

SECTION 3**INTERPRETATION, CLASSIFICATION AND LIMITS OF ZONES****3.1 ESTABLISHMENT OF CLASSIFICATIONS AND ZONES**

For the purpose of this By-law, the following land use classifications and zones are hereby established:

.1 COMMERCIAL CLASSIFICATION

<u>Zones</u>	<u>Zone Symbol</u>
Convenience Commercial Zone	C-1
Neighbourhood Shopping Centre Zone	C-2
Community Shopping Centre Zone	C-3
Community Commercial Core Zone	C-4
Regional Shopping Centre Zone	C-5
Arterial Commercial Zone	C-6
Service Station Zone	C-7
Commercial Campus	C-8

.2 INDUSTRIAL CLASSIFICATION (By-law 87-67, S.1)

<u>Zones</u>	<u>Zone Symbol</u>
Industrial Residential Zone	M-1
General Industrial Zone	M-2
Service Industrial Zone	M-3
Heavy Industrial Zone	M-4
Business Park Zone	B-1
Restricted Business Park Zone	B-2
Business Park Service Centre Zone	B-3
Commercial Business Park Zone	B-4

.3 PARK AND OPEN SPACE CLASSIFICATION (By-law 87-67, S.1)

<u>Zones</u>	<u>Zone Symbol</u>
Public Park Zone	P-1
Open Space Zone	P-2
Hazard Land Zone	P-3
Golf Course Zone	P-4

.4 AGRICULTURAL CLASSIFICATION (By-law 91-196)**Zones****Zone Symbol**

Agricultural Zone

A-1

.5 RESIDENTIAL CLASSIFICATION (By-law 91-196)**Zones****Zone Symbol**

Residential One Zone

R-1

Residential Two Zone

R-2

Residential Three Zone

R-3

Residential Four Zone

R-4

Residential Five Zone

R-5

Residential Six Zone

R-6

Residential Seven Zone

R-7

Residential Eight Zone

R-8

Residential Nine Zone
(By-law 94-1, S.2[a])

R-9

.6 INSTITUTIONAL CLASSIFICATION**Zones****Zone Symbol**

Neighbourhood Institutional

I-1

Community Institutional

I-2

Major Institutional
(By-law 92-58, S.1)

I-3

.7 DOWNTOWN CLASSIFICATION**Zones****Zone Symbol**

Retail Core Zone

D-1

East Market Zone

D-2

Market Village Zone

D-3

Office District Zone

D-4

Commercial Residential Zone

D-5

Warehouse District Zone

D-6

Mackenzie King Square Zone
(By-law 92-232, S.1)

D-7

.8 COMMERCIAL RESIDENTIAL CLASSIFICATION

<u>Zones</u>	<u>Zone Symbol</u>
Commercial Residential One Zone	CR-1
Commercial Residential Two Zone	CR-2
Commercial Residential Three Zone	CR-3
Commercial Residential Four Zone	CR-4
Commercial Residential Five Zone	CR-5

(By-law 94-1, S.2[b]) (Amended: By-law 2012-034, S.4)

.9 EXISTING USE CLASSIFICATION

<u>Zones</u>	<u>Zone Symbol</u>
Existing Use One Zone (By-law 94-1, S.2[b])	E-1

.10 Deleted (By-law 2012-034, S.5)

.11 MIXED USE CORRIDOR CLASSIFICATION

<u>Zones</u>	<u>Zone Symbol</u>
Low Intensity Mixed Use Corridor Zone	MU-1
Medium Intensity Mixed Use Corridor Zone	MU-2
High Intensity Mixed Use Corridor Zone (By-law 2009-105, S.1) (Housekeeping Amendment)	MU-3

3.2 USE OF ZONE SYMBOLS

The zone symbols as set out in Section 3.1 may be used in text or appear on the digital zoning map as shown on the Zoning Grid Schedules of Appendix 'A' to represent the zones.
(By-law 2004-61, S.3)

3.3 INCORPORATION OF ZONING GRID SCHEDULES

The location, extent and boundaries of all the said zones are recorded on the digital zoning map as shown printed on the Zoning Grid Schedules 1-297 annexed to the hard copy of the by-law as Appendix 'A'. All notations, references, and other information arising from By-laws adopted prior to the date of the passing of this By-law, being, March 29, 2004, shown on the consolidated grids and hereinafter maintained in a digital medium (the digital zoning map), are all hereby incorporated in and are declared to form part of this By-law.

