

2026 ASSESSMENT METHODOLOGY FARMLAND, DEVELOPMENT, URBAN SERVICE AND OTHER LAND

A summary of the methods used by the City of Edmonton in determining the value of agricultural, development and dual use land properties in Edmonton for assessment purposes.

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Scope

This guide is an aid in explaining how Farm Land, Development, Urban Service, and Other Land properties are valued for assessment purposes. The guide is intended as a tool and complements the assessor's judgment in the valuation process. **Valuation Date** refers to the legislated date of July 1, 2025.

Introduction

Property assessments in the City of Edmonton are prepared in accordance with the requirements of the *Municipal Government Act*, R.S.A. 2000, c. M-26, (hereinafter "MGA") and the *Matters Relating to Assessment and Taxation Regulation*, 2018, Alta Reg 203/17, (hereinafter "MRAT"). The MRAT regulation establishes the valuation standard to be used, defines the procedures to be applied, and proposes objectives for the quality to be achieved in the preparation of assessments. The legislation requires the municipality to prepare assessments that represent *market value* by application of the *mass appraisal process*. All assessments are expected to meet quality standards prescribed by the province in the MRAT regulation.

Property assessments represent:

- an estimate of the value;
- of the fee simple estate in the property;
- as the property existed on December 31, 2025;
- reflecting typical market conditions;
- as if the property had been sold on July 1, 2025;
- on the open market;
- from a willing seller to a willing buyer.

The assessment is a prediction of the value that would result when those specific, defined conditions are met.

The legislation requires the City of Edmonton to assess the fee simple estate.

"Fee simple interest [is] absolute ownership unencumbered by any other interest or estate... leased fee interest [is] the ownership interest held by the lessor, which includes the right to the contract rent specified in the lease plus the reversionary right when the lease expires... leasehold interest [is] the interest held by the lessee (the tenant or renter) through a lease conveying the rights of use and occupancy for a stated term under certain conditions."

Appraisal Institute of Canada, The Appraisal of Real Estate Third Canadian Edition, Vancouver, Canada, 2010, page 6.4

Both *market value* and *property* along with additional terms are defined in the *MGA* and *MRAT*:

s.284(1)(r) "**property**" means

- (i) a parcel of land
- (ii) an improvement, or
- (iii) a parcel of land and the improvements to it

MGA s.284(1)(r)

s.1(k) "**regulated property**" means

- (i) land in respect of which the valuation standard is agricultural use value,
- (ii) designated industrial property, or
- (iii) machinery and equipment

MRAT s.1(k)

s.9(1) the **valuation standard** for the land and improvements is market value unless subsection (2)... applies

MRAT s.9(1)

s.1(1)(n) "**market value**" means the amount that a property, as defined in section 284(1)(r), might be expected to realize if it is sold on the open market by a willing seller to a willing buyer

MGA s.1(1)(n)

s.5 An assessment of property based on **market value**

- (a) must be prepared using mass appraisal,
- (b) must be an estimate of the value of the fee simple estate in the property, and
- (c) must reflect typical market conditions for properties similar to that property

MRAT s.5

s.289(2) Each assessment must reflect

- (a) the characteristics and physical condition of the property on **December 31** of the year prior to the year in which a tax is imposed

MGA s.289(2)(a)

s.6 Any assessment prepared in accordance with the Act must be an estimate of the value of a property on **July 1** of the assessment year

MRAT s.6

s.1(g) "**mass appraisal**" means the process of preparing assessments for a group of properties using standard methods and common data and allowing for statistical testing

MRAT s.1(g)

Mass Appraisal

Mass appraisal is the legislated methodology used by the City of Edmonton for valuing individual properties, and involves the following process:

- properties are stratified into groups of comparable property
- common property characteristics are identified for the properties in each group
- a uniform valuation model is created for each property group

31(c) “**valuation model**” means the representation of the relationship between property characteristics and their value in the real estate marketplace using a mass appraisal process

MRAT s.31(c)

The following two quotations indicate how the International Association of Assessing Officers distinguishes between mass appraisal and single-property appraisal:

“... single-property appraisal is the valuation of a particular property as of a given date: mass appraisal is the valuation of many properties as of a given date, using standard procedures and statistical testing.”

“Also, mass appraisal requires standardized procedures across many properties. Thus, valuation models developed for mass appraisal purposes must represent supple and demand patterns for groups of properties rather than a single property.”

***Property Appraisal and Assessment Administration*, pg. 88-89**

For both mass appraisal and single-property appraisal, the process consists of the following stages:

	Mass Appraisal	Single Appraisal
Definition and Purpose	Mass appraisal is used to determine the assessment base for property taxation in accordance with legislative requirements	The client specifies the nature of the value to be estimated, including rights to be valued, effective date of valuation, and any limiting conditions
Data Collection	Mass appraisal requires a continuing program to maintain a current database of property characteristics and market information	The extent of data collection is specific to each assignment and depends on the nature of the client's requirements
Market Analysis	Mass appraisal is predicated on highest and best use	Market analysis includes the analysis of highest and best use
Valuation Model	Valuation procedures are predicated on groups of comparable properties	Subject property is the focus of the valuation. The analysis of comparable properties is generally six or less
Validation	The testing of acceptable analysis and objective criteria	The reliability of the value estimate is more subjective. Acceptability can be judged by the depth of research and analysis of comparable sales

Valuation Models

A valuation model creates an equation of variables, factors and coefficients that explains the relationship between estimated market value and property characteristics. An assessed value is then calculated by applying the appropriate valuation model to individual properties within a property type.

s31 (a) **"coefficient"** means a number that represents the quantified relationship of each variable to the assessed value of a property when derived through a mass appraisal process

(b) **"factor"** means a property characteristic that contributes to a value of a property;

(d) **"variable"** means a quantitative or qualitative representation of a property characteristic used in a valuation model

MRAT, s.31 (a), (b) and (d)

s.33 Information prescribed... does not include coefficients

MRAT, s.33(3)

Valuation Model

- variables are created from property characteristics
- analysis of how variables affect market value
- factors and coefficients are determined
- the resulting valuation models are applied to property characteristics

Depending on the property type multiple regression analysis or other mass appraisal techniques are used to determine variables, factors and coefficients.

"Multiple Regression Analysis (MRA): a statistical technique used to analyze data to predict market value (dependant variable) from known values of property characteristics (independent variables)"

Property Appraisal and Assessment Administration, pg. 653

Approaches to Value

The approaches to determine market value are the direct comparison, income, and cost approaches.

Direct Comparison Approach	Typical market value (or some other characteristic) is determined by referencing comparable sales and other market data. It is often used when sufficient sales or market data is available. It may also be referred to as the Sales Comparison Approach.
Income Approach	This approach considers the typical actions of renters, buyers and sellers when purchasing income-producing properties. This approach estimates the typical market value of a property by determining the present value of the projected income stream. Often used to value rental or leased property.
Cost Approach	Typical market value is calculated by adding the depreciated replacement cost of the improvements to the estimated value of land. It is often used for properties under construction or when there is limited market data available.

Certain regulated properties are not valued using the above approaches to value.

Direct Comparison Approach

The direct comparison approach is the most appropriate method of valuation for the market value portions of Farm Land, Development, Urban Service, and Other Land properties in the City of Edmonton because it mirrors the actions of buyers and sellers in the marketplace to derive reliable market estimates.

The City of Edmonton validates all land title transactions (sales). The validation process can include site inspections, interviews with parties involved, a review of land title documents, corporate searches, third party information, and sale validation questionnaires. Sales analysis for the market value portions of Farm Land, Development, Urban Service, and Other Land also includes a review for future zoning changes, current and proposed area structure plans, availability of services and/or cost of providing services, and development applications.

As a result of limited sales, The City of Edmonton has reviewed seven years of sales occurring from July 1, 2018 to June 30, 2025 for the market value portions of Farm Land, Development, Urban Service, and Other Land property. The City of Edmonton uses the date the legal title transfer was registered at the Land Titles Office as the sale date of a property.

Sale price reflects the condition of a property on the sale date and may not be equal to the assessment.

