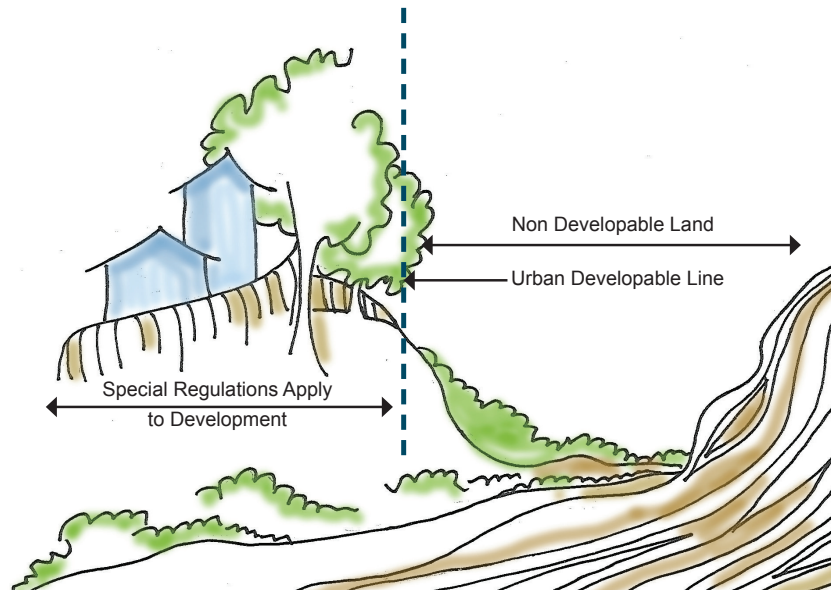


Development Bordering River Valley or Ravine Locations



This illustration shows the areas of land that can be developed by homeowners and those that cannot. Also, special regulations apply to development to ensure buildings are safe for residents and to minimize potential environmental damage on fragile slopes. Check with the City's Current Planning Branch for specific information related to your property.

Related Permits

If you are building or landscaping on your property, you may require a permit. Please consult with the City of Edmonton for information on which permits may be required. These may include:

- Development Permit
- Building Permit
- Hot Tub Permit
- Pond Permit

How to Apply

Contact For application forms and additional general information:

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.

In Person

Drainage Services
Main Floor, 9803-102A Avenue
Edmonton, Alberta T5J 3A3
Office Hours: Monday to Friday,
8:00 a.m.-4:30 p.m.

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

Note:

This is a general guide. Additional information may be required. Additional rules or regulations may apply.



Guide to developing near the River Valley or a Ravine



TIPS

For your safety, call Alberta One-Call at 1-800-242-3447 to locate buried utilities on your property before digging.

THE CITY OF
Edmonton

October 2012

THE CITY OF
Edmonton

Why Regulate?

Bylaw regulations are here for your protection. They are the result of years of experience, testing and feedback. Having common standards that all property owners must meet helps make Edmonton a clean, safe and liveable city for everyone.

About the Service

Edmonton has various Bylaws that regulate development such as buildings and landscaping. Typically, to proceed with development, development permit and building permit approvals are required. Applications for properties with unique features may require additional permits or supplemental documents.

About the Overlays

The City of Edmonton has special An overlay adjusts regulations in a zone to better fit an area's unique circumstances. Overlay's include regulations so that new development reflect distinctive considerations in an area such as building character, safety or environmental features.

Affected Properties

Information in this brochure is relevant for applicants seeking development approvals on properties that border the North Saskatchewan River Valley and Ravine System Protection Overlay in the Zoning Bylaw.

The Overlay is a boundary between the river valley and ravines, and urban development. Urban development is regulated at this boundary to ensure buildings are safe for residents and to minimize potential environmental damage.



Zoning Verification

If your property abuts the North Saskatchewan River Valley and Ravine System Overlay, it 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 the 'Locate Title by Address' and enter the property's address
- click on 'Search' to view its zoning and any overlay information
- click on abutting properties to view overlay information

Regulations

This pamphlet summarizes some of the regulations contained within relevant City Bylaws for properties affected by the North Saskatchewan River Valley and Ravine System Protection Overlay. Please consult with the City of Edmonton before starting any development.

Applications on these properties may be required to submit special documentation before receiving development approval, such as:

- a geotechnical report
- a lot grading plan
- a real property report
- an erosion and sediment control plan

Applications on these properties will not obtain approval for development that:

- drainins onto neighbouring properties or onto the slope
- includes a water feature such as lawn irrigation systems, swimming pools, hot tubs, ornamental ponds
- directs water from roof leaders and sump pumps toward the rear of the lot
- destabilizes the river or ravine slope through development such as grading, excavating, soil removal
- encroaches onto building setbacks from the river valley or ravine
- encroaches or alters public trails or parkland, including cutting down trees and installing fences on parkland
- involves dumping debris or construction material on the adjacent slope
- removes off-site trees from the slope
- removes any vegetation beyond private property boundaries

Applications for the following may have developmental restrictions:

- | | |
|-------------------|---|
| • retaining walls | • swimming pools |
| • fences | • house additions |
| • sheds | • decks |
| • balconies | • major landscaping that affects lot drainage |

Penalties

Failure to obtain permit approvals from the City of Edmonton may result in the following penalties:

- Unauthorized installation of an irrigation system: \$1000
- Development without a permit: minimum \$400, to a maximum of \$10,000 or 1 year in prison