

SECTION 5: ZONES5.1 Establishment of Zones

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

<u>ZONE CLASS</u>	<u>ZONE SYMBOL</u>	<u>SECTION</u>
RESIDENTIAL ZONES		
Residential First Density A Zone	R1A	7
Residential First Density B Zone	R1B	8
Residential First Density C Zone	R1C	9
Residential First Density D Zone	R1D	10
Residential Second Density Zone	R2	11
Residential Second Density Special Zone	R2S	12
Residential Third Density Zone	R3	13
Residential Fourth Density A Zone	R4A	14
Residential Fourth Density B Zone	R4B	15
Office Residential OR Zone	OR	16
COMMERCIAL ZONES		
Central Commercial Zone	CC	17
Neighbourhood Commercial Zone	NC	18
Commercial	C	18A
Shopping Centre Commercial Zone	SC	19
Highway Commercial Zone	HC	20
Highway Commercial/Industrial Zone	HCI	21
Highway Commercial Node Zone	HCN	22
INDUSTRIAL ZONES		
Prestige Office Zone	PO	23
Prestige Industrial Zone	PI	24
Light Industrial Zone	LI	25
Heavy Industrial Zone	HI	26
Dry Industrial Zone	DI	27
INSTITUTIONAL ZONE		
Institutional Zone	I	28
OPEN SPACE ZONE		
Open Space Zone	OS	29
Environmental Conservation Zone	EC	30

	<u>ZONE SYMBOL</u>	<u>SECTION</u>
DEVELOPMENT ZONE		
Development Zone	D	31
Residential Development	RD	31A
Residential Development Deferred	RDD	31B
Rural Residential	RR	31C
AGRICULTURAL ZONE		
Agricultural Zone	A	32
Rural Commercial Zone	RUC	33
WEST NEIGHBOURHOOD ZONES		
West Neighbourhood Residential First Density B Zone	wn-R1B	34
West Neighbourhood Residential First Density D Zone	wn-R1D	35
West Neighbourhood Residential First Density E Zone	wn-R1E	36
West Neighbourhood Residential First Density F Zone	wn-R1F	37
West Neighbourhood Residential Second Density Zone	wn-R2	38
West Neighbourhood Residential Third Density B Zone	wn-R3	39
West Neighbourhood Open Space Zone	wn-OS	40
West Neighbourhood Open Space/ Institutional Zone	wn-OS/I	41
West Neighbourhood Open Space/ Woodlot Zone	wn-OSW	42
West Neighbourhood Neighbourhood Commercial Zone	wn-NC	43
ROLLING MEADOWS ZONES		
Rolling Meadows Open Space	RM-OS	44
Rolling Meadows Residential First Density B Zone	RM-R1B	45
Rolling Meadows Residential First Density C Zone	RM-R1C	46
Rolling Meadows Residential Second Density	RM-R2	47
Rolling Meadows Residential Third Density	RM-R3	48

5.1.2 A zone class may be identified solely by its zone symbol and may be referred to as a zone e.g. R1A Zone means Residential First Density R1A Zone Class and may be referred to as a Residential First Density R1A Zone. On a Zone Map, the zone symbol R1A has the same meaning.

5.1.3 Whenever lands on any Zoning Schedule have the zone symbol followed directly by a dash (-) and a number, e.g. A-1, such lands shall be considered to have a "Special Provision" number

and to have reference to a Zone subsection. The said lands shall be subject to the provisions of the relevant zone category and all other provisions contained herein, and shall in addition, be subject to any special provisions provided for within the relevant special provision subsection of the relevant zone.

5.1.4 Holding zones are hereby established by the use of the symbol (H) as a suffix to the zone symbols in Sections 5.1.1 and 5.1.3. Lands subject to the symbol (H) shall not be used, nor any building or structure used, altered or erected until the (H) is removed by amendment, pursuant to the provisions of the Planning Act, provided the following occurs:

- (a) adequate servicing including sanitary sewers, storm sewers, stormwater management facilities and waterlines can be provided to the lands to the satisfaction of Regional Niagara and the City of Thorold, and/or
- (b) approvals have been obtained from the Regional Public Health Department, and
- (c) the provisions of Section 7.15.1 of the Official Plan are satisfied.

This provision shall not prevent continuation of uses existing at the time of establishment of the (H) symbol on said lands.

