4.0 ZONE CLASSIFICATIONS

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4.1 ESTABLISHMENT OF ZONE CLASSIFICATIONS

a) The zones classifications are established in Table 4.1.

b) The zones may be referred to by their by their name or their corresponding symbol, as indicated in Table 4.1.

c) Whenever in this By-law the word “Zone” is used, preceded by any of the symbols, such Zones shall mean any area within the Corporation within the scope of this By-law delineated on Schedule “A”, and designated by the symbol.

d) The interpretation of Schedule “A” shall be in accordance with Subsection 1.6.

e) For convenience in referencing zones, the zones are categorized into one of three categories, as shown in Table 4.1. The categories are:

1. Residential Zones;
2. Mixed Use Zones and Commercial Zones; and
3. Non-Commercial and Non-Residential Zones.

Table 4.1: Zone Categories

Zone Symbol	Zone Name	Description of Zone
Residential Zones		
R1	Single Detached Residential	Permits single detached dwellings on relatively large lots.
R2	Single Detached Residential	Permits single detached dwellings.
R2A	Single Detached Residential	Permits single detached dwellings and linked dwellings on smaller lots than the R2 Zone.
R3	General Residential	Permits single detached, linked, semi-detached, duplex and triplex dwellings.
R3A	General Residential	Permits single detached, linked, semi-detached, duplex and triplex dwellings on smaller lots than the R3 Zone.
R4	General Residential	Permits a variety of residential uses except apartment dwellings.
R4A	General Residential	Permits a variety of residential uses, except apartment dwellings, on smaller lots than the R4 Zone.
R5	Multiple Residential	Permits townhouses, maisonettes, retirement homes and apartment dwellings.
R6	Multiple Residential	Permits maisonettes and apartment dwellings.
R7	Multiple Residential	Permits maisonettes and apartment buildings at a higher density than the R6 zone.
R8	Multiple Residential	Permits apartment dwellings.
R9	Multiple Residential	Permits apartment dwellings at a higher density than the R8 zone.
Mixed Use and Commercial Zones		
MC	Mixed Use Corridor	Permits a variety of commercial uses as well as residential dwellings.
MD	Mixed Use Downtown	Permits a variety of uses in Brockville's Downtown area.
MW	Mixed Use Waterfront	Permits a variety of uses in Brockville's Central Waterfront area.
C1	Local Commercial	Permits a limited range of commercial uses intended to serve an immediate neighbourhood.
C2	General Commercial	Permits a broad range of commercial uses.

Table 4.1: Zone Categories (continued)

Zone Symbol	Zone Name	Description of Zone
C3	General Commercial – Arterial	Permits a broad range of commercial uses oriented towards the travelling public.
C4	Highway Commercial	Permits commercial uses that are oriented towards the travelling public.
C5	Office Retail Commercial	Permits a range of office and retail commercial uses.
C6	Power Centre Commercial	Permits commercial uses intended for shopping centres.
Non-Commercial and Non-Residential Zones		
E1	Business Park Employment	Permits a range of employment uses suited for a business park setting.
E2	General Employment	Permits a broad range of employment uses, including various types of manufacturing.
E3	Restricted Employment	Permits a restricted range of specialized employment uses.
I1	General Institutional	Permits a broad range of institutional uses.
I2	St. Lawrence College/Special Education	Permits uses related to St. Lawrence College.
EP	Environmental Protection	Protects environmentally significant features and hazardous lands.
OS	Open Space	Permits a limited range of passive recreational and open space uses.
RU	Rural	Permits uses suited to rural areas including accessory dwellings.

f) In addition, the prefixes and suffixes listed in Table 4.2 may be added to the foregoing zones, in which case Subsections 4.2, 4.3 and 4.4 respectively shall apply:

Table 4.2: List of Zone Prefix and Suffix Categories

Prefix or Suffix to Zone Symbol	Name
-X	Special Exception Zone
HX-	Holding Zone
T -	Temporary Use Zone

4.2 SPECIAL EXCEPTION ZONES

a) Where a Zone Symbol designating certain land, as shown on Schedule "A" is followed by a dash and a number (for example, R1-1), then special provisions apply to such land. Such special provisions will be found by reference to Subsections 5.3, 6.3 or 7.3. Special exceptions to residential zones are listed in Subsection 5.3. Special exceptions to commercial and mixed use zones are listed in Subsection 6.3. Special exceptions to non-commercial and non-residential zones are listed in Subsection 7.3. Land designated in this manner shall be subject to all the restrictions of the Zone, except as otherwise provided for by the special provisions.

b) The addresses or names immediately following the special exception zone, shown in parenthesis in Subsections 5.3, 6.3 and 7.3, are for information purposes only and do not form part of this By-law.

4.3 HOLDING ZONES

a) Any zone may be further classified by one or more holding zones by the addition of the "H-" Holding prefix, and any zone to which the holding prefix is applicable will be shown on Schedule "A" to this By-law. A number shall be indicated after the "H" to signify which requirement(s) are to be satisfied prior to the development or use of land, buildings or structures as specified in the zone associated with the "HX" symbol, where X represents a number.

b) More than one holding zone may apply to a zone classification. Multiple holding zones are separated by a comma. For example, H1, H2-R1 is indicative of multiple holding zones.

c) Where one or more holding zones apply, no land shall be used and no building or structure shall be erected, altered or used for any purpose other than those uses which existed for such land, building or structure on the date of passing of this By-law, unless otherwise specified.

d) Notwithstanding clause 4.3 c), in the case of an existing residential building located in a zone subject to a holding symbol, a home occupation may be established in accordance with Subsection 3.24.

e) The “HX” Holding prefix shall only be removed by an amendment to this By-law, unless Council has previously authorized the Chief Planner Officer to do so.

f) **Types of Holding Zones**

In order to remove the respective holding zone symbol, Council shall be satisfied that the conditions specified have been met.

i) **Servicing Holding Zone (“H1”)**

Servicing shall be available, or Council shall be satisfied that an appropriate servicing agreement is in place to service the lands.

ii) **Special Design Features Holding Zone (“H2”)**

Special features shall be incorporated into the design of the development.

iii) **Phasing Holding Zone (“H3”)**

Council shall be satisfied that the development is not premature, and is required immediately.

iv) **Land Assembly Holding Zone (“H4”)**

Sufficient lands shall be assembled to meet the minimum lot frontage and area requirements specified in the applicable zone, or to eliminate landlocked parcels.

v) **Environmental Hazard Holding Zone (“H5”)**

The Ministry of the Environment shall be satisfied that any remedial measures required to ensure the elimination of hazardous materials or contaminated soils have been undertaken.

vi) **Cash-in-Lieu of Parking Holding Zone ("H6")**

Council shall be satisfied that the appropriate agreement and payments pertaining to Cash-in-lieu of Parking have been made, or the requirement has been removed.

g) Additional details respecting the application of any of the "H" Holding Zone symbols noted in clause 4.3 f) to specific lands in the City of Brockville, may be found attached to this By-law for information purposes only.

h) Notwithstanding the H1 prefix, vacant lands zoned as H1-E1 may be used in accordance with note (4) to Table 7.1.

4.4 TEMPORARY USE ZONES

Where a zone symbol designating certain lands, as shown on Schedule "A" is preceded by a "T" and a dash and followed by a number (e.g., T-R1-1), then a use, otherwise prohibited by the By-law, is permitted in accordance with Section 39 of the *Planning Act*. Such use shall be specified in Subsections 5.3, 6.3 or 7.3.