In this guide

This guide is designed to help business owners conduct preliminary research to:
- Check zoning restrictions for a location
- Find a suitable location for your business

We are here to help

Zoning research can be difficult. City staff can help you complete the tasks in this guide.

To speak with City staff, visit us at the Edmonton Service Centre. See edmonton.ca/zoningapprovalforbusiness for tips to make the most of your visit.

Note:

Business owners are strongly encouraged to consult with City staff prior to making decisions about a location.
Check zoning restrictions for a location

1. Go to maps.edmonton.ca.

2. Click on the “Zoning” link.

3. Enter the address of your preferred location.

4. Click the “Find Address” button, located underneath the address fields.
5. Click the zone listed in the “Current Zone.” The relevant section of the Edmonton Zoning Bylaw will appear in a new tab.
6. Review the list of “Permitted Uses.”

Permitted uses are business activities that are **likely able to operate** in the zone.

If your business activity is listed in a zone’s permitted uses, you will still need to apply for a development permit (zoning approval) to obtain City confirmation that your business can operate in this location.

Businesses often encompass activities that are classified **under more than one use**.

For example, a microbrewery serving food and alcohol would have the following uses:
- Breweries, Wineries and Distilleries
- Restaurant

7. Scroll down on the page to find the list of “Discretionary Uses.”

Discretionary uses are business activities that may be able to operate in the zone. After you submit a development permit (zoning approval), City staff will initiate a process to determine whether your business will be permitted to operate.
Check zoning restrictions for a location

8. Go back to the zoning map and click on the links in the “Overlays” section.

Review the overlays to understand additional limitations to business activities.

Next Steps:

We recommend speaking with City staff prior to making decisions about a location.

To speak with City staff, visit us at the Edmonton Service Centre.

See edmonton.ca/zoningapprovalforbusiness for tips to make the most of your visit.

- End of instructions -
Find suitable locations for your business

1. Go to the Zoning Matrix:

Use this clickable link to access the Zoning Matrix or enter the following into your web browser's address bar:


2. Conduct Zoning Analysis:

Use the matrix to find commercial zones that support your business. Note that businesses often encompass activities that are classified under more than one use.

For example, a microbrewery serving food and alcohol would have the following uses:
- Breweries, Wineries and Distilleries
- Restaurant

3. Notice that certain pages show either the “Permitted Use” or “Discretionary Use” in each zone.

Permitted uses are business activities that are likely able to operate in the zone.

If your business activity is listed in a zone’s permitted uses, you will still need to apply for a development permit (zoning approval) to obtain City confirmation that your business can operate in this location.

Discretionary uses are business activities that may be able to operate in the zone. After you submit a development permit (zoning approval), City staff will initiate a process to determine whether your business will be permitted to operate.

Make a list of zones that support all the uses for your proposed business.

4. Use the Zoning Bylaw Matrix Index to access definitions for each use.

Use this clickable link to access the Index or enter the following into your web browser's address bar:

https://webdocs.edmonton.ca/InfraPlan/zoningbylaw/Matrix/Matrix.htm#
Find suitable locations for your business

5. Go to maps.edmonton.ca

6. Click on the “Zoning” link.

7. Use the zoom tool to see the zone types on the map. Click and drag to navigate the map. Visually scan the map to find the types of zones that you are looking for.

Next Steps:

We recommend speaking with City staff prior to making decisions about a location. To speak with City staff, visit us at the Edmonton Service Centre.

See edmonton.ca/zoningapprovalforbusiness for tips to make the most of your visit.

- End of instructions -

edmonton.ca/zoningapprovalforbusiness

August 9, 2019