

A detailed isometric illustration of a city scene in shades of blue and yellow. It includes a train on tracks, various buildings, a house with a chimney, a bicycle, a coffee cup, a bar stool, a construction crane, and a cow. The scene is layered, with some elements in the foreground and others in the background, creating a sense of depth.

Edmonton Zoning Bylaw

Land Use & Zoning Matrix: Uses in Standard Zones

November 2023

*The new Zoning Bylaw and Zoning Map
will officially come into effect on January 1, 2024.*

zoningbylawrenewal@edmonton.ca
edmonton.ca/zoningbylawrenewal

HOW TO USE THIS DOCUMENT

The Zoning Bylaw Renewal Initiative is renewing Edmonton’s Zoning Bylaw—the city’s “rulebook” for development—rethinking how, what and why the City of Edmonton regulates in terms of land and development.

This document uses a matrix format to outline permitted and discretionary **Uses** in each of the standard **Zones** in the new Edmonton Zoning Bylaw.

A **Use** means the purposes or activities for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained. Sometimes referred to as a land Use, a Use describes the activities happening on a piece of land or within buildings. Examples of Uses in the new Zoning Bylaw include: Residential, Child Care Services and Offices.

A **Zone** contains rules for allowable Uses, where buildings should go, what type of buildings they can be and what activities can occur on a property. Zones establish the basics of land use separation in the city. Zones apply to parcels of land throughout the city, and every piece of land has a zone.

What is the difference between a Permitted Use and Discretionary Use?

A **Permitted Use** means the use of land, buildings or structures for which Development Permits must be issued by a Development Planner, if the development meets all applicable regulations. If a Use is listed as permitted, it is known as an 'as-of-right' development. Some Permitted Uses have specific regulations or limitations associated with them. For example, Uses like Home Based Businesses and Cannabis Retail Stores have additional regulations that must be followed before a permit can be approved.

A **Discretionary Use** means those Uses of land, buildings or structures for which Development Permits may be issued only at the discretion of the Development Planner. If a Use is listed as discretionary, it is up to the Development Planner to determine if it should be allowed on a property, even if it otherwise follows all of the regulations in the Zoning Bylaw. The Development Planner refers to applicable Statutory Plans, other guiding policies and relevant land use considerations when making the decision.

Each Use within the matrix will fall within one of the following categories (using colour coding):

1 Permitted Use with no specific regulations or limitations

- + A Use with this colour code is listed as a Permitted Use in the applicable Zone.
- + A Development Permit for a Permitted Use must be approved if all zoning regulations are met, with limited grounds for appeal.

1A Permitted Use with specific regulations or limitations

- + A Use with this colour code is listed as a Permitted Use in the applicable Zone.
- + On top of the regulations that apply to all Uses within an applicable Zone, there is an additional set of regulations or restrictions specific to this Use listed in Section 2 or Section 3 of the applicable Zone. Applicants must also meet these additional regulations for any proposed development with this Use.
- + This colour code has generally been used to highlight Use-specific regulations that affect the location, extent or other limitations to development. It does not reflect specific development regulations which may be more permissive or design-oriented.
- + A Development Permit for a Permitted Use must be approved if all zoning regulations are met, with limited grounds for appeal.

2 Discretionary Use with no specific regulations or limitations

- + A Use with this colour code is listed as a Discretionary Use in the applicable Zone.
- + A Discretionary Use may be approved at the discretion of the Development Planner. The Development Planner bases their decision on site context, whether the proposed development complies with the Zoning Bylaw, meets policy objectives in applicable Statutory Plans and other relevant land use considerations.
- + A Development Permit application approved with a Discretionary Use is subject to notification and appeal to the Subdivision and Development Appeal Board (SDAB).

2A Discretionary Use with specific regulations or limitations

- + A Use with this colour code is listed as a Discretionary Use in the applicable Zone.
- + A Discretionary Use may be approved at the discretion of the Development Planner. The Development Planner bases their decision on site context, whether the proposed development complies with the Zoning Bylaw, meets policy objectives in applicable Statutory Plans and other relevant land use considerations.
- + On top of the regulations that apply to all Uses within an applicable Zone, there is an additional set of regulations or restrictions specific to this Use listed in Section 2 or Section 3 of the applicable Zone. Applicants must also meet these additional regulations for any proposed development with this Use.
- + A Development Permit application approved with a Discretionary Use is subject to notification and appeal to the Subdivision and Development Appeal Board (SDAB).

