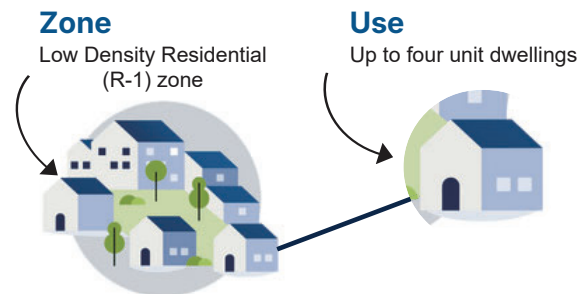


Zoning 101

What is zoning?

Zoning is a planning tool used to regulate what can be built on a parcel of land. Zones do this in two ways:

- Controlling the land uses that can take place
- Controlling the form and scale of the development



Purpose of zoning

The purpose of zoning regulations is to provide clear and predictable development rights based on the vision set out by the community plan. Zoning is meant to be clear and predictable so people can understand what can be built on their properties and in their neighbourhoods. Different zones allow for different uses. For example, some zones allow for a range of commercial, residential uses, and institutional uses all in one area, while other zones only allow for residential uses in one area. Additionally, some zones only permit low-rise development, while others permit medium- or high-rise development. Zoning can change to reflect the changing needs of communities.

As-of-right versus discretionary approval

As-of-right development

As-of-right development means a use and/or design can be approved without seeking feedback from the public or approval from Council because the land use and/or design meets the land use by-law. Land use by-laws are developed through engagement with the public and approved by Regional Council.

Discretionary approval

If a development proposal does not meet the approved regulations, policy may exist to allow it to be considered through a discretionary approval processes. Discretionary approval usually involves public engagement and approval by Community Council or Regional Council.

Before you build

Important note

A development and/or building permit is required before any construction occurs. Approval may be dependent on site-specific requirements and restrictions.

Speak with a Planner if you have questions about applying for a development permit.



During a new planning process policies and regulations may be subject to change.

Find your zone

To find the zoning of a property you can use the zoning map in the Land Use By-Law or use the interactive mapping tool ExploreHRM on the municipal website.



Scan the QR code to
access ExploreHRM
interactive mapping tool