

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 Area.....	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.