows for high rise housing forms ranging from approximately nine to twenty stories in height. The RL Zone is the only residential zone that allows for tower development.

The following housing types are permitted in the RL Zone under the Residential Use category:

- + Apartment housing
- + Lodging Houses
- + Supportive Housing

Row housing and any associated secondary suites are not intended in this zone unless they form part of a larger multi-unit housing development.

The RL Zone also provides opportunities for limited community and commercial development to provide Edmontonians with amenities and services, such as child care services or coffee shops, directly within their neighbourhood. Commercial uses are only permitted on the ground floor or second storey of residential buildings – however, child care services are permitted up to the fourth storey. Home based businesses are also allowed in the RL Zone.

OTHER ZONE HIGHLIGHTS

- + Includes two [Zone Modifiers](#) which enable different development intensities:

RL h50.0

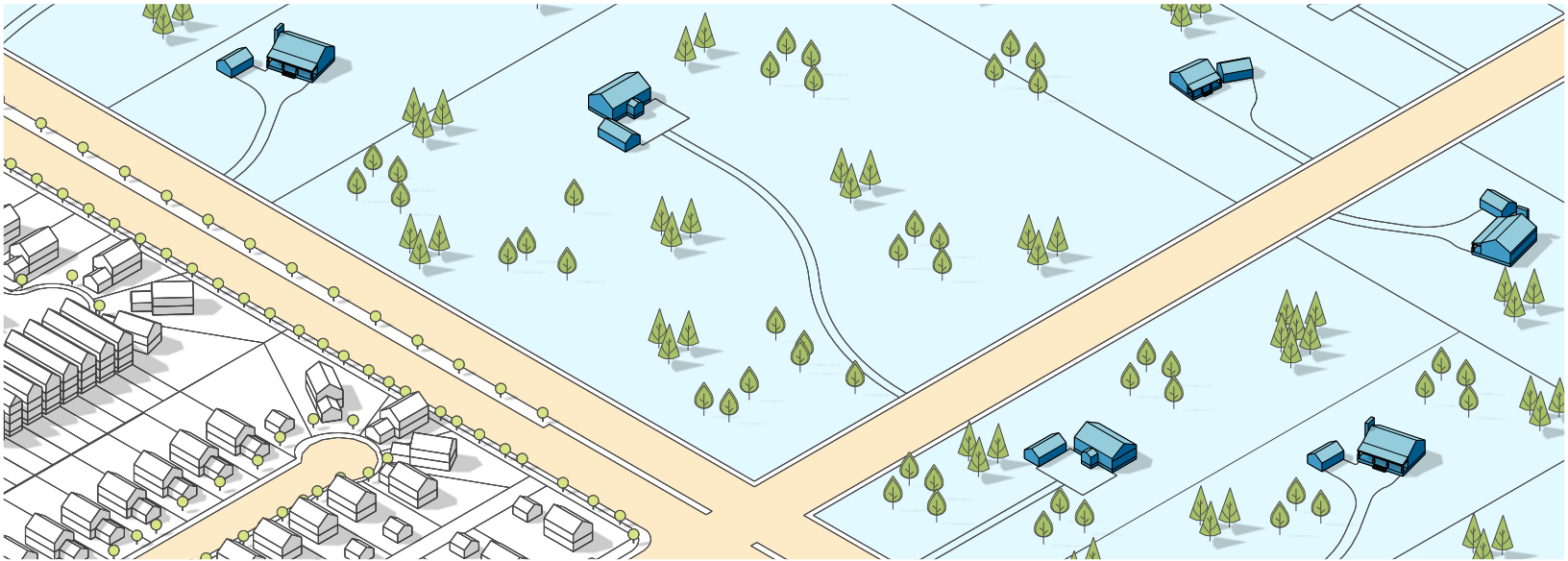
- + Maximum Height: 50.0 metres (approximately 15 storeys)
- + Maximum Floor Area Ratio: 4.5

RM h65.0

- + Maximum Height: 65.0 metres (approximately 20 storeys)
- + Maximum Floor Area Ratio: 5.5
- + Setbacks are established based on the site's relation to abutting streets, alleys, and sites
- + A maximum tower floor plate of 850 square metres

RR

Rural Residential Zone



PURPOSE

The (RR) Rural Residential Zone allows for existing rural residential development while prohibiting future residential subdivisions. This is consistent with The City Plan's intent to prevent the creation of any further Rural Residential lots.

WHAT CAN BE BUILT IN THE RR ZONE?

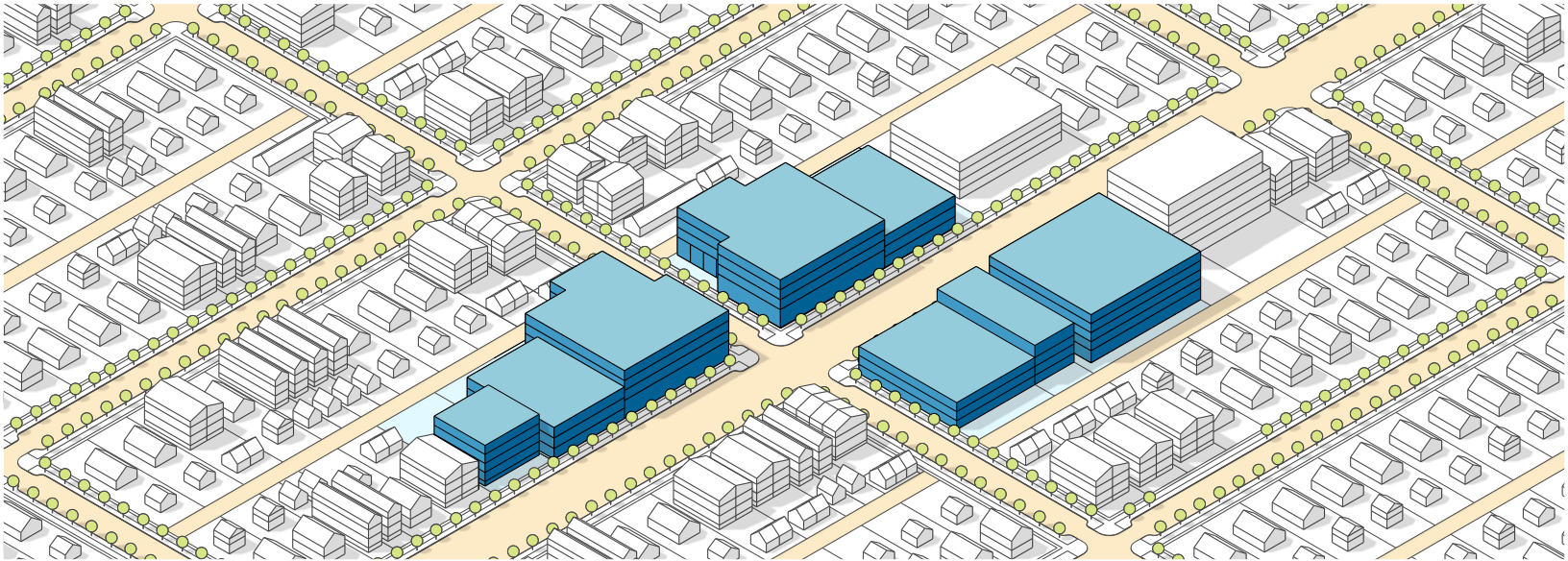
A maximum of three dwellings are permitted in the RR Zone in the form of one single-detached house, one backyard house, and one secondary suite per site. The RR Zone provides limited opportunities for non-residential uses such as veterinary services and child care services. Home based businesses are also allowed in the RR Zone.

OTHER ZONE HIGHLIGHTS

- + A maximum height of 12.0 metres
- + Sites in the RR Zone must be at least 1.0 hectare in size
- + Subdivision of lands zoned RR is prohibited

MUN

Neighbourhood Mixed Use Zone



PURPOSE

The (MUN) Neighbourhood Mixed Use Zone allows for small to medium scale mixed use development in pedestrian-oriented neighbourhood commercial centres, otherwise known as local nodes. The MUN Zone applies to both the developing and redeveloping areas of Edmonton.

This zone enables a wide range of uses that support housing, recreation, business and employment opportunities. The MUN Zone will support more complete, compact communities by bringing services and amenities closer to residents.

What are local nodes?

The City Plan envisions local nodes as community focal points where businesses, services, places for social gathering, and housing converge. Local nodes are integrated within neighbourhoods and feature strong pedestrian and cycling linkages as well as access to transit. There are numerous existing local nodes and future nodes are expected to emerge and flourish as neighbourhoods evolve over time.

WHAT CAN BE BUILT IN THE MUN ZONE?

The MUN Zone allows for small to medium scale mixed use development up to approximately four storeys in height. The zone fosters main-street development where ground floor commercial and community uses form a continuous street interface of shop windows, entrances, and patio spaces.

The following building types are permitted in the MUN Zone:

- + Street-oriented, mixed use buildings with commercial or community development on the ground floor and residential apartments located above
- + Street-oriented commercial or community buildings
- + Limited ground floor residential development is allowed in certain circumstances

The MUN Zone enables mixed use development that can be integrated within neighbourhoods.

The size of commercial establishments is limited depending on the use, the size of the site, and the type of roadway that the development faces.

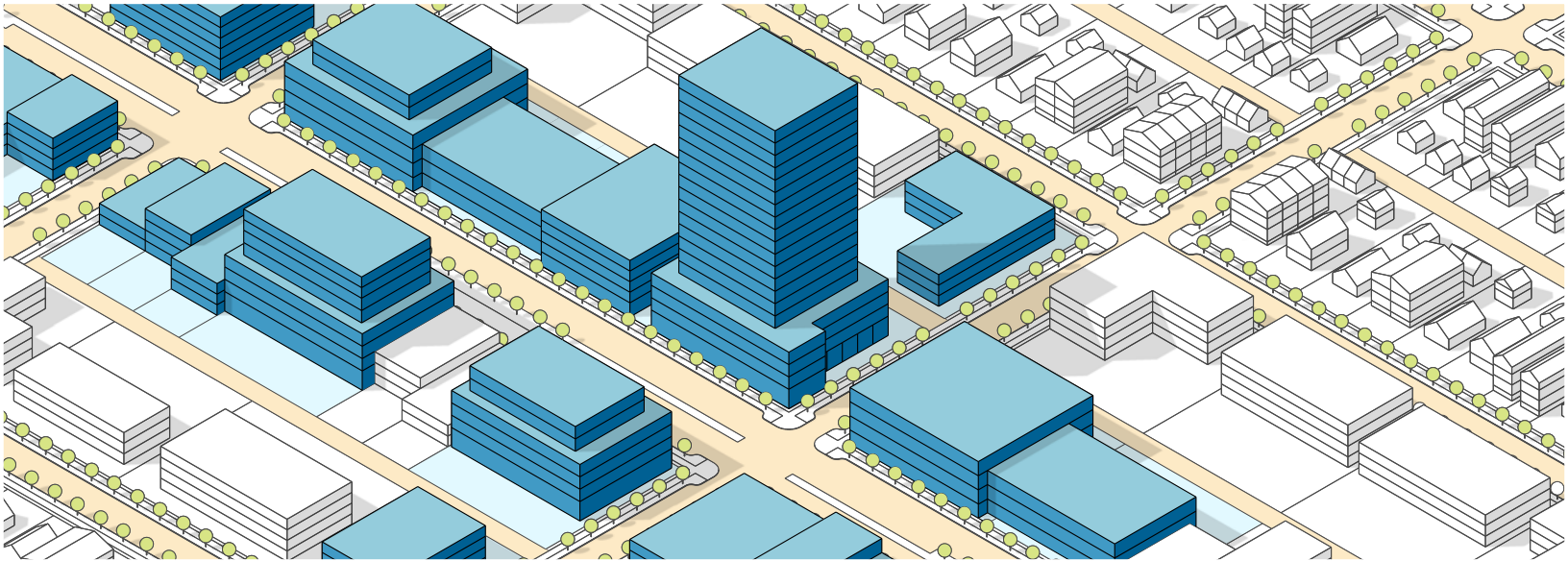
OTHER ZONE HIGHLIGHTS

- + A maximum height of 16.0 metres (approximately four storeys)
- + A maximum site area of 2 hectares
- + A maximum setback from the street of 3.0 metres*
- + Ground floor commercial uses are required*
- + New Vehicle Support Services and Drive-through Services are not permitted
- + Regulations ensure visually engaging building frontages that enhance the public realm and support pedestrian comfort

* **Note:** Setbacks in the MUN Zone are organized based on the site's relation to abutting conditions, such as streets, alleys, or other sites. Residential uses are now allowed to be standalone uses in this zone. See the zone for exceptions to the information listed above.