The cost approach to value is used to assess improvements on Farm Land, Development, Urban Service, and Other Land properties. For single family residential improvements, residential properties with effective Rural Residential (RR) zoning¹ or located in Rural Residential subdivisions, please see the 2026 Assessment Methodology - Residential Cost guide (www.edmonton.ca). All non-residential and farm buildings were valued using the Marshall and Swift Costing Manual.

The income approach was not used in the valuation of these properties. That approach is more applicable to purpose built income producing improved properties.

Assessment Classification

Section 297 of the MGA requires that a property must be assigned one or more of the following assessment classes:

- (a) class 1 - residential;
- (b) class 2 - non-residential;
- (c) class 3 - farm land;
- (d) class 4 - machinery and equipment.

The different assessment classes are defined in section 297(4) of the MGA. The *City of Edmonton Charter, 2018 Regulation*, Alta Reg 39/2018 (Charter), except for the purposes of section 359 and Division 5 of Part 9 of the MGA, modifies the section 297(4) definitions for the different assessment classes.

Pursuant to section 297(2) of the MGA and Bylaw 19519, the residential class has been divided into subclasses. Bylaw 19519 defines the Residential, Mature Area Derelict Residential, and Other Residential subclasses.

Assigning assessment classes requires a consideration of the class and subclass definitions and related sections in section 297 of the MGA, the Charter, Bylaw 19519, and the Edmonton Zoning Bylaw No. 20001, including Overlays.

Classification is typically determined by the use, occupation, and zoning of the parcel.

Land Use Codes (LUCs)

Land Use Codes (LUCs) are used by the City of Edmonton to describe the current use or permitted uses of a property. A parcel will have one or more LUC based upon a property's actual or permitted use. Each LUC has a numerical code for internal use, a description of the use and the assessment class that is associated with that use. LUC(s) help the assessor to isolate similar use properties for comparison, to identify special uses within a parcel, and to assign a property's class or subclass and the corresponding tax (mill) rate applied.

¹ Rural Residential, pursuant to section 2.60 of Zoning Bylaw 20001 which came into effect January 1, 2024.

The following list contains the most commonly used LUCs within the Farm Land, Development, Urban Service and Other Land inventory of properties; it is not a complete list of all Land uses applied by The City of Edmonton.

Description	Assessment Class
Farm land	Farm Land
Rural land adjacent to water and sewer	Farm Land
Fenced storage	Non-Residential
Commercial greenhouse	Non-Residential
Road right of way	Non-Residential
Undeveloped park	Non-Residential
Natural preserve	Non-Residential
Storm water pond	Non-Residential
Acreage for non-residential use (building and land)	Non-Residential
Undeveloped non-residential land	Non-Residential
Remnant or utility lot for non-residential use	Non-Residential
Non-residential bare land condominium (land only)	Non-Residential
Remnant or utility lot for non-residential use	Non-Residential
Acreage for residential use (building and land)	Residential
Vacant/unimproved rural land	Residential
Farm-use buildings and structures	Residential
Residential development land	Residential
Utility lot for residential use	Residential
Leased City-owned residential land	Residential
First farm residence (Edmonton South Special Area only)	Residential
Additional farm residence (Edmonton South Special Area only)	Residential

This chart does not describe assessment subclasses under Edmonton Bylaw 19519.

Property Groups

Generally, the use of a property determines the property groupings and the valuation model applied. This brief deals with properties grouped into farm land, development land and urban service land, as well as any combinations of these groups within a larger parcel.

Use: the purpose or activities for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

Zoning Bylaw No. 20001, 2024, s. 8.20

Farm Land

In the context of property assessment, Farm Land is not a loosely used term to describe land that is merely suitable for farming. It is land legally allowed and used for agricultural purposes and meets the regulatory definitions of a farming operation on an annual basis.

Definition of 'farming operation'

Farming operations is defined in Section 2(1)(f) of the *MRAT Regulation*

2(1)(f) "farming operations" means the raising, production and sale of agricultural products and includes

- (i) horticulture, aviculture, apiculture and aquaculture,*
- (ii) the raising, production and sale of*
 - (A) horses, cattle, bison, sheep, swine, goats or other livestock,*
 - (B) fur-bearing animals raised in captivity,*
 - (C) domestic cervids within the meaning of the Domestic Cervid Industry Regulation (AR 188/2014), or*
 - (D) domestic camelids,*
- (iii) the planting, growing and sale of sod, and*
- (iv) an operation on a parcel of land for which a woodland management plan has been approved by the Woodlot Association of Alberta or a forester registered under Regulated Forestry Profession Act Section 6 for the production of timber primarily marketed as whole logs, seed cones or Christmas trees,*

but does not include any operation or activity on land that has been stripped for the purposes of, or in a manner that leaves the land more suitable for, future development;

Apiculture

The practice of keeping bees for the production of honey and wax, known as apiculture, is included in the legislative definition of Farming Operations. Most standard practices will position bee hives on parcels that are already producing a crop, or in an enclosed pasture with native grassland. Such parcels would already be recognised as farmland.

In Alberta, it is mandatory to register all bee colonies. In situations where beehives are placed on parcels that are not used in conjunction with another farming operation, the assessor requires proof of such a registration from the property owner as a starting point to demonstrate evidence of apiculture on a parcel. Since "farming operations" require the sale of products, small operations of one to two hives are treated as hobby beekeeping. On the other hand, an assessor should apply farmland status to parcels containing three or more hives in a *bona fide* farming operation.

While bees can individually travel up to 5 miles to forage, the assessor is obligated to assess each parcel individually. Whichever parcel the bee colonies are situated on is considered as the farmed parcel. Farming status does not extend to adjacent parcels on the basis that the bees might forage from them. Property owners who move colonies from one parcel to another in order to claim farming for assessment purposes on multiple parcels are not engaging in a *bona fide* beekeeping activity.

Fallowed Land

Fallow, in farming practice, is a now obsolete stage of crop rotation in which arable land was deliberately not used to raise a crop. **The practice of leaving arable land fallow is not described in the legislative definition of farming operations.** With the widespread adoption of no-till farming, crop rotation, and modern fertilization techniques, very few farmers in Canada still adhere to the practice of leaving their land unproductive.

There is a distinct difference in fallowing land as a traditional farming practice versus simply not farming land which is otherwise suitable for agricultural use. Land left fallow for longer than one year, as of the condition date, is assessed at market value.

Definition of a 'field'

A field, as it relates to farming operations in assessment, is defined in 1.001 (g) of *2024 Alberta Farm Land Assessment Minister's Guidelines*

"field" means a separately valued area within a parcel of land that is used for farming operations.

Accordingly, if an area of a parcel is not being used for farming operations, then that area will not be assessed at agricultural use value.

Farm Land Rates

Rates	Description
FARM	Farm Land

Farmland (FARM): Farm Land is land that is used for farming operations and assessed at agricultural use value. Agricultural use value is based upon the *2024 Alberta Farm Land Assessment Minister's Guidelines* and the *1984 Alberta Assessment Manual*.

Agricultural Use Value

The valuation standard for land used for farming operations is, with the exceptions set out in Section 7(3) of the *MRAT* regulation, agricultural use value. Agricultural use value is determined by the annual Alberta Farmland Property Assessment Minister's Guide. Land assessed at agricultural use value is regulated property.

Municipal Affairs' *Guide to Assessment and Taxation in Alberta* indicates that Farm Land is assessed on the basis of its productive value; that is, the ability of the land to produce income from the growing of crops and/or the raising of livestock.² In other words, the lower valuation standard for Farm Land assessment is a way to reduce a producer's cost of production when the land is used for qualifying agricultural practices.

² Guide to Property Assessment and Taxation in Alberta, Municipal Affairs, January 2018, p. 8

For 2025, Farm Land has been assessed at the regulated rate of \$787 per Hectare or \$318.49 per acre. Farm Land located in special area Edmonton South (certain lands annexed to the City of Edmonton in 2019) may have different rates applied as per Order In Council 359/2018.

