



# Zoning Overview

Yellow shows zones that are proposed to limit Maximum Dwelling Unit Size

\* means that the zone comprises 3 properties or less

| Zone                         | Approximate Location                                                                | Minimum Lot Size                                                                                        | Dwelling Unit Size (in m <sup>2</sup> )<br>(Current → Proposed)                                       |                                                                        | Accessory Building(s)<br>Size in m <sup>2</sup><br>(Total Combined / Single) |
|------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Rural Residential (RR) Zones |                                                                                     |                                                                                                         |                                                                                                       |                                                                        |                                                                              |
| RR1                          | Middle Highlands                                                                    | 0.4ha (1 acre) with 0.8ha (2 acres) average                                                             | Unlimited → 700                                                                                       |                                                                        | 325 / 100                                                                    |
| RR2                          | East Highlands                                                                      | 0.8ha (2 acres) with 2ha (5 acres) average                                                              | Unlimited → 700                                                                                       |                                                                        | 325 / 200                                                                    |
| RR2A                         | Northern East Highlands                                                             | 0.8ha (2 acres) with 2ha (5 acres) average                                                              | 420                                                                                                   |                                                                        | 275 / 100                                                                    |
| RR3                          | Part of Munn Road and around Fork Lake                                              | 0.8ha (2 acres) with 2ha (5 acres) average                                                              | Unlimited → 700                                                                                       |                                                                        | 325 / 200                                                                    |
| RR4                          | Highlands Estates                                                                   | 1.25ha (3 acres)                                                                                        | 420                                                                                                   |                                                                        | 275 / 100                                                                    |
| RR5                          | Stewart Mountain Road                                                               | 1.2ha (3 acres)                                                                                         | 322                                                                                                   |                                                                        | 275 / 100                                                                    |
| RR7*                         | Duplex on River Road                                                                | 0.3ha (0.75 acre)                                                                                       | 150                                                                                                   |                                                                        | 30                                                                           |
| RR8                          | River Road                                                                          | 0.2ha (0.5 acre)                                                                                        | 330 for all buildings on a lot                                                                        |                                                                        | 50                                                                           |
| RR13                         | Hanington Creek Estates                                                             | 152m <sup>2</sup> or 190m <sup>2</sup> for a corner lot (1,614 sq.ft. or 2,044 sq ft. for a corner lot) | 379 (350 + 29 for carport or garage)                                                                  | The lesser of 100 or 30% of total combined area of side and rear yards |                                                                              |
| RR14                         | Lorimer Place                                                                       | 1ha (2.47 acres)                                                                                        | 600 total floor area of all buildings on a lot                                                        |                                                                        | 325 / 200                                                                    |
| RR15*                        | 3320 and 3290 Munn Road                                                             | 0.8ha (2 acres) with 1.5ha (3.8 acres) average                                                          | Unlimited → 700                                                                                       |                                                                        | 325 / 200                                                                    |
| RR16*                        | 5247 and 5173                                                                       | 0.8ha (2 acres) with 1.16ha (2.87 acres) average                                                        | Unlimited → 700                                                                                       |                                                                        | 325 / 200                                                                    |
| Rural (R) Zones              |                                                                                     |                                                                                                         |                                                                                                       |                                                                        |                                                                              |
| R1                           | Martlet Road, parts of Millstream Road, Millstream Lake Road and Ross Durrance Road | 12ha (30 acres)                                                                                         | Unlimited → 700                                                                                       |                                                                        | 525 / 300                                                                    |
| R2                           | Old Mossy Road, Hazlitt Creek Road, and end of Millstream Road                      | 2ha (5 acres)                                                                                           | 322                                                                                                   |                                                                        | 275 / 100                                                                    |
| R3                           | Lost Lake Road, Finlayson Arm Road, and parts of Millstream Road                    | 0.8ha (2 acres) with 4ha (10 acres) average                                                             | Unlimited → 700                                                                                       |                                                                        | 525 / 300                                                                    |
| R3A*                         | 1830 Millstream Road                                                                | 0.8ha (2 acres) with 4ha (10 acres) average                                                             | • Res: Unlimited<br>• Kennel: Unlimited<br><i>Requires further investigation</i>                      |                                                                        | 525 / 300                                                                    |
| R3B*                         | 820 Finlayson Arm Road                                                              | 0.4ha (1 acre)                                                                                          | • Res: Unlimited<br>• Agriculture: 100<br>• Woodworking: 575<br><i>Requires further investigation</i> |                                                                        | 50                                                                           |
| R3C*                         | 3360 Compton Road                                                                   | 12ha (30 acres)                                                                                         | Unlimited<br><i>Requires further investigation</i>                                                    |                                                                        | 325 / 200                                                                    |
| R3D*                         | 1931 Millstream Road                                                                | 0.68ha (1.68 acres)                                                                                     | 362 total floor area of all buildings                                                                 |                                                                        |                                                                              |