MU

Mixed Use Zone



PURPOSE

The (MU) Mixed Use Zone allows for mixed use development of varying scales—from low rise to high rise buildings—that enable the growth and development anticipated in the Nodes and Corridors network, as directed by The City Plan. The MU Zone applies to both the developing and redeveloping areas of Edmonton.

This zone enables a wide range of uses that support housing, recreation, business and employment opportunities. The MU Zone will enable development intensification within nodes and along corridors to support vibrant communities and efficient growth.

WHAT CAN BE BUILT IN THE MU ZONE?

The MU Zone allows for a range of building heights and a mix of residential and non-residential uses. The zone fosters high-density main-street development where ground floor uses form a continuous street interface of windows, entrances, and patio spaces.

The following building types are permitted in the MU Zone:

- + Street-oriented residential, community, commercial or mixed use buildings.
- + Low rise to high rise structures, depending on the Zone Modifier applied.
- + Row housing is only permitted where developed on the same site as apartment housing or non-residential uses.

OTHER ZONE HIGHLIGHTS

- + Zone Modifiers determine the maximum height, floor area ratio and ground floor commercial requirements of each site. [Zone modifiers](#) are applied through the rezoning process and must consider policy direction and site context (see the Zone Modifiers section for further explanation)
- + New Vehicle Support Services and Drive-through Services are not permitted
- + Maximum setback from the street for ground floor non-residential uses is 3.0 metres (see zone for exceptions)
- + Regulations ensure visually engaging building frontages that enhance the public realm and support pedestrian comfort

WHAT IS THE NODES AND CORRIDORS NETWORK?

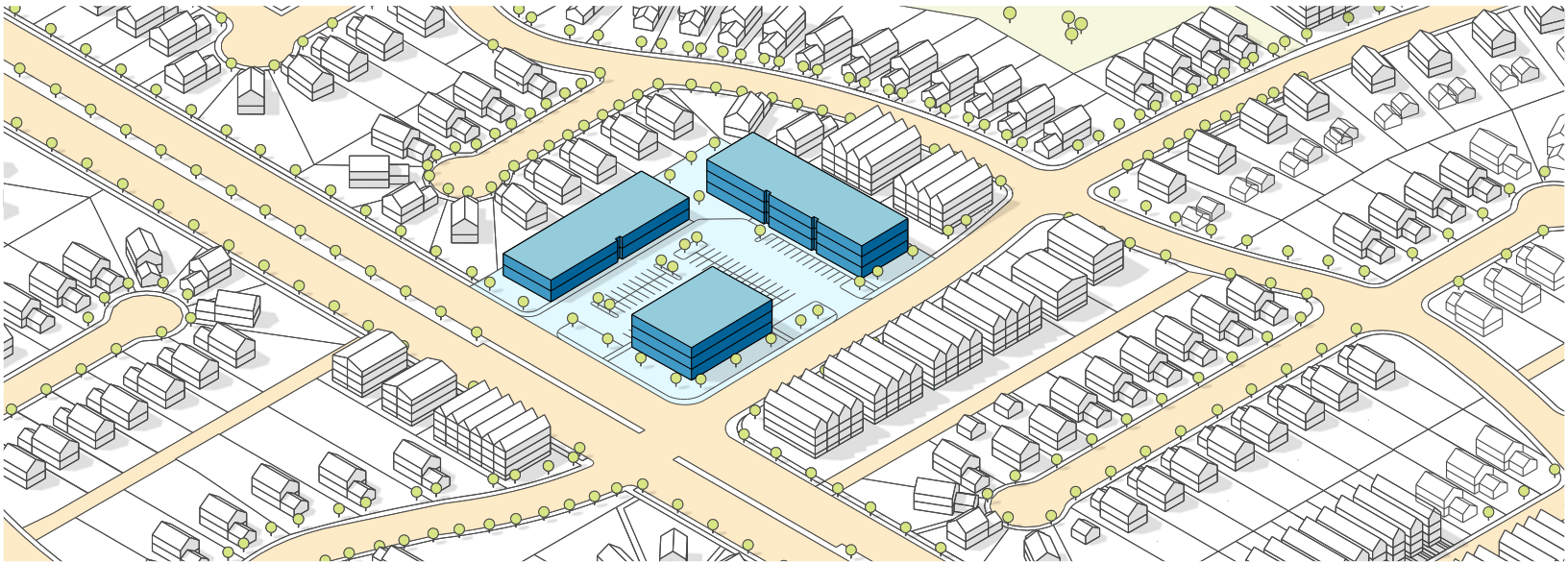
The City Plan envisions nodes as centres of activity that feature a variety of land uses including diverse housing types and tenures and employment. They are places to gather that serve a broad catchment area where mobility networks converge.

Corridors are places for movement, living and commerce that are anchored by the mobility systems that connect most nodes. Corridors vary in density, length and width. They provide connections within and across districts and are destinations in themselves.

While all areas of the city will densify over time, deliberate urban intensification will be accommodated within the nodes and corridors network.

CN

Neighbourhood Commercial Zone



PURPOSE

The (CN) Neighbourhood Commercial Zone allows a wide range of small-scale commercial, community and basic service uses that are integrated within communities. The intent of this zone is to support local nodes by making goods, services and amenities more accessible to residents within their neighbourhood.

WHAT CAN BE BUILT IN THE CN ZONE?

The CN Zone accommodates both vehicle-oriented and pedestrian-focused development and allows limited opportunities for residential development.

The following building types are permitted in the CN Zone:

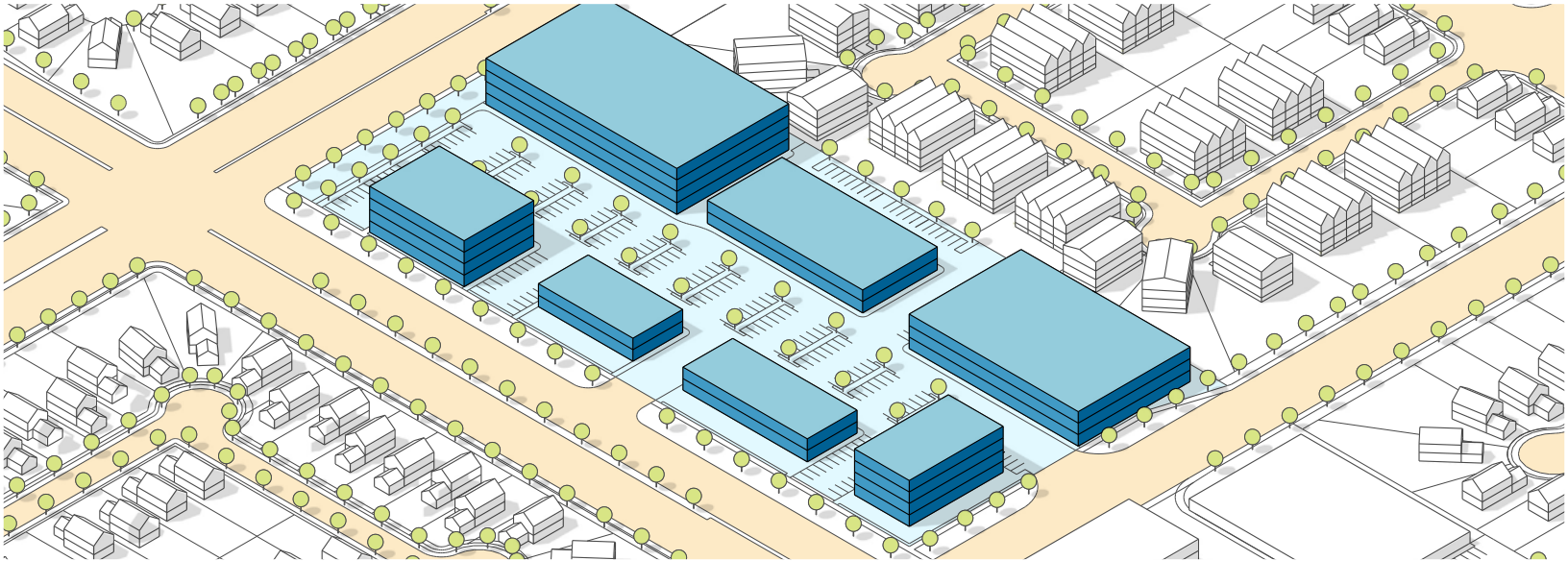
- + Small scale commercial buildings up to approximately three storeys in height
- + Development can be vehicle-oriented or pedestrian-focused
- + Residential development is only permitted above ground floor commercial development

OTHER ZONE HIGHLIGHTS

- + A maximum height of 12.0 metres
- + A maximum site area of 2.0 hectares
- + A maximum Floor Area Ratio of 2.0

CG

General Commercial Zone



PURPOSE

The (CG) General Commercial Zone allows for a variety of commercial businesses at different scales such as large shopping centres. It is intended for use along major thoroughfares located outside of the City Plan's Nodes and Corridors network.

WHAT CAN BE BUILT IN THE CG ZONE?

The CG Zone provides opportunities for more intense commercial activity, such as offices and shopping centres, while still allowing for certain forms of residential development.

The following building types are permitted in the CG Zone:

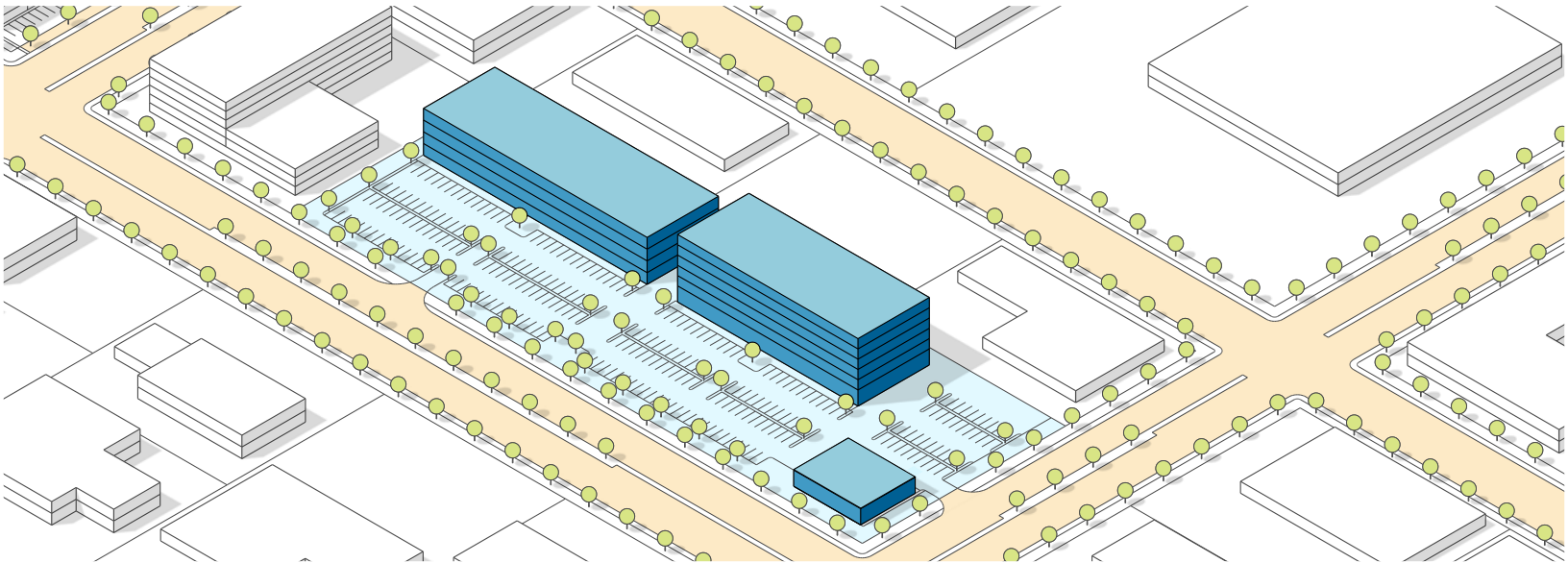
- + Large shopping centres
- + Commercial buildings up to approximately four storeys in height
- + Hotels up to approximately nine storeys in height
- + Development can be vehicle-oriented or pedestrian-focused
- + Residential development is only permitted above ground floor commercial development

OTHER ZONE HIGHLIGHTS

- + A maximum height of 16.0 metres (30.0 metres for hotels)
- + A maximum Floor Area Ratio of 3.5 (2.0 for Residential Uses)

CB

Business Commercial Zone



PURPOSE

The (CB) Business Commercial Zone allows for a range of commercial businesses and some limited industrial activities that require large sites. This zone is intended to support development in areas generally outside of nodes and corridors that are more vehicle-oriented in nature and in commercial areas intended for non-residential development, such as sites in proximity to industrial lands.

