

Jurisdiction Scan

Administration conducted a jurisdictional scan of 17 Canadian municipalities to determine how their Zoning Bylaws regulate commercial uses in small-scale residential zones. For the purposes of the jurisdiction scan, small-scale residential zones were defined as zones that allow single detached housing and have a maximum height of 12 metres or less. Administration reviewed urban municipalities that are of similar size to Edmonton as well as smaller Alberta municipalities.

Of the municipalities that do allow commercial uses in small-scale residential zones, maximum floor area limits vary between 93 m² to 278 m². The City of Beaumont limits commercial development through the same minimum setbacks and maximum site coverage that apply to residential uses.

Municipalities listed as “No regulations found” means that commercial uses are not permitted in small scale residential zones.

Town of High River

Retail and Service uses are permitted in the Traditional Neighbourhood District (TND). The maximum permitted floor area is 278 m². Cafes are also permitted and are limited to a maximum of 20 patrons.

Town of Okotoks

Restaurants, Offices, Retail and Service uses are discretionary in the Traditional Neighbourhood District (TN). Retail and Service uses are limited to a maximum building footprint of 275 m².

City of Beaumont

Restaurant and retail uses are permitted in the Mature Neighbourhood District (MN). A maximum commercial floor area is not specified.

City of Halifax

The RC-1 - Neighbourhood Commercial Zone allows a mix of small-scale residential,

retail, and personal services. A maximum gross commercial floor area of 93 m² is permitted.

City of Kelowna

The RU4hc - Duplex Housing with Heritage Commercial Zone allows retail and health services in buildings that have heritage value. Health services can be a principal use but are limited to two clients at a time. The retail use must be secondary to a principal use and is limited to a maximum floor area of 100 m².

City of Saskatoon

The RMHC - Mobile Home Court District allows for convenience stores as a discretionary use. A maximum commercial floor area is not specified.

City of Vancouver

Neighbourhood grocery stores are permitted in most residential districts. The maximum permitted floor area for all retail and storage space is 110 m².

City of Victoria

The R-1M Zone, Single Family Dwelling (Neighbourhood Medical) District allows buildings to be used for the practice of medicine or dentistry in association with or independently of residential use provided that not more than two physicians or dentists practice in the building and that support staff do not exceed two persons for each practitioner. A maximum commercial floor area is not specified.

City of Brampton

No regulations found

City of Calgary

No regulations found

City of Fort Saskatchewan

No regulations found

City of Regina

No regulations found

City of Richmond

No regulations found

City of Spruce Grove

No regulations found

City of St. Albert

No regulations found

City of Surrey

No regulations found

City of Winnipeg

No regulations found