2.1 ESTABLISHMENT OF CLASSIFICATIONS AND ZONES

For the purpose of this By-law, the following land use classifications and zones are hereby established:

a) Downtown Classification
   Zones                        Zone Symbol
   Downtown Central Business District Zone    D1
   Downtown Mixed Use – Pedestrian Focus Zone (By-law No. 18-114, May 9, 2018)
   Downtown Mixed Use Zone               D2
   Downtown Residential Zone              D3
   Downtown Multiple Residential Zone     D5
   Downtown Multiple Residential Zone     D6

b) Open Space and Parks Classification
   Zones                        Zone Symbol
   Neighbourhood Park Zone       P1
   Community Park Zone           P2
   City Wide Park Zone           P3
   Open Space Zone               P4
   Conservation/Hazard Land Zone (By-law 06-166, June 14, 2006)
   Conservation/Hazard Land – Rural Zone P6
   Conservation/Hazard Land – Rural Zone P7
   Conservation/Hazard Land – Rural Zone P8 (By-law 15-173, July 10, 2015, OMB Approval May 3, 2016)

c) Institutional Classification
   Zones                       Zone Symbol
   Neighbourhood Institutional Zone I1
   Community Institutional Zone  I2
   Major Institutional Zone      I3 (By-law 07-101, March 28, 2007)

d) Industrial Classification
   Zones                       Zone Symbol
   Research and Development Zone M1 (By-law 07-043, February 15, 2007)
   General Business Park Zone   M2 (By-law 10-128, May 26, 2010)
   Prestige Business Park Zone  M3 (By-law 10-128, June 28, 2011)
   Business Park Support Zone   M4
   General Industrial Zone      M5
Light Industrial Zone

Airside Industrial Zone

Airport Related Business Zone

Airport Reserve Zone

Airport Light Industrial Zone

Airport Prestige Business Park Zone

Extractive Industrial

Shipping and Navigation (Port Lands) Zone

Shipping and Navigation (East Port) Zone

e) Rural Classification

Zones

Agriculture

Rural

Settlement Residential

Settlement Commercial

Settlement Institutional

Existing Rural Commercial

Existing Rural Industrial

f) Utility Classification

Zones

Airport

Utility Zone

Parking

August 14, 2019
g) **Transit Oriented Corridor**  
Zones

- Transit Oriented Corridor Mixed Use Medium Density TOC1
- Transit Oriented Corridor Local Commercial TOC2
- Transit Oriented Corridor Multiple Residential TOC3

Transit Oriented Corridor Mixed Use High Density TOC4

(by-law No. 16-265 October 12, 2016 OMB Approved May 1, 2017)

h) **Commercial and Mixed Use Zone Classification**  
Zones

- Residential Character Commercial Zone C1
- Neighbourhood Commercial Zone C2
- Community Commercial Zone C3
- Mixed Use High Density Zone C4
- Mixed Use Medium Density Zone C5
- Mixed Use Medium Density – Pedestrian Focus Zone C5a
- District Commercial Zone C6
- Arterial Commercial Zone C7

(by-law No. 17-240, November 8, 2017)

i) **Waterfront Zones**

- Multiple Residential WF1
- Mixed Use WF2
- Prime Retail Streets WF3

(not final and binding by-law No. 17-095, May 24, 2017)

2.2 **USE OF ZONE SYMBOLS**

The zone symbols as set out in Subsection 2.1 may be used in text or appear on the Schedule “A” - Zoning Maps to represent the Zones.
2.3 INCORPORATION OF ZONING MAPS

The location, extent and boundaries of all the said Zones are shown in Schedule “A” - Zoning Maps. Maps numbered 1-228, 382-384, 412-415, 444-447, 480-484, 514-518, 548-551, 580-582, 611-613, 642, 680, 715-716, 743-744, 749-751, 753, 779-780, 784-785, 787-793, 817-830, 833-835, 857-877, 899-920, 941-962, 983-1006, 1027-1052, 1074-1101, 1121-1153, 1172-1207, 1226-1260, 1278-1307, 1309-1313, 1331-1353, 1357, 1359, 1363-1365, 1383-1406, 1433-1457, 1481-1484, 1487-1506, 1528-1531, 1535-1542, 1544-1552, 1573-1574, 1580-1585, 1590-1597, 1627-1629, 1634-1641, 1670-1671, 1676-1678, 1681-1682, 1710-1711, 1717, 1747-1749, 1784-1786, 1818-1819, 1884-1885, 1887, 1909-1912, 1932-1935, and 1954-1957 inclusive, and all notations, references and other information shown hereon, are all hereby incorporated in and are declared to form part of this By-law. Notwithstanding the provisions of this Section, municipal addresses, shown on the Schedule “A” – Zoning Maps, may be changed without an amendment to this By-law being required. The Key Maps inserted before Schedule “A” – Zoning Maps shall not constitute part of this By-law and have been included for reference only.

