

Section 2.0 Establishment of Zones

For the purposes of this By-law, the following **zones** are established, and they may be referred to by the name or by the symbol set opposite the name of the **zone** label below:

2.1 Zones and Zone Categories

(1) Centres and Corridors **zones**:

<u>Zone Name</u>	<u>Zone Label</u>
Richmond Hill Centre	RHC
Yonge and Bernard KDA	KDA-YB
Yonge/ Carrville/ 16 th KDA	KDA-YC
Regional Mixed Use Corridor One	RMU-COR1
Regional Mixed Use Corridor Two	RMU-COR2
Local Centre Village	LC-V
Local Centre Oak Ridges	LC-OR
Local Centre Newkirk One	LC-N1
Local Centre Newkirk Two	LC-N2
Local Development Area One	LDA1
Local Development Area Two	LDA2
Local Mixed Use Corridor	LMU-COR

(2) Neighbourhood **zones**:

<u>Zone Name</u>	<u>Zone Label</u>
Neighbourhood	N
Neighbourhood One	N1
Neighbourhood Two	N2
Neighbourhood Three	N3
Neighbourhood Four	N4
Neighbourhood Semi-Detached One	NS1
Neighbourhood Semi-Detached Two	NS2
Neighbourhood Townhouse One	NT1
Neighbourhood Townhouse Two	NT2
Neighbourhood Apartment	NA
Neighbourhood Mixed Use	NMU
Neighbourhood Local Commercial	NLC

(3) Employment Area **zones**:

(intentionally left blank)

(4) Greenway System **zones**:

<u>Zone Name</u>	<u>Zone Label</u>
Oak Ridges Moraine Rural	ORMCO
Oak Ridges Moraine Rural Settlement Area	ORMH
Oak Ridges Moraine Pit	ORMP
Oak Ridges Moraine Natural Core	ORMNC
Oak Ridges Moraine Natural Linkage	ORMNL
Oak Ridges Moraine Open Space	ORMOS
Oak Ridges Moraine Open Space One	ORMOS1
Oak Ridges Moraine Key Natural Feature	ORMKNF
Greenway Natural Core	GNC
Greenway Natural Linkage	GNL
Protected Countryside	PC
Major Urban Open Space	MUOS

(5) Institutional Area **zones**:

<u>Zone Name</u>	<u>Zone Label</u>
Institutional One	I1
Institutional Two	I2
Institutional Three	I3

(6) Utility Corridor **zones**:

<u>Zone Name</u>	<u>Zone Label</u>
Utility Corridor	UC

2.2 Location of Zones

The **zones** and **zone** boundaries are shown on the Schedules which are attached to and form part of this By-law.

2.3 Determining Zone Boundaries

Where the boundary of any **zone** is shown on the schedules forming part of this By-law, the following provisions shall apply:

- a) Where a **zone** boundary is indicated as following the limits of the City of Richmond Hill, the limits of the City of Richmond Hill shall be the boundary.
- b) Where a **zone** boundary is indicated as approximately following **lot lines** shown on a registered **Plan of Subdivision** or **lots** registered in a registry office or land titles office, the boundary shall follow such **lot lines**.
- c) Where a **street, lane** or railway right-of-way, electrical transmission line right-of-way, or watercourse is included on the schedules to this By-law and serves as a boundary between two or more different **zones**, a line midway on such **street, lane, right-of-way** or watercourse shall be considered the boundary between **zones** unless specifically indicated otherwise.
- d) If the **zone** boundary separates a **lot** into portions, each portion of the **lot** shall be used in accordance with the provisions and standards of this By-law for the applicable **zone**.
- e) If a **lot** is subject to the Toronto and Region Conservation Authority (TRCA) Regulation Area and/or **Hazardous Lands** and/or the Natural Features overlay as shown on Overlay “E” and/or Overlay “F”:
 - i. the **zone** boundary shall be redefined through a Natural Heritage Evaluation or equivalent comprehensive evaluation approved by the **City** through a development application pursuant to the applicable sections of the *Planning Act, R.S.O. 1990*.
 - ii. Where a TRCA Regulation Area and/or **Hazardous Lands** and/or the Natural Features overlay boundary is reduced or removed, the portion of the land formerly subject to the overlay shall be deemed to be in accordance with the underlying **zone** as shown on the schedules in Section 12.0, as applicable.
 - iii. Where a TRCA Regulation Area and/or **Hazardous Lands** and/or the Natural Features overlay boundary is increased, the portion of the land formerly within the underlying **zone** as shown on Overlay “E” and/or Overlay “F”, shall be deemed to be in accordance with the applicable Greenway System **zone** in Section 8.0.
- f) An overlay of this By-law may alter, add or remove some of the provisions affecting the use of land within an area depicted on the respective overlay.

- g) If a **lot** is subject to the High **Aquifer Vulnerability** and Wellhead Protection Area Overlay as shown on Overlay “G” and is identified as being wholly or partially within an area potentially identified as a high **aquifer vulnerability** and/or wellhead protection area, uses and development may be limited in accordance with the provisions in this By-law.
- h) Where none of the above provisions apply, the **zone** boundary shall be scaled from the attached schedules.
- i) The information shown on the overlays may be amended from time to time by the TRCA or the **City**, as the case may be.
- j) The boundary of the **Oak Ridges Moraine Conservation Plan Area** as shown on Schedule “A1” shall be at a Canadian Geodetic Vertical Datum 1928 (CGVD28) elevation of 245.00 metres.

2.4 Exception Zones

Where a **zone** symbol on the attached schedule(s) is followed by one or more bracketed numbers, e.g. LC-V(1) or LC-V(1)(8), the bracketed numbers refer to Section 13.0 Exceptions of this By-law.

2.5 Zoning Schedules and Overlays

- (1) The Zoning Schedules as outlined in Section 12.0 show the area of all lands regulated by this By-law.
- (2) The Density Schedule as outlined in Section 12.0 shows the minimum and maximum density of all lands regulated by this By-law.
- (3) The Height Schedule as outlined in Section 12.0 shows the minimum and maximum range or maximum number of **storeys** of all lands regulated by this By-law
- (4) The Parking Strategy Areas Schedule as outlined in Section 12.0 shows the parking strategy areas for all lands regulated by this By-law.
- (5) The TRCA Regulation Area and Hazardous Lands Overlay “E” and Natural Features Overlay “F” show the **hazardous lands** and natural areas for all lands regulated by this By-law.
- (6) The High Aquifer Vulnerability and Wellhead Protection Area Overlay “G” shows groundwater protected areas applicable for all lands regulated by this By-law.