

Establishment of Zones

2.1 Zones (2012-001), (2013-065)

This By-law establishes the following *zones* and places all lands subject to this By-law in one or more of the following *zones*:

Zone	Symbol	Uses / Standards (non-operative)
Trafalgar Urban Core	TUC	5.1 and 7.1
Dundas Urban Core	DUC	5.1 and 7.2
Neyagawa Urban Core Area	NUC	5.1 and 7.3
Palermo Village North Urban Core	PUC	5.1 and 7.4
Neighbourhood Centre	NC	5.1 and 7.5
General Urban	GU	5.1 and 7.6
Sub-urban	S	5.1 and 7.7
High Density Residential	HDR	5.1 and 7.8
Light Employment	LE	5.1 and 7.9
General Employment	GE	5.1 and 7.10
Service Area - Employment	SA	5.1 and 7.11
Institutional	I	5.1 and 7.12
Existing Development	ED	5.1 and 7.13
Natural Heritage System	NHS	5.1 and 7.14
Cemetery	CE	5.1 and 7.15
Park	P	5.1 and 7.12
Stormwater Management Facility	SMF	5.1 and 7.12
Automotive Service	AS	5.1 and 7.17

2.2 Location of Zones

The *zones* and *zone* boundaries are shown on the Zoning Maps which are attached to and form Section 12 of this By-law. The lands identified on the Zoning Maps as being within a *zone* are subject to the provisions of this By-law applicable to that *zone* or *zones*.

Each zone is intended to correspond to the Secondary Plan designation having the same name. There are exceptions to this convention, such as Institutional (I) and Park (P) zones.

2.3 Determining Zone Boundaries

2.3.1 Interpreting Boundaries

Where the boundary of any *zone* is shown on the Zoning Maps:

- a) As following a *street, lane, railway, right-of-way, transmission line, or watercourse*, the boundary shall be the centre-line of the applicable feature;

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- b) As following the *lot frontage* on a future *lot* shown on a draft approved Plan of Subdivision or Condominium, the boundary shall be the centre-line of the future *public street* being constructed;
- c) As following any other *lot line* on an existing *lot* or a future *lot* shown on a draft approved Plan of Subdivision or Condominium, the boundary shall be the existing or future *lot line*;
- d) As running substantially parallel to a *lot line* abutting any *street* and the distance from that *street* is not indicated, the boundary shall be parallel to the applicable *lot line* and the distance shall be determined according to the scale shown on the Zoning Maps;
- e) As following a *lot line* abutting an unopened road allowance, the boundary shall be the centre-line of such road allowance;
- f) As following a shoreline, the boundary shall follow such shoreline and in the event of a natural change in the shoreline, the boundary shall be construed as moving with the actual shoreline;
- g) As following the limits of the Town, the boundary shall be the limits of the Town; and,
- h) Where none of the above provisions apply, the zone boundary shall be scaled from the Zoning Maps.

2.3.2 Split Zoning

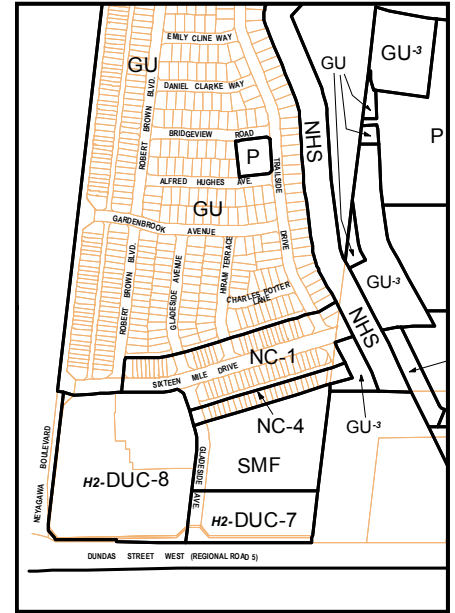
- a) Where a lot falls into two or more *zones*, each portion of the *lot* shall be used for calculating any *yard, height, landscaping coverage, and lot coverage* standards for the applicable *zone*.
- b) A *zone* boundary dividing a lot into two or more *zones* is not a *lot line* for the purposes of this By-law.

2.4 Special Zone Symbols

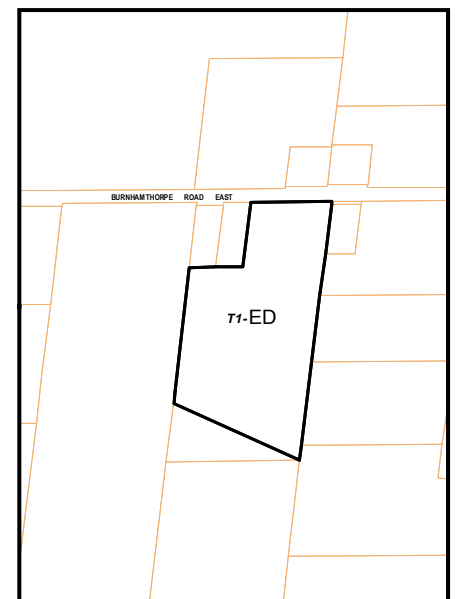
Where the *zone* symbol zoning certain lands on the Zoning Maps is preceded or followed by any combination of a hyphen, number, or letter, provisions relating to one or more of the following special *zone* regulations apply to the lands so designated on the Zoning Maps. Lands so designated shall be subject to all of the provisions and restrictions of the applicable parent *zone*, except as otherwise provided by the special *zone*.

2.4.1 Special Provisions

Where a *zone* symbol is followed by a hyphen and superscript number, the symbol refers to a Special Provision that applies to the lands so zoned.



Lands subject to a Special Provision have a superscript number following the parent zone symbol (see Section 8.0). Lands subject to a Performance Zone have a normal-sized number following the parent zone symbol (see the end of the relevant part of Section 7.0). Lands subject to a Holding Provision have a letter H and number before the parent zone symbol (see Section 9.0).



Lands subject to a temporary use provision have a letter T and number before the parent zone symbol (see Section 10.0).

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2.4.2 Holding Provisions

Where a *zone* symbol is preceded by an upper case letter “H”, a number, and a hyphen, the symbol refers to a Holding Provision that applies to the lands so zoned.

2.4.3 Interim Control By-laws

Where a hatched line overlay is shown with a number and lower case letter “i” indicating in some manner to the overlay, the overlay refers to an Interim Control By-law that applies to the lands so zoned.

2.4.4 Temporary Use Permissions

Where a *zone* symbol is preceded by an upper case letter “T”, a number, and a hyphen, the symbol refers to a Temporary Use Permission that applies to the lands so zoned.

2.4.5 Performance Zones

Where a *zone* symbol is followed by a hyphen and letter or number in the same font size, the symbol refers to a Performance Zone that applies to the lands so zoned.

2.5 No Representation on Land Ownership

No representation or implication is made by the Town nor should any inference be drawn from the Maps attached to this By-law as to the ownership of any land and/or rights of access to such land.