



### Zones

- |  |   |
|--|---|
| <b>R1</b> Low Density Residential<br>- Suburban Neighbourhood    | <b>M1</b> Medium Density Mixed Use            |
| <b>R2</b> Low Density Residential<br>- Traditional Neighbourhood | <b>M2</b> Medium / High Density Mixed Use     |
| <b>R3</b> Medium Density Residential                             | <b>M3</b> High Density Mixed Use              |
| <b>R4</b> High Density Residential                               | <b>G1</b> Conservation / Natural Area         |
| <b>C1</b> Local Convenience Commercial                           | <b>G2</b> Minor Green Space                   |
| <b>C2</b> Community Commercial                                   | <b>G3</b> Major Green Space                   |
| <b>C3</b> Arterial Commercial                                    | <b>I1</b> Local Neighbourhood Institutional   |
| <b>C4</b> Major Commercial                                       | <b>I2</b> Community Institutional             |
| <b>C5</b> Downtown Commercial Core                               | <b>I3</b> Major Institutional                 |
| <b>C6</b> Downtown Traditional Main Street                       | <b>A1</b> Agriculture                         |
| <b>E1</b> Business Commercial Employment                         | <b>A2</b> Agriculture Only                    |
| <b>E2</b> General Employment                                     | <b>A3</b> Agriculture Commercial / Industrial |
|  | <b>Municipal Boundary</b>                     |

City of  
St. Catharines  
Zoning By-Law  
December 16, 2013

1:10,000

**\*\* In addition to the zoning shown on this schedule, the use of land may be subject to additional regulations or restrictions by upper tier governments or agencies (refer to Sections 1.1.3 and 2.19, and Appendices 16.1.1 to 16.1.5). \*\***

## SECTION 4 ESTABLISHMENT OF ZONES

### 4.1 List of Zone Names and Symbols

The following zones are established and are referred to by name or by the symbol opposite the name as set out below:

Zone Symbol	Zone Name
R1	Low Density Residential - Suburban Neighbourhood
R2	Low Density Residential - Traditional Neighbourhood
R3	Medium Density Residential
R4	High Density Residential
C1	Local Convenience Commercial
C2	Community Commercial
C3	Arterial Commercial
C4	Major Commercial
C5	Downtown Commercial Core
C6	Downtown Traditional Main Street
E1	Business Commercial Employment
E2	General Employment
M1	Medium Density Mixed Use
M2	Medium/High Density Mixed Use
M3	High Density Mixed Use
G1	Conservation / Natural Area
G2	Minor Green Space
G3	Major Green Space
I1	Local Neighbourhood Institutional
I2	Community Institutional
I3	Major Institutional
A1	Agriculture
A2	Agriculture Only
A3	Agriculture Commercial / Industrial

Uses and regulations specific to each zone are set out in Sections 5 to 11.

## 4.2 Uses and Zones

The following sets out the uses permitted within the zones contained in this By-law. The placement of the zone symbol opposite the permitted use indicates the zone(s) in which the use is permitted. The table must be read in conjunction with the regulations for each zone as established in Sections 5 to 11. Other uses may be permitted by special provisions as set out in Section 13 of this By-law.

PERMITTED USES	ZONES																							
Adult Oriented Entertainment Establishment											E1	E2												
Agricultural Farm Related Commercial or Industrial																								A3
Agriculture Farm																					A1	A2	A3	
Agri-tourism / Value Added																					A1(a)			
Ancillary Retail Sales / Display of Products											E1	E2												
Animal Care Establishment					C1	C2	C3	C4	C5	C6	E1(a)	E2(a)	M1	M2	M3									
Apartment Building			R3	R4		C2		C4	C5	C6			M1	M2	M3						I2			
Boat Ramp																	G1	G2	G3					
Bulk Fuel Depot												E2												
Car Wash						C2	C3	C4			E1	E2	M1											
Cemetery																	G2	G3						
Commercial Parking Structure						C2	C3	C4	C5	C6														
Community Garden	R1	R2	R3	R4	C1	C2	C3	C4	C5	C6	E1	E2	M1	M2	M3		G2	G3	I1	I2	I3	A1	A2	A3





City of St. Catharines Zoning By-law  
December 16, 2013

PERMITTED USES	ZONES																									
Motor Vehicle Gas Station					C1	C2	C3	C4			E1	E2	M1													
Motor Vehicle Repair Garage						C2	C3	C4			E1	E2	M1													
Motor Vehicle Sales / Rental Service Centre							C3																			
Nightclub							C3	C4	C5	C6																
Off Leash Dog Park																		G2	G3							
Office					C1	C2	C3	C4	C5	C6	E1	E2(a)	M1	M2	M3											
Petting Zoo																								G3		
Picnic Area and Shelter																		G1	G2	G3						
Place of Assembly / Banquet Hall						C2	C3	C4	C5	C6	E1		M1	M2	M3								I2			
Place of Worship					C1	C2	C3	C4	C5	C6			M1	M2	M3								I1	I2		
Playground	R1(a)	R2(a)	R3(a)	R4(a)	C1(a)	C2(a)	C3(a)	C4(a)	C5(a)	C6(a)	E1(a)	E2(a)	M1(a)	M2(a)	M3(a)			G2(a)	G3(a)	I1(a)	I2(a)	I3(a)	A1(a)	A2(a)	A3(a)	
Private Road Development	R1	R2	R3	R4									M1	M2	M3								I1	I2		
Recreation Facility, Indoor					C1	C2	C3	C4	C5	C6	E1(a)	E2(a)	M1	M2	M3				G3				I1	I2	I3	
Recreation Facility, Outdoor																			G2	G3			I1	I2	I3	
Research Facility											E1	E2														
Residential Convenience Uses			R3(a)	R4(a)																						

City of St. Catharines Zoning By-law  
December 16, 2013

PERMITTED USES	ZONES																								
					C1	C2	C3	C4	C5	C6	E1(a)	E2(a)	M1	M2	M3										
Restaurant					C1	C2	C3	C4	C5	C6	E1(a)	E2(a)	M1	M2	M3										
Retail Store					C1	C2	C3	C4	C5	C6	E1(a)	E2(a)	M1	M2	M3										
School, Elementary													M1	M2	M3				I1	I2					
School, Secondary													M1	M2	M3				I1	I2	I3				
Service Commercial					C1	C2	C3	C4	C5	C6	E1(a)	E2(a)	M1	M2	M3										
Social Service Facility					C1	C2	C3	C4	C5	C6	E1		M1	M2	M3				I1	I2	I3				
Spectator Seating																		G2(a)	G3(a)						
Theatre						C2	C3	C4	C5	C6			M1	M2	M3										
Townhouse	R1	R2	R3	R4									M1	M2	M3				I1	I2					
Trail	R1	R2	R3	R4	C1	C2	C3	C4	C5	C6	E1	E2	M1	M2	M3	G1	G2	G3	I1	I2	I3	A1	A2	A3	
Transportation Depot												E2													
University / College						C2	C3	C4	C5	C6			M1	M2	M3							I3			
Washroom Facility / Change Room																		G2(a)	G3(a)						
Winery																							A1(a)	A2(a)	

**4.2.1 Footnote to Section 4.2 Uses and Zones**

a) Only permitted as an accessory use.