



## What You Need to Apply

To request the rezoning of a property, an applicant must submit a Land Development Application through the City's website. When you apply you will need to provide:

- A digital copy of the Certificate of Title (it has to be issued by a registry office less than 30 days before your application submission).
- The reason for the application.

Depending on the nature of the application, we may need more information. This information could require the assistance of professional expertise, like one of the following: Traffic Impact Assessments, Environmental Impact Assessments, Geo-Technical Slope Stability Assessments, etc.

**TIP** You don't need to pay any fees when you submit the application. Any fees will be assessed after your application has been reviewed and accepted for processing.

## Why Zoning Bylaws?

The Edmonton Zoning Bylaw is the rulebook for all development in Edmonton. It regulates how land is used, with rules outlined in zones that are assigned to all properties throughout the city. The Zoning Bylaw defines what can be built in your community, and helps keep land appearance and use consistent within your neighbourhood.

## About the Service

Rezoning is the process of changing the zone that applies to a property or piece of land. Rezoning is needed if you want to develop your site in a way that isn't allowed by the current zoning.

**TIP** If you are a property owner or an agent acting on behalf of a property owner and want to rezone a property, please visit the City's website at [www.edmonton.ca](http://www.edmonton.ca) and search for 'Rezoning' to view the online information and apply.

## Zoning Verification

Your property's specific zoning may affect your plans.

To verify the zoning of a property, visit our office or <http://maps.edmonton.ca>

- Click on 'Zoning' located on the right side of the photo
- Review the disclaimer and accept it by pressing 'Ok'
- Click on 'Locate Title by Address' and enter the property's address
- Click on 'Search' to view its zoning and any overlay information



## ✉ How to Apply

To apply for a rezoning, go to [www.edmonton.ca/rezoning](http://www.edmonton.ca/rezoning) and fill out the online Land Development Application. You will need to register for an account if you are a new applicant. If you need help, please read the Online Services Manual.

Please note, applications must be submitted online. The City no longer accepts this type of application in paper form.



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## Processing Your Application

After the application fees are paid and all required information has been received:

- The Sustainable Development department circulates the application to other departments and non-City agencies for review and comment. This takes about three weeks.
- At the same time, the Sustainable Development department mails a notice to all property owners within 60 metres of the lands being rezoned, informing them that a rezoning application has been received by the City. This circulation area may be increased if the impact of the rezoning affects properties more than 60 metres from the site.
- A planner reviews the feedback from other departments and agencies and prepares a report with a recommendation for City Council. Feedback from the public is summarized in the report to help City Council with their decision. Once this report is finalized, you will be advised of the recommendation and asked if you wish to proceed to City Council, the deciding authority for rezoning bylaws.
- In order to rezone a property, a bylaw to amend the Zoning Bylaw must be approved by City Council. The Sustainable Development department, in conjunction with the City's legal team, prepares the bylaw for consideration

- Before the rezoning bylaw is forwarded to City Council, it must be advertised in a local newspaper. You will have to pay the required advertising fees to do this.
- The bylaw and report are then forwarded to the Office of the City Clerk and placed on City Council's agenda.
- The Municipal Government Act requires that City Council hold a public hearing for all rezoning bylaws. During this public hearing, Council can hear from you and any other members of the public interested in the rezoning. After the hearing, Council considers each bylaw.
- While there isn't an official time limit to rezone a property, it can take anywhere from four months to one year (and sometimes more), depending on the complexity of the application.

If the rezoning application is approved, the next step is to submit an application to the Sustainable Development department for a development permit and a building permit. These permits will let you to start using your land in the way the new zone permits, and start any new construction.

If your rezoning is not approved by City Council, you can't apply to rezone the property to the same zone for one year.

## Contact

For assistance with your online application or additional general information:

### Phone

For 24-hour information and access to City of Edmonton programs and services: **311**

If outside of Edmonton: **780-442-5311**

### In Person

Current Planning Branch  
5th Floor, 10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4  
Office Hours: Monday to Friday,  
8:00 a.m. - 4:30 p.m.

### Web

[www.edmonton.ca/rezoning](http://www.edmonton.ca/rezoning)

### More information

For rules and regulations for the development of land in Edmonton, you can reference the Zoning Bylaw on our website. If you need additional help, contact the Bylaw Amendment Officer at 780-496-6194 or visit our office.

Note: This is a general guide. Additional information may be required.

When you apply, personal information may be collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act, Section 642 of the Municipal Government Act and/or Section 63 of the Safety Codes Act. The information will be used to process your application(s) and your name and address may be included on reports that are available to the public. If you have any questions, please contact our office.



## Guide to changing land use zones

April 2012

THE CITY OF  
**Edmonton**