



**BUILDING
EDMONTON**

Edmonton

Faster Construction for Industrial Projects with Guaranteed Timelines Program

The City of Edmonton is taking another step forward to support business growth and development with the launch of the Guaranteed Timelines program, a new initiative designed to give industrial developers more certainty and a quicker path to construction.

Eligible industrial projects can now receive a development permit and partial building permit (for footings and foundations or shoring and excavation) within 40 calendar days of submitting a complete application. This builds on the City's ongoing efforts to streamline processes, reduce barriers and attract investment in Edmonton's key sectors.

With clear eligibility requirements, dedicated Industrial Growth Hub support and a focus on shovel-ready sites, the program reflects Edmonton's commitment to creating a more responsive and business-friendly environment. Learn more and connect with us at edmonton.ca/guaranteedindustricaltimelines.

Business Friendly Edmonton Achieves Impressive Milestone

Did you know...over 10,000 businesses have been helped by the City's Business-Friendly Edmonton team! That's 10,000 local businesses empowered to start, grow and invest in our city.

Whether you or your partners and clients are starting a new business venture, navigating permits or finding the perfect location for the business, we are here to help Edmonton businesses succeed. [Learn more](#) about our services or contact us at BusinessSupport@edmonton.ca

SSSF Systems Plan Update Approved by Council

On July 2, 2025, Council approved an update to the Sanitary Services Strategy Fund (SSSF) System Plan. The update is based on analysis conducted by EPCOR which determined that as a result of reduced sanitary, reductions in inflow and infiltration and changing development patterns, adjustments should be made to the SSSF System Plan. These changes are expected to reduce capital costs, remove previous complex river and creek crossings, and significantly reduce potential environmental impacts to sensitive areas. The changes also reduce the amount of construction required in existing residential neighbourhoods. For more information visit the City of Edmonton's [SSSF webpage](#).

Impacts of Wildfire Smoke on Inspection Services

The City of Edmonton has developed an Air Quality Guideline to ensure that City workers are protected from the occupational hazard of poor air quality, including wildfire smoke.

This guideline uses Environment and Climate Change Canada's Air Quality Health Index (AQHI) readings; when the AQHI exceeds 7, some Development Services inspection services may be impacted. Read the list of service impacts and operational adjustments [here](#).

While inspection teams will seek to honour outdoor inspection priorities and appointments as much as possible, the City must adhere to Occupational Health and Safety standards to ensure the health and safety of our inspectors. If a scheduled inspection is impacted, our teams will notify you. Development Services is monitoring seasonal AQHI trends closely, and remains focused on delivering service excellence.

Zoning Bylaw Text Amendments - Mid-block Row Housing in the RS Zone and Minor Changes to the RSM and RM Zones

On July 8, 2025, City Council passed Zoning Bylaw amendments to the Small Scale Residential (RS) Zone and minor changes to the Small-Medium Scale Transition Residential (RSM) and Medium Scale Residential (RM) Zones. The new regulations apply to all applications approved on or after July 8, 2025, following Council's decision at a public hearing.

The regulations will impact the design and setback requirements for most row housing and multi-unit housing development permit applications in the RS Zone and may impact other forms of development such as single-detached and semi-detached housing.

[Read more](#) about the changes to the RS, RSM and RM zones as well as changes to application requirements.

Institute of Public Administration of Canada Award Shortlist

We are proud to announce that the City of Edmonton has been shortlisted for the Institute of Public Administration of Canada (IPAC) innovation award following the nomination from BILD Edmonton Metro for our work on automated permitting.

As the first municipality in Canada to introduce [auto review for house development permits](#) in fall 2024, the digital tool speeds up the process by allowing applicants to apply for a development permit and potentially start building within a day. This applies to applications for single-detached and semi-detached homes in developing neighbourhoods. Almost 800 permits were approved through automated review in the last four months of 2024.

Evolving and simplifying the process supports developers and builders in achieving their goals by allowing them to get shovels in the ground faster.

2025 Edmonton Urban Design Awards

The Edmonton Urban Design Awards are open for submissions until August 11. Check out the website for complete instructions and the submission documents.

The Edmonton Urban Design Awards celebrate the best new projects in Edmonton. Through the program, we recognize individuals, organizations, firms and projects that have contributed to urban design and the city's quality of life.

For more information visit edmonton.ca/UrbanDesignAwards

SAFETY CODES & PERMIT UPDATES

New Team Setting on Self-Serve for Improved Communication on Projects

Managing permit projects with the City has become easier. The Self-Serve portal for development and building permits now includes teams for all new and existing permit applications.

This allows business owners and contractors to add others to their applications, improving communication between project partners. Different settings enable team members to upload documents or receive updates. For example, a new business owner can be added as "view-only" to receive permit status updates, an architect can add a contractor to upload construction drawings or request inspections, and multiple people from a company can all be kept informed.

This process improvement was designed based on public feedback and will reduce information sharing delays and keep project partners better informed. The updates are available now on your Self-Serve account. [See this FAQ](#) for more information.

Building Permit Application Queue Dashboard

Safety Codes, Permits and Inspections would like to remind applicants of the online resource for conveniently tracking the status of their applications. This service, which has been available for some time, continues to provide valuable transparency and real-time updates on submissions.

Applicants can consistently check the progress of their building permit applications by referencing the Building Permit Application Queue dashboard, which is regularly updated and accessible on the city's website. This resource has proven to be a valuable tool, offering insight into current processing times and helping applicants anticipate when their permit may be issued. [Read more here](#).

HVAC Design Criteria Uploader

A significant number of contractors experience HVAC inspections failures for house building permits due to the absence of required design documentation for stack and concealed ducts at the site. To address this issue, an online upload platform has been developed. This platform is now available. [Read more](#).

New Underground Residential Service Inspection Checklist from EPCOR Power

EPCOR has developed a new Underground Residential Service Inspection Checklist to provide installers with clear guidance on the requirements for underground residential servicing and to help ensure sites are inspection ready.

To further streamline the inspection process, EPCOR will now accept photos of the direct earth-buried portion of the cable – a particularly helpful option during winter conditions. Installers are required to submit three specific photos along with their inspection request. These photos will be reviewed and validated during the on-site inspection. Detailed photo requirements and examples are included in the checklist. You can access the checklist by visiting www.epcor.com/NewConnection.

For comprehensive information on all service connection requirements, please refer to the EPCOR Customer Connection Guide, also available at www.epcor.com/newconnection. If you have any questions or need further assistance, please contact us at ces@epcor.com.

Contact Information for EPCOR Power Metering

As part of EPCOR's ongoing commitment to improving communication and service delivery, EPCOR Power Metering Customer Care will be transitioning to a new email address: PowerMetering@epcor.com which replaces CustomerCare@epcor.com.