

**SECTION 2                    ZONES AND ZONING MAPS**

**2.1        ZONES**

For the purpose of this By-law, the symbols used on the Schedules attached hereto, refer to the appropriate zones established in this By-law. The Town of Aurora is divided into the following zones, the boundaries of which are shown on the attached maps which comprise Schedule "A" to this by-law:

<u>Zone</u>	<u>Symbol</u>
<u>Residential Zones</u>	
Estate Residential.....	ER
Detached First Density Residential.....	R1
Detached Second Density Residential.....	R2
Detached Third Density Residential.....	R3
Detached Fourth Density Residential.....	R4
Detached Fifth Density Residential.....	R5
Semi-Detached and Duplex Dwelling Residential.....	R6
Special Mixed Density Residential.....	R7
Freehold Townhouse Dwelling Residential.....	R8
First Density Apartment Residential.....	RA1
Second Density Apartment Residential.....	RA2
<u>Commercial Zones</u>	
Convenience Commercial.....	C1
Central Commercial.....	C2
Service Commercial.....	C3
Community Commercial.....	C4
Major Retail.....	C5
Mixed Residential Commercial.....	C6
<u>Promenade Zones</u>	
Promenade Downtown.....	PD1
Promenade Downtown- Special Mixed Density Residential.....	PD2
Promenade Downtown Shoulder- Central Commercial.....	PDS1
Promenade Downtown Shoulder- Service Commercial.....	PDS2
Promenade Downtown Shoulder- Institutional.....	PDS3
Promenade Downtown Shoulder- Special Mixed Density Residential...PDS4	
<u>Natural Hazard Overlay Zone</u> .....	NH

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Employment Zones

Service Employment.....	E1
General Employment.....	E2
Business Park.....	E-BP

Institutional Zone..... I

Rural Zone.....RU

Open Space Zones

Environmental Protection.....	EP
Public Open Space.....	O1
Private Open Space.....	O2

Holding Provision.....H

Temporary Use.....T

Interim Control By-law.....IC

Oak Ridges Moraine Zones

Oak Ridges Moraine Rural General .....	RU-ORM
Oak Ridges Moraine Environmental Protection.....	EP-ORM
Oak Ridges Moraine Natural Core Area.....	NC-ORM
Oak Ridges Moraine Natural Linkage Area.....	NL-ORM
Oak Ridges Moraine Countryside Are.....	C-ORM
Oak Ridges Moraine Open Space.....	O-ORM

**2.2 ZONING MAPS**

The attached maps comprising Schedule "A", Map No. 1 to Map No.10 inclusive, which may be cited as the "Zoning Maps" are hereby declared to form part of this By-law.

Schedule "A.1" "Promenade Zone"; Schedule "A.2" "Promenade Parking"; Schedule "A.3" "Natural Hazard Overlay"; and Schedule "A.4" "Wellhead Protection Area" are hereby declared to form part of this By-law.

Schedule "B", Map No. 1 to Map No.10 inclusive, which may be cited as the "Key Natural Heritage Features and Hydrologically Sensitive Features "; Schedule "C", Map No. 1 to Map No.10 inclusive, which may be cited as the "Aquifer Vulnerability Areas"; Schedule "D", Map No. 1 to Map No.10 inclusive, which may be cited as the "Wellhead Protection Areas"; and Schedule "E", Map No. 1 to Map No.10 inclusive, which may be cited as the "Landform Conservation Areas" are hereby declared to form part of this By-law.

## **2.3 ZONE BOUNDARIES**

The extent and boundaries of all zones are shown on Schedule "A" attached hereto and all such zones are hereby defined as areas to which the provisions of this By-law shall respectively apply.

## **2.4 INTERPRETATION OF ZONE BOUNDARIES**

- (a) Where any uncertainty exists to the location of a *Zone* boundary, the following applies:
- i) Where the boundary is shown as following a street, *lane*, railway, public utilities or other right-of-way or watercourse, the boundary is the centre line of such feature,
  - ii) Where the boundary is shown as following a *Lot Line*, the boundary is the *Lot Line*,
  - iii) Where the boundary is shown as following the limit of a *Flood Plain*, the boundary is the limit of the Flood Plain.
- (b) Where it is not possible to establish a *Zone* limit by any of the provisions in (a) above or by distance shown on the map from a line so established, the location shall be determined by scale from the schedule at the original scale.
- (c) Notwithstanding the provisions above, the boundary of the *Oak Ridges Moraine Conservation Plan Area* shall be scaled from the attached Schedules.

## **2.5 EXCEPTION ZONES AND PROVISIONS**

Where a *Zone* symbol is followed by a number (for example, "E1(6)"), the lands so noted are subject to all the provisions of the *Zone* represented by such symbol except as otherwise provided by the permitted uses and zone regulations of the *Zone* so designated.

### **2.5.1 Oak Ridges Moraine Lands**

Where a *Zone* symbol is followed by the letters "ORM" and a dash and a number (for example NL-ORM-1) the lands so noted are subject to all the provisions of the *Zone* represented by such symbol except as otherwise provided by the permitted uses and zone regulations of the *Zone* so designated.

## 2.6 SPLIT ZONING

Where a lot falls into two or more zones, the following provisions shall apply:

- (a) Each portion of the *lot* shall be subject to the applicable permitted uses and zoning requirements for the applicable *zone* applying to that portion of the *lot*.
- (b) Notwithstanding subsection (a) above, *parking spaces* and *stacking spaces* required by this By-law may be provided anywhere on a *lot* that falls into two or more *zones* except that portion of a *lot* in any Natural Hazard Overlay Zone or Environmental Protection Zone.