
Section 2: Establishment Of Zones

2.1 Establishment of Zones

The following zones are hereby established, and they may be referred to by name or by the symbol set opposite the name of the zone below:

Zone	Symbol
Residential Zones	
Residential One – ‘A’ Zone	R1-A
Residential One – ‘B’ Zone	R1-B
Residential One – ‘C’ Zone	R1-C
Residential One – ‘D’ Zone	R1-D
Residential One – ‘E’ Zone	R1-E
Residential One – ‘F’ Zone	R1-F
Residential Two – ‘A’ Zone	R2-A
Residential Two – ‘B’ Zone	R2-B
Residential Three Zone	R3
Residential Multiple Four Zone	RM4
Residential Multiple Five Zone	RM5
Residential Multiple Six Zone	RM6
Country Residential Zone	CR
Commercial and Mixed Use Zones	
Neighbourhood Commercial Zone	NC
Local Commercial Zone	LC
Village Core Mixed Use One Zone	VC1
Village Core Mixed Use Two Zone	VC2
Village Core Mixed Use Three Zone	VC3
Village Core Mixed Use Four Zone	VC4
General Commercial Zone	GC
Uptown Mixed Use Zone	UC
Automobile Commercial Zone	AC
GO Station Mixed Use Zone	GS

Zone	Symbol
Downtown Central Area Zones (New zone incorporated By-law 86-2005)	
Downtown Central Area – Mixed Employment One Zone	DCA/ME1
Downtown Central Area – Mixed Employment Two Zone	DCA/ME2
Downtown Central Area – Institutional Zone	DCA/I
Downtown Central Area – Residential Mixed <i>Use</i> Zone	DCA/MU
Downtown Central Area – Residential Multiple One Zone	DCA/RM1
Downtown Central Area – Residential Multiple Two Zone	DCA/RM2
Employment Zones	
Prestige Employment Zone	PE
General Employment Zone	GE
Heavy Employment Zone	HE
Institutional and Cemetery Zones	
Institutional – ‘A’ Zone	I-A
Institutional – ‘B’ Zone	I-B
Cemetery Zone	CE
Rural Zones	
Permanent Countryside Zone	PC
Agricultural Zone	A
Open Space Zones	
Open Space Zone	OS
Private Open Space Zone	POS
Golf Facility Zone	GF
Environmental Protection Zones	
Environmental Protection Zone	EP

2.2 Zone Symbols

The zone symbols may be used to refer to *lots*, *buildings* and *structures* and to the use of *lots*, *buildings* and *structures* permitted by this By-law. By-law Exceptions, Holding Provisions (H), Temporary *Use* Zones (T), Interim Control Zones and Minister’s Zoning Orders (MZO) are identified in Sections 7, 9 and 10 of this By-law.

2.3 Zone Schedules

The zones and zone boundaries are shown on Zoning Schedules which are attached to and form part of this By-law.

2.4 Determining Zone Boundaries

When determining the boundary of any zone as shown on the Schedules forming part of this By-law, the following provisions shall apply:

- i) A boundary indicated as following a highway, street, *lane*, railway right-of-way, utility corridor or watercourse shall be the centre line of such highway, street, *lane*, railway right-of-way, or utility corridor;
- ii) A boundary shown as following a shoreline shall follow such shoreline, and in the event of change in the shoreline, the boundary shall be construed as moving with the actual shoreline;
- iii) A boundary indicated as following *lot* lines or the municipal boundaries of the Town of Ajax shall follow such *lot* lines or boundary;
- iv) Where a boundary is shown parallel to a *street line* and the distance from the *street line* is not indicated, the boundary shall be deemed to be parallel to such a *street line* and the distance from the *street line* shall be determined according to the bar scale shown on the schedule;
- v) Where two or more zones are located on a single *lot* and the distance of the respective zone boundaries is indicated on the zone schedules, the boundary shall be determined in accordance with the distances noted on the zone schedules;
- vi) Where a *lot* is divided into two or more zones the zone boundary dividing the *lot* shall be deemed to be a *lot line* for purposes of calculating required setbacks and coverage, and each portion of the *lot* shall be in accordance with the provisions of this By-law for the applicable zone;
- vii) Where none of the above provisions apply, the zone boundary shall be scaled from the schedule(s).