

Building Edmonton Newsletter March 2024

Civic Service Union (CSU) 52 has provided the City of Edmonton notice of strike on Thursday, March 14 at 11am. Service impacts are [expected](#).

Building Blocks Session

There will be no Building Blocks session in March. We look forward to seeing you in April. Building Blocks is a series put on by the City's Safety Codes, Permits and Inspections team to create a forum for learning, questions and discussions on high-performance buildings, code changes, industry best practices and more. Questions? Contact [Justin Phill](#).


New Priority Growth Area Rezoning Project

On February 27 the City presented a work plan to the Urban Planning Committee for City-initiated rezoning of Priority Growth Areas (PGAs) (see [item 7.4](#)). PGAs are nodes and corridors that are anticipated to experience the most near-term growth within [The City Plan](#).

Using City-initiated rezoning to align certain PGAs with The City Plan vision will help activate and further encourage investment in these important areas. It is anticipated that between four and six PGAs will be selected. Targeted stakeholders, including industry associations, will be engaged this spring to provide input on PGA selection.

Not all land within the selected PGAs will be rezoned. Once selected, the PGAs will be further examined to determine which individual parcels within them should be rezoned. Landowners, businesses and Edmontonians in these areas will be engaged to help inform which standard zones should be applied under the new Zoning Bylaw, as well as better understand any potential rezoning impacts.

Zoning Bylaw Educational Resources

 Resource Highlight: At-a-Glance: Building Edmonton's Zoning Bylaw

Wondering how the [new Zoning Bylaw](#) was developed? Find out in our spotlight resource

[At-a-Glance: Building Edmonton's Zoning Bylaw](#). This summary breaks down the steps taken while

creating the new Zoning Bylaw over the span of five years. It explains why the bylaw was renewed, how Edmontonians and our city-building partners played a critical role in this work and how the bylaw was reimagined in a more equitable way.

Learn more at edmonton.ca/ZoningBylaw or email zoningbylawrenewal@edmonton.ca

 Coming Soon: A One-Stop Guide to the New Zoning Bylaw

This tool will include an overview of the bylaw, zone summaries, answer frequently asked questions (FAQs) and more. Don't miss your one-stop shop to the new Zoning Bylaw in an upcoming newsletter!

Visit edmonton.ca/ZoningBylaw for more educational resources to help you navigate and transition to the new bylaw. For questions, please contact zoningbylawrenewal@edmonton.ca

Authentication and Validation of Professional Work Products for Development Permits

All professional work products submitted at the Development Permit stage, including swept path analyses, require authentication and validation as described in APEGA's Professional Practice Standard, Authenticating Professional Work Products. [Read more.](#)

Helpful Permit Tips - Residential Plans Examination

Get the latest information on the Residential Plans Examination - Permit Application Tips. [Read more.](#)

Updates to Subdivisions and Development Appeal Board Fees

On February 21, 2024, City Council approved amendments to the Subdivision and Development Appeal Board Bylaw 18307. One of these amendments was an increase to appeal fees. Effective immediately all appeal fees are \$100, regardless of zone or scope of work.

Red Tape Reduction

Commercial Occupancy Permit Changes

Please be advised as of March 24, 2024, the City will no longer be placing a white occupancy sticker on site as confirmation that a newly constructed or renovated building is deemed legally ready to occupy. In place of the sticker, the City will now issue an Occupancy Permit by email following successful completion of all mandatory inspections to signify permission to occupy the property.

Additionally, permit holders may now request final building inspection independent of other final inspections to improve scheduling opportunities and reduce wait times.

These changes are part of the City's ongoing efforts to help streamline and improve permitting services for our development and construction customers. An efficient permitting, licensing, and regulatory process helps reduce barriers and encourage investment in our city, which are key goals of both the Edmonton Economic Action Plan and The City Plan.

Safety Codes & Permit Updates

[New Residential and Commercial Inspection Pages Launched](#)

To improve customer success and support a transparent inspection process the Safety Codes, Permits and Inspection section has revamped and consolidated its inspection content into two web pages. [Learn more.](#)

[Cooking Facility Letter of Confirmation](#)

Effective May 01, 2024, a building permit applicant will be required to submit a letter of confirmation, along with the application, for any facility involved in commercial, industrial, institutional and similar cooking applications. [Learn more.](#)

[- Helpful Permit Tips -](#)

[Future Gas Appliance BTU Load Minimum](#)

The City of Edmonton Safety Codes, Permits and Inspections team has noticed a trend of future gas outlets being undersized. You can help us address this issue by looking at the list outlining the BTU minimum requirements for most appliances. [Read more.](#)

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.

Looking for information from a previous Building Edmonton Newsletter? Read our back issues on the [Industry Communication](#) page.