

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 *Family* Residential
 R2 – One and Two *Family* Residential
 R3 – Small *Lot* Single *Family* Residential
 RM1 – Low Density Multiple *Family* Residential
 RM2 – Medium Density Multiple *Family* Residential
 RM3 – Higher Density Multiple *Family* 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

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

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

5.6 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.