

Zoning Districts and Zoning Map

Section 2: Zoning Districts and Zoning Map

2.1 Establishment of Zoning and Overlay Districts

For the purpose of this Bylaw, all land located within the corporate limits of the City of Prince Albert shall be divided into zoning districts, and may also be subject to additional overlay district regulations. The boundaries of the zoning and overlay districts shall be applied in accordance with Section 2.3 of this Bylaw. The zoning districts shall be shown on the Zoning Map, which forms a part of this Bylaw, and attached hereto and titled Appendix B. The overlay districts shall also be shown on a map(s), which forms a part of this Bylaw, attached hereto and titled Appendix C and D.

2.2 Overlay Districts

Overlay districts are established when a particular geographic area requires additional, specific regulations. Where an overlay district is established, all development shall comply with both the zoning district and overlay district regulations contained therein. If there is conflict between the regulations contained in a zoning district and an overlay district, the regulations contained in the overlay district shall prevail.

2.3 Boundaries of Zoning and Overlay Districts

1. The boundaries of the zoning districts shall be delineated as follows:

a) Streets, Lanes and Rights-of-Way

All streets, lanes and rights-of-way, shall be deemed to be in the same zoning district as the property immediately abutting such streets, lanes and rights-of-way. If the land abutting each side of a street, lane or right-of-way is located in a different zoning district, the center line of such street, lane or right-of-way shall be deemed to be the zoning district boundary.

b) Lot Lines

Where zoning district boundaries are not shown to be streets, lanes or rights-of-way, and where the zoning district boundary appears to correspond with a lot line, the lot line shall be considered the zoning district boundary. In a case where the zoning district boundary is provided by a dimension, as part of a specific bylaw amendment, the dimension shall establish the boundary of the zoning district.

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c) Riverbank and Other Geographical Features

Where any zoning district abuts the riverbank or any similar geographical feature that may divide the land, such zoning district shall either:

- i) be deemed to extend into the river and apply to any land created by changing river levels, landfill operations or by any other means; or
 - ii) be delineated pursuant to Section 2.3.1(a) or (b).
2. Where uncertainty exists with respect to the boundaries of a zoning district, the Development Officer shall determine the final location of the boundaries.
3. Overlay district boundaries may or may not follow the same boundaries of zoning districts, and an overlay district may encompass different or multiple zoning districts. Where uncertainty exists with respect to the boundaries of an overlay district, the Development Officer shall determine the final location of the boundaries.

2.4 Developments with More than One Zoning District

Where a development site is comprised of more than one zoning district, it will be at the discretion of the Development Officer to determine whether or not rezoning is required, or whether a zoning designation boundary needs to be adjusted in accordance with Section 2.3 of this Bylaw.

2.5 Zoning and Overlay District Classifications

Residential Zoning Districts

- R1 Large Lot Residential
- R2 Small Lot Residential
- R3 Medium Density Residential
- R4 High Density Residential
- CR1 Low Density Country Residential
- CR2 High Density Country Residential

Commercial Zoning Districts

- C1 Downtown Commercial
- C2 Small Lot Arterial Commercial
- C3 Large Lot Arterial Commercial
- C4 Highway Commercial
- CMU Commercial Mixed Use
- RMU Residential Mixed Use

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Industrial Zoning Districts

- M1 Heavy Industrial
- M2 Small Lot Light Industrial
- M3 Large Lot Light Industrial
- M4 Airport Industrial

Institutional Zoning Districts

- I1 Institutional General
- I2 Institutional Medical Service

Special Zoning Districts

- AP Airport
- AG Agricultural
- CON Conservation
- P Park
- FUD Future Urban Development

Overlay Districts

- APO Airport Overlay
- FHO Fire Hazard Overlay
- FPO Flood Plain Overlay