Market Value Farm Land

Section 7(3) of *the MRAT* regulation requires that certain land be assessed at market value, notwithstanding that it is used for farming operations. Land used for farming operations that is assessed at market value includes:

- a parcel of land containing less than one acre;
- a parcel of land containing at least one acre but not more than 3 acres that is used but not necessarily occupied for residential purposes or can be serviced by using water and sewer distribution lines located in land that is adjacent to the parcel;
- an area of 3 acres located within a larger parcel of land where any part of the larger parcel is used but not necessarily occupied for residential purposes;
- an area of 3 acres that is located within a parcel of land, and can be serviced by using water and sewer distribution lines located in land that is adjacent to the parcel;
- any area that is located within a parcel of land, is used for commercial or industrial purposes, and cannot be serviced by using water and sewer distribution lines located in land that is adjacent to the parcel;
- an area of 3 acres or more that is located within a parcel of land, is used for commercial or industrial purposes, and can be serviced by using water and sewer distribution lines located in land that is adjacent to the parcel.

Pursuant to s. 2(1)(f) of *MRAT*, any land that is “stripped for the purposes of, or in a manner that leaves the land more suitable for future development” does not qualify as a “farming operation”, is not Farm Land, and is assessed at market value.

In accordance with previous decisions of the Assessment Review Board, land on which agricultural activity occurs might not be assessed at the Farm Land rate in situations where:

- agricultural use is unlawful pursuant to zoning restrictions and the absence of development approval, and the landowner has no valid claim to a legal non-conforming use; or
- farming or agricultural activity is not a *bona fide* farming operation, but occurs solely or primarily to obtain a tax benefit.

In these circumstances, the land will be assessed at market value.

Market Value Residential Acreage

Rural parcels used for a residential purpose, that are not part of a rural residential zoned subdivision, are assessed at market value as residential acreage. This includes farm houses on agricultural land. As per Section 7(3) of the *MRAT* regulation three acres located within a larger parcel of land where any part of the larger parcel is used but not necessarily occupied for residential purposes must be assessed at market value. Residential three acre site rates are stratified into first, second and third acre to reflect economies of scale.

Market Value Rates - Land Used for Residential Purposes

Rates	Description	Rates	Description
16	1 st acre	21	Premium Location 3 rd acre
17	2 nd acre	22	Urban Influence 1 st acre
18	3 rd acre	23	Urban Influence 2 nd acre
19	Premium Location 1 st acre	24	Urban Influence 3 rd acre
20	Premium Location 2 nd acre		

Rural Res 1st Acre (16): Rural Res 1st Acre refers to the first acre of a 3 acre site that is used but not necessarily occupied for residential purposes and is not part of a rural residential neighbourhood. This is not a site that has a premium location or an urban influence.

Rural Res 2nd Acre (17): Rural Res 2nd Acre refers to the second acre of a 3 acre site that is used but not necessarily occupied for residential purposes and is not part of a rural residential neighbourhood. This is not a site that has a premium location or an urban influence.

Rural Res 3rd Acre (18): Rural Res 3rd Acre refers to the third acre of a 3 acre site that is used but not necessarily occupied for residential purposes and is not part of a rural residential neighbourhood. This is not a site that has a premium location or an urban influence.

Rural Res Acreage 1st Acre Premium Location (19): Rural Res Acreage 1st Acre Premium Location refers to the first acre of a 3 acre site that is used but not necessarily occupied for residential purposes, is not part of a rural residential neighbourhood, and is considered a Premium Location. Premium Location refers to properties that abut or are across the road from a green space, natural reserve, lake, pond, ravine, river, or golf course.

Rural Res Acreage 2nd Acre Premium Location (20): Rural Res Acreage 2nd Acre Premium Location refers to the second acre of a 3 acre site that is used but not necessarily occupied for residential purposes, is not part of a subdivision, and is considered a Premium Location. Premium Location refers to properties that abut or are across the road from a green space, natural reserve, lake, pond, ravine, river or golf course.

Rural Res Acreage 3rd Acre Premium Location (21): Rural Res Acreage 3rd Acre Premium Location refers to the third acre of a 3 acre site that is used but not necessarily occupied for residential purposes, is not part of a rural residential neighbourhood, and is considered a Premium Location. Premium Location refers to properties that abut or are across the road from a green space, natural reserve, lake, pond, ravine, river or golf course.

Rural Res Proximity to Urban Influence 1st Acre (22): Rural Res Proximity to Urban Influence 1st Acre refers to the first acre of a 3 acre site that is used but not necessarily occupied for residential purposes and is within a mile proximity to urban build-out development.

Rural Res Proximity to Urban Influence 2nd Acre (23): Rural Res Proximity to Urban Influence 2nd Acre refers to the second acre of a 3 acre site that is used but not necessarily occupied for residential purposes and is within a mile proximity to urban build-out development.

Rural Res Proximity to Urban Influence 3rd Acre (24): Rural Res Proximity to Urban Influence 3rd Acre refers to the third acre of a 3 acre site that is used but not necessarily occupied for residential purposes and is within a mile proximity to urban build-out development.

Development Land Valuation

Development Land is land that is undergoing, or is anticipated to undergo, development activity. This may relate to all or part of the property. Pursuant to s. 616(b) of the MGA, development means:

- (i) an excavation or stockpile and the creation of either of them,
- (ii) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land,
- (iii) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- (iv) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building

Development market rates are used to assess lands which are actively undergoing development as well as properties which are in proximity to active or existing development. Market values will differ depending on the region of the City in which the property is located. Refer to the map, **Market Areas for Agricultural and Development Land**, to view these assessment market areas. Area Structure Plans, proximity to servicing, development applications and zoning, prior subdivisions, and property inspections all help assessors to determine which market rates best fit the phase of development that a parcel is in.

In the valuation of development land the assessment model reflects a diminishing price per unit-of-measurement as parcels increase in size. To reflect these economies of scale between varying sized parcels, development land is assessed at incrementally lower rates as the parcel area increases. The model was developed using 10 hectare increments for all parcels that have the potential to be developed within 5 years of their time of sale. **For fairness and equity, the actual time to develop as planned by the property owner or developer is not taken into consideration.**

Residential Development Land Market Rates

Rates	Description	Rates	Description
1	Development 0 to 1 years	6	Premium 0 to 1 years
3	Development 2 to 3 years	8	Premium 2 to 3 years
4	Development 4 to 5 years	9	Premium 4 to 5 years
5	Development > 5 years	10	Premium > 5 years
30	Raw Land		

Development Land (1): Development Land is Residential Development Land that is ready to be developed and typically could be subdivided into smaller parcels within a year.

Development Land Phase 2 to 3 years (3): Development Land Phase 2 to 3 years is Residential Development Land that is ready to be developed and typically could be subdivided into smaller parcels within 2 to 3 years.

Development Land Phase 4 to 5 years (4): Development Land Phase 4 to 5 years is Residential Development Land that is ready to be developed and typically could be subdivided into smaller parcels within 4 to 5 years.

Development Land Phase More Than 5 years (5): Development Land Phase More Than 5 years is Residential Development Land that is ready to be developed and typically could be subdivided into smaller parcels in more than 5 years.

Development Land with Premium Location (6): Development Land with Premium Location is Residential Land that is ready to be developed and typically could be subdivided into smaller parcels within a year. Premium Location refers to properties that abut or are across the road from green space, natural reserve, lake, pond, ravine, river or golf course.

Development Land with Premium Location Phase 2 to 3 years (8): Development Land with Premium Location Phase 2 to 3 years is Residential Development Land that is ready to be developed and typically could be subdivided into smaller parcels within 2 to 3 years. Premium Location refers to properties that abut or are across the road from green space, natural reserve, lake, pond, ravine, river or golf course.

Development Land with Premium Location Phase 4 to 5 years (9): Development Land with Premium Location Phase 4 to 5 years refers to Residential Development Land that is ready to be developed and typically could be subdivided into smaller parcels within 4 to 5 years. Premium Location refers to properties that abut or are across the road from green space, natural reserve, lake, pond, ravine, river or golf course.

Development Land with Premium Location Phase Plus 5 years (10): Development Land with Premium Location Phase More Than 5 years refers to Residential Development Land that is ready to be developed and typically could be subdivided into smaller parcels in more than 5 years. Premium

Location refers to properties that abut or are across from green space, natural reserve, lake, pond, ravine, river or golf course.

