

Edmonton Zoning Bylaw 12800

822 Edmonton-Strathcona County Joint Planning Study Area Secondary, Garage and Garden Suites Overlay

Bylaw 14750

December 12, 2007

Bylaw 15036

February 2, 2009

822.1 General Purpose

The purpose of this Overlay is to limit the expansion of Secondary Suites and to limit the creation of any Garage and Garden Suites within a portion of the Edmonton-Strathcona County Joint Planning Study Area to the Use opportunity that existed prior to the adoption of Bylaw 14750, in order to limit residential intensification in proximity to industrial uses until such time as more definitive criteria may be established to prescribe residential development within the Study Area, at which time this Overlay may be subject to amendment.

822.2 Application

Notwithstanding any provisions of the Zoning Bylaw respecting the area of application of Overlays, this Overlay applies to all Zones on those lands shown in [Appendix 1](#) to this Overlay.

822.3 Development Regulations

Bylaw 14757

March 10, 2008

1. Notwithstanding Secondary Suites being listed as Permitted or Discretionary Uses within the following zones, Secondary Suites shall be allowed within the portion of the proposed Edmonton-Strathcona County Joint Planning Area contained within the City of Edmonton, representing a buffer area 1.5 km wide, as shown in Appendix 1, only in accordance with the following:
 1. Secondary Suites shall be Discretionary Uses within the [RF1](#), [RF2](#) and [RSL](#) Zones where the Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than [10.0 m](#) wide.
 2. Secondary Suites shall be a Permitted Use within the [RF3](#) Zone where the Side Lot Line abuts a lot in an Industrial, Commercial, Row Housing, or Apartment Zone, or is not separated from it by a public roadway more than [10.0 m](#) wide. In all other cases, Secondary Suites shall be a Discretionary Use in the RF3 Zone.
 3. Secondary Suites shall be a Discretionary Use within the [RF4 Zone](#).
 4. Secondary Suites shall not be allowed within the [RPL](#) and [RR](#) Zones.
 5. Notwithstanding 86(1), the minimum Site size for a Secondary Suite in any Zone shall be [100 m²](#) in

addition to the minimum required Site size for the principal Dwelling.

2. Notwithstanding Garage Suites and Garden Suites being listed as Permitted or Discretionary Uses within any Zone, Garage and Garden Suites shall be prohibited within the portion of the proposed Edmonton-Strathcona County Joint Planning Area contained within the City of Edmonton, representing a buffer area 1.5 km wide, as shown in Appendix 1.

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[Appendix I - Edmonton-Strathcona County Joint Planning Study Area Secondary and Garage Suites Overlay](#)