

# SECTION 4 – ZONES

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## 4.1 ZONES AND ZONING MAPS

For the purpose of this By-law, the maps attached hereto as Schedule "A" shall be referred to as the Zoning Maps for the Municipality and are hereby declared to form part of this By-law. The following zones are hereby established as illustrated on the maps attached hereto as Schedule "A", Maps 1 to 19 , and such zones may be referred to by the appropriate symbol:

ZONES	SYMBOLS
Agricultural	A
Rural Residential	RR
Village Residential Low Density	R1
Village Residential Medium Density	R2
Village Commercial	C1
Village Service Commercial	C2
Hamlet Mixed Use	C3
Highway Commercial	C4
Institutional	I
Rural Industrial	M1
Agricultural Business	M2
Extractive Industrial	M3
Disposal Industrial	M4
Open Space	OS
Hazard	H

## 4.2 INTERPRETATION OF ZONE BOUNDARIES

Where any uncertainty exists as to the location of the boundary of any of the said zones, as shown on the Zoning Maps, the following rules shall apply:

- 1) Where any zone boundary is indicated as following a highway, a street, lane, watercourse or railway right-of-way, such zone boundary shall be construed to follow the centre line of the street, lane, watercourse, or railway right-of-way.
- 2) Where zoning boundaries are indicated as approximately following lot lines, such lot lines shall be deemed to be the said boundary.

- 3) Where zoning boundaries are indicated as approximately parallel to the line of any street and the distance from such street is not indicated, such zoning boundaries shall be construed as being parallel to such street and the distance therefrom shall be determined by the use of the scale shown on the zoning maps.
- 4) Where zoning boundaries follow the corporate limits of the Municipality, the corporate limits are the boundary;
- 5) Where zoning boundaries follow a shoreline, the boundary is the shoreline.

Where any zone boundary is left uncertain after application of the provisions of paragraphs a), b), c), d), and e) noted above, then the boundary line shall be determined according to the scale on the Zoning Maps.

Zone boundaries shall be measured in accordance with the scale on the Zoning Maps unless dimensions shown on the Zoning Maps provide greater accuracy.

### **4.3 SPECIAL PROVISIONS**

Where the zone symbol applying to certain lands as shown on Schedule "A" is followed by reference to Section 21 of this By-law, then special provisions apply to such lands and such special provisions shall be found by reference to that Section of the By-law specified. Lands denoted in this manner shall be subject to all the restrictions of the zone except as otherwise provided for by the special provisions.

### **4.4 HOLDING ZONES**

Where the zone symbol applying to certain lands as shown on Schedule "A" is followed by a dash and the letter "H" (ie. RR-H) the lands have been placed in a "Holding Zone" pursuant to Section 36 of the Planning Act, as amended. The Holding Symbol "H" shall be removed at such time in the future when plans to develop the lands have been submitted and approved by the Corporation or such other conditions as deemed appropriate by the Corporation have been met. When the Holding Symbol has been removed, the lands shall be developed according to the requirements of the Zone used in conjunction with the Holding Symbol.

Notwithstanding the above, non-structural agricultural uses, existing uses, open space uses, a detached dwelling, and accessory uses thereof, shall be permitted as interim uses on lands in a "Holding Zone", until the Holding Symbol "H" is removed.