

5. Establishment of Zones

- 5.1 For the purposes of this Bylaw, the lands and waters within the corporate limits of the City of Port Alberni are hereby classified and divided into the following zones:

A1 – Agriculture
FD – Future Development
RR1 – Rural Residential
RR2 – Semi Rural Residential
R1 – Single *Detached* Residential
R2 – Single and Semi-Detached Residential
R3 – Small *Lot* Single *Detached* Residential
RM1 – Low Density Multi-Residential
RM2 – Medium Density Multi-Residential
RM3 – Higher Density Multi-Residential
MH1 – Mobile and Modular Homes
C1 – Neighbourhood Commercial
C2 – General Commercial
C3 – Service Commercial
C4 – Highway Commercial
C5 – Transitional Office
C6 – Gaming Centre
C7 – Core Business
C8 – Commercial Recreation
C9 – Commercial Guest House
M1 – Light Industry
M2 – Medium Industry
M3 – Heavy Industry
M4 – Utilities
P1 – Institutional
P2 – Parks and Recreation
W1 – Waterfront Commercial
W2 – Waterfront Industrial
TH1 – Townhouse Multi-Family
CD1 – Comprehensive Development – Uplands Phase 2 – Burde Street

- 5.2 For the purpose of convenience throughout the Bylaw the following designations shall be used for groups of zones:

R zones Shall mean all zones beginning with a single R and followed by a number.
RM zones Shall mean all zones beginning with RM or MH followed by a number.
RR zones Shall mean all zones beginning with RR followed by a number.
A zones Shall mean A1 and FD zones.
C zones Shall mean all zones beginning with C followed by a number.
M zones Shall mean all zones beginning with M followed by a number.
P zones Shall mean all zones beginning with P followed by a number.

W zones Shall mean all *zones* beginning with W followed by a number.

5.3 Zoning Map

The location and extent of each *zone* established by this Bylaw is shown on the “Zoning Map” marked Schedule “A”, attached hereto and made part of this Bylaw.

5.4 Zone Boundaries

5.4.1 Where a *zone* boundary is shown on the zoning map as following a road allowance or a watercourse, the centre line of such road allowance or watercourse shall be the *zone* boundary.

5.4.2 Where a *zone* boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of such boundary shall be determined by the *use* of a scale ruler on the Zoning Map.

5.4.3 Where land that originally formed part of a highway is consolidated with a *lot*, such land shall be deemed to have the same *zone* designation as the augmented *lot*.

5.5 Permitted in all Zones

The following *uses* are permitted in all *zones*:

5.5.1 *Accessory Buildings and Structures*

5.5.2 Public parks and playgrounds

5.5.3 *Unattended Public Utility Use*

5.5.4 *Community Gardens*

5.5.5 *Market Gardens*

5.5.6 Natural areas

5.5.7 Daycare or other preschools

5.6 Zone Abbreviations

Where *zone* abbreviations are *used* within the text of this Bylaw, they shall be read in the same manner as the full textual name of the *zone* would be read.