

Section 13.2 – Utility (U2) Zone			
Section	Proposed Change	Proposed Revised Zone Regulation	Rationale
<p>Grey highlighted strikethrough text = text to be deleted      <b>bolded text</b> = text to be added</p>			
13.2	<p>Explanatory Note:  <del>The U2 Zone applies to areas devoted to a railway uses, including but not limited to freight, commuter, and passenger trains and any associated station locations,</del> <b>transportation uses including but not limited to as transit terminals and transportation depots and utility uses, including but not limited to hydro corridors and transformers.</b></p>	<p>The U2 Zone applies to areas used for railway uses, including but not limited to freight, commuter, and passenger trains and any associated station locations, transportation uses including but not limited to as transit terminals and transportation depots and utility uses, including but not limited to hydro corridors and transformers.</p>	<p>This zone is to be expanded to hydro transmission lines and associated facilities such as transformers</p> <p>Note: Further amendments to this zone will be required once other utility uses are identified as part of the comprehensive Zoning By-law project..</p>
13.2.1	<p>Permitted Uses</p> <p><b>Hydro Transmission Line and Associated Facilities</b></p>	<p>Permitted Uses</p> <p>Hydro Transmission Line and Associated Facilities</p>	

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<p>13.2.2 a) i) and ii) <b>New Regulation</b></p>	<p>REGULATIONS <b>FOR ANY BUILDINGS OR STRUCTURES</b></p> <p>a) Minimum Yards</p> <p>i) 15 metres from any lot line</p> <p>ii) <b>notwithstanding clause i), a 1.0 metre minimum rear or side yard may be permitted abutting an Industrial Zone.</b></p>	<p>REGULATIONS FOR ANY BUILDINGS OR STRUCTURES</p> <p>a) Minimum Yards</p> <p>i) 15 metres from any lot line</p> <p>ii) notwithstanding clause i), a 1.0 metre minimum rear or side yard may be permitted abutting an Industrial Zone.</p>	<p>New words are added to specify what the regulations are for.</p> <p>Add i) because a 2<sup>nd</sup> clause in this section will be added</p> <p>This regulation will allow reduced yards for lots that are adjacent to industrial areas.</p>