WHAT CAN BE BUILT IN THE CB ZONE?

The CB Zone provides opportunities for a variety of commercial and light industrial activities. Residential development is limited in the CB Zone.

The following building types are permitted in the CB Zone:

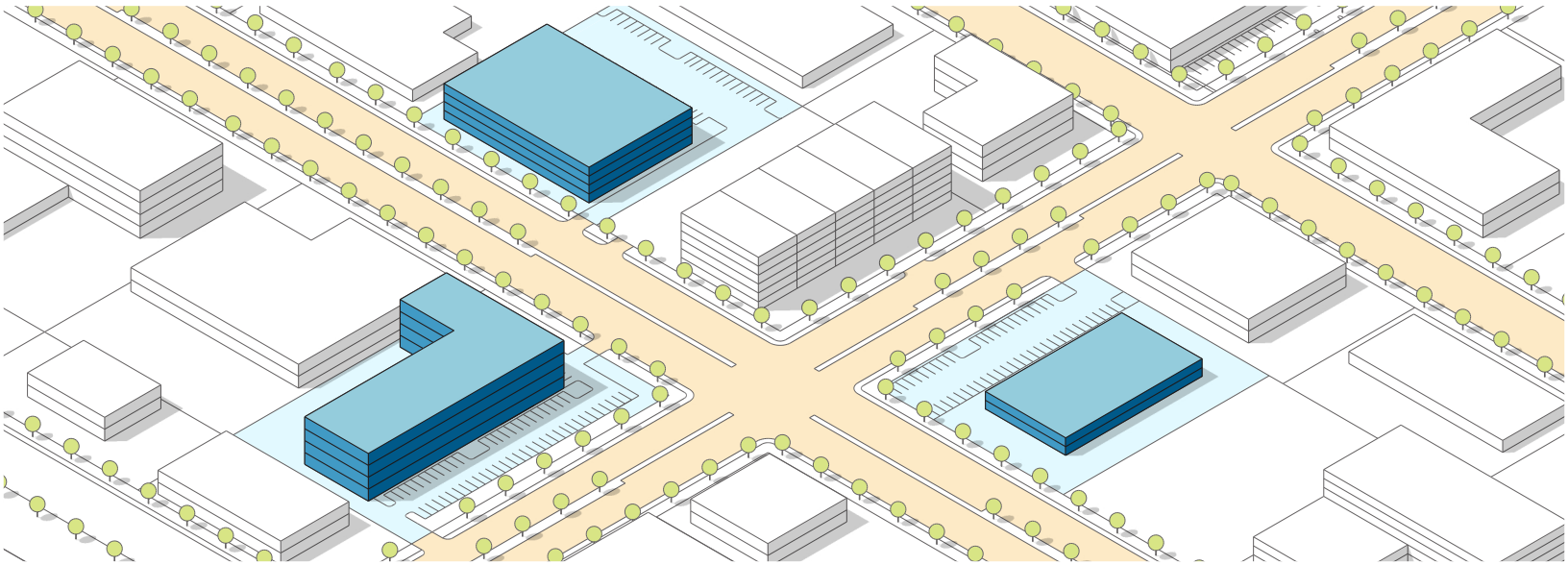
- + Large commercial sites or suburban commercial centres
- + Commercial buildings up to approximately four storeys in height
- + Hotels up to approximately nine storeys in height

OTHER ZONE HIGHLIGHTS

- + Residential development is not permitted in the zone
- + A maximum height of 16.0 metres (30.0 metres for hotels)
- + A maximum Floor Area Ratio of 3.5

BE

Business Employment Zone



PURPOSE

The (BE) Business Employment Zone allows light industrial and limited commercial development and functions as a transition zone from non-industrial zones to medium and heavy industrial zones. Because of its potential to be located nearby other non-industrial areas, the BE Zone includes a higher standard of design than other industrial zones.

WHAT CAN BE BUILT IN THE BE ZONE?

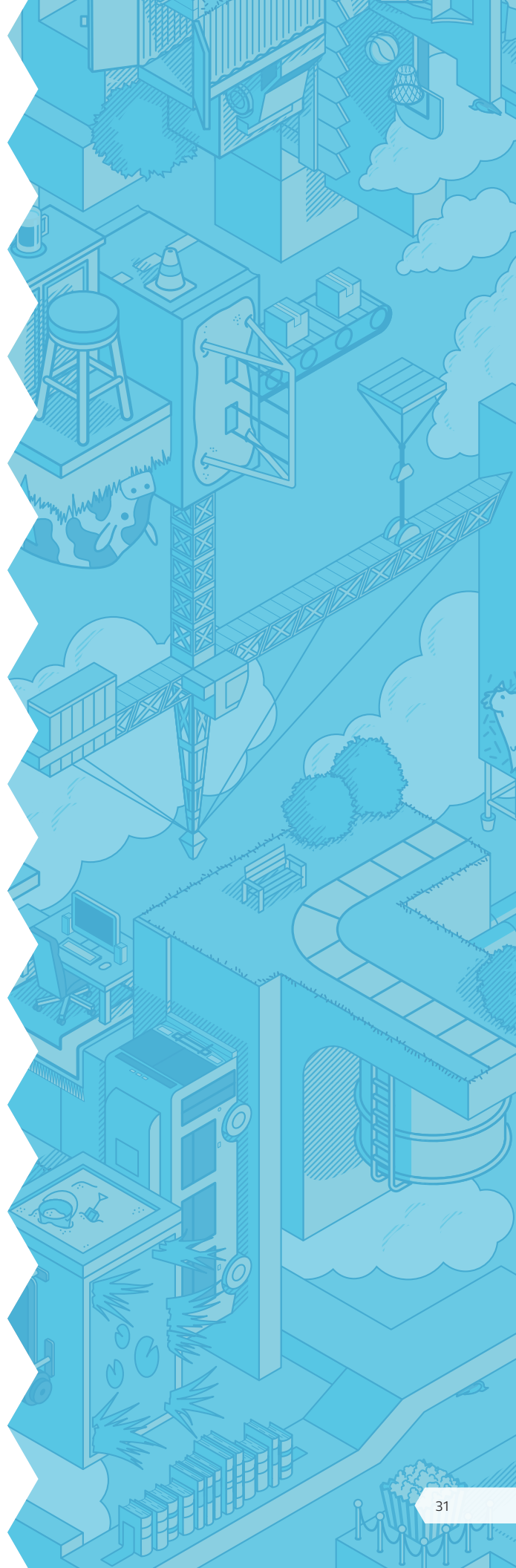
The BE Zone allows for a variety of commercial and light Industrial activities that are compatible with neighbouring non-industrial zones.

The following types of commercial and industrial development are permitted in the BE Zone:

- + Indoor storage
- + Retail stores
- + Restaurants
- + Fitness facilities
- + Indoor playgrounds, trampoline parks and climbing gyms
- + Warehouses
- + Laboratories
- + Offices
- + Go-kart tracks

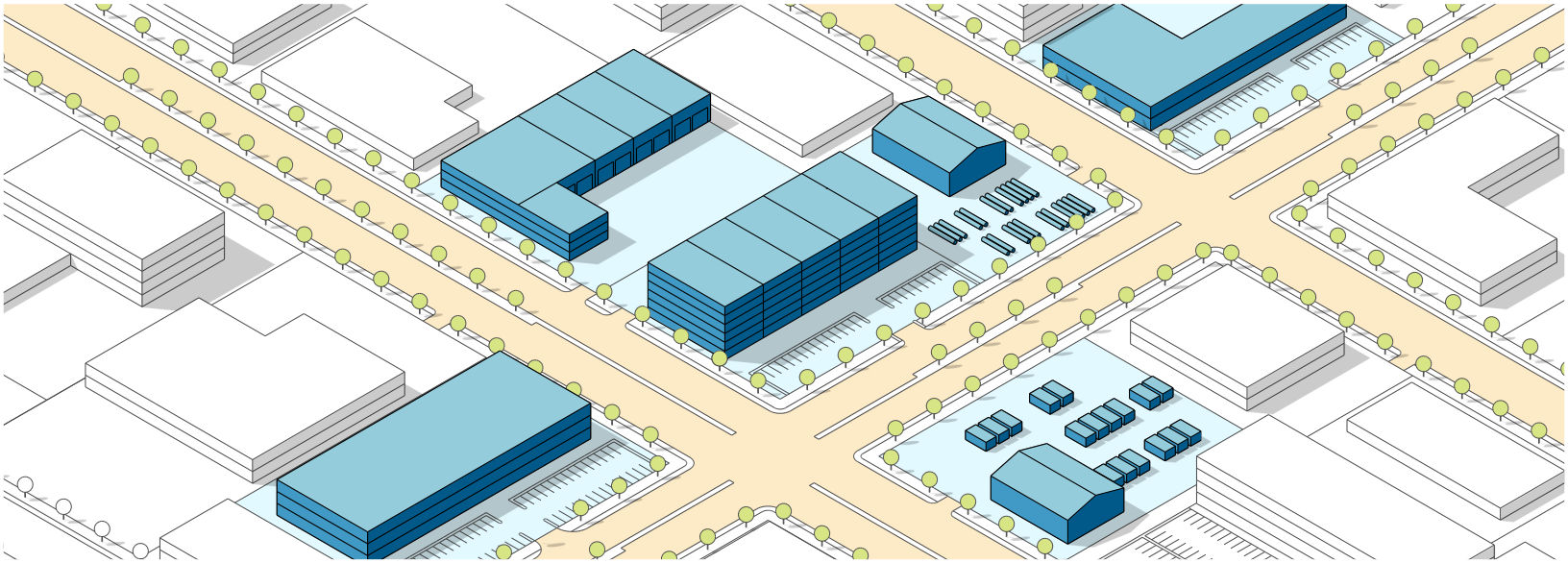
OTHER ZONE HIGHLIGHTS

- + A maximum height of 16.0 metres
- + A maximum Floor Area Ratio of 1.6
- + Building design requirements apply where development faces non-industrial development or collector and arterial roads
- + Additional regulations such as floor area restrictions and limits on outdoor activities apply to prevent drawing in too much retail activity into industrial areas
- + Development in the BE Zone must not create a nuisance outside an enclosed building



IM

Medium Industrial Zone



PURPOSE

The (IM) Medium Industrial Zone allows light to medium industrial developments that may carry out a portion of their operations outside or require outdoor storage areas. The IM zone can also function as a transition between the lower-intensity and higher-intensity industrial zones. Any nuisance associated with development in this zone is intended to be minimal.

WHAT CAN BE BUILT IN THE IM ZONE?

The IM zone primarily allows for minor industrial development. The IM Zone also includes a limited amount of compatible commercial activities that meet the needs of industrial operations.