5.2 Zone Maps - Schedule A

5.2.1 Maps Identified

The Zone Maps comprising Schedule A to this By-law shall form part of this By-law, and consist of the following:

- (1) Key Map - Schedule A
- (2) Area Maps - Schedules A1 to A12

5.2.2 Zones Indicated on Maps

The boundaries and zone symbols of the lands included in each zone class established by this By-law are shown on the Area Maps forming Schedule A1 to A12 of this By-law.

5.3 Determination of Zone Boundaries

The boundaries of any zone shown on a Zone Map shall be determined in accordance with the following rules:

5.3.1 Zone boundaries are indicated by heavy black lines.

5.3.2 Centre lines

Where a zone boundary is indicated as following approximately the centre line of a street or lane and/or its production, such centre line and/or its production shall be deemed to be the boundary.

5.3.3 Railways

Where a zone boundary is indicated as following the centre line or outer limit of a railway right-of-way or an electrical, gas or oil transmission line, the centre line or outer limit of such right-of-way, as the case may be, shall be deemed to be the boundary.

5.3.4 Watercourses

Where a zone boundary is indicated as following the centre line or edge of a body of water, such centre line or edge, as the case may be, shall be deemed to be the boundary.

5.3.5 Welland Ship Canal

Where a zone boundary is indicated as following a side of the Welland Ship Canal, the boundary shall be deemed to coincide with the lot line, on that side of the Welland Ship Canal, of lands owned by or under the jurisdiction of the St. Lawrence Seaway Authority.

5.3.6 Identified Lot Lines

Where a zone boundary is indicated as following an identified lot line and/or its production shown on a registered plan or former Township lot line, such lot line and/or its production shall be deemed to be the boundary. A street line and/or its production shall be deemed to be an identified lot line.

5.3.7 Top of Bank

Where a zone boundary is indicated as following the top of bank, such top of bank as the case may be, shall be deemed to be the boundary and in the event of change to the top of bank, the boundary shall be construed as moving with the actual top of bank.

5.3.8 City Limits

Where a zone boundary is indicated as following the limits of the City, such City limits, as the case may be, shall be deemed to be the boundary.

5.3.9 Street Closure

In the event a dedicated street, road allowance or lane shown on any Schedule forming part of this By-law is closed, the property formerly in such street, road allowance, or lane shall be included with the zone of the joining property on either side of such closed street, road allowance or lane.

If a closed street, road allowance or lane is the boundary between two or more different zones, the new zone boundaries shall be the former centreline of the closed street, road allowance or lane as such are adjacent to such zones.

5.3.10 Zone Measurement

Where the zone boundary is not a street, road allowance or lane, nor a lot line and a specific measurement indicating the position of the said boundary is not shown on the Zoning Schedules or indicated in the text of this By-law, the position thereof shall be determined by scaling from the Zoning Schedules.

5.3.11 Zoning Maps

The extent and boundaries of all zones are shown on the following Schedules which form part of this By-law and are attached hereto:

Schedule A	- Key Map (Zone Schedules)
Schedule A1	- Decew (Northwest Rural)
Schedule A2	- Lake Gibson/Blackhorse/The Neighbourhoods of Rolling Meadows (Northeast Rural)
Schedule A3	- Thorold South East (Southeast Rural)
Schedule A4	- Turners Corners (Southwest Rural)
Schedule A5	- Brock Neighbourhood (Lake Gibson Brock)
Schedule A6	- Confederation Heights
Schedule A7	- Thorold Centre (Old Town)
Schedule A7-1	- Permissible Bed & Breakfast Locations
Schedule A8	- Beaverdams
Schedule A9	- Thorold South/The Neighbourhoods of Rolling Meadows
Schedule A10	- Allanburg
Schedule A11	- Allanport Road
Schedule A12	- Port Robinson

5.4 Deemed Amendments to the Zone Maps

- 5.4.1 The Zone Maps, Schedule A and any other schedule affected, shall be deemed to be amended from time to time as necessary to reflect changes, correction, alterations and additions to lot lines, lot numbers, road patterns, railway lines, hydro, gas and other utility lines, watercourses, subdivisions, municipal boundaries, status and jurisdiction, and all similar or other features, except zoning changes.

THIS PAGE INTENTIONALLY LEFT BLANK