

# CHANGING THE WAY WE REGULATE USES

Edmonton

# Changing the Way We Regulate Uses

The Edmonton of today requires an updated set of land use regulations that better reflects its current size and The City Plan's vision for our future direction.

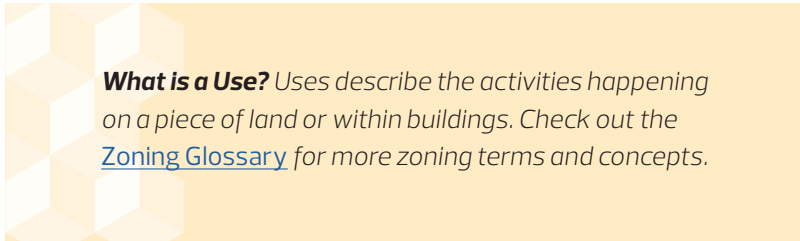
## A NEED TO CHANGE

No city is static. Edmonton, like all cities, is constantly growing and changing to align with the needs and priorities of its residents. Effective change can be planned for and managed as long as we're paddling in the same direction, toward the same goals. That's why residents, local businesses, industry, community organizations, institutions and the City itself all contributed to creating The City Plan—Edmonton's long-term vision for the future.

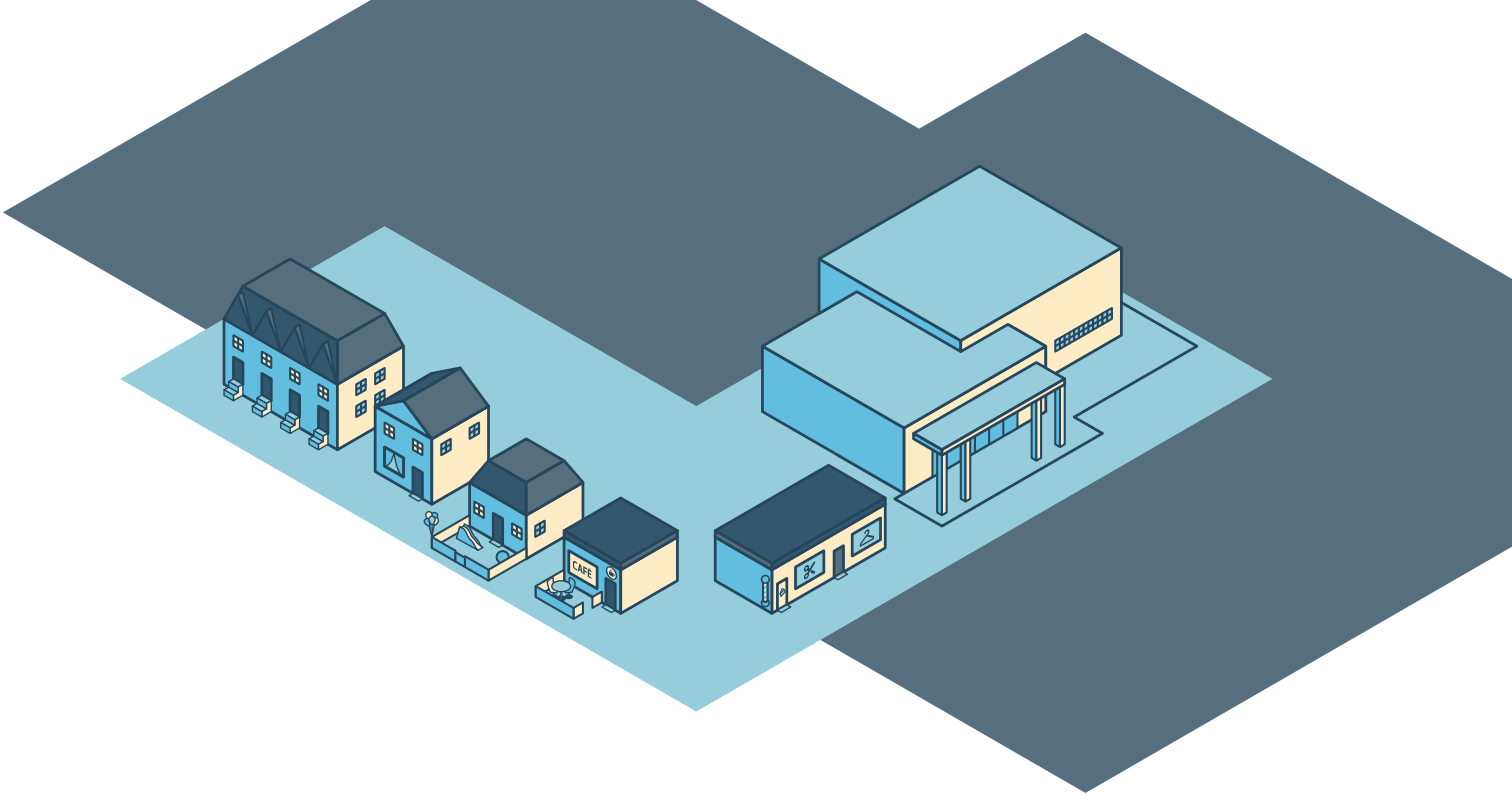
Implementing The City Plan will take time. Overhauling the way we support and regulate land and development is one of the first steps needed to implement The City Plan, and the Zoning Bylaw is foundational in this. The Zoning Bylaw is the rulebook for building and developing in Edmonton. It sets the rules for where new buildings should go, the types of buildings they can be and what business and activities can happen on a property.

