## **New Commercial Building - Typical Project Process**



Pre-**Application** Meeting (A)

Submit Application (B)

Simple Projects

**Development Permit** Application Review (C)

Complex Projects (C)

Development Building Satisfy Edmonton Community Development permit Community development Permit Design 11 Pre-Permit decision Notification **Application** permit Committee I Consultation Application stands or conditions Review and (F) Decision 11 Period (E) appeals Decision (I) (H) occur (G) 21 days 21 days

Construction

Inspections (K)



- (A) Pre-Application meetings provide valuable advice and feedback on your proposed project.
- (B) Development permit and building permit applications can be submitted simultaneously. Building permit application review begins once development permit conditions are satisfied.
- (C) Complex projects usually include variances, infrastructure changes, non-standard designs, negotiation, revisions.
- (D) Projects are subject to review by the Edmonton Design Committee if they are located in designated areas (page 9).

- (E) Community pre-consultation occurs if your project requires a variance to Main Streets Overlay or Mature Neighbourhood Overlay.
- (F) Neighbourhood notification is required for all business activities that are listed as a discretionary use in a zone. To learn more see **How Zoning Impacts Your Business Location.**
- (G) The permit applicant or community members may choose appeal the Development Permit decision through the Subdivision and Development Appeal Board (SDAB).
- (H) Development permit conditions must be satisfied prior to building permit application review.

- (I) You can minimize application timelines by ensuring your application adheres to minimum application requirements.
- (I) Construction begins after a building permit is issued.

(K) Inspections include:

- Building and trade permit inspections
- Development Permit Inspections (DPI) Occur at any point during construction.
- Landscape inspections. See landscaping for more information about collecting securities.

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