

Development Permits Files in Transition Guide for Applicants

On October 23, 2023, City Council approved Edmonton's new Zoning Bylaw — the City's "rulebook" for development. The new Zoning Bylaw (Charter Bylaw 20001) and city-wide rezoning (Charter Bylaw 21001) will impact all development permit applications.

This document highlights the City's approach to navigating the transition from Zoning Bylaw 12800 to Charter Bylaw 20001 - including what it means for in-progress applications made under Zoning Bylaw 12800 and future applications. The City will share additional information as it becomes available. Please contact your assigned Development Planner to access the most up-to-date version of this document or if you have specific questions related to your application.

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Why renew Edmonton's Zoning Bylaw?

Edmonton's Zoning Bylaw has gone through its first comprehensive overhaul in over 60 years. This was an opportunity to rethink how, what and why the City regulates zoning and land development. Renewing the Zoning Bylaw provided an opportunity to align city-building tools to ensure all Edmontonians and property owners have the necessary tools to build and experience the city envisioned in The City Plan.

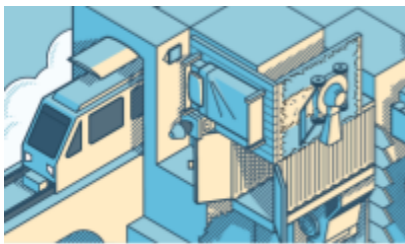
The new Zoning Bylaw:

- + Aligns with strategic policies and directions.
- + Provides regulations that support better development outcomes.
- + Is user-friendly and effective in its regulations and is adaptable over time.

What does this mean for my Development Permit applications?

While each file is unique and will be addressed individually by your assigned Development Planner, the following information outlines the general approach to how files will be affected during the transition to the new Zoning Bylaw. Your Development Planner is available to discuss the specific circumstances related to your application.

View the [new Zoning Bylaw](#) here.



1. What are the impacts of the new Zoning Bylaw on my applications?

The high-level changes affecting development permit applications include:

- + Updates to application forms, checklists and the selfserve.edmonton.ca application portal.
- + Consolidation of Major and Minor Home Based Businesses into one application type. You can find the new Home Based Business development regulations in Section 6.60 of the new Zoning Bylaw.
- + Updates to the types of development that are exempt from requiring a development permit. You can find the types of development that are exempt from requiring a Development Permit in Section 7.120 of the new Zoning Bylaw.
- + City-wide rezoning to the new equivalent zones (see the [new Zoning Map](#)).
- + A new version of the online zoning map will be launched in Q1 2024.
- + A new online version of the Zoning Bylaw will be launched in 2024 on zoningbylaw.edmonton.ca which will be more user-friendly and accessible on a variety of platforms (web, mobile, etc.).
- + Automation of certain Single Detached Housing and Semi-detached Housing development permits in the (RSF) Small Scale Flex Residential Zone will be launched in 2024. Additional details will be provided in Q4 2023.

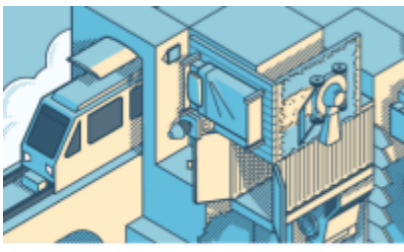
2. How will review of current and new applications be addressed between the October 23, 2023 approval date and January 1, 2024 implementation date?

The applicable Zoning Bylaw for a development permit application is **determined by the bylaw in effect at the time of the decision**, not at the time of application submission. The October 23, 2023 approval date gives Development Planners approximately 11 weeks to be able to receive, review and issue decisions on permit applications prior to the enactment date. **If a decision is not made by December 31, 2023, development permits issued from January 1, 2024, will be subject to the new Zoning Bylaw.**

3. What are key dates to be aware of?

The table below outlines key dates related to the Zoning Bylaw Renewal and its implementation that may impact your development permit.

Date	Description
October 23, 2023	City Council approved the new Zoning Bylaw (Charter Bylaw 20001) and city-wide rezoning (Charter Bylaw 21001).
November 6, 2023	Development Planners may begin reviewing new major development permit applications (ie. complex development permits) under the new Zoning Bylaw.
December 5, 2023	Development Planners may begin reviewing new minor development permit applications (ie. non-complex development permits) under the new Zoning Bylaw.
January 1, 2024	Zoning Bylaw 20001 and the Zoning Map come into effect.



All development permits (except for Direct Control Zones - see section 4 below) issued after this day must comply with Zoning Bylaw 20001, regardless of when it was submitted.

Launch of the new Content Management System and new online map is anticipated for January 2024.

Files that are on hold or awaiting information will also begin to be reviewed against the new Zoning Bylaw as per the table above. **Depending on the file type, approval under Zoning Bylaw 12800 becomes less likely as the year comes to a close.**

Visit the [Development and Construction Application Process Timeline](#) webpage for detailed breakdowns of development permit review timelines.

4. Direct Control Zones and the New Zoning Bylaw

Direct Control Zones (DC) approved at a Public Hearing before the enactment of the new Zoning Bylaw (January 1, 2024) will generally be “frozen in time”. This means that any development within a Direct Control Zone must comply with the listed uses and development regulations specified within the DC, even if the new Zoning Bylaw doesn’t align with this. Where a Direct Control Zone does not specifically refer to or alter a regulation that is covered in the new Zoning Bylaw (e.g. landscaping or bicycle parking requirements), then development permits within that DC Zone must adhere to the applicable regulations in the new Zoning Bylaw.

5. Where can I view the bylaws and Zoning Map?

The [new Zoning Bylaw \(Charter Bylaw 20001\)](#), city-wide rezoning (Charter Bylaw 21001) and accompanying reports are available [here](#). The zoning map can be found [here](#).

Contact Information

- + If you have further questions specific to an active application for development, please speak with your Development Planner who will connect with the Zoning Bylaw Renewal Team as needed.
- + For other inquiries about files in transition, contact zoningbylawrenewal@edmonton.ca