

3.0 Zones

3.1 Established Zones

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

Residential Zones

- Urban Residential One (R1) Zone
- Urban Residential Two (R2) Zone
- Urban Residential Three (R3) Zone
- Urban Residential Four (R4) 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 (2) 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 (2) 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 Zone provisions are contained in Section 8. 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.