

SECTION 4 - INTERPRETATION

4.1 ZONE SYMBOLS

The symbols used on the Schedules attached hereto, refer to the respective zones established by this By-law.

Note: The Schedules to the By-law are to be added at a later date.

4.2 ZONES DEFINED

The extent and boundaries of all zones are shown in Schedules attached hereto, and all such zones are hereby defined as areas to which the provisions of this By-law shall respectively apply.

4.3 INTERPRETATION OF ZONE BOUNDARIES

Where the boundary of any zone, as shown on the attached schedules, is uncertain, the following provisions shall apply:

- where a zone boundary is shown as following:
 - a) the centre line of a street, lane, railway, public utilities right-of-way or watercourse, the boundary shall follow said centre line;
 - b) a lot line, the boundary shall follow said lot line; or,
 - c) the limit of the flood plain, the boundary shall follow said limit;
- where it is not possible to establish a zone limit by any of the provisions above, or by distance shown on the map from a line so established, the location shall be determined by scale from the schedule at the original scale.

4.4 MEASUREMENTS - CONVERSION FROM IMPERIAL TO METRIC

An imperial measurement on a survey drawn to an imperial scale and prepared by an Ontario Land Surveyor, when converted to metric scale, shall be deemed to be equal to the metric measurement, closest to the second decimal point, for purposes of compliance with the by-law.

4.5 SPECIAL ZONES AND PROVISIONS

Where a zone symbol is followed by a dash and a number (for example, 'M1-1'), the lands so designated shall be subject to all the provisions of the zone represented by such symbol, except as otherwise provided by the 'Special Provisions' of that zone.

4.6 BOUNDARIES OF ENVIRONMENTAL PROTECTION (EP) ZONE

The EP zone shown on Schedule 'A' incorporates a 30-metre vegetation protection zone from wetlands, lakes, permanent streams, intermittent streams, fish habitat, seepage areas, springs and significant woodlands in

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accordance with the Town of Georgina Official Plan, 2016.

The extent of these features is based upon information available from the Province of Ontario, York Region, the Lake Simcoe Region Conservation Authority, and other sources. Refinements, adjustments and corrections to the EP zone boundaries, including Key Natural Heritage Features and Key Hydrologic Features, are subject to a planning process based upon appropriate technical evidence such as a Natural Heritage Evaluation and/or Hydrological Evaluation accepted by the governmental authority having jurisdiction, as applicable. Where an EP zone has been reduced, the zoning of the land formerly within the EP zone shall be interpreted to be in accordance with the immediately abutting zone(s).

4.7

CERTAIN WORDS

In this By-law, words used in the present include the future; words in the singular include the plural; words in the plural include the singular; and the words “used” and “occupied” shall include the words “intended or arranged” and “designed to be used or occupied”; the word “shall” is mandatory and not directory.