

SECTION 4 - ZONES AND INTERPRETATION

4.1 Establishment of Zones

The provisions of this By-law apply to all lands within the boundaries of the Corporation of the Township of Perth East. For the purpose of this By-law, the following zone classifications are established:

Section	Zone	Symbol
6	Agricultural	A
7	Agricultural Commercial/Industrial	ACM
8	Mineral Aggregate Resources	MAR
9	Hamlet/Village Residential	HVR
10	Hamlet/Village Commercial	HVC
11	Mobile/Modular Home Park	MH
12	Residential Low Density	R1
13	Residential Medium Density	R2
14	Residential High Density	R3
15	Commercial	C1
16	Highway Commercial	C3
17	Industrial	M1
18	Institutional	IN
19	Park and Recreation	PR
20	Natural Resources/ Environment One	NRE1
21	Natural Resources/ Environment Two	NRE2
22	Adjacent Land Overlay	AL
23	Flood Plain	FP
24	Flood and Fill Constraint Area Overlay	FFCA
25	Future Development	FD
26	Holding	-H

Various zoning requirements and/or regulations for the zones as established above are set out in this By-law. The zoning requirements and regulations set forth for the respective zones pertain to matters such as permitted uses, permitted buildings and

structures, minimum lot area, minimum lot frontage, maximum coverage, minimum front, side and rear yard requirements, maximum building height, landscaped open space requirements, parking requirements, and requirements for accessory buildings and structures.

4.2 Key Maps (revised by By-law No. 203-2011)

For the purpose of this By-law, Schedule “A”, consisting of a Key Map Index, and Key Maps 1 to 54, inclusive, is attached to this By-law and is hereby declared to form part of this By-law.

The Key Maps which are attached as Schedule “A” to this By-law indicate the zones for all of the lands in the Corporation of the Township of Perth East as established by this By-law. The zones are indicated through the use of the zone symbols identified for their respective zones in Section 4.1 above.

The Key Maps which are attached as Schedule “A” to this By-law identify a number of open watercourses, including municipal drains. The location of these watercourses was based on mapping available through the Ontario Basic Mapping Program, which in turn was based on aerial photography from the 1980's. In some situations, municipal drain watercourses have been changed over to enclosed municipal drains and therefore an open watercourse no longer exists. When such situations occur, it shall not be necessary to amend this By-law to reflect the change in classification of the watercourse (i.e. from any open municipal drain watercourse to an enclosed municipal drain) and the provisions of this By-law shall be applied as appropriate. It is intended that the Key Maps will be revised to reflect such changes at such time that the Township undertakes either general and/or housekeeping amendments to this Zoning By-law.

4.3 Use of Zones and Zone Symbols

The zones and symbols identified in Section 4.1 above shall be used when referring to land, buildings, and structures, and the uses thereof permitted by this By-law in said zones. Where the various zone symbols are shown on the Key Maps or Schedule “B”, such reference is intended to indicate that the lands on which the zone symbol is placed are located within the corresponding zones as established by Section 4.1 above and shall be subject to the applicable zone provisions as set forth in this By-law for that respective zone. Where a zone symbol applying to certain lands as shown on the Key Maps attached to this By-law on Schedule “A” is followed by a dash and a number (e.g. A-1), such dash and number are intended to indicate that such land is the subject of one or more special zone provisions. The special zone provisions can be determined by referring to the “special provisions” section for the applicable zone as set forth in this By-law. Lands zoned in this manner will be subject to all other provisions for the respective zone except as otherwise provided for by the special provisions.

4.4 Interpretation of Zone Boundaries

The zone symbols as shown on the Key Maps of Schedule “A” to this By-law are bounded by thick black lines is to indicate the extent of the zones. The following “rules of interpretation” are to be applied when determining the location of zone boundaries on the Key Maps of Schedule “A” of this By-law and kept in the Office of the Zoning

Administrator:

- 4.4.1** Where any zone boundary is shown on Schedule “A” as following the boundary of a street, watercourse, railway right-of-way or former railway right-of-way, the zone boundary shall be considered to follow the centre line of such street, watercourse, railway right-of-way, or former railway right-of-way;
- 4.4.2** Except as provided for in Section 4.4.1 above, where a zone boundary is shown on Schedule “A” as approximately following the boundary of a lot that is shown on a registered plan or a registered reference plan, the zone boundary shall be considered to be such lot boundary as shown on said registered plan or registered reference plan;
- 4.4.3** Where a zone boundary is shown on Schedule “A” as being parallel to, or approximately parallel to, a street and the distance from the street is not indicated, the zone boundary shall be considered as being parallel to such street and its distance from the street shall be determined by using the scale shown on the Schedule “A” Key Map to scale or measure the distance; and
- 4.4.4** Where any zone boundary is left uncertain after the application on the provisions of Sections 4.4.1, 4.4.2, and 4.4.3 of this By-law, the location of the zone boundary shall be determined by using the scale shown on the Schedule “A” Key Map to scale or measure the applicable distances.

4.5 Interpretation of Certain Words

- 4.5.1** In this By-law, the word “shall” is considered to mean mandatory.
- 4.5.2** In this By-law, words used in the present tense include the future tense and vice-versa.
- 4.5.3** In this By-law, words used in the singular shall also be considered to include the plural unless the context of the application clearly indicates the contrary.

(revised by By-law 220-2008)

- 4.5.4** Amendments to this By-law will not be required in order to make minor adjustments to the boundaries or the location of roads, correct typographical or patent errors, provided that the intent of the Zoning By-law is preserved.