

Appendix 'C' – Comprehensive Zoning By-law Format

- A 'Title and Interpretation' section identifies the by-law's name and interpretation details, which include the effect and application of the by-law, and interpretation of the by-law including the system of measurement.
- An 'Administration' section outlines the general administrative items associated with the By-law, including the by-law's relationship to other by-laws, violations, illegal uses, minor variances and the Niagara Escarpment Development Control Area.
- A 'Zones & Zone Maps' section identifies all zones in the Township and the establishment of zones through mapping.
- A 'Definitions' section provides all defined terms in an alphabetical list, with the addition of an index and headings to assist in readability. The definition section is the longest section in the Zoning By-law because of its importance of interpreting and implementing the general regulations, permitted uses and zone regulations. Definitions provide users with clear and concise definitions for permitted uses and terms used throughout the Zoning By-law. The definitions allow for the Zoning By-law to be more prescriptive. For example, if a term is not defined, it could mean a few different things to many people. By including a definition, it provides more guidance to the users to understand the purpose and intent of the Zoning By-law. A term that is defined by a Zoning By-law but not listed as a permitted use in any zone is thereby not a permitted use.
- The 'General Provisions' section is provided in a logical order, and related regulations are grouped together. Overlay zones are utilized to implement the Official Plan policy direction.
- The zoning by-law includes 7 general zoning categories: 'Rural and Agricultural Zones', 'Residential Zones', 'Future Development Zone', 'Commercial Zones', 'Institutional Zones', 'Employment Zones', and 'Environmental Protection & Open Space Zones'. The zone names generally align with the land use designations of the Official Plan, and the permitted land uses and detailed site development regulations are included in each zone section.
- A 'Site Specific Provisions' section will reflect the existing site specific provisions in the Township and will be linked to numerical identification on the Zone Schedules. Only minor amendments will be made to the existing site specific provisions to align with the new Zoning By-law format. Further details on the site-specific provisions will be addressed in a future report.