

About the Service

Before you start building a new house or adding to an existing property, there are a few things you should know about zoning and permits. The City of Edmonton's Zoning Bylaw regulates development including the size, location and use of buildings, and the Building Permit Bylaw regulates how buildings are constructed. If you are building a house or an addition, both a development permit and a building permit are required.



Regulations

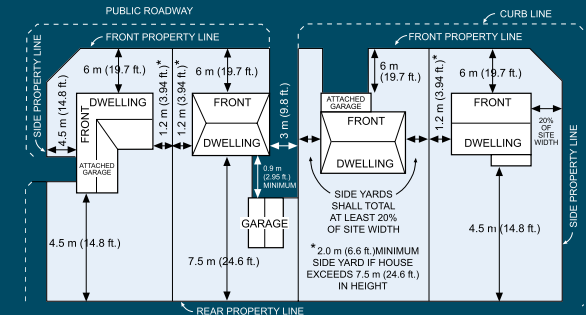
In residential zones – except the RPL (Planned Lot Residential) Zone – there are limits to the amount of the property that can be used for buildings. This is known as site coverage and the maximum site coverage for each building is:

- House..... 28 per cent
- Accessory buildings (total)..... 12 per cent
(Includes garages, greenhouses and sheds)
- Total site coverage 40 per cent
- House plus attached garage 40 per cent

TIP

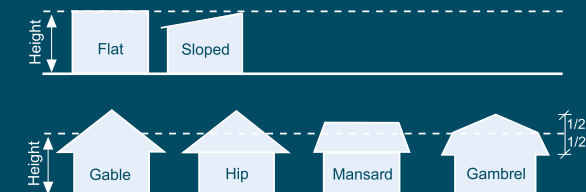
Buildings may not be built on utility rights-of-way. Always check with local utilities before applying for development and building permits.

Measurement Regulations



Height requirements

When planning your home or addition, you must ensure that the structure is no higher than 10 metres (m), 32.8 feet (ft) or 21/2 storeys. If the building is over 7.5 m (24.6 ft.) tall, larger side yards are required.



Eaves requirements

Any eaves can project up to a maximum of 0.6 m (2 ft) into the required yard of 1.2 m (4 ft) or larger. If the eaves are within 1.2 m (4 ft) of the yard, they must be non-vented.

Why Permits?

Permits are here for your protection. They're the result of years of experience, testing and feedback. Having the proper permits will ensure what is being built is actually safe and that the appearance and use is consistent with the context of your neighbourhood.

Zoning Verification

Your property's specific zoning may affect your plans.

To verify the zoning of a property, visit our office or <http://maps.edmonton.ca>

- Click on 'Zoning' located on the right side of the photo
- Review the disclaimer and accept it by pressing 'Ok'
- Click on 'Locate Title by Address' and enter the property's address
- Click on 'Search' to view its zoning and any overlay information



Related Permits

Heating & Ventilation Permits.....311
(If outside of Edmonton 780-442-5311)

Plumbing & Gas Permits.....311
(If outside of Edmonton 780-442-5311)

Electrical Permits.....311
(If outside of Edmonton 780-442-5311)

Lot Servicing Fees780-496-5444
(Water & Sewer Charges)

Curb Crossing Permit.....311
(If outside of Edmonton 780-442-5311)

If you plan to build a house in a RPL (Planned Lot Residential) Zone, zero lot line development, or in a neighbourhood that has an Area Redevelopment Plan, please call 311 or visit our office for assistance.

What You Need to Apply

When you apply for a development permit and a building permit, you must provide:

- The municipal address and/or the plan, block and lot number (the legal description of your property found on your tax notice).
- **Three** sets of any of the following construction plans drawn to a minimum scale of 1:100, showing all dimensions:
 1. Site plan or survey
 2. Foundation plan
 3. Floor plans
 4. Elevation drawings (showing the view from north, south, east and west)
 5. Cross-section plan and construction specifications
- Required application fees.
- Photographs are necessary if construction has occurred without a permit. In this case, application fees are doubled.

Application forms for construction of a new house (New House Combo Application form) and for additions to existing houses (Residential Building Application form) can be found online at www.edmonton.ca.



How to Apply

Fax

780-496-6034

Our fax can take legal and letter sized paper.

In Person

Current Planning Branch

5th Floor, 10250 - 101 Street NW

Edmonton, Alberta T5J 3P4

Office Hours: Monday to Friday,

8:00 a.m. - 4:30 p.m.

Payment may be cash, personal cheque (payable to the City of Edmonton), Visa, MasterCard, American Express or Interac.

Mail

Current Planning Branch

5th Floor, 10250 - 101 Street NW

Edmonton, Alberta T5J 3P4

Cheques should be made out to City of Edmonton.

Please allow for extra processing time when mailing application.

Contact

For application forms and additional general information:

Phone

For 24-hour information and access to

City of Edmonton programs and services: **311**

If outside of Edmonton: **780-442-5311**

Web

www.edmonton.ca



Guide to building a house or addition

Note:

This is a general guide. Additional information may be required.

When you apply, personal information may be collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and/or Section 63 of the Safety Codes Act. The information will be used to process your application(s) and your name and address may be included on reports that are available to the public. If you have any questions, please contact our office.

