

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.

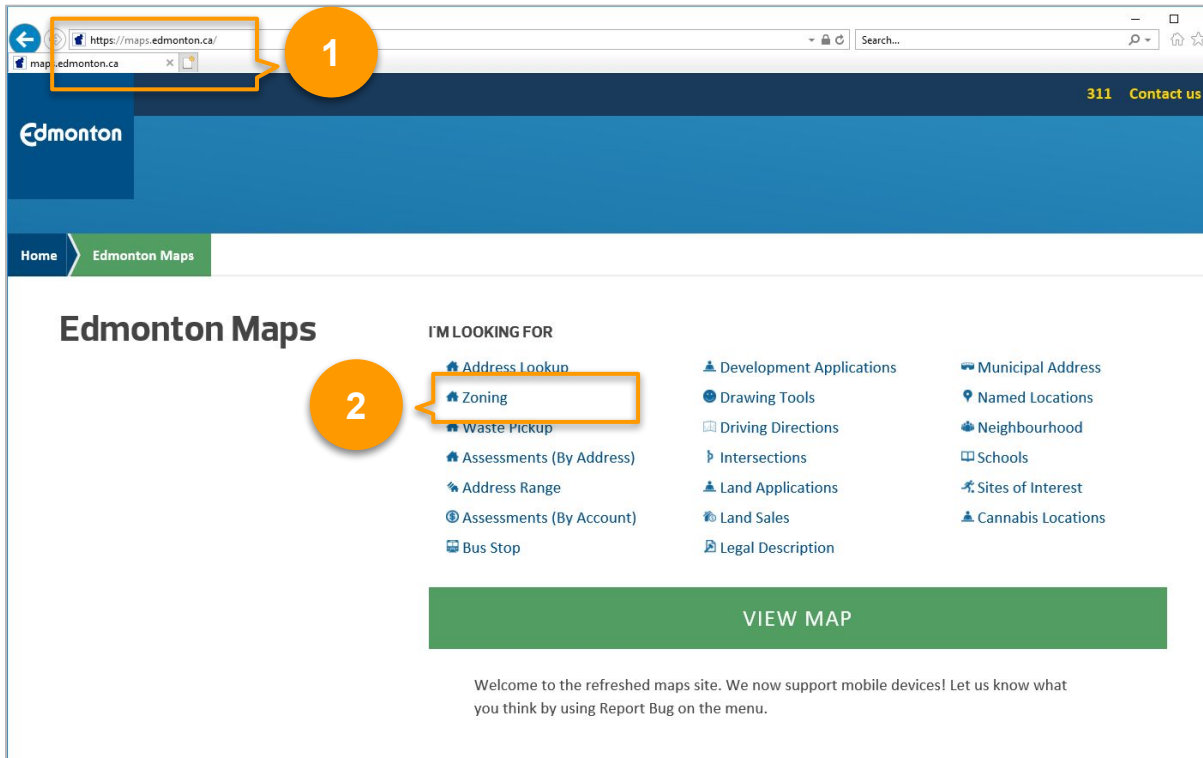
To speak with City staff, visit us at the **Edmonton Service Centre**. See edmonton.ca/zoningapprovalforbusiness for tips to make the most of your visit.

Note:

