

3.1 CLASSIFICATION

3.1.1 The Provisions of this By-Law shall apply to all lands within the limits of the *Corporation* which lands for the purpose of this By-Law are divided into various zones as follows:

<u>SYMBOL</u>	<u>ZONE</u>
<u>Residential Zones</u>	
R1	Residential Type 1 Zone
R2	Residential Type 2 Zone
R3	Residential Type 3 Zone
R4	Residential Type 4 Zone
<u>Commercial Zones</u>	
CC	Central Commercial Zone
EC	Entrepreneurial Zone
HC	Highway Commercial Zone
<u>Industrial Zones</u>	
MR	Restricted Industrial Zone
MG	General Industrial Zone
<u>Development Zone</u>	
D	Development Zone
<u>Institutional Zone</u>	
IN1	Minor Institutional Zone
IN2	Major Institutional Zone
<u>Recreational Zone</u>	
REC	Recreational Zone
OS	Open Space Zone

(Amended by By-Law 10-4592)

3.1.2 The permitted *uses*, the minimum size and dimensions of *lots*, the minimum size of *yards*, the maximum *lot coverage*, the minimum of *setback*, the minimum *landscaped open space*, the maximum *height of buildings*, and all other zone provisions are set out herein for the respective zones.

3.1.3 The extent of boundaries of all said zones are shown on Schedule "A" which Schedule forms part of this By-Law and is attached hereto.

3.1.4 The symbols listed in subsection 3.1.1 of this Section may be used to refer to *buildings* and *structures*, the *uses* of *lots*, *buildings* and *structures* permitted by this By-Law in the said zones, and whenever in this By-Law the word "Zone" is used, preceded by any of the said

symbols, such zones shall mean any area within the *Corporation* within the scope of this By-Law, delineated on Schedule “A” and designated thereon by the said symbol.

- 3.1.5 Where the zone symbol designation on certain lands as shown on Schedule “A” is followed by a dash and a number, (for example MR-1), then special provisions shall apply to such lands and such special provisions will be found by reference to that section of the By-Law which deals with that particular zone. Lands designated in this matter shall be subject to all the restrictions of the zone except as otherwise provided by the special provisions.
- 3.1.6 Where the zone symbol is followed by a holding symbol denoted (H), no *person* shall use such lands except for such purpose permitted in the respective zone in the By-Law, and, further, no *person* shall *erect*, enlarge, extend or reconstruct any new or *existing building* or *structure* except where such *building* or *structure existed* prior to of the date of passing of this By-Law and the *existing building* or *structure* is a *use* permitted within the zone.
- 3.1.7 Where the Zone symbol is followed by the symbol “T”, a Temporary Zoning By-law, permitted under Section 39 of the Planning Act, shall apply. Temporary zones or by-laws typically allow a use that would not be permitted otherwise on the applicable lands for a temporary period of time.

(Added by By-Law 24-5329)