

SECTION 4 ESTABLISHMENT OF ZONES

4.1 List of Zone Names and Symbols

The following zones are established and are referred to by name or by the symbol opposite the name as set out below:

Zone Symbol	Zone Name
R1	Low Density Residential - Suburban Neighbourhood
R2	Low Density Residential - Traditional Neighbourhood
R3	Medium Density Residential
R4	High Density Residential
C1	Local Convenience Commercial
C2	Community Commercial
C3	Arterial Commercial
C4	Major Commercial
C5	Downtown Commercial Core
C6	Downtown Traditional Main Street
E1	Business Commercial Employment
E2	General Employment
M1	Medium Density Mixed Use
M2	Medium/High Density Mixed Use
M3	High Density Mixed Use
G1	Conservation / Natural Area
G2	Minor Green Space
G3	Major Green Space
I1	Local Neighbourhood Institutional
I2	Community Institutional
I3	Major Institutional
A1	Agriculture
A2	Agriculture Only
A3	Agriculture Commercial / Industrial

Uses and regulations specific to each zone are set out in Sections 5 to 11.

4.2 Uses and Zones

The following sets out the uses permitted within the zones contained in this By-law. The placement of the zone symbol opposite the permitted use indicates the zone(s) in which the use is permitted. The table must be read in conjunction with the regulations for each zone as established in Sections 5 to 11. Other uses may be permitted by special provisions as set out in Section 13 of this By-law.

PERMITTED USES	ZONES																										
Adult Oriented Entertainment Establishment											E1	E2															
Agricultural Farm Related Commercial or Industrial																										A3	
Agriculture Farm																								A1	A2	A3	
Agri-tourism / Value Added																								A1 ^(a)			
Ancillary Retail Sales / Display of Products											E1	E2															
Animal Care Establishment					C1	C2	C3	C4	C5	C6	E1 ^(a)	E2 ^(a)	M1	M2	M3												
Apartment Building			R3	R4		C2		C4	C5	C6			M1	M2	M3							I2					
Boat Ramp																	G1	G2	G3								
Bulk Fuel Depot												E2															
Car Wash						C2	C3	C4			E1	E2	M1														
Cemetery																		G2	G3								
Commercial Parking Structure						C2	C3	C4	C5	C6																	
Community Garden	R1	R2	R3	R4	C1	C2	C3	C4	C5	C6	E1	E2	M1	M2	M3			G2	G3	I1	I2	I3	A1	A2	A3		

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PERMITTED USES	ZONES																							
Concession Stand																	G2 ^(a)	G3 ^(a)						
Contractor's Yard												E2												
Cultural Facility					C1	C2	C3	C4	C5	C6			M1	M2	M3			G3	I1	I2				
Day Care					C1	C2	C3	C4	C5	C6			M1	M2	M3				I1	I2	I3			
Accessory Dwelling Unit – Interior	R1 ^(a)	R2 ^(a)	R3 ^(a)	R4 ^(a)									M1 ^(a)	M2 ^(a)	M3 ^(a)							A1 ^(a)		
Dwelling Unit(s), Apartment					C1	C2		C4	C5	C6			M1	M2	M3									
Dwelling, Detached	R1	R2	R3											M2					I1	I2		A1		
Dwelling, Duplex		R2	R3											M2						I2				
Dwelling, Fourplex		R2	R3	R4									M1	M2	M3					I2				
Dwelling, Semi-Detached	R1	R2	R3											M2					I1	I2				
Dwelling, Quadruplex	R1	R2	R3	R4										M2					I1	I2				
Dwelling, Triplex		R2	R3	R4									M1	M2	M3					I2				
Emergency Service Facility						C2	C3	C4	C5	C6			M1	M2	M3				I1	I2	I3			
Employee Convenience Facilities											E1	E2												
Essential Operations for Service Infrastructure and Utilities																	G1	G2	G3					
Golf Course and Driving Range																			G3					

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PERMITTED USES	ZONES																								
Heavy Equipment Sales and Service												E2													
Help house																							A1 ^(a)		
Home Based Business	R1 ^(a)	R2 ^(a)	R3 ^(a)	R4 ^(a)	C1 ^(a)	C2 ^(a)		C4 ^(a)	C5 ^(a)	C6 ^(a)			M1 ^(a)	M2 ^(a)	M3 ^(a)								A1 ^(a)		
Home Based Business - Kennel																							A1 ^(a)		
Home Industry																							A1 ^(a)		
Hospital									C5				M1	M2	M3							I3			
Hotel / Motel							C3	C4	C5	C6	E1		M1	M2	M3										
Industry, Heavy												E2													
Industry, Light											E1	E2													
Long-Term Care Facility			R3	R4					C5				M1	M2	M3				I1	I2	I3				
Maintenance / Utility Building / Administration Office / Greenhouse Associated with Park Operation																	G2 ^(a)	G3 ^(a)							
Major Transit Station									C5																
Marina																		G3							
Motor Vehicle Gas Station					C1	C2	C3	C4			E1	E2	M1												
Motor Vehicle Repair Garage						C2	C3	C4			E1	E2	M1												

