

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 Schedule 'A' and Schedule 'B' to this By-law.

Zone	Map Symbol
Zone 1	Z.1
Zone 2	Z.2
Zone 2a	Z.2a
Zone 3	Z.3
Zone 4	Z.4
Zone 4a	Z.4a
Zone 4b	Z.4b
Zone 4c	Z.4c
Zone 5	Z.5
Zone 5a	Z.5a
Zone 6	Z.6
Zone 7	Z.7
Zone 8	Z.8
Zone 9	Z.9
Zone 10	Z.10
Zone 11	Z.11
Zone 12	Z.12
Zone 13	Z.13
Zone 14	Z.14
Zone 15	Z.15

5.1.1 Use of Symbol (f) Following Zone or Zone Symbol

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.

In any case where the Map Symbol is followed by the letter "f" in brackets, the lands so designated shall be subject to the following regulations in addition to the regulations for the zone:

- i) Any use permitted in the zone shall be permitted within existing buildings, save and except that no new residences or additional residential units shall be established on or below first floor level;
- ii) No new building or structure and no accessory buildings or structures in excess of 55 square metres shall be established without an amendment to the Zoning By-law;
- iii) Notwithstanding the minimum floor area and maximum lot coverage regulations of the zone, the permitted minimum floor area and maximum lot coverage of main buildings or structures shall be the floor area and lot coverage existing on the date of the passing of this By-law;
- iv) Notwithstanding 5.5.1 (iii) above, in cases where a lot is divided into two zones and one of these zones contains the (f) symbol, expansions or additions to existing buildings or structures shall be

permitted without amendment, exemption or variance to the Zoning By-law or the approval of the Grand River Conservation Authority if the proposed addition or expansion is to be located on that part of the lot which does not contain the (f) symbol. In cases where the proposed addition or expansion to the existing building or structure is to be located in an area containing the (f) symbol, a variance to the By-law through the Committee of Adjustment is required prior to the granting of a building permit;

- v) Accessory buildings or structures having an area of less than 55 square metres and in- ground or above-ground swimming pools are permitted in areas designated with an (f) symbol;
- vi) Notwithstanding the above, lands that contain the (f) symbol and which have received previous site plan approval from the Grand River Conservation Authority prior to the passage of this By-law, may be issued a building permit based on the approved site plan.

5.2 ZONING MAPS

The extent and boundaries of all the said zones are shown on the Zoning Maps forming Schedule 'B' to this By-law, which Zoning Maps, together with all notation, references and other information shown thereon, and 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.

Zone 1 (Z.1)

Any lands not indicated on the Zoning Maps as being within another zoning category are hereby included in Zone 1 - Z.1.

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:

- 5.2.1 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 said boundary.
- 5.2.2 Where the zone boundaries are indicated as approximately following a lot line or property line, such lot line or property boundary shall be deemed to be the said boundary.
- 5.2.3 Where the boundaries follow railway lines, such boundaries shall be deemed to be located at the boundaries of the railway right-of-way.
- 5.2.4 The location of any zone limit not determined by one of the above shall be determined by the map scale.

5.3 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 hereafter 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.