

SECTION 2: INTERPRETATION**ZONING BY-LAW****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 ClassificationZonesZone Symbol

Downtown Central Business District Zone

D1

Downtown Mixed Use – Pedestrian Focus Zone

D2

(By-law No. 18-114, May 9, 2018)

Downtown Mixed Use Zone

D3

Downtown Residential Zone

D5

Downtown Multiple Residential Zone

D6

b) Open Space and Parks ClassificationZones

Neighbourhood Park Zone

P1

Community Park Zone

P2

City Wide Park Zone

P3

Open Space Zone

P4

Conservation/Hazard Land Zone

P5

(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 ClassificationZones

Neighbourhood Institutional Zone

I1

Community Institutional Zone

I2

Major Institutional Zone

I3

(By-law 07-101, March 28, 2007)

d) Industrial ClassificationZones

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

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Light Industrial Zone	M6 (By-law 10-128, May 26, 2010)
Airside Industrial Zone	M7 (By-law 10-288, October 13, 2010, OMB Approval April 10, 2015)
Airport Related Business Zone	M8 (By-law 10-288, October 13, 2010, OMB Approval April 10, 2015)
Airport Reserve Zone	M9 (By-law 10-288, October 13, 2010, OMB Approval April 10, 2015)
Airport Light Industrial Zone	M10 (By-law 10-288, October 13, 2010, OMB Approval April 10, 2015)
Airport Prestige Business Park Zone	M11 (By-law 10-288, October 13, 2010, OMB Approval April 10, 2015)
Extractive Industrial	M12 (By-law 15-173, July 10, 2015, OMB Approval May 3, 2016)
Shipping and Navigation (Port Lands) Zone	M13 (By-law 18-092, April 11, 2018)
Shipping and Navigation (East Port) Zone	M14 (By-law 18-092, April 11, 2018)
e) Rural Classification Zones	
Agriculture	A1
Rural	A2
Settlement Residential	S1
Settlement Commercial	S2
Settlement Institutional	S3
Existing Rural Commercial	E1
Existing Rural Industrial	E2 (By-law 15-173, July 10, 2015, OMB Approval May 3, 2016)
f) Utility Classification Zones	
Airport	U1 (By-law No. 15-236, October 14, 2015, OMB Approval August 22, 2016)
Utility Zone	U2 (By-law No. 18-114, May 9, 2018)
Parking	U3 (NOT FINAL AND BINDING By-law No.

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17-240, November 8, 2017)

**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)

(By-law No. 18-032, February 14, 2018)

**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

(By-law No. 17-095-LPAT-01,
May 24, 2017)

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Low Density Residential	R1
Low Density Residential – Small Lot	R1a
Low Density Residential – Large Lot	R2
Mid Rise Residential – Small Scale	R3
Mid Rise Residential	R4
Mid Rise Residential – Large Scale	R4a

(By-law No. 22-197, August 12, 2022)

(By-law No. 24-051, April 10, 2024)

(By-law No. 25-189, October 08, 2025)

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

Schedule “A”, Schedule “B”, Schedule “C”, Schedule “D”, Schedule “E” and Schedule “F” attached hereto, are hereby incorporated in and declared to form part of this By-law.

a) Schedule “A” – Zoning Maps

SECTION 2: INTERPRETATION**ZONING BY-LAW**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.

d) Schedule “D” – Holding Provisions

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

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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 INCORPORATION OF APPENDICES

The following appendices do not form part of this By-law but are included for information purposes only. Any additions to, deletions of, or alterations to Appendices do not require a zoning by-law amendment.

a) Appendix A - Illustrations

2.6 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 principles shall apply to the interpretation of such boundary:

(By-law No. 24-137, July 12, 2024)

- 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

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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.

2.7 INTERPRETATION OF THE BY-LAW**2.7.1 Use of Tables**

- a) Tables form part of the By-law
- b) Notations
 - i) Permitted Use Table
 - 1. √ – The use is permitted
 - 2. Blank cell – The use is not permitted
 - ii) Regulations Table
 - 1. Blank cell – No regulation applies
 - 2. Number in brackets – One or more additional regulations apply and are listed at the bottom of the Table.
 - 3. m – Metre
 - 4. m² – Square Metres
 - 5. % – Percent
 - 6. n/a – Not Applicable

2.7.2 Reference Aids

- a) Reference aids as tables of contents, marginal notes, headers, footers, headings, and illustrations are included in this By-law for convenience and reference only and do not form part of this By-law.
- b) For greater certainty, illustrations are used as examples to show the application of a regulation and shall not be construed to have general application beyond their context.

(By-law No. 21-070, May 12, 2021)