



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 ²) (Current → Proposed)	Accessory Building(s) Size in m ² (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 ² or 190m ² 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	<ul style="list-style-type: none"> • Res: Unlimited • Kennel: Unlimited <i>Requires further investigation</i>	525 / 300
R3B*	820 Finlayson Arm Road	0.4ha (1 acre)	<ul style="list-style-type: none"> • Res: Unlimited • Agriculture: 100 • Woodworking: 575 <i>Requires further investigation</i>	50
R3C*	3360 Compton Road	12ha (30 acres)	Unlimited <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"> • Lots 3ha and smaller: 300 • Lots larger than 3ha: 375 	Total Combined: <ul style="list-style-type: none"> • Lots 3ha and smaller: 275 • Lots larger than 3ha and smaller than 20ha: 375 • Lots larger than 20ha: 750 Single: <ul style="list-style-type: none"> • Lots 3ha and smaller: 100 • Lots larger than 3ha and smaller than 20ha: 100 • Lots larger than 20ha: 300
GB2	Throughout Highlands	12ha (30 acres)	Unlimited → 700	525 / 300
BMCD1, Residential	Bear Mountain	400m ² (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”	2,024m ² (0.2ha or 0.5 acre)	354.9
		“Treehouse”	740m ² (0.7ha or 0.18 acre)	324
		“Cottages”	1,243m ² (0.12 ha or 0.3 acre)	160 total floor area for all structures
	“Area 4”	1,094m ² (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