

**SECTION 4 - ZONES****4.1      CLASSIFICATION**

For the purpose of this By-law, the City of Welland is divided into the following Zones and their extent, location and boundaries are shown on the Zone Map, which forms Schedule "A" of this By-law, as amended.

<b>TYPE</b>	<b>PERMITTED USES</b>	<b>SYMBOL</b>
1.      Residential detached dwelling	<i>Single-detached dwelling</i>	R1
	<i>Single-detached dwelling</i>	R2
	<i>Single-detached dwelling</i>	R3
	<i>Single-detached dwelling</i>	RM1
	<i>Semi-detached dwelling</i>	
	<i>Duplex</i>	
2.      Residential multiple dwelling	<b>Group Home (By-law 7670)</b>	RM2
	<i>Single-detached dwelling</i>	
	<i>Semi-detached dwelling</i>	
	<i>Duplex</i>	
	<b>Group Home (By-law 7670)</b>	
	<i>Single-detached dwelling</i>	RM3
	<i>Semi-detached dwelling</i>	
	<i>Duplex</i>	
	<i>Triplex</i>	
	<b>Freehold Triplex (By-law 2004-12)</b>	
	<i>Fourplex</i>	
	<i>Townhouse</i>	
	<b>Street townhouse (By-law 9621)</b>	
	<b>Group Home (By-law 7670)</b>	
	<i>Single-detached dwelling</i>	RM3A
	<i>Semi-detached dwelling</i>	
<i>Duplex</i>		
<b>Freehold Triplex (By-law 2004-12)</b>		
<b>Fourplex (By-law 9621)</b>		
<b>Group Home (By-law 7670)</b>		
<i>Single-detached dwelling</i>	RM4	
<i>Semi-detached dwelling</i>		
<i>Duplex</i>		

		<i>Triplex</i>	
		<i>Fourplex</i>	
		<i>Apartment building (By-law 9621)</i>	
		<i>Townhouse (By-law 4067)</i>	
		<i>Street townhouse (By-law 9621)</i>	
		<i>Group Home (By-law 7670)</i>	
3.	Rural Residential	<i>Single-detached dwelling (By-law 9349)</i>	RR
4.	Holding Rural	<i>Single-detached dwelling (By-law 1999-132)</i>	HR
5.	Rural Agricultural	<i>Single-detached dwelling Agricultural (By-law 2972)</i>	RA
6.	Agricultural	<i>Agricultural and related uses (By-law 9349 and 9621)</i>	A
7.	Commercial	Local commercial	C1
		Shopping commercial	C2
		General commercial	C3
		Highway commercial	C4
8.	Reinvestment Zone	Business/Commercial	RZ
		Institutional	
		Recreational	
		Residential above and behind permitted business/commercial uses	
9.	Industrial	Storage and light manufacturing	I1
		Yard storage and heavy manufacturing	I2
		Railway	I3
10.	Open Space	Public open space	O1
		Open Space	O2
11.	Private Open Space Zone	Limited Private Open Space	OS3
12.	Environmental Protection Zone	No buildings/structures except flood control works	EP
13.	Institutional	Institutional One	IN-1
		Institutional Two	IN-2
		Special Medical Institutional	Special Medical Institutional

14.	Business Park Zone	Business Park	BP
15.	Business Park Zone	Business Park	H-BP-X1
16.	Mixed Use Reinvestment (By-law 2013-111)	Commercial	MXR
		Residential	
		Institutional	
17.	Community Open Space (By-law 2013-112)	Recreational	O4
		Ancillary Commercial	

## 4.2 **INTERPRETATION OF ZONE MAP**

### 4.2.1 **Symbols of the Zones:**

The *BUILDINGS* and *STRUCTURES* and *USES* of *BUILDINGS*, *STRUCTURES* and land permitted by this By-law in the said Zones may be referred to as R1, R2, R3, RM1, RM2, RM3, RM3A, RM4, RR, HR, RA, A, C1, C2, C3, C4, RZ, I1, I2, I3, O1, O2, OS3, O4, EP, IN-1, IN-2, Special Medical Institutional, BP and MXR *BUILDINGS*, *STRUCTURES* and *USES* respectively; and the expression R1 Zone, R2 Zone etc. when used in this By-law, shall mean, respectively, an area of the City of Welland delineated on the Zone Map and designated thereon by the symbols R1, R2 etc. **(By-law 2972)**

### 4.2.2 **Boundaries of the Zones:**

Where the boundary of any Zone is uncertain and

- (a) the boundary is shown in Schedule "A" as following a *STREET*, *LANE*, railway right of way, electric transmission line right of way or watercourse, the centre line of the *STREET*, *LANE*, railway right of way, electric transmission line right of way or watercourse is the boundary;
- (b) the boundary is shown in Schedule "A" as substantially following the *LOT LINES* shown on a registered plan of subdivision, the *LOT LINES* are the boundary; and
- (c) the boundary is shown in Schedule "A" as running substantially parallel to a *STREET* line and the distance from the *STREET* line is not indicated, the boundary is parallel to the *STREET* line and the distance from the *STREET* line shall be determined according to the scale shown in Schedule "A".

### 4.2.3 ***STREET* or Right of Way Division:**

A *STREET*, *LANE*, railway right of way, electrical transmission line right of way or watercourse shown on Schedule "A", unless otherwise indicated shall be included within the Zone of adjoining property on either side thereof.

### 4.2.4 **Closed *STREET* or *LANE*:**

In the event of any *STREET* or *LANE* shown on the Schedule "A" being closed, the property formerly in said closed *STREET* or *LANE* shall be included in the Zone of the adjoining property or either side of the said closed *STREET* or *LANE*. In the event of the

said *STREET* or *LANE* having been a boundary between two or more different Zones, the new Zone boundary shall be the former centre line of the said closed *STREET* or *LANE*.