3 Use exempt from requiring a Development Permit and not listed in any Zone

- + A Use with this colour code is allowed in any zone and does not require a Development Permit.
- + This only applies to two Uses: Essential Utility and Parking Facility.
- + Essential Utility refers to any development, building or structure that's needed to provide services to residents. This can include developments such as transformer stations, pumping stations, stormwater ponds, etc.
- + Parking Facility refers to any parking area (surface parking lot, parkade, etc.) that is on the same site as another main development. Note that while the use of the facility for parking does not require a permit, the construction of it will.

Not a Permitted or Discretionary Use in the Zone

- + A Use listed with this colour code is not allowed as a Permitted Use or Discretionary Use in the applicable Zone.

City Council passed the new Zoning Bylaw (Charter Bylaw 20001) and city-wide rezoning (Charter Bylaw 21001) at a statutory Public Hearing on October 16, 2023.

Zoning and city planning can often feel confusing. We've got you covered — learn about the zoning changes and how they may impact your property by checking out the following documents in the Public Hearing Prep category of our online [Document Library](#):

- + **Zone Equivalencies:** Reference the new zones under the new Zoning Bylaw with their equivalent zones under the current Zoning Bylaw 12800.
- + **Overview of the New Zoning Bylaw:** Explore a condensed overview of Edmonton's new Zoning Bylaw's key sections and zone summaries.
- + **New Zoning Bylaw with Rationale:** Learn about the new Zoning Bylaw's rationale for regulations. Green text indicates major changes made from the May 2023 Draft Zoning Bylaw.
- + **At-A-Glance Summaries:** Explore one-page summaries on how the new Zoning Bylaw will support more **housing, the environment** and **businesses** in Edmonton.

Visit edmonton.ca/zoningbylawrenewal to learn more.

LAND USE/ZONING MATRIX - STANDARD ZONES



| | | |
|---|---|---|
| (1) Permitted Use with no specific regulations or limitations | (2) Discretionary Use with no specific regulations or limitations | (3) Exempted Use exempt from development permit requirements (when zoning regulations are met), and not listed in the Zone |
| (1A) Permitted Use with specific regulations or limitations | (2A) Discretionary Use with specific regulations or limitations | Not A Permitted Use or Discretionary Use in the Zone |

| Land Use | Zones | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------|-------------------------|------------------------------|---|--------------------------|-------------------------|-------------------|-------------------------|-----------|--------------------------|--------------------|---------------------|---------------------|-------------------|------------------|-------------------------------|---------------|----------------------------------|--------------------|----------------|------------------|-------------------|-------------|--------------------------|
| | RESIDENTIAL | | | | | | MIXED USE | | COMMERCIAL | | | INDUSTRIAL | | | OPEN SPACE AND URBAN SERVICES | | | | | | AGRICULTURAL | | |
| | RS | RSF | RSM | RM | RL | RR | MUN | MU | CN | CG | CB | BE | IM | IH | A | NA | PSN | PS | PU | UF | UI | AG | FD |
| | Small Scale Residential | Small Scale Flex Residential | Small-Medium Scale Transition Residential | Medium Scale Residential | Large Scale Residential | Rural Residential | Neighbourhood Mixed Use | Mixed Use | Neighbourhood Commercial | General Commercial | Business Commercial | Business Employment | Medium Industrial | Heavy Industrial | River Valley | Natural Areas | Neighbourhood Parks and Services | Parks and Services | Public Utility | Urban Facilities | Urban Institution | Agriculture | Future Urban Development |
| Agriculture | | | | | | 1A | | | | | | | | | | | | | | | | 1 | 1 |
| Bar | | | | | | | 1A | 1 | 1A | 1 | 1 | 1A | | | | | | | | | 1A | | |
| Body Rub Centre | | | | | | | 1A | 1A | 1A | 1A | 1A | 1A | | | | | | | | | | | |
| Cannabis Lounge | | | | | | | | | | | | | | | | | | | | | | | |
| Cannabis Retail Store | | | | | | | 1A | 1A | 1A | 1A | 1A | 1A | | | | | | | | | | | |
| Cemetery | | | | | | | | | | | | | | | | | | | | 1 | | | |
| Child Care Service | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | | | 2 | | 1A | 1A | | 1A | 1A | | |
| Community Service | 1A | 1A | 1A | 1 | 1A | | 1A | 1 | 1A | 1 | 1 | 1A | | | 2 | | 1A | 1A | | 1 | 1 | 1A | |
| Crematorium | | | | | | | | | | | 1A | 1A | 1A | | | | | | | 1A | | | |
| Custom Manufacturing | | | | | | | 1A | 1A | 1A | 1A | 1A | 1A | 1A | | | | | | | | 1A | | |
| Detention Facility | | | | | | | | | | | | | | | | | | | | 1 | | | |
| Emergency Service | | | | | | | 1A | 1A | 1A | 1 | 1 | 1 | 1 | | 2 | | | | 1 | 1 | | | |

