



## Zoning

Zoning and Zoning Districts in the Town of Lumsden

See the  
Town of Lumsden  
Zoning Bylaw  
for more information.

### What is zoning?

Zoning is the process of dividing land within an area into different regulation areas. Zoning ensures land uses are in appropriate areas of a municipality, and that adjacent land uses are compatible.

The Town of Lumsden’s zoning is divided into districts. These districts define regulations and standards required for that area. The use of districts in an area ensure appropriate land uses are in various areas of a municipality.

**Zoning districts are defined in the Town of Lumsden Zoning Bylaw No. 15/2002.**

### What are the zoning districts?

The Town of Lumsden has 14 zoning districts:

District	Abbreviation
Future Development District	FD
Estate Residential District	RE
Residential District	R1
Multiple Use Residential District	R2
High Density Residential District	R3
Canyon Creek Subdivision Residential District	R4
Mobile Home Park District	RM
Town Centre Commercial District	C1
General Commercial District	C2
Highway Commercial District	C3
Light Industrial District	I1
Craft Industrial District	I2
Institutional District	M
Public Service District	PS

### Where do I find the Zoning Bylaw?

The Zoning Bylaw may be found on the Town of Lumsden website [www.lumsden.ca](http://www.lumsden.ca).

At the home page of the website, find the Administration drop-down menu at the top of the webpage. Click on the Bylaws tab on the drop-down menu. Bylaws are organized alphabetically. The Zoning Bylaw is at the bottom of the page. You will find a list of all zoning bylaw amendments made thus far, as well as a consolidated version of the Zoning Bylaw.

## How is the Zoning Bylaw organized?

The Zoning Bylaw consists of seven sections, appendices, and maps.

The sections of the zoning bylaw are as follows:

- Section 1 is a formal introduction and legal necessities
- Section 2 is definitions
- Section 3 is administrative content such as development permits, fees, etc.
- Section 4 is general regulations
- Section 5 is zoning districts, and the regulations permitted in each district
- Section 6 is contract zoning regulations
- Section 7 is the signing for the bylaw to come into effect

The maps included in the Zoning Bylaw are as follows:

- Zoning District Map
- Floodway & Floodway Fringe Overlay Areas
- Slope Instability Overlay Areas

## How do I find a property's zoning district?

Locate your property on the Zoning District Map.

Districts on the map are outlined in thick black. Within each black outline, there is an abbreviation zoning district circled. The outlined area the property is in, identified by the abbreviated zoning district, is the zoning district of the property.

All zoning districts are listed in Section 5. Find the page for the applicable zoning district in the Table of Contents.

The Floodway & Floodway Fringe Overlay Area an Slope Instability Overlay Area maps can be used to determine any development constraints on your land.

Sites are subject to the regulations for their zoning district (Section 5), and the general regulations in Section 4 of the zoning bylaw.