

SECTION 2 – Interpretation, Classification, and Limits of Zones

2.1 INTERPRETATION

2.1.1 Word Usage

- a) Words used in the present tense include the future; words in the singular include the plural; words in the plural include the singular.
- b) The word "shall" is to be construed as being always mandatory and requires full compliance. The word "may" is to be construed as being permissive.
- c) The word "herein" shall mean "in this By-law" and shall not be limited to any particular section of this By-law.
- d) Where a section or provision of this By-law is noted as "reserved", the purpose is to leave space for possible future amendments to this By-law. For greater certainty, the word "reserved" is inserted for convenience of reference only, and does not form part of this By-law.

2.1.2 Defined Terms

Italicized terms herein are defined in Section 3. Defined terms are intended to capture both the singular and plural forms of these terms. For non-italicized terms, the grammatical and ordinary meaning of the word applies. Terms may be italicized only in specific regulations; for these terms, the defined meaning applies where they are italicized and the grammatical and ordinary meaning applies where they are not italicized. Where a defined term in Section 3 is listed in a different order than it appears elsewhere in this By-law, it is done for the ease and convenience of locating and identifying the term with other like terms.

2.1.3 References to Acts

Where any legislation or portion thereof is referenced herein, it is intended that such references should be interpreted to include any subsequent legislation and related regulations that may amend or replace the specific statute.

2.1.4 Use of Tables

The *uses* permitted in a *zone* are noted in a permitted *use* table by the symbol '✓'. Within a permitted *use* table, a blank cell means the *use* is not permitted in that *zone*. Within a regulations table, a blank cell means no regulation applies. A number in brackets in a table indicates that one or more additional regulations apply. Within a table, the notation 'GFA' shall mean *gross floor area*, the notation '%' shall mean percent, the notation 'n/a' shall mean not applicable, the notation 'm' shall mean metres, and the notation "m²" shall mean square metres.

2.2 ZONES, ZONING GRID SCHEDULES, AND APPENDICES

2.2.1 Reference to Zone Categories

Sections 6 through 16 comprise different *zone* categories that include one or more *zones*. A reference made to a *zone* category includes all *zones* within that *zone* category. A *zone* or *zone* category may be referred to by the following symbols:

Urban Growth Centre (UGC) Zones	Symbol
Reserved	Reserved
Residential (RES) Zones	Symbol
Low Rise Residential One Zone	RES-1
Low Rise Residential Two Zone	RES-2
Low Rise Residential Three Zone	RES-3
Low Rise Residential Four Zone	RES-4
Low Rise Residential Five Zone	RES-5
Medium Rise Residential Six Zone	RES-6
High Rise Residential Seven Zone	RES-7
Mixed Use (MIX) Zones	Symbol
Mixed Use One	MIX-1
Mixed Use Two	MIX-2
Mixed Use Three	MIX-3
Commercial (COM) Zones	Symbol
Local Commercial	COM-1
General Commercial	COM-2
Arterial Commercial	COM-3
Commercial Campus	COM-4
Employment (EMP) Zones	Symbol
Neighbourhood Industrial Employment	EMP-1
General Industrial Employment	EMP-2
Heavy Industrial Employment	EMP-3
Service Business Park Employment	EMP-4
General Business Park Employment	EMP-5
Institutional (INS) Zones	Symbol
Neighbourhood Institutional	INS-1
Major Institutional	INS-2
Agriculture (AGR) Zones	Symbol
Prime Agriculture	AGR-1
Rural	AGR-2

Natural Conservation (NHC) Zones	Symbol
Natural Conservation	NHC-1
Existing Use Floodplain (EUF) and Future Use (FTR) Zones	Symbol
Existing Use Floodplain	EUF-1
Future Use	FTR-1
Open Space and Recreation (OSR) Zones	Symbol
Recreation	OSR-1
Open Space: Greenways	OSR-2
Open Space: Stormwater Management	OSR-3
Major Infrastructure and Utility (MIU) Zones	Symbol
Major Infrastructure and Utility	MIU-1

2.2.2 Zoning Grid Schedules

- a) The location, extent, and boundaries of all *zones* are shown on Appendix A.
- b) The location, extent, and boundaries of overlays are shown on Appendix A with a hatching over top of the underlying *zones*.
- c) The location, extent, and boundaries of site specific provisions are shown on Appendix A where a *zone* symbol is followed by a number in parentheses.
- d) The location, extent, and boundaries of holding provisions are shown on Appendix A where a *zone* symbol is followed by a number and the letter “H” in parentheses.
- e) The location, extent, and boundaries of temporary use provisions are shown on Appendix A where a *zone* symbol is followed by a number and the letter “T” in parentheses.

2.2.3 Grand River Conservation Authority Regulated Area

The Grand River Conservation Authority Regulated Area is delineated on Appendix B and illustrates areas that may be regulated in accordance with the Conservation Authorities Act. The actual regulated area may differ from the area shown on Appendix B.

2.3 LIMITS OF ZONES

When determining the boundary of any *zone* as shown on Appendix A, the following shall apply:

- a) a boundary indicated as following a *street, lane, railway right-of-way, utility corridor, or watercourse* shall be the centre-line of the applicable feature and the applicable feature shall be included within the *zone* of the adjoining *lot(s)* on the sides thereof;
- b) a boundary indicated as following *lot lines* on the date of passage of this By-law or the municipal boundaries of the *city* shall follow such *lot lines* or boundary; and,
- c) where a boundary is left uncertain after reference to Subsections i) and ii), the boundary shall be determined either figures contained in site specific provisions or holding provisions or scaled from Appendix A.