
PART 10 - OTHER ZONES

10.1 LIST OF APPLICABLE ZONES

Institutional – Urban	IU
Institutional – Rural	IR
Open Space	OS
Major Recreational	OSR
Environmental Protection	EP
Future Development	FD
Future Development - Waterfront	FD-W
Transportation	T

10.2 GENERAL PROHIBITION

No *person* shall, within any Institutional, Open Space, Environmental Protection, Future Development or Transportation *Zone*, *use* or permit the *use* of any land, or *erect, alter, enlarge, use* or maintain any *building* or *structure* for any *use* other than as permitted in Table 10.1, in accordance with the standards contained in Table 10.2, the General Provisions contained in Part 4 and the Parking and Loading Provisions contained in Part 5 of this By-law.

10.3 PERMITTED USES

Uses permitted in any Institutional, Open Space, Environmental Protection, Future Development or Transportation *Zone* are denoted by the symbol 'X' in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 10.1, below. Any number(s) following the symbol 'X', *zone* heading, or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed at the end of the Permitted *Use* Table 10.1:

Table 10.1: Permitted Uses in the Other Zones

USE	IU	IR	OS	OSR	EP	FD	FD-W	T
Activities related to the principal <i>use</i> of the lands as a rail corridor								X
<i>Arena</i>	X	X	X (5)					
<i>Art Gallery</i>	X	X						
<i>Assembly Hall</i>	X	X		X				
<i>Professional Office, Accessory</i>	X	X		X				
<i>Camping Establishment</i>				X				
<i>Cemetery</i>	X	X						
<i>Commercial Fitness Centre</i>				X				
<i>Community Centre</i>	X	X	X (5)					

USE	IU	IR	OS	OSR	EP	FD	FD-W	T
Community Centre, Private	X	X		X				
Conservation Use			X		X (2)		X (6)	
Custom Workshop (4)						X		
Child care centre, Accessory	X	X						
Dwelling Unit, Accessory	X (3)	X (3)						
Emergency Housing	X	X						
Emergency Service Facility	X	X						
Equestrian Facility				X				
Farm				X (1)	X (1)	X (1)	X (6)	
Golf Course				X				
Golf Driving Range				X				
Home Occupation (4)						X		
Hospital	X	X						
Library	X	X						
Long term care home	X							
Marina			X (5)	X				
Miniature Golf Course				X				
Mountain Biking Facility				X				
Museum	X	X	X (5)					
Park, Private	X	X	X	X	X (2)		X (6)	
Park, Public	X	X	X		X (2)			
Personal Service Shop				X				
Place of Worship	X	X						
Public Works Yard	X	X						
Restaurant				X				
Retail Store				X				
Retirement Home	X							
School, Commercial				X				
School, Private	X	X						
School, Public	X	X						
Studio	X	X		X				
Uses legally existing on the effective date of this By-law						X	X (6)	

SPECIAL PROVISIONS

1. Only farms and *farm buildings* that existed on the effective date of this By-law are permitted.
2. No *buildings, structures* and site alteration are permitted, unless for flood or erosion control.
3. Permitted only as an *accessory use* to a *place of worship*.
4. Subject to Section 4.13 (*Home Occupations and Custom Workshop*) of this By-law.
5. If operated as a *public use* by the *Municipality*.
6. 'D-W' – Future Development Waterfront Zone is an 'Interim Zone' recognizing all existing uses on the lands as well as associated with Public Recreation, and that lands within this zone shall be subject to a future public process to identify a range of permitted uses as approved by Council.

10.4 ZONE STANDARDS

No *person* shall within any Institutional, Open Space, Environmental Protection, Future Development or Transportation *Zone use* or permit the *use* of any *lot* or *erect, alter, use* any *building* or *structure* except in accordance with the following *zone* standards. Any number(s) following the *zone* standard *zone* heading or description of the standard indicates an additional *Zone* requirement. These additional standards are listed at the end of Table 10.2:

Table 10.2: Zone Standards

Zone	Minimum Lot Area	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Lot Coverage	Maximum Height
IU	n/a	n/a	6.0 m	7.5 m	6.0 m	6.0 m	n/a	19.0 m
IR	3,000 m ²	30.0 m	15.0 m	15.0 m	10.0 m	15.0 m	40%	11.0 m
OS	n/a	n/a	6.0 m	7.5 m	7.5 m	6.0 m	n/a	11.0 m
OSR	n/a	n/a	6.0 m	7.5 m	7.5 m	6.0 m	n/a	11.0 m
EP	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
FD	n/a	n/a	15.0 m	15.0 m	6.0 m	15.0 m	30%	n/a
FD-W	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
T	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a