

SECTION 2 - ZONE CLASSIFICATION AND INTERPRETATION

2.1 ZONES

For the purposes of this By-law, the whole of the Township of Otonabee-South Monaghan is divided into various zones as named and described in the following sections, the boundaries of which are shown on the Zone Schedules which are attached to and form part of this By-law.

2.2 ZONE CLASSIFICATION

For the purposes of this By-law, reference may be made to individual zones or categories of zones as set out below:

Rural/Agricultural Zones

Zone Symbol

Rural Zone	RU
Agricultural Zone	A

Residential Zones

Rural Residential Zone	RR
Hamlet Residential Zone	HR
Shoreline Residential Zone	SR
Estate Residential Zone	ER
Limited Service Residential Zone	LSR

Commercial Zones

General Commercial Zone	GC
Local Commercial	LC
Tourist Commercial Zone	TC

Industrial Zones

General Industrial Zone	MG
Extractive Industrial Zone	ME
Waste Disposal Industrial Zone	MD

Community/Open Space Zones

Community Facility Zone	CF
Open Space Zone	OS
Future Development Zone	FD

Environmental Zones

Environmental Protection Zone

EP

2.3 ZONE SYMBOLS

The Symbols listed in Section 2.2 may be used to refer to buildings and structures, the use of lots, buildings and structures permitted by this By-law in the said zones, and whenever in this By-law the word "zone" is used, preceded by any of the said symbols, such reference shall mean any area within the Corporation within the scope of this By-law, delineated on a Schedule and designated thereon by the said symbol.

2.4 INTERPRETATION OF ZONE SCHEDULES

For the purpose of this By-law all land within the Township of Otonabee-South Monaghan is hereby divided into use zones as set out in Section 2 and Schedule "A" (Maps 1 to 13) inclusive and the zone boundaries are:

- (a) The centerline of any road, right-of-way, or watercourse; or,
- (b) The lot line as indicated on a registered plan of subdivision, or a Township survey plan; except that,
- (c) In the absence of either of the above, the zone boundary is the distance as scaled from the Zoning Schedule.

2.5 ROAD ALLOWANCES AND RIGHTS-OF-WAY

A road allowance, utility transmission right-of-way or watercourse is, unless otherwise indicated, included within the zone of the adjoining property on either side thereof. Where such road allowance, right-of-way or watercourse serves as a boundary between two or more different zones, a line midway in such road allowance, right-of-way or watercourse and extending in the general direction of the long division thereof is considered the boundary between zones, unless specifically indicated otherwise.

2.6 ROAD AND RIGHT-OF-WAY CLOSINGS

In the event a dedicated road or right-of-way shown on the map is closed, the property formerly in said road or right-of-way shall be included within the zone of the adjoining property on either side of the said closed road or right-of-way and the

zone boundary shall be the former center line of said road or right-of-way.

2.7 SPECIAL ZONES AND PROVISIONS

Where the zone symbol shown on certain lands on a Schedule is followed by a dash and a number, for example, "RU-1", then special provisions apply to such lands. Lands zoned in this manner shall be subject to all of the provisions of the By-law except as otherwise provided by the special provisions of the special zone.

2.8 SOURCE WATER PROTECTION SUFFIX

Where lands or a portion thereof are in a zoning category with a Source Water Protection Suffix, for example "HR-SWP", the provisions of Section 4.37 shall apply. Once the matters of Section 4.37 have been addressed to the satisfaction of the Risk Management Official and the Municipality, the lands may be developed in accordance with the provisions of the primary zoning category.