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

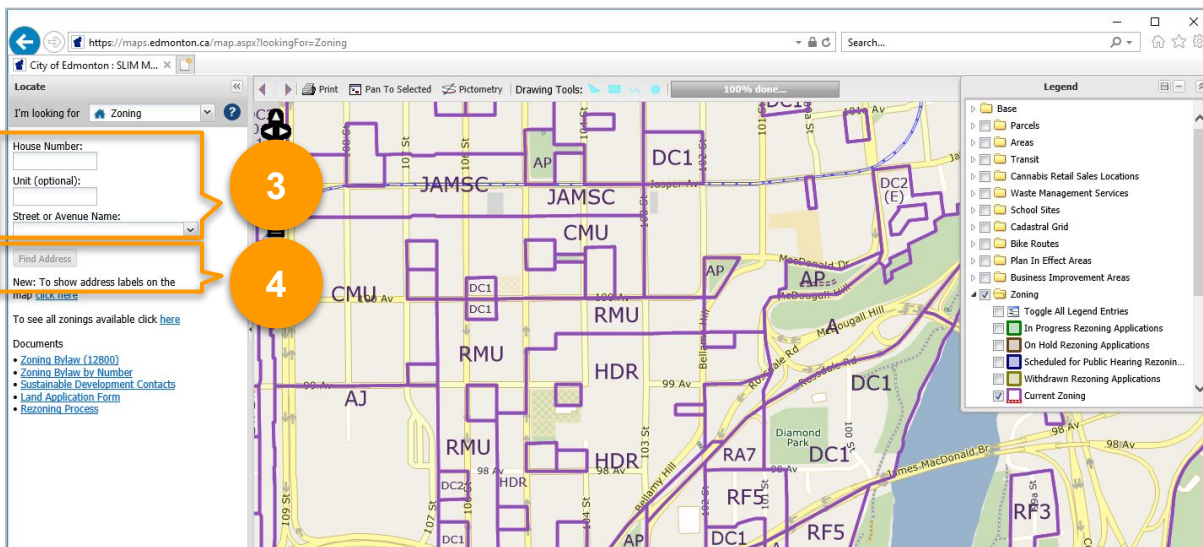
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Check zoning restrictions for a location



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.

Check zoning restrictions for a location

The screenshot shows the City of Edmonton Zoning Bylaw web application. The map displays various zoning districts including US, CB2, RA7, and DC2. The results panel on the right lists property details, with 'Current Zone: General Business Zone (CB2)' highlighted in green and circled in orange. A red circle with the number '5' points to this entry.

| Address | General | Assessment | Applications | Nearby Applications | Nearb |
|---------------------------------------|--|------------|--------------|---------------------|-------|
| The address [redacted] found at 1 lot | Address: [redacted] | | | | |
| [redacted] | Legal Description for Title Lot: [redacted] | | | | |
| [redacted] | Area: 404.304 m ² | | | | |
| [redacted] | Year Built: 1955 | | | | |
| [redacted] | Neighbourhood: Strathcona | | | | |
| [redacted] | Business Improvement Area: Old Strathcona More Information | | | | |
| [redacted] | Ward: Ward 8 | | | | |
| [redacted] | Community League: Strathcona Centre Community League | | | | |
| [redacted] | Waste Collection: Thursday More Information | | | | |
| [redacted] | Current Zone: General Business Zone (CB2) | | | | |
| [redacted] | Current Bylaw: 12800 | | | | |
| [redacted] | Proposed Applications: None | | | | |
| [redacted] | Proposed Zone: None | | | | |
| [redacted] | Proposed Bylaw: None | | | | |
| [redacted] | Overlays: Mature Neighbourhood Overlay | | | | |
| [redacted] | Main Streets Overlay | | | | |
| [redacted] | Medium Scale Residential Infill Overlay | | | | |

5. Click the zone listed in the “Current Zone.” The relevant section of the Edmonton Zoning Bylaw will appear in a new tab.

Check zoning restrictions for a location

City of Edmonton: SLIM Maps ZoningBylaw DC1 ZoningBylaw ZoningBylaw

Home > Part II - Zones, Direct Control Provisions, Overlays and Special Areas > 300 Commercial Zones > 340 (CB2) General Business Zone

Edmonton Zoning Bylaw 12800

340 (CB2) General Business Zone

340.1 General Purpose

The purpose of this Zone is to provide for businesses that require large Sites and a location with good visibility and accessibility along, or adjacent to, major public roadways.

340.2 Permitted Uses

Bylaw 16233
July 6, 2015

1. [Apartment Hotels](#)
2. [Automotive and Equipment Repair Shops](#)
3. [Bars and Neighbourhood Pubs](#), for less than 200 occupants and [240 m²](#) of Public Space

Bylaw 18171
September 11, 2017

4. [Breweries, Wineries and Distilleries](#)
5. [Business Support Services](#)

Charter Bylaw 18387
June 12, 2018

6. [Cannabis Retail Sales](#)
7. [Commercial Schools](#)

Bylaw 17831
November 28, 2016

7. [Convenience Retail Stores](#)

Bylaw 16224
September 10, 2012

8. [Creation and Production Establishments](#)