The Zoning Grid Key Map Index attached hereto forms part of this by-law, allowing property to be located based on the Zoning Grid Schedule Number.
(By-law 2004-61, S.4)

3.4 BOUNDARIES OF ZONES

.1 **STREET, LANE, RAILWAY RIGHT-OF-WAY OR WATERCOURSE**

Unless otherwise shown, a street, lane, railway right-of-way or watercourse shall be included within the zone of the adjoining lot(s) on the sides thereof and where such street, lane, right-of-way or watercourse serves as a boundary between two or more zones, the centre line of such street, lane, right-of-way or watercourse shall be deemed to be the boundary between zones.

.2 **LOT LINES**

Where any zone boundary is not shown to be a street, lane, railway right-of-way or watercourse and where the boundary appears to follow the limit of a lot as existing as of the date of the passing of this By-law or any relevant amending by-law, such lot limit shall be deemed to be the zone boundary.

.3 **SCALE FROM ZONING GRID SCHEDULES**

Where any zone boundary is left uncertain after reference to Section 3.4.1, Section 3.4.2 or Appendix "B" of this By-law and the distance from existing lot lines or streets is not indicated, such zone boundary shall be determined by the use of the scale of the Zoning Grid Schedules annexed hereto as Appendix "A".

3.5 **INCORPORATION OF APPENDICES**

Appendix "A", Appendix "B", Appendix "C", Appendix "D", Appendix "E", Appendix "F", Appendix "G" and "Appendix H" attached hereto are hereby incorporated in and are declared to form part of this By-law. (By-law 94-1, S.4) (Amended: By-law 2018-094, S.1)

.1 **APPENDIX "A" - ZONING GRID SCHEDULES**

See Section 3.3.

.2 **APPENDIX "B" - PROPERTY DETAIL SCHEDULES**

Where a numerical reference enclosed by a square appears on the digital zoning map and as shown in Appendix 'A', 'Zoning Grid Schedules', reference shall be made to the 'Property Detail Schedules' portion of the digital zoning map and shown in Appendix 'B', which Schedules more particularly show the boundary of the zone and the lands affected by such zone boundary. The said numeric reference represents the schedule number referenced in Appendix 'B'.

(By-law 2004-61, S.6)

.3 **APPENDIX "C" - SPECIAL USE PROVISIONS FOR SPECIFIC LANDS**

Where a numerical reference, followed by a 'U' appears on the digital zoning map and is shown in Appendix 'A', 'Zoning Grid Schedules', the special use provisions as set out in Appendix 'C' apply to all of the lands encompassed within the zone boundary. The numerical reference represents the subsection number in Appendix 'C' with the special use provisions as set out thereunder.

(By-law 2004-61, S.7)

.4 **APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS**

Where a numerical reference followed by an 'R' appears on the digital zoning map and is shown in Appendix 'A', 'Zoning Grid Schedules', the special regulation provisions as set out in Appendix 'D' apply to all of the lands encompassed within the zone boundary. The numerical reference represents the subsection number in Appendix 'D' with the special regulation provisions as set out thereunder.

(By-law 2004-61, S.8)

.5 APPENDIX "E" - TEMPORARY USE PROVISIONS FOR SPECIFIC LANDS

Where a numerical reference followed by a 'T' appears on the digital zoning map and is shown in Appendix 'A', 'Zoning Grid Schedules', the special regulation provisions as set out in Appendix 'E' apply to all of the lands encompassed within the zone boundary. The numerical reference represents the subsection number in Appendix 'E' with the temporary use provisions as set out thereunder.

(By-law 2004-61, S.9)

.6 APPENDIX "F" - HOLDING PROVISIONS FOR SPECIFIC LANDS

Where a numerical reference followed by an 'H' appears on the digital zoning map and is shown in Appendix 'A', 'Zoning Grid Schedules', the special regulation provisions as set out in Appendix 'F' apply to all of the lands encompassed within the zone boundary. The numerical reference represents the subsection number in Appendix 'F' with the holding provisions as set out thereunder.