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PERMITTED USES	ZONES																									
Motor Vehicle Sales / Rental Service Centre							C3																			
Nightclub							C3	C4	C5	C6																
Off Leash Dog Park																	G2	G3								
Office					C1	C2	C3	C4	C5	C6	E1	E2 ^(a)	M1	M2	M3											
Petting Zoo																		G3								
Picnic Area and Shelter																	G1	G2	G3							
Place of Assembly / Banquet Hall						C2	C3	C4	C5	C6	E1		M1	M2	M3					I2						
Place of Worship					C1	C2	C3	C4	C5	C6			M1	M2	M3				I1	I2						
Playground	R1 ^(a)	R2 ^(a)	R3 ^(a)	R4 ^(a)	C1 ^(a)	C2 ^(a)	C3 ^(a)	C4 ^(a)	C5 ^(a)	C6 ^(a)	E1 ^(a)	E2 ^(a)	M1 ^(a)	M2 ^(a)	M3 ^(a)		G2 ^(a)	G3 ^(a)	I1 ^(a)	I2 ^(a)	I3 ^(a)	A1 ^(a)	A2 ^(a)	A3 ^(a)		
Private Road Development	R1	R2	R3	R4									M1	M2	M3				I1	I2						
Recreation Facility, Indoor					C1	C2	C3	C4	C5	C6	E1 ^(a)	E2 ^(a)	M1	M2	M3			G3	I1	I2	I3					
Recreation Facility, Outdoor																	G2	G3	I1	I2	I3					
Research Facility											E1	E2														
Residential Convenience Uses			R3 ^(a)	R4 ^(a)																						
Restaurant					C1	C2	C3	C4	C5	C6	E1 ^(a)	E2 ^(a)	M1	M2	M3											
Retail Store					C1	C2	C3	C4	C5	C6	E1 ^(a)	E2 ^(a)	M1	M2	M3											

PERMITTED USES	ZONES																								
School, Elementary													M1	M2	M3				I1	I2					
School, Secondary													M1	M2	M3				I1	I2	I3				
Service Commercial					C1	C2	C3	C4	C5	C6	E1 ^(a)	E2 ^(a)	M1	M2	M3										
Social Service Facility					C1	C2	C3	C4	C5	C6	E1		M1	M2	M3				I1	I2	I3				
Spectator Seating																	G2 ^(a)	G3 ^(a)							
Theatre						C2	C3	C4	C5	C6			M1	M2	M3										
Townhouse	R1	R2	R3	R4									M1	M2	M3				I1	I2					
Trail	R1	R2	R3	R4	C1	C2	C3	C4	C5	C6	E1	E2	M1	M2	M3	G1	G2	G3	I1	I2	I3	A1	A2	A3	
Transportation Depot												E2													
University / College						C2	C3	C4	C5	C6			M1	M2	M3						I3				
Washroom Facility / Change Room																	G2 ^(a)	G3 ^(a)							
Winery																						A1 ^(a)	A2 ^(a)		

4.2.1 Footnote to Section 4.2 Uses and Zones

a) Only permitted as an accessory use.

4.3 Special Provisions

Where special provisions are established for certain lots, the applicable regulations of the special provisions apply in addition to, or as an exception to, the normal zone provisions that apply to the subject lot(s).

Where on Schedule A to this By-law, a zone symbol (such as R1) applying to a lot contains a suffix at the end of the zone symbol consisting of a dash and number (e.g. R1-1), this indicates that a special provision applies to the subject lot. The number after the dash corresponds with the special provision number as set out in Section 13. There may be more than one number and, hence, special provision, that applies to certain lots (such as R1-1-14 and thus Special Provision 1 and 14 would apply).

4.4 Holding (H) Provisions

Where a zone symbol contains the suffix 'H' with or without a special provision (for example R4-H1 or R4-1-H1) the zoning shall not take effect until the prescribed conditions are met and the '(H)' is removed from the subject lot.

When the amending by-law removing the 'H' Holding symbol from a zone is enacted, the permitted uses and regulations for that lot shall apply.

Until such time as the prescribed conditions are met the identified lot shall only be used for the existing permitted use as of the date of this By-law including the expansion of the existing permitted use, or other uses as set out in the Holding provision(s).

Lots with Holding provisions, including the conditions required to be satisfied prior to the removal of Holding (H) Zone symbol, are identified in Section 14.