Raw Land (30): This land rate is used to assess all or part of a property, typically zoned AG, that does not meet the definition of "farming operations" in Section 2(1)(f) of *MRAT*. It is not serviced or prepared for development, or in close proximity to serviced urban development. Raw land parcels are typically greater than a mile away from urban development, and typically more than 10 years from being developed in accordance with an area structure plan or neighborhood structure plan.

Non-Residential Development Land Market Rates

These rates are used in the assessment of non residential lands existing within a larger, primarily residential use development parcel. These rates should not be used for the assessment of properties which are fully intended for commercial or industrial uses.

Rates	Description	Rates	Description
25	Non Residential 0 to 1 years	28	Non Residential 4 to 5 years
27	Non Residential 2 to 3 years	29	Non Residential > 5 years

Non-Residential Development Market (25): This rate refers to a portion of non-residential land within a parcel having multiple zonings. This rate should not be applied to a fully non-residential parcel. Land containing this non-residential market rate can typically be subdivided into smaller parcels within a year.

Non-Residential Development Phase 2 to 3 years (27): This rate refers to a portion of non-residential land within a parcel having multiple zonings. This rate should not be applied to a fully non-residential parcel. Land containing this non-residential market rate can typically be subdivided into smaller parcels within two to three years.

Non-Residential Development Phase 4 to 5 years (28): This rate refers to a portion of non-residential land within a parcel having multiple zonings. This rate should not be applied to a fully non-residential parcel. Land containing this non-residential market rate can typically be subdivided into smaller parcels within 4 to 5 years.

Non-Residential Development Phase Plus 5 years (29): This rate refers to a portion of non-residential land within a parcel having multiple zonings. This rate should not be applied to a fully non-residential parcel. Land containing this non-residential market rate can typically be subdivided into smaller parcels within 5 years or more.

Market Value Land Rates (Special Area Edmonton South)

Lands which have been incorporated into the City of Edmonton under Order in Council 359/2018 have been assessed in their own model and using rates that are unique to this area of the City of Edmonton. Sales analysis showed that the market rates of land in this area was largely dependent upon the physical distance from urban build-out development.

Rates	Description	Rates	Description
31	Market Value Land - Tier 1	36	Res Acreage Market Value - Tier 3
32	Market Value Land - Tier 2	37	Non Residential Market Value - Tier 1
33	Market Value Land - Tier 3	38	Non Residential Market Value - Tier 2
34	Res Acreage Market Value - Tier 1	39	Non Residential Market Value - Tier 3
35	Res Acreage Market Value - Tier 2		

Market Value Land - Tier 1 (31): Market Value Land - Tier 1 describes up to 10 acres of land located in Special Area Edmonton South that is located within 0.5 miles of serviced urban build-out development.

Market Value Land - Tier 2 (32): Market Value Land - Tier 2 describes up to 10 acres of land located in Special Area Edmonton South that is between 0.5 miles and 1.5 miles of serviced urban build-out development.

Market Value Land - Tier 3 (33): Market Value Land - Tier 3 describes up to 10 acres of land located in Special Area Edmonton South that is located farther than 1.5 miles of serviced urban build-out development.

Residential Use Acreage - Tier 1 (34): Residential Use Acreage - Tier 1 describes up to 3 acres of land located in Special Area Edmonton South that is used for residential acreage and residential use on a farmed parcel as described in Section 7(3) of MRAT. This rate is specific to parcels located within 0.5 miles of serviced urban build-out development.

Residential Use Acreage - Tier 2 (35): Residential Use Acreage - Tier 2 describes up to 3 acres of land located in Special Area Edmonton South that is used for residential acreage and residential use on a farmed parcel as described in Section 7(3) of MRAT. This rate is specific to parcels located between 0.5 miles and 1.5 miles of serviced urban build-out development.

Residential Use Acreage - Tier 3 (36): Residential Use Acreage - Tier 3 describes up to 3 acres of land located in Special Area Edmonton South that is used for residential acreage and residential use on a farmed parcel as described in Section 7(3) of MRAT. This rate is specific to parcels located farther than 1.5 miles of serviced urban build-out development.

Non-Residential Market Value Land - Tier 1 (37): Non-Residential Market Value Land - Tier 1 describes any area of land zoned for non-residential (industrial or commercial) use on a farmed

parcel as described in Section 7(3) of MRAT. This rate is specific to parcels located within 0.5 miles of serviced urban build-out development.

Non-Residential Market Value Land - Tier 2 (38): Non-Residential Market Value Land - Tier 2 describes any area of land zoned for non-residential (industrial or commercial) use on a farmed parcel as described in Section 7(3) of MRAT. This rate is specific to parcels located between 0.5 miles and 1.5 miles of serviced urban build-out development.

Non-Residential Market Value Land - Tier 3 (39): Non-Residential Market Value Land - Tier 3 describes any area of land zoned for non-residential (industrial or commercial) use on a farmed parcel as described in Section 7(3) of MRAT. This rate is specific to parcels located farther than 1.5 miles of serviced urban build-out development.

Arterial Roadway Dedication

Future Arterial Roadways are dedicated lands compensated for by funds collected through Arterial Roadway Assessment fees in both residential and non-residential catchment areas. Arterial roads can be identified by referencing [Bylaw 14380, Arterial Roads For Development](#). The following assessment rates are based on the 2025 ARA Rates published The City of Edmonton Urban Planning and Economy Development Services.

Arterial Roadway Dedication Land Market Rates

Rates	Description	Rates	Description
SW-ARD	Arterial Roadway Dedication Lands in South West Quadrant	NW-ARD	Arterial Roadway Dedication Lands in North West Quadrant
SE-ARD	Arterial Roadway Dedication Lands in South East Quadrant	NE-ARD	Arterial Roadway Dedication Lands in North East Quadrant
W-ARD	Arterial Roadway Dedication Lands in West Quadrant	SW2-ARD	Arterial Roadway Dedication Lands in Crossroads

Arterial Roadway Dedication in South West Quadrant (SW-ARD): This rate refers to a portion of a parcel, usually zoned AG, that is intended to be used in the construction of an Arterial Roadway located in the South West Quadrant of Edmonton.

Arterial Roadway Dedication in South East Quadrant (SE-ARD): This rate refers to a portion of a parcel, usually zoned AG, that is intended to be used in the construction of an Arterial Roadway located in the South East Quadrant of Edmonton.

Arterial Roadway Dedication in West Quadrant (W-ARD): This rate refers to a portion of a parcel, usually zoned AG, that is intended to be used in the construction of an Arterial Roadway located West of the Anthony Henday Road.

Arterial Roadway Dedication in North West Quadrant (NW-ARD): This rate refers to a portion of a parcel, usually zoned AG, that is intended to be used in the construction of an Arterial Roadway located in the North West Quadrant of Edmonton.

Arterial Roadway Dedication in North East Quadrant (NE-ARD): This rate refers to a portion of a parcel, usually zoned AG, that is intended to be used in the construction of an Arterial Roadway located in the North East Quadrant of Edmonton.

Arterial Roadway Dedication in Crossroads (SW2-ARD): This rate refers to a portion of a parcel, usually zoned AG, that is intended to be used in the construction of an Arterial Roadway located in the Crossroads Industrial Development Area of Edmonton.

Open Space and Urban Service Valuation

These rates will typically be used in the valuation of lands which fall under the "Open Space and Urban Services Zones" in the City of Edmonton Bylaw 20001. These rates are used for properties with natural areas and parkland, passive and active parks, playgrounds, riverbanks and protected areas. They are used to value land occupied by the infrastructure, systems and facilities that provide a public benefit, and to value lands used in institutional services, community services, as well as educational, religious, cultural, recreational, and institutional facilities.

Assessment of Public Utility, Urban Service and Park Land

Rates	Description	Rates	Description
AP	Park Land	US	Urban Service Lot (excess)
NP	Natural Preserve	US Excess	Urban Service Lot 1 st 2 Hectares
PU	Public Utility Lot	US Unserviced	Urban Service Lot (unserviced)
CEM	Cemetery Land		

Park Land (AP): Park Land refers to all or part of a property that is zoned or permitted to be used as parks and natural areas per City Zoning Bylaw 20001. This includes public parks, stormwater ponds, playgrounds, walkways &/or green strips below power lines, and recreational use lands such as golf courses and ski hills. This rate is typically applied to A, NA, PSN, and PS zoned lands. If the current permitted use is different from the actual zoning, then the appropriate market value rate would apply.

