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
   Downtown Central Business District Zone          D1
   Downtown Mixed Use – Pedestrian Focus Zone        D2
   Downtown Mixed Use Zone                          D3
   Downtown Residential Zone                        D5
   Downtown Multiple Residential Zone               D6

b) Open Space and Parks Classification
   Zones
   Neighbourhood Park Zone                          P1
   Community Park Zone                               P2
   City Wide Park Zone                               P3
   Open Space Zone                                   P4
   Conservation/Hazard Land Zone                    P5
   Conservation/Hazard Land – Rural Zone            P6
   Conservation/Hazard Land – Rural Zone            P7
   Conservation/Hazard Land – Rural Zone            P8

   (By-law 06-166, June 14, 2006)
   (By-law 15-173, July 10, 2015, OMB Approval May 3, 2016)

c) Institutional Classification
   Zones
   Neighbourhood Institutional Zone                 I1
   Community Institutional Zone                     I2
   Major Institutional Zone                         I3

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

d) Industrial Classification
   Zones
   Research and Development Zone                    M1
   General Business Park Zone                        M2
   Prestige Business Park Zone                       M3
   Business Park Support Zone                        M4
   General Industrial Zone                           M5

   (By-law 07-043, February 15, 2007)
   (By-law 10-128, May 26, 2010)
   (By-law 10-128, June 28, 2011)
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.
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

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

- Transit Oriented Corridor Mixed Use High Density TOC4

(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)

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 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 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.

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)