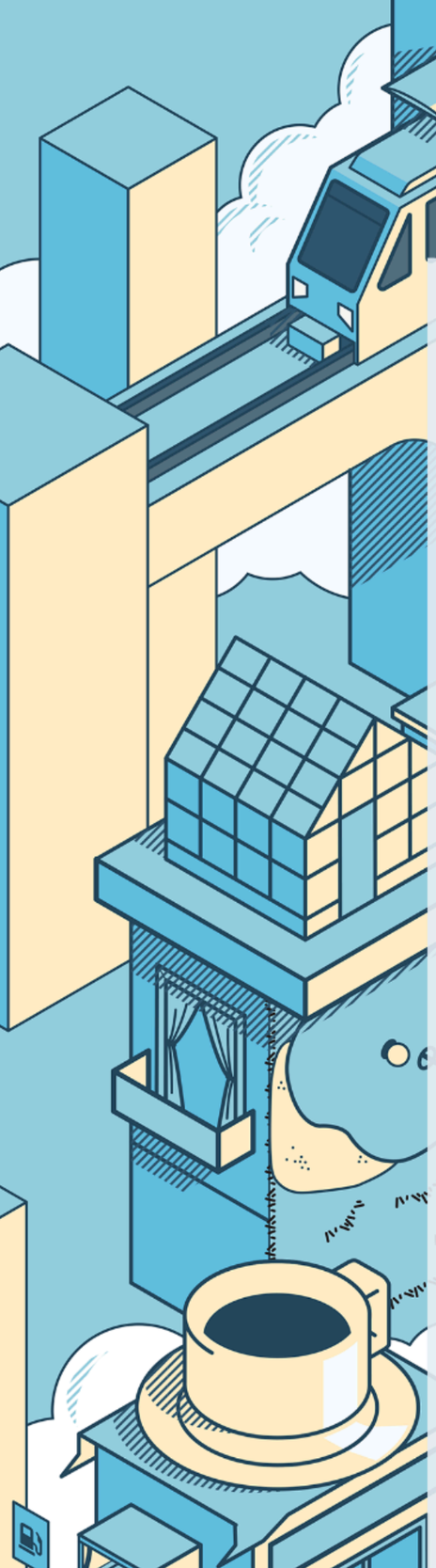

Edmonton
Zoning Bylaw

Land Use & Zoning Matrix: Uses in Standard Zones

October 2026

This document is created for convenience only. Although all reasonable attempts were made in the production of this document to accurately reflect the original bylaw, and any subsequent Council-approved amendments, the City of Edmonton does not assume responsibility or accept any liability arising from any use of the information presented. In case of uncertainty, the reader is advised to consult the original bylaws, available at the Office of the City Clerk.

Any interpretation or inquiries regarding the Zoning Bylaw can be directed to the Urban Planning and Economy (UPE) Department via 311.

edmonton.ca/**zoningbylaw**

HOW TO USE THIS DOCUMENT

This document uses a matrix format to outline permitted and discretionary **uses** in each of the standard **zones** in Edmonton's 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 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 as specified in the Zoning Bylaw.
+ 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.

Land Use & Zoning Matrix: Uses in Standard Zones

(1) Permitted Use with no specific regulations or limitations	**(2) Discretionary Use** with no specific regulations or limitations	**(3) Exempted Use** Not listed in any zone, and exempt from requiring a development permit as specified in the Zoning Bylaw
(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			
Centre City Temporary Parking				1A	1A			1A															
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			

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Emergency Service							1A	1A	1A	1	1	1	1		2				1	1			
Essential Utility	3	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											

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Major Indoor Entertainment								1A		1	1	1A			2A			1A		1A	1		
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

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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
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							1	1				1	1	1	1	1		

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Vehicle Support Service							1A	1A	1A	1A	1A	1A	1A										