Natural Preserve (NP): Natural Preserve Land refers to areas with uses severely limited by both topography and legal permissibility. This rate is only used in the assessment of properties abutting the North Saskatchewan River, which are frequently limited by the slope of the embankment.

Public Utility Lot (PU): A Public Utility Lot refers to all or part of a property that is zoned or permitted to be used as Public Utility Zone as per City Zoning Bylaw 20001. A Public Utility Lot also refers to a property that provides or is intended to provide a system or works for public consumption, benefit, convenience or use that is not zoned PU but may be subject to a restrictive covenant, easement or otherwise identified for public benefit (i.e. by Area Structure Plan).

Cemetery (CEM): This rate is applied only to lands which are legally set apart for use, or is currently used as a place for the burial of dead human bodies, other human remains, or in which dead human bodies or other human remains are buried. This rate is derived from estimating the cost of replacing

a cemetery or creating a new cemetery. This market rate will vary depending on the region of the City that the property is located in, refer to the map - **Market Areas for Agricultural and Development Land**.

Urban Service Lot (US): A serviced Urban Service Lot refers to all or part of a property that is zoned or permitted to be used as Urban Facilities and Urban Institutions under City Zoning Bylaw 20001. Urban Service Lot (US) refers to an area up to the first two hectares of a serviced parcel of vacant land and/or the area of improved site coverage. The balance of the land is assessed at the US EXCESS rate.

Urban Service Lot (US Excess): An Urban Service Lot (US Excess) is a portion of the property that refers to all or part of a property that is zoned or permitted to be used as Urban Facilities and Urban Institutions under City Zoning Bylaw 20001, and that exceeds 2 hectares or the site coverage of an improved parcel.

Urban Service Lot (US Unserved): An Urban Service Lot (US Unserved) refers to all or part of a property that is zoned or permitted to be used as Urban Facilities and Urban Institutions under City Zoning Bylaw 20001. Urban Service Lot (US Unserved) refers to an area up to the first two hectares of an unserviced parcel of vacant land and/or the area of improved site coverage. The balance of the land is assessed at the US Excess rate.

Parcel Area

Section 1(1)(v) of the MGA defines 'parcel of land' as including "any lot or block shown on a plan of subdivision that has been registered in a land titles office" and "a quarter section of land according to the system of surveys under the *Surveys Act* or any other area of land described on a certificate of title".

The City of Edmonton calculates the area of each parcel using Geographic Information System (GIS) mapping, which is one of the most accurate tools available for measuring the area of a parcel. GIS measurements are based on survey plans which are registered in a land titles office. Original Land Surveys in Western Canada were created using a 640 acre grid system. Because a flat map does not perfectly curve to fit the shape of the planet this GIS system is more or less accurate. GIS allows that flat map to be stretched across the actual terrain of the surveyed area and as a result is more accurate than relying upon the land title description alone.

In accordance with MGA s.289(2)(a) each assessment must reflect "the characteristics and physical condition of the property on December 31 of the year prior to the year in which a tax is imposed". This means that the assessment must reflect any size changes on the parcel caused by registering a plan of subdivision on or prior to the condition date. Any changes to the parcel area registered after the condition date will be reflected in the next year's assessment.

Zoning

The rules and regulations for land development within Edmonton are contained in the Zoning Bylaw, No. 20001. A land zone summary is in the appendix.

Zone means a specific group of listed Uses and Development Regulations that regulate the Use and development of land within specific geographic areas of the city.

Zoning Bylaw 20001, 2024, s. 8.20

Effective Zoning

Not all property conforms to the zoning use set out in the Zoning Bylaw. Effective zoning is an internal coding applied to reflect the current use and/or development potential of a parcel. Effective zoning will generally reflect the actual zoning of a parcel, but may differ on certain properties. The two most common scenarios where effective zoning will differ are:

- **Actual zoning is Direct Control (DC) or other specialized zoning.** In these cases the most comparable zoning will be applied as the effective zoning.
- **Legal non-conforming use:** A legal non-conforming use is a pre-existing use that was lawfully engaged before a new zoning came into effect. So long as the non-conforming use is continuous and all structures remain occupied for their initial intended use, that use is considered lawful.

643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a nonconforming use or nonconforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

MGA, s.643(1)

In cases where a legal non-conforming use is discontinued for six (6) or more months, any future use must conform to the Zoning Bylaw.

643(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

MGA, s.643(2)

Agricultural Use Zoning

In City of Edmonton Zoning Bylaw 20001, the agricultural zones are Agriculture Zone (AG) and Future Urban Development Zone (FD). The purpose of AG zoning is to conserve agricultural land and allow activities that support Agricultural Use. The purpose of FD zoning is to allow for agricultural and rural uses that do not prejudice future use until the lands are required in accordance with a statutory plan.

Agriculture means farm activity associated with raising animals and production of dairy products, or growing crops, including grains, vegetables and fruits and other plants for economic gain as food, landscaping, fiber, or fuel within a rural context. This may include the sale of agricultural products raised or grown on-Site and related accessory products. This Use also allows for large-scale topsoil removal and grading. This Use does not include confined feeding operations as defined by the Agricultural Operations Practices Act, or Cannabis Production and Distribution. Typical examples include: farms, greenhouses, and small animal breeding facilities.

Zoning Bylaw No. 20001, 2024, s.8.10

Urban Agriculture means a development that involves growing fruits, vegetables, plants, or raising chickens or bees in urban areas for use beyond personal consumption. This activity may include the sale of agricultural products raised or grown on-Site. This Use does not include Cannabis Production and Distribution. Typical examples include: community gardens, Hen Enclosures, hydroponic or aquaponic systems, and vertical farms.

Zoning Bylaw No. 20001, 2024, s.8.10

The Municipal Development Plan, Area Structure Plans, and Overlays can be found on the City website, https://www.edmonton.ca/city_government/urban_planning_and_design/plans-in-effect.

Zoning information can be found on the City website, www.edmonton.ca/city_government/bylaws.

Farm Buildings

As per section 8(3) of *MRAT*: "In preparing an assessment for a farm building, the assessor must determine its value based on its use for farming operations." They include barns, riding stables and arenas, shops, machinery storage buildings, hay sheds, calving barns, farm utility buildings, greenhouse buildings, quonsets and steel grain bins. Farm buildings do not include any building, or a portion of a building, that is used for residential living accommodation, industrial, commercial, retail enterprise, or other non farming use.

In assessing farm buildings, Section 298(l)(y) of the *MGA* states the following:

298 (1) No assessment is to be prepared for the following property:
(y) farm buildings, except to the extent prescribed in the regulations

Pursuant to section 30 of *MRAT*, the following are exempt from Taxation under Division 2 Part 10 of the Act:

(f) any farm building in a city, town, village or summer village, to the extent of:
(v) 100% of its assessment for the 2022 taxation year and all subsequent taxation years.

In accordance with these regulations, assessments for farm buildings were prepared using the Cost Approach, costs were determined using the Marshall and Swift Cost Manual, and all farm buildings in the City of Edmonton, including Edmonton Special Area South are exempted from taxation.

Order In Council 359/2018

This order approved the annexation of land from Leduc County and the Town of Beaumont to the City of Edmonton. These lands are referred to as Special Area Edmonton South. They make up neighborhoods 8885 - Edmonton South Central East, 8886 - Edmonton South East, 8887 - Edmonton South Central, and 8888 - Edmonton South West.

In assessing property referred to as Special Area Edmonton South, Order in Council 359/2018 states the following:

4(1) In 2019 and in each subsequent year up to and including 2068, the annexed land and assessable improvements to it, excluding linear property, must be assessed by The City of Edmonton on the same basis as if they were in Leduc County and taxed using

- (a) the municipal property tax rate established by Leduc County, or
- (b) the municipal property tax rate established by The City of Edmonton, whichever is lower, for property of the same assessment class.

