

SECTION 5 ZONES

5.1 Classification of Zones

For the purpose of this By-law, the following zones are established and the lands included in each zone are shown on the zoning maps forming Schedules “B” and “C” to this By-law.

	CLASSIFICATION	MAP SYMBOL
Zone A	Agricultural	A
Zone R1	Residential - Settlement	R-1
Zone R2	Residential - One Unit - Low Density	R-2
Zone R2A	Residential - One Unit - Medium Density	R-2A
Zone R2B	Residential - One Unit - Low Density With Design Guidelines	R-2B
Zone R3	Residential - Medium Density	R-3
Zone R3A	Residential – Medium Density with Design Guidelines	R-3A
Zone R4	Residential - Mixed Medium Density	R-4
Zone R4A	Residential - Mixed Medium Density With Design Guidelines	R-4A
Zone R5	Residential - Mixed High Density	R-5
Zone R5A	Residential - Mixed High Density With Design Guidelines	R-5A
Zone R6	Residential - Commercial	R-6
Zone R7	Residential - Multiple	R-7
Zone R7A	Residential – Multiple With Design Guidelines	R-7A
Zone C1	Core Commercial - Urban	C-1
Zone C2	Buffer Commercial - Urban	C-2
Zone C2A	Buffer Commercial – Urban	C-2A
Zone C3	Settlement Commercial	C-3
Zone C4	Neighbourhood Commercial	C-4
Zone C4A	Convenience Commercial	C-4A
Zone C5	Automobile Service Station	C-5
Zone C6	Power Centre Commercial	C-6
Zone C7	Service Commercial	C-7
Zone C8	Stockyards Industrial/Commercial Area	C-8
Zone M1	General Industrial - Dry	M-1
Zone M2	General Industrial - Urban	M-2
Zone M3	Industrial Commercial - Rural	M-3
Zone M4	Special Industrial - Deleted	M-4
Zone M5	Service Industrial	M-5
Zone M6	Industrial Business Park	M-6
Zone O1	Open Space	O-1
Zone O2	Open Space - Restricted	O-2
Zone P	Institutional	P
Zone E	Extractive	E

5.2 **Zoning Maps**

- 5.2.1 Any lands not indicated on the zoning maps as being within another zoning category are hereby included in Zone "A".
- 5.2.2 The extent and boundaries of all said zones are shown on the zoning maps forming Schedules "B" and "C" to this By-law, which zoning maps together with all notations, references and other information shown thereon, including the key, are hereby incorporated in and declared to form part of this By-law to the same extent as if fully described herein.
- 5.2.3 Where, on the zoning maps, the map symbol as established above is followed by the letter "f" in brackets, it is to indicate areas which have been identified in co-operation with the Grand River Conservation Authority as containing areas subject to flood or unstable soil conditions and are subject to the regulations of Section 6.29.

5.3 **Boundaries of Zones**

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:

- 5.3.1 Where the boundaries are indicated as following approximately the centre lines of streets or lanes or their productions, such centre lines shall be deemed to be the boundary.
- 5.3.2 Where the boundaries are indicated as following approximately a lot line or property boundary, such lot line or property boundary shall be deemed to be the boundary.
- 5.3.3 Where the boundaries are indicated as approximately parallel to any street and the distance from such street is not indicated, such zone boundaries shall be construed as being parallel to such street and the distance therefrom shall be determined by the use of the scale of the said zoning maps.
- 5.3.4 Where the boundaries follow railway lines, such boundaries shall be deemed to be located at the boundaries of the railway right-of-way.
- 5.3.5 The location of any zone boundary not determined by one of the above shall be determined by the use of the scale of the said zoning maps.

5.4 **Closed Streets**

Where any street or lane or portion thereof as shown on the zoning maps is hereafter closed or diverted, or where any land included in any railway right-of-way shall hereinafter cease to be used for railway purposes, the lands formerly included in such street, lane or railway right-of-way shall be included within the abutting zone or zones as shown on the zoning maps.