

PART II:

ZONES AND ZONE REGULATIONS

SECTION 4

ZONES AND ZONE SYMBOLS

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4.1 [Establishment of Zones](#)

For the purposes of this By-law the following zones are established, and they may be referred to by classification, symbol or name:

(1) [Rural Zones](#)

<u>Symbol</u>	<u>Name</u>
RU1	Rural 1
RR1	Rural Residential

(2) [Residential Zones](#)

<u>Symbol</u>	<u>Name</u>
UR1	Urban Residential 1
UR2	Urban Residential 2
UR3	Urban Residential 3
UR4	Urban Residential 4
UR5	Urban Residential 5

SR1	Suburban Residential 1
PRC1	Private Residential Community 1

(3) Commercial Zones

<u>Symbol</u>	<u>Name</u>
D1	Downtown 1
CC1	Commercial Centre 1
GC1	General Commercial 1
GC2	General Commercial 2
GC3	General Commercial 3
COC1	Community Commercial 1
HC1	Highway Commercial 1
OC1	Office Commercial 1
LC1	Local Commercial 1

(4) Industrial Zones

<u>Symbol</u>	<u>Name</u>
LI1	Light Industrial 1
LI2	Light Industrial 2
HI1	Heavy Industrial 1
HI2	Heavy Industrial 2
RE1	Resource Extraction 1
MT1	Major Transportation 1

(5) Institutional and Open Space Zones

<u>Symbol</u>	<u>Name</u>
I1	Institutional 1
MOS1	Major Open Space 1
OS1	Open Space 1
W1	Waterfront 1
HZD1	Hazard 1
EPA1	Environmental Protection Area 1

(6) Miscellaneous

<u>Symbol</u>	<u>Name</u>
IU1	Interim Use Zone
H	Holding Zone
T	Temporary Use Zone

4.2 Zone Symbols and Regulations

The Zone symbols may be used to refer to buildings or structures and to the uses of lots, buildings and structures permitted by this By-law in the said Zones.

Wherever in this By-law the word "zone" is used, preceded by any of the said zone symbols, such reference shall mean any part of the zoned area delineated on Schedule "A" and designated thereon by the said symbol.

For each zone established by this By-law, a separate section of this By-law sets out the uses permitted in, and the specific provisions relating to, such zone under the headings "PERMITTED USES" and "ZONE REGULATIONS", respectively.

Except as otherwise specifically provided herein, the specific zone requirements set out for each zone shall apply to such zone in addition to the general provisions set out in Section 3.

4.3 Site and Area Specific Regulations

Wherever a zone symbol on Schedule "A" is followed by a dash and a number such as UR1-1, the lands so designated shall be subject to, and used in accordance with, all the provisions of this By-law applicable to the zone represented by the zone symbol except as otherwise specifically provided by the special provisions relating to that number as set out in the Site and Area Specific Provisions subsection of the applicable zone section.

4.4 Holding Zones

Where a zone symbol on Schedule "A" is followed by the letter "H" in brackets, such as <UR1(H), the lands so designated are in a Holding Zone and may only be used for existing uses.

The ultimate zoning category that shall apply to the lands will be the classification noted before the letter "H". This By-law must be amended to remove the "H" and, thereby, the holding provisions, in order to allow the ultimate provisions to apply; however, no one except the owner of the property or the municipality may object to such a by-law amendment.

4.5 Temporary Use Zones

Where a zone symbol on Schedule "A" is followed by the letter "T" and a number, such as "UR1-T1", the lands so designated permit a temporary land use for a specified period of time pursuant to Section 39(2) of the Planning Act, as amended.

4.6 Multiple Uses, Multiple Zones and Compound Zones

(1) Multiple Uses

- (a) Where a lot contains more than one permitted use defined separately herein, other than an accessory use, each such use shall conform to the provisions of this By-law which are applicable to such use in the Zone in which the said lot is located as if the use existed independently of any other use.
- (b) Where the zone requirements pertaining to two or more uses on one lot are in conflict, the highest or more restrictive requirements shall prevail.

(2) Multiple Zones

- (a) Where a lot is divided into two or more zones, each such portion of the said lot shall be considered a separate lot as defined herein and shall be used in accordance with the provisions of this By-law which are applicable to the zone in which such portion of the said lot is located.
- (b) Notwithstanding anything to the contrary in Paragraph (a) of this clause, where a use or uses are permitted by the zones applying to two or more portions of the lot, those portions shall be considered to constitute a single lot as defined herein and the highest or most restrictive zone requirements pertaining to such use or uses in all the applicable zones shall apply throughout.

(3) Compound Zones

(117/2002)

Notwithstanding any other provision of this By-Law, where two or more zone symbols divided by a "/" are shown on Schedule "A" as applying to a lot or as compounded by a Special Provision, that lot may be used exclusively for any use permitted in any one zone included in the compound zone symbol, or for any combination of uses permitted in any of the zones included in the compound zone symbol, subject to the following regulations:

- (a) The site development specifications prescribed in this By-Law for the selected zone in the compound zone symbol in which the use is permitted shall be observed in the development of the lands. In the case of a conflict when selecting a combination of uses from two or more zones, the more restrictive zone regulation applies.
- (b) The parking and loading required by this By-Law for each of the uses included in the development of the lands, whether for a single use or a combination of uses, shall be provided.

4.7 Zone Boundaries

The extent and boundaries of all zones and restricted areas are set out on the maps comprising Schedules "A", "B" and "C" hereto and shall be interpreted in accordance with the following:

- (1) Boundaries of zones and restricted areas shall be construed, wherever possible, to be concurrent with the centreline of a street, railway right-of-way, transmission line or pipeline corridor, or with lot lines (other than street lines), Conservation Authority regulation lines, or boundaries of registered plans.
- (2) In the event that a street which forms the boundary between two or more different zones is closed, the boundary between such zones shall be construed as being the centreline of the former street.
- (3) Where uncertainty exists as to the location of a zone boundary on Schedule "A" or on a Schedule to any amendment to this By-law, reference shall be made to the Schedule at the original scales contained in the Municipal Planning Offices, and the boundary shall be deemed to be the centrepoint of the line on such Schedule which denotes the said zone boundary.

4.8 Map Details

Any street or other names, property boundaries, municipal numbers or physical features shown on the Zoning Map Parts of Schedule "A" are for reference purposes only.

