
SECTION 4 ZONES

4.1 Zone Classifications

For the purpose of this By-law, all lands within the Township of South Dundas are divided into the following zones which are identified on the attached Schedules by the accompanying symbols:

Zone Classifications

Residential First Density	R1
Residential Second Density	R2
Residential Third Density	R3
Residential Fourth Density	R4
Residential Estate	RE
Residential Hamlet	RH
Residential Rural	RR
Residential Mobile Home	RMH
Residential Waterfront	RW
General Commercial	CG
Local Commercial	CL
Highway Commercial	CH
Tourist Commercial	CT
Rural Commercial	CR
Institutional	I
General Industrial	MG
Rural Industrial	MR
Open Space	OS
Agricultural	A
Rural	RU
Wrecking Yard	WY
Waste Management	WM
Mineral Aggregate - Pit	MAP
Mineral Aggregate - Quarry	MAQ
Mineral Aggregate - Reserve	MAR
Flood Plain	FP
Wetlands	WL
ANSI	ANSI

4.2 Schedules

The attached Schedules 1-12 form part of this By-law.

4.3 Streets and Rights-of-Way

A street, lane, railway right-of-way or other right-of-way shown on the attached Schedules shall be included, unless otherwise indicated, with the zone of adjoining property on either side thereof.

4.4 Holding Zones

- (a) Any parcel or area of land in any zone may be further classified as a holding zone with the addition of the suffix "-h". The intent is to signify Council's approval in principle to future development of the land for the purposes indicated by the symbol. The holding classification added to a given zone shall restrict development of the land until such time as the demand for the development of the land is sufficient to warrant immediate development.
- (b) Where a holding zone applies, no lands shall be used and no buildings or structures shall be erected or used for any purpose other than those uses existing for such land, building or structure on the date of passing of this By-law. Any change from the holding status shall require an amendment to this By-law, which shall only be passed by Council when any applicable services, financial arrangements and conditions for the development of the lands affected by the amendment have been determined to the satisfaction of Council.

4.5 Special Exception Zones

Where a zone classification is followed by a dash and a number (eg. R1-l), this denotes a special exception zone. Lands so zoned shall be subject to all of the provisions of the zone represented by the classification except as otherwise provided by the special exception provisions of the zone. These special exception provisions are listed separately under the appropriate zone in the text of the By-law.

4.6 Temporary Use Zones

Temporary uses may be authorized from time to time by Zoning By-law amendment pursuant to Section 38 of the Planning Act. These are listed separately at the end of the appropriate zone category and as shown on the Zoning Schedule and are identified with the symbol "-T" because of their temporary nature.

4.7 Unstable Slopes

Where a zone classification is followed by the suffix '-ss', the lands in question have been determined to have development constraints relating to unstable slopes. Any building or structure to be erected on any lands affected by the suffix "ss" (including a septic tank, tile bed, swimming pool or underground structure) shall be set back from the top of the slope and shall not be located on the flank of the slope. The setback distances are shown on the applicable Schedules to this By-law.

