

## ZONING BYLAW FACTSHEET

### What is a zoning bylaw?

A zoning bylaw is a tool used by the Village to assign a permitted land use to one of the various parcels of land within the Village's boundaries. In general terms, the various land uses include: residential, industrial, and commercial.

A zoning bylaw is an important tool used to implement the Village's policies and objectives as it relates to the orderly development of the Village. The zoning bylaw is created under the authority of the Local Government Act, specifically section 479, making it a legal document.



### More Information and Useful Links:

#### Planning and Development

[www.harrisonhotsprings.ca/village-office/planning-development/](http://www.harrisonhotsprings.ca/village-office/planning-development/)

#### Bylaws

[www.harrisonhotsprings.ca/village-office/bylaws-and-policies/](http://www.harrisonhotsprings.ca/village-office/bylaws-and-policies/)

### What does a zoning bylaw do?

The zoning bylaw divides the Village into different permitted land use zones. For each zone the bylaw also describes the:

- Permitted and accessory uses
- Minimum lot sizes
- Setbacks from the property line
- Site coverage
- Building height
- Floor to area ratio

It also contains other general development considerations such as:

- Fencing height
- Regulations for home occupations
- Accessory use requirements
- Temporary building regulations
- Off-street parking requirements
- Off-street loading requirements