(By-law 06-166, June 14, 2006; By-law 07-049, February 15, 2007; By-law 07-101, March 28, 2007; By-law 07-111, April 11, 2007; By-law 10-288, October 13, 2010; By-law 15-118, April 10, 2015, OMB approval; By-law 15-173, July 10, 2015, OMB Approval May 3, 2016)

2.4 INCORPORATION OF SCHEDULES


a) Schedule “A” – Zoning Maps

b) Schedule “B” – Property Details

Where a numerical reference enclosed by a triangle appears in Schedule “A” - Zoning Maps, reference shall be made to Schedule “B” – Property Details, which detail more particularly shows the boundary of the zone and the lands affected by such zone boundary. The said numerical reference represents the map number annexed within Schedule “B” – Property Details.

c) Schedule “C” – Special Exceptions

Where a numerical reference enclosed by a circle appears in Schedule “A” - Zoning Maps, the Special Exception provisions as set out in
Schedule “C”– Special Exceptions apply to all of the lands encompassed within the zone boundary denoted with the arrow indicator. The circled numerical reference represents the subsection number in Schedule “C”– Special Exceptions with the special By-law provisions as set out thereunder.


Where a circle “H” followed by a numerical reference appears in Schedule “A” - Zoning Maps, the holding provisions apply to all of the lands encompassed within the zone boundary denoted with the arrow indicator. The circled numerical reference represents the subsection number in Schedule “D” with the holding provisions set out thereunder.

Until the "H" provision is removed from the lands through an amendment to this By-law, pursuant to the provisions of the Official Plan, and following completion of the matters as set out in the relevant Subsection of Schedule "D" – Holding Provision, permitted uses shall be restricted to only those uses referenced in said Subsection. Upon removal of the "H", the lands may be used in accordance with the provisions of the zone applicable to the lands.

e) Schedule “E” – Temporary Use Provision

Where a circled numerical reference followed by a “T” appears in Schedule “A” - Zoning Maps, the temporary use provisions apply to all of the lands encompassed within the zone boundary denoted with the arrow indicator. The circled numerical reference represents the Subsection number in Schedule “E” – Temporary Use Provision with the temporary use provisions set out thereunder.

Upon the expiry of the time period authorized by the Temporary Use By-law as set out in the relevant Subsection, the temporary use of the land permitted under said By-law shall cease.

f) Schedule “F” – Special Figures

Schedule “F” – Special Figures exists where figures referenced in the text provisions of this By-law are used to more clearly identify the properties affected by the area applicable regulations required by this By-law.
2.5 INTERPRETATION OF ZONE BOUNDARIES

Where any uncertainty exists as to the location of any boundary of any zone shown in Schedule “A” – Zoning Maps, the following principals shall apply to the interpretation of such boundary:

a) Unless otherwise shown, a street, laneway, railway right-of-way or watercourse shall be included within the zone of the adjoining lot(s) on the sides thereof, and where such street, laneway, railway right-of-way or watercourse serves as a boundary between two or more zones, the centre line of such street, laneway, right-of-way or watercourse shall be deemed to be the boundary between zones;

b) Where a zone boundary is intercepted by a street name, shown in Schedule “A” – Zoning Maps, the zone boundary line shall be deemed to be a continuous zone boundary through the street name reference;

c) Where any zone boundary is not shown to be following a street, laneway, railway right-of-way or watercourse and where the boundary appears to follow the limit of a lot as existing as of the effective date of this By-law or any relevant amending by-law, such lot limit shall be deemed to be the zone boundary;

d) Where any zone boundary is left uncertain after reference to Schedule “A” – Zoning Maps or Schedule “B” – Property Details, or the application of Subsections 2.5(a), 2.5(b) or 2.5(c) of this By-law, and the distance from existing lot lines or streets is not indicated on Schedule “A” – Zoning Maps or Schedule “B” – Property Details, such zone boundary shall be determined by the use of the scale of the Zoning Maps referenced Schedule “A” of this By-law;

e) Wherever it may occur, the City Limit is the boundary of the zone adjacent to it; and,

f) Where a lot is divided into more than one zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for each of the applicable zones.