(2) In 2020 and subsequent years, the assessor for The City of Edmonton must assess and tax the annexed land and the assessable improvements to it.

To assess property in Edmonton South on the same basis as if it were still in Leduc County, those affected properties retain a residential exemption as per Section 24 of *MRAT*:

24 The following are exempt from taxation under Division 2 of Part 10 of the Act:

- (a) one residence in a farm unit, if the residence is
 - (i) situated in a county, municipal district, improvement district or special area, and
 - (ii) situated on a parcel of not less than one acre, to the extent of the assessment, based on agricultural use value, for the land in the farm unit, to a maximum of \$61,540;
- (b) each additional residence in the farm unit, if the residence is
 - (i) situated in a county, municipal district, improvement district or special area, and
 - (ii) used chiefly in connection with farming operations, to the extent of the assessment, based on agricultural use value, for the land in the farm unit that remains after the exemption is made under clause (a), to a maximum of \$30,770 for each additional residence.

There are four triggers which would cause a property in Edmonton South to be excluded from the conditions of Order in Council 359/2018 and be assessed as if it were any other property in Edmonton.

5(1) Where in 2019 or any subsequent taxation year up to and including 2068 a portion of the annexed land

- (a) becomes a new parcel of land created as a result of subdivision or separation of the title by registered plan of subdivision or by instrument or, any other method that occurs at the request of, or on behalf of, the landowner,
- (b) is redistricted, at the request of or on behalf of the landowner, under the City Zoning Bylaw to another district,

- (c) is connected, at the request of or on behalf of the landowner, to water or sanitary sewer services provided by or on behalf of The City of Edmonton, or
- (d) is the subject of a development permit for any of the following discretionary uses referred to in Section 9.1.3 of the County Land Use Bylaw:
 - (i) Cultural Facility;
 - (ii) Education Service;
 - (iii) Local Community Facility;
 - (iv) Recreation, Indoor;
 - (v) Religious Assembly;
 - (vi) Utility Service, Major,

subsection (1) ceases to apply at the end of that taxation year in respect of that portion of the annexed land and the assessable improvements to it.

For the purpose of the 2025 valuation, the determination of market value took into consideration recent sales that occurred in and near the annexed area as identified on the map in the appendix as SW1, SW2 and SE1.

Definitions

Adjacent Land: MGA s 692(7)(a)(i) defines “adjacent land” as land that is contiguous to the parcel of land that is being redesignated and includes (i) land that would be contiguous if not for a highway, road, river or stream, and (ii) any other land identified in the land use bylaw as adjacent land for the purpose of notifications under this section;

Agricultural Use Value: *MRAT section 1(b)*, defines agricultural use value as the value of a parcel of land based exclusively on its use for farming operations; the valuation standard of which is regulated by the Alberta Farm Land Assessment Minister’s Guidelines.

Area Structure Plan: Area Structure Plan provides a framework for subsequent subdivision and development of an area of land and includes things such as the sequence of proposed development (MGA Section 633).

Assessment Class: The assessment class, or classes, assigned to the property considering the class and subclass definitions and related sections in section 297 of the MGA, the Charter, Bylaw 19519, and the Edmonton Zoning Bylaw No. 20001, including Overlays.

Bona Fide: Made in good faith without fraud or deceit; made with earnest intent.

Development applications: Development applications include subdivision, rezoning and road closure applications, and applications to create or amend an Area Structure Plan.

Overlay: An Overlay is an additional development regulation superimposed on specific areas of the City, which supersedes or adds to the development regulations of the underlying zone. Refer to Zoning Bylaw 20001.

Parcel: Section 1(1)(v) of the MGA defines ‘parcel of land’ as including “any lot or block shown on a plan of subdivision that has been registered in a land titles office” and “a quarter section of land according to the system of surveys under the *Surveys Act* or any other area of land described on a certificate of title”.

Property Use: defines the use of a property. Property Use also includes a percentage representing the assessed value of the area for each use relative to the total assessed value of the property.

Road: A road is land that is either shown as a road on a plan of survey that has been filed and registered in a land titles office, or land which is used as a public road. (MGA Section 1(1)(z)).

Servicing: The level of services available to a property. A property is considered serviced if it is or can be serviced by using water and sewer distribution lines located in land that is adjacent to the parcel. Services include sanitary sewer and water service.

Sanitary sewer service: Sanitary sewers refer to the public infrastructure (either separate or combined with storm sewers) provided for a property to collect sanitary wastewater.

Water supply service: Water supply service refers to the public water supply infrastructure available to a property.

Special Area: When used by the City of Edmonton, refers to an area with unique zoning characteristics within the City. Note that this term does *not* refer to Special Areas, as is used under the *Special Areas Act*.

Urban Build-Out development: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.³ This includes activities such as the commencement of construction and/or completion to build improvements on the land. Urban build-out development also includes the ability of a parcel to be serviced by using water and sewer distribution lines located in land that is adjacent to the parcel.

Other Adjustments

The majority of adjustments required on a parcel will be accounted for through the application of all necessary and appropriate market value rates. In rare cases some unique properties may require other adjustments which are not controlled directly through the application of market rates. Any market value adjustment will be reviewed and applied on a case by case basis.

Contamination: Contamination refers to property that has been affected by environmental contamination which includes adverse conditions resulting from the release of hazardous substances into surface water, groundwater, or soil.

Powerlines: Adjustments for power lines are only given for high voltage power lines situated on the subject property in such a way that it impedes the use of the property. Adjustments are only applied to residential, improved property. No adjustment is made for powerlines on farmland.

Roadways: In the event that land used as a road is privately owned but used for public conveyance, that area of land is considered non-assessable under MGA s. 298(1)(i), and removed from the assessment. This does not apply to private roadways that serve only to convey people to and from a specific parcel, and does not apply to land which will be constructed as a road in the future. All future roadway lands in a development are required as dedication. They are an inherent part of the land valuation and do not need to be adjusted for.

³ *Understanding the basics of land use and planning (2010)*

Sample Assessment Detail Report

Property Assessment Detail Report Assessment and Taxation

Account 9999999



Report Date January 16, 2026 page 1 of 1

Assessed Value	\$124,500
Date of Issue	January 16, 2026
Property Address	1234 123 STREET SW
Legal Description	Lot & Block, or ATS Legal Description
Zoning	AG - Agricultural District
Effective Zoning	AG - Agricultural District
Neighbourhood	Neighbourhood Name
Assessment Class	FARMLAND
Property Use	11% Farm land
Taxable Status	January 1 - December 31, 2026; FULLY TAXABLE
Assessment Class	RESIDENTIAL
Property Use	89% Vacant/unimproved rural land
Taxable Status	January 1 - December 31, 2026; FULLY TAXABLE
Unit of Measurement	IMPERIAL (feet, square feet)

Factors Used to Calculate Your Assessed Value

				MARKET VALUE APPROACH	DIRECT COMPARISON
LAND					
Plot	Measurement	Rate	Rating	Base Value (\$)	
1	40.963 Ac	318.49\$/Ac	Farm Land		13,046
2	0.820 Ac	136,342.64\$/Ac	Development Land Phase 4 To 5 Years		111,809
				Land Value	124,855

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Methods to Adjust Comparables

There are two types of techniques for reconciliation: **quantitative** and **qualitative**.

Quantitative Adjustments

Each characteristic of a property can be measured or quantified by a mathematical expression and adjusted for.

Several techniques are available to quantify adjustments to the sale prices of comparable properties: data analysis techniques such as paired data analysis, grouped data analysis, and secondary data analysis, statistical analysis, including graphic analysis...

(AIC, 2010, p. 14.2)

*In the direct comparison approach, the best comparables are those sales that require the least **absolute** adjustment.*

(AIC, 1995, p. 245).

Quantitative adjustments involve adjusting a known value (sale price for example) by adding or subtracting an amount that a given characteristic adds to or subtracts from that value. A quantitative adjustment should be made for each characteristic that differs between the subject property and the comparable property.

Due to the legislative requirement to use mass appraisal, the City has used statistical analysis to determine annual assessments.

"coefficient" means a number that represents the quantified relationship of each variable to the assessed value of a property when derived through a mass appraisal process.

