Information Sheet: Provincial Order in Council & Zoning Bylaw 20001

The Provincial Order in Council

On October 22, 2026, the Government of Alberta issued an Order in Council directing the City of Edmonton to **amend Zoning Bylaw 20001**. The changes affect the RS (Small Scale Residential) Zone, adjusting building heights, density, allowable uses, and on-site parking regulations.

The provincial mandate divides this work into two distinct phases with separate deliverables and timeframes:

- **WITHIN 3 MONTHS:** The City of Edmonton must pass and bring into force a bylaw amending the Zoning Bylaw within three months of the October 22 Order in Council.
    - **Uses, Density, and Height:** Permitted uses and regulations respecting density and height for lots or sites currently zoned as RS (Small Scale Residential) Zone must be comparable to residential lots or sites under the City of Edmonton's repealed Zoning Bylaw 12800 as it read on December 31, 2023.
    - **On-Site Parking:** Parking requirements must enforce the same minimum number of parking spaces as comparable residential lots under repealed Zoning Bylaw 12800 as it read on July 1, 2020.
- **WITHIN 18 MONTHS:** The City of Edmonton must:
    - Complete a review of the Zoning Bylaw to ensure it complies with the Government's provincial policy statement on infill development, and pass and bring into force a bylaw that amends the Zoning Bylaw to comply with the policy statement to the satisfaction of the Minister.

90-Day Approach

To meet the provincial deadline to amend the Zoning Bylaw within three months of the order, the City is working on a compressed schedule to amend the RS (Small Scale Residential) Zone.

- **Timeline:** Administration will work toward finalizing the draft amendments by early December.
- **Public engagement and input:** Based on the clear direction from the Province, and the limited timeframe to draft, finalize, and approve these amendments, there will be no public engagement. Proposed amendments will be shared on the City's website and social media when available, but there will be no opportunities for feedback or for refinements to be considered.

18-Month Approach

To satisfy the 18-month requirement, the City has begun project planning, scoping resources, and establishing an engagement plan. This work will focus on outcomes to align with the Provincial policy statement on infill development as stipulated in the Order.

A robust engagement plan will be created and enacted for this phase and second part of the order.

On-the-Ground Impacts

The provincial order does not halt housing construction across Edmonton. No active construction is being stopped, and nothing already built or permitted is being torn down. Because legally approved permits remain valid, residents will continue to see multi-unit housing and eight-plexes under construction in their neighbourhoods throughout 2027 and the coming construction seasons under previously approved permits.

When residents encounter construction-related issues, they can report them in the following ways:

- Neighbours are encouraged to first discuss any concerns directly with the owner/builder to resolve the issue if possible.
- If concerns cannot be resolved and bylaw or legislative infractions are observed, residents can reach out to 311 by using the 311 app on a mobile device, submitting a 311 ticket online through the Construction Site Concerns Request form, or calling 311 directly. Complex construction-practice concerns and complaints will be directed to the Coordinated Construction Accountability Team (CCAT) for a coordinated and efficient response.

Residents can stay informed about infill developments near them in the following ways:

- Visit edmonton.ca/infill to stay informed about what to expect from infill development, understand the role of the City, builders and neighbours, and access resources to support residents through the construction process and explain how they can get involved.
- Sign up to get email notifications about development within 60 metres of their property.

Application Timelines

Development applications are reviewed and determined based on the Zoning Bylaw in effect on the date of the decision. Until the Zoning Bylaw is amended, the City of Edmonton must continue to accept and process Development Permit applications per the current regulations within the Zoning Bylaw.

To have an application decided under current RS zoning rules, the City has provided the following application timelines:

- **November 8, 2026 (by 11:59 PM): For Standard RS Zone applications**
- **December 2, 2026 (by 11:59 PM): For Standardized Designs applications**

Please note: These dates reflect the typical processing times to review applications, but do not account for sharp increases in volume. The dates outlined above do not guarantee that an application will be reviewed and completed prior to the Zoning Bylaw change.

Application Requirements

To enable smooth and efficient processing, the following is required:

- Complete and fully compliant applications, with fees paid, prior to the dates listed above. Applications that require additional information or multiple revisions and rounds of review are less likely to be determined within the allocated time frame.
- Please be advised that incomplete and inaccurate submissions delay application processing times for all applications in the queue.

Post-Amendment Reviews & Cancellations

Development permit applications cannot be reviewed using previous Zoning Bylaw regulations after the Zoning Bylaw is amended. If a decision is not rendered on an application by the Zoning Bylaw amendment date, the Development Approvals team will reach out to applicants about amending or cancelling the application.