



Development Permit Review Automation for Single and Semi-detached Houses in Developing Areas

The City of Edmonton expanded its online services to review Single and Semi-detached House development permit applications in developing areas for completeness and compliance with Zoning Bylaw 20001, starting January 1, 2024.

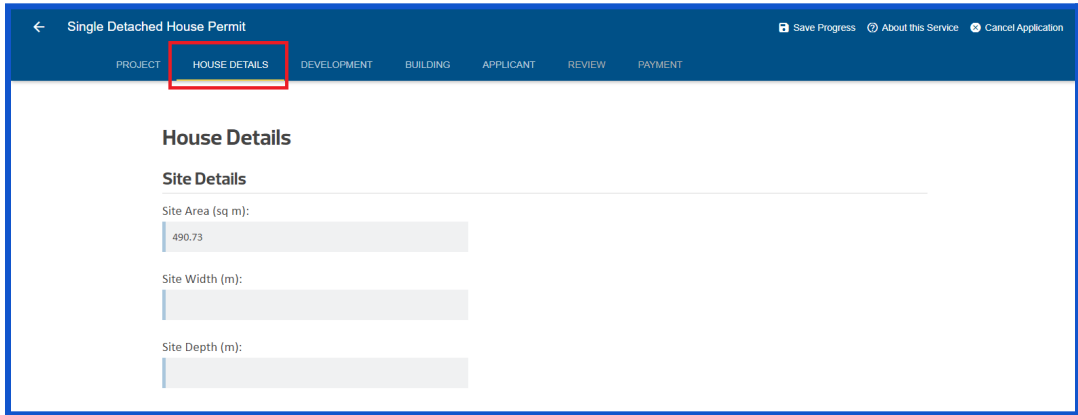
The new interactive online application process will assist customers applying for house permits to confirm they comply with applicable zoning regulations and support quicker timelines for permits, especially during peak construction season.

This new process will replace the current expedited development permit process for houses in developing areas and the application criteria has expanded to include Zero Lot Line developments, Semi-detached Houses, and detached garages combined with house applications.

Between January and March 2024 we will gather feedback from customers about their experience with the new digital service for house permits and using the new bylaw. It is anticipated that current processing times will be maintained in January and will significantly decrease by the end of Q1 2024. The feedback and data collected will be evaluated to make further improvements prior to launching automated reviews in Q2 2024 along with any necessary revised updates to service levels.

Some highlights of the changes include:

Additional questions have been added for checking that the proposed application complies with the regulations of the the zoning bylaw for qualified projects:



Added graphics and tooltips to provide better guidance for answering the questions:

PROJECT HOUSE DETAILS DEVELOPMENT BUILDING APPLICANT REVIEW PAYMENT

Building Height

Does the lot slope down from front to back with a difference of 2m or more?

Yes No

FRONT LOT LINE
REAR LOT LINE
PROPERTY LINE
AVENUE
HOME
≥ 2 M
● POINT FOR DETERMINING GRADE
◆ LOT CORNER FOR DETERMINING GRADE

Geodetic Elevations at corners of site: (Refer to the graphic labels to find applicable geodetic elevation points)

A x

B x

C x

D x

BACK LANE (ALLEY)
PROPERTY LINE
AVENUE
HOME
A B C D
+ SITE CORNER

Conformance with zoning regulations for the specific zone is automatically assessed and immediate feedback provided:

Building Details

Building Setback (m)

Front Setback: No Landscaped Boulevard

The minimum Front Setback shall be 4.5m in the RSF zone.

Rear Setback:

Side Setback: Right

The minimum Side Setback Right shall be 1.2m in the RSF zone.

Side Setback: Left

The minimum Side Setback Left shall be 1.2m in the RSF zone.

If you have any questions or feedback on the new process, please contact Rachel Lee, Project Lead (rachel.lee@edmonton.ca).