MRAT s.31(a)

The City is not required to disclose the coefficients. In the absence of quantitative adjustments, an alternative technique is qualitative analysis.

Qualitative Analysis

Each comparable property is compared with the subject property on an overall basis. In a qualitative analysis, comparable properties are identified as inferior, similar, or superior overall to the subject property in order to bracket the probable value range of the subject property.

When a sale property is considered to offer important market evidence but finding the means to make quantitative adjustments is lacking, the appraiser may turn to other major direct comparison techniques, qualitative analysis.

(AIC, 2005, p. 19.10)

Qualitative analysis recognizes ... the difficulty in expressing adjustments with mathematical precision.

(AIC, 2010, p. 14.6)

...reliable results can usually be obtained by bracketing the subject between comparables that are superior and inferior to it.

(AIC, 2010, p. 14.7)

If one or two comparable properties require fewer total adjustments than the other comparable transactions, an appraiser may attribute greater accuracy and give more weight to the value indications obtained from these transactions, particularly if the magnitude of the adjustments is approximately the same.

(AIC, 2010, p. 13.16)

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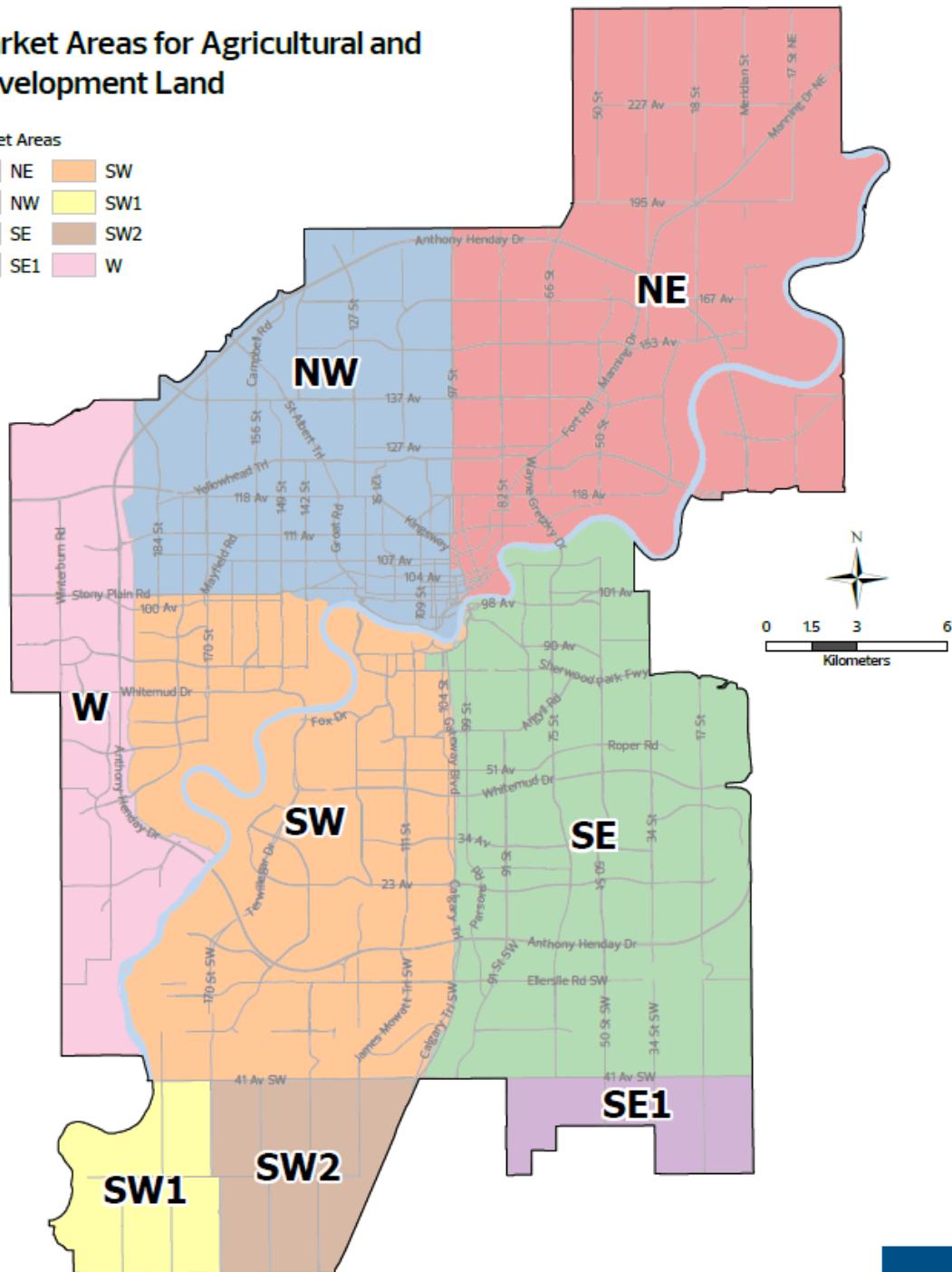
Appendix

Map

Market Areas for Agricultural and Development Land

Market Areas

NE	SW
NW	SW1
SE	SW2
SE1	W



Map compiled by: Enterprise Geospatial Information, Service Innovation and Performance. No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Office of the Mayor and Councillors. Revised Date: 11/5/2025

Edmonton

Zone Charts for Farm Land, Development, Urban Service and Other Land

Agricultural Zones	
AG	2.230 - Agricultural Zone is to conserve agricultural land and allow activities that support Agricultural Use
FD	2.240 - Future Urban Development is to allow for agricultural and rural use activities, that do not prejudice future use, until the lands are required in accordance with a statutory plan
Open Space and Urban Services Zones	
A	2.150 - River Valley Zone is 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.
NA	2.160 - Natural Areas Zone is to conserve, preserve and restore identified natural areas, features and ecological processes.
PSN	2.170 - Neighbourhood Parks and Services Zone is to allow for limited development on parkland intended to serve neighborhood-level needs and users. This zone is intended to accommodate features like community league buildings, active or passive recreation opportunities, and playgrounds in community parks, pocket parks, and greenways.
PS	2.180 - Parks and Services Zone is to allow for development on parkland that is intended to serve educational, recreational, and community needs at the city-wide, district, and neighborhood level.
PU	2.190 - Public Utility Zone is to allow for development and protection of infrastructure, systems and facilities that provide a public benefit.
UF	2.200 - Urban Facilities Zone is to allow for larger facilities that provide institutional services, community services, or recreational activities.
UI	2.210 - Urban Institutions Zone is to allow for site-specific regulation of large-scale educational, cultural, and institutional facilities with complementary commercial and recreational opportunities.
AJ	2.220 - Alternative Jurisdiction Zone is to identify sites that do not require a development permit as these sites are regulated by federal or provincial law, or are Additions to Reserves/Reserve Creation. This zone also provides direction for what zoning bylaw regulations will apply to these lands if their legal status changes and they become subject to this Bylaw.

Residential Zones	
RS	2.10 - Small Scale Residential is to allow for a range of small scale residential development up to 3 storeys, including detached, attached, and multi-unit residential housing. Limited opportunities for community and commercial development are permitted to provide services to local residents.
RSF	2.20 - Small Scale Flex Residential Zone is to allow for a range of small scale residential development up to 3 storeys, including detached, attached, and multi-unit residential housing. This zone has site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighborhoods and large undeveloped areas. Limited opportunities for community and commercial development are permitted to provide services to local residents.
RSM	2.30 - Small-Medium Scale Transition Residential Zone is to allow for a range of small to medium scale residential development up to 3 or 4 storeys, in the form of row housing and multi-unit housing in developing and redeveloping areas. Single detached housing, semi-detached housing, and duplex housing are not intended in this zone unless they form part of a larger multi-unit residential development. The scale of development in this zone may act as a transition between small scale residential development and larger scale residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents.
RM	2.40 - Medium Scale Residential Zone is to allow for multi-unit residential development that ranges from approximately 4 to 8 storeys and may be arranged in a variety of configurations. Single detached housing, semi-detached housing, and duplex housing are not intended in this zone unless they form part of a larger multi-unit residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents.
RL	2.50 - Large Scale Residential Zone is to allow for high-rise Residential development that ranges from approximately 9 to 20 storeys. Row-housing is not intended in this zone unless it forms part of a larger multi-unit Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents.
RR	2.60 - Rural Residential Zone is to allow for rural residential development while prohibiting further subdivision of rural residential lands.

