

**13.2 UTILITY (U2) ZONE**

**Explanatory Note:** The U2 Zone applies to areas used for railway uses, including but not limited to freight, commuter, and passenger trains and any associated station locations, transportation uses including but not limited to air transit terminals and transportation depots and utility uses, including but not limited to hydro corridors and transformers.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Utility (U2) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

**13.2.1 PERMITTED USES**

Hydro Transmission Line and  
Associated Facilities (By-law No. 21-  
189, October 13, 2021)  
Railway  
Transportation Depot  
Transport Terminal

**13.2.2 REGULATIONS FOR  
ANY BUILDINGS OR  
STRUCTURES**

- a) Minimum Yards
  - i) 15.0 metres from any lot line.
  - ii) Notwithstanding clause i), a 1.0 metre minimum rear or side yard may be permitted abutting an Industrial Zone.

(By-law No. 21-189, October 13, 2021)