The following types of commercial and industrial development are permitted in the IM Zone:

- + Automotive sales and rentals
- + Gas stations
- + Car washes
- + Service stations
- + Small offices to meet the needs of industrial operations
- + Indoor self storage
- + Warehouses
- + Equipment or vehicle repair and storage facilities
- + Commercial recycling depots

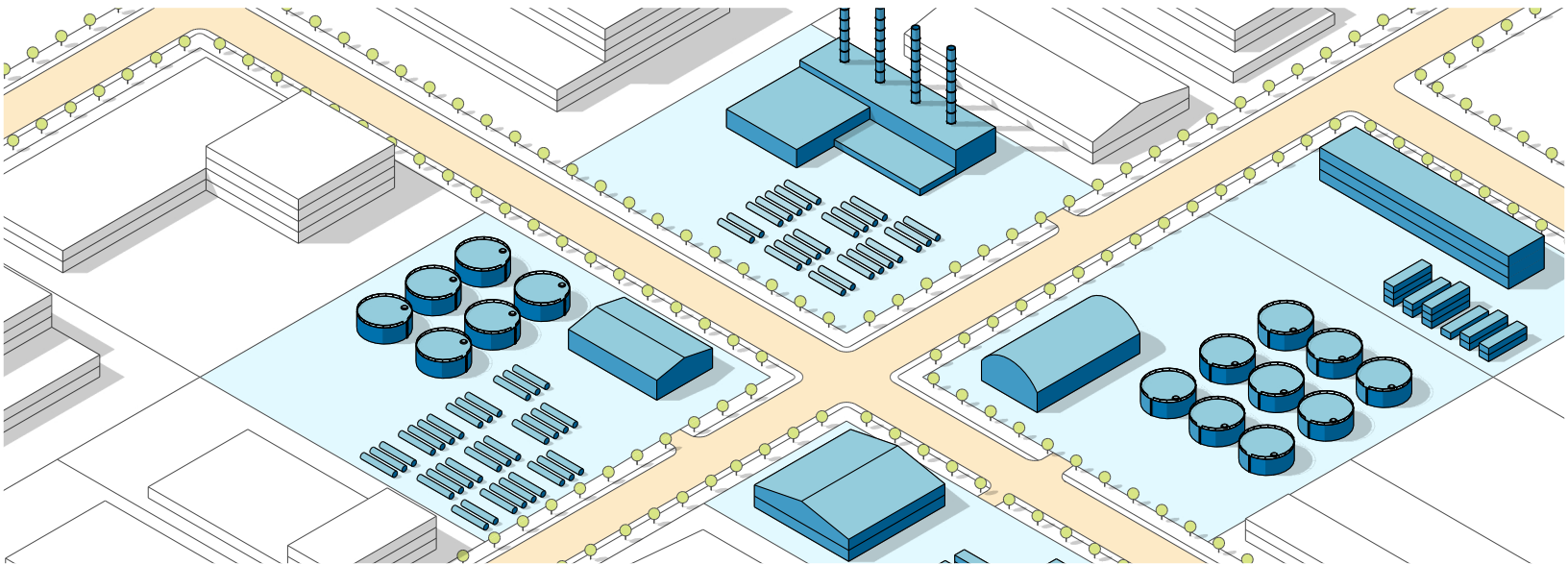
OTHER ZONE HIGHLIGHTS

- + A maximum height of 18.0 metres
- + A maximum Floor Area Ratio of 2.0
- + Offices which support individual business are limited by floor area restrictions to prevent drawing in too much retail activity into industrial areas



IH

Heavy Industrial Zone



PURPOSE

The (IH) Heavy Industrial Zone allows for more intensive industrial development that may create nuisances that extend beyond the boundaries of the site. Sites that are zoned IH are typically located in the interior of industrial areas and are usually buffered from lower-intensity zones by the IM Zone.

WHAT CAN BE BUILT IN THE IH ZONE?

The IH Zone allows for major industrial development, major utilities, and natural resource development. The IH Zone limits uses to those that are heavy in nature to ensure the viability of industrial lands without compromising the health and safety of people in non-industrial zones.

The following types of industrial development are permitted in the IH Zone:

- + Chemical plants
- + Land treatment facilities
- + Factories
- + Waste recycling plants
- + Power terminals and distributing substations

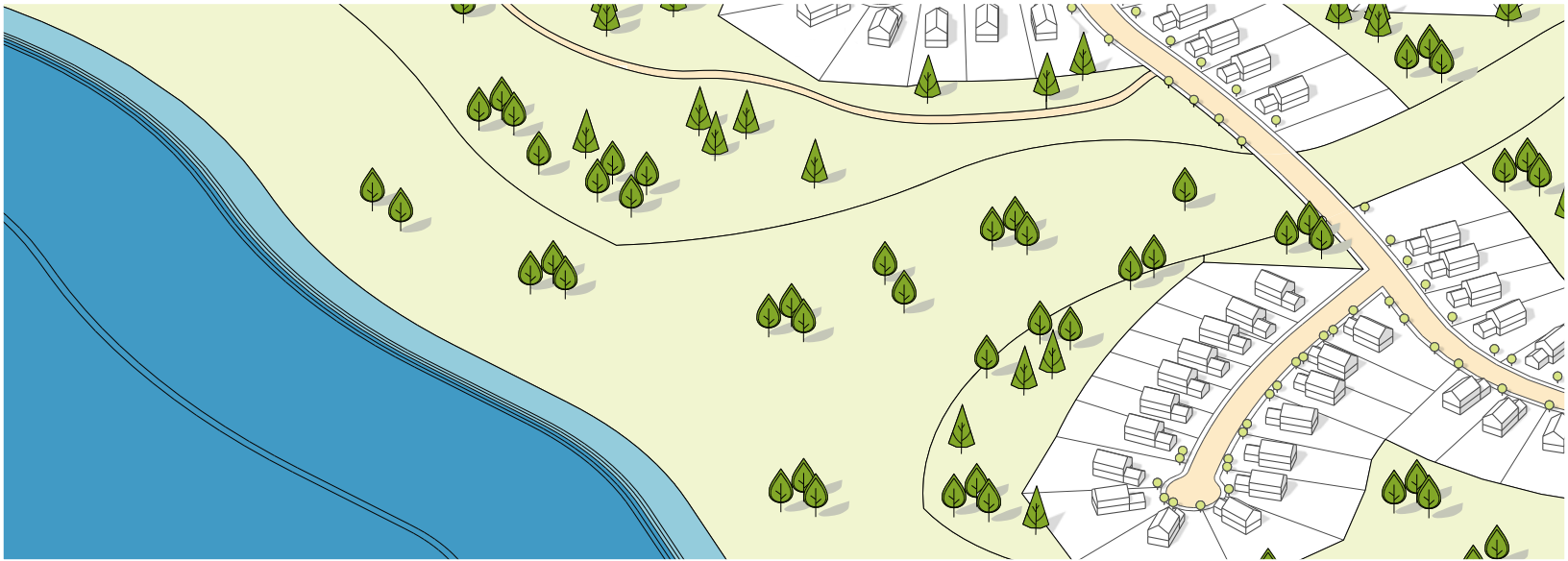
OTHER ZONE HIGHLIGHTS

- + A maximum height of 30.0 metres
- + A maximum Floor Area Ratio of 2.0
- + A Minimum Site Area of 1.0 hectare



A

River Valley Zone



PURPOSE

The (A) River Valley Zone is intended to preserve natural areas and parkland along the river, creeks, ravines and other areas designated for environmental protection, while allowing for passive and active park uses in designated areas.

This zone supports City policies related to maintaining the North Saskatchewan River Valley and Ravine System as an environmental protection area and an area for open space, cultural and recreational users.



Did you know?

Discretionary uses are used in river valley zones to support the preservation of the river valley network. Discretionary uses are a tool which allows for more development oversight in environmentally sensitive areas. Development Planners are required to review the proposed development for alignment with statutory plans such as the North Saskatchewan River Valley Area Redevelopment Plan.

WHAT CAN BE BUILT IN THE A ZONE?

Protected Natural Areas is the only permitted use in the A Zone. This use enables passive, low-impact activities in natural areas such as small cultural gatherings or traditional practices, educational activities, and passive recreation such as nature walks.

The following activities may be allowed in the A Zone where the development aligns with the applicable statutory plans:

- + Child care services
- + Community centres
- + Libraries
- + Amphitheatres
- + Parks
- + Emergency services such as fire stations
- + Minor utilities such as water towers
- + Special events such as festivals or outdoor markets
- + Signs

OTHER ZONE HIGHLIGHTS

- + A maximum height of 10.0 metres
- + New Residential, Minor Indoor Entertainment, Major Indoor Entertainment, Indoor Sales and Services, Outdoor Entertainment, and Natural Resource Developments are not permitted in order to align with the purpose of this zone, except where existing as of January 1, 2024

NA

Natural Areas Zone



PURPOSE

The (NA) Natural Areas Zone is intended to conserve, preserve and restore identified natural areas, features and ecological processes.

WHAT CAN BE BUILT IN THE NA ZONE?

Protected Natural Areas are the only permitted use in the NA Zone. This use enables passive, low-impact activities in natural areas such as small cultural gatherings or traditional practices, educational activities, and passive recreation such as nature walks. Signs are listed as discretionary uses to ensure alignment with statutory plans and policies.

OTHER ZONE HIGHLIGHTS

- + Any supporting structures required to serve the natural area, such as an accessory building, must comply with a Natural Area Management Plan, which sets out objectives and strategies for managing and restoring the natural area.

PSN

Neighbourhood Parks and Services Zone



PURPOSE

The (PSN) Neighbourhood Parks and Services Zone allows for development on parkland that serves neighbourhood-level recreation needs, including community parks, playgrounds, pocket parks, and greenways.

WHAT CAN BE BUILT IN THE PSN ZONE?

Development in the PSN Zone is limited to programming that is intended to serve neighbourhood-level needs and users.

Development in the PSN Zone is intended to be in alignment with approved policies and plans, such as the park classifications in Breathe, Edmonton's Green Network Strategy.

Community uses form the basis of the PSN Zone, allowing for development such as:

- + Community halls
- + Child care services
- + A variety of active or passive recreation opportunities such as pedestrian trails, picnic grounds, plazas, sports fields, band shells, outdoor rinks, playgrounds, and spray parks.

OTHER ZONE HIGHLIGHTS

- + A maximum height of 14.0 metres to accommodate buildings such as community halls



PS

Parks and Services Zone



PURPOSE

The (PS) Parks and Services Zone allows for development on parkland that serves city-wide, district and neighbourhood-level needs.

WHAT CAN BE BUILT IN THE PS ZONE?

Development in the PS Zone includes programming to serve educational, recreational and community needs. Development in the PS Zone is intended to be in alignment with the park classifications in Breathe, Edmonton's Green Network Strategy.

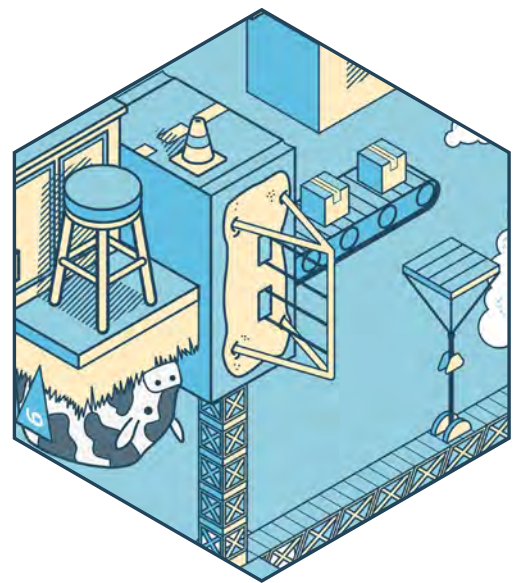
Community uses form the basis of the PS Zone, allowing for development such as:

- + Community league buildings
- + Recreation facilities
- + Religious assemblies
- + Child care services
- + Libraries
- + Parks
- + Schools
- + Special events
- + A variety of active or passive recreation opportunities such as pedestrian trails, picnic grounds, plazas, sports fields, band shells, outdoor rinks, playgrounds, and spray parks.

The PS Zone does not allow permanent shelters, but it does accommodate seasonal shelters, which provide housing for a limited period of time. An example would be a shelter that is established for the winter season only.