## KEY CITY PLAN DIRECTION:

Renewing Edmonton's Zoning Bylaw is a long overdue process and a rare opportunity to align our regulations with our long-range planning policies. This involves rethinking how, what and why the City regulates in terms of zoning and land development, including uses. The way we regulate uses must enable the City's policy goals and Edmontonians' desired outcomes. Changing the way we regulate uses invites Edmontonians to look at things differently and be open to a higher degree of flexibility and less prescriptive control.



**What is a Use?** *Uses describe the activities happening on a piece of land or within buildings. Check out the [Zoning Glossary](#) for more zoning terms and concepts.*



## PROPOSED ACTIONS

To help future-proof the new Zoning Bylaw with a more versatile, inclusive approach to regulating uses, the new bylaw proposes changes founded in The City Plan's Big City Moves.

### REBUILDABLE CITY

*What outcomes will we need to prioritize in the Zoning Bylaw to ensure Edmonton is a **Rebuildable City**, capable of adapting to change and disruptions while ensuring all Edmontonians have access to new opportunities?*

#### REDUCING AND CONSOLIDATING USES

The Zoning Bylaw currently has 125 different uses, including some that are for niche or obsolete activities. With so many uses, there is often overlap. This creates an overly complex regulatory environment when determining what types of activities may be allowed to occur on a property. It also creates barriers for businesses by making it difficult to adapt to changing market conditions or emerging trends. The rigid nature of the current bylaw also keeps activities separated from each other, preventing the creation of collaborative and connected

communities where housing, businesses, recreation and employment centres are all easily accessible by residents.

The proposed new Zoning Bylaw will combine uses into broader use categories which will allow a greater range of activities to occur in a particular building or space. This will encourage risk-taking and support new business models by creating more opportunities for new businesses to find a location and for existing businesses to quickly and easily shift their business model.

A major consideration of this approach to uses is intentionally putting land use impacts into focus. What is the impact of the proposed activity on its surroundings, and is the activity different or impactful enough that it deserves to be regulated differently? Grouping activities with generally similar impacts into fewer use categories will create a more versatile Zoning Bylaw with fewer barriers to business while ensuring that similar activities can be regulated in similar ways.

**Through the new Zoning Bylaw, we are proposing to:**

- + Consolidate similar uses into broader use categories
- + Regulate activities according to land use impact
- + Reduce the number of uses by nearly 60%, from 125 current uses to 51 proposed uses

**These proposed changes are intended to:**

- + Allow for a greater range of activities to occur on a piece of land or in a particular building and within a zone
- + “Future proof” the Zoning Bylaw through a more versatile, inclusive approach to regulating activities
- + Improve consistency, clarity and predictability in the Zoning Bylaw
- + Streamline the development review process by reducing the need for change of use permits
- + Reduce the number of rezonings to accommodate specific uses for a proposed development
- + Reduce the number of text amendments to the Zoning Bylaw to accommodate new and emerging business models

**Want to learn more about the new uses being proposed?** Check out the [Use Definitions](#) in the new Zoning Bylaw.

**While the majority of uses are being combined due to similar land use impacts, some uses are proposed to be retained and carried forward into the new Zoning Bylaw.** These uses contain additional development regulations to ensure that new development is appropriately located and any potential impacts to surrounding properties are mitigated. These uses include, but are not limited to:

- + Body Rub Centres
- + Cannabis Retail Stores
- + Hotels
- + Liquor Stores
- + Crematoriums
- + Bars

## **REDUCING DISCRETIONARY USES**

Each zone in the current Zoning Bylaw has a list of permitted uses and discretionary uses. Currently, if a proposed development includes a use that is listed as a discretionary use, a development planner could refuse the development based on their professional discretion or could approve the permit with conditions. This approach impacts transparency and can add time and uncertainty to the permitting process for both development permit applicants and neighbours.

