



Zoning Bylaw Renewal Initiative

Edmonton

Glossary

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Zoning is everywhere in our city. It sets the rules for what types of development can go where and the types of activities that can occur there. It's the rulebook of how to build and use land in Edmonton.



We recognize that the Zoning Bylaw, and the initiative itself, are very technical in nature. To help Edmontonians fully participate in engagement activities, we've created this handy guide to help break down common zoning and planning terms and concepts you may come across as you dive into the bylaw.

COMMON DEFINED TERMS

The following are some common defined terms that you may come across while reading the draft Zoning Bylaw and engagement materials. A full list of defined terms can be found in **Part 8 – General Definitions** of the draft Zoning Bylaw.

ACCESSORY: means a use, building or structure that is naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same Lot or Site.

+ A detached Garage or shed for a Single Detached House are examples of accessory buildings.

DEVELOPMENT PERMIT: means a document authorizing a development, issued by the Development Planner pursuant to this Bylaw or any previous Bylaw governing land use within the city of Edmonton, and includes the plans and conditions of approval.

+ A development permit is a document that allows a specific building, structure, use or combination of uses to be constructed or operate on a parcel of land. A development permit application includes design drawings for where buildings will be built, their overall size and look, landscaping details, and parking details. These drawings are reviewed against the regulations in the Zoning Bylaw. A development permit is typically required before receiving a building permit.

Permitted Development: A permit for a development that is a permitted use, accessory to a permitted use or in a Direct Control Zone that fully complies with the regulations in the Zoning Bylaw. The City is required by provincial legislation to issue a development permit for a permitted development when all zoning regulations have been met.

Discretionary Development: A permit for a development that is a discretionary use, accessory to a discretionary use, requires a variance to any of the regulations, or is indicated as a discretionary development in the Zoning Bylaw. Nearby neighbours are notified when a development permit for a discretionary use is approved and have the right to appeal the decision to the Subdivision and Development Appeal Board within a certain period of time.

DEVELOPMENT PLANNER: means the development authority, pursuant to the City Administration Bylaw, Bylaw 16620.

- + Development Planners are responsible for deciding whether to approve or refuse a development permit application, based on a review of the Zoning Bylaw and, if applicable, other factors such as land use policies, statutory plans, site context, and comments from other City departments.

DISCRETIONARY USES: means those uses of land, buildings or structures for which Development Permits may be issued only at the discretion of the Development Planner.

- + If a use is listed as discretionary, it is up to the Development Planner to determine if it should be allowed on a property, even if it otherwise follows all of the regulations in the Zoning Bylaw. The Development Planner refers to applicable Statutory Plans, other guiding policy, and relevant land use considerations when making the decision.

DWELLING: means a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, and kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.

- + A Dwelling is a permanent, stationary structure that has all the amenities and infrastructure needed to function as a residence.

EDMONTON ZONING BYLAW: means a land use bylaw, as that term is used in the Municipal Government Act.

- + The Zoning Bylaw is a document that contains the rules and regulations for the development and use of land in Edmonton. The Zoning Bylaw may be amended over time. Under provincial legislation, all municipalities are required to adopt a land use bylaw. Edmonton's Zoning Bylaw is our land use bylaw.

OVERLAY: means additional development regulations superimposed on specific areas of the Zoning Map that supersede or add to the development regulations of the underlying Zone.

- + Overlays are used to achieve local planning objectives, such as protecting the environment or reducing risk. Examples in the draft Zoning Bylaw include the Floodplain Protection Overlay and the North Saskatchewan River Valley and Ravine System Protection Overlay.

PERMITTED USE: means those Uses of land, buildings or structures for which Development Permits must be issued by the Development Planner, if the development meets all applicable regulations.

- + If a use is listed as permitted, it is known as an 'as-of-right' development. As long as the applicable zoning regulations are met, a development permit will always be issued for the use.

REZONING AMENDMENT: means the process of changing a property's Zone by amending the Zoning Map to modify development rights, subject to the approval of Council.

