SECTION 3

ZONES AND ZONING MAPS

3.1 ZONES

For the purposes of this By-law, zones have been established, which may be referred to by their full name or by their symbol, as listed below:

Symbol	Zones
R1	Low Density Residential
R2	Medium Density Residential
MR	Multiple Residential
C1	River District Commercial
C2	Retail Commercial
C3	Neighbourhood Commercial
C4	Arterial Commercial
C5	Regional Shopping Centre
MC	Mixed Use Commercial
M1	General Industrial
M2	Heavy Industrial
M3	Employment Area
MU	Mixed Use Industrial
I	Institutional
OS	Open Space
ZH	Hazard
A	Agricultural
RUR	Rural

3.2 ZONING MAPS

For the purpose of this By-Law, the location and boundaries of the zones established by this By-law are shown on the maps hereto attached as Schedules ‘A’, ‘Map 1' through ‘Map 21' and shall be referred to as the "Zoning Maps" for the City of Owen Sound, which together with everything shown thereon are hereby incorporated in and are declared to form part of this By-law to the same extent as if fully described herein.

3.3 INTERPRETATION OF ZONE BOUNDARIES

Where any uncertainty exists as to the location of the boundary of any of the said zones, as shown on the Zoning Maps, the following rules shall apply:

a) Except for ZH zone boundaries, where zone boundaries approximately follow property or lot lines as they existed on the date of the passing of this By-law, such property or lot lines shall be deemed to be the said boundary.
b) Except for ZH zone boundaries, where any zone boundary is indicated as following a highway, a street, lane, watercourse or railway right-of-way, such zone boundary shall be construed to follow the centre line of the street, lane, watercourse or railway right-of-way.
c) Where zoning boundaries follow the corporate limits of the City, the corporate limits are the boundary.
d) Except for ZH zone boundaries, where zoning boundaries follow a shoreline, the boundary is the shoreline.
e) The Niagara Escarpment Commission shall be consulted where a boundary interpretation is required for lands within the Niagara Escarpment Plan Area.

Where a zone boundary, other than the Hazard (ZH) Zone, is left uncertain after the applications of the provisions of paragraphs a), b), c), d) and e) noted above, then the boundary line shall be determined according to the scale of the Zoning Maps attached to the original copy of this By-law filed in the office of the Clerk of the City of Owen Sound.

Where a Hazard (ZH) Zone boundary is left uncertain following a review of the Zoning Maps, the City may refer to Schedule "B" of this By-law, request confirmation of the boundary from the Grey Sauble Conservation Authority or should further detail be required the City may request the owner have a survey prepared by an Ontario Land Surveyor.

Zone boundaries, other than Hazard (ZH) Zone, shall be measured in accordance with the scale on the Zoning Maps unless dimensions shown on the Zoning Maps provide greater accuracy.

3.4 SPECIAL PROVISIONS

Where the zone symbol applying to certain lands as shown on Schedule A Zoning Maps is followed by reference to Section 14 of this By-law then special provisions apply to such lands and such special provisions shall be found by reference to that Section of the By-law specified.

Lands denoted in this manner shall be subject to all the restrictions of this By-law except as otherwise provided for by the special provisions.

3.5 HOLDING ZONES

Where the zone symbol applying to certain lands as shown on Schedule A Zoning Maps is followed by the letter 'H' in brackets (i.e. (H)) the lands have been placed in a 'Holding Zone' pursuant to Section 36 of the *Planning Act*, as amended. The Holding Symbol (H) shall be removed at such time in the future when plans to develop the lands have been submitted and approved by the City or such other conditions as

deemed appropriate by the City have been met. When the Holding Symbol has been removed, the lands shall be developed according to the requirements of the Zone used in conjunction with the Holding Symbol.

Notwithstanding, the above, existing uses, open space and accessory uses thereof, shall be permitted as interim uses until the Holding Symbol (H) is removed.