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

City of Edmonton: SLIM Maps ZoningBylaw DC1 ZoningBylaw ZoningBylaw

Bylaw 17901
March 6, 2017

30. [Urban Gardens](#)
31. [Veterinary Services](#)
32. [Warehouse Sales](#)
33. [Fascia On-premises Signs](#)
34. [Freestanding On-premises Signs](#)
35. [Projecting On-premises Signs](#)
36. [Temporary On-premises Signs](#)

340.3 Discretionary Uses

Bylaw 16233
July 6, 2015

1. [Animal Hospitals and Shelters](#)
2. [Apartment Housing](#)
3. [Automotive/Minor Recreation Vehicle Sales/Rentals](#)
4. [Auctioneering Establishments](#)
5. [Bars and Neighbourhood Pubs](#), for more than 200 occupants and [240 m²](#) of Public Space, provided the Site is not adjacent to or across a lane from a Site zoned Residential
6. [Carnivals](#)
7. [Child Care Services](#)
8. [Convenience Vehicle Rentals](#)
9. [Fleet Services](#)
10. [Funeral, Cremation and Interment Services](#)
11. [Government Services](#)

Bylaw 18882
June 17, 2019

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

Locate

I'm looking for **Zoning**

House Number:

Unit (optional):

Street or Avenue Name: **82 AVENUE NW**

Find Address

New: To show address labels on the map [click here](#)

To see all zonings available click [here](#)

Documents

- [Zoning Bylaw \(12800\)](#)
- [Zoning Bylaw by Number](#)
- [Sustainable Development Contacts](#)
- [Land Application Form](#)
- [Rezoning Process](#)

[Help](#) [Data Refresh List](#) [Contact Us](#)

Results

Address

The address found at 1 lot

The address found at 1 lot

The address found at 1 lot

The address found at 1 lot

[+] Units at:

Show: **Selected Only**

| General | Assessment | Applications | Nearby Applications | Nearby |
|------------------------------------|--|--------------|---------------------|--------|
| Neighbourhood: | Strathcona | | | |
| Business Improvement Area: | Old Strathcona More Information | | | |
| Ward: | Ward 8 | | | |
| Community League: | Strathcona Centre Community League | | | |
| Waste Collection: | Thursday More Information | | | |
| Current Zone: | General Business Zone (CB2) | | | |
| Current Bylaw: | 12800 | | | |
| Proposed Applications: | None | | | |
| Proposed Zone: | None | | | |
| Proposed Bylaw: | None | | | |
| Overlays: | Mature Neighbourhood Overlay Main Streets Overlay Medium Scale Residential Infill Overlay Whyte Avenue Commercial Overlay | | | |
| Plan in Effect: | Strathcona ACP | | | |
| Other Property Information: | Residential Parking Reductions | | | |

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](https://webdocs.edmonton.ca/InfraPlan/zoningbylaw/Matrix/Matrix_PDF/Zoning_Matrix_Printable.pdf) to access the Zoning Matrix or enter the following into your web browser's address bar:

https://webdocs.edmonton.ca/InfraPlan/zoningbylaw/Matrix/Matrix_PDF/Zoning_Matrix_Printable.pdf

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](https://webdocs.edmonton.ca/InfraPlan/zoningbylaw/Matrix/Matrix.htm#) to access the Index or enter the following into your web browser's address bar:

<https://webdocs.edmonton.ca/InfraPlan/zoningbylaw/Matrix/Matrix.htm#>

The top screenshot shows a browser window with the URL https://webdocs.edmonton.ca/InfraPlan/zoningbylaw/Matrix/Matrix_PDF/Zoning_Matrix_Printable.pdf. The page displays a table titled "Listed Uses in Each Zone". The table has columns for various zones (RFA, RFD, RMD, UCRH, RFS, RA7, RA, RA, RR, RMH, CMC, CSC, CBI, CB2, CNY, CO, CB3, IB, IL) and rows for different uses. A callout '1' points to the URL, '2' points to the table header, and '3' points to the 'Permitted Use' column.

The bottom screenshot shows a browser window with the URL <https://webdocs.edmonton.ca/InfraPlan/zoningbylaw/Matrix/Matrix.htm#>. The page displays the "Zoning Bylaw Matrix Index" with a list of uses (A through W) and a description of the index. A callout '4' points to the URL.

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](#).

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- End of instructions -