(By-law 2004-61, S.10)

.7 APPENDIX "G" - HOLDING PROVISIONS FOR SERVICES AND ROADWORKS

.1 (a) Where a numerical reference followed by 'HSR' appears on the digital zoning map and is shown in Appendix 'A', 'Zoning Grid Schedules', the holding provisions pertaining to services and/or roadworks as defined in Section 3.5.7.2 and set out in Appendix 'G' shall apply to all of the lands encompassed within the zone boundary. The numerical reference represents the subsection number in Appendix 'G' with the specific holding provisions as set out thereunder.

(By-law 2004-61, S.11)

(b) No person shall develop or redevelop lands specifically described in Appendix "G", to which holding provisions apply, for uses specifically set out therein until the municipal services and/or roadworks required have been provided and the holding symbol has been removed by by-law.

(c) When the municipal services and/or roadworks required in each instance have been provided, holding symbols affecting one or more particular uses will be removed by by-law.

(By-law 91-100, S.1)

.2 (a) Letter Symbols for Municipal Clearances

"R" means that a clearance letter is required from the Regional Commissioner of Engineering advising the City's Commissioner of Planning and Development that adequate Regional services and/or roadworks are "available" or that "acceptable arrangements" have been made therefor. Such Regional services and/or roadworks are identified by letter symbols contained in round parentheses following "R".

"K" means that a clearance letter is required from the City of Kitchener's Commissioner of Public Works advising the City's Commissioner of Planning and Development that adequate City services and/or roadworks are "available" or that "acceptable arrangements" have been made therefor. Such City services and/or roadworks are identified by letter symbols contained in round parentheses following "K".

(b) **Letter Symbols for Municipal Services and Roadworks**

The following letter symbols contained in round parentheses identify the municipal services and/or roadworks which are deficient within or unavailable to the affected lands:

- (F) Full Municipal Services
- (WM) Watermain
- (S) Sanitary Sewer/Pumping Station/Forcemain
- (SW) Storm Water Facilities
- (W) Water Supply
- (ST) Sewage Treatment Capacity
- (SC) Sanitary Sewer Capacity
- (R) Road Extension/Road Improvement
- (T) Traffic Control Measures

(c) **Definition of Terms**

- (i) "Full Municipal Services" includes the provision of adequate watermains, sanitary sewer/pumping station/forcemain, storm sewers and City road extension/road improvement.
- (ii) "Acceptable Arrangements" means that the necessary agreements for the provision of services and/or roadworks have been entered into with the City of Kitchener or Regional Municipality of Waterloo, as the case may be and registered on title, engineering design has been approved and the necessary and related financial guarantees have been received by the relevant municipality.
- (iii) "Available" means the necessary provision of municipal services and/or roadworks to the level of construction, state of completion or period of commissioning as the Regional Commissioner of Engineering or the City's Commissioner of Public Works, as the case may be, determines to be appropriate.
- (iv) "Road Improvement" means all of the following:

hard-surfaced carriageway and any widening thereof, curb and gutter, boulevard landscaping including street trees and sidewalks; subject to any reduction in requirements as approved by the City's Commissioner of Public Works in the case of a City road or the Regional Commissioner of Engineering in the case of a Regional road.
- (v) "Traffic Control Measures" means all of the following:

turning lanes, slip-off lanes, median barriers and signalization redesign, relocation or improvements; subject to any reduction in requirements as approved by the City's Commissioner of Transportation Services in the case of a City road or the Regional Commissioner of Engineering in the case of a Regional road.

(By-law 91-100, S.1)

.8 **APPENDIX “H” – RESIDENTIAL INTENSIFICATION IN ESTABLISHED NEIGHBOURHOODS STUDY (RIENS) AREA**

The Residential Intensification in Established Neighbourhoods Study (RIENS) Area, as delineated on Appendix “H”, is delineated for the purposes of specific regulations that are included in Section 5 and Sections 36 to 41.

(By-law 2018-094, S.2)