

DEVELOPMENT PERMIT INSPECTIONS



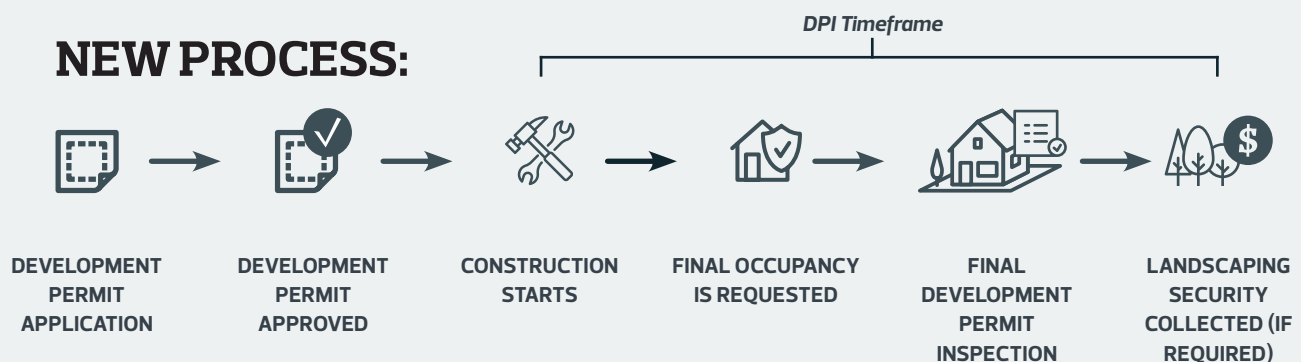
SUMMARY

As of June 2017, a new inspection process confirms that new construction is completed according to an approved Development Permit. Development Permit Inspections examine the site and building exterior of a development for compliance with elements like:

- Building location and height;
- Parking areas;
- Building design and finishing materials;
- Window and door placement;
- Loading Areas;
- Hard-surfacing; and
- Garbage Collection Areas.

Development Permit Inspections occur before construction is complete and provide opportunities for applicants to resolve development issues before enforcement action is taken.

NEW PROCESS:



For major Development Permits, this process:

- delays the collection of landscaping securities until later in the construction timeline;
- may reduce the size of landscaping security collected; and
- reduces the length of time that the City will hold the landscaping security.

This is a change from previous practices where the landscaping securities were collected at the time of Development Permit approval and held throughout the construction period and for two years after landscaping was installed.

More information on the Development Permit Inspection Process, and Landscaping Securities can be found at www.edmonton.ca/developmentinspections.

FREQUENTLY ASKED QUESTIONS (FAQs)

WHY WERE THESE CHANGES BEING MADE?

- The City undertook this new inspection process to improve the efficiency with which landscape securities are managed and to improve the fidelity of the development approval process.
- Development Permit Inspections confirms that the requirements of a Development Permit, particularly landscaping, have been completed in accordance with the approved permit.
- For projects that require the submission of a landscaping security, this process provides an opportunity to defer collection of Landscaping Securities to the time of inspection. This process substantially reduces the time that the City holds a security. It also allows for landscaping to be completed prior to collecting a landscaping security and reduces the value of securities.

WHAT TYPES OF DEVELOPMENT PERMITS WILL REQUIRE INSPECTIONS?

- Development Permit Inspections will be required for:
 - New industrial, commercial and multi-family residential uses; and
 - New Single Detached Housing, Semi-detached Housing, Duplex Housing, Garage and Garden Suites when located within Core and Mature Neighbourhoods.
- Projects requiring a Development Permit Inspection are identified at the time of application and inspection fees are charged at that time.

HOW IS A DEVELOPMENT PERMIT INSPECTION SCHEDULED?

- Simply send an email requesting an inspection to:
developmentpermitinspections@edmonton.ca

IS A DEVELOPMENT PERMIT INSPECTION PART OF THE OCCUPANCY PERMIT PROCESS?

- No, a Development Permit Inspection is not a requirement for obtaining an Occupancy Permit.

WHAT HAPPENS IF A DEVELOPMENT PERMIT INSPECTION REVEALS THAT CONSTRUCTION IS NOT ADHERING TO THE APPROVED DEVELOPMENT PERMIT?

- Should an issue be identified on site, the inspector will communicate these issues to the applicant and work with them to find solutions. For substantial violations to the Zoning Bylaw, or if a solution cannot be concluded, enforcement action may be taken and follow-up inspections will be scheduled.

HOW ARE FEES CHARGED FOR DEVELOPMENT PERMIT INSPECTIONS?

- For all applicable developments, an inspection fee is collected when a Development Permit application is submitted. This fee covers two site inspections. Additional inspections will require additional fees.





WHAT PROJECTS REQUIRE A LANDSCAPING SECURITY?

- Landscaping securities are only required for major development permits that require landscaping in accordance with Section 55.3 of the Edmonton Zoning Bylaw.
- Low density residential development is not required to submit landscaping securities unless developed as a condominium project.

WHAT IS THE PURPOSE OF COLLECTING A LANDSCAPE SECURITY?

- The City collects a landscaping security to ensure that an applicant follows through and completes all landscaping that is promised as part of a development proposal. The security is used to:
 - Complete the landscaping if an applicant does not provide the landscaping as approved; and
 - Ensure that the landscaping is properly established and healthy for the 2-year maintenance period.

HOW DID LANDSCAPE MAINTENANCE SECURITIES CHANGE WITH THIS NEW PROCESS?

- While the requirement to maintain landscaping for two years is not a change from past practice, the City is reducing the value of the landscape maintenance security to 20% of the cost of the required landscaping and the security will be refunded at the end of the two years if the landscaping is in a healthy state.

IF I HAVE COMPLETED MY LANDSCAPING, DO I ONLY SUBMIT SECURITIES FOR THE 2-YEAR MAINTENANCE PERIOD?

- Yes. Collecting the landscape security later in the construction process provides an opportunity for applicants to complete their landscaping prior to an inspection. In this scenario, the security is reduced to 20% of the value of the installed landscaping and is collected to ensure the landscaping is properly maintained.

HOW ARE SECURITIES COLLECTED FOR PHASED DEVELOPMENTS?

- Landscaping securities can be submitted for a whole site or for each individual phase. A phasing plan (and associated fees) will be required.

HOW WILL I RECEIVE THE RESULTS OF A DEVELOPMENT PERMIT INSPECTION?

- Results of inspections are emailed out to the Permit applicant as well as the contact person provided to the City for inspection purposes.

CONTACT

311 or if outside of Edmonton 780.442.5311

EDMONTON SERVICE CENTRE

2nd Floor, 10111 104 Avenue NW
Edmonton, Alberta T5J 0J4
8:00 a.m. – 4:30 p.m. Monday - Friday

edmonton.ca/developmentinspections