

SECTION 1 - INTERPRETATION

ZONING BY-LAW NUMBER 3014

CORPORATION OF THE TOWNSHIP OF THURLOW

BEING A ZONING BY-LAW PASSED PURSUANT TO THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, 1983, AS AMENDED

WHEREAS the Council of the Corporation of the Township of Thurlow considers it desirable to enact a Zoning By-law in accordance with the provisions of Section 34 of the Planning Act, 1983, as amended, to regulate the use of lands and the character, location and use of buildings and structures; and, to prohibit certain uses of land and the erection and use of certain buildings and structures in various areas of the Corporation of the Township of Thurlow.

AND WHEREAS the Council of the Corporation of the Township of Thurlow further considers it advisable to implement the approved policies and designations set forth under the Official Plan of the County of Hastings and the Official Plan for part of the Township of Thurlow insofar as is necessary to restrict, prohibit and regulate the use of land situated within various defined areas of the Corporation of the Township of Thurlow so as to ensure proper and orderly development within the whole of the Municipality;

NOW THEREFORE the Council of the Corporation of the Township of Thurlow ENACTS as follows:

1. **INTERPRETATION**

1.1 TITLE

This By-law may be cited as the "Zoning By-law"

1.2 DECLARATION

The Schedules "A1" to "A6" contained herein is declared to form part of this By-law.

1.3 APPLICATION

This By-law shall apply and be enforceable with respect to the lands within the limits of the Corporation of the Township of Thurlow. For the purposes of this By-law, the definitions and interpretations given herein shall govern unless the context requires otherwise.

1.4 INTERPRETATION

For the purposes of this By-law, words used in the present tense include the future; words in singular number include the plural and words in the plural include the singular number; the word "shall" is mandatory; the word "may" is permissive; the words "used" and "occupied" shall include the words "arranged" and "designed to be used or occupied".

1.5 ZONE SYMBOLS

The Zone symbols may be used to refer to lots, buildings structures and excavations and to the use of lots, buildings, structures and excavations permitted by this By-law in the Zones. Whenever in this By-law the word "Zone" is used, preceded by any of the symbols, such Zone shall mean any area with the Corporation of the Township of Thurlow within the scope of this By-law, delineated on Schedules "A1" to "A6", and designated thereon by the symbol.

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1.6 SPECIAL ZONE SYMBOLS

- 1.6.1 Where the Zone Symbol designating certain lands, as shown on Schedules “A1” to “A6” is followed by a dash and a number, for example C1-1, Special Zone Provisions apply to such lands. Such special provisions are found in Section 5 “SPECIAL ZONE CATEGORIES” (MISCELLANEOUS EXCEPTIONS) of this By-law. Lands designated in this manner shall be subject to all the restrictions of the Zone, except as may otherwise be provided by the Special Zone Provisions.
- 1.6.2 Where the Zone Symbol designating certain lands, as shown on Schedules “A1” to “A6”, is followed by a dash and the letter “h”, Holding Zone provisions apply to such lands.

1.7 ZONE BOUNDARIES AND INTERPRETATION

Where possible, the extent and boundaries of all Zones, as shown on Schedules “A1” to “A6”, are construed to be lot lines, street lines, centerlines of streets, railway rights-of-way or boundaries or registered plans. In the case where uncertainty exists as to the boundary of any Zone, then the location of such boundary shall be determined in accordance with the scale of Schedules “A1” to “A6”. In the event that a street delineated on Schedules “A1” to “A6” hereof is closed, the land formerly within such street or road shall be included within the Zone of the adjoining land on either side of such closed street. Where a closed street is the boundary between two or more different zones, the new zone boundary shall be the former centerline of the closed street.

1.8 RESIDENTIAL AND NON-RESIDENTIAL USES

For the purpose of reference, all buildings and structures and all uses of buildings, structures and lots named as uses permitted and classified under the headings of “Residential” and “Non-Residential”, may be referred to as Residential and Non-Residential buildings, structures or uses respectively.

1.9 LOCATION OF PROVISIONS

All the Zone provisions of this By-law which are applicable to a use, building or structure shall be provided within the Zone in which such use, building or structure is located, unless a specific provision of this By-law provides otherwise.

1.10 HEADINGS

The captions appearing at the headings of the parts, sections and clauses, of this By-law or on Schedules “A1” to “A6” of this By-law together with the illustrations, examples and explanatory notes appearing at various places throughout this reference only and in no way define, limit or enlarge the scope or meaning of this By-law or any of its provisions.