

CITY SHAPING

Highlights of the New Zoning Bylaw

The new Zoning Bylaw 12800 becomes effective on June 14, 2001. It replaces the former Land Use Bylaw 5996, which was in place since 1980. A key document governing development in the City of Edmonton, it represents the culmination of a comprehensive review process involving stakeholders including representatives from the Urban Development Institute and Greater Edmonton Home Builders Association, the Federation of Community Leagues, special interest groups and the general public.

The Zoning Bylaw is the toolkit that will implement planning policy on the ground and guide community development into the 21st century. A dynamic rather than a static document, it will be regularly reviewed and amended to reflect the City's growth, trends in urban development and public attitudes toward community development.

While much of the former bylaw remains, there are some significant changes. The following are the key highlights of changes and innovations in the Bylaw.

Annexed Lands

For the first time since annexation of land in the early 1980s, all land within the city of Edmonton is governed by a single set of land use regulations.

Permit Classes

The Permit Classification is simplified from five to two classes. Some developments are exempted from permit requirements entirely. All other development will be considered as a Permitted or Discretionary Development. The process is further streamlined by eliminating the newspaper advertisement of permitted uses that conform in all respects to the Zoning Bylaw.

Eating and Drinking Establishments

The definitions for Eating and Drinking Establishments are replaced by four new definitions for Speciality Food Services, Restaurants, Bars and Neighbourhood Pubs, and Nightclubs. New regulations for outdoor food and beverage service areas are also added. This will allow restaurant and entertainment facilities to be regulated on a more refined basis to address issues of compatibility with their surrounding neighbours.

Calculation of Grade and Height

The calculation of height has been revised to include three options using fixed reference points for the Development Officer to establish grade, which serves as the base point to determine building height. These options allow the best fit for the different development scenarios in the newly developing areas and established areas of the city. In unusual situations, a fourth option allows the Development Officer to vary from the use of these options on a discretionary basis.

Parking and Loading Requirements

New parking requirements are introduced for several uses to make them more consistent with the actual requirements of such uses. This includes a sliding scale for the four new classes of eating and drinking establishments and increased parking for Religious Assembly.

Signs

The approach to regulating signs has changed significantly to simplify the regulations and to level the playing field for business signage. The opportunity for business signage, particularly for smaller businesses is improved. Signs are now categorized as Use Classes and treated in the same manner as other land uses. The regulatory focus is shifted from business identification signs to general advertising signs. Temporary signs, including portable and balloon signs are consolidated into a more consistent regulatory approach.

Conventional Zones

The conventional residential, commercial and industrial zones remain with some minor changes. The mixed-use districts (RMX and CMX) are eliminated. A new industrial performance zone, the “I” zone, is to be applied in conjunction with a Statutory Industrial Plan.

Direct Control

There are now only two Direct Control Provisions: DC1 for special character areas specified by a Statutory Plan and DC2 for site specific development proposals. The DC2 Provision now incorporates a Site Plan.

Overlays and Special Areas

Uniform “off the shelf” citywide overlays that address common issues replace over 50 neighbourhood specific Statutory Plan overlay modifications. The new citywide approach to overlays will expand the opportunity to address specific issues in future without the need for a Statutory Plan.

Access to Information

The Zoning Bylaw is referenced by a wide variety of users and is amended on an ongoing basis. The Zoning Bylaw text and map are available on the City web site and will be updated regularly. The site address is:

www.gov.edmonton.ab.ca/zoningbylaw

Inquiries can be directed to: the email address **ezi@gov.edmonton.ab.ca** or voicemail 496-6191. A resource person is available to speak to groups interested in an orientation session. Please contact Scott Pragnell at 496-6224.