Mixed Use Zones	
MUN	2.70 - Neighbourhood Mixed Use Zone To allow for neighborhood scale pedestrian oriented mixed use development anticipated in Local Nodes, as directed by statutory plans, that is integrated with the neighborhood and intended to serve as a community focal point for commercial businesses, services, social gathering, and residential Uses.
MU	2.80 - Mixed Use Zone To allow for varying scales of mixed use development that enables the growth and development anticipated in the Nodes and Corridors as directed by statutory plans. This zone allows for a range of uses and supports housing, recreation, commerce, and employment opportunities. Site and building design in this zone promotes development that enhances the public realm and publicly accessible amenities to create vibrant, walkable destinations at a scale inviting to pedestrians.

Commercial Zones	
CN	2.90 - Neighbourhood Commercial Zone To allow for small scale activity centers to support local nodes, as directed by statutory plans, that become community focal points for commercial businesses, services, social gathering and limited residential uses that are integrated with the neighborhood. These activity centers can accommodate both vehicle-oriented and pedestrian oriented developments.
CG	2.100 - General Commercial Zone To allow for a variety of commercial businesses that range from low impact commercial and office activities with limited opportunities for residential uses, to higher impact activities including larger shopping centers and malls in areas generally outside of the nodes and corridors, as directed by statutory plans.
CB	2.110 - Business Commercial Zone To allow for a variety of commercial businesses and limited light industrial activities that require large sites or a location with good visibility from a street. This zone is generally located along major roadways, abutting arterial roads, or within non-residential areas where appropriate as directed by statutory plans.

Industrial Zones	
BE	2.120 - Business Employment Zone To allow for light industrial and a variety of small commercial businesses with a higher standard of design that carry out their operations in a manner where no nuisance is created or apparent outside an enclosed building. This zone is intended to be compatible with any abutting non-industrial zone, while also serving as a transition zone to buffer medium and heavy industrial zones. This zone is generally located on the periphery of industrial areas, abutting arterial and collector roads, or along mass transit routes.
IM	2.130 - Medium Industrial Zone To allow for light industrial and a variety of small commercial businesses with a higher standard of design that carry out their operations in a manner where no nuisance is created or apparent outside an enclosed building. This zone is intended to be compatible with any abutting non-industrial zone, while also serving as a transition zone to buffer medium and heavy industrial zones. This zone is generally located on the periphery of industrial areas, abutting arterial and collector roads, or along mass transit routes.
IH	2.140 - Heavy Industrial Zone To allow for heavy industrial developments that may have the potential to create nuisance conditions that extend beyond the boundaries of the site, and to allow for industrial operations that have large land requirements. This zone is generally located in the interior of industrial areas or other locations where it does not present a major risk to the health and safety of the general public, the enjoyment of abutting developments, or the integrity of the natural environment.

Direct Control Provisions	
DC1	Direct Development Control Zones The purpose of this Provision is to provide for detailed, sensitive control of the Use, development, siting and design of buildings and disturbance of land where this is necessary to establish, preserve or enhance: A. areas of unique character or special environmental concern, as identified and specified in an Area Structure Plan or Area Redevelopment Plan; or B. areas or Sites of special historical, cultural, paleontological, archaeological, prehistorical, natural, scientific or aesthetic interest, as designated under the Historical Resources Act.
DC2	Site Specific Development Control Zones To provide for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate.

Overlays	
FPO	2.250 - Floodplain Protection Overlay 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	2.260 - North Saskatchewan River Valley and Ravine System Protection Overlay 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.
APO	2.270 - Airport Protection Overlay To allow for the safe and efficient operation of the Edmonton International Airport near the City of Edmonton's southern municipal boundary, and the Edmonton Garrison Heliport near the City of Edmonton's northern municipal boundary through the regulation of development within the provincially and federally mandated boundaries.

Special Areas Zoning

The purpose of these Provisions is to provide a means to regulate the use, design and extent of development within specific geographic areas of the City in order to achieve the planning objectives of an Area Structure Plan or Area Redevelopment Plan for those areas with special or unique attributes which cannot be satisfactorily addressed through conventional land use zoning.

The following areas have unique zoning requirements in the Special Areas section of the Zoning Bylaw 20001:

Edmonton Energy and Technology Park	
EETB	3.51 - Business Park Zone is to provide for the development of a business park to accommodate office, research and development, and other business activities that support and complement the development of a chemical cluster as defined in the Edmonton Energy and Technology Park Area Structure Plan.
EETC	3.52 - Edmonton Energy and Technology Park Chemical Cluster Zone is to provide opportunity for the development of a petroleum chemical industrial cluster precinct as defined in the Edmonton Energy and Technology Park Area Structure Plan.
EETL	3.53 - Edmonton Energy and Technology Park Area Structure Plan Logistics Zone is to provide opportunity for the development of logistics hubs within the Edmonton Energy and Technology Park Area Structure Plan to support the petrochemical cluster precinct as well as the manufacturing segments as defined in the Edmonton Energy and Technology Park Area Structure Plan.
EETM	3.54 - Edmonton Energy and Technology Park Manufacturing Zone is to provide for the development of manufacturing uses and industrial uses that support and complement petrochemical cluster development as described in the Edmonton Energy and Technology Park Area Structure Plan.
EETR	3.55 - Industrial Reserve Zone is to allow for the continuation of existing residential properties that do not prejudice future use when the lands are required for industrial use as defined in the Edmonton Energy and Technology Park Area Structure Plan.
EETIM	3.56 - Edmonton Energy and Technology Park Medium Industrial Zone is to provide opportunities for industrial development, including manufacturing and logistic uses within the extent of the Edmonton Energy and Technology Park Area Structure Plan.

Edmonton South	
AES	3.61 - Agricultural Edmonton South Zone is to provide primarily for larger Agricultural Operations and limited higher density agricultural activities on smaller Lots, while at the same time providing for limited residential and other Uses having a secondary role to agriculture.
RCES	3.62 - Country Residential Edmonton South Zone is to provide for residential development on larger acreage lots within multi-lot residential subdivisions on lands deemed less viable for agricultural operations.
RAES	3.63 - Acreage Residential Edmonton South Zone is to provide for residential development on small acreage lots within multi-lot residential subdivisions on lands deemed less viable for agricultural operations.
NSRVES	3.64 - North Saskatchewan River Valley Edmonton South Zone is to provide for primarily agricultural uses as well as active and passive recreation activities, and limited non-recreational land uses in the North Saskatchewan River Valley area.
IBES	3.65 - Industrial Business Edmonton South Zone is to allow for development of a wide array of businesses/corporate offices, retail/commercial operations, entertainment facilities/complexes, and high standard accommodations.
ILES	3.66 - Industrial-Light Edmonton South is to allow logistics and distribution land uses with opportunities for related and supporting land uses. This zoning will allow for greater flexibility for outdoor storage, while being subject to a high standard of architectural design and landscaping in order to maintain an aesthetic environment
UC3ES	3.67 - Urban Commercial 3 Edmonton South Zone is for the development of large-scale, commercial shopping centers, entertainment and cultural uses in comprehensively planned developments.
DC/INDES	3.68 - Direct Control/Industrial District Edmonton South is to provide Council with direct control over the use and design of development in those areas identified within the zone.

Measure Conversion Chart

Imperial to Metric – Length	Imperial to Metric – Area
1 inch (in) = 2.54 centimetres (cm)	1 square foot (sqft) = 0.09290 square metre (m²)
1 foot (ft) = 0.3048 metres (m)	1 acre (ac) = 4,046.86 square metre (m²)
Imperial Conversions	Metric Conversions
1 acre (ac) = 43,560 square feet (sqft)	1 square kilometer (sq km) = 100 hectares (ha)
1 square mile = 640 acres (ac)	1 hectare (ha) = 10,000 square metres (m²)
1 section = 640 acres (ac)	