- + Rezoning amendments are typically initiated by landowners wishing to change their property's zone. City Administration prepares a report with a recommendation to City Council for a rezoning application. City Council is the final decision maker as to whether or not a property is approved for a rezoning.

SETBACK: means the distance that a development, or a specified portion of it, must be from a Lot line. A Setback is not a Yard, or Amenity Area. A Setback only applies to development on or above ground level.

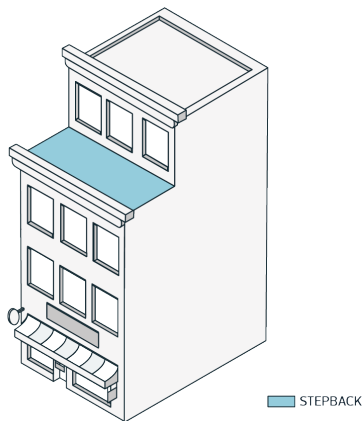
- + How far back a building or part of a development, like a house or a parking lot, is located from the property line.

STATUTORY PLAN: means for the purpose of this Bylaw only, any plan defined as a Statutory Plan by the Municipal Government Act, or any planning policy document approved by Council by resolution having specific impact on a defined geographic area such as a district or neighbourhood.

- + A Statutory Plan is required to be adopted by City Council as a bylaw and must be considered when Development Planners exercise discretion in the decision making process. There are over 200 plans in effect that help guide development in our neighbourhoods and industrial areas.

STEPBACK: means the horizontal distance a building Facade is stepped back from the building Facade immediately below it.

- + The portion of a building that is pushed back above a certain height.



USE: means the purposes 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.

- + Sometimes referred to as a land Use, a use describes the activities happening on a piece of land or within buildings. Each zone in the current Zoning Bylaw (12800) has a list of uses that are either permitted or discretionary. Examples of Uses in the draft Zoning Bylaw include: Residential, Child Care Services and Offices.

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. Zones are contained in Parts 2, 3 and 4 of this Bylaw

- + A Zone contains rules for allowable uses, where buildings should go, what type of buildings they can be and what activities on a property. Zones establish the basics of land use separation in the city. Zones apply to parcels of land throughout the city and every piece of land has a zone.

OTHER TERMS

The following terms are not defined in the draft Zoning Bylaw, but are useful to know when diving into engagement activities.

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

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

BUILT ENVIRONMENT: People-made places and spaces designed and constructed to serve their social, economic and environmental needs.

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

DEVELOPMENT PROCESS: As our city grows, the landscape around us is changing – land is being developed and new buildings are being constructed to support residents, business and industry. The development process is a dynamic one that begins with raw land and ends with a finished development.



DIRECT CONTROL ZONE: Direct Control Zones allow City Council to specifically control development within a specified area, subject to any applicable Statutory Plan. Direct Control Zones are typically used when a proposed development does not fit within a standard Zone due to the uniqueness of a proposal, or when a property or structure is designated as having heritage significance.

LAND USE IMPACT: Impacts that result only from the use of land, rather than the impact of human behaviour. Examples of land use impacts include sun shadowing and noise.

MIXED USE DEVELOPMENT: Development that includes a combination of different land uses such as residential, commercial, institutional, recreational and public spaces. It generally refers to development where different uses are not only combined on the same site but also within buildings themselves. An example might include residential apartments located above commercial space on the lower floors of a building.

MIXED USE ZONE: A zone that allows a mix of residential, commercial, cultural, institutional or entertainment uses, where those activities are to some degree physically or functionally integrated. The main focus of this type of zone is to bring together uses that would otherwise be separated, to create a walkable environment for people. This type of zone may allow vertical mixed use, meaning that a building has more than one use, or horizontal mixed use, meaning one building could be used for residential only and another building could be commercial only on the same site or an adjacent one that is zoned for mixed use.

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

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

POLICIES: Strategic direction for new growth. Policies are contained within higher-level strategic documents that are approved by City Council. This includes statutory plans such as The City Plan and non-statutory plans.

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

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

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

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