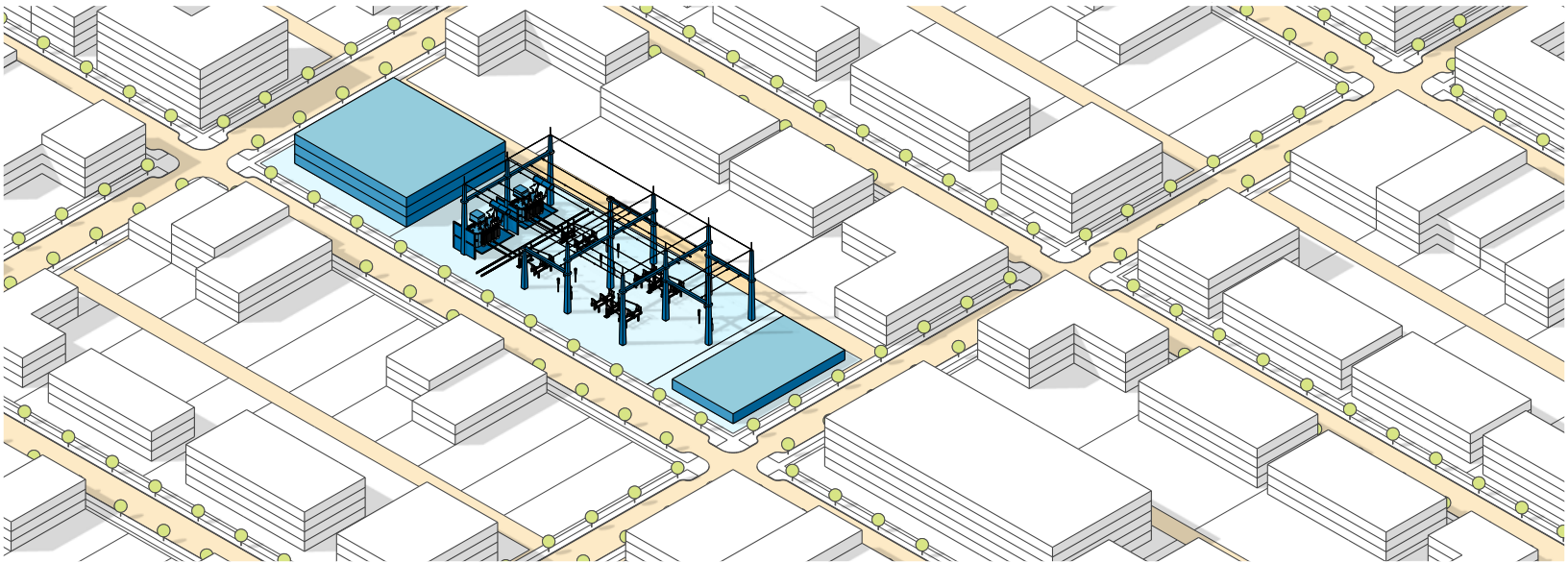
OTHER ZONE HIGHLIGHTS

- + A Maximum Height of 16.0 metres to accommodate buildings such as schools, gyms, community leagues and recreation facilities
- + New commercial developments are not permitted unless they are accessory to other principal Uses, except where existing as of January 1, 2024



PU

Public Utility Zone



PURPOSE

The (PU) Public Utility Zone allows for the development and protection of essential public infrastructure, utility systems and facilities that provide a public benefit.

WHAT CAN BE BUILT IN THE PU ZONE?

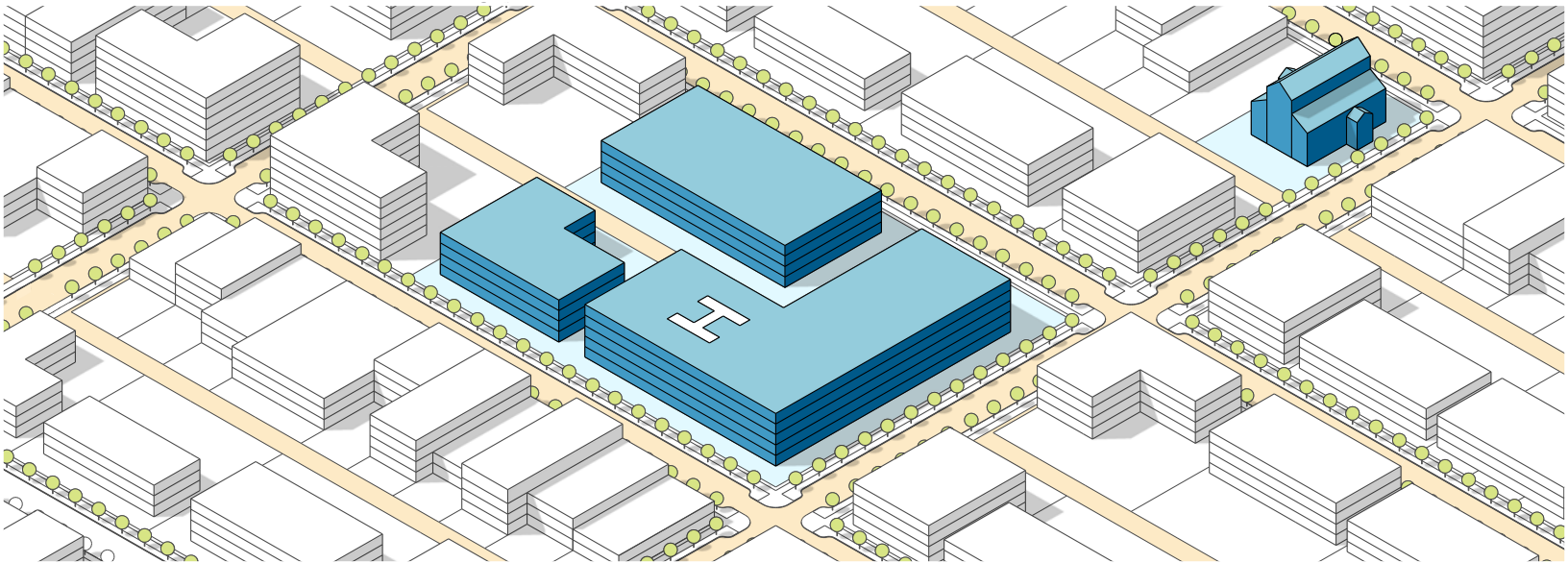
The PU Zone allows for the types of development that are necessary to keep the city running. This includes such as storm ponds, water treatment plants, transit facilities, power plants and fire and police stations.

OTHER ZONE HIGHLIGHTS

- + A Maximum Height of 12.0 metres (or 18.0 metres on sites greater than 0.7 hectares)

UF

Urban Facilities Zone



PURPOSE

The (UF) Urban Facilities Zone allows for the development of large institutional, recreational, or community facilities.

WHAT CAN BE BUILT IN THE UF ZONE?

The UF Zone allows for a variety of community uses and basic services that meet the needs of all Edmontonians. The UF Zone also allows for some commercial development and limited residential development.

The UF Zone allows for development such as:

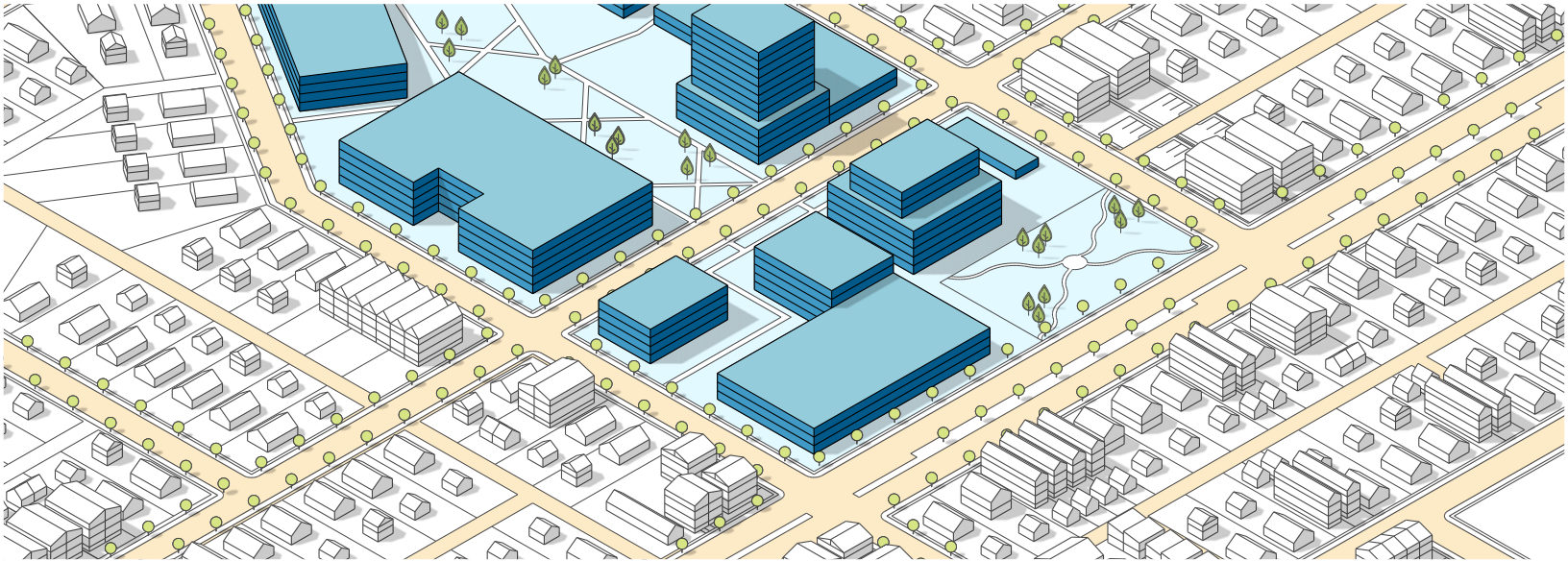
- + Long-term care facilities
- + Hospitals
- + Urgent care facilities
- + Religious assemblies
- + Recreation facilities
- + Stadiums

OTHER ZONE HIGHLIGHTS

- + A Maximum Height of 16.0 metres
- + The UF Zone is the only zone that allows for detention facilities and cemeteries

UI

Urban Institution Zone



PURPOSE

The (UI) Urban Institution Zone allows for large scale educational or institutional facilities, complementary commercial and recreational opportunities.

The UI Zone provides site specific-regulations for the following facilities:

- + MacEwan University
- + NAIT
- + Concordia University
- + City of Edmonton Orange Hub

OTHER ZONE HIGHLIGHTS

- + The zone contains both general and site-specific regulations for each individual institution
- + Permitted uses, maximum height, maximum floor area ratio, and minimum setbacks vary based on the institution

AG

Agriculture Zone



PURPOSE

The (AG) Agriculture Zone protects agricultural land for agricultural activities. Subdivision of agricultural lots is not permitted unless it occurs in accordance with applicable statutory plans and the regulations of the zone.

WHAT CAN BE BUILT IN THE AG ZONE?

The AG Zone allows activities that support agriculture and allows limited residential development associated with farming. Home Based Businesses are also permitted in the AG Zone

OTHER ZONE HIGHLIGHTS

- + A Maximum Height of 12.0 metres
- + A maximum of one parcel is allowed to be subdivided out from a quarter section

AJ

Alternative Jurisdiction Zone

PURPOSE

The (AJ) Alternative Jurisdiction Zone identifies land and sites that will not be regulated by the Zoning Bylaw because it is under the jurisdiction of other levels of government, such as provincial or federal government buildings, prisons and universities.

The AJ Zone applies to sites such as:

- + Alberta Legislature Grounds
- + University of Alberta

OTHER ZONE HIGHLIGHTS

- + The AJ zone may be able to accommodate urban Indigenous reserves

FD

Future Development Zone

PURPOSE

The (FD) Future Development Zone allows for agricultural operations, farmstead developments and other limited residential and rural activities until the land is required for future development, as contemplated in a statutory plan.

WHAT CAN BE BUILT IN THE FD ZONE?

Agricultural and rural uses are permitted in the FD Zone. The FD Zone also includes various discretionary uses, including community, commercial, industrial, basic services, and signs uses. These uses are intended to not materially change the existing condition of the land in advance of future development.

OTHER ZONE HIGHLIGHTS

- + A Maximum Height of 12.0 metres

Overlays

WHAT IS AN OVERLAY?

An Overlay is an additional layer of development regulations that apply to specific areas and supersede or add to the development regulations of the underlying Zone. Overlays are used to achieve local planning objectives, such as protecting the environment or reducing risk, and are identified on the zoning map.

Zoning Bylaw 20001 contains the following overlays:

(APO) AIRPORT PROTECTION OVERLAY

The purpose of this overlay is to highlight that development is required to comply with federal and provincial airport and heliport regulations when a development permit or subdivision application is made near the City of Edmonton's northern and southern municipal boundaries.

