
SECTION THREE

ESTABLISHMENT OF ZONES

3.1 ZONES

For the purposes of this By-law, the following *Zones* are established:

RESIDENTIAL ZONES

Urban Residential 'R1' Zone
Urban Residential Two 'R2' Zone
Urban Residential Three 'R3' Zone
Shoreline Residential 'SHR' Zone
Hamlet Residential 'HR' Zone
Rural Residential 'RR' Zone

COMMERCIAL ZONES

Core Area 'CA' Zone
Local Commercial 'LC' Zone
Highway Commercial 'HC' Zone
Recreational Commercial 'RC' Zone

INDUSTRIAL ZONES

General Industrial 'M1' Zone
Rural Industrial 'M2' Zone
Extractive Industrial 'EM' Zone

RURAL AND AGRICULTURAL ZONES

Rural 'RU' Zone
Agricultural 'A' Zone

OPEN SPACE, ENVIRONMENTAL, COMMUNITY FACILITY AND FUTURE DEVELOPMENT ZONES

Open Space 'OS' Zone
Environmental Protection 'EP' Zone
Community Facility 'CF' Zone

Future Development “FD” Zone

3.2 LOCATION OF ZONES

The *Zones* and *Zone* boundaries are shown on the maps constituting Schedule ‘A’, attached to and forming part of this By-law.

3.3 DETERMINING ZONE BOUNDARIES

Where the boundary of any *Zone* is shown on the Schedules forming part of this By-law, the following provisions shall apply:

- i. Where a *Zone* boundary is indicated as approximately following *lot lines* shown on a registered Plan of Subdivision or *lots* registered in a registry office or land titles office, the boundary shall follow such *lot lines*.
- ii. Where a *public street*, private street, *lane*, railway right-of-way, electrical transmission line right-of-way, or watercourse is shown on the Schedules to this By-law and serves as a boundary between two or more different *Zones*, a line in the middle of such street, lane, right-of-way or watercourse shall be the boundary between *Zones* unless specifically indicated otherwise.
- iii. In the event a public street, road allowance or right-of-way is stopped up and closed, the property within such street, road allowance or right-of-way shall be included within the *Zone* category or categories applying to the adjoining lands on either side. Where the adjoining lands on either side of the former street, road allowance or right-of-way are subject to two or more different zone categories, the new zone boundaries shall be the centerline of the former street, road allowance or right-of-way.
- iv. Where a *Zone* boundary is indicated as following the limits of the Municipality of Brighton, the limits of the Municipality of Brighton shall be the boundary.
- v. Where none of the above provisions apply, the *Zone* boundary shall be scaled from the maps comprising Schedule ‘A’ to this By-law.

3.4 SPECIAL ZONE SYMBOLS

3.4.1 Site or Area-specific Zone Provisions

Where the Zone symbol designating certain lands on the maps comprising Schedule 'A' to this By-law is followed by a hyphen and a number or letter, or combination thereof, Special Zone provisions apply to those lands so designated on the Schedules. These Special Provisions are contained in Section Eight. Lands so designated shall be subject to all of the provisions and restrictions of the pertaining Zone except as may be otherwise be provided in the Special Zone Provisions.

3.4.2 Holding Provisions

Notwithstanding any other provision in this By-law, where a *Zone* symbol is followed by the letter "H", no person shall use the land to which the letter "H" applies for any use other than the use which existed on the date this By-law was passed, until the "H" is removed in accordance with the policies of the Official Plan and the Planning Act, as amended.

3.4.3 Floodplain and Wave Uprush Areas

- i. Where a zone symbol on the maps comprising Schedule 'A' to this By-law is followed by the symbol "F(_)" with the brackets containing a number, the said number shall be the minimum required elevation for any and all building or structure openings, expressed in metres and based upon the Geodetic Survey of Canada (G.S.C.) in accordance with the provisions of Section 4.30.3 of this By-law.
- ii. Where a zone symbol on the maps comprising Schedule 'A' to this By-law is followed by the symbol "U", the general Wave Uprush provisions of Section 4.30.4 of this By-law shall apply.