LAND USE/ZONING MATRIX - STANDARD ZONES



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| Land Use | Zones | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------|-------------------------|------------------------------|---|--------------------------|-------------------------|-------------------|-------------------------|-----------|--------------------------|--------------------|---------------------|---------------------|-------------------|------------------|-------------------------------|---------------|----------------------------------|--------------------|----------------|------------------|-------------------|-------------|--------------------------|
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| Essential Utility | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | |
| Food and Drink Service | 1A | 1A | 1A | 1A | 1A | | 1A | 1 | 1A | 1 | 1 | 1A | | | | | 1A | | | 1A | | | |
| Health Service | 1A | 1A | 1A | 1A | 1A | | 1A | 1 | 1A | 1 | 1 | 1A | | | | | | | | 1 | 1 | | |
| Health Care Facility | | | | | | | 1A | | 1A | 1A | | | | | | | | | | 1 | 1 | | |
| Home Based Business | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | | | | | 2A | | | | | | 1A | 1A | 2A |
| Hotel | | | | | | | 1A | 1 | 1A | 1 | 1 | | | | | | | | | | 1A | | |
| Indoor Sales and Service | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1 | 1A | 1 | 1 | 1A | 1A | | 2A | | | | | | 1A | | |
| Indoor Self Storage | | | | | | | | 1A | | 1 | 1 | 1 | 1 | | | | | | | | | | |
| Library | | | | 1 | 1A | | 1A | 1 | 1A | 1 | 1 | | | | 2 | | | 1 | | 1 | 1 | | |
| Liquor Store | | | | | | | 1A | 1A | 1A | 1A | 1A | 1A | | | | | | | | | | | |
| Major Indoor Entertainment | | | | | | | | 1A | | 1 | 1 | 1A | | | 2A | | | 1A | | 1A | 1 | | |

LAND USE/ZONING MATRIX - STANDARD ZONES



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| Major Industrial | | | | | | | | | | | | 1A | 1A | | | | | | | | | | |
| Major Utility | | | | | | | | | | | | | 1 | | | | | 1A | | | | | |
| Minor Indoor Entertainment | | | | 1A | 1A | | 1A | 1 | 1A | 1 | 1 | 1 | | | 2A | | | 1A | | | 1 | | |
| Minor Industrial | | | | | | | | | | | | 1A | 1A | 1A | | | | | | | 1A | | 2A |
| Minor Utility | | | | | | | | | | | | 1 | 1 | 1 | 2 | | | | 1 | | 1 | | 2 |
| Natural Resource Development | | | | | | | | | | | | | 1A | 1A | 2A | | | | | | | | 2A |
| Office | 1A | 1A | 1A | 1A | 1A | | 1A | 1 | 1A | 1 | 1 | 1 | 1A | | | | | | | | 1 | | |
| Outdoor Entertainment | | | | | | | | | | | 1A | 1A | | | 2A | | | | | | 1 | | 2 |
| Outdoor Recreation Service | | | | | | | | | | | | | | | 2 | | | 1 | | 1 | 1 | 1A | 2 |
| Outdoor Sales and Service | | | | | | | | | 1A | 1A | 1A | 1A | 1 | | | | | | | | | | 2 |
| Parking Facility | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |



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| Park | | | | 1 | 1 | | 1A | 1 | 1A | 1 | | | | | 2 | | 1 | 1 | 1A | 1 | 1 | | 2 |
| Protected Natural Area | | | | | | | | | | | | | | | 1 | 1 | 1 | 1 | | | | | |
| Recycling Drop-off Centre | | | | | | | 1A | 1A | 1A | 1A | 1A | 1A | 1 | | | | | | 1A | 1A | | | |
| Residential | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | | | | 2A | | | | | 1A | 1A | 1A | 2A |
| Residential Sales Centre | 1A | 1A | 1A | 1A | 1A | | 1A | 1A | 1A | 1A | | | | | | | | | | | | | 2 |
| School | | | | | | | 1A | 1 | 1A | 1 | | | | | | | | 1 | | 1 | 1 | | 2A |
| Special Event | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | 1A | | 2A | | 1A | 1A | 1A | 1A | 1A | 1A | 1A |
| Standalone Parking Facility | | | | | | | | | | 1 | 1 | | | | | | | | | | 1A | | |
| Transit Facility | | | | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | | | 1A | 1 | 1 | 1 | | |
| Urban Agriculture | 1A | 1A | 1A | 1A | 1A | | | | | | | | | | | | | | | | | | |
| Vehicle Support Service | | | | | | | 1A | 1A | 1A | 1A | 1A | 1A | 1A | | | | | | | | | | |