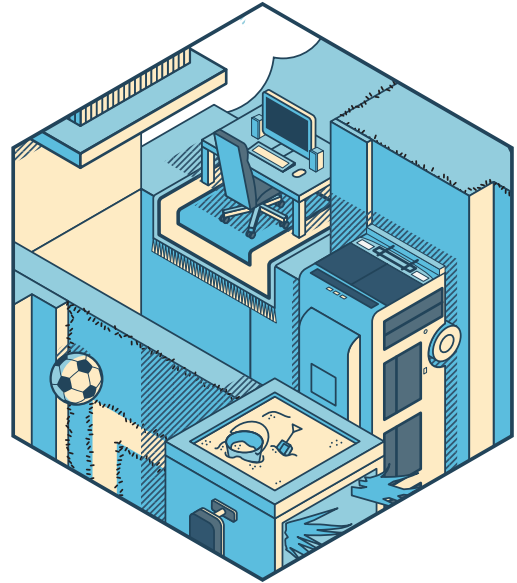
(FPO) FLOODPLAIN PROTECTION OVERLAY

The purpose of the Floodplain Protection Overlay is to mitigate the potential negative effects of a flood event and ensure the safety of those living in lands partially or wholly contained within the defined floodplains of the North Saskatchewan River and its tributaries.

(RVO) NORTH SASKATCHEWAN RIVER VALLEY AND RAVINE SYSTEM PROTECTION OVERLAY

The purpose of this overlay is to provide a development Setback from the North Saskatchewan River Valley and Ravine system and mitigate the risks associated with top-of-bank landslides, erosions, and other environmental hazards.

A minimum 10.0-metre development setback is required from the North Saskatchewan River Valley and Ravine System in alignment with the City's Top of Bank policy.



Special Area Zones

WHAT IS A SPECIAL AREA ZONE?

Special Area Zones are only applied to specific areas of the city. They regulate the activities, design and intensity of development to achieve planning objectives that cannot be accommodated through standard zoning due to the unique attributes of the area. Special Area Zones may also be used to achieve planning objectives of approved statutory plans.

Zoning Bylaw 20001 includes 17 Special Areas and 67 associated Special Area Zones. This includes a new River Valley Special Area that encompasses activity nodes within the North Saskatchewan River Valley and Ravine System, including Fort Edmonton Park, the Muttart Conservatory, Louise McKinney Riverfront Park, Edmonton Valley Zoo, Buena Vista Park, and the River Crossing Area.

Direct Control Zones

WHAT IS A DIRECT CONTROL ZONE? KEY HIGHLIGHTS

A Direct Control Zone provides specifically tailored control over the use and development of a site.

Direct Control zones are used under the following circumstances:

- + Where the proposed development on a site cannot generally be accommodated by the development regulations of the closest equivalent standard zone;
- + Where the proposed development requires specific or comprehensive regulations on a site to ensure land use conflicts with surrounding properties are minimized;
- + For sites with unique characteristics;
- + To establish, preserve or enhance areas of special environmental concern as identified in a statutory plan; or
- + To establish, preserve or enhance sites or areas of special historical, cultural, paleontological, archaeological, prehistoric, natural, scientific or aesthetic interest, as designated under the Historical Resources Act.

- + Previously adopted Direct Development Control Zones (DC1) and Site Specific Development Control Zones (DC2) have been carried forward unchanged into Zoning Bylaw 20001.
- + For future direct control zones, a single direct control (DC) zoning tool is available.

General Development Regulations

WHAT ARE THESE REGULATIONS INTENDED TO DO?

General development regulations are additional rules that apply to development on all sites and work together with the rules in zones and overlays. These rules generally take precedence unless modified in a zone or overlay.

KEY HIGHLIGHTS

LANDSCAPING

This section ensures that landscaping is provided as part of development to support more livable and attractive communities and to contribute to Edmonton's urban forest and biodiversity.

PARKING, ACCESS AND SITE CIRCULATION

This section regulates vehicle access to a site, parking lot and parking space design, on-site pathway requirements, maximum parking space allowances in certain areas of the city, and barrier-free parking, loading, and bike parking requirements.

Apart from the requirements listed in this section, developers, homeowners and businesses are able to choose how much vehicle parking they provide on their properties based on their needs, operations, or lifestyle.

SITE PERFORMANCE STANDARDS

This section includes regulations on nuisance mitigation, lighting, waste collection, and parking of oversized vehicles in residential zones.

AMENITY AREAS

This section establishes minimum amenity area requirements for residential developments with more than eight dwelling units.

Amenity Areas are spaces located outside of a dwelling used for passive or active recreation. These spaces can be indoors or outdoors, private or shared.

Specific Development Regulations

WHAT ARE THESE REGULATIONS INTENDED TO DO?

Specific Development Regulations are additional rules that apply only to specific uses or activities and work together with the rules in zones and overlays. Generally, Specific Development Regulations take precedence over rules in a zone or overlay, with some exceptions.

KEY HIGHLIGHTS

BACKYARD HOUSING

- + This section provides building and design regulations related to backyard housing.
- + Due to its location in the rear yard of a residential site, backyard housing is limited in size and scale. For example, it has a lower maximum height and maximum site coverage than other housing types.
- + More than one backyard house is permitted per site and each backyard housing building may contain one or more dwellings (subject to the regulations of the underlying zone).



DID YOU KNOW?

"Backyard Housing" has replaced the term "Garden Suites" in Zoning Bylaw 20001 to recognize the variety of housing forms that can occur in a backyard.



HOME BASED BUSINESSES

- + This section combines the previous Minor and Major Home Based Business sections into a single set of rules to provide more flexibility for small business owners and to increase opportunities for home based businesses.
- + A home based business is a business that is operated inside a dwelling or a garage by a resident of that dwelling.
- + A home based business can have an exterior presence (i.e., a storefront), with the requirement that any outward aspects of the business be integrated and visually consistent with the dwelling.
- + New regulations have been added to minimize potential impacts from a home based business.

CREMATORIUMS

- + Due to potential nuisance impacts from crematorium emissions, this new section provides a minimum separation distance from sensitive uses such as residential uses, schools and child care services.

CANNABIS RETAIL STORES AND LIQUOR STORES

- + These sections set minimum distances between cannabis and liquor stores and other specific uses.

SIGNS

- + This section combines the previous Sign Regulations section, associated schedules, and the sign-related regulations within the Main Streets Overlay and the Home Based Business sections, into a single Signs section.
- + Sign Uses have been consolidated from 14 to six.
- + Where Signs have shifted from discretionary uses to permitted uses in Zones, the regulations have been adjusted to ensure that sign developments align with the purpose of the zone, and that impacts on neighbouring properties are minimized.
- + Where on-premises and off-premises advertising were previously regulated through use definitions, the type of advertising permitted on a sign is now regulated through additional regulations for specific uses in the zone, and through regulation in the applicable Sign Subsection.

Administrative and Interpretive Regulations

WHAT ARE THESE REGULATIONS INTENDED TO DO?

This part of the Zoning Bylaw contains sections that provide guidance on:

- + How to use and interpret the bylaw.
- + The responsibility of development planners and the subdivision authority with respect to development and subdivision applications.
- + When development permits are not required.
- + Rules for the development process like when a variance can be granted, how notification must take place and be carried out, when special information requirements can be requested, and how the bylaw is enforced.

KEY HIGHLIGHTS

- + Class A and Class B development permits have been renamed to Permitted Development and Discretionary Development, respectively.
- + When a development permit application is approved, notification will be posted on a publicly accessible web page.
- + The requirement for development permit notification signs is expanded to additional areas and development forms.
- + Notice for a discretionary development will be sent to both the address of surrounding properties and to the property owner's address to ensure renters are also notified.
- + Variance criteria were revised to formalize the role of policy and other factors in decision-making.

Definitions

WHAT ARE THESE REGULATIONS INTENDED TO DO?

GENERAL DEFINITIONS

This section contains definitions for terms used in regulations throughout the Zoning Bylaw that are specific to the bylaw and go beyond the meaning found in a dictionary.

USE DEFINITIONS

This section contains definitions for Uses, which describe the purpose or activity for which a piece of land or its buildings are designed, arranged, developed, occupied or intended.

KEY HIGHLIGHTS

- + Zoning Bylaw 20001 contains 51 Uses.
- + Uses are grouped based on function and land use impact. This approach allows for a range of activities to occur and provides flexibility to meet changing business needs.
- + The Residential Use combines 10 similar uses in the previous Zoning Bylaw 12800, recognizing that different housing types are all places where people live. Different types of residential buildings will be described through general definitions to allow application of specific regulations.

Zone Modifiers

WHAT IS A ZONE MODIFIER?

Zoning Bylaw 20001 introduces a new tool called a Zone Modifier, which allows the same zone to be used to achieve different scales of development. This approach reduces the need for multiple standard zones and Direct Control zones that, other than maximum height and floor area ratio, often have very similar development regulations.

Zone Modifiers can be changed only through the rezoning process. Rezoning applications are reviewed by City staff to consider site context, policy direction, technical requirements and public feedback. These applications require public notification and a decision by City Council at a public hearing.

WHAT TYPES OF ZONE MODIFIERS ARE THERE?

There are three types of Zone Modifiers:

1. HEIGHT MODIFIER

- + This modifier is used to regulate the maximum height of a building.
- + Represented by an 'h' followed by a number in the zone label (e.g. 'h16.0').

2. FLOOR AREA RATIO (FAR) MODIFIER

- + This modifier is used to regulate the maximum floor area ratio (i.e. the massing) of a building.
- + Represented by an 'f' followed by a number in the zone label (e.g. 'f2.3').

3. COMMERCIAL FRONTAGE MODIFIER

- + This modifier requires non-residential development on the ground floor of a building.
- + Where 'cf' is displayed in the zone label, the commercial frontage modifier applies. If 'cf' is not displayed, the commercial frontage modifier does not apply.

Zone Modifiers are identified by the zone label on the Zoning Map. For example, the zone label indicates that the site is zoned (MU) Mixed Use Zone, has a maximum height of 40.0 metres, has a maximum floor area ratio (FAR) of 7.0 and that the Commercial Frontage Modifier applies.

WHICH ZONES USE ZONE MODIFIERS?

Zone modifiers are only applicable to four zones:

ZONE	MODIFIERS		
	HEIGHT	FLOOR AREA RATIO	COMMERCIAL FRONTAGE
MU – Mixed Use Zone	✓	✓	✓
RL – Large Scale Residential Zone	✓	✓	✗
RM – Medium Scale Residential Zone	✓	✓	✗
RSM – Small-Medium Scale Transition Residential Zone	✓	✗	✗

Within the RSM, RM and RL zones, the modifier options are pre-established. For example, the RSM zone provides two height modifier options: "RSM h12.0" or "RSM h14.0". In the MU zone, applicants can propose any modifier value.

ZONE	MODIFIER
MU – Mixed Use Zone	Any value
RL – Large Scale Residential Zone	h50.0 and f4.5 or h65.0 and f5.5
RM – Medium Scale Residential Zone	h16.0 and f2.3 or h23.0 and f3.0 or h28.0 and f3.8
RSM – Small-Medium Scale Transition Residential Zone	h12.0 or h14.0

Frequently Asked Questions

01. [How do I know what can be built on my property or on my neighbour's property? How do I find my zone?](#)
02. [How does the Zoning Bylaw affect my property if it is zoned as a Direct Control Zone?](#)
03. [Will I receive notifications about development happening in my neighbourhood?](#)
04. [What types of housing will be allowed in my neighbourhood?](#)
05. [How many dwellings can be built on a property in the \(RS\) Small Scale Residential Zone?](#)
06. [Is commercial development allowed in the \(RS\) Small Scale Residential Zone? If so, where?](#)
07. [What is the difference between District Planning and the Zoning Bylaw?](#)
08. [Does the new Zoning Bylaw contain the Mature Neighbourhood Overlay?](#)
09. [What are Zone Modifiers, and how are they used?](#)
10. [How is the Zoning Bylaw addressing climate change?](#)
11. [How does the Zoning Bylaw support housing affordability?](#)
12. [How does the Zoning Bylaw regulate parking?](#)
13. [How does the Zoning Bylaw regulate home based businesses?](#)
14. [Does the Zoning Bylaw regulate tree protection?](#)
15. [How does the Zoning Bylaw impact my property taxes?](#)
16. [How does the Zoning Bylaw regulate cannabis?](#)
17. [How does the Zoning Bylaw support heritage preservation?](#)
18. [Does the Zoning Bylaw regulate construction practices?](#)
19. [Where can I find more information and educational resources about the Zoning Bylaw?](#)

01. How do I know what can be built on my property or on my neighbour's property? How do I find my zone?

The Zoning Bylaw is the primary regulatory tool that determines what can be built on a property and what regulations (i.e. rules) need to be followed for development to occur. Zones establish where buildings can go, what type of buildings they can be and allowable uses (i.e. what kind of activities are allowed on a property).

