

Frequently Asked Questions

Child Care Survey

What is the difference between a discretionary and permitted use?

Discretionary Use	Permitted Use
<ul style="list-style-type: none">+ A permit can be refused at the discretion of the development planner even if the development follows all zoning rules.+ Nearby residents must be told when a permit is issued.+ You can appeal a decision to issue a permit even if the development follows all zoning rules.	<ul style="list-style-type: none">+ If a development follows all zoning rules, a permit must be issued.+ If a development doesn't follow one or more zoning rules, a permit can be refused.+ Nearby residents must be told if a permit is issued with an exception to the zoning rules.+ A decision to issue a permit that includes an exception to the zoning rules can be appealed.

Why change child care services from a discretionary use to a permitted use in 17 special area zones?

Child care services are listed as a permitted use in most residential and commercial areas of the City of Edmonton, however there are 17 residential and commercial special area zones where child care services are listed as a discretionary use.

Changing child care services from a discretionary use to a permitted use would bring these residential and commercial special area zones into alignment with the rest of the city.

The proposed change would also reduce regulatory barriers to the development of child care facilities by making it clear to child care providers and the public when and where child care services are allowed.

In which special area zones are child care services proposed to change from a discretionary use to a permitted use?

Special Area Zone	Change Child Care Services from Discretionary to Permitted Use	Child Care Size and Location Limitations*
(ALA) Ambleside Low-Rise Apartment Zone	✓ Proposed	✗ Not Proposed
(BRH) Blatchford Row Housing Zone	✓ Proposed	✓ Proposed
(ECB) Ellerslie Business Commercial Zone	✓ Proposed	✗ Not Proposed
(EIB) Ellerslie Industrial Business Zone	✓ Proposed	✗ Not Proposed
(GLD) Griesbach Low Density Residential Zone	✓ Proposed	✓ Proposed
(GLDF) Griesbach Low Density Residential Flex Zone	✓ Proposed	✓ Proposed
(GRH) Griesbach Row Housing Zone	✓ Proposed	✓ Proposed
(GVC) Griesbach Village Centre Zone	✓ Proposed	✗ Not Proposed
(OLD) Orchards Low Density Residential Zone	✓ Proposed	✓ Proposed
(ORA) Orchards Rear Attached Row Housing Zone	✓ Proposed	✓ Proposed
(ORH) Orchards Row Housing Zone	✓ Proposed	✓ Proposed
(PLD) Paisley Low Density Zone	✓ Proposed	✓ Proposed
(PRH) Paisley Row Housing Zone	✓ Proposed	✓ Proposed
(RVRH) Riverview Row Housing Zone	✓ Proposed	✓ Proposed
(SLD) Stillwater Low Density Residential Zone	✓ Proposed	✓ Proposed
(SRA) Stillwater Rear Attached Row Housing Zone	✓ Proposed	✓ Proposed
(SRH) Stillwater Row Housing Zone	✓ Proposed	✓ Proposed

*Note: Location and size limitations are not proposed in commercial or medium-scale residential zones.

What size and location limitations are proposed for child care services in small-scale residential special area zones?

In the small-scale residential special area zones listed in the table above, the following limitations are proposed for child care services:

- + Child care facilities must have a maximum floor area of 300 m²
- + Child care facilities can only be developed:
 - On corner sites along a collector or arterial road
 - On any corner site where proposed in a former single detached house
 - In an existing non-residential building, or
 - On a site beside a non-residential zone.

These limitations are intended to minimize land use impacts on surrounding residential uses. The maximum floor area is intended to keep development to an appropriate scale within a residential neighbourhood while allowing space for viable child care operations. The location limitations are intended to limit child care services to sites with larger on-street pick-up and drop-off opportunities.