### **Through the new Zoning Bylaw, we are proposing to:**

- + Significantly reduce the occurrences of discretionary uses
- + Provide additional development regulations in each zone for specific uses that may be more sensitive or require additional regulation to maintain the purpose of the zone

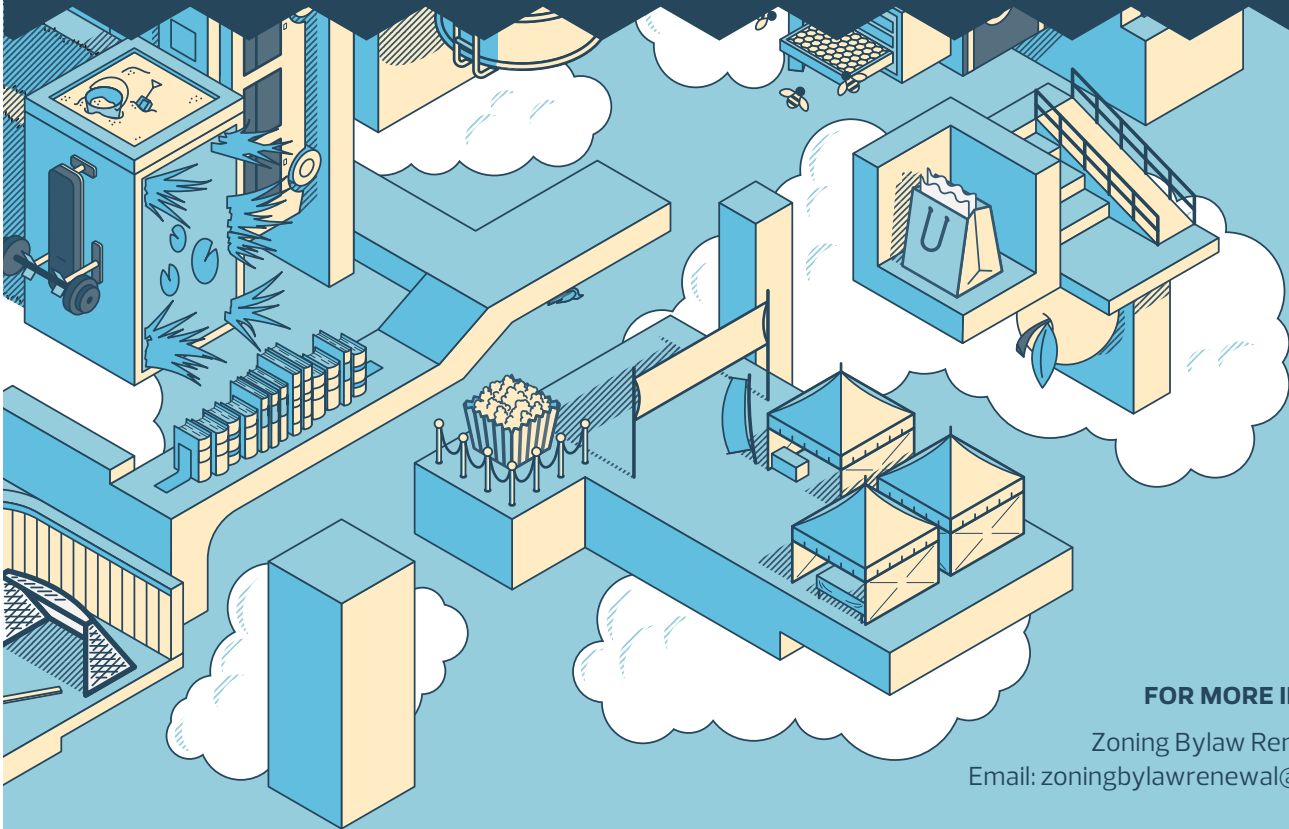
### **These proposed changes are intended to:**

- + Provide greater certainty in the development review process for applicants and the public
- + Ensure that additional regulations are applied to mitigate any potential land use impacts of the proposed development
- + Reduce opportunities for appeals to the Subdivision and Development Appeal Board (SDAB)



## BE A PART OF THE CONVERSATION

- + Review and share comments on the draft Zoning Bylaw and Overview of the New Zoning Bylaw on [Engaged Edmonton](#)
- + Visit [engaged.edmonton.ca/zoningbylawrenewal](https://engaged.edmonton.ca/zoningbylawrenewal) to explore other opportunities to get involved, including upcoming workshops
- + Visit [edmonton.ca/zoningbylawrenewal](https://edmonton.ca/zoningbylawrenewal) to learn more about the Zoning Bylaw Renewal Initiative
- + Subscribe to our [newsletter](#)
- + Contact us at [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca)



### FOR MORE INFORMATION

Zoning Bylaw Renewal Initiative  
Email: [zoningbylawrenewal@edmonton.ca](mailto:zoningbylawrenewal@edmonton.ca)

Please visit [edmonton.ca/zoningbylawrenewal](https://edmonton.ca/zoningbylawrenewal)