You can find what zone applies to your property, or your neighbour's property using maps.edmonton.ca. Once you know the zone, you can find the regulations that apply to it using the [Zoning Bylaw](#), which is available online in a new, user-friendly platform.

02. How does the Zoning Bylaw affect my property if it is zoned as a Direct Control Zone?

Any Direct Control Zones that existed before January 1, 2024, are not affected by Zoning Bylaw 20001.

Here are some things to know as you navigate a zone to determine what can be built:

- + The **Purpose** section outlines the general intent of the zone.
- + The **Permitted Uses** section of the zone outlines the uses (i.e. the activities) that are allowed on a property. Even if a use is permitted, the development must comply with the zone's regulations.
- + The **Additional Uses** section contains regulations that apply to only certain uses, living arrangements or features of a building. These regulations are intended to mitigate any potential land use impacts that may be associated with that use.
- + The **Site and Building Design** section outlines regulations that apply to the development, such as height, setbacks and site coverage. It also includes handy diagrams to help you interpret the regulations.
- + The **Design Regulations** section contains additional regulations for the design of a building or a specific building feature.
- + The **General Regulations** section contains additional regulations that may apply to a proposed development for features such as landscaping, parking and site access, and amenity areas.
- + The underlined text indicates a formally defined term in the Zoning Bylaw, which can be found in Part 8 of the Zoning Bylaw.
- + To fully understand what may be built on a property, it is important to read all sections of the zone and any other sections of the Bylaw that may apply, such as Overlays, General Development Regulations (Part 5) and Specific Development Regulations (Part 6).

03. Will I receive notifications about development happening in my neighbourhood?

Whether you will receive a notification about new development in your neighbourhood depends on a variety of factors. However, information about development applications is available online to anyone, anytime.

The City of Edmonton has a [rezoning process](#) for properties proposed to be rezoned. This rezoning process includes a technical review, notification of residents who live within 60 metres of the subject property, engagement with residents and a public hearing. The new Zoning Bylaw **does not change** this process. Edmontonians will still be directly notified if there is a rezoning application within 60 metres of their property.

For development permit applications, Zoning Bylaw 20001 requires discretionary development permit decisions to be published on a public webpage. It also maintains the requirement for placing a development permit notification sign on a property within 14 days of an issued development permit for development (including for demolition) in the RS, RSM, RM, RL, CN, MUN, and MU Zones (or at the discretion of a Development planner). All information on current development and planning applications in the city is available at edmonton.ca/myneighbourhood.

Suppose a development permit application is approved with a variance (a request to not meet one or more regulations of the Zoning Bylaw). In that case, Zoning Bylaw 20001 has **not changed** the requirement and notification will still be sent out to residents within 60 metres of the property, where there will be an opportunity to appeal the decision to the Subdivision Development and Appeal Board.

04. What types of housing will be allowed in my neighbourhood?

The Zoning Bylaw enables diverse housing options across all neighbourhoods in Edmonton through a single residential use. This means that zones will no longer control the exact type of dwellings allowed on a specific property. This will allow for other types of living arrangements, such as supportive housing and lodging houses, as well as other housing forms, like multi-unit housing, to occur in any neighbourhood where needed.

Edmontonians can expect to see a range of different housing forms, some of which may be new to their neighbourhoods. These include:

- + Row housing and multi-unit housing forms such as small apartments
- + Cluster housing arrangements, such as houses arranged around a central courtyard
- + Backyard Housing (formerly known as Garden Suites)

Rules such as setbacks, site coverage, minimum site area and height maximums will create practical limitations on how big buildings can be and where they can be located on a property. This approach creates the “box” that the building must fit within while providing flexibility for how the dwellings inside the box can be arranged.



DID YOU KNOW?

That Edmonton effectively removed single-detached-only zoning from the Zoning Bylaw in 2019?

In 2019, an amendment to the Zoning Bylaw 12800 effectively removed single-detached-only zoning in Edmonton by allowing Duplex and Semi-detached housing in almost every neighbourhood.

05. How many dwellings can be built on a property in the (RS) Small Scale Residential Zone?

There are several regulations that impact the number of dwellings that can be built on a property in the RS Zone. All properties in this zone must comply with a minimum 75 m² of site area per dwelling regulation.

On corner lots, there is no limit on the number of dwelling units that may be built on a property; however, as the development must comply with the minimum site area and other regulations in the zone, the size of the lot may limit the number of dwelling units that can be built.

For example, if a property is 700 m² in size, then the maximum number of dwellings that could be theoretically permitted in the zone is:

$$700 \text{ m}^2 / 75 \text{ m}^2 \text{ per dwelling} = 9 \text{ dwellings}$$

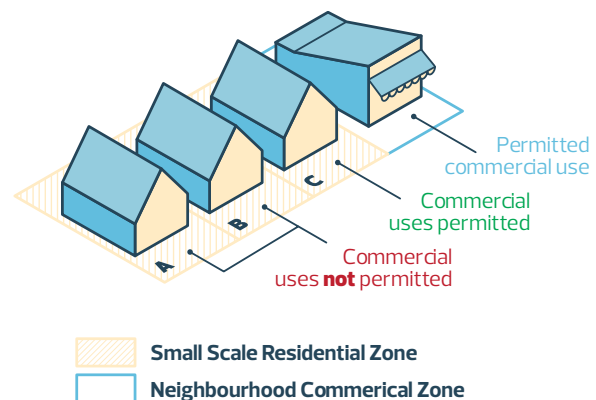
Interior lots, however, are limited to a maximum of 8 dwellings, regardless of whether they are large enough to accommodate more. Whether the maximum number of dwellings can be built may depend on other factors, such as building design, site constraints, market conditions, etc.

06. Is commercial development allowed in the (RS) Small Scale Residential Zone? If so, where?

The Zoning Bylaw enables a greater diversity of commercial and community uses in residential zones to provide Edmontonians with access to amenities and services to meet their daily needs closer to where they live.

Opportunities for commercial and community uses such as offices, hair salons and childcare facilities are permitted in the RS Zone. Certain business types, such as a small restaurant, retail stores or offices are permitted next to existing non-residential sites in the RS Zone. Community services such as religious facilities or daycares are allowed next to commercial sites, as well as corner sites along certain types of roadways in the RS Zone. Commercial and community uses are also allowed on any property with a commercial or mixed use zone.

The graphic below outlines one potential scenario. In this example, commercial uses would be permitted on Site C as it is located next to a non-residential site with a permitted commercial use. However, commercial uses would not be permitted on sites A or B as they are not located next to a non-residential site.



There are additional regulations in the Zoning Bylaw that apply to commercial uses in residential zones to ensure that they are well integrated into existing neighbourhoods. This includes restrictions on outdoor activities associated with the business and size restrictions which will prevent large scale commercial businesses, such as box stores, from being located in small scale neighbourhoods.

Businesses are also required to abide by other bylaws such as the Community Standards Bylaw.

Zoning Bylaw 20001 also increases opportunities for Home Based Businesses. Home Based Businesses are distinct from commercial uses as they must be operated out of a home by the resident(s) of that home. Specific development regulations apply to Home Based Businesses to minimize potential impacts that may be generated by the business.

07. What is the difference between District Planning and the Zoning Bylaw?

The City Plan is our big picture for how Edmonton will grow to a population of two million people. The City Plan has bold ideas and directions – but doesn't have the level of detail needed for all the land use, mobility and growth management decisions we need to make. District Planning, which is underway, establishes 15 districts across the City, guiding how we grow to 1.25 million. District Plans will ensure that there is more detail and guidance about where growth can occur in each District. Pending approval by City Council, District Plans will provide direction for **future** development by informing the rezoning process.

Zoning sets regulations (i.e. the rules) for what can be built on a site through the development permit process. As new homes and businesses are developed to welcome more Edmontonians, planners will review any future proposed development against these rules. In short, the Zoning Bylaw's proposed changes will help Edmonton start to realize The City's Plan's direction **today**.

08. Does the new Zoning Bylaw contain the Mature Neighbourhood Overlay?

The Mature Neighbourhood Overlay (MNO) in Zoning Bylaw 12800 was a set of additional regulations intended to regulate residential development in Edmonton's mature neighbourhoods. The overlay was retired with the approval of Zoning Bylaw 20001.

In its place, Zoning Bylaw 20001 incorporates some of the previous Mature Neighbourhood Overlay regulations directly into zones while retiring other regulations. The intent of these changes is to ensure that similar outcomes are achieved while streamlining the regulatory approach to help remove barriers to diverse housing options in support of the goals of The City Plan.

[Learn more](#) about the rationale for retiring the Mature Neighbourhood Overlay.

09. What are Zone Modifiers, and how are they used?

Zone Modifiers are a new tool in the Zoning Bylaw which allows the same zone to be used to achieve different scales of development. This approach reduces the need for multiple standard and Direct Control zones that, other than maximum

height and floor area ratio, often have very similar development regulations. Zone Modifiers are only used in select zones. Zone Modifiers can only be changed through a rezoning. Rezoning applications are reviewed by City staff to consider site context, policy direction, technical requirements and public feedback. These applications follow the typical [rezoning process](#), which includes public notification and a decision by City Council at a Public Hearing.

10. How is the Zoning Bylaw addressing climate change?

The Zoning Bylaw is just one of many planning tools to integrate aspects of climate resilience within the land development process. Changing Edmonton's built environment can help move the city towards carbon neutrality while we continue to protect Edmonton's open spaces and natural areas, as well as mitigate climate risks.

The Zoning Bylaw supports reduced carbon emissions by enabling more compact and complete communities where Edmontonians can access their daily needs closer to home.

The Zoning Bylaw:

- + Expands housing opportunities in our existing neighbourhoods, nodes and corridors to reduce demand for urban sprawl.
- + Continues to preserve natural areas and parkland along the river, creeks, ravines and other areas designated for environmental protection while allowing active park uses in designated areas.
- + Supports river valley and ravine system preservation by maintaining discretionary uses in river valley zones.
- + Maintains landscaping requirements for all developments.

- + Improves incentives for mature tree preservation for larger-scale developments.
- + Introduces a minimum soft landscaping area in small scale residential zones.
- + Exempts development permit requirements for urban agricultural activities in low-risk areas.
- + Retains the Floodplain Protection Overlay to ensure additional considerations for development in the floodplain.
- + Increases the top-of-bank development setback in the North Saskatchewan River Valley and Ravine System Protection Overlay.

The City will continue to work to address climate resilience further through the land development process with the development of the Climate Resilience Planning and Development Framework.

11. How does the Zoning Bylaw support housing affordability?

Housing affordability is tied to a number of factors, many of which are beyond the City's control. Zoning is one of the factors the City does have control over that can help influence housing choice, housing supply and affordability.

The Zoning Bylaw supports more housing types everywhere, increasing the overall supply of homes and supporting more people in finding homes within their means. Allowing a greater range of housing choices in residential zones without the need for a rezoning helps reduce development costs and carrying costs. These cost savings can be passed on to the eventual homebuyer.

Permitting supportive housing, lodging houses and multi-unit housing throughout the city will support people of different socioeconomic situations find housing that works for them. Market and non-market housing providers will have the ability to build a broader range of housing types without the

time, cost and uncertainty that would otherwise come with rezoning the land.

Beyond zoning, the City carries out a wide range of different strategies and programs to support the development of non-market housing.

12. How does the Zoning Bylaw regulate parking?

In 2020, City Council voted to enable Open Option Parking city-wide. Open Option Parking means that minimum on-site parking requirements were removed from Zoning Bylaw 12800, allowing developers, homeowners and businesses to decide how much on-site parking to provide on their properties based on their particular operations, activities or lifestyles.

The removal of parking minimums has been carried forward in Zoning Bylaw 20001. Removing parking minimums doesn't necessarily mean that no parking will be provided. Businesses and homeowners know their parking needs best and have an interest in ensuring they are met, making this approach more likely to result in the "right amount" of parking.

13. How does the Zoning Bylaw regulate home based businesses?

The Zoning Bylaw contains regulations for home based businesses, such as regulations that require the activities of the business to be contained within the dwelling and additional development regulations to control for any potential land use impacts that may be generated by the business.

