

3.1 CLASSIFICATION

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

<u>SYMBOL</u>	<u>ZONE</u>	<u>SECTION</u>
<u>Agricultural Zones</u>		
A1	Limited Agricultural Zone	6.0
A2	General Agricultural Zone	7.0
<u>Residential Zones</u>		
RR	Rural Residential Zone	9.0
RE	Residential Existing Lot Zone	10.0
R1	Residential Type 1 Zone	11.0
R2	Residential Type 2 Zone	12.0
R3	Residential Type 3 Zone	13.0
RMH	Mobile Home Park Zone	14.0
<u>Mixed Use Zones</u>		
AB	Agri-Business Zone	8.0
V	Village Zone	15.0
<u>Commercial Zones</u>		
CC	Central Commercial Zone	16.0
HC	Highway Commercial Zone	17.0
SC	<del>Shopping Centre Commercial Zone</del> (Deleted by By-law 1509-2006)	
<u>Industrial Zones</u>		
MR	Restricted Industrial Zone	18.0
MG	General Industrial Zone	19.0
ME	Aggregate Industrial Zone	20.0
<u>Development Zone</u>		
D	Development Zone	21.0
<u>Institutional Zone</u>		
I	Institutional Zone	22.0
<u>Open Space Zone</u>		
REC	Recreational Zone	23.0
OS	Open Space Zone	24.0

(Amended by By-Law 1576-2009)

(Deleted & Replaced by By-law 2267-2021)

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3.1.2 The permitted *uses*, the minimum size and dimensions of *lots*, the minimum size of *yards*, the maximum *lot coverage*, the minimum *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 the said zones are shown on Schedules "A" and "B" all of which are attached hereto and form part of this Zoning By-Law.

(Amended by By-Law 2267-2021)

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 Zoning By-Law in the said zones, and whenever in this Zoning 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 Zoning By-Law, delineated on Schedules "A" and designated thereon by the said symbol.

(Amended by By-Law 2267-2021)

3.1.5 Where the Zone symbol on certain lands as shown on Schedule "A" is followed by a dash and number (for example MR-1), then special provisions 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 manner shall be subject to all the restrictions of the zone except as otherwise provided by the special provisions.

(Deleted & Replaced by By-Law 2267-2021)

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 as of the date of passing of this Zoning 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 2267-2021)