
PART 2 ESTABLISHMENT OF ZONES

2.1 ZONES

The Provisions of this By-law apply to all lands within the limits of the *Town* of Bradford West Gwillimbury. All lands in the *Town* are zoned in one or more of the following categories:

ZONE	SYMBOL
Residential Zones (Part 6)	
Residential One	R1-1, R1-2, R1-3, R1-4
Residential Two	R2-1, R2-2, R2-3
Residential Three	R3
Rural Settlement Residential	R4
Estate Residential	ER
Commercial Zones (Part 7)	
Core Commercial	C1
Neighbourhood Commercial	C2
Highway Commercial	C3
Automotive Commercial	C4
Rural Settlement Area Commercial	C5
Employment Zones (Part 8)	
General Employment	M1
Prestige Employment	M2
Rural Employment	M3
Extractive	MX
Countryside Zones (Part 9)	
Agricultural	A
Rural	RU
Marsh Agricultural	AM
Natural Heritage System One	NHS1
Natural Heritage System Two	NHS2

Other Zones (Part 10)

Institutional	I
Open Space	OS
Open Space Recreational	OSR
Environmental Protection	EP
Waste Management	WM
Future Development	FD

2.2 ZONE SYMBOLS

The *Zone* symbols may be used in this By-law and on the Schedules to this By-law to refer to *lots, buildings* and *structures* and other parcels of land and to the *use of lots, buildings* and *structures* and other parcels of land permitted by this By-law.

2.3 ZONE SCHEDULES

The *Zones* and *Zone* boundaries are shown on Schedules ‘A’, ‘B’ and ‘C’ to this By-law. The *Zone* Schedules form part of this By-law.

2.4 DETERMINING ZONE BOUNDARIES

When determining the boundary of any *Zone* shown on any Schedule forming part of this By-law, the following provisions shall apply:

- a) A boundary indicated as following a highway, *street, lane*, railway right-of-way, utility corridor or watercourse shall be the centre-line of such highway, *street, lane*, railway right-of-way, utility corridor or watercourse;
- b) A boundary indicated as substantially following *lot lines* shown on a Registered Plan of Subdivision, or the municipal boundaries of the *Town* of Bradford West Gwillimbury shall follow such *lot lines*;
- c) Where a boundary is indicated as running substantially parallel to a *street line* and the distance from the *street line* is not indicated, the boundary shall be deemed to be parallel to such a *street line* and the distance from the *street line* shall be determined according to the scale shown on the Schedule(s);
- d) Where a *lot* falls into two or more *zones*, each portion of the *lot* shall be used in accordance with the provisions of this By-law for the applicable *zone*;

- e) A boundary indicated as following a *lot line* abutting an unopened road allowance shall follow the *centre-line* of such road allowance;
- f) A *zone* boundary indicated as following a shoreline shall follow such shoreline, and in the event of a change in the shoreline, the boundary shall be construed as moving with the actual shoreline; and,
- g) Where none of the above provisions apply, the *zone* boundary shall be scaled from the Schedule.

In no case is a *Zone* boundary dividing a *lot* into two or more *Zone* categories intended to function as a property boundary.

2.5 EXCEPTION ZONES

Where a *Zone* symbol on the attached Schedules is followed by a number enclosed within a set of brackets, the symbol refers to a site-specific exception that applies to the lands noted. Site-specific exceptions are listed in Part 12 of this By-law. Unless specifically amended by the *Zone* Exception, all other provisions of the parent *Zone* apply.

2.6 HOLDING ZONES

Notwithstanding any other provision in this By-law, where a *Zone* symbol on the attached Schedules is followed by the letter 'H' and a number enclosed within a set of brackets, the symbol refers to a Holding provision that applies to the lands noted. No *person* shall use or permit the land to which the Hold applies for any *use* other than the *use* which legally existed on the date the By-law applying the Holding provision came into effect, or expand or replace an existing *building* or *structure*, as the case may be until the Hold is removed in accordance with the policies of the Official Plan and the provisions of Part 13 of this By-law, as amended, and/or the requirements of any amending By-law or the Planning Act, R.S.O. 1990, c. P.13, as amended.

Notwithstanding the above, public uses in accordance with Section 4.27 of this By-law and temporary uses identified in Section 14.1 of this By-law are permitted without the need to remove the Holding provision.

2.7 CERTAIN WORDS

For the convenience of the reader, all italicized words are defined in Part 3 of this By-law. All words used in the present tense include the future tense, words in the singular number include the plural, words in the plural include the singular number, the word 'used' includes 'arranged, designed or intended to be used' and the word 'shall' is mandatory.

2.8 LAND OWNERSHIP

No representation or implication is made by the *Town* nor should any inference be drawn from the Schedules attached to this By-law as to the ownership of private land and/or rights of access to such land. Ownership and access rights are legal matters that fall solely within the purview of a court of competent jurisdiction.

2.9 PROHIBITED USES

In addition to any *use* not shown as permitted on the Tables contained in this By-law, the following *uses*, activities and/or objects shall be prohibited in any *Zone*:

- a) The storage of polychlorinated biphenyl (PCB's);
- b) The boiling of blood or bone;
- c) The tanning or storing of hides and skins;
- d) *Obnoxious uses*.