

SECTION 3 - ZONING MAPS

3.1 ESTABLISHMENT OF ZONES

For the purposes of this By-law, the maps hereto attached as Schedule “A”, Map 1 to Map 77 inclusive, Schedule “B”, Schedule “C”, Map 1 to Map 5 inclusive, Schedule “D”, Schedule “E”, Map 1 to 4 inclusive, Schedule “F” and Schedule “G” shall be referred to as the “Zoning Maps” for the Municipality of Dutton/Dunwich and the zoning maps may be divided into one or more of the following zones:

<u>Zone</u>	<u>Symbol</u>
Agricultural	A1
Special Agricultural	A2
Large Lot Agricultural	A3
Hamlet Residential	HR
Rural Residential	RR
Special Rural Residential	RS
Limited Service Residential	LSR
Village Residential Zone 1	VR1
Village Residential Zone 2	VR2
Hamlet Commercial	HC
Highway Commercial	C1
Village Commercial	VC1
Village Local Commercial	VC2
Farm Industrial	M1
Rural Industrial	M2
Extractive Industrial	M3
Village Industrial	M4
Institutional	I
Open Space	OS
Park and Recreational	P
Lakeshore Recreation	LR
Environmental Protection	EP
Public Utility	U
Temporary Use	T

3.2 USE OF ZONE SYMBOLS

The symbols listed in Section 3.1 shall be used to refer to land, buildings, and structures and the uses thereof permitted by this By-law in the said zones, and wherever in this By-law the word “zone” is used, preceded by any of the said symbols, such zones shall mean any area within the Municipality delineated on the Zoning Map and designated thereon by the said symbol.

3.3 HOLDING ZONES

Where a zone symbol listed in Section 3.1 is used in conjunction with the holding symbol “h” as shown on any zoning map, no new land uses shall be established and no buildings or structures shall be erected or altered until the “h” symbol is removed in accordance with the requirements of the Planning Act.

Unless otherwise specified the holding “h” symbol may be removed where the owner demonstrates to the satisfaction of the Municipality of Dutton/Dunwich that adequate water and sanitary services are available for the proposed use(s).

3.4 DEFINED AREAS

All zones may be subdivided into one (1) or more defined areas within which greater or lesser restrictions shall apply. These defined areas shall be designated reference to the symbol of the zone within which each such defined area is located together with a number so as to differentiate different defined areas within the zone.

3.5 EXCEPTIONS FOR DEFINED AREAS

Within any zone there may apply exceptions with respect to a defined area and, in addition to such exceptions, all provisions of this By-law including the general use regulations and the special use regulations applicable to the zone within which the defined area is located shall apply to the defined area, provided that, unless a contrary intention appears from the exceptions, the following shall apply:

- a) If the exceptions establish regulations different from the general provisions of this By-law, including the general use regulations and special use regulations applicable to the zone within which defined area is located, the exceptions shall supersede and prevail over such corresponding regulations of this By-law;
- b) If the exceptions establish one (1) or more specifically permitted uses of the defined area, such permitted use or uses shall be the only purpose or purposes for which land, building or structures within the defined area may be used; and
- c) If the exceptions specifically permit one (1) or more uses in addition to those otherwise permitted in the zone within which the defined area is located, any and all of the other exceptions applicable to the defined area shall also apply to the additional permitted use or uses and not only to the uses not otherwise permitted in the zone.

3.6 MULTIPLE ZONES

Where a lot is subdivided into more than one (1) zone, the regulations applicable to these zones shall apply to the respective areas so zoned, and the zone lines shall be deemed to be lot lines for the purposes of this By-law.

3.7 TEMPORARY USE ZONES

Where the temporary use “T” symbol is shown on a map schedule, the temporary use described in Section 28 – Temporary Use (T) Zone is permitted, in addition to the uses permitted in the applicable zone, for a period not exceeding three (3) years, or other specified period, ending on the date listed in Section 28.2 – Defined Area and End Dates and shown on the applicable map schedule.

3.8 INTERPRETATION OF ZONE BOUNDARIES

Where uncertainty exists as to the location of the boundary of any of the said zones as shown on the zoning maps, the following shall apply:

- a) Unless otherwise shown, the boundary of the zones as shown on the zoning maps are center lines of the road allowance or lot lines and the projection thereof;
- b) Where a zone boundary is indicated as approximately following a lot line shown on a registered plan of subdivision, such lot lines shall be deemed to be the said zone boundary;
- c) Where a zone boundary is indicated as approximately parallel to the line of any road and the distance from such road is not indicated, such zone boundary shall be construed as being parallel to such road and the distance there from shall be determined by the use of the scale shown on the zoning maps;
- d) Unless otherwise indicated, a road, railway right-of-way, or water course included on the zoning maps is included within the zone of the adjoining lands on either side thereof; and where such road, right-of-way, or water course serves as a boundary between two or more different zones, a line midway in such road, right-of-way, or water course and extending in the general direction of the long division thereof is considered the boundary between zones unless specifically indicated otherwise;
- e) In the event a road or railway right-of-way shown on the zoning maps is closed, the land formerly in said road or right-of-way shall be on either side of the said closed road or right-of-way, and the zone boundary shall be the former center line of the said closed road or right-of-way;
- f) Where any zone boundary is left uncertain after application of the preceding provisions, then the boundary line shall be determined according to the scale on the zoning maps in the office of the zoning administrator.

3.9 APPLICATION OF REGULATIONS

No person shall within any zone, use any land or erect, build, construct, reconstruct, relocate, excavate for, alter, add to, enlarge, extend or use any building or structure, except in conformity with this By-law for the zone in which such land, building, structure or use is located.