

# CONVERSATION STARTER

## How can the new Zoning Bylaw provide guidance on **how variances and notifications can be issued?**

**Variances** are limited exceptions to a specific rule defined in the Zoning Bylaw that is requested in the application for a development permit.

**Notifications** are regulated by the Municipal Government Act and the Zoning Bylaw and are sent to residents during a rezoning application and in specific cases of a development permit application.

**This paper shows that the new Zoning Bylaw can provide guidance by**

1 Implementing a **new variance test** that considers criteria to support better development outcomes

• **Assessment Criteria**

- + Alignment with City policies
- + Meet the general intent of the Zoning Bylaw
- + Impact on surrounding neighbours
- + Physical constraints

2 Providing notifications in **new and improved formats** in order to reach a broader number of residents

Type of Notification	Development Permit Application	Rezoning Application
On-site signage	✓	✓
Online mapping	✓	✓
City of Edmonton website information	✓	✓
Online notification by request	✓	✓
Notification to adjacent properties	✓	✓
Notification to wider neighbourhood	✓	✓
Newspaper advertisement	✗	✗

3 Proposing **notification tiers** for development permits that are approved with a variance ("Class B" Permits) based on a **set expectation of who may be affected by a particular variance to a project**

**Legend**

To continue with improvements	✓
To be discontinued	✗
To be added	✓