

**BUILDING
EDMONTON**

Edmonton

News and Events

Collection of Landscape Securities at the Development Permit Stage Start May 1

The new regulations for the collection of landscape securities go into effect May 1, 2025 for all multi-unit, cluster housing and non-residential developments. Starting on that day, 100 per cent of the securities will be collected at the development permit application stage. Visit the [landscape security webpage](#) to estimate required securities. [Read more.](#)

Get ready for the next municipal election

The next Edmonton Election is October 20, 2025. Get connected. Stay informed. Subscribe to Edmonton Elections' newsletter. [Sign up to receive the latest news.](#)

Lot Grading Certificates

To improve the chance of a successful lot grading inspection, the Lot Grading unit would like to remind industry partners of the following:

- Design elevations must be shown on as-built certificates. The high point location must be indicated when it differs from the approved design elevation locations.
- As-built certificates for commercial and multi-unit residential sites must have a 24 x 36 size, which is industry standard.
- Submitted documents must be original in PDF format. Photos or screenshots of original documents are not accepted.
- Site grading should be checked prior to submitting an inspection request to ensure no settlement, damage, or other changes to the site have occurred.

Revised Rabbit Hill District Plan Approved at Public Hearing

City Council approved the updated Rabbit Hill District Plan and related City Plan amendment at City Council Public Hearing on April 7, 2025 ([see items 3.20 and 3.21](#)).

The only changes made to the plan since last year were those directed by City Council at the May/June 2024 District Planning Public Hearing ([see item 3.4](#)) to re-designate the area south of 73 Avenue S.W. (Township Road

510), west of Whitemud Creek, north of Highway 19 (the City Boundary) and east of 197 Street S.W. (Range Road 260) from Agriculture to Future Non-Residential Area.

District Planning helps reduce development barriers by streamlining and making our development review process more efficient. Learn more at edmonton.ca/districtplans.

The Development Approvals and Inspection Team is Growing

In 2024 we saw record growth in development and building permits in Edmonton representing \$4.2 billion in investment. We also saw 50 per cent more residential development and building permits in 2024 compared to 2023. This growth has stretched our teams' capacities. The good news is Development Services has made some staffing adjustments, including Development Approvals which has added a second residential approvals team along with three new staff members. The new teams will look to improve the development review processes with a goal of helping applicants get their shovels in the ground faster. [Read more to meet the team.](#)

Priority Growth Area Rezonings Advancing to Public Hearing

The City has released the final draft proposals for [targeted City-led rezonings in five key Priority Growth Area nodes and corridors](#). The proposals are being released early to give industry time to review the proposals before the public hearing on May 20, 2025. [Read more](#) about the priority growth areas and how you can provide your feedback.

Safety Codes & Permit Updates

Important Notice: Inspection Hours Remain Consistent

Please be advised that this year, the Safety Codes, Permits and Inspection Section will maintain its standard inspection hours throughout the summer months. Inspections will continue to be conducted Monday through Friday, from 8:00 AM to 4:15 PM. For detailed inspection information, please refer to the following resources: edmonton.ca/CommercialInspections
edmonton.ca/ResidentialInspections

Revised Construction Site Address Sign Standards

The Safety Codes, Permits and Inspection section has updated the Construction Site Address Sign Standards, further clarifying the information communicated in the February 2025 Building Edmonton newsletter. [Read more.](#)

Access to Roof-Mounted HVAC Equipment

The requirements in the National Building Code - Alberta Edition for access to roof-mounted HVAC equipment have changed. Fixed interior ladders are limited to 4m in height so buildings with higher roofs will require stairs to access the roof (or stair/ladder combination). [Read more here.](#)

Easier HVAC and Gas Permits

Applying for permits for HVAC and gas services will now be a simpler, faster process. The City of Edmonton has updated its online permits applications, eliminating the need for attaching supplemental PDF application forms. [Read more here.](#)

CSA and UL Marks Ensure the Highest Safety Standards

When choosing plumbing, electric, and mechanical products for new or renovated homes, be sure they have a genuine CSA label. That will ensure they have proper Canadian certification, as required by law. [Read more here.](#)

New General Supervisor of the Safety Codes Inspections Team

We're pleased to announce that the new General Supervisor of our Safety Codes Inspection team is Keith McMillan. Industry members may recognize Keith as a 14-year member of the Plumbing and Gas inspections team and through his involvement with several industry working groups. You can contact Keith keith.mcmillan@edmonton.ca

Check the [Alberta Municipal Affairs website](#) for updates to codes and standards and [sign-up to be notified](#) when new Standata or other information is posted.