|                                |                                         |                                               |                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                             |                          |
|--------------------------------|-----------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| R4                             | East Munn Road                          | 12ha (30 acres)                               | Unlimited → 700                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                             | 525 / 300                |
| R5*                            | 3875 and 3813 Munn Road                 | 4.8ha (11.8 acres)                            | Unlimited → 700                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                             | 525 / 300                |
| R6*                            | Off Finlayson Arm Road                  | 2.8ha (7 acres)                               | Unlimited → 700                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                             | 525 / 300                |
| R7*                            | 1294 and 1289 Millstream Road           | 4.25ha (10.5 acres)                           | Unlimited → 700                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                             | 525 / 300                |
| R8*                            | 1927 Millstream Road                    |                                               | 477 total floor area of all buildings (Varied to 617)                                                           |                                                                                                                                                                                                                                                                                                                                                                                             |                          |
| Greenbelt (GB) and Other Zones |                                         |                                               |                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                             |                          |
| GB1*                           | Middle Highlands                        | 12ha (30 acres)                               | Unlimited → 700                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                             | 525 / 300                |
| GB1A*                          | Middle Highlands                        | Lot sizes for subdivision established by zone | <ul style="list-style-type: none"><li>• Lots 3ha and smaller: 300</li><li>• Lots larger than 3ha: 375</li></ul> | <b>Total Combined:</b> <ul style="list-style-type: none"><li>• Lots 3ha and smaller: 275</li><li>• Lots larger than 3ha and smaller than 20ha: 375</li><li>• Lots larger than 20ha: 750</li></ul> <b>Single:</b> <ul style="list-style-type: none"><li>• Lots 3ha and smaller: 100</li><li>• Lots larger than 3ha and smaller than 20ha: 100</li><li>• Lots larger than 20ha: 300</li></ul> |                          |
| GB2                            | Throughout Highlands                    | 12ha (30 acres)                               | Unlimited → 700                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                             | 525 / 300                |
| BMCD1, Residential             | Bear Mountain                           | 400m2 (0.04ha or 0.09 acre)                   | Max floor space ratio of 1 and Max site coverage of 35%                                                         |                                                                                                                                                                                                                                                                                                                                                                                             | 100 / 60                 |
| CD2                            | Off Bear Mountain Parkway               |                                               |                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                             |                          |
|                                |                                         | “Existing House”                              | 2,024m² (0.2ha or 0.5 acre)                                                                                     | 354.9                                                                                                                                                                                                                                                                                                                                                                                       | 50                       |
|                                |                                         | “Treehouse”                                   | 740m² (0.7ha or 0.18 acre)                                                                                      | 324                                                                                                                                                                                                                                                                                                                                                                                         | 0                        |
|                                |                                         | “Cottages”                                    | 1,243m² (0.12 ha or 0.3 acre)                                                                                   | 160 total floor area for all structures                                                                                                                                                                                                                                                                                                                                                     |                          |
|                                |                                         | “Area 4”                                      | 1,094m2 (0.11ha or 0.27 acre)                                                                                   | 290                                                                                                                                                                                                                                                                                                                                                                                         | Floor space ratio of 0.1 |
| P3*                            | 1589 Millstream Road                    | No minimum lot size                           | 500 total floor area of all buildings on a lot                                                                  |                                                                                                                                                                                                                                                                                                                                                                                             |                          |
| Am1                            | West Highlands near Highlands Estates   | 1.2ha (2.9 acres)                             | 420                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                             | 525 / 300                |
|                                |                                         |                                               | ...AND 1,000 for total combined floor area of all buildings and structures on a lot                             |                                                                                                                                                                                                                                                                                                                                                                                             |                          |
| Am2                            | York Ridge Place and Finlayson Arm Road | 1ha (2.47 acres)                              | 375                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                             | 275 / 100                |