However, to support the growth of home based businesses and the local economy, the regulations do allow for exterior renovations (i.e. a storefront)

for the business. The regulations require that the exterior facade of the home based business still be generally consistent with the rest of the building.

The Zoning Bylaw does not allow Bars, Body Rub Centres, Cannabis Retail Stores, Liquor Stores, or nightclubs to operate as a home based business.

14. Does the Zoning Bylaw regulate tree protection?

The Zoning Bylaw contains landscaping regulations that apply to trees located on private property, including minimum tree and shrub requirements for new development, which are enforced by the City. The Zoning Bylaw does not *require* property owners to retain private trees during development, but it includes enhanced incentives for tree preservation.

The new Zoning Bylaw also does not have jurisdiction to regulate trees located on public property (e.g. boulevard trees). Trees on public land are protected through the City's Public Tree Bylaw 18825.

15. How does the Zoning Bylaw impact my property taxes?

The City assesses and taxes properties according to provincial legislation and the City's Tax Bylaw. Tax class is driven by a property's use, which is determined by the Zoning Bylaw. The City is legislatively required to assess all property at its market value on an annual basis. Assessment values naturally fluctuate with market activity, and it is possible that zoning could impact the market.

The City will monitor the impact of Zoning Bylaw changes on market sales and reflect that market activity in its annual assessment process. There are no changes introduced in Zoning Bylaw 20001

that would cause a property's tax class to change without a concurrent change in the property's use. The City does not have any plans to add new tax classes as a result of the Zoning Bylaw Renewal.

16. How does the Zoning Bylaw regulate cannabis?

In 2018, amendments were made to the Zoning Bylaw 12800 to regulate cannabis, including separation distances. Separation distance regulations are informed by many factors, including provincial cannabis regulations. These regulations have been carried forward in Zoning Bylaw 20001.

Cannabis retail stores require a separation distance of:

- + 200 m from another cannabis store
- + 200 m from a school or public library
- + 100 m from a recreation facility, public lands, provincial health care facility or land designated School Reserve or Municipal and School Reserve

Zoning is not intended to regulate the market of specific industries. The Alberta Gaming and Liquor Commission (AGLC) is responsible for:

- + regulating private retail cannabis licensing and distribution, and
- + establishing regulations around lounges or consumption in other establishments.

Cannabis Lounges (or sale and consumption on-premise) is a Use in the Bylaw. However, it is not permitted in any Zone. **The City can't allow for cannabis consumption at restaurants, cafes or any**

other establishments until it becomes legal at the provincial level. If and when that were to occur, the City would have to review provincial regulations and determine the appropriate next steps.

17. How does the Zoning Bylaw support heritage preservation?

The new Zoning Bylaw contains incentives for heritage preservation. For example, in the Small Scale Residential (RS) Zone, an additional 2% site coverage is permitted for retaining a building on the Inventory of Historic Resources. Existing (DC1) Direct Control Zones for heritage areas and Historic Resources will not be changed or affected under Zoning Bylaw 20001. These DC1 Zones will continue to apply to their designated sites.

The best tool to legally protect historic buildings from demolition is to designate them under the Historical Resources Act. The City has a Historic Resources Management Program to protect Edmonton's historic resources through designation. There are also financial incentives available to assist with some costs of restoring the designated buildings.

18. Does the Zoning Bylaw regulate construction practices?

As Edmonton continues to grow to accommodate new residents, construction of new homes in both older and new communities will continue. The Zoning Bylaw does not regulate construction practices. However, the City has other bylaws to ensure that construction is conducted in a safe, responsible, and respectful manner, such as the Community Standards Bylaw. Construction practices are also regulated through provincial legislation such as the Occupational Health and Safety Act and the Building Code.

19. Where can I find more information and educational resources about the Zoning Bylaw?

For more information and educational resources, visit edmonton.ca/ZoningBylaw.



Glossary

[Part 8](#) of the Zoning Bylaw includes [Use Definitions](#) (which define the various uses in the Zoning Bylaw) and [General Definitions](#) (which define other terms). Formally defined terms in the Zoning Bylaw are capitalized and underlined.

The following common terms are not formally defined in the Zoning Bylaw, but they are useful to know when navigating the Bylaw and the land development process.

Area Structure Plan (ASP): A Statutory Plan that details an area's long-term plan for development. In Edmonton, ASPs typically cover areas of at least 200 hectares and provide a framework for the development of several neighbourhoods.

Area Redevelopment Plan (ARP): A Statutory Plan that details a vision for growth and change in areas of the city that have already been developed. Boundaries of an ARP are often driven by the context of a local area and are not necessarily the same as neighbourhood boundaries.

Built Environment: Places and spaces which people design and construct to serve their social, economic and environmental needs.

Building Permit: A permit that verifies the safety of a building or structure as per regulations found in the Alberta Building Code. A building permit application may require more detailed drawings than are required for a Development Permit that shows how the building is constructed.

Development Process: As our city grows and changes, land is developed and new buildings are constructed to support residents, businesses and industry. The development process refers to the dynamic process of transforming raw land or a redevelopment project into a finished development.

Development Permit Notification Sign: A sign that provides notification of a Development Permit being issued and any associated demolition. The sign must be placed on the site before any construction or demolition occurs and remain posted until all required activities for the development are completed. The sign includes information such as the City file number, the decision of the approved development and the contact information of the applicant, contractor or property owner.

Direct Control Zone: Direct Control Zones allow City Council to specifically control development within a specified area, subject to the site context and guidance from any applicable Statutory Plan. Direct Control Zones are typically used when a proposed development does not fit within a standard Zone due to the uniqueness of a proposal, for sites of special environmental concern or when a property or structure is designated by City Council as having heritage significance.

District: The City Plan introduces a new planning geography called districts. Districts are collections of diverse neighbourhoods where residents can meet most of their daily needs within a 15-minute walk, roll or transit trip from their homes.

District Policy: A statutory plan that provides policies for planning and design, mobility, and activating and phasing growth that apply across all districts.

District Plans: Statutory plans that contain district-specific context, area-specific policies and maps showing how the District Policy directions are applied in a particular district.

Land Use Impact: Impacts that result from the use of land, rather than from human behaviour. Examples of potential land use impacts include the shadow cast by a building or the noise generated by a particular type of business.

Mixed Use Development: Development that includes a combination of different land uses such as residential, commercial, institutional, recreational and public spaces. It generally refers to development where different uses are combined on the same site or within the same building. An example is commercial space on the ground floor of a building with residential apartments above.

Municipal Development Plan: A city-wide strategic growth and development plan. The City Plan is Edmonton's combined Municipal Development Plan and Transportation Master Plan.

Non-Statutory Plans: Strategic documents adopted by City Council to guide decision-making. Non-statutory plans may include design guidelines, planning strategies or implementation plans. Examples of current non-statutory plans in Edmonton include the Historical Resources Management Plan, Winter Design Guidelines and Community Energy Transition Strategy.

Policies: Strategic direction from City Council which may provide guidance on a range of topics, including how and where new growth will occur. Policies are sometimes contained within higher-level strategic documents that are approved by City Council. This includes statutory plans such as The City Plan and non-statutory plans.

Regulation: Also referred to as zoning regulations, these rules apply to development to shape the built form and specify the type and intensity of uses. Each zone has a set of regulations.

Regional Plans: Regional plans provide direction for a collaborative approach to planning for factors that cross municipal boundaries, such as transportation or farmland. The Edmonton Metropolitan Region Growth Plan is an example of a Regional Plan.

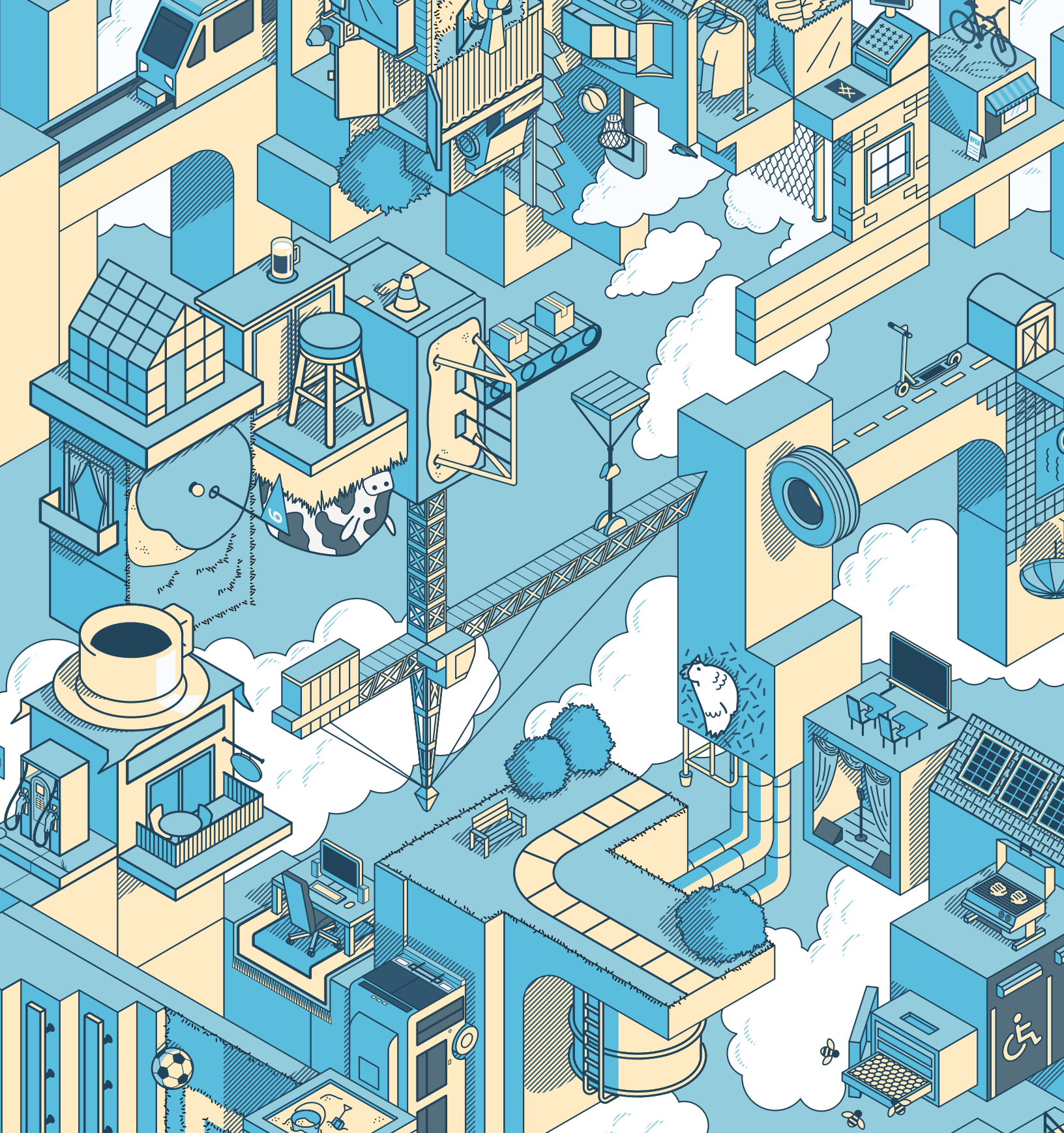
Standard Zone: Also referred to as a conventional zone, standard zones are found in Part 2 of the Zoning Bylaw and exist outside of any approved Statutory Plans, Direct Control or Special Area zoning considerations. These Zones are applied to land throughout the city. Examples of standard zones in the Zoning Bylaw include (RS) Small Scale Residential Zone and (CG) General Commercial Zone.

Special Area Zone: Special Area Zones are unique zones applied in specific areas to regulate the Use, design and intensity of development to achieve local planning objectives that cannot be achieved through a standard zone. Examples in the Zoning Bylaw include the River Valley and Blatchford Special Area Zones.

Subdivision and Development Appeal Board (SDAB): The SDAB is an independent tribunal established by City Council. The Board is made up of citizens living in Edmonton and can hear appeals related to:

- + Development permit application decisions
- + Enforcement orders
- + Subdivision application decisions

Decisions made by the SDAB are final unless it can be shown that the Board erred in law or jurisdiction. If that is the case, the Board's decision can be appealed to the Court of Appeal of Alberta.



FOR MORE INFORMATION

Please visit edmonton.ca/ZoningBylaw