

SECTION 13: UTILITY ZONES**ZONING BY-LAW****13.2 UTILITY (U2) ZONE**

Explanatory Note: *The U2 Zone applies to areas used for railway uses, including but not limited to freight, commuter, and passenger trains and any associated station locations, transportation uses including but not limited to transit terminals and transportation depots and utility uses, including but not limited to hydro corridors and transformers.*

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Utility (U2) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

13.2.1 PERMITTED USES

Hydro Transmission Line and
Associated Facilities (By-law No. 21-
189, October 13, 2021)
Pipeline and Associated Facilities
(By-law No. 24-137, July 12, 2024)
Railway
Transportation Depot
Transport Terminal

**13.2.2 REGULATIONS FOR
ANY BUILDINGS OR
STRUCTURES**

- | | |
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| a) Minimum Yards | i) 15.0 metres from any lot line.

ii) Notwithstanding clause i), a 1.0 metre minimum rear or side yard may be permitted abutting an Industrial Zone. |
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(By-law No. 21-189, October 13, 2021)