



EDMONTON'S NEW ZONING BYLAW: THE ESSENTIALS

For the first time in nearly 60 years, Edmonton has completed a comprehensive renewal of its Zoning Bylaw. Although the previous Zoning Bylaw was reviewed, updated and adopted in 2001, the last significant overhaul was completed in 1961, when Edmonton's population was 276,000. Today, Edmonton has grown to a population of more than one million and is on pace to reach 1.25 million by 2030.

Renewing Edmonton's Zoning Bylaw has been an opportunity to align our 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.

Edmonton has a new Zoning Bylaw

- + Edmonton's Zoning Bylaw is the primary regulatory tool required to implement The City Plan and determines what can be built where.
- + The new Zoning Bylaw (Charter Bylaw 20001) and the city-wide rezoning (Charter Bylaw 21001) were approved by City Council on October 23, 2023.
- + The new Zoning Bylaw took effect on January 1, 2024, replacing Zoning Bylaw 12800.
- + Check out zoningbylaw.edmonton.ca to explore the new Zoning Bylaw.

All properties in Edmonton were rezoned through a city-wide rezoning

- + All properties (excluding Direct Control Zones) were rezoned through a city-wide rezoning (Charter Bylaw 21001) to align with the new Zoning Bylaw.
- + Each property was rezoned to its closest equivalent zone under Zoning Bylaw 12800, so Edmontonians experienced little to no loss of development rights.
- + You can use maps.edmonton.ca to discover your property's new zone.

It was time for a change

- + Renewing Edmonton's Zoning Bylaw was a long overdue process to modernize our city-building tools and align them with The City Plan's vision for a healthy, urban, climate-resilient city.
- + Prior to the Zoning Bylaw Renewal, development regulations that were designed for a small prairie city in the 1960s were still shaping the built form of Canada's fifth-largest city.
- + Outdated regulations impeded land development and business opportunities, added time and cost to the development process, strained government resources and created barriers to creating the built environment Edmontonians want.

The new Zoning Bylaw aligns zoning regulations with The City Plan's vision

- + The new Zoning Bylaw aligns zoning regulations with the strategic policies and directions outlined in The City Plan to support better development outcomes.

- + It simplifies and streamlines Edmonton's regulatory framework while helping to enable a more equitable, climate-resilient, livable and adaptable city for all.
- + Connecting policy goals to actual changes in neighbourhoods, creates a clear path for Edmontonians to follow.
- + The new Zoning Bylaw focuses on purposeful and enforceable regulations which reduce regulatory complexity and create a more predictable development process.

The new Bylaw was five years in the making

- + Engagement on the Zoning Bylaw Renewal Initiative dates back to 2018, during The City Plan's development.
- + Thousands of Edmontonians participated in online discussions, in-person meetings, surveys, webinars and workshops.
- + Technical analysis, research, community conversations, discussions with stakeholder groups and public